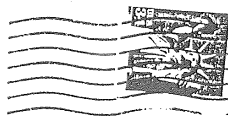




Deborah Walters
P.O. Box 86
Fawnskin, CA 92333



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

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

RECEIVED

MAR 19 2002

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

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

Attention Tracy Creason Senior Associate Planner

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

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

Moon Camp proposed 92 homes
Cluster Pines 132 Condos

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

Sincerely,

Peter and Diane Boss

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MAR 20 2002

March 15, 2002

To: EIR, Advance Planning Division
Mooncamp TT # 16136
From: Day & Delia Walters
Re: Mooncamp / Cluster Pines
Attn: Tracy Cresson Sr. Assoc. Planner

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

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

700 plus trees! RCK wants to change the road going into the small town (380 pop.) traffic problems will arise. The lake can't support 2 more marinas and the traffic and use that would bring. Please help our community save and preserve the quality that the Big Bear Valley community has been fighting for. Land for the Eagles, trees, clean fresh well water, quiet, slower traffic less homes per capita than RCK wants.

Thankyou
Delia Walters

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



March 15, 2002

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

Dear Tracy:

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

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

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

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

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

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

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

Sincerely,



Tom Dodson

cc: Kathleen Rollings-McDonald

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MAR 20 2001

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

15 March 2002

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

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

Dear Ms. Creason,

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

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

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

Page 2

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

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

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

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

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

Page 3

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

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

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

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

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

Thank you for taking my concerns into account.

Most sincerely,


Sandy Steers

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MAR 20 2002

LAND USE SERVICES DEPT.
ADVANCE PLANNING DIVISION

March 15, 2002

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

Dear Ms. Creason:

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

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

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

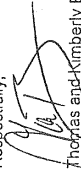
We respectfully object to the proposed development and zoning change due to:

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

Ms. Tracy Creason
Page 2
March 15, 2002

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

Respectfully,


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

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

San Bernardino, California
March 16, 2002

County of San Bernardino
Advisory Planning Commission
385 North Broadway Ave. Third Floor
San Bernardino, California
Gentlemen:

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We residents of Junction for the past 15 years have been that change will be made.

We have problems and are under at the present time! on weekends. The water flows from our faucets in a trickle. I of the development is approved. As requested, we probably won't have any water on weekends.

We have never asked you from our present laws, and nothing has been done to improve the present laws. We have had several sewerage spills into the lake.

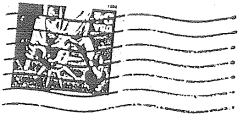
When the trees about 1000 plus are removed for the highway and the construction of the highway, we will have flooding from the runoff being extremely serious. That many other trees will die during all of the construction? What will happen to the eagles, coyotes, wild turkeys, hawks, etc. They take shelter in the pine forest. They stray into our yard, as we are close to the forest and enjoy watching them. Will the American of the money, pollution and emission of bad traffic will increase, what will happen to all the animals and birds? Attached is a two page list of the negative effects to the San Bernardino area and to the people living here now.

92415+0182

92415-0182

County of San Bernardino
385 North Broadway Ave. Third Floor
San Bernardino, California

Large Brown Envelope
Lester (last name)



Mr. & Mrs. James L. White
PO Box 173
Pawnee, CA 92333-0173



There is also a letter from our Congressman, Jerry Lewis.
We send our sympathies and the Congressman, Jerry Lewis should not stop the development and make it part of our National Forest

Yours truly,
Mr & Mrs Jerome J. White

c c to:
Congressman Jerry Lewis
Mike Sullivan
Superior State Hospital

Air Quality

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

Water Quality

There will be additional runoff to the lake which is already saturated with fertilizer, etc. from runoff in existing landscaping and development areas elsewhere.

Water availability (especially in drought times, which are a natural part of our climate cycle) There is currently a shortage of water and we are in drought conditions. In the late 80's and early 90's people were without water on major holidays in the summer and pressure was reduced on streets at higher elevations. A fire would have caused disaster. There is no more water in the valley now and 92 homes will certainly intensify the situation.

Energy Factors

Local electricity providers claim no more power lines can be added nor can solar power be used and that the valley is already short of the electricity it needs. Continuous building elsewhere in the valley, as well as this project, will continue to exacerbate the problem plus increase the chances of blackouts, etc.

Sewer Capacity

The manholes in the streets repaved during 2000 and 2001 have not been raised and if there are any problems, these manholes will have to be located and jackhammered out before anything can be done. Are the pipes in Fawnskin of sufficient capacity to handle additional homes? Cumulative sewer effects with all the developments proposed and in progress must be addressed. There are already sewer odors in some homes due to being overloaded and nothing has been done with these.

Tree Removal

The development expects the removal of 730 trees (25% of existing trees), which only addresses those to be removed to reroute the highway. How many additional trees will be removed to build homes? Plus how many will die due to stress of construction. The large, old growth trees removed will not grow back in our lifetime, so planting lots of replacement trees is not sufficient mitigation.

Eagle Habitat

Eagles use many of the trees throughout the entire Moon Camp area, not just a few trees along the shoreline. The whole Moon Camp area is eagle habitat. Eagle perch trees take hundreds of years to grow, saving a few existing trees will not provide habitat into the future.

Wildlife Habitat

This area is also habitat for blue herons, ospreys, hawks and waterfowl. Wildlife (deer, coyote) access lakeshore through property.

Plant Habitat

This will destroy endangered/threatened habitat areas (pebble plains, wetlands) known only in Big Bear, as well as endangered/threatened flora in the area.

Light Pollution/Glare

Additional lighting from 92 homes would greatly diminish the intensity of the nighttime sky.

Medical Services

We have limited medical facilities, including ambulance service, inadequate for increased population.

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



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

92415-0182

ATTN: Tracy Cramer S.A. 10152

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

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March 16, 2002

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

To the County:

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

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

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

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

Thank you for your time.

Yours truly,

Mike Dawson

Mike Dawson

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

March 16, 2002

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

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

Dear Ms. Creason,

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

My concerns include the following:

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

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MAR 19 2002

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

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

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

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

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

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

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

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

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

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

P O Box 368
Fawnskin CA 92333
March 16, 2002

RECEIVED
MAR 19 2002

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

Dear Ms Creason:

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

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

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

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

Very truly yours,

A. Claudia Eads, MD
A. Claudia Eads, MD
Donald L. Eads, MD
Donald L. Eads, MD

CC: Dennis Hansberger

RECEIVED

MAR 21 2002

1

2

March 16, 2002

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

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

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

Dear Ms. Creason:

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

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

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

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

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

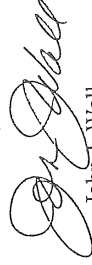
I suggest this because it is my understanding that the developers involved in Moon Camp have a very poor track record regarding promises to mitigate and protect, which means a worst-case scenario may well become the reality. Since the county has a poor track record enforcing such protections, what would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

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

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

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

Sincerely,



John J. Wall

5

1

March 16, 2002

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

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

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

THIRD FLOOR

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

COUNTY OF SAN BERNARDINO

Dear Ms. Creason:

FAX #909-387-3223

FROM:

John J. Wall
 39939 No. Shore Drive
 Fawnskin

Re: Moon Camp EIR

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

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

John J. Wall

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

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

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

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

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

RECEIVED
MAR 20 2002

March 17, 2002

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

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

Dear Whom It May Concern;

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

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

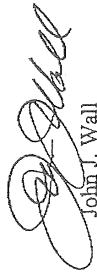
Will our water be safe? There will be additional run-off into the lake which is already polluted with runoff from the existing development areas here. Will the wells in the area be safe? Or will the homeowners who have existing wells have to drill farther down? We are already in a drought cycle and there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

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

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

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

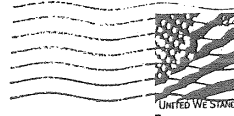
Sincerely,



John J. Wall



McL Flewinski
P.O. Box 332
Fawnskin, CA 92333-0332

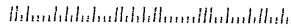


County of San Bernardino
Advanced Planning Division
385 N. Arrowhead Ave. Third Floor
San Bernardino, Ca. 92415-0182

att:

Tracy Cresson, Sr. Associate Planner

92415-0182



6. Property Values- What impact would 92 homes and 132 condos have on my property. I don't want to pay more taxes. I already pay too much as it is.
7. Impact to North Shore and South Shore Communities. - Over New years weekend I had to wait 4 hours at the bowling barn to bowl. It is usually a 15 to 20 minute wait for a lane. It was because the already overburdened South Shore resorts and the tourist "swell" over the holiday weekend.
- 8.

Fawnskin is the "quiet" side of Big Bear Lake and it would be very nice to keep it that way. It is not a "CITY" it is a "Small town" and I do not want it destroyed by "City" developments. Plus the developer has a real bad track record of adhering to mitigation terms and protecting areas developed. I do not want to see "MY" home destroyed because of these two proposed developments.

