

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

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

SUBSTANTIATION:

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

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

XV. TRANSPORTATION/TRAFFIC — Would the project:

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

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

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

SUBSTANTIATION:

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

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

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

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

SUBSTANTIATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SUBSTANTIATION:

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

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

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

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

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

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

REFERENCES (List author or agency, date, title)

1998 CEQA Guidelines

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

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

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

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

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

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

County of San Bernardino Hazard Overlay Maps.

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

Environmental Impact Report, San Bernardino County General Plan, 1989

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

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

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

15.2 Initial Study/Notice of Preparation Public Review Comments

Meeting Notes – Public Comments

Barbara Pitts –

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

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

Bob Drake –

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

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

Nancy Jensen –

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

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

Gary Stuby –

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

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

John Hawkins –

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

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

Marc Winters –

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

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

Unknown Property Owner at 1092 Canyon Road

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

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

Dave Hoag –

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

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

Robyn Yoliason -

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

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

J.S. Smith -

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

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

John Wall -

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

- Biology - Eagle surveys should be conducted year around.

Jim McGrew -

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

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

Kris Oskell - Property Owner at 39632 Flicker Road -

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

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

Rob Shepard -

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

- Geology - Potential seismic impacts.

Jerry White -

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

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

Buffy Francis -

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

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

Dennis Larje -

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

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

Peter McDowell -

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

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

Glenda Akins -

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

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

Don Edes - 38596 North Shore Drive

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

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

Tom Murphy -

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

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

Sandy Stears -

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

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

Susan Crockett -

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

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

RECEIVED
MAR 13 2002

Michael Stoll
5 Madison
Newport Beach, CA 92660

March 7, 2002

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

Attention: Tracy Creason, Senior Associate Planner

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

Gentlemen:

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

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

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

Sincerely,



Michael Stoll

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

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

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

Dear Mr. Williams:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

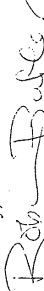
j) According to Bear Valley Electric, the Big Bear area is also at its limit for electrical supplies. We often experienced power outages long before "rolling blackouts" hit southern California. For a number of years, BVE has investigated ways to bring more power to the Big Bear basin but, so far, has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

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

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

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

Sincerely,



Robin Butler

Section 15.9
Correspondence



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

Gray Davis
GOVERNOR



Steven A. Nissen
DIRECTOR

Document Details Report
State Clearinghouse Data Base

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

Type NOP Notice of Preparation

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

Notice of Preparation

February 21, 2002

To: Reviewing Agencies
Moon Camp
Re: SCH# 2002021105

Lead Agency Contact

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

Project Location

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

Proximity to:

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

Reviewing Agencies

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

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

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

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

Please direct your comments to:

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

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

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

Sincerely,

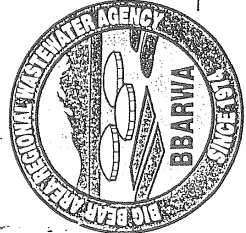
Steven Morgan
Steven Morgan
Project Analyst, State Clearinghouse

Attachments
cc: Lead Agency

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

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

BIG BEAR AREA
REGIONAL WASTEWATER AGENCY
 P.O. Box 517, 122 Palomino Drive, Big Bear City, CA 92314-0517
 (909) 584-4018 • FAX (909) 585-4340
 Email: info@bbarwa.org • Internet: www.bbarwa.org



February 28, 2002

San Bernardino County Land Use Services Department/Planning Division
 385 N. Arrowhead Avenue
 San Bernardino, CA 92415-0182

Attention: Tracy Creason
 Subject: Notice of Preparation of Environmental Impact Report for RCK Properties,
 Tentative Tract No. 16136

The Big Bear Area Regional Wastewater Agency (BBARWA) would like to reaffirm the following: BBARWA has a 10" sewer force main located in the shoulder along the south side of North Shore Drive that passes through Tentative Tract 16136. This force main conveys raw sewage from the County of San Bernardino CSA 53-B sewage collection system to the BBARWA Wastewater Treatment Plant. BBARWA is requesting that the following conditions be placed on this project to protect public health and safety:

1. The Conditional Use Permit should require that the project developer relocate the BBARWA 10" force main by installing new pipe so that it is aligned in the south shoulder along the new location of North Shore Drive. The 10" force main in the new North Shore Drive alignment will allow BBARWA access to maintain and repair the sewer force main. The force main should not pass through proper lots within the proposed tract.
2. Air release valves are located at high elevation points along the force main. Air that is vented from the system may cause odors due to hydrogen sulfide gas that develops seasonally due to low sewage flows and long detention times. BBARWA treats the upstream sewage to minimize odors; however, additional measures should be taken to control nuisance odors due to the close proximity to the tract. The Conditional Use Permit should require that the developer install air release valves and vaults at high elevation points on the new force main. Air release vaults should be large enough to enclose 55-gallon drum carbon filters to control odors.

~ JOINT POWERS AGENCY ~

Big Bear City Community Services District • City of Big Bear Lake • San Bernardino County Service Area 53B

