



Land Use Services Department
Planning Division

Board of Supervisors

Land Use Services Department

Applicant: RCK Properties, Inc.

Agenda Item Number 61

Terri Rahhal

Director

October 8, 2019

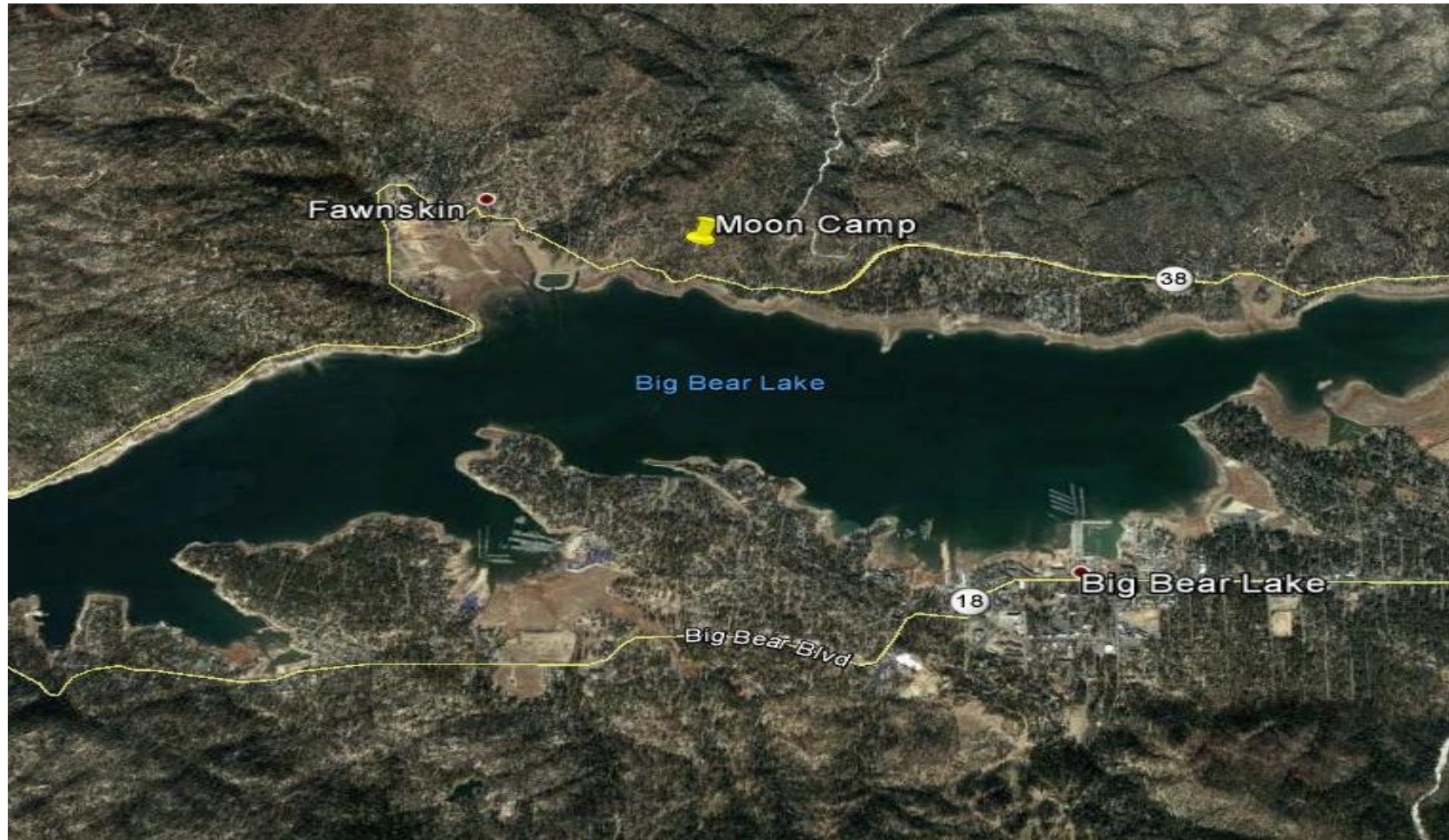


Moon Camp Residential Subdivision

- General Plan amendment to change the land use designation on 62.43 acres from BV/RL-40 (Bear Valley/Rural Living 40-ac.) to BV/RS-20m (Bear Valley/Single Residential 20,000 s.f.)
- Tentative Tract Map 16136 – a 50-lot subdivision with residential lots ranging from 20,000 sq. ft. to 2.7 acres. (average lot size = 39,000 s.f.)

CEQA Action: Certification of a Final Environmental Impact Report (EIR)

