

**Revised and Recirculated**  
**Draft Environmental Impact Report No. 2**  
**Moon Camp 50-lot Residential Subdivision, TT No. 16136**  
**(Based on the Revised Site Plan)**  
**Big Bear Lake, San Bernardino County, California**  
**SCH No. 2002021105**

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## EXECUTIVE SUMMARY

### Purpose and Use of this Revised and Recirculated Draft EIR No. 2

#### Background and History

Three separate public circulations of the Draft Environmental Impact Report (EIR) for this project have occurred since 2004 (including this 2011 Recirculation). In order to provide context for this current recirculation of limited portions of the EIR, a description of project evolution and environmental review process is provided below.

#### Original Project - 2004

In 2004, the County circulated a Draft EIR evaluating the Original Project - a 92-lot residential subdivision on 62.43 acres with a minimum lot size of 7,200 square feet. Significant adverse and unavoidable impacts resulting from development of the Original Project included Aesthetics (loss of views of the lake and surrounding mountains due to the development of the 31 lakefront lots), Air Quality (short-term during construction and long-term), Biological Resources (noise and perch tree impacts on the bald eagle), and Water Supply (inconclusive groundwater supply). Partially in response to public comments received on the Original Project-2004 and accompanying EIR, the Applicant revised the tentative tract map (see discussion of Alternative Project 2010, below) to avoid or substantially reduce the identified significant impacts. Although numerous comments were received on the 2004 Draft EIR, the County did not prepare a Response to Comments/Final EIR document and the Project was not considered for approval at a public hearing.

#### Alternative Project - 2010

Partially in response to comments received on the 2004 Draft EIR, the Applicant proposed an alternative to the Original Project - 2004 that substantially reduced and in some cases completely avoided the significant environmental impacts that were identified in the 2004 EIR. The revised project design/description (2010 Alternative Project) reduced the number of residential lots from 92 to 50 and also seven lettered lots. The residential lots would have a minimum lot size of 20,000 square feet and be sold individually and developed into individual custom homes. In addition, the 2010 Alternative project eliminated realignment of SR-38 and eliminated all lakefront residential lots. All 50 residential lots would be located to the north of SR-38. Of the seven lettered lots, one would be designated Open Space/Conservation (4.91 acres), one would be designated as Open Space/Neighborhood Lake Access (0.