Sincerely,

Martha Brown

Martha Brown
P.O. Box 123
Fawnskin, CA 92333

3-17-02

To: Tracy Creason; Sr. Associate Planner
FROM: Mel Plewinski - 1146 Fillini Dr. Fawcett, N.C.
RE: EIR for Moon Camp TT 16136 and Clusters
Lines project.

RECEIVED

MAR 19 2002

Mrs. Creason,

I am very opposed to the ~~two projects~~ mentioned above. I hope this horrible idea is squashed. Fawcett has always had a population of 380, if this horrendous project goes through it will at least double & probably triple the population. Is our hospital & police capable of handling this influx of people in our the hospital & sheriff station will have to be enlarged & hire more personnel. And what about fire services?

And with the hiring of more sheriffs several more police vehicles. I suppose several more traffic signals will need to be installed. Why not a Fawcett Police station? I know growth is good for business owners, but not everyone in Fawcett owns a business, many of us are retired & enjoy the peace & quiet of living in this small town & we'd like to keep it that way. It seems you are trying to make a small town

into New York City, where I was born. Are there plans for a "Statue of Liberty" May even Times Square?

What about the destruction of trees what about our wildlife? What about added pollution & congestion? What about our water supply?

I like to think of my town as a Mayberry RFD, not a metropolis. I am very opposed to this plan. I hate it & I think it sucks.

Please read this before discarding in the wastebasket.

Against growth,
Mel Plewinski
1146 Fillini Dr.

P.O. Box 332

Fawcett, Ca. 92333

709-866-4042

3/17/02

RECEIVED

MAR 19 2002

Ms. Tracy Creason
Senior Associate Planner
385 No. Arrowhead Ave
San Bernardino CA 92415

Dear Ms Creason:

With this letter I would like to state my position on the Moon Camp project (EIR TT 16136). In my previous letter I had expressed my concern with this project. I believe there are dozens of issues to be addressed such as pollution, loss of Eagle habitat, water quality, sewer capacity, loss of our unique and beautiful scenic highway by realigning tree removal, water availability, specially in charge years such as this past one, loss of endangered plant and many others.

I hope and pray that the County planning Commission will take a hard look at this project before granting the request of the developers.

Yak Johnson
Sincerely

YAKU'U' TEKNAVORIAN

Box 1549

BIG BEAR LAKE, CA 92315

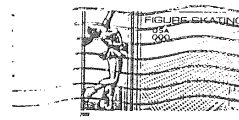
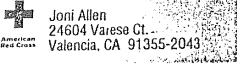
CA 92415-0182

SAN BERNARDINO

385 No. Arrowhead Ave. 3rd Floor

County of San Bernardino
Advance Planning Division

Y. TEKNAVORIAN
Box 1549
Big Bear Lake, CA 92315



County of San Bernardino
Advance Planning Division
385 N. Arrowhead Ave 3rd floor
San Bernardino CA 92415-0152

92415/0152

RECEIVED
MAR 18 2002

3/17/02

To Whom it May Concern,

I would like to address an issue regarding:

Environmental Impact Report for Moon Camp TT#16136

Although there are numerous points to argue against this project, the biggest impact on the area would be the removal of over 700 trees as a starting point to reroute the highway. What percentage of the trees that are currently on the property does this equate to? How many additional trees would be removed at future dates for construction, access, and "convenience"? What stress levels would the remaining trees encounter due to construction and general increased activity? Will these additional stress levels and other factors from the development of this area make the remaining trees more susceptible to bark beetles? What is the likelihood that some percentage of the remaining trees will die within two years of the development completion due to these factors and what percentage would be projected for this event?

The cumulative affect of all of this is a loss of a large number of old growth trees and this affect cannot be offset by planting new trees. The effects of cutting this string from the intricate web of life would reverberate for decades on our plant and animal life and deeply affect a way of life that the residents have sought out by moving here. What long range effects, for the next several decades, are expected to the residents and to the wildlife from the destruction of these trees? How will these effects be mitigated for now and for the next several decades? How will the cutting of these trees and the resulting changes effect property values of the homes in the immediate area and throughout Fawnskin?

Thank you for your consideration in this matter.

Yours truly,

Erwin Nichols

P.O. Box 434

Big Bear Lake, CA 92315

24604 Varese Ct
Valencia, CA 91355
March 17, 2002

County of San Bernardino

Advance Planning Division

385 N. Arrowhead Ave 3rd floor
San Bernardino, CA 92415-0182

RECEIVED

MAR 21 2002

ATTN: Tracy Creason, Sr. Associate Planner

Re: EIR for Moon Camp TT #16136

Cluster Pines - Marina Development

Dear Ms Creason:

Having just closed escrow on a home on Flicker Rd., one that I thought would be my runway from LA County's over dense building policy, light pollution, traffic problems compounded with exhaust pollution, shorelines polluted from run off, etc., I am now distasteful to learn that here we go again. This San Bernardino learned nothing from L.A.'s woes? Barely a day goes by that The LA Times doesn't have articles pointing out the problems that come from high density rapid growth. Only the insular soul could claim ignorance. A few questions come to my mind:

- 1) How did a state or county camp ground like Cluster Pines change from public usage to one now slated for private enterprise and profit?
- 2) Can the Big Bear/Fawnskin infrastructure which appears so "small town" support these new real estate developments?
- 3) Who has studied what 175 more boats on the lake will do to the lake's water pollution problem? Beyond the boats expected, has anyone considered the fuel the now popular sea dogs spend out of their exhaust? Is SBO prepared to ban swimming

and water skiing so some poor ignorant soul doesn't swallow the polluted water? What will happen to the old popular fishing pastime when all we have are dead fish floating belly-up?

- 4) To make room for more real estate, trees become the natural victim. Environmentally why would anyone want to decrease our air quality? But forests only help maintain a high standard. What is to happen to our eagles and other water fowl? How have all the attempts to establish wetlands and safe habitats for endangered species in California eluded those in SBD County suggesting these two projects?

The proposed EIR is most urgently needed. Fawnskin is pristine and deserves to be preserved. I would appreciate receiving any information re these two projects and results on any studies performed.

Sincerely,

Joni Allen

327 E Lemon Avenue
Arcadia, CA, 91006

Mar. 18, 2002

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

Dear Ms Creason:

I applaud the County's decision to do an EIR for the proposed North Shore Drive development in Fawnskin.

The scenic beauty of the Big Bear area is a significant economic asset to San Bernardino County. My concern over the new North Shore Drive development is not driven by ideological, selfish, or NIMBY issues, but from a genuine love and respect for the region and a recognition that, as with many other areas in California, water sets a limit on the sustainable population.

Consequently, the main threat I see is to water supply and quality. At present, our understanding is that Fawnskin has more water than it uses and that Fawnskin supplies the excess to the South Shore communities. So, the supply issue must be addressed in the context of the total present and projected water demands of the Big Bear region. If such a Master Plan has not been done, it should be as a part of the report. What population can the area sustain without environmental degradation? What are the projected water supplies? What are the projected levels of demand, estimated for various amounts of development?

The EIR must allow for worst case drought, not just average rainfall, conditions. If continued, the dry periods of the last few years will put Big Bear Lake at it's depressingly low 1990-1991 levels. Continued development in all parts of the lake region cannot help but make the impact of a major drought much worse.

A limited supply and increased demand is also a threat to water quality. As well as sewage disposal issues at low lake levels, the EIR must consider the environmental effects of increased phosphate loads and hydrocarbon runoff from increased traffic. Are there adequate construction codes to eliminate increased erosion and shore degradation both during and after construction. Estimates of increased sediment loads to the lake are required.

On a separate issue, more development means more litter, and more litter drives away visitors. The economic impact of increased litter should be considered.

Respectfully

Donald S. Burndt

March 18, 2002

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

Attn: Tracy Creason, Senior Associate Planner

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

My husband and I have lived in Fawnskin on and off for the last 25 years. We have at times considered moving to the 'other side of the lake' but always return to beautiful Fawnskin. Unlike the south shore we still have the feel of living in the forest. I'm sure that this is also important to the many that visit our area each year beside those of us that live here. Big Bear Valley has seen too much growth recently and is in danger of becoming overcrowded, if it is not already.

There is currently a shortage of water and new developments should not be allowed when we already have restrictions on our water usage.

Unless you are fortunate enough to live on the lake, North Shore Drive is about the only unobstructed view of the lake that remains. By building more homes along this shore line the view will be lost to us forever.

One of the highlights of winter in Big Bear is the return of the Bald Eagle. I have taken my own 'unofficial eagle count' this winter and found that the majority of eagles are found in and around Moon Camp. By removing 700+ (not including the removal for homes) of the trees we are endangering their habitat. And facing the possibility of the Bald Eagle not returning here again, which would be a tremendous loss to the Big Bear area not to mention the Bald Eagle.