(TRUC) 4 4 09 R:29:AKO.4869620276 F 2

Resources Agency	Fish and Game	County	SCH#
<input type="checkbox"/> Resources Agency Nadell Gayou	<input type="checkbox"/> Dept. of Fish & Game Scott Flint Environmental Services Division	<input type="checkbox"/> Colorado River Board Gerald H. Zimmerman	<input checked="" type="checkbox"/> State Water Resources Control Board Greg Frantz Division of Water Quality
<input type="checkbox"/> Dept. of Boating & Waterways Bill Curry	<input type="checkbox"/> Dept. of Fish & Game 1 Donald Koch Region 1	<input type="checkbox"/> Tahoe Regional Planning Agency (TRPA) Lyn Barnett	<input type="checkbox"/> State Water Resources Control Board Mike Falkenstein Division of Water Rights
<input type="checkbox"/> California Coastal Commission Elizabeth A. Fuchs	<input type="checkbox"/> Dept. of Fish & Game 2 Banky Curtis Region 2	<input type="checkbox"/> Office of Emergency Services John Rowden, Manager	<input checked="" type="checkbox"/> Dept. of Toxic Substances Cont CEQA Tracking Center
<input checked="" type="checkbox"/> Dept. of Conservation Rosanne Taylor	<input type="checkbox"/> Dept. of Fish & Game 3 Robert Flocrke Region 3	<input type="checkbox"/> Delta Protection Commission Debby Eddy	<input type="checkbox"/> Regional Water Quality Control Board (RWQCB)
<input checked="" type="checkbox"/> Dept. of Forestry & Fire Protection Allen Robertson	<input type="checkbox"/> Dept. of Fish & Game 4 William Laudermik Region 4	<input type="checkbox"/> Santa Monica Mountains Conservancy Faul Edelman	<input type="checkbox"/> RWQCB 1 Cathleen Hudson North Coast Region (1)
<input checked="" type="checkbox"/> Office of Historic Preservation Hans Kroutzberg	<input type="checkbox"/> Dept. of Fish & Game 5 Don Chadwick Region 5, Habitat Conservation Program	<input type="checkbox"/> Dept. of Transportation John Rowden, Manager	<input type="checkbox"/> RWQCB 2 Environmental Document Coordinator San Francisco Bay Region (2)
<input checked="" type="checkbox"/> Dept. of Parks & Recreation B. Noah Tilghman Environmental Stewardship Section	<input type="checkbox"/> Dept. of Fish & Game 6 Gabrina Gatchel Region 6, Habitat Conservation Program	<input type="checkbox"/> Delta Protection Commission Debby Eddy	<input type="checkbox"/> RWQCB 3 Central Coast Region (3)
<input type="checkbox"/> Reclamation Board Pam Bruner	<input checked="" type="checkbox"/> Dept. of Fish & Game 6 I/M Tammy Allen Region 6, Inyo/Mono, Habitat Conservation Program	<input type="checkbox"/> Santa Monica Mountains Conservancy Faul Edelman	<input type="checkbox"/> RWQCB 4 Jonathan Bishop Los Angeles Region (4)
<input type="checkbox"/> S.F. Bay Conservation & Dev't. Comm. Steve McAdam	<input type="checkbox"/> Dept. of Fish & Game M Tom Napoli Marine Region	<input type="checkbox"/> Dept. of Transportation John Rowden, Manager	<input type="checkbox"/> RWQCB 5S Central Valley Region (5)
<input type="checkbox"/> Dept. of Water Resources Resources Agency Nadell Gayou		<input type="checkbox"/> Dept. of Transportation 1 IGR/Planning District 1	<input type="checkbox"/> RWQCB 5F Central Valley Region (5) Fresno Branch Office
		<input type="checkbox"/> Dept. of Transportation 2 Vicki Roe Local, Development Review, District 2	<input type="checkbox"/> RWQCB 5R Central Valley Region (5) Redding Branch Office
<u>Health & Welfare</u>	<u>Independent Commissions</u>	<input type="checkbox"/> Dept. of Transportation 3 Jeff Pulverman District 3	<input type="checkbox"/> RWQCB 6 Lahontan Region (6)
<input type="checkbox"/> Health & Welfare Wayne Hubbard Dept. of Health/Drinking Water	<input type="checkbox"/> California Energy Commission Environmental Office	<input type="checkbox"/> Dept. of Transportation 4 Jean Finney District 4	<input type="checkbox"/> RWQCB 6V Lahontan Region (6) Victorville Branch Office
<u>Food & Agriculture</u>	<input checked="" type="checkbox"/> Native American Heritage Comm. Debbie Treadway	<input type="checkbox"/> Dept. of Transportation 5 James Kimer District 5	<input type="checkbox"/> RWQCB 7 Colorado River Basin Region (7)
<input type="checkbox"/> Food & Agriculture Steve Shaffer Dept. of Food and Agriculture	<input type="checkbox"/> Public Utilities Commission Ken Lewis	<input type="checkbox"/> Dept. of Transportation 6 Marc Blinbaum District 6	<input checked="" type="checkbox"/> RWQCB 8 Santa Ana Region (8)
	<input checked="" type="checkbox"/> State Lands Commission Betty Silva	<input type="checkbox"/> Dept. of Transportation 7 Stephen J. Buswell District 7	<input type="checkbox"/> RWQCB 9 San Diego Region (9)
	<input type="checkbox"/> Governor's Office of Planning & Research State Clearinghouse Planner	<input checked="" type="checkbox"/> Dept. of Transportation 8 Mike Sim District 8	
		<input type="checkbox"/> Dept. of Transportation 9 Coleen O'Brien District 9	
		<input type="checkbox"/> Dept. of Transportation 10 Chris Sayre District 10	
		<input type="checkbox"/> Dept. of Transportation 11 Lou Salazar District 11	
		<input type="checkbox"/> Dept. of Transportation 12 Aileen Kennedy District 12	
		<u>Business, Trans & Housing</u>	
		<input checked="" type="checkbox"/> Housing & Community Development Cathy Creswell Housing Policy Division	
		<input type="checkbox"/> Caltrans - Division of Aeronautics Sandy Hasnard	
		<input checked="" type="checkbox"/> California Highway Patrol Lt. Julie Page Office of Special Projects	
		<input type="checkbox"/> Dept. of Transportation Ron Halgeson Caltrans - Planning	
		<input type="checkbox"/> Dept. of General Services Robert Sleppy Environmental Services Section	
		<u>Air Resources Board</u>	
		<input type="checkbox"/> Airport Projects Jim Lerner	
		<input type="checkbox"/> Transportation Projects Kurt Karparos	
		<input type="checkbox"/> Industrial Projects Mike Tolstrup	
		<input type="checkbox"/> California Integrated Waste Management Board Sue O'Leary	
		<input type="checkbox"/> State Water Resources Control Board Diana Edwards Division of Clean Water Programs	

FROM: OPR

Creason, Tracy - Planning

From: Westervelt, Gail
Sent: Thursday, February 28, 2002 2:28 PM
To: Creason, Tracy - Planning
Subject: RCK PROPERTIES TENTATIVE TRACT MAP 16136

The following is not an environmental information issue, however Special Districts Department would like to address the streetlight issue with the following comment.

STREETLIGHTING PLANS AND PLAN CHECK FEES MUST BE SUBMITTED TO SPECIAL DISTRICTS DEPARTMENT FOR REVIEW AND APPROVAL. PLEASE SUBMIT PLANS TO GALE GLENN, SPECIAL DISTRICTS DEPARTMENT, 157 W. 5TH ST., 2ND FLOOR, SAN BERNARDINO, CA 92415-0450, TELEPHONE (909) 387-9612.

Also additional information regarding sewer service will be forthcoming from County Service Area 53, Improvement Zone B thru County Water and Sanitation.

Gail A. Westervelt
(909) 387-5829
Assessment Technician
Lien Administration Section
Special Districts Department

- 3. Require that the developer submit plans to BBARWA for approval, including the above items, to meet BBARWA requirements.

BBARWA would also like to comment on Section XVI, UTILITIES AND SERVICE SYSTEMS, SUBSTANTIATION a) on page 32 of the ENVIRONMENTAL CHECKLIST FORM. The last sentence reads, "Therefore, the only alternative to connecting to the public sewer system is an on-site wastewater treatment plant..." If the developer should choose to pursue this alternative, you and the developer should be aware that BBARWA has a Joint Powers Agreement and Operating Agreements with its three member agencies (Collecting Agencies), the City of Big Bear Lake, the Big Bear City 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 within of without its service area, without the consent of BBARWA; nor shall any of the Collecting Agencies contract with any agency other than BBARWA for such treatment and 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."

Please contact me if you have any questions.

Sincerely,

BIG BEAR AREA REGIONAL WASTEWATER AGENCY

Jerry Rang
Jerry Rang
Plant Superintendent

C: Wilson So, So and Associates



**South Coast
Air Quality Management District**

21865 E. Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 - <http://www.aqmd.gov>

February 28, 2002

RECEIVED
MAR 08 2002

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

Dear Mr. Creason:

**Notice of Preparation of a Draft Environmental Impact Report for
General Plan Amendment/Official Land Use District Change, Conditional
Use Permit, Tentative Tract No. 16136 (Moon Camp)**

The South Coast Air Quality Management District (AQMD) appreciates the opportunity to comment on the above-mentioned document. The AQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the Draft Environmental Impact Report (EIR).

Air Quality Analysis

The AQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The AQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the AQMD's Subscription Services Department by calling (909) 396-3720.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction and operations should be considered. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the evaluation. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Ms. Tracy Creason

-2-

February 28, 2002

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the AQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additionally, AQMD's Rule 403 - Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

AQMD rules and relevant air quality reports and data are available by calling the AQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the AQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The AQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Dr. Charles Blankson, Transportation Specialist, CEQA Section, at (909) 396-3304 if you have any questions regarding this letter.

