

TENTATIVE TRACT No. 16136



View Point from Big Bear Lake

**Exhibit 4.1-6
Simulated View of Proposed Marina Looking North from Big Bear Lake**

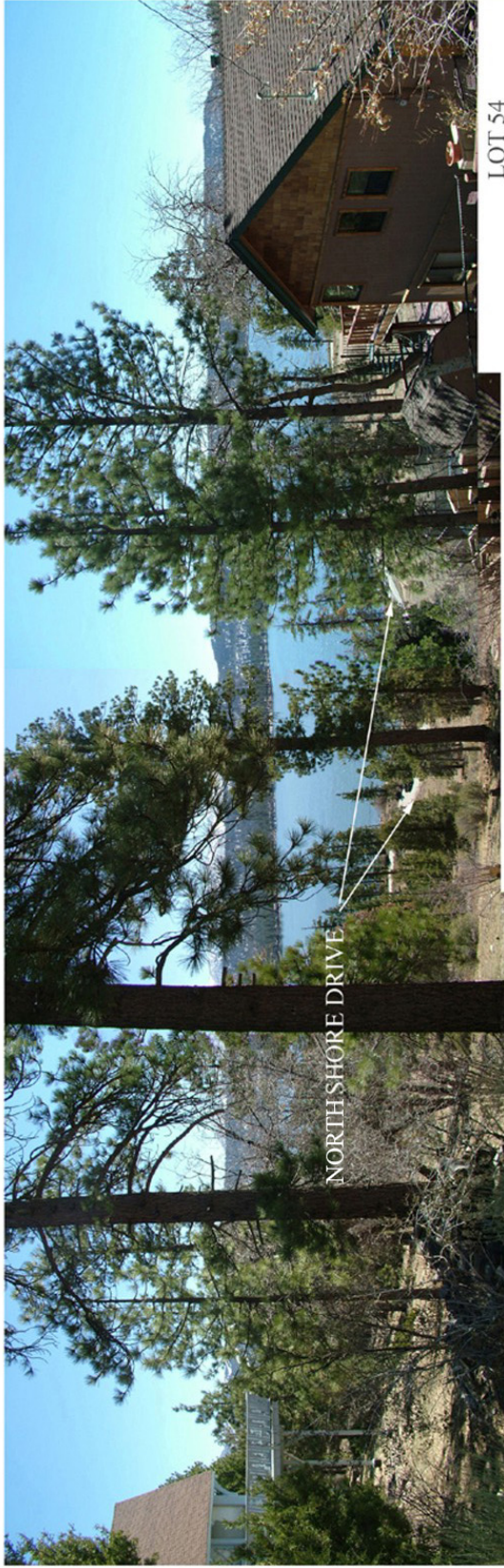
SAN BERNARDINO COUNTY
MOON CAMP RESIDENTIAL SUBDIVISION PROJECT

Source: Bauer Planning & Environmental Services Inc (September 26, 2007).



Not To Scale

00520089 - 12/2009 | 4.1-6_Sim_View_Marina_Lk_North.ai



LOT 53

LOT 54



Source: Bauer Planning & Environmental Services Inc (September 26, 2007).



Not To Scale

Michael Brandman Associates

00520089 - 12/2009 | 4.1-7_Ex_View_Flicker_Rd.ai

Exhibit 4.1-7
Existing View Looking South from Flicker Road between Lots 53 & 54

SAN BERNARDINO COUNTY
MOON CAMP RESIDENTIAL SUBDIVISION PROJECT



LOT 53

LOT 54



VIEW POINT FROM FLICKER ROAD

TENTATIVE TRACT No. 16136

Source: Bauer Planning & Environmental Services Inc (September 26, 2007).