Also, the traffic on North Shore will increase, bringing with it the chance of more accidents. And by straightening this portion of North Shore, speed will increase and with that comes more loss of wildlife due to 'road kill'.

And there is also the removal of endangered plant forms. And the loss of more wildlife habitat. All of which is irreplaceable.

Fawnskin, and all along the north shore, is a special place and I hope that you will help us to keep it that way. Please don't let RCK Properties and the County buy your approval.

Sincerely,

Colleen Hart

Colleen Hart
P.O. Box 374
Fawnskin, CA 92333

RECEIVED

MAR 19 2002

From: echoesofthepast <echoesofthepast@earthlink.net>
To: County of San Bernardino <County of San Bernardino>; Advance Planning Div.
<Advance Planning Div.>
Date: Monday, March 18, 2002 11:29 PM
Subject: EIR for Moon Camp TT#16136

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

Attn: Tracy Creason
Senior Associate Planner

Re: File/Index: GPA/TT/m331-8n/01/APN: 0304-091-12*
Applicant: RCK Properties, Inc.

Regarding the above noted proposed general plan/land use district amendment:
Aside from the many concerns listed in my letter to the Planning Division several months ago I want to express
my increased opposition to this proposed amendment.

It would be unconscionable to allow a project to be approved that would impact Big Bear Valley for all time in
such a negative manner.

From loss of trees, wildlife and endangered plants to the burden on the Fire Dept., Police Dept. and the
Hospital and Medical System in place in Big Bear Valley to the impossible increase on all County
Services.....the impact would be terminal for the life as we now know it in this valley.

I realize that change is inevitable...but changes should be made slowly enough to insure that we don't destroy
the natural beauty of this valley.

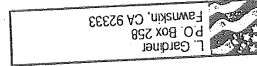
Developers should not be allowed to change this area for money and only money....it is not in the best interest
of Fawnskin or Big Bear Valley to allow this over-development to be approved.

It is obvious that these changes would benefit San Bernardino County by increased income from Property
taxes, etc...but the General Plan was developed to provide a safe guard against overbuilding...and this
intention should be observed for the greater good of the citizens of this Valley.

Sincerely,
Loretta L. Gardiner
P.O. Box 258
(40050 North Shore Dr)
Fawnskin, Ca. 92333
Loretta L. Gardiner

03/18/2002

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



TO: 909.387.3223
 San Bernardino County
 Planning Division

ATTN: TRACY CREASON
 Advanced Planning

From: Steven Stoll
 Yale University

Yale University

Department of History
 P.O. Box 208124
 New Haven, Connecticut 06520-8124

Campus address:
 240 Hall of Graduate Studies
 320 York Street
 Telephone: 203 432-1366
 Fax: 203 432 7387

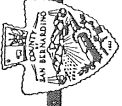
March 18, 2002

To the Editor:

We've seen it before. A developer comes to a tucked away place and buys land, offering homes for people who want repose from the stress of freeway living. The developer claims that the local economy will flourish; residents claim that their quality of life will wither. County government supports the plan for no other reason than that it promises to increase the number of people paying taxes. Politicians can claim that they created jobs and paid for essential services, the supposed blessings of growth.

Though frustrated residents write and protest, the project goes through, but that's never the end of it. The people who come to live in the new condos never know what the old town looked like. Habitat is destroyed, wildlife becomes scarce, roads are enlarged, traffic is faster, and there is more noise to distract from what was once the reason for living in the town--its isolation from the world of the freeway.

This is a story of twentieth-century California, replicated over and over again from San Diego to Marin County. For anyone who grew up in the state, "development" means that people with no regard for a place somehow gain the power to utterly change it. It also means that local people, lured by the empty prospect of jobs and a stronger economy, will give up control over their open spaces and fresh air. It's been a long time coming, but the same mindless machine has finally come to Fawnskin.

PETER R. HILLS
Fire Chief
County Fire Warden

COUNTY FIRE DEPARTMENT

HAZARDOUS MATERIALS DIVISION
EMERGENCY RESPONSE/ENFORCEMENT
385 North Arrowhead Avenue, Second Floor • San Bernardino, CA 92415-0153
(909) 387-4631 • Fax (909) 387-4323

18 March 2002

I first saw Big Bear Lake at the age of six, when my grandparents built a cabin at the top of Flicker Road. Visiting there taught me the diversity of life, showed me cycles and creatures. We had no idea that anyone else knew about the place or that so many people would build right next door.

If the process follows a typical pattern residents will have one hearing to make their arguments. Residents should ask the County Supervisors how needed services will be paid for, how water will be provided to an increased population when the next drought comes, and why they would want to destroy the scenic value of the lakeshore. Ask them why short-term gain should be favored over the long-term health of the lakeshore. Ask them why the idea of local control--a sacred Republican principle--is so often ignored when people want to stop growth and development.

Yet these questions speak to the hardened economic interests of the County Supervisors. They won't satisfy the forlorn residents, many of whom might want to ask that the County stop the mindless machine before it rolls over a valley poised improbably between the coastal plain and the big empty of the Great Basin, where Jeffrey pine and prickly pear meet in an elegant transition between major ecosystems. The people of Fawnskin must feel just as delicate--like they also stand between opposing forces.

Steven Stoll
Yale University

[The author is an assistant professor of History at Yale University and the author of Larding the Lean Earth: Soil and Society in Nineteenth Century America (2002)]

San Bernardino County Land Use Services
Advance Planning Division
385 North Arrowhead Avenue, Third Floor
San Bernardino, CA 92415-0182

ATTENTION: TRACY CREASON, SENIOR ASSOCIATE PLANNER

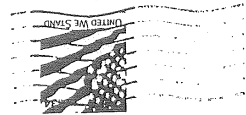
RE: NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT FOR RCK PROPERTIES, INC APPLICATION FOR TENTATIVE TRACT MAP 16136, A GENERAL PLAN AMENDMENT/OFFICIAL LAND USE DISTRICT CHANGE, AND A CONDITIONAL USE PERMIT ON APPROXIMATELY 62 ACRES LOCATED IN THE UNINCORPORATED COMMUNITY OF FAWNSKIN

The San Bernardino County Fire Department, Hazardous Materials Division has reviewed the Environmental Checklist form (Initial Study) for the above-mentioned project. While this Division responded to a Project Notice for Tentative Tract No. 16136 with a response of "No hazardous materials conditions apply to this project", the project description has changed slightly since the initial notice was received, therefore possibly requiring a different set of conditions for this project.

This letter will serve as notice to RCK Properties, Inc. that hazardous materials requirements and permits may apply to this project. If the construction project or resulting facility handles hazardous materials in quantities of 55 gallons, 500 pounds, 200 cubic feet, or any amount of hazardous wastes, the owner or operator may be required to file a business emergency/contingency plan prior to final certificate of occupancy. Additional plan check and permits may be required if hazardous materials are stored in underground tanks or aboveground tanks or if specifically listed regulated substances are handled above threshold quantities.

For further information, please contact me at (909) 387-4631.

KRISTEN RIEGEL, MPH, REHS
Business Plan Program



Mr. Marilyn Cira
PO Box 338
Big Bear City, CA 92314-0338

Attn: Tracy Creason

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

32415+0182

RECEIVED 5/18/02

County of S.B.
Advance Planning Division
385 N. Arrowhead Ave, 3rd Fl.
San Bernardino, CA 92415-0182

Attn: Tracy Creason, Sr. Asso. Planner

Ref. EIR for Moon Camp TT #16136

My wife and I are retired teachers from Burbank, CA. Six years ago as we terminated our employment, we searched for a retirement area that was clean, friendly, environmentally positive, and not over crowded as we had lived in the San Fernando Valley.

Big Bear Valley was our choice and has met all our expectations. We are thrilled living in this pristine environment.

To keep this area in its lovely state, we all need to be cognizant of potential damage to our area, and we need to be actively involved in its protection.

For this reason I urge you and your commission to reject the proposal to dramatically alter the environment in Fawnskin.

This is a fragile place. We

Excessive vehicular activity could cause smog, and damage our crystal clear air. The roads in and out of Fawnskin are narrow and winding. We frequently hike in that area, and Eagle watch. With so many housing units planned, the roads would be continually clogged or would need to be significantly enlarged. Either option is untenable to us.

We don't want Big Bear Valley to morph into another Los Angeles. We moved here to avoid such an impacted area.

Please, this is very important to us, reject the plan to desecrate the beauty of Fawnskin with the development of the Moon Camp plan. To us it clearly desecrates the beauty of this pristine valley and could have a huge environmental impact on this mountain hamlet.