Sincerely,

Steve Smith

Steve Smith, Ph.D.
Program Supervisor, CEQA Section
Planning, Rule Development and Area Sources

SS:CB:li

SBC0202226-07LI
Control Number

for

RECEIVED
MAR 06 2002

Earl & Jeanne Roys

78365 Hwy 111 #134
La Quinta CA 92253

Tel: (760) 771-9115
Fax: (760) 771-5915

cell: 760-774-9115

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

P.O. Box 409
Fawnskin, CA 92333
March 2, 2002

Date: March 1, 2002
To: Land Use Services Dept, County of San Bernardino
Fax #909-387-3223
Advance Planning Division
Att: Tracy Creason
From: Earl & Jeanne Roys

Re: Tentative Tract Map 16136
RCK Properties, Inc.

Transmittal

We own a lot on North Shore Drive and recently purchased a home at 39974 No. Shore Drive in Fawnskin, adjacent to the subject property. We verified the property zoning prior to purchase as rural 40 acre minimum lot size so that it would be maintained for future development as large parcels and substantially the present open space. We obviously oppose any rezoning to a project proposing the maximum density. It would change the rural, picturesque nature of the area to a congested tract community. We are retired seniors and this will dramatically reduce our property values. We researched this location to retire here and you are creating a city setting. Yuck!

This would definitely present a negative impact from our perspective for traffic, the picturesque attitude of the community, our water quality, noise, population, recreation. It would alter the whole composition of the area. Our house faces on Hwy 38 whereas the noise and traffic would be absolutely prohibitive.

The county misrepresented to us the climate of the community if you can alter the current zoning with a tentative map submittal from rural/1 per 40 acres to small residential lots.

If we can be of any assistance in *opposition* to this project, please call us. Thank you for your consideration.

Earl & Jeanne Roys

Dear Ms. Creason:

We are responding to the "Notice of Preparation of Environmental Impact Report for RCK Properties, Inc., Application for Tentative Tract Map 16136" because of our concern that air quality issues be properly addressed in the forthcoming EIR. Let us first briefly introduce ourselves. One of us (BJRP) is currently Professor of Chemistry at the University of California, Irvine and the other (JNP) is Professor of Chemistry Emeritus at the University of California, Riverside, and a founding member and former Director of the University of California Statewide Air Pollution Research Center at UC Riverside; he is currently a research chemist at the University of California, Irvine.

Given that the project involves a proposed change in zoning from BV/R-40 (Rural Living, 40-acre minimum lot size) to BV/RS (Single Residential) with 92 homesites, a number of important air pollution impacts associated with this project must be addressed in the EIR. We have subdivided these air pollution issues into (1) direct emissions of air pollutants ("primary pollutants") associated with the project, both stationary and mobile, (2) the formation of "secondary pollutants" from the reaction of primary pollutants due to this project, and (3) overall air pollution impacts.

A. DIRECT EMISSIONS

1. *Stationary source emissions.* The EIR must take into account emissions of all of the species designated as "criteria pollutants" by the EPA. This includes NO_x, CO, SO₂, lead and particulate matter both less than 10 µm in diameter (PM10) and less than 2.5 µm in diameter (PM2.5). In addition, emissions of organics, which lead to the formation of ozone and other secondary air pollutants (see below), must be taken into account.

Particularly of concern are emissions of wood smoke from fireplaces and wood stoves and inserts, and of particles from diesel trucks and cars, the latter both during construction and after project completion. Wood smoke is mutagenic and diesel exhaust has been declared *Type IIA* ("probable human carcinogen") by the International Agency for Research on Cancer and a *Toxic Air Contaminant (TAC)* by the State of California (California Air Resources Board and the Office of Health Hazard Assessment). Attached is a photograph of a typical inversion layer over the lake on a winter morning; the small height of this inversion traps not only wood smoke

(which is the haze that essentially completely obscures the other side of the lake) but also other air pollutants that are not visible. Such low inversions are typical in Big Bear Valley, particularly during the winter, and should be taken as typical of the meteorological conditions in the assessments carried out for the EIR.

It is now accepted by local, state and federal agencies, as well as by air pollution epidemiologists and toxicologists in the scientific community, that particles have large health impacts. For example, particles have been found in epidemiological studies to increase the total mortality rate by 1.5% for each 10 $\mu\text{g m}^{-3}$ of PM_{2.5} in air; the increase in the death rate due to chronic obstructive pulmonary disease was about twice this, and the death rate due to ischemic heart disease also increased significantly.

Thus, the EIR must take into account not only the potential for increased toxicity of the particles in terms of carcinogenicity etc., but also in terms of an increased number of deaths due to increased exposure to particles from wood smoke, diesels and automobiles.

In addition, there is increasing evidence of greater health impacts of air pollution on children, e.g. asthma, compared to healthy adults. The proposed project is upwind of North Shore Elementary School, and the increased traffic is literally in the front yard of the school; the EIR must address the impacts on children in the valley, particularly at the elementary school.

2. *Mobile Source Emissions.* Increased emissions will result from both automobiles and heavy duty trucks. Automobile emissions cannot be simply calculated using the Federal Test Procedure which averages over different driving conditions. A large proportion of the emissions will be due to cold starts. In addition, with the increased traffic along the North Shore, traffic will be idling at the stop sign (or signal if one is installed there) at Stanfield Cutoff as well as in the congested traffic along the North Shore. Emissions are larger both during cold start and idling and these higher emission rates must be used in the assessments in the EIR.

The emissions evaluated should include organics, NO_x and particles, as well as those compounds designated as "toxic air contaminants" (TAC) by the State of California such as benzene, 1,3-butadiene and formaldehyde (the latter is also generated in natural gas combustion so should also be treated for emissions from furnaces etc in the new project).

In addition, it is critical that current emissions inventories be used for both mobile and stationary sources. Emissions inventories have historically underestimated emissions from both mobile and stationary sources, and the emissions rates have been updated regularly. It is essential that current emissions inventories (2000 or later) be used in assessing the project impact.

B. SECONDARY AIR POLLUTANTS

Secondary air pollutants are toxic compounds formed by reactions of the direct emissions ("primary pollutants") in air. These include O₃, NO₂, HNO₃ and toxic organics. Ozone (O₃) is particularly of concern and is the air pollutant upon which smog alerts are called. The mountain

communities are not immune from ozone and associated species; in fact, the highest levels of ozone in Southern California are now found in Crestline.

The formation of ozone and other secondary pollutants must be treated in the EIR using state-of-the-art photochemical modeling, not simple box models.

C. OVERALL AIR POLLUTION IMPACTS

The EIR must consider the contribution of the proposed project to the existing pollutant burden in the valley in the context of both pollutants that are emitted in the valley as well as those transported in from the Los Angeles air basin. In addition, it must evaluate the increased air pollution in the context of other current and future developments, such as Cluster Pines/Marina Point.

The EIR must consider impacts of both the primary and secondary pollutants on health and visibility, including particularly sensitive portions of the population such as children and adults with existing respiratory and cardiac disease. It is the most susceptible portion of the population that air quality standards, both state and federal, are designed to protect and the project impacts must be evaluated in this context.

