mention nor evaluation of the increased impacts when the views from those perch trees are degraded extensively by the visually obstructive intrusion of homes built between the trees and the shoreline.

27-20

Neither mention nor evaluation has been done on the larger-range impacts to the entire population of Southern California wintering bald eagles. The bald eagle numbers in Southern California have been declining in spite of what's happening in other areas of the country. One of the only potential ways for this population to begin recovering is to increase the chances of these populations actually nesting in Southern California. This habitat on the north Shore of Big Bear Lake is some of the last remaining likely areas for this nesting to occur and thus, this proposed project will very likely negatively impact the chances for overall recovery of the bald eagle populations in Southern California.

27-21

 No evaluation has been done on whether the drought in this area could have affected the existence of the wildlife on this site and whether more wildlife would be likely to be

27-22

found at the site during years of normal rainfall. Therefore, the evaluation of the impact on all wildlife, including but not limited, to the yellow-blotched salamander, the silvery legless lizard, the southern rubber boa, the San Bernardino Mountain Flying Squirrel, and all species of bats is inadequate and potentially understated.

27-22

The adverse impacts on the biological resources that
would result from the development of this project would
spread out to affect other arenas, such as the economy of
the valley and the economic viability of its current
dependence on tourism. None of these impacts have been
evaluated in this section or throughout the remainder of the
DEIR.

27-23

This revised biological resources section analysis continues to be inaccurate and inadequate and grossly understates the level of significance of the impacts regarding wildlife and plants that would be caused by this proposed project. It especially continues to underestimate the significant impacts on bald eagles and both the pebble plains and the montane meadow habitats.

27-24

III. CONCLUSION

My wife and I believe that, since a section of this DEIR was revised, the entire document must be circulated once again so that the changes and how they apply from one section to another can be properly evaluated and the public and the decision-makers can be properly informed prior to making any decision on this project, as required by law.

27-25

We again formally request timely notification in advance of all meetings, documents, and decisions regarding this proposed project.

27-26

The Revised Biological Resources section of the Draft EIR, and thus the DEIR as a whole, for the proposed Moon Camp Project currently in circulation is incomplete, inaccurate and defective and must be rejected in its present form. It has failed to adequately assess the level of significance of the adverse impact on biological resources. Furthermore, multiple significant impacts continue to understate and sugar coat the project in a thinly-veiled attempt to convince the Board of Supervisors to approve this

27-27

project with overriding considerations. The project, on the basis of the present proposal, is so entirely contrary to the guidelines of the County's General Plan and the best interest of the tax-paying public that it warrants nothing less than a categorical denial. We urge the Board to carefully evaluate this project and select the No Project Alternative in the interest of the Public Trust.

27-27

Respectfully submitted,

Bradley L. Winch, Ph.D., J.D. and Cathy Winch

Residents of Fawnskin



Response to Commentor No. 27 Bradley and Cathy Winch April 15, 2005

27-1	Please refer to Response to Comment No. 7-1.
27-2	Please refer to Response to Comment No. 7-2.
27-3	Please refer to Response to Comment No. 7-3.
27-4	Please refer to Response to Comment No. 7-4.
27-5	Please refer to Response to Comment No. 7-5.
27-6	Please refer to Response to Comment No. 7-6.
27-7	Please refer to Response to Comment No. 7-7.
27-8	Please refer to Response to Comment No. 7-8.
27-9	Please refer to Response to Comment No. 7-9.
27-10	Please refer to Response to Comment No. 7-10.
27-11	Please refer to Response to Comment No. 7-11.
27-12	Please refer to Response to Comment No. 7-12.
27-13	Please refer to Response to Comment No. 7-13.
27-14	Please refer to Response to Comment No. 7-14.
27-15	Please refer to Response to Comment No. 7-15.
27-16	Please refer to Response to Comment No. 7-16.
27-17	Please refer to Response to Comment No. 7-17.
27-18	Please refer to Response to Comment No. 7-18.
27-19	Please refer to Response to Comment No. 7-19.
27-20	Please refer to Response to Comment No. 7-20.
27-21	Please refer to Response to Comment No. 7-21.
27-22	Please refer to Response to Comment No. 7-22.
27-23	Please refer to Response to Comment No. 7-23.



27-24	Please refer to Response to Comment No. 7-24.
27-25	Please refer to Response to Comment No. 7-25.
27-26	Please refer to Response to Comment No. 7-26.
27-27	Please refer to Response to Comment No. 7-27.
27-28	Please refer to Response to Comment No. 7-28.

COMMENT NO. 28

P.O. Box 409 Fawnskin, CA 92333 April 15, 2005

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

Attention: Mr. Matthew W. Slowik

Re: Mooncamp Development Project/RCK Properties Inc. Draft Biological section Recirculation

FAX: (909) 387-3223

developers themselves.