Sincerely,
 Marvin Cira
 40020 Water Hole Ln.
 PO Box 393
 Big Bear City, CA 92314

RECEIVED
 MAR 20 2002

Susan Mershon Brockert
 P. O. Box 133116, Big Bear Lake, CA 92315
 (909) 584-7854 TuruLady@aol.com

March 18, 2002

San Bernardino County
 Advanced Planning Division
 385 Arrowhead Avenue
 Third Floor
 San Bernardino, CA 92415-0182

Attn: Tracy Creason
 Re: Project TT#16136

We are writing you concerning the Moon Camp Project in Fawnskin, California.

The development of that stretch of lakeshore is one of the most poorly conceived we have ever encountered. Here's why:

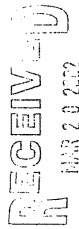
1. Re-routing the road will do untold damage to the natural drainage system of the mountain to the lake.
2. Air, water and light pollution pose a serious threat to this beautiful, and so far natural, area.
3. We do not need another marina!
4. Have you seen our lake level at present? It is down over 10'.
5. This area is an eagle habitat. The number of eagles that visit Big Bear Valley is diminishing each year. There is very little area left for them.
6. The number of trees that would be cut down is absolutely unacceptable.
7. Our beautiful view of Big Bear Lake and our mountains will be spoiled FOREVER.

When so many counties are working hard to become educated and to initiate projects to save and improve our environment, we are sorry to live in San Bernardino County. We are not just asking you to postpone this project, we are asking you to sack it.

Let's be a pioneer in the area of environmental conservation and show the whole world that we value our country, state, country and planet more than we value the money to be made by the development of Moon Camp.

Sorrowfully yours,

Susan Brockert
 Philip M. Brockert
 Susan Mershon Brockert



Paul & Joan Schuh
PO Box 237
39711 Flicker Road
Fawnskin, CA 92333

March 18, 2002

County of San Bernardino, Advance Planning Division
Attention: Tracy Creason, Senior Associate Planner
385 N. Arrowhead Ave., 3rd Floor
San Bernardino, CA 92415-0182

Re: ENVIRONMENTAL IMPACT REPORT (EIR) FOR MOON CAMP TTH#16136

Dear Tracy:

My wife and I moved to Fawnskin in July 1998 from Camarillo in Ventura County. We lived in Camarillo for 20 years during which time it grew from a small town of 30,000 people to a city of 75,000. The small town environment, few traffic lights, light traffic, good schools for our children, etc., all the qualities we cherished were obliterated by the development which took place over that 20 year period. We moved to Fawnskin because it was small, quiet, and peaceful. A superb place to retire and enjoy the outdoors, and the exquisite mountain scenery. The development of Moon Camp (62 acres), Marina Point (12 acres), north of Brookside (73 acres), and west of Canyon (38 acres) will more than double the population of Fawnskin. Based on the rapid rate of development in the valley just since we moved here, I would expect Fawnskin to be built-out in 5 to 10 years. Many trees will be removed to develop the home sites, roads built & realigned, wildlife & plant habitat destroyed, traffic will increase, air pollution from cars & fireplaces, water & electrical supplies will be strained. The quality of life in Fawnskin will suffer and all we cherish degraded. We will sell our home and move again - to another small, quiet and peaceful community, this time far away from California. We sincerely wish it wasn't this way. We write letters to our political reps and support their reelection campaigns. We plead with them to exercise restraint, to curb the greed, and respect nature the land & it's resources - but the developers give more money and buy the votes they need to continue developing until the air is unhealthy, the land covered with homes & pavement, and the wildlife is driven out.

I firmly believe that the proposed Moon Camp development will have a singularity significant impact on the environment. However, Moon Camp is not the only eminent development in the area and when it's EIR is completed, a cumulative EIR should be done before any individual development (such as, Moon Camp) is approved. At the very least, the cumulative impact of Marina Point and Moon Camp should be addressed.

Areas of greatest concern to my wife and I are: air & water quality, cost of utilities, destruction of the natural scenery, destruction of wildlife & plant habitat, increased traffic congestion, closing of wildlife corridors to the lake, restricting lake access for residents & visitors, destruction of eagle perches, traffic noise, future water availability, future electricity availability, light pollution, and overall degradation to our current quality of life.

Following is a list of questions and analyses which we believe should be addressed in the EIR.

AESTHETICS. Use large scale photographic and computer simulation techniques to illustrate the change to existing scenic vistas, damage to scenic resources, and degradation of the existing visual character of the site and its surroundings. Use current good practice criteria or establish criteria to estimate the actual number of trees that will be removed to make way for homesite development and actual building of homes on the individual lots. Use this same criteria to establish the amount of roofed and paved area expected to result at buildout. Express these values in a manner which clearly illustrates the density of the development.

AIR QUALITY. Establish current levels of air pollution in the Fawnskin area. Identify the sources, types and amount of pollutants that will be released to the environment when Moon Camp is built-out. Determine both the quantitative and qualitative impact on the air quality. Will the additional pollutants impact the visibility of objects at a distance or how far one can see? If so using the current worst case days during the year, how much would visibility be reduced? How would this increased air pollution effect the health of full-time valley residents?

BIOLOGICAL RESOURCES. How many Bald Eagles perch in the area? How many Deer migrate through the area to obtain water or food? What is the corridor that the Deer use and are there alternate corridors available? When Moon Camp is built-out will the Deer be driven from the area?

HYDROLOGY / WATER QUALITY. Determine and graphically depict the watersheds and aquifer(s) from which Fawnskin currently obtains water. How much water is available to the area and what are the current monthly demand/usage profiles? How much additional water demand/usage will be needed to supply the Moon Camp development when built-out? Where will this water come from? Is there an adequate supply for Moon Camp and other already approved development (e.g., Marina Point)? How much water is in the existing aquifer(s)? If there is more than one aquifer are they known to be completely isolated from each other? Are the aquifer(s) isolated from the lake or does lake water seep into the aquifer(s)? What is the depth of existing wells which supply water to Fawnskin? Where are the existing wells located? Will new wells be required to supply water to the Moon Camp development? Where will these wells be located? Have test wells been drilled for Moon Camp? If so, how deep where they drilled and what was their yield? Explain how inspite of the fact that the entire valley has been under water restrictions for many years, there is always plenty of water to supply new developments in the valley. How will the current residence wells adjoining Moon Camp be effected? Will those wells have to be drilled deeper to maintain an adequate water supply?

LAND USE / PLANNING. Moon Camp is expected to have a much higher housing density than is typical eastern portion of Fawnskin. The is a natural fallout of the high prices these lots are expected to bring by the real estate community. Using best practice criteria estimate the size of houses that will be built on the individual lots and compare the density of the Moon Camp area to the house density of the lots in the eastern half of Fawnskin.

NOISE. Determine existing noise levels at various sites adjacent and adjoining the Moon Camp Site and estimate increased noise levels once the area is built-out. How much noise will result during construction? How much noise will result from increased traffic levels? Relocation of SR38 further north will likely increase road noise at the homes on Flicker Road which overlook the Moon Camp area. What is the current noise level on the decks of these homes and how much will the noise level increase as a result of the trees being removed and SR38 being moved closer?

POPULATION / HOUSING. As noted in the Initial Study Environmental Checklist Form the Moon Camp development will significantly increase the population of Fawnskin. How will this impact the local Fire Station? Will additional personnel and equipment be required? Will the Fire Station have to be expanded or another station constructed? What will be the impact on the Fawnskin Post Office? Fawnskin does not have mail delivery service and permanent residents are provided with a Post Office Box free of charge. Will the Post Office need additional boxes to serve the increased population? Will the Post Office have to be expanded to serve the increased population? How will these additional facilities be paid for? Who will do the paying?

RECREATION. Big Bear Lake is a public lake and the Moon Camp development proposes a gated community on the lakeside of SR38 with a 100 slip marina for the exclusive use of property owners. This proposal effectively locks out the public, making lake access impossible. How does the developer plan to provide public access to the lake? How much parking will be provided at the access point(s)?

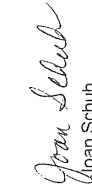
TRANSPORTATION / TRAFFIC. Traffic is expected to increase significantly and delay times will be adversely impacted at major highway intersections. What mitigation measures are recommended to deal with this situation? How much will they cost and who will pay for them?

UTILITIES / SERVICE SYSTEMS. How much water and electricity will the Moon Camp development require on buildout? Is the current water and electricity supply adequate to supply Moon Camp? Where will the water come from to supply Moon Camp? Will the development and buildout of Moon Camp ultimately result in slow depletion of the aquifer(s) supplying water to Fawnskin? Can the water purveyor guarantee that the currently approved Marina Point development combined with the Moon Camp development will not slowly deplete the water supply? Bear Valley Electric has been trying for over 10 years to increase the power transmission capacity to the valley without success. With all the current development underway will there be adequate electrical power capacity to serve the Moon Camp development?