Finally, simply calculating emissions and/or modeling will not be sufficient to evaluate the current baseline and the projected project impacts. Where data are not available, e.g. the particle concentrations under conditions such as those on the attached photograph, baseline field measurement studies must be carried out to accurately define the existing conditions upon which the project impacts will be superimposed.

In addition to the air pollution impacts, we are also concerned about the impact of the project on the water supplies in the valley, on habitat for endangered species including bald eagles and several plants, habitat for waterfowl and other birds, and on the aesthetics of the area, particularly public views of, and access to, the lake. We trust these will also be fully treated in the EIR.

Yours truly,

B. J. Finlayson-Pitts

B. J. Finlayson-Pitts, Ph.D.

J. N. Pitts, Jr.

J. N. Pitts, Jr., Ph.D.

cc: Mike Williams, Senior Associate Planner
Supervisor Dennis Hansberger, County Board of Supervisors
Ms. Theresa Kwappenberg, Planning Commission

Cressor, Tracy - Planning

From: Barbara J. Finlayson-Pitts [bfinlay@uci.edu]
Sent: Saturday, March 02, 2002 3:46 PM
To: cressor@planning.sanjoaquincounty.gov
Cc: mwilliams@planning.sanjoaquincounty.gov
Subject: Comments at meeting



AIR QUALITY ISSUES
ASSOCIATED ...

Hi Tracy:

I enjoyed meeting you and Mike at the meeting this morning. I am attaching a copy of the summary of the issues that Jim and I believe is important with respect to air quality for this project. We will also send a more detailed letter shortly.

Best regards,

Barbara

AIR QUALITY ISSUES ASSOCIATED WITH RCK PROPERTIES, INC.
APPLICATION FOR TENTATIVE TRACT MAP 16136

B. J. Finlayson-Pitts
Professor of Chemistry
University of California, Irvine

J. N. Pitts Jr.
Research Chemist
University of California, Irvine

and

Former Director of the UC Statewide Air Pollution Research Center, and Professor
Emeritus of Chemistry
University of California, Riverside

I. Direct Emissions ("Primary pollutants") Associated with Project:

- a. Stationary Sources: NO_x, organics, CO, SO₂, particles, especially from wood burning
 - i. Photos of inversion over lake and trapping of wood smoke; all other pollutants similarly trapped
 - ii. Wood smoke is a known mutagen and causes loss of visibility
 - iii. Particles, including wood smoke, known to cause increase in mortality; Increase of 10 µg m⁻³ (10 millionths of a gram in 1000 Litres, about 1000 quarts of air) causes increase in total mortality rate of 1.5%; deaths due to obstructive pulmonary disease increase by ~ 3 % and by ischemic heart disease by ~2 %.
 - iv. Note that in Salt Lake City, use of wood burning fireplaces and wood stoves was forbidden recently for at least 5 days around time of Olympics
 - iv. Project located upwind of elementary school
- b. Mobile Sources: Increase in emissions from automobiles and heavy duty trucks
 - i. Can't use emissions directly from Federal test procedure since is composed of combination of driving modes. Must take into account increased emissions due to cold starts and idling from slower traffic caused by development, including emissions of TAC such as benzene and 1,3-butadiene known to be generated by cars.

Forrest & Diane Shattuck
2605 E. Chestnut Ave.
Orange, CA 92667



TRACY CREASON
385 N. ARROWHEAD AVE.
SAN BERNARDINO, CA 92415-0182

92415+0182

ii. Diesel emissions particularly of concern; diesel exhaust declared Type IIIA ("animal carcinogen and probable human carcinogen") by International Agency for Research on Cancer and a Toxic Air Contaminant by the State of California Air Resources Board and Office of Health Hazard Assessment. Emissions of particles, including ultrafines of increasing concern for public health, and NO_x , must be treated.

c. Emissions Inventories: Must be up to date. Have been grossly underestimated historically, e.g. by factors of 3-4 for organics.

2. *Secondary Pollutants*: Smog alerts called based on secondary pollutants, those formed by reactions of primary pollutants.

a. O_3 , NO_2 , HNO_3 , particles

i. Need to estimate increase due to project and impact on valley downwind

3. *Overall Impacts*

a. Need to estimate contribution of project and how adds to current burden of pollutants in valley, both emitted here and transported in, i.e. not in isolation but in context of existing situation and other approved projects such as Cluster Pines to assess cumulative impacts

b. Need to take into account all impacts, including on health, especially children (including elementary school downwind), and visibility

c. Cannot just use models; must do baseline measurements of the criteria air pollutants, including particles, at different times of day, days of week and by season.

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MAR 07 2002

March 3, 2002

Tracy Creason, Senior Associate Planner
385 N. Arrowhead Ave.
San Bernardino, CA 92415-0182

Re: Environmental Impact Report - Tentative Tract Map 16136

I object most strongly to the following aspects of the tentative tract map specified above:

1. Aesthetics: the re-routing of Hwy. 18, the construction of a large number of residences, and the elimination of hundreds of old trees will all negatively impact the aesthetics of the area in question and the surrounding environment.
2. Biological Resources: the elimination of the hundreds of old trees and the establishment of what will be an urban residential area will destroy an environment which is home to hundreds of species of plant and animal life.
3. Hydrology/Water Quality: the proposed development will place excessive demands on what is already limited and "strained" water resources for the area.
4. Land Use/Planning: the high density of the proposed development is totally inconsistent with the rural nature of the north shore of Big Bear Lake.
5. Transportation/Traffic: roads serving the north shore of Big Bear Lake are not sufficient to sustain the greatly increased vehicular traffic which will accompany the construction of a large number of residences.

I do not oppose development on general principles. However, I purchased my residence on the north shore of the lake precisely because of its rural nature, and feel that the tract map - as proposed - will have profound, negative impacts on the area for the reasons specified above.

A modified plan, which limits lots to an acre or more, which does not involve re-routing the highway, which does not place a strain on water and utility resources, nor result in a negative impact on air quality, would be more acceptable, in my opinion.

Thank you for your consideration of this.

Sincerely,



Forrest Shattuck
39567 Oak Glen Road
Fawnskin, CA 92333

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MAR 05 2002

Robert R. Henrich
P.O. BOX 282
FAWN SKIN, CA 92333-0282
Tel 909-866-3300
Fax 909-866-4222
Email - rrltyleh@hotmail.com

March 4, 2002

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

CC: 3rd District Supervisor Dennis Hansberger Fax# 909-387-3018
Publisher Bob Gray, The San Bernardino Sun, Email- Bob.gray@sbsun.com

Dear Ms. Creason:

The following are my comments in regards to the Notice of Preparation of Environmental Impact for RCK Properties, Inc. Application for Tentative Tract Map 16136, a General Plan Amendment/Official Land Use District Change, and a conditional Use Permit on Approximately 62 Acres located in the Unincorporated Community of Fawnskin. The Amendment changes a 40 acre minimum(RL-40) to a minimum of 7200 square feet or lot size (RS) for tentative tract #16136.

1. A. I have been advised that my comments should only relate to the technical/legal requirements for land use development on Tract Map 16136. However, I cannot resist commenting on a quality of life value that determined my decision to purchase in the small community of Fawnskin 30 years ago rather than Big Bear Lake. The beauty and peaceful serenity of the area is why I have just made Fawnskin my permanent home. My address at 39659 Flicker Road (lot 57, Henrich Trust) is on the North West border of the proposed tract 16136. I now have a beautiful filtered view of the lake through Ponderosa Trees. Tract 16136 will provide views of two to three levels of houses and a possible view of a 100 slip marina. If Tract 16136 is implemented, the quality of life will match a house adjacent to downtown Big Bear Lake.