Dear Mr. Slowik:

We received notification of the revised biological section of the draft EIR for the Mooncamp

approving the rezoning and this development, as it will have the opposite effect on all but the

development project/RCK Properties Inc., and have very significant concerns about this revised version. For example:	
a a contract of the contract o	28-1
2. Why would plant surveys be carried out at a time of 40% of normal rainfall, rather than for normal rainfall?	28-2
3. This revised draft again indicates that there will be significant impact on bald eagle habitat, which is particularly important when cumulative impacts are taken into account.	
The overall draft EIR now indicates that there will be substantial negative impacts that cannot be mitigated in a number of areas, including air quality and biological impacts. Visitors come to our valley for the clean air, beautiful scenery and wildlife, and destruction of these important quality of life issues will have significant and irreversible negative economic impacts on this resort community. We hope that the Supervisors will not therefore judge that there are overriding economic considerations for	28-3

Yours truly,

James N. Pitts, Jr., Ph.D.



Response to Commentor No. 28 B.J. Finlayson-Pitts and James Pitts April 15, 2005

28-1	Please refer to Response to Comment No. 7-9.
28-2	Please refer to Response to Comment No. 7-7.
	Comment is noted. Environmental considerations noted by the Commentor have been addressed in the Draft and Final EIR.

COMMENT NO. 29

Michael Karp P.O. Box 1653 Big Bear Lake, CA 92315

County of San Bernardino
Land Use Services Department, Planning Division
385 N. Arrowhead Ave, First Floor
San Bernardino, CA 92415-0182
Attn: Matthew W. Slowik

Fax: 909 387-3223

Concerning: MOONCAMP DEVELOPMENT PROJECT/RCK PROPERTIES, INC. DRAFT EIR BIOLOGICAL SECTION RECIRCULATION.

Dear Mr. Slowik:

I understand that the above project is about to come before the County Planning Commission and/or Board of Supervisors. I have some concerns that echo the findings of the DEIR:

التي التي التي التي التي التي التي التي	the second second
 What scientific basis is there for using 40% of normal rainfall as the time when they do another plant survey? Why shouldn't it be done with normal rainfall? 	29–1
 It is very unlikely that there is a place available that they can purchase for offsite mitigation for peoble plains habitat, so this is not a satisfactory mitigation. 	29-2
• The impact on baid eagles has been determined to be significant. In fact, the DEIR states, "The proposed project contains some of the most utilized baid eagle roosting and perching habitat in the Big Bear Valley. Construction of the proposed project would diminish the habitat value of the project site for the species. When viewed in conjunction with other past, present, and reasonably foreseable developments planned for the Fawirskin/Big Bear Lake area, the loss of baid eagle perch and roosting trees on the project site would significantly impact baid eagle habitat on the north shore of Big Bear Lake."	23-3
As a result, climilative impacts to the bald eagle are considered significant. Mitigation measures reflective of recommendations developed by scientific studies in the Big Bear Valley, including Kimball Garrett's study on the effects of numan activity on wintering beind eagles (1981), are provided as part of the proposed project. However, implementation of these mitigation measures would not reduce direct or cumulative impacts to bald eagle habital to a level considered less than significant."	29–4
 To approve this project the Supervisors would have to one overriding considerations. Since this project would take a general plan amendment for a change in the existing zoning, there can be no overriding considerations that justify this negative impact on the 	29-5
Since the economy of the Big Bear Valley depends upon nature, recreation and the existence of the bald eagle here, there would most likely be economic harm to the entire valley if this project were approved. I therefore request that this project not be approved as written.	29–6

Sincerely,

Michael Karo and a second of the long of the second of the



Response to Commentor No. 29

Michael Karp April 16, 2005

29-1	Please refer to Response to Comment No. 7-7.				
29-2	Please refer to Response to Comment No. 7-9.				
29-3	Comment is noted. Environmental considerations noted by the Commentor have been addressed in the Draft and Final EIR.				
29-4	Comment is noted. Environmental considerations noted by the Commentor have been addressed in the Draft and Final EIR.				
29-5	Comment is noted.				
29-6	Comment is noted.				

December 2005



Moon Camp Residential Subdivision TT No. 16136 EIR Technical Appendices



Lead Agency:
County of San Bernardino

Prepared by: RBF Consulting



Administrative Draft EIR Completed: August 23, 2002
Public Review Draft EIR Completed: March 23, 2004
Final EIR Completed: December, 2005

FINAL

ENVIRONMENTAL IMPACT REPORT TECHNICAL APPENDICES

MOON CAMP RESIDENTIAL SUBDIVISION TENTATIVE TRACT NO. 16136

SCH NO. 2002021105

Lead Agency:

COUNTY OF SAN BERNARDINO

385 N. Arrowhead Avenue, Third Floor San Bernardino, California 92415-0182 Contact: Mr. Matt Slowik, Senior Associate Planner 909.387.4371

Prepared by:

RBF CONSULTING

14725 Alton Parkway Irvine, California 92618-2069 **Contact: Mr. Glenn Lajoie, AICP** 949.472.3505

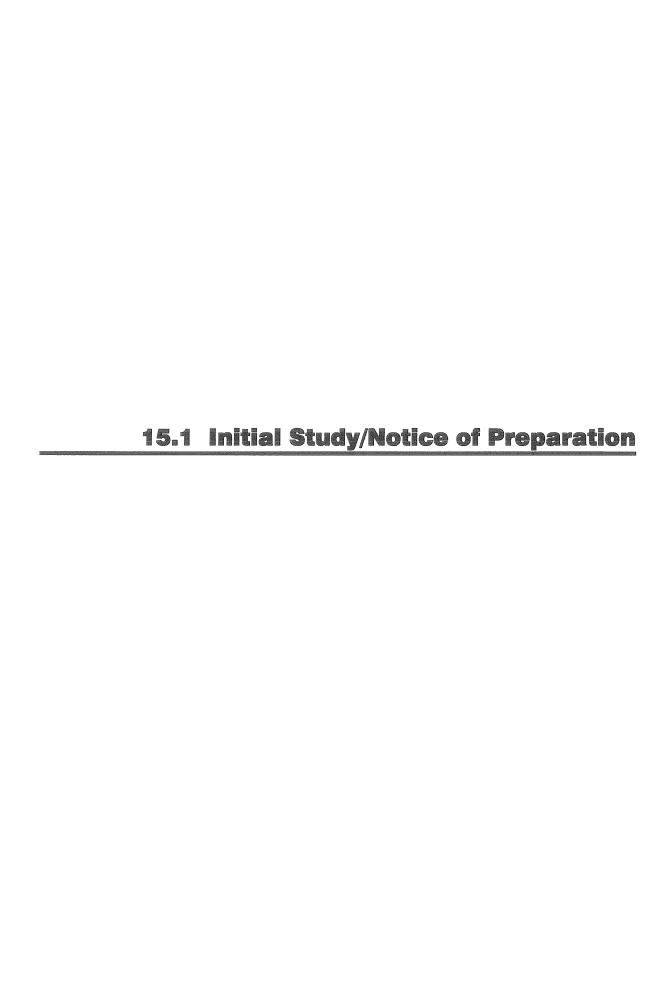
December 2005

JN 10-101901

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15.4	Air Quality Data
15.5	Noise Data
15.6	Biological Resources Information
15.7	Cultural Resources Information
15.8	Geology/Soils Information
15.9	Hydrology Data
15.10	Jurisdictional Delineation
15.11	Geohydrologic Evaluation
15 12	Correspondence



LAND USE SERVICES DEPARTMENT

SAN BERNARDING

COUNTY OF SAN BERNARDINO
ECONOMIC DEVELOPMENT
AND PUBLIC SERVICES GROUP

MICHAEL E. HAYS Director of Land Use Services

PLANNING DIVISION

385 North Arrowhead Avenue • San Bernardino, CA 92415-0182 • (909) 387-4131

First Floor Fax (909) 387-3249 • Third Floor Fax (909) 387-3223

15505 Civic Drive • Victorville, CA 92392 • (760) 243-8245 • Fax (760) 243-8212 http://www.co.san-bernardino.ca.us/landuseservices

February 20, 2002

To: Responsible and Trustee Agencies

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 Land Use Services Department will be coordinating the preparation of an Environmental Impact Report (EIR) for the RCK Properties, Inc. application for Tentative Tract Map 16136, a General Plan Amendment/Official Land Use District Change from BV/RL-40 (Rural Living, 40-acre minimum lot size) to BV/RS (Single Residential), and a Conditional Use Permit for a boat dock on approximately 62 acres located in the unincorporated community of Fawnskin. The site is on the north shore of Big Bear Lake, on State Highway 38, between Canyon Road and Polique Canyon Road. Tract Map 16136 includes a 95-lot residential subdivision. The project includes 92 numbered lots and 3 lettered lots on the north shore of Big Bear Lake. As part of the proposed project, roads will be constructed and utilities will be installed. Lots will be individually sold and developed by custom design.

The Environmental Checklist Form (Initial Study), completed September 5, 2001, identified the potential for significant impacts relative to the issue areas as follows: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hazards & Hazardous Materials, Hydrology / Water Quality, Land Use/Planning, Noise, Population/Housing, Recreation, Transportation/Traffic, and Utilities/Service Systems. The Initial Study serves to focus the scope of the EIR. A copy of the Initial Study is enclosed for your review.

This letter is a request for environmental information that you or your organization believes should be addressed in the EIR. Due to time limits, as defined by the California Environmental Quality Act (CEQA), your response should be sent at the earliest possible date, but no later than thirty (30) days after publication of this notice. Comments and questions may be directed to Tracy Creason, Senior Associate Planner, 385 North Arrowhead Avenue, San Bernardino, CA 92415-0182.

In addition to receiving written comments, the Land Use Services Department will be conducting a public scoping meeting from 10:00 a.m. to noon on March 2, 2002. The meeting will be held at the North Shore Elementary School, which is located at 765 North Stanfield Cutoff in Big Bear Lake.