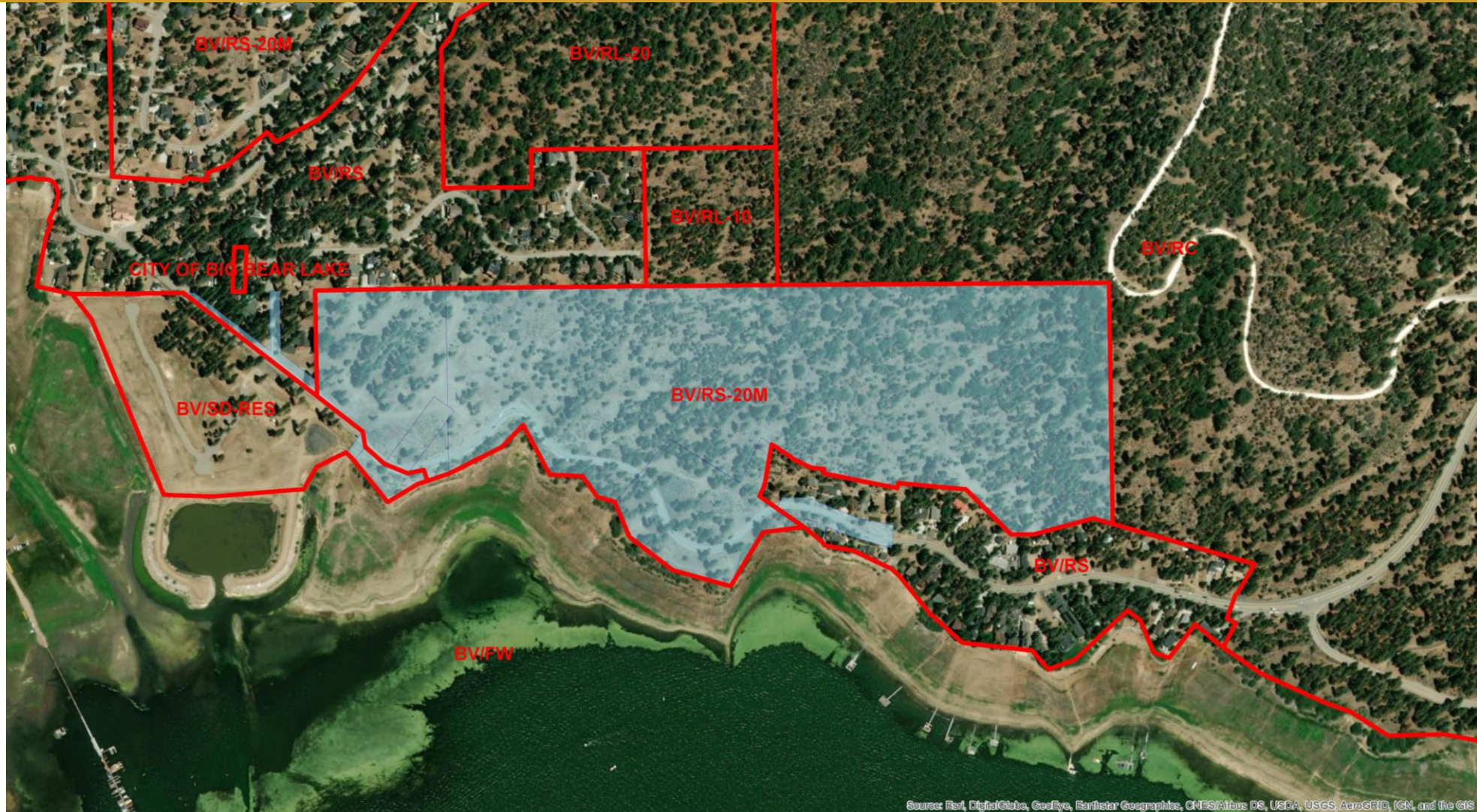
Vicinity Map



Existing General Plan Land Use Map



Proposed General Plan Land Use Map





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