Sincerely,



Paul Schuh



Joan Schuh

Joseph & Barbara Francuz
817 Coronado Terrace
Los Angeles, CA. 90026
March 18, 2002

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

Via Fax (909) 387-3249, (909) 387-3223 and USMail

Attn: Tracy Creason
Senior Associate Planner

Reference: Applicant-RCK Properties
Tentative Tract Map 16136

Dear Ms. Creason,

As homeowners at 39787 Flicker Road, Fawnskin, we write to you to express our disagreement of the proposed project referenced above.

We object to this project on the following terms, with requests as follows:

1. How will this project negatively impact vital wildlife and plant habitat? Endangered species include the Bald Eagle, Kennedy's Buckwheat and the Ashgray Paintbrush, plus many other plants and animals not on the endangered species list, but listed on the California Environmental Quality Act.
2. Regarding the 100 boat marina, the dredging would be very harmful to the Bald Eagle population, which winter in the area. An additional concern is another 75 boat slips proposed at the Cluster Pines (Marina Point) development. The cumulative effects of these projects must be addressed in the EIR.
3. Lakeshore access would be unavailable to the public with the building of lakefront homes and the marina. Tourism will be negatively affected because of this privatization of the shoreline. What is the cumulative effect to the public?
4. The felling of 750 trees is totally unacceptable to refigure North Shore Boulevard. Older growth trees take one hundred years or more to replace. How many additional trees would be felled to build homes in the area?
5. Realignment of North Shore Drive could not begin to handle the increase of traffic that your records show will increase from 300 to 900 trips per day. The small community of Fawnskin cannot handle the congestion caused by the addition of these homes and marina, as well as the increased noise and pollution from the additional cars and boats. City density standards should not be used in this rural community. How will the proposed developments, including Marina Point, Brookside Road and the new Zoo, effect traffic on the North Shore?

6. Big Bear Lake's water quality would be severely affected by the runoff from such a development. This includes petrochemical emissions from additional automobiles and boats, as well as pesticides used at the 93 homes and sediment runoff. In addition, Cluster Pines (Marina Point), is planned to have 133 condominiums. What are the effects of both developments' on the lake's water quality?

7. There is insufficient water to support additional residences in the Fawnskin area. There is a water shortage currently, this project would only worsen the existing condition. There would be insufficient water for firefighting as well. Consider all developments (Moon Camp, Cluster Pines and Brookside Road) proposed when you compute the water usage.

8. Our sewage treatment plant is running at full volume currently. We do not have the sewage capacity to support this development. Some homes today have sewer gas problems from overloads at the density that presently exists, and nothing has been done to alleviate these problems. Can our sewer system handle all that will be asked of it?

9. 92+ chimneys pumping smoke would severely impact the air quality in Big Bear Valley because of the inversion layer that exists here in the winter. In addition, please consider the Cluster Pines (Marina Point) development proposed 133 condos, as well as the Brookside Road development. Please analyze the cumulative effects of the air pollution caused from the total proposed developments, including chimney emissions, cars (both cold starts and idling), 100 boat emissions of Moon Camp, as well as the 75 boat slips planned for Cluster Pines (Marina Point).

10. Big Bear Valley cannot support the additional children for schooling brought in by the addition of these proposed homes. Please analyze the impact on the school system taking into consideration all of the proposed developments in the area.

11. The building of homes in the proposed area would be inconsistent with the mountain character of Fawnskin and would be an eyesore from both the north and south shores of the lake. The addition of several hundred more people in the Fawnskin area would stress the environment of the adjacent forestland. Consistent with the surroundings, the RL-40 zoning should be adhered to for the sake of the environment. How would this addition, as well as the other proposed developments, affect the quality of the environment?

12. The addition of these developments and marinas would pollute the night sky with too much light. What will be the cumulative affect on the intensity of the nighttime sky?

13. The existence of the larger plots of land means that in the future, these plots could be subdivided into 7,200 square foot lots, therefore adding even more homes to the area. How will this additionally impact all of the items mentioned above? What guarantees are there that the larger plots could not be subdivided into the proposed 7,200 square foot lots?

14. How will the addition of the proposed developments cumulatively affect our already limited medical facilities, including ambulance service?

15. Please consider the effect of seismic activity specific in the area. A fault runs through Windy Point on the north shore of Big Bear Lake. What will be the effect in regards to earthquakes and seismic activity, as well as the emergency personnel and equipment available in such an instance?

16. How will these developments cumulatively increase the need for additional firefighting and sheriff services?

17. The developers of record have a negative track record adhering to mitigation terms set up to protect areas developed. What guarantees would we have that this project would be mitigated honestly and for the benefit of both the environment and community?

18. The cumulative effect of developments at Moon Camp, Cluster Pines (Marina Point), Brookside Road, Deer Trail Road and the new Zoo with the existing environment must be assessed collectively with regard to all issues. City development standards should not be applied in this mountain community. Mitigation should be site-specific to Fawnskin and the North Shore, not based on a model.

In addition to the questions raised above, we request the following:

1. We receive special notice of any and all processes, meetings, reports, hearings, changes and anything involving this project.
2. We request all meetings and hearings be held in Big Bear on Saturdays to allow all interested parties to attend.
3. We request no zoning changes. This land was purchased as a RL-40 zoned property. This is typically a conservation area, and it should remain so.
4. Project area should be held as a controlled public use area and as a preserve for natural habitat.

Respectfully submitted,

Joseph L. Franciz
Joseph L. Franciz

Barbara Franciz
Barbara Franciz

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MAR 20 2002

Joseph & Barbara Francuz
817 Coronado Terrace
Los Angeles, CA. 90026
March 18, 2002

San Bernardino County Land Use Services Department/ Planning Division
385 N. Arrowhead Avenue, First Floor
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Via Fax (909) 387-3249, (909) 387-3223 and USMail

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

Via Fax (909) 387-3249, (909) 387-3223 and USMail

Attn: Tracy Creason
Senior Associate Planner

Reference: Applicant-RCK Properties
Tentative Tract Map 16136

Dear Ms. Creason,

As homeowners at 39787 Flicker Road, Fawnskin, we write to you to express our disagreement of the proposed project referenced above.

We object to this project on the following terms, with requests as follows:

1. How will this project negatively impact vital wildlife and plant habitat? Endangered species include the Bald Eagle, Kennedy's Buckwheat and the Ashgray Paintbrush, plus many other plants and animals not on the endangered species list, but listed on the California Environmental Quality Act.
2. Regarding the 100 boat marina, the dredging would be very harmful to the Bald Eagle population, which winter in the area. An additional concern is another 75 boat slips proposed at the Cluster Pines (Marina Point) development. The cumulative effects of these projects must be addressed in the EIR.
3. Lakeshore access would be unavailable to the public with the building of lakefront homes and the marina. Tourism will be negatively affected because of this privatization of the shoreline. What is the cumulative effect to the public?
4. The felling of 750 trees is totally unacceptable to refigure North Shore Boulevard. Older growth trees take one hundred years or more to replace. How many additional trees would be felled to build homes in the area?
5. Realignment of North Shore Drive could not begin to handle the increase of traffic that your records show will increase from 300 to 900 trips per day. The small community of Fawnskin cannot handle the congestion caused by the addition of these homes and marina, as well as the increased noise and pollution from the additional cars and boats. City density standards should not be used in this rural community. How will the proposed developments, including Marina Point, Brookside Road and the new Zoo, effect traffic on the North Shore?

6. Big Bear Lake's water quality would be severely affected by the runoff from such a development. This includes petrochemical emissions from additional automobiles and boats as well as pesticides used at the 95 homes and sediment runoff. In addition, Cluster Pines (Marina Point), is planned to have 133 condominiums. What are the effects of both developments' on the lake's water quality?

7. There is insufficient water to support additional residences in the Fawnskin area. There is a water shortage currently, this project would only worsen the existing condition. There would be insufficient water for firefighting as well. Consider all developments (Moon Camp, Cluster Pines and Brookside Road) proposed when you compute the water usage.

8. Our sewage treatment plant is running at full volume currently. We do not have the sewage capacity to support this development. Some homes today have sewer gas problems from overloads at the density that presently exists, and nothing has been done to alleviate these problems. Can our sewer system handle all that will be asked of it?

9. 92+ chimneys pumping smoke would severely impact the air quality in Big Bear Valley because of the inversion layer that exists here in the winter. In addition, please consider the Cluster Pines (Marina Point) development proposed 133 condos, as well as the Brookside Road development. Please analyze the cumulative effects of the air pollution caused from the total proposed developments, including chimney emissions, cars (both cold starts and idling), 100 boat emissions of Moon Camp, as well as the 75 boat slips planned for Cluster Pines (Marina Point).

10. Big Bear Valley cannot support the additional children for schooling brought in by the addition of these proposed homes. Please analyze the impact on the school system taking into consideration all of the proposed developments in the area.