Sincerely,

TRACY CREASON, Senior Associate Planner

Advance Planning Division

Enclosures:

Initial Study

Distribution List

WILLIAM H. RANDOLPH County Administrative Officer

JOHN GOSS
Assistant County Administrator
Economic Development and
Public Services Group

Board of Supervisors

BILL POSTMUS First District JON D. MIKELS Second District

DENNIS HANSBERGER Third District FRED AGUIAR Fourth District

JERRY EAVES Fifth District

MOON CAMP
MASTER NOP 2-02
Mdoncamp NOP mlg lbs.doc
Revised 2-20-02

U. S. FOREST SERVICE Big Bear Ranger District P. O. Box 290 Fawnskin, CA 92333-0290

Howard Wilshire 3727 Burnside Road Sebastopol, CA 95472

CAL TRANS
CEQA/IGR Coordinator
Dept. of Trans. Planning
464 W. 4th St., 6th Floor
San Bernardino, CA 92401-1400

South Coast AQMD ATTN: STEVE SMITH 21865 E. Copley Drive Diamond Bar, CA 91765-4182

San Bernardino County County Geologist 0181

San Bernardino County Public Works Env. Mgmt. Division 0835

San Bernardino County Public Works Env. Mgmt. Division-Surveyor 0835

San Bernardino County Arch Info Center Museum – 0065

San Bernardino County Sheriff's Dept. – 0061 U. S. FISH & WILDLIFE SERVICE ATTN: P. J. WHITE Carlsbad Field Office 2730 Loker Ave., West Carlsbad, CA 92008

U. S. Army Corps of Engineers Operations Branch P. O. Box 2711 Los Angeles, CA 90053

CA Dept. of Fish & Game 4775 Bird Farm Road Chino Hills, CA 91709

CA State Highway Patrol 2211 Western Avenue San Bernardino, CA 92411

CA RWQCB/Santa Ana Region 3737 Main St., Suite 500 Riverside, CA 92501-3339

San Bernardino County Bldg. & Safety 0181

San Bernardino County
Public Works
Env. Mgmt. Division-Flood Control
District
0835

San Bernardino County Public Works Traffic Division 0835

San Bernardino County Fire Dept. – 0179

San Bernardino County LAFCO – 0490 U. S. FOREST SERVICE Forest Supervisor's Office 1824 S. Commerce Center Circle San Bernardino, CA 92408-3430

U. S. Army Corps of Engineers ATTN: ANTAL SZIJJ 32330 Santa Ana Canyon Road Highland, CA 92346

CA Division of Forestry 3800 Sierra Way San Bernardino, CA 92405

SCAG 818 W. 7th St., Suite 1200 Los Angeles, CA 90017

San Bernardino County Public Health Dept. Div. of Env. Health Svcs. 0160

San Bernardino County County Fire Dept. – Haz Mat 0153

San Bernardino County
Public Works
Env. Mgmt. Division-Land Development
0835

San Bernardino County ATTN: BOB MC KERNAN Biological Resources Museum - 0065

San Bernardino County Regional Parks – 0763

San Bernardino County Special Districts – 0450 San Bernardino County ATTN: LORI PANZINO Special Districts – 0450

San Bernardino County Supervisor Dennis Hansberger BOS - 0110 SANBAG 472 N. Arrowhead Avenue San Bernardino, CA 92401

City of Big Bear Lake DWP P. O. Box 1929 Big Bear Lake, CA 92315-1929 Southern CA Gas Co. Construction Planning Inland Empire Region 1981 West Lugonia Avenue Redlands, CA 92373 Edison International ATTN: PLANNING DEPT. 287 Tennessee Street Redlands, CA 92373

Big Bear CSD ATTN: C. BARDOWELL SOLID WASTE ADMIN. P. O. Box 558 Big Bear City, CA 92314 Big Bear Muni Water Dist. P. O. Box 2863 Big Bear Lake, CA 92315 Big Bear Area Regional Wastewater Agency (BBARWA) ATTN: DONNA REPP P. O. Box 517 Big Bear City, CA 92314

Katie Barrows CA Native Plant Society 53298 Avenida Montezuma La Quinta, CA 92253 Peter J. Kiriakos Sierra Club – San Gorgonio Chapter 29421 Sunharbor Court Lake Elsinore, CA 92530 SOFA ATTN: LARRY BROWN P. O. Box 22 Lake Arrowhead, CA 92352

Dan Silver, Coordinator Endangered Habitats League 8424-A Santa Monica Blvd., #592 Los Angeles, CA 90069-4267 Big Bear Lake Department of Water & Power 41972 Garstin Road Big Bear Lake, CA 92315 City of Big Bear Lake ATTN: PLANNING DIRECTOR P. O. BOX 2800 Big Bear Lake, CA 92315

Redlands Water Department P. O. Box 2090 Redlands, CA 92373 Bear Valley Unified Schools ATTN: RUDY F. MACIOGE P. O. BOX 1529 Big Bear Lake, CA 92315 County Library Big Bear Lake 14930 Garstin Drive Big Bear Lake, CA 92315

County Fire CSA 53B Mtn. Battalion (West) Stn 49 P. O. Box 371 Fawnskin, CA 92333 U. S. Post Office 39132 Northshore Drive Fawnskin, CA 92333 (no initial study sent) Northshore Café
ATTN: BARBARA & RICHARD
ORTIZ
P. O. Box 367
Fawnskin, CA 92333
(no initial study sent)

Urban Environs ATTN: PAT MEYER 133 E. Vine Redlands, CA 92373

RBF Consulting ATTN: GLENN LAJORE 14725 Alton Pkwy. Irvine, CA 92618-2027 This form and the descriptive information in the application package constitute the contents of an Initial Study pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the State CEQA Guidelines.