B. Track 12217 Book 280 Page 42 recorded 12-20-2000- Marina Point on Big Bear Lake (Cluster Pines). This proposed development abuts Tract 1636 and includes 132 dwelling units on 12.51 acres and includes 175 boat slips. If both 16136 and 12217 are implemented, I should have bought residential property at the South end of Pine Knot Blvd in Big Bear Lake. The fact that the county of San Bernardino has not called for a combined EIR for tract 16136 and 12217 is unconscionable.

The following is an analysis of the current status of tract # 12217 by the Friends of Fawnskin 12/1/01:

Pg. 2.

"There is nothing in the public record file suggesting the development plan or the tentative tract have been extended beyond 12/9/2000. In order to meet the county code, they would have had to apply for an extension and obtained county approval no later than 11/9/2000(30 days before expiration).

If such an additional extension was requested by the applicant and issued by the County in 2000, it would be at least a second extension, and would need to demonstrate 'exceptional or extraordinary circumstances', as well as consistency with the General Plan, and County Code, etc.

The spirit of the limitations to the timing of project implementation is to assure that a project is implemented under the same circumstances as were considered in the analysis. Circumstances have definitely changed since 1991, and are radically changed from the original analysis in 1983."

Please note that the following concerns for Tract 16136 are much worse if Tract 12217 is added to the equation.

2. My Technical land use comments/concerning Tract 16136 are as follows:

- A. Trees: I understand that the City of Big Bear Lake is considering an ordinance to protect the Ponderosa Trees. Does 16136 proposal include removing 700 Ponderosa Pines?
- B. Eagle Habitat: I understand that tract 16136 is part of the eagle habitat and as many as three Bald Eagles have been perched on one tree in the tract. Is it true that the review of eagle habitat was undertaken in the summer when the eagles are only here in the winter?
- C. State Route 38: Has highway 38 in the Fawnskin area been designated a scenic highway? Will the 16136 proposal to straighten the highway to allow for waterfront homes change the scenic designation? Will the 16136 proposal eliminate the lake view from the existing highway?

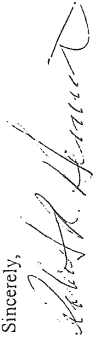
Robert R. Henrich
P.O. BOX 282
FAWNSKIN, CA 92333-0282
Tel 909-866-3300
Fax 909-866-4222
Email - riley@hotmail.com

Pg. 3

- D. Traffic: I understand the current technical traffic classification for highway 38 has a poor (congested) rating. I understand that the 16136 proposal includes improvements for handling traffic. However, is it true that even with the improvements the rating will be even lower because of the 92 homes that the five cul-de-sacs feeding directly on the highway?
- E. Water: Is there enough capacity in the water system to support 92 homes? If the system is expanded who will pay for it?
- F. Sewer: Is there enough capacity in the sewer system to support 92 homes? If the system is expanded who will pay for it?
- G. Air Pollution: What effect will the 16136 proposal have on air pollution?
- H. 100 Slip Marina: What effect will the new marina have on water quality in the lake?
- I. Light Pollution: What effect will the 16136 proposal have on the Sun Observatory? In other words will construction, and 92 fireplaces affect the view of the sun for the observatory just east of the proposed 16136 tract.

I appreciate your consideration of my concerns.

Sincerely,


Robert R. Henrich

Shirley B
30567 Carlsblum
Fawnskin, 92333 B

Shirley Curran
388 M. Cunningham Ave.
San Bernardino
CA 92415-0182

Robert Henrich

32414+0182



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MAR 06 2002

PUBLIC COMMENT FORM

LAND USE SERVICES DEPT.
ADVANCE PLANNING DIVISION

PROJECT NAME: RCK PROPERTIES, INC.
FILE NUMBER: GSA 5771m3379N61/APN: 0304-081-12*

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

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

Resident: MARLENE JAWORSKI
4004 ALBERTA STREET
PO BOX 185
FAUNSKEN, CA 92333

Telephone Number: 909 878-9265

COMMENTS:

Please provide your comments on potential environmental issues/impacts which you feel should be addressed in further detail in the EIR. Attach additional pieces of paper, as needed.

This form and/or additional comments can be submitted at the Scoping Meeting or mailed to the County of San Bernardino, Advance Planning Division, 385 N. Arrowhead Avenue, Third Floor, San Bernardino, CA 92415-0182, Attention: Tracy Creason, Senior Associate Planner.

- WE OBJECT TO THE PROPOSED DEVELOPMENT AND ZONING CHANGE DUE TO:
1. EAGLE HABITAT WILL BE DESTROYED, AS WELL AS ANOTHER WILDLIFE WE NOW ENJOY.
 2. REARRANGEMENT OF LOTS & FENCES WILL BE DESTROYED.
 3. REARRANGEMENT OF LOTS & FENCES WILL INCREASE TRAFFIC, NOISE, LIGHT & AIR POLLUTION WELL BEYOND TOLERANCE.
 4. THE DEVELOPMENT IS TOTALLY INCONSISTENT WITH THE CHARACTER OF FAUNSKEN & WHY I LIVE HERE.
 5. THE ELIMINATION OF MORE THAN 700 TREES IS SHAMEFUL AS SEEN BY ALL THERE IS SUCH WATER SHARING THAT WE IN THE VALLEY HAVE BEEN CAUTIONED TO CONSERVE WATER & TO WATER OUR TREES ONLY DURING CERTAIN HOURS. MY NEIGHBOUR HAS DIED LAST YEAR! THE SENSER JUST AS IS NOT ARGUMENT NOW - THERE IS A TON OF STENCH THAT INVADERS MY HOME. MAKE WASTE WILL ONLY INCREASE THE PROBLEM.
 6. THE LACK OF WATER IS A FIRE PROTECTION CONCERN. THERE IS NO SURETIES FOR THE FAUNSKEN FIRE DEPT.
 7. EROSION OF OUR MOUNTAIN DUE TO REMOVAL OF TREES & THE CUTTING OF PADS.
 8. 93+ CHIMNEYS WHICH ARE ...

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March 5, '02

Tracy Creason
Senior Associate Planner

As the owner of a home in Faunskén, the idea of the development proposed on Street Map 16136 is appalling.

In addition to the obvious environmental concerns, I object strongly to negative impact such as a huge commercial development would have on this area. Property values would be negatively impacted because the neighborhood would be destroyed.

Sincerely,
Marlene Jaworski

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MAR 13 2002

March 6, 2002

County of San Bernardino
Advanced Planning Division
385 N. Arrowhead Ave.
Third Floor

San Bernardino, Ca 92415-0182
Attn: Tracy Creason, Senior Associate Planner

RE: Environmental Impact Report for Moon Camp TT #16136

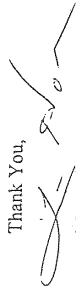
Dear Ms. Creason:

My husband and I are opposed to the development of Moon Camp in Fawnskin. The obstruction of public lake access, the number and density of units proposed, the proposed realignment of the scenic highway, traffic issues, air pollution, lake pollution, the large number of trees to be removed and destruction of eagle and endangered plant habitat areas, light pollution and an overload on community resources such as water and sewer is a major concern. Fawnskin is a unique historic small town that should not be jeopardized for the sake of money and development. The Big Bear/Fawnskin Area is in need of restoration to existing properties, not development of new properties. Just take a look at the real estate for sale that needs attention. A town like Fawnskin can never be replaced. My husband and I purchased a second home in this area 4 years ago because the town is nature oriented and has such unique character.