11. The building of homes in the proposed area would be inconsistent with the mountain character of Fawnskin and would be an eyesore from both the north and south shores of the lake. The addition of several hundred more people in the Fawnskin area would stress the environment of the adjacent forestland. Consistent with the surroundings, the RL-40 zoning should be adhered to for the sake of the environment. How would this addition, as well as the other proposed developments, affect the quality of the environment?

12. The addition of these developments and marinas would pollute the night sky with too much light. What will be the cumulative effect on the intensity of the nighttime sky?

13. The existence of the larger plots of land means that in the future, these plots could be subdivided into 7,200 square foot lots, therefore adding even more homes to the area. How will this additionally impact all of the items mentioned above? What guarantees are there that the larger plots could not be subdivided into the proposed 7,200 square foot lots?

14. How will the addition of the proposed developments cumulatively affect our already limited medical facilities, including ambulance service?

15. Please consider the effect of seismic activity specific in the area. A fault runs through Windy Point on the north shore of Big Bear Lake. What will be the effect in regards to earthquakes and seismic activity, as well as the emergency personnel and equipment available in such an instance?

16. How will these developments cumulatively increase the need for additional firefighting and sheriff services?

17. The developers of record have a negative track record adhering to mitigation terms set up to protect areas developed. What guarantees would we have that this project would be mitigated honestly and for the benefit of both the environment and community?

18. The cumulative effect of developments at Moon Camp, Cluster Pines (Marina Point), Brookside Road, Deer Trail Road and the new Zoo with the existing environment must be assessed collectively with regard to all issues. City development standards should not be applied in this mountain community. Mitigation should be site-specific to Fawnskin and the North Shore, not based on a model.

In addition to the questions raised above, we request the following:

1. We receive special notice of any and all processes, meetings, reports, hearings, changes and anything involving this project.
2. We request all meetings and hearings be held in Big Bear on Saturdays to allow all interested parties to attend.
3. We request no zoning changes. This land was purchased as a RL-40 zoned property. This is typically a conservation area, and it should remain so.
4. Project area should be held as a controlled public use area and as a preserve for natural habitat.

Respectfully submitted,

Joseph L. Francuz

Joseph L. Francuz

Barbara Francuz

Barbara Francuz

March 18, 2002

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

Subject: Environmental Impact Report - Moon Camp Tentative Tract #16136

Dear Ms. Creason:

I am a property owner at 1053 Bruin Trail, Fawnskin. My mailing address is:

220 Highland Place
Monrovia, CA 91016

Following are the issues that have the potential of a **significant impact** on the environment from this project and should, therefore, be evaluated in the EIR.

Aesthetics

1. Scenic vistas. North Shore Drive is a public right-of-way that currently has a scenic vista at this location. What will be done in this project to maintain scenic vistas from the public right-of-way?
2. Degradation of the visual character of the site and its surroundings. This site is in a natural state with many mature trees. How will this project incorporate the rich natural qualities of the site?
3. Light and glare. There are numerous examples of large-scale developments around the lake that have not been constructed with sensitivity to the natural surroundings. What will be done in this project to prevent glare from the sun, e.g. off of glazed surfaces, during the day? What will be done to limit street-type lighting and property lighting so that the residents of Fawnskin are not adversely impacted by lighting during dark hours?

Air Quality

4. Air quality plan. How will this project meet the requirements of the County's required air quality plan?
5. What measures – that do not rely on the use of the already low water supply – will be taken to mitigate particulates in the air during construction?
6. What will be the impact of increased automobile traffic, recreational vehicle usage and use of fireplaces on the air quality of Big Bear Lake?
7. What impact will increased air pollution have on animal and plant life in Big Bear Valley?

Biological Resources

8. Riparian and migratory habitat modifications. What impacts will this project have on the habitats of eagles, herons, hawks? What mitigations measures would be implemented to eliminate the impact of the project on these and other wildlife habitats? Can these habitats thrive with a more minimally developed site?

Page 1 of 4

Anne McIntosh
EIR – Moon Camp, TT # 16136

County of San Bernardino
Advance Planning Division
385 N. Arrowhead Avenue, Third Floor
San Bernardino, CA 92415-0182
Attention: Tracy Creason, Senior Associate Planner
EIR – TT#16136 Moon Camp

Anne Browning McIntosh, AICP
220 Highland Place
Monrovia, CA 91016

9. Preservation policies. What preservation policies does the County have in place that will regulate this site? Does this plan conform to any and all requirements of the County of San Bernardino regarding resource preservation?
10. County general plan. Does this project conform to the goals, objectives, policies and programs of the County's open space and conservation elements? Which aspects of this project are supported by the County's general plan?

Cultural Resources

11. What is known about the archeology of this site? Has it ever been researched? Has it been previously developed? What types of uses have existed on this property in the past?

Geology

12. Seismic Safety. Are there any known faults near this site? If so, what are the potential seismic safety risks here?
13. Soils. Is this land natural or is it landfill? What are the risks on this site for ground failure and liquefaction? What would be done to the soils to ensure that liquefaction and ground failure would not occur in the event of a major seismic event?

Hazards

14. Emergency response. I have heard that this project is to be secured or "gated." What impact would that have on emergency vehicles accessing the site?
15. Wildland Fires. How will this project maintain the natural setting and at the same time maintain defensible space around structures to prevent the cause or spread of wildland fires? Is the fire department adequately staffed and equipped to handle a fire emergency in the project?

Water and Hydrology

16. Water usage. What impact will the construction and development of this site, as proposed, have on the water supply in this water district? How might this impact be mitigated by reducing the density and overall square footage of this project?
17. Drainage. Where will the wastewater from this project go?
18. Pollutants. What risks are there to the quality of the water in the Valley during construction? What risks are there to water quality on an ongoing basis?
19. Flooding potential. Is this site in a flood zone?

Land Use and the Fawnskin Community

20. Division in an established community. CEQA specifically requires that you evaluate whether or not the project would "physically divide an established community." The site design, proposed architecture, construction materials, home size, required parking spaces, marina features, and EVERY PHYSICAL CHARACTERISTIC of this project must be evaluated relative to this question. Fawnskin, is most definitely an established community. There are few, if any gates, around private properties. The character of this village rests in its natural, organic setting. If this site is developed, it should be done so in a manner that reflects this region. There are numerous recent individual homes that have been built that have fit in well with the existing community. Please analyze what mitigation measures would be required to ensure that this project does not physically divide Fawnskin.

21. General Plan. This project requires a discretionary general plan amendment. There is no legal requirement that the County approve such an amendment. Therefore, this project should be identified as being in conflict with the adopted general plan.

22. Density. How will this project be consistent with current densities - both number of units per acre as well as total square footage and lot coverage per acre - for the area? How can the project be mitigated so that it conforms to existing densities by all of these definitions?

Noise

23. Noise levels. How will the project conform to the County's Noise Element? When was the noise element last updated? Does it meet the current requirements of the State of California regarding noise? How will noise impacts from automobiles, recreational vehicles, construction, etc. be mitigated?

Population and Housing

24. Housing. Does the County have a Housing Element? Does it comply with State Law? Will the homes in this development be affordable to area residents?

Public Services

25. Park and open space. There is already a shortage of public parkland and open space in this area. What impact will the additional population have on public parks and open space? Will a public park be included as part of this project?

Recreation

26. Lake. I'm not sure who handles lake usage, but there will be increased use by water vehicles. What are the impacts on recreation of a 100-slip marina? What possible impacts could this have on pollution of the lake?

Transportation/Traffic

27. Local traffic. How many access points would there be to this development? How would ingress and egress be managed to maintain vehicular safety on the road?
28. Safety for pedestrians, cyclists. Additional traffic from this site could have impacts on the safety of pedestrians and cyclists. Many families walk and cycle in this area for recreation.

Waste Management

29. Will this be sewer or septic?
30. What impact will this have on refuse facilities and landfills?

Alternative Projects

Please evaluate the following as alternative projects:

- Purchase of land by Forest Service at current land value pursuant to the CURRENT general plan designation.

> Projects under current general plan designation and zoning. Please provide an exhaustive list of the variety of projects that can occur on the site currently – campsites, low-density residential, etc.

> Reduced project size – greatly reduced density, variety of home sizes, large setbacks, no gates, no tree removal, no curbs, gutters, minimal paving, street lights, no turf or landscape materials installed by developer, inclusion of one or more public amenities (such as a public open space or park area), scenic view protection. This should be prepared by a professional planner or architect with experience in the area of site planning and design and a knowledge of appropriate development in mountain and/or wilderness areas.

Project management

The County does not have a local planning office. How would the County ensure daily project management? How would a mitigation-monitoring plan be enforced? Would a County employee be required to be on the site on a daily basis? If not, how would conditions be enforced?