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

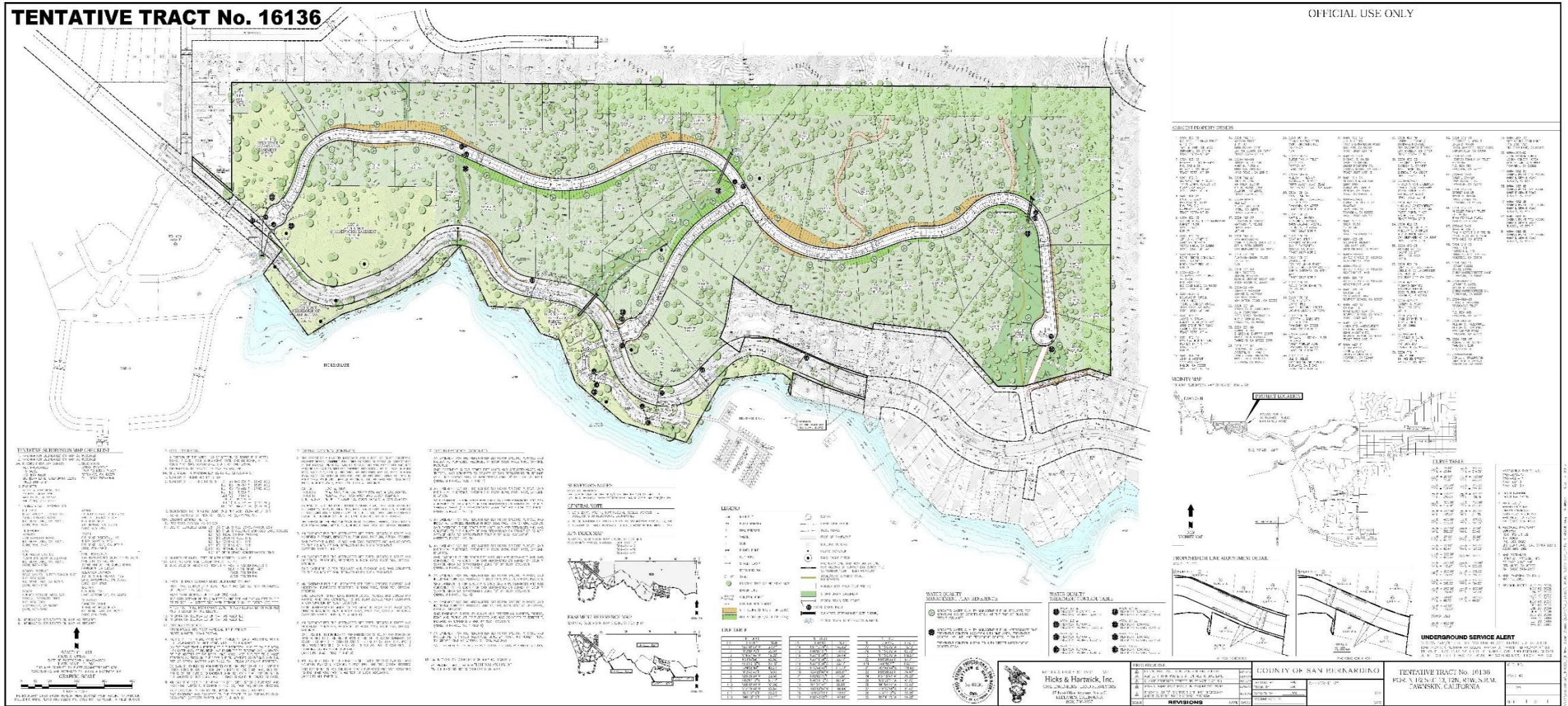


E Looking south westerly from State Route 38 across the lake.