I can't even begin to think what a terrible mistake it would be to let the Moon Camp development spoil this one of a kind town.

Progress is not everything

Thank You,



Mrs. Michael Holland
28081 Morro Court
Laguna Niguel, CA 92677

100 Pine Oak Lane
Fawnskin, CA

DR. R. SHEPHERD
P.O. Box 410
Fawnskin, CA 92333-0410

County of San Bernardino,
Advance Planning Division,
Attention Tracy Creason,
Senior Associate Planner,
385 N. Arrowhead Avenue,
Third Floor,
San Bernardino,
California 92415-0182

32415/0182



PUBLIC COMMENT FORM

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MAR 07 2002

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MAR 13 2002

PROJECT NAME:

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

David Stoll
73 Old Course Drive
Newport Beach, CA 92660

March 7, 2002

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

Dr. Rob Shepherd, President, Earthquake Damage Analysis Corporation
1235 Piney Ridge, 40585 Lakeview Drive, Suite 1,
P.O. Box 410, Big Bear Lake,
Fawnskin California 92333-0410
(909) 866-0076 (H) (909) 866- 9414 (O) #www.earthquake-damage.com
Telephone Number:

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

Attention: Tracy Creason, Senior Associate Planner
RE: Environmental Impact Report (EIR)
For Moon Camp TT #16136

COMMENTS:

Please provide your comments on potential environmental issues/impacts which you feel should be addressed in further detail in the EIR. Attach additional pieces of paper, as needed.

This form and/or additional comments can be submitted at the Scoping Meeting or mailed to the County of San Bernardino, Advance Planning Division, 385 N. Arrowhead Avenue, Third Floor, San Bernardino, CA 92415-0182, Attention: Tracy Creason, Senior Associate Planner.

Gentlemen:

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

One aspect of Environmental Concern that was not included on the list to be addressed by the RBF staff at the Scoping Meeting on Saturday, March 1, 2002 and which, I submit, should be included is Earthquake Vulnerability of the developed site.

The proposal to reroute Highway 38 through the property appears to necessitate considerable regrading. If hazards due to slipping and slumping of material from the high side of the new alignment onto the roadway are to be avoided, a wide corridor with relatively gradual sloping embankments will be necessary.

Also, if lots are to developed on the lake edge by relocation of material from elsewhere on the site, the probability of significant earthquake induced shaking in the future should be taken into account by those responsible for the geotechnical design of these lots.

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

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

Sincerely,

David Stoll

R. Shepherd, Ph.D., P.E.

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MAR 08 2002

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

Attn: Tracy Creason
Senior Associate Planner

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

March 7, 2002

Dear Ms. Creason,

First of all we want to thank the County of San Bernardino and your environmental contractor for holding the first public scoping meeting here in Big Bear, and having it on a Saturday so more people could express their views. We hope the other meetings can be held the same way.

We are property owners and full time residents of Fawnskin and we are very much opposed to the zone change from rural living-40 acre minimum lot size (RL-40) to single residential 7200 SF minimum lot size (RS).

We have lived in Fawnskin since 1986. We live on Flicker Road just north of the proposed development. We live on a hill and when we first occupied our home we would run out of water on Holiday Weekends in the summer. Our water pressure wasn't just low we were completely out of water. Besides the inconvenience it caused, if their had been a fire in the neighborhood it could have been a disaster. We are in the midst of a drought and the water availability should be studied very diligently. We understand the developer plans to place two wells on the property. What effect will this have on the homes in Moon Camp that are on wells at this time.

The sewer capacity should be looked into. There is a tract already approved at Cluster Pines for 132 townhouses that needs to be considered when figuring the sewage from Fawnskin. Flicker Road was overlaid with asphalt pavement in the summer of 2000. The manholes and water valves have not been raised yet. If the agencies that are responsible for this can't complete their work in almost two years why add more facilities to the system.

In winter we see the Bald Eagles perching in the pine trees near the lake looking for food. They spend most of their time perched in the trees nearest the lake. When the lake front properties are developed most of these trees will be destroyed. The Bald Eagles will search for new habitat. Of the Bald Eagles counted in the Big Bear Valley most of them have been counted in Fawnskin. It would be a disgrace if they were chased away by over population of humans. We have deer in the hills above Fawnskin. They come down from

the hills at night to drink water from the lake. They come through the Moon Camp property to do this.

The tract map shows the highway being moved from its present location near the lake, to an area toward the center of the development. The reason for this is to make more lake front properties. This will take away the opportunity to see the lake from the highway. This also stops people from using the lakefront. Traffic will increase significantly on the highway and in Fawnskin. The speeds will increase because the curves will be taken out causing hazards at each end of the development.

We are very concerned about the number of adult trees to be removed. The plans call for 735 trees to be removed. This is only for the roadways. When the houses are built they will probably remove that amount again. Trees this size will not be grown in our lifetime, or in our grandchildren's lifetime.

This project will impact our emergency services. Our hospital is worked to capacity during the ski season. The Fawnskin fire department is manned by a very short staff and is called all over the valley, so they may not be available when needed. The sheriff's department is in Big Bear and it takes time to get to Fawnskin now.

If you go across the lake and look at the Papoose Bay and Hamilton Estates projects, you will see why we are against this project. There are very few trees and the houses are very close together. We don't need this kind of a development in Fawnskin.

Like most of our neighbors we moved to Fawnskin to be on the quiet side of the lake. On holiday weekends the traffic in Big Bear Lake is very congested. We try to avoid going over to that side of the lake if possible. This development will increase the traffic flow in Big Bear as well as Fawnskin. This property was zoned for one house per forty acres. It would not change the community that much. By changing it single residential 7200 square feet it changes the impact a great amount. Please reject this zone change.

Thank You,

James C. McGrew
James C. McGrew

Lola E. McGrew
Lola E. McGrew

39760 Flicker Road
P.O. Box 493
Fawnskin, CA 92333-0493

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MAR 13 2002

Concerning Moon Camp; TT #16136 3/8/02

①

Dear Sir,

March 7, 2002

As a resident of Fawnskin I have several grave concerns about the proposed project & the ensuing E.I.R.

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

Attention: Tracy Creason, Senior Associate Planner

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

Gentlemen:

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

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

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

Sincerely,

Linda Stoff
Linda Stoff

- ① From an ecologic standpoint the biology of the area needs to be observed for a full year.
 - 1. Owllet left in Varying Seasons
 - ② plants in Varying Seasons
 - ③ animal corridors during Varying Seasons

- ⑦ Migratory birds in Varying Seasons
 - a. Eagles
 - b. Blue Herons
 - c. Ducks & other Shore birds

- ⑧ The Changing of the Road will permanently deprive Residents & Visitors seasonal access to almost a mile of Shore line

- ⑨ Hundreds of Shoreline trees will be lost + impact from the parking side of the lake for residents & visitors

- ④ Pollution - both solid & air pollution will tax the already stressed ecosystem
- ⑤ Water, sewage, electrical are already taxed (over used) in the Fawnstuck & Total Tugbee Valley.
- ⑥ Shoreline access is minimal now at Tugbee & is if far to move in the direction of Arrowhead where the public has almost no access.