RECEIVED

FEB 1 9 2002

USGS Quad: Fawnskin, 7.5 Minute Series T,R,Section: T2N, R1W, Section 13, SBBM Thomas Bros: Pg 4741, C6 and D6, 2000 ed.

Planning Area: Big Bear Lake

Community: Bear Valley (Fawnskin)/S-3 OLUD: BV/RL-40, Improvement Level: IL1

RBF CONSULTING

PROJECT DESCRIPTION:

1. Project Title: General Plan Amendment/Official Land Use District Change, Conditional Use Permit and Tentative Tract No. 16136 ("Moon Camp")

2. Lead Agency Name and Address:

County of San Bernardino Land Use Services Division 385 North Arrowhead Avenue San Bernardino, CA 92415

3. Contact person and phone number:

Mike Williams (909) 387-4168

4. **Project location:** In the North ½ of Section 13, T2N, R1W, SBBM, Fawnskin, California (APN: 0304-082-14, 0304-091-12, 13, and 21)

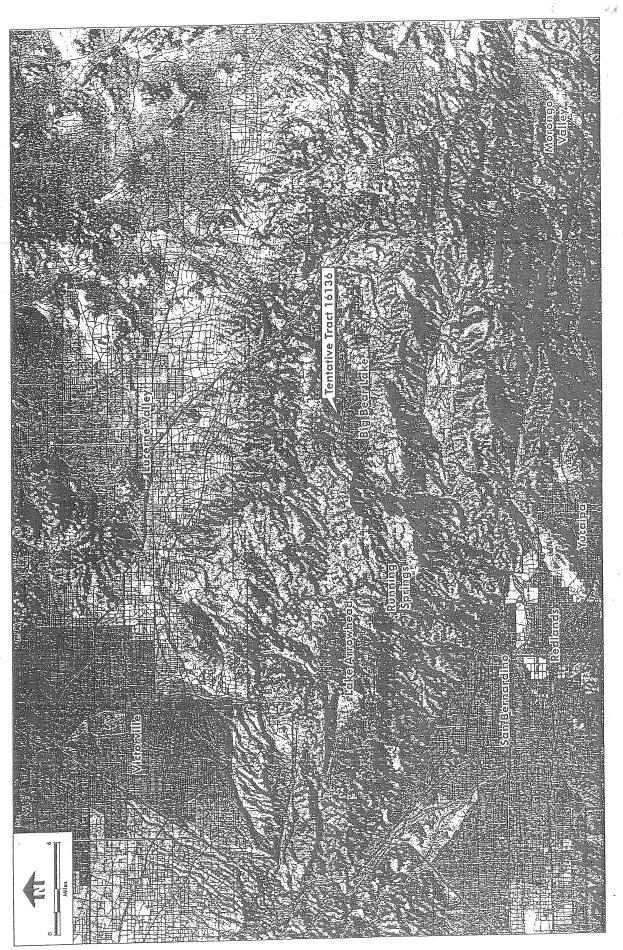
5. Project sponsor's name and address:

RCK Properties, Inc. P.O. 7104 Big Bear Lake, CA 92315 Attn: Mr. Mike Rafferty

6. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary support, or offsite features necessary for its implementation.

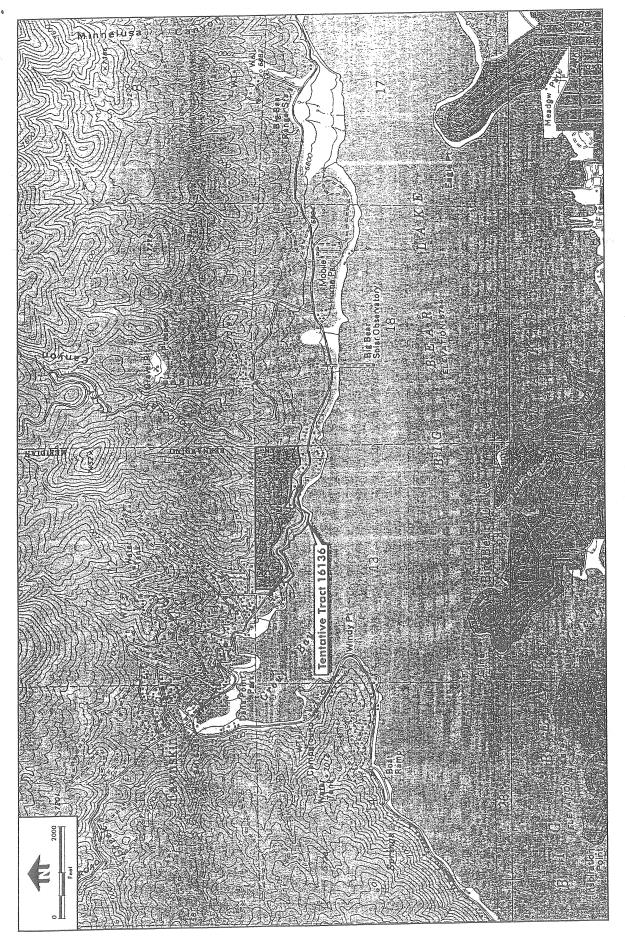
PROJECT SUMMARY:

The project proposed by RCK Properties, Inc. in Big Bear, is a 95-lot residential subdivision (Tentative Tract No. 16136) on the north shore of Big Bear Lake, in the community of Fawnskin, County of San Bernardino (see Figure 1). The project site is approximately 62.43 acres, located more specifically in the north ½ of Section 13, Township 2 North, Range 1 West, San Bernardino Base and Meridian (see Figure 2). The proposal is a tentative tract map for 92 numbered and 3 lettered lots (see Figure 3). Roads will be graded only and utilities will be installed. Lots will be sold individually and development of lots and construction of homes will be by custom design. Numbered lots will range in size between 0.17 acres (7,292 square feet) to 2.11 acres.



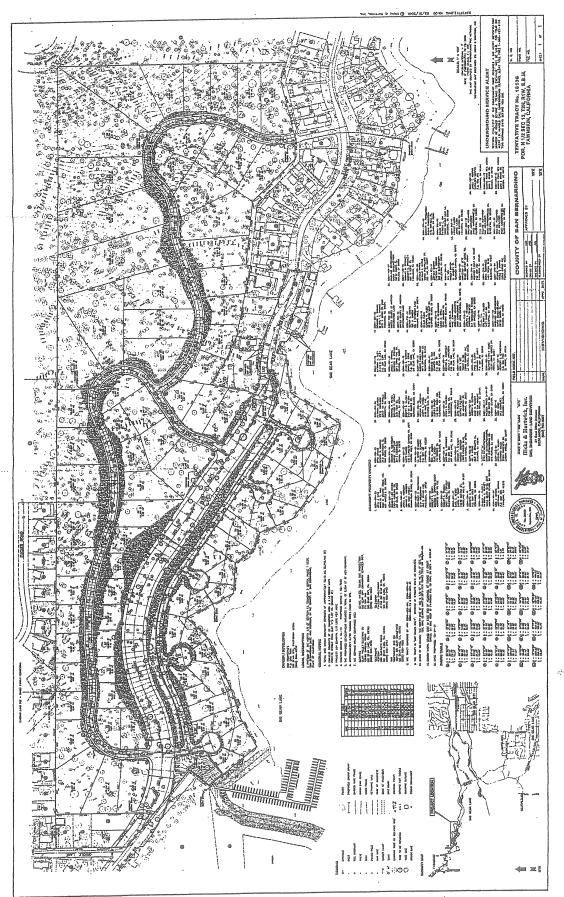
Regional Location Map Tentative Tract 16136, "Moon Camp" Fawnskin, County of San Bernardino





USGS Map

Tentative Tract 16136, "Moon Camp" Fawnskin, County of San Bernardino



Tentative Tract Map 16136 Tentative Tract 16136, "Moon Camp" Fownskin, County of San Bernardino

The three lettered lots are identified as follows: Lot "A" is the private street designed to provide access to the southernmost lots; Lot "B" is the 1.4-acre strip of land that will remain between the relocated State Highway 38 and the private street Lot "A"; and Lot "C" is the gated entrance to the project including a proposed boat dock (southwest corner of the property) that would be available for use by residents of the tract and accessible by Lot "C". The boat dock will include slips for approximately 100 boats (dependent upon demand).

The project includes a General Plan Amendment/Official Land Use District Change from BV/RL-40 Rural Living (40-acre minimum lot size) to BV/RS (see Figure 4). State Highway 38 (North Shore Drive) extends through the southerly portion of the site; the proposal also includes the relocation of approximately 2,498 feet of Highway 38 to the north (see Figure 5) and therefore an Amendment to the Circulation Element of the County General Plan will also be required. The maximum distance of relocation as designed is 207 feet to the north, to allow for the development of lake front lots. Access to the project would be from State Highway 38 with access locations onto one private road and one public road within the subdivision. The internal circulation system was evaluated with a maximum volume of approximately 400 vehicles per day, satisfactory for a two-lane road.

Purpose and Need For The Project:

The project will provide for up to 92 single-family residential lots to be developed, as custom lots, in the future. This is one of the few remaining, developable, lakefront properties in the community of Fawnskin.