Original Moon Camp Subdivision Plan (2004) – 92 lots



Current Moon Camp Subdivision Proposal – 50 lots



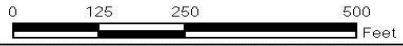
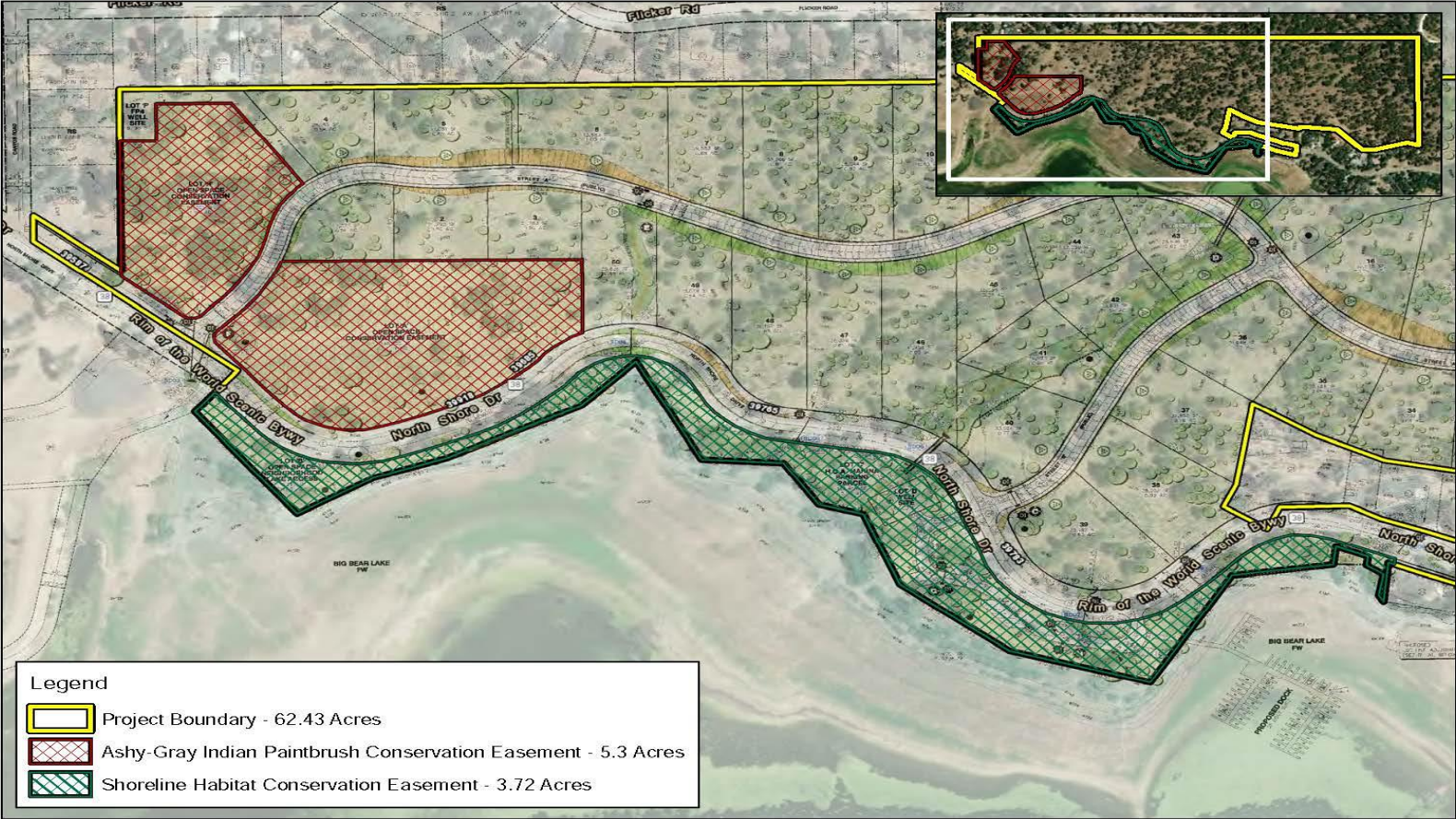
Original 92-lot Project Design:

- Minimum lot size of 7,200 sq. ft.
- Realignment of North Shore Drive (SR-38)
- 31 lakefront lots

Changes in design, beginning in 2010:

- Reduced the number of lots from 92 to 50
- Increased the minimum lot size from 7,200 sq. ft. to 20,000 sq. ft.
- Eliminated realignment of North Shore Drive (SR-38)
- Eliminated all lakefront lots
- Added open space, marina parking and neighborhood lake access

- On-site and off-site conservation areas established to protect biological resources
 - 5.3-acre on-site conservation easement for Ashy-Gray Indian Paintbrush
 - 3.72-acre Shoreline Habitat Conservation Easement established
 - 10-acre Pebble Plain Conservation Area established off-site
- Conservation of Eagle perch trees on undeveloped shoreline area
- Long-Term Management Plan for Bald Eagle and Rare Plant Habitat



Source: ESRI Aerial Imagery, World Transportation, Tim Krantz, MBA, San Bernardino County

MOON CAMP RESIDENTIAL SUBDIVISION PROJECT
LONG-TERM MANAGEMENT PLAN
Proposed Conservation and Open Space

Exhibit 4

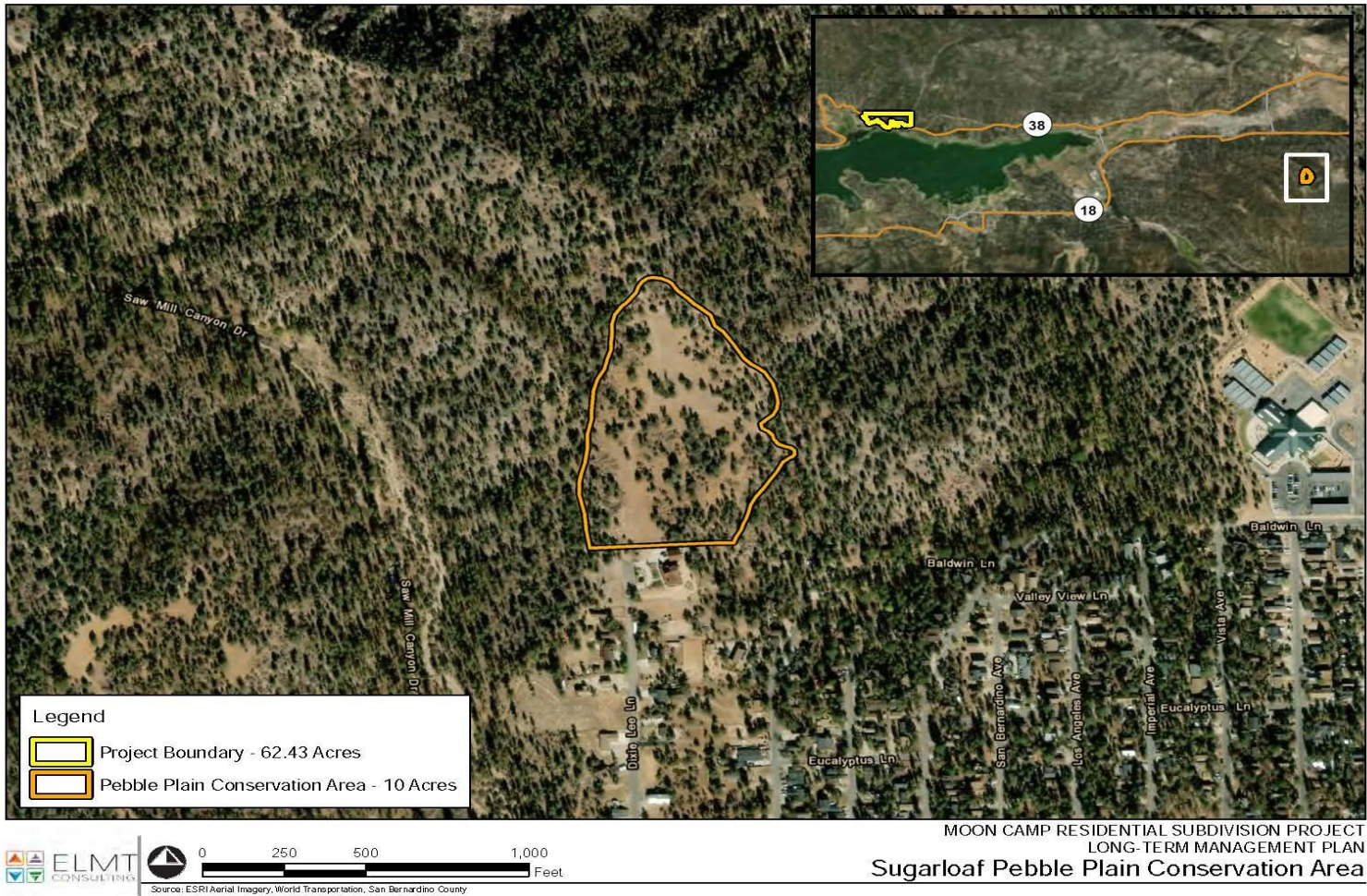


Exhibit 8

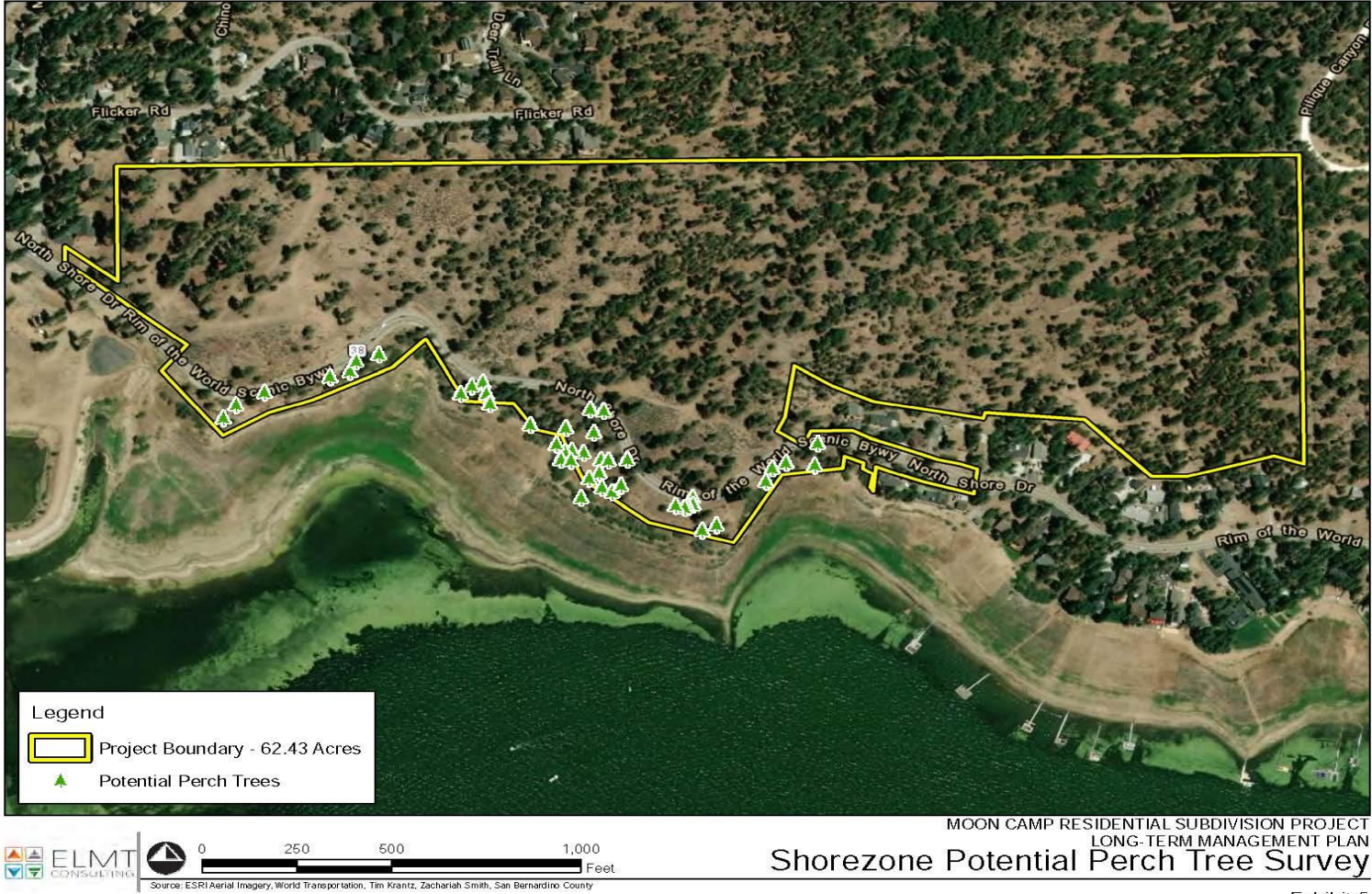


Exhibit 5