Sincerely

John D. Dought DM
 Box 508 Fawnstuck
 Ca 92333

Country of San Bernardino
 Address Planning Division
 385 N. Arrowhead Ave, 3rd Floor
 San Bernardino, Ca 92415-6182



John D. Dought
 Box 508
 Fawnstuck Ca, 92333

92415-0182

March 8, 2002
County of San Bernardino
Advance Planning Division
385 N. Arrowhead Ave, Third Floor
San Bernardino, CA 92415-0182

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MAR 17 2002

RE: EIR for Moon Camp TT #16136

Dear Tracy Creason,

I am very concerned about numerous issues that I would like thoroughly investigated in the EIR.

The water level in the lake has dropped dramatically in the last few years, this year has also seen little or no rain. If this drought were to continue, or if we should be lucky enough to get the average amount of rain, how will the additional boat traffic and personal water craft raise pollution levels in the lake. Also there will be runoff from the landscaping of these new homes (pesticides and fertilizers), what will the additional impact be from them?

We are currently on water restrictions, who will provide the additional water need for all the new developments that are being planned.?

The current sewer system is currently having a difficult time as there are sewer gases leaking into many homes along the lakefront, the additional homes will only increase this problem.

The air quality could also be impacted significantly from the additional traffic on North Shore Rd. Also there are an additional 92 homes with at least one wood burning fireplace each. How much smoke will fill the valley in the mornings, especially on the weekends? I personally do not use my fireplaces anymore because of this.

How will the air quality affect the wildlife, especially the eagles, since the pollution will be at it's peak when they are nesting?

The proposed tree removal for the roads is almost 25% of the trees. Many of these would be old growth trees and will not be able to be replaced. There are many types of wildlife that use these trees for nesting, lookouts, shelter, etc. What will the initial impact be to the wildlife? Also, approximately how many more trees will be removed to create the 92 homesites? Based on the other new developments in the area, probably another 25%. The removal of all these trees will also have an impact on the air quality, what will that impact be?

We purchased our home in Fawnskin because of the Rural zoning. Why should a developer be allowed to change the zoning, as an individual it would probably

be impossible for me to sub-divide my property. This will impact all property owners that have invested in this area because of the zoning. If we wanted to live with high-density urban zoning we would have purchased such a property.

The South Shore of the lake is already heavily burdened by traffic. The stores are impossible on the weekends. The medical facilities are so overworked that the LA Times ran a story about the emergency room on weekends. Will the developer increase funds to help relieve the additional burdens placed on these sources?

In the past the county has not had a very positive record for enforcing mitigation terms and conditions presently set. How would they be enforced for this project and any future projects. It also appears that this developer does not have a good record regarding adhering to their past terms and mitigation from other projects in the valley. How will this be addressed?

The quality of life on the North Shore is irreplaceable. There is a small town ambience that will never be recovered. Residents of the South Shore come to the North Shore when life is to hectic at home because of this ambience.

We have two suggestions for this property. The first one is to develop the property as currently zoned for rural property. The second would be to sell the land to the forest service at reasonable market value for 64 acres of rural property.

Sincerely,



Marla & Scott Herman
954 Chinook
P. O. Box 426
Fawnskin, CA 92333

RECEIVED
MAR 11 2002

March 8, 2002

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

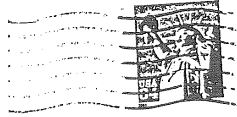
Dear Ms. Creason:

The following are my comments in regards to the Notice of Preparation of Environmental Impact for RCK Properties, Inc. Application for Tentative Tract Map 16136, a General Plan Amendment/Official Land Use District Change, and a conditional Use Permit on Approximately 62 Acres located in the Unincorporated Community of Fawnskin. The Amendment changes a 40 acre minimum (RL-40) to a minimum of 7200 square feet or lot size (RS) for tentative tract #16136.

I. A. I have been advised that my comments should only relate to the technical/legal requirements for land use development on Tract Map 16136. However, I cannot resist commenting on a quality of life value that determined my decision to purchase in the small community of Fawnskin 30 years ago rather than Big Bear Lake. The beauty and peaceful serenity of the area is why I have just made Fawnskin my permanent home. My address at 39659 Flicker Road (lot 57, Henrich Trust) is on the North West border of the proposed tract 16136. I now have a beautiful filtered view of the lake through Ponderosa Trees. Tract 16136 will provide views of two to three levels of houses and a possible view of a 100 slip marina. If Tract 16136 is implemented, the quality of life will match a house adjacent to downtown Big Bear Lake.

B. Tract 12217 Book 280 Page 42 recorded 12-20-2000- Marina Point on Big Bear Lake (Cluster Pines). This proposed development abuts Tract 1636 and includes 132 dwelling units on 12.51 acres and includes 175 boat slips. If both 16136 and 12217 are implemented, this area will become very congested and will totally change the atmosphere of this community. The fact that the county of San Bernardino has not called for a combined EIR for tract 16136 and 12217 is unconscionable.

HERMAN
621 AVENUE "A"
REDONDO BEACH, CA 90277



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

Attn: Tracy Creason

92415+0182 |||

F. Sewer: Is there enough capacity in the sewer system to support 92 homes? If the system is expanded who will pay for it?

G. Air Pollution: What effect will the 16136 proposal have on air pollution?

H. 100 Slip Marina: What effect will the new marina have on water quality in the lake?

I. Light Pollution: What effect will the 16136 proposal have on the Sun Observatory? In other words will construction, and 92 fireplaces affect the view of the sun for the observatory just east of the proposed 16136 tract.

I appreciate your consideration of my concerns.

Sincerely,



Maria J. Henrich
P O Box 282
Fawnskin, CA 92333
909-866-3300

Pg. 2.
The following is an analysis of the current status of tract # 12217 by the Friends of Fawnskin 12/1/01:

“There is nothing in the public record file suggesting the development plan or the tentative tract have been extended beyond 12/9/2000. In order to meet the county code, they would have had to apply for an extension and obtained county approval no later than 11/9/2000 (30 days before expiration).”

If such an additional extension was requested by the applicant and issued by the County in 2000, it would be at least a second extension, and would need to demonstrate ‘exceptional or extraordinary circumstances’, as well as consistency with the General Plan, and County Code, etc.

The spirit of the limitations to the timing of project implementation is to assure that a project is implemented under the same circumstances as were considered in the analysis. Circumstances have definitely changed since 1991, and are radically changed from the original analysis in 1983.”

Please note that the following concerns for Tract 16136 are much worse if Tract 12217 is added to the equation.

2. My Technical land use comments/concerning Tract 16136 are as follows:

- A. Trees: I understand that the City of Big Bear Lake is considering an ordinance to protect the Ponderosa Trees. Does 16136 proposal include removing 700 Ponderosa Pines?
- B. Eagle Habitat: I understand that tract 16136 is part of the eagle habitat and as many as three Bald Eagles have been perched on one tree in the tract. Is it true that the review of eagle habitat was undertaken in the summer when the eagles are only here in the winter?
- C. State Route 38: Has highway 38 in the Fawnskin area been designated a scenic highway? Will the 16136 proposal to straighten the highway to allow for waterfront homes change the scenic designation? Will the 16136 proposal eliminate the lake view from the existing highway?
- D. Traffic: I understand the current technical traffic classification for highway 38 has a poor (congested) rating. I understand that the 16136 proposal includes improvements for handling traffic. However, is it true that even with the improvements the rating will be even lower because of the 92 homes that the five cul-de-sacs feeding directly on the highway?
- E. Water: Is there enough capacity in the water system to support 92 homes? If the system is expanded who will pay for it?