Legal requirements and exactions

Unless I have been misinformed about the facts, the County is under no legal obligation to amend its general plan to accommodate this project. Therefore, I believe that the environmental analysis should be thorough and should emphasize both the immediate as well as cumulative impacts of this project as proposed. Further, the EIR should be the basis for a discussion about a reduced project that would mitigate ALL environmental impacts to a level of insignificance. Finally, any and all exactions that are necessary to compensate for environmental impacts should be required as part of the mitigation monitoring plan. In-lieu fees should be required prior to permit issuance and placed in an escrow account until the project is completed according to all terms and conditions in any and all entitlements as well as the mitigation-monitoring plan.

Thank you for your thorough attention to this important issue.

Sincerely,



Anne Browning McIntosh, AICP
220 Highland Place
Monrovia, CA 91016

March 18, 2002

Deb Hagan/Leslie Evers
997 Chinook Road
Fawnskin, CA 92333

Tracy Creason, Senior Associate Planner
County of San Bernardino
Advance Planning Division
385 N. Arrowhead Drive, 3rd Floor
San Bernardino, CA 92415-0182

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

Tracy:

There are two proposed developments of immediate concern: 1) MOON CAMP: RCK Properties proposes changing the zoning from 1 home on 40 acres to 92 homes on 64 acres of now open land (east of Canyon Road on North Shore), with a gated community on the lake front and a 100-slip private marina and 2) CLUSTER PINES (Marina Point Development): Proposes 132 condos on 12.5 acres of currently undeveloped lake front land with a 75-slip marina.

Both developments are of immediate concern due to the obstruction of public lake access and views from the highway, the number and density of units proposed, the proposed major realignment of the highway, traffic issues, air pollution, the large number of trees to be removed, destruction of the eagle and endangered plant habitat areas, light pollution and an overload on community resources such as water and sewer.

What follows are some questions that I have regarding the analysis of the Environmental Impact Report. I look forward to your response.

1. At what rate will the air quality be affected by the increase in emissions due to the increased number of cars traveling at slower speeds caused by the increased traffic congestion, increased emissions from fireplaces and wood burning stoves, as well as boat engines, ATV's, leaf blowers, and recreational vehicles, and cumulative air pollution from this and all projects around the valley, including during the construction phase?
2. How will the water be affected by the additional runoff to the lake from an increase in fertilizer, etc?
3. There is already a shortage of water and we are in drought conditions. What measures are going to be taken to ensure a sufficient quantity and quality of water for not just drinking but in the event of a fire?

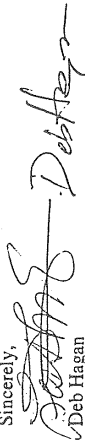
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4. Local energy suppliers state that no more power lines can be added nor no more solar power can be used. As we are already experiencing a shortage, how will the power supply be enhanced to accommodate the increased demand?
5. There are already sewer odors in some homes due to being overloaded as well as manholes that have been repaved without being raised. What are the cumulative effects of the additional developments being added to the current sewer lines? Are the pipes in Fawnskin able to handle the additional volume?
6. A tremendous number of trees need to be removed not to mention the ones that will be killed by the sheer stress of the construction. Planting lots of replacement trees will not begin to make up for the loss of trees that are hundreds of years old. What can be done to minimize the destruction of these trees?
7. This area is a habitat for eagles, blue herons, ospreys, hawks, deer, coyote as well as many plant life only found in the Big Bear area. What are the statistics on the effects of construction to these types of animals? What research has been done on other communities developed in like areas?
8. What happens in the event of medical, fire and earthquake emergencies? Our current resources barely handle the present population.
9. Are the survey time frames adequate for an accurate biological assessment? Due to the seasonal changes and migration patterns, anything less than a year is inadequate.
10. How long will it take me to get from Fawnskin back down to the bottom of the hill due to the potential cumulative effects of holiday and weekend traffic?
11. With the increase in gated/private communities will Big Bear turn into an area like Arrowhead with no public access to the lake?
12. Will property values of houses not on the lake decrease due to decreased visibility of the lake from the scenic highway and other areas? Additionally, will the "high density" housing development have an effect on property values? If so, what?
13. Will there be additional classrooms built and teachers hired to accommodate the increase in students?
14. What are the short and long term effects of the increased noise pollution?
15. Will the quality of life decrease with the increase in population? This judgement should be made with comparisons to non-urban areas. City development standards are not appropriate.

16. The County already has a terrible record for not enforcing mitigation terms and conditions. What measure would be taken to change this?
17. Why not explore alternative land uses? Suggestion: expand the National Forest lands as an alternative to proposed rezoning.
18. What are the cumulative effects to increasing the population in the proposed areas?

As a property owner in Fawnskin I know that I will be directly affected by the outcome of your decisions. With that said, I am not necessarily against the development of some of the area, as long as it has been thoroughly thought through. Please send your response to: PO Box 1595, Beverly Hills, CA 90213.

Sincerely,



Deb Hagan
Leslie Evers

March 18, 2002

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

Attn: Tracy Creason, Senior Associate Planner

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

These are the issues and concerns that must be addressed in the Moon Camp EIR:

Air Quality

How much will the NOx, CO and CO2 and particulates concentrations in the air in the Fawnskin area be increased by the greater number of automobiles and trucks in the area? The study must include the effect of slower speeds of vehicles caused by increased traffic flow.

How much will air pollutants be increased due to the increased emissions from the greater number of fireplaces and wood burning stoves, boat engines, ATVs, leaf blowers, and other recreational vehicles?

The increase in pollutants should be estimated during the construction phase of the project and separately for the period following construction and occupation of the proposed homes.

Water Quality

How much polluted runoff in terms of 1000's cubic feet per year into the lake over the newly developed areas? What will be contaminants of this runoff over newly landscaped and fertilized areas? How much additional pollution of Big Bear Lake will be produced from this runoff over the proposed development area?

Water Availability

Assess the effect on wild land Fire suppression efforts due to the draining of the natural water table from the proposed development. Determine the increased amount of ground water required and the cost of producing it, treating it, distributing it, and storing it for the proposed increased population of Fawnskin. Determine the effect on the Forest and natural vegetation of the pumping of the ground water necessary for the proposed project.

Energy Impact

Determine the feasibility of using the present electrical distribution system to provide the increased energy needs of Fawnskin fostered by the proposed project. Determine the amount of increased KWH of electrical power and the capital cost of providing the necessary beefed-up distribution grid. What would be the effect on the natural forest and vegetation of newly constructed underground electrical conduits and electrical vaults? What would be the effect on the scenic views of the lake due to increased electrical lines strung from poles? Will increased power use due to the proposed project from the present electrical transmission system cause increased maintenance cost and/or brown/black-outs?

Sewers

Does the present sewer system have enough additional capacity to serve the increased needs caused by the proposed project? Will odors and sewer overflows be expected due to the increased load on the present system? What will be the actual cost of increasing the capacity of the present system to serve the increased needs fostered by the proposed project?

Trees

How many additional trees must be removed to clear the sites for construction of the homes and for the additional planned roads and planned re-routing of the highway? How many additional trees will die due to stress from the construction, increased air pollution, and draining the water table to provide water needs for the proposed project?

Is it feasible to require the developer to replace the trees with comparable sized old growth trees to replace the many trees that must be destroyed? What will be the effect on the scenic views and general Forest nature of the area due to the destruction of the native plants and trees?

Eagle Habitat

Currently Eagles nest in trees over a wide area in the lands encompassed by the proposed project. Is it feasible to preserve the habitat by saving a few trees for the Eagles to nest in? Or is it necessary to preserve the Eagle habitat to save a majority of the large trees due to the nature of Eagles requiring nesting sites remotely distanced from other nesting sites? Will the Eagles nest in newly planted trees? Will the mere presence of 92 additional proposed homes and all the people that will occupy these homes with the attendant noise, and traffic cause Eagles to abandon the present preserve? What is the estimate of the total effect of the development on the Eagle population in the area?

Wildlife Habitat

What will be the effect of the increased traffic, noise, and development of the area on the habitat of each of the present birds species that occupy the area including, Blue Herons, Ospreys, Hawks, and Waterfowl? Estimate the effect on the population of each of these species. Address the habitat changes effect on the present population of each of the following mammals that presently occupy the area: raccoon, beavers, deer, bear, coyote, mountain lions, and bobcats. What would be the effect on the seasonal and year-around population of each of these species?

Fire Protection

What will be required to beef up the fire department to prevent another "Oakland Fire" in the newly developed urban area in the middle of a dry forest? Would the increased population and development present the conditions for another "Oakland" firestorm in the middle of a dry Forest tinderbox? Will future droughts cause the Forest area to be so dry as to threaten the new development and other local areas with a potential firestorm condition? What will be the cost of the increased fire prevention needs?