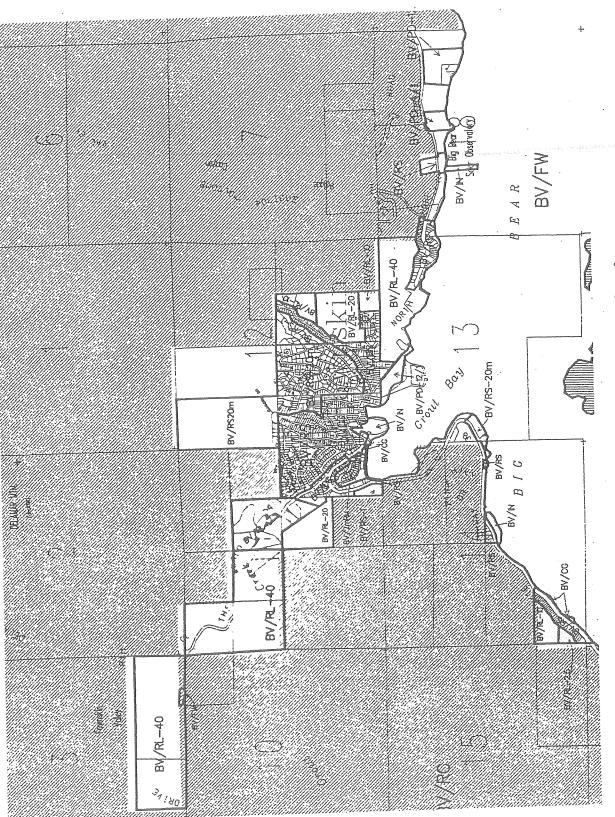
PROJECT IMPLEMENTATION:

To implement this project, the Applicant will need to obtain the following permits/approvals:

- Big Bear Municipal Water District Boat Dock Permit
- Caltrans Project Study Report (PSR) and Traffic Impact Study (TIS) for SR 38 Encroachment Permit
- County of San Bernardino Board of Supervisors –Approval of the General Plan Amendment (for land use and Circulation Element), Conditional Use Permit for Marina Parking Lot, Tentative Tract Map, and Certification of the Environmental Impact Report
- California Department of Fish & Game -1603 Streambed Alteration Agreement
- California State Water Resources Control Board General Storm Water Permit for Construction and Storm Water Pollution Prevention Plan (SWPPP)
- California Regional Water Quality Control Board Clean Water Act Section 401 Permit
- U.S. Army Corps of Engineers Clean Water Act Section 404 Permit
- California Division of Forestry Timber Harvest Plan (THP)

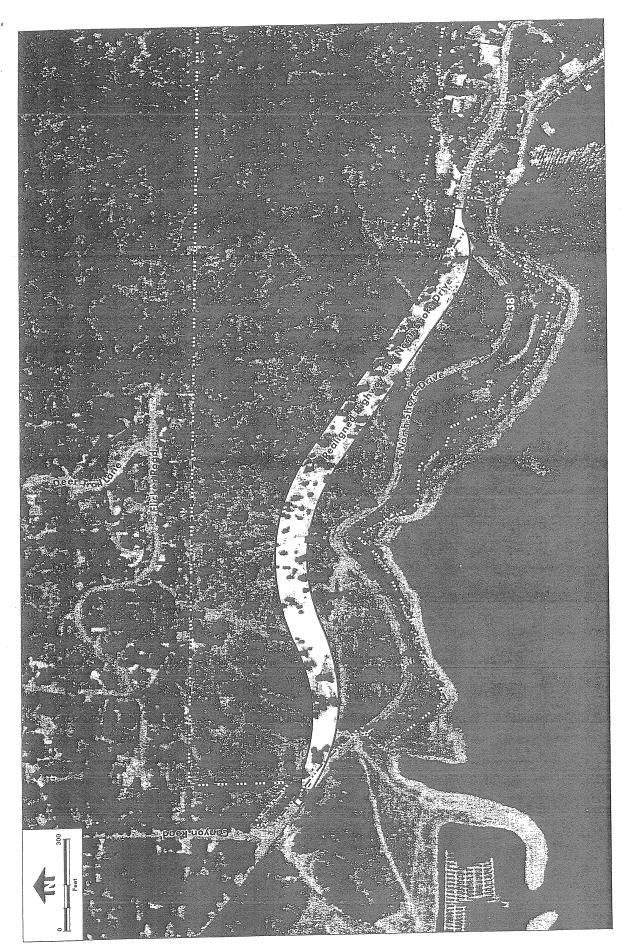
ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The project site is adjacent to the north shore of Big Bear Lake in the relatively undeveloped eastern portion of Fawnskin. The property lies between Canyon Road to the west and Polique Canyon Road to the east, and Flicker Road to the north. The site is gently sloping from south to north and is vegetated in Jeffrey pine forest. Pebble plain (a unique plant community) habitat occurs in scattered patches in the western portion of the property. Existing residential properties are to the southeast, along the north and south side of Highway 38, further to the east and east of Polique Canyon Road, and to the west and north off of Canyon Road, Flicker Road, Deer Trail Lane and Canyon Road. Highway 38 is the only existing improvement on the property; dirt roads and trails traverse the property. Elevations range from 6,747 feet at the lakefront to a high of 6,960 at the



County Official Land Use Districts
Tentative Tract 16136, "Moon Camp"
Fawnskin, County of San Bernardino

LILBURN



Highway 38 Realignment

Tentative Tract 16136, "Moon Camp" Fawnskin, County of San Bernardino northeast boundary. Total relief is therefore 483 feet and slopes range from 5 percent to 40 percent (Geologic Feasibility Report, RGS Geosciences, May 3, 2001). A natural drainage occurs in the eastern portion of the project site, flowing from north to south; the drainage is mapped on the USGS Fawnskin 7.5 minute quadrangle. Other small drainage courses occur throughout the site. The property is an inholding within the boundaries of the U.S. National Forest but is not owned by the U.S. Forest Service and therefore requires no permitting by the USFS. The property, also known as Moon Camp, currently provides for public access to both the lakeshore and forest (Communications with USFS, San Bernardino Office, August, 2001).

SURROUNDING LAND USES:

Surrounding current land uses include residential and recreational (lake and forest) (refer to Figure 6). Land use designations are:

	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT	IL
Project Site	Vacant	BV/RL-40	IL5
North	Forest	BV/RC, BV/RL-40, and BV/RS	IL1 & IL5
	Residential (NW)		
South	Big Bear Lake, Residential (SE)	BV/FW, BV/RS	IL1
East	Vacant, Residential (SE)	BV/RC,BV/RS	IL1 & IL5
West	Vacant, Residential	BV/PD-12/1,BV/RS	IL1

Infrastructure Improvement Level - Levels range from 1 to 5 and are tied to the availability of the basic infrastructure required for development (roads, water and wastewater). IL-1 represents the most intense urban areas before development can be permitted to the degree allowed by a site's official land use designation, existing and planned infrastructure must be in place at levels consistent with the designated IL areas. Typical lot sizes for IL-1 is less than $rac{1}{2}$ acre

Resource Conservation BV/RC

Single Residential BV/RS

Rural Living (40-acre min. lot size) BV/RL-40 BV/PD-12/1 Planned Development (12 units/acre)

BV/FW

IL

County Development Code References for the above land uses are summarized as follows:

Planned Development: Allows for row, field, tree and nursery crop cultivation; single dwelling unit; social care facility and animal raising. Minimum lot size is 40 acres - map suffix allows lot size less than 40 (e.g. PD-12/1 = Planned Development – 12-units/acre).

Rural Living: Allows for row, field, tree and nursery crop cultivation; single dwelling unit; social care facility and animal raising. Minimum lot size is 2.5 acres

Single-Family Residential: Allows for row, field, tree and nursery crop cultivation; single dwelling unit; and social care facility.

Resource Conservation: Allows for row, field, tree, and nursery crop cultivation; single dwelling unit, social care facility, and animal raising. Minimum lot size is 40 acres.

Floodway: Uses only permitted where the property owner understands that the use is placed at their own risk and that it shall not obstruct and/or deflect flows onto other property.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

had VV 11 V = 1 V = 1						
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.						
	octhatics	Agriculture Resou	ırces	Air Quality		
✓ Aesthetics✓ Biological Resources		Cultural Resources				
S	azards & Hazardous Materials					
		Noise		Population / Housing		
	lineral Resources	Recreation				
	ublic Services	Karandi	Mandatory Findings of Significance			
Hamman	Itilities / Service Systems	The state of the s		e de la companya de		
DET	ERMINATION: (To be completed by	the Lead Agency)				
On th	ne basis of this initial evaluation, the					
	The proposed project COULD NO DECLARATION will be prepared.	OT have a significant	effect on the	e environment, and a NEGATIVE		
	Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.					
\boxtimes	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTA IMPACT REPORT is required.					
	The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.					
	Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.					
Sigr	Mihe Williams nature (prepared by)	Da	१/५/०। te			
\bigcirc	uli M. Lore		9/5/0	3/		
	nature	Da	ite / /			
For	For Land Use Services Director					

EVALUATION OF ENVIRONMENTAL IMPACTS

Pursuant to Section 15063 of CEQA Guidelines, an explanation is required for all "Potentially Significant Impact," "Potentially Significant Impact Unless Mitigation Incorporated," and "Less Than Significant Impact" answers, including a discussion of ways to mitigate the significant effects identified.

		Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
	AESTHETICS — Would the project:				
a)	Have a substantial adverse effect on a scenic vista?	\boxtimes			
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	\boxtimes			
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				

SUBSTANTIATION (check __ if project is located within the viewshed of any Scenic Route listed in the General Plan):

The project site is currently undeveloped forested land, visible from State Highway 38, nearby residences, by boaters and other recreationists on or along Big Bear Lake, and by residents of the City of Big Bear Lake. The highway is federally-designated as a Scenic By-Way but has no State Scenic Highway designation. It is designated by the County as Scenic northerly from the East Valley to the Big Bear Dam (County General Plan). The existing scenic value of this property is considerable (refer to the aerial photo included as Figure 6 and the site photographs Figures 7 and 8) and will be substantially altered by the proposed development. An estimated 2,772 trees exist on-site; approximately 655, or 24 percent of the existing trees would be removed for roadway construction. Additionally tree removal would likely occur during individual lot development and construction of custom homes; the design of which is not a part of this project. Design of custom homes will be left up to the individual lot owner but will fall under the requirements of development for RS zoning. A visual resources assessment of the project's impacts, including tree removal and consideration of the future development of custom homes, as well as impacts to the scenic highway should be prepared and included in an EIR.

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

All trees to be removed, as shown on the plans and as directed by the Engineer, need to be removed and disposed of in accordance with the State and County provisions.

Aerial Photo Tentative Tract 16136, "Moon Camp" Fawnskin, County of San Bernardino