RECEIVED
MAY 14 2002

March 8, '02

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

Re: EIR for Moon Camp TT # 16136 & Cluster Pines (Marina Development)

Dear Ms. Creason,

When we purchased our home on Flicker Rd. adjacent to the proposed Moon Camp project, we thought that maybe in the distant future there could be limited development similar to the rest of Fawnskin. To learn that there are two proposed developments, Los Angeles County style, is alarming. That type of development is what we were trying to escape for our future retirement home. We also chose Fawnskin over Big Bear Lake for its special character.

An EIR is a good start. Fawnskin is a jewel of San Bernardino County. We expect the EIR to be critical of any change to reduce its shine. My concerns:

1. Is the proposed density compatible to Fawnskin & can the current & future planned and approved infrastructure support that density?
2. Won't the proposed change to State Highway 38 create a speedway for a short distance? Isn't State Highway 38 (North Shore Road) too scenic to be a speedway even for a short distance?
3. Doesn't San Bernardino County or the U.S. Forest Service have laws regarding tree removal over a certain diameter or a minimum height? Wouldn't that be the case in an eagle habitat?
4. Is there a potential problem with pollution to the lake in the Fawnskin area with the proposed density and run off from both of these projects?
5. Is Cluster Pines actually approved to go from a camp ground to condominiums? Was there an error in the approval process many years ago that could void the prior approval? Shouldn't that project also be one that would be appropriate in Fawnskin?
6. With the two projects combined 175 marina slips plus many new water front docks, will there be shoreline erosion? Will the water foul be driven away?

I would appreciate receiving copies and future notifications of any thing pertaining to these two projects.

Sincerely,

Terry Payne

Terry Payne & Jack Bessey
24816 Aden Ave.
Newhall CA 91321

39651 Flicker Rd.
Fawnskin

John A. Piorkowski

385 N. Arrowhead Ave.
San Bernardino, CA
92415

March 9, 2002

Senior Associate Planner
Tracy Creason
County of San Bernardino
Advanced Planning Division
385 N. Arrowhead Ave.
San Bernardino, Ca.
92415

Dear Friend,

Regarding the Environmental Impact Report for Moon Camp TT#16136. I oppose the approval of this project based on environmental considerations.

My first concern is the impact this development would have on increased traffic congestion. Big Bear on any given weekend is suffering from traffic congestion, even traffic jams. Not only does the town itself suffer, the highways in and out of the area also suffer. The proposed project would add to the congestion and resulting air and ground pollution. How much can the lake and surrounding vegetation take?

A second concern is the impact the project would have on the lake. A 100 slip private marina impinges on the public enjoyment of California's public recreational lands. Is it even legal to privatize part of the lake? Again, there is the issue of congestion on the lake and resulting pollution.

My third concern is the issue of vacation rental property, that is, condo buyers who turn their properties into vacation rentals. This practice impacts motel/hotel businesses, local restaurants, traffic congestion, pollution, and has a general degrading effect on the entire area. Renters do not have the same high regard for an area that owners do.

Finally, Big Bear has a concern over it's quality and supply of water. How long can this unpredictable and undependable (we are currently in a drought and the lake level is down) resource sustain all the existing demands?

Sincerely,

John A. Piorkowski

RECEIVED
MAY 11 2002

RECEIVED
MAR 17 2002

March 9, 2002

To: County of San Bernardino, Advanced Planning Division
From: Mr. & Mrs. David Bollier
Subject: Environmental Impact Report (EIR) for Moon Camp TT#16136
Cluster Pines development
Attention: Tracy Creason, Senior Associate Planner

We are writing this letter regarding our concerns over the above developments in Fawnskin. Our reason for moving to Fawnskin was because we wanted to live in a small community for the peace and quiet. We believe everybody has the right to sell their property, but this is not what Fawnskin needs. It will increase traffic, more taxes and undue hardships on our community.

The best solution would be, for the United States Forest Service to purchase the property, with funds from the existing grants the federal government allocated to them for the purchase of private lands in and around the national forest to extend its boundaries. We are sure this would meet with everybody's approval.

In the matter of Cluster Pines condominium development, we feel the same way. It used to be a nice campground and should be reopened as such. There is a great need for another campground in the area and I am sure it would be very profitable to the owners as it was in the past.

Sincerely,

Robert F. Hawkins
Robert F. Hawkins
Kay Hawkins
Kay Hawkins

Robert & Kay Hawkins
P.O. Box 51
Fawnskin, Ca.
~~92415~~ 92333



County of San Bernardino advance Planning Division
385 N. arrowhead ave. Third 7 floor
San Bernardino, CA. 92415-0182

Attention: Tracy Creason
Senior associate Planner

92415/0182 [Barcode]

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Subject: Environmental Impact Report (EIR) for Moon Camp TT#16136
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Sincerely,

David W. Bollier
David W. Bollier
Judith Bollier

Judith Bollier



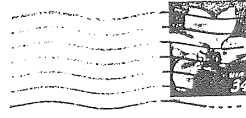
David W. Bollier
P.O. Box 57
Fawnskin, CA 92333



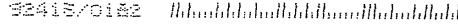
County of San Bernardino
Advanced Planning Division
385 N. Arrowhead Ave 3rd Floor
San Bernardino CA, 92415-0182

Att Tracy Creason 92415+0182 |||.....|||

HERBERT V. CLOTTS
42315 LACOVIA DRIVE
INDIO CA 92201



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



RECEIVED
MARCH 15 1992

March 09, 2001

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

Attention: Tracy Creason, Senior Associate Planner

Project: *Environmental Impact Report for Moon Camp TT # 16136*

As a resident of Favnskin, California I would like to go on record with the following objections to the above stated project.

1. Increased Auto emissions will certainly be the result of the more cars, more wood burning stoves due to population growth, and pollutants due to more recreational boats and ATV's.
2. Our Lake is already suffering from draught and water shortages will certainly only increase with the added burden of this proposed project. Please analyze the expected runoff levels and sediment loads and disclose info.
3. Power blackouts will occur frequently as a result of increased electrical use.
4. Favnskin simply doesn't have the sewer capacity needed to provide sanitary overload usage.
5. The removal of 730 trees is appalling. It is rape of the hillside which cannot be replaced adequately.
6. It is fact that many Eagles return year after year to these trees. Removal will disrupt the natural habitat of this fine birds. This is also natural habitat to many other animals and birds. What will become of this animals?
7. There are areas of plant habitat that is peculiar only to Big Bear. If these are destroyed in the name of progress, we can say goodbye to certain plants forever.

I feel that the above issues should be addressed with respect to those of us who live here. We do not want this project. It is not welcome. I wonder how much the traffic will increase and how much longer my driving time will be due to it. I moved into this area to get away from the pollution, noise, and congestion.

Thank you for giving consideration to my concerns and to those of my neighbors. I am satisfied that you will do your best to understand our dilemma and use appropriate measures to evaluate this situation.

Kathleen London
PO Box 512
Favnskin, Ca 92333