- Project EIR concludes that with implementation of recommended mitigation, all environmental impacts of the Project will be less than significant, with the possible exception of impacts to the Bald Eagle.
- A Statement of Overriding Considerations is proposed to document public benefits of the project that offset its adverse impact to the Bald Eagle, including:
 - Major improvements to the Fawnskin water system to provide a new water source, back-up power generator, improved flow pressure and fire hydrants for fire protection.
 - Habitat conservation easements protected by a long-term management plan and endowment.
 - Protection of the shoreline in perpetuity for scenic views from Shoreline Drive, neighborhood lake access and use by Bald Eagles.
 - Class 2 bike lane on Shore Line Drive, consistent with Big Bear Bike & Trail Master Plan.

Planning Commission public hearing on October 4, 2018

- PC recommended certification of the EIR and approval of the GPA and TTM 16136 by a vote of 3-2 (Commissioners Allard and Smith opposed).
- Opposing votes were based on concerns regarding impacts to the Bald Eagle.

Following the Planning Commission hearing:

- Applicant proceeded with additional study and evaluation of eagle perch trees and preparation of habitat management plans, pursuant to mitigation monitoring program.
- Project plans as reviewed by the Planning Commission remain unchanged.

- Conduct a Public Hearing.
- Certify the Environmental Impact Report.
- Adopt the CEQA Findings of Fact and Overriding Considerations.
- Adopt the Mitigation Monitoring/Reporting Program.
- Consider Ordinance amending the General Plan land use map, changing 62.43 acres from BV/RL-40 to BV/RS-20m.
- Make alterations, if necessary to the proposed Ordinance.
- Approve introduction of the proposed Ordinance.
- Read title only of the Ordinance amending the General Plan as the First Cycle Land Use Element Amendment of 2019; waive reading entire text and Adopt the Ordinance.
- Adopt a Resolution amending the Land Use Element of the County General Plan.
- Approve Tentative Tract Map No. 16136, subject to the conditions of approval.
- Adopt the recommended findings for approval of the GPA and TTM 16136.
- Direct the Clerk of the Board to File a Notice of Determination