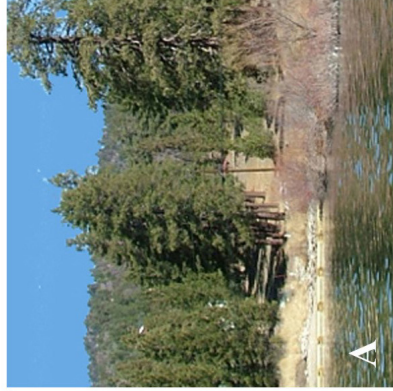
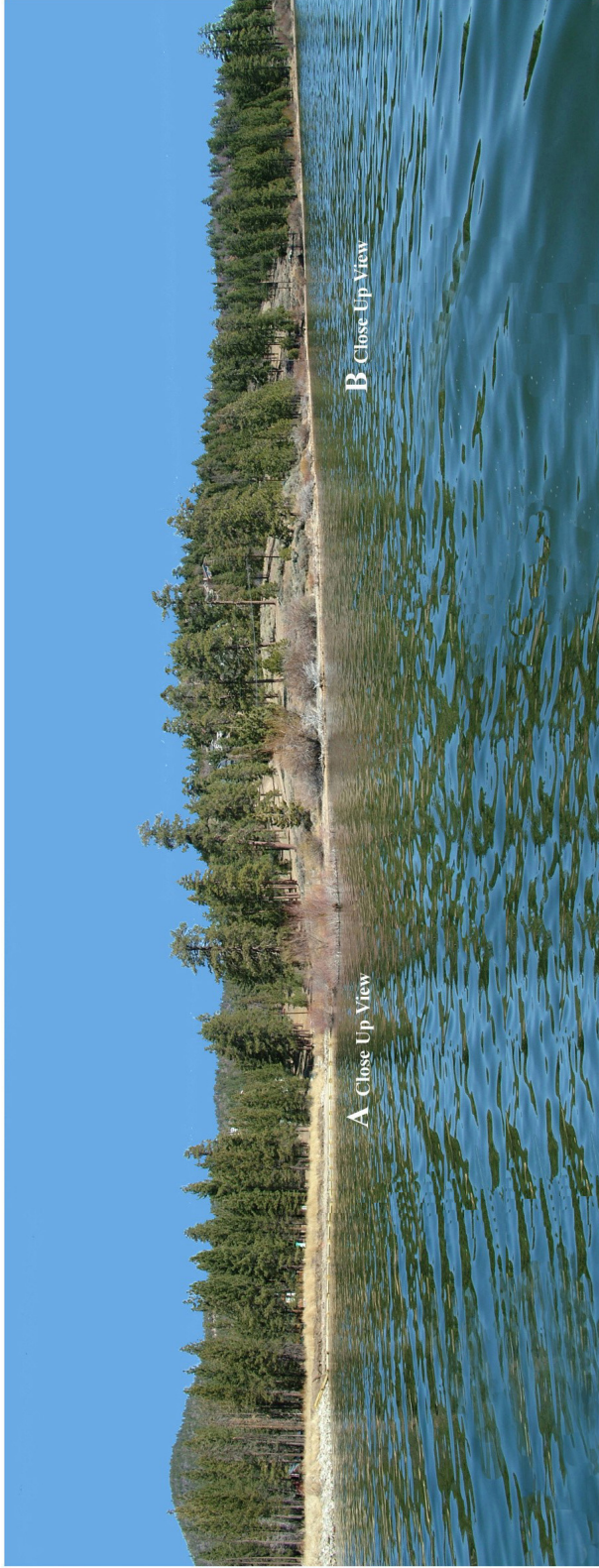
Not To Scale

Michael Brandman Associates

00520089 - 12/2009 | 4.1-8_Sim_View_Flicker_Rd.ai

Exhibit 4.1-8
 Simulated View Looking South from Flicker Road between Lots 53 & 54

SAN BERNARDINO COUNTY
 MOON CAMP RESIDENTIAL SUBDIVISION PROJECT



Source: Bauer Planning & Environmental Services Inc (September 26, 2007).