Plant Habitat

Assess the possible destruction of rare and endangered plants in the area caused by the proposed project. Determine if any destroyed plant species could be replanted or grown on remaining vacant property in the area. What would be the effect on native plant species from increased irrigation on the developed properties? What would be the effect on native plant species from draining the existing ground water to provide water to the new homes and other buildings planned for the development? What would be the environmental effect on the forest areas from the effect of the approximately 92 new homes importing non-native plants into the area? (Plant pollution). Would the destruction of the native plants in the area cause increased water runoff and soil erosion? What would be the cost to prevent soil erosion?

Traffic

What will be the increase vehicular traffic through the area due to the proposed project? Is the present lakeside road providing access to Fawnskin adequate to handle the increased traffic in Fawnskin, or will the project require either widening of the roads coming into the area? Will the increased traffic engendered by the proposed project be adequately handled by Highway 330, or the other two highways feeding the Big Bear Valley? Must the shoreline highway be widened to a full four lanes to handle the new local and through traffic in the Fawnskin area?

Economic Effects

What will be economic effect on the local tourist trade due to the destruction of the current lakeside scenic highway? What will be the economic effect on the local tourist-vacation industry due to the urbanization of the area caused by the proposed project?

Noise

Measure the increase the area background decibel level caused by the increase in traffic and human activity. What will be the economic effect on the local tourist industry due to the destruction of the current level of natural Forest quiet?

Rural Ambiance

Will the current rural character of Fawnskin be changed forever by the proposed project? Would the rural mountain character of the area be transformed into a typical urban area? What will be the dollar economic impact on the local tourist-vacation industry due to the change of the area's character?

Mitigation Concerns

Assess the developer's record of adhering to mitigation terms and protecting areas developed. What will be required of the County to enforce mitigation terms. What would Mitigation be required? How would Mitigation requirements be accomplished, and at what cost? How would Mitigation terms be enforced? Is it feasible to enforce or trust this developer with voluntarily adhering to mitigation terms?

EIR Comparison with Alternative to Requested Rezoning.

A viable alternative to granting a rezoning request from the developer is a plan to develop the same lands and adjacent federally owned lands as public park areas each of the components of the EIR of the proposed project should be compared with the environmental impact of an alternative development of the area into public park areas

Scenic Use of the Highway

The scenic view from the present highway in the area is a rare and outstanding feature of the area. Would the scenic views from the present highway be available in the proposed re-routed highway? Or would the proposed construction of homes in the area block scenic access to the lake? Assess the effect on sight lines to the lake and Forest from the proposed re-routed highway. Study the impact of the proposed development on scenic views from all public areas in the area that remain after completion of the development.

Paul H. Foster



Kathleen M. Brown
P.O. Box 1898
Big Bear City, CA 92314



*County of San Bernardino
Advanced Planning Division
385 N Arrowhead Ave
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Senior Associate Planner

RECEIVED
MAR 19 2002

To: County of San Bernardino
Advanced Planning Division
385 N Arrowhead Ave
3rd Floor
San Bernardino, Ca 92415-0182
Att. Tracy Creason Ref: Environmental Impact Report /Moon Camp

From: Steven F. Vansant
1068 Cherokee St.
Fawnskin, Ca 92333

Mailing Address: 19340 Box Canyon Rd, Corona Ca 92881

As a property owner in Fawnskin I am writing this letter to advise you of my concerns regarding the proposed development of lake front property on the north shore of Big Bear Lake.

Fawnskin is a unique community small, uncrowded and friendly. The proposed development on the lake front will take away from the views provided from the highway as visitors and property owner travel around the lake. Once development begins more and more tracts will be proposed and approved. Growth without sound planning is very dangerous. One does not have to travel far in Southern California to see what growth and poor planning have created. Here are a few examples: miles and miles of ocean shore line that is not even visible due to high rise buildings and gated communities, freeways and streets that are gridlocked, block after block of tract homes with no open space.

The proposed Moon Camp development is bad for Fawnskin, bad for the Big Bear Valley and bad for the visitors to the area.

I strongly urge you NOT to approve this proposal.

Steven F. Vansant

Re: Environmental Impact Report for Moon Camp TTH#1636 MAR 20 2002

To Whom it May Concern:

We've seen it before. A developer comes to a tucked away place and buys land, offering homes for people who want repose from the stress of freeway living. The developer claims that the local economy will flourish; residents claim that their quality of life will whither. County government supports the plan for no other reason than that it promises to increase the number of people paying taxes. Politicians can claim that they created jobs and paid for essential services, the supposed blessings of growth.

Though frustrated residents write and protest, the project goes through, but that's never the end of it. The people who come to live in the new condos never know what the old town looked like. Habitat is destroyed, wildlife becomes scarce, roads are enlarged, traffic is faster, and there is more noise to distract from what was once the reason for living in the town--its isolation from the world of the freeway.

This is a story of twentieth-century California, replicated over and over again from San Diego to Marin County. For anyone who grew up in the state, "development" means that people with no regard for a place somehow gain the power to utterly change it. It also means that local people, lured by the empty prospect of jobs and a stronger economy, will give up control over their open spaces and fresh air. It's been a long time coming, but the same mindless machine has finally come to Fawnskin.

The proposed developments at Moon Camp and Cluster Pines would violate every measure of quality for the people who now live in the vicinity.

The removal of a thousand trees from the area is a great insult. Not only will it lead to more erosion and runoff into the lake (trees and the forest floor hold a great deal of water from erosion), but it will destroy shore habitat. Developers always claim that displaced animals simply go elsewhere, but destroying habitat reduces the total number of animals that the environment can support. Herons, ospreys, hawks, bald eagles, and waterfowl have delicate nesting patterns and they do not respond well when habitat is chopped up into small pieces.

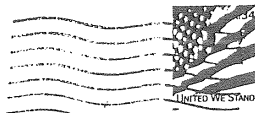
Developers never have any idea that people live within environmental limits. Human and animal populations in the valley depend on the runoff from a single watershed, and the water is not plentiful. The capacity should be evaluated by the dry years or the county risks a water famine in the valley. This alone should be enough to stop the project.

More people mean more cars and the pollution and disruption that cars always bring. Rerouting the road would aggressively and violently denude the hillside. No other outcome would so perfectly reveal that the county and the developer feel no responsibility whatsoever for the residents of Fawnskin. There is no ecological wreckingball to equal roads and cars. There is no way to maintain the environmental integrity of any place without limiting their reach.

There is never just one development. A county or city willing to allow developers to take control of such a fragile lakeshore must be mad with greed and must be willing to see the entire region paved over. They will claim that development does not change the air or the sunlight or the fact that trees cover the mountains. But further development will move Fawnskin one more step toward being just like every other place. Is that worth preserving? Is local diversity a scarce resource deserving of legal protection? And if the County and the developer demonstrate that they feel no responsibility for the desires of Fawnskin residents, what responsibility should residents have for them?

I first saw Big Bear Lake at the age of six, when my grandparents built a cabin at the top of Flicker Road. Visiting there taught me the diversity of life, showed me cycles and creatures. We had no idea that anyone else knew about the place or that so many people would build right next door.

If the process follows a typical pattern residents will have one hearing to make their arguments. Residents should ask the County Supervisors how needed services will be paid for, how water will be provided to an increased population when the next drought comes, and why they would want to destroy the scenic value of the lakeshore. Ask them why short-term gain should be favored over the long-term health of the lakeshore. Ask them why the idea of local control--a sacred Republican principle--is



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92415-0182

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Yet these questions speak to the hardened economic interests of the County Supervisors. They won't satisfy the forlorn residents, many of whom might want to ask that the County stop the mindless machine before it rolls over a valley poised improbably between the coastal plain and the big empty of the Great Basin, where Jeffrey pine and prickly pear meet in an elegant transition between major ecosystems. The people of Fawnskin must feel just as delicate--like they also stand between opposing forces.

Steven Stoll
Yale University
Teacher of Environmental History

Steven Stof

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MAR 20 1962

3/19/62

EIR for Moon Camp TT 16136

I am writing this letter against the developing of

this property in Fanneston. I have lived in Fanneston in fact at Clinton River for 13 years & across the street since then for 31 years.

This project will have significant problems in this small community. We enjoy the drive along the lake. It is beautiful. The highway belongs to the top paying people & should not be changed to some developers in private enterprise rich - The traffic congestion & accidents on North Shore Drive should be

analyzed in the Draft EIR - already water is a big issue. The runoff lands & sediment loads that alone the water shortage we now have. The sewer capacity the pipes are probably not sufficient to handle all the proposed new homes.

We have to think of nature the trees are part of this beautiful valley. They house our Eagles & other birds.

We do not need 132 condominiums in this area or 12.5 Acres come on, check the water table levels.

I think maybe the planning commission should forget the big guys money & take a good look at our beautiful little town & its scenery enjoyed by all who come