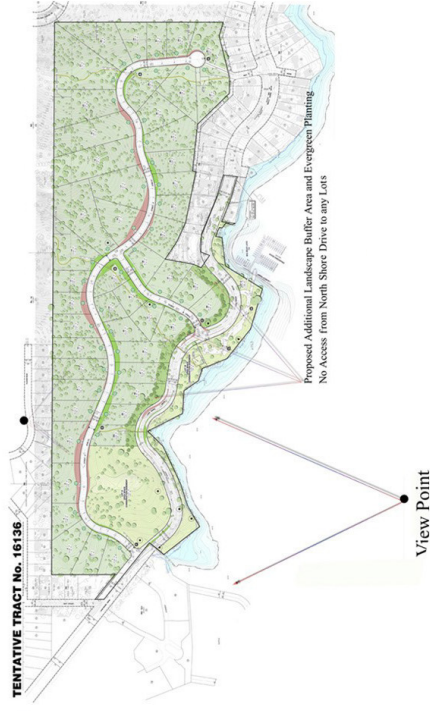
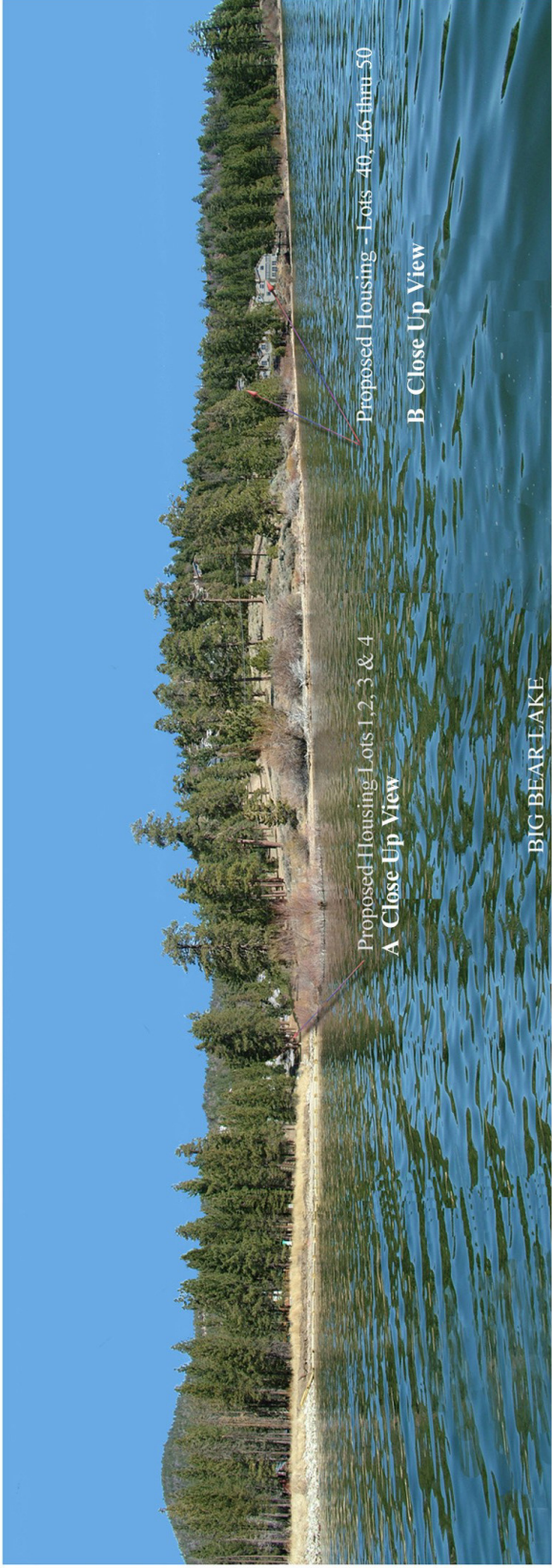


Not To Scale

00520089 • 12/2009 | 4.1-9_Ex_View_from_BLL.ai

Exhibit 4.1-9 Existing View Looking North from Big Bear Lake

SAN BERNARDINO COUNTY
MOON CAMP RESIDENTIAL SUBDIVISION PROJECT



Source: Bauer Planning & Environmental Services Inc (September 26, 2007).



Not To Scale

00520089 • 12/2009 | 4.1-10_Sim_View_from BLL.ai

Exhibit 4.1-10 Simulated View Looking North from Big Bear Lake Landscape Buffer

SAN BERNARDINO COUNTY
MOON CAMP RESIDENTIAL SUBDIVISION PROJECT

4.2 - Air Quality

This section analyzes the potential air quality impacts that would result from the development of the Moon Camp Residential Development Proposed Alternative Project (50 residential lots) and is based on the “Air Quality Analysis Report, Moon Camp Tentative Tract, Community of Fawnskin, San Bernardino County, California” (MBA 2008) included as Appendix A of this document. This assessment was conducted within the context of the California Environmental Quality Act (CEQA, California Public Resources Code Sections 21000 et seq.). The methodology follows the CEQA Air Quality Handbook prepared by the South Coast Air Quality Management District (SCAQMD) for quantification of emissions and evaluation of potential impacts to air resources. As recommended by SCAQMD staff, URBEMIS 2002 version 8.7.0, developed and approved by the California Air Resources Control Board (CARB), was used to quantify some project-related emissions.

4.2.1 - Existing Conditions

The 62.43-acre project site is located adjacent to the northwest shore of Big Bear Lake, in the eastern portion of Fawnskin (refer to Exhibit 2-1, Regional Location Map). More specifically, the site is located in the northern half of Section 13, Township 2 North, Range 1 West, San Bernardino Base and Meridian. The project site is generally situated between Flicker Road to the north, Big Bear Lake to the south, Polique Canyon Road to the east, and Canyon Road to the west.

Regional access to the site is provided via State Route 38 (SR-38), which currently bisects the property. The Proposed Alternative Project would construct a proposed subdivision consisting of 50 residential lots and seven lettered lots for open space, conservation, neighborhood lake access, well sites, a potential reservoir, and common area. Proposed lot sizes range from one half acre to over 2 acres, and the subdivision would be developed for custom lot sales. Overall density of the Proposed Alternative Project is 0.90 dwelling units per acre. Even though project-specific grading would be limited to the construction of the interior streets and infrastructure and no grading of individual lots is proposed, for the purposes of determining the reasonably foreseeable impacts associated with full construction, this analysis of air quality assumes the construction of the homes.

4.2.2 - Regulatory Setting

Air pollutants are regulated at the international, national, state, and air basin level; each agency has a different degree of control. The United States Environmental Protection Agency (EPA) regulates at the national level. CARB regulates at the state level and the SCAQMD regulates at the air basin level.

International Regulation and the Kyoto Protocol

Although there is no regulation of the emission of criteria pollutants regulated under the Federal Clean Air Act and California Clean Air Act regulations, there is a history of international regulation of greenhouse gas (GHG) emissions. In 1988, the United Nations established the Intergovernmental Panel on Climate Change to evaluate the impacts of global warming and to develop strategies that nations could implement to curtail global climate change. In 1992, the United States (U.S.) joined other countries around the world in signing the United Nations’ Framework Convention on Climate

Change (UNFCCC) agreement with the goal of controlling GHG emissions. As a result, the Climate Change Action Plan was developed to address the reduction of GHGs in the United States. The Plan currently consists of more than 50 voluntary programs. The Kyoto protocol is a treaty made under the UNFCCC and was the first international agreement to regulate GHG emissions. Some have estimated that if the commitments outlined in the Kyoto protocol are met, global GHG emissions could be reduced an estimated 5 percent from 1990 levels during the first commitment period of 2008-2012. Notably, while the U.S. is a signatory to the Kyoto protocol, Congress has not ratified the Protocol and the U.S. is not bound by the Protocol's commitments.

Federal and State Regulatory Agencies

The EPA sets national vehicle and stationary source emission standards; oversees approval of all State Implementation Plans (SIPs); provides research and guidance in air pollution programs; and sets National Ambient Air Quality Standards (NAAQS), also known as federal standards. There are NAAQS for six common air pollutants, called criteria air pollutants, which were identified resulting from provisions of the Clean Air Act of 1970.

The six criteria pollutants are:

- Ozone;
- Particulate matter (PM₁₀ and PM_{2.5});
- Nitrogen dioxide;
- Carbon monoxide (CO);
- Lead; and
- Sulfur dioxide.

The NAAQS were set to protect the health of sensitive individuals; thus, the standards continue to change as more medical research is available regarding the health effects of the criteria pollutants.

CARB has overall responsibility for statewide air quality maintenance and air pollution prevention. The SIP for the State of California is administered by CARB. A SIP is a document prepared by each state describing existing air quality conditions and measures that will be followed to attain and maintain NAAQS. CARB also administers California ambient air quality standards, or state standards, for the ten air pollutants designated in the California Clean Air Act (CCAA). All of the national criteria pollutants are also regulated by the State, with four additional pollutants added in California. These additional State air pollutants are:

- Visibility reducing particulates;
- Hydrogen sulfide;
- Sulfates; and
- Vinyl chloride.

The national and state ambient air quality standards and the most relevant effects are summarized in Table 4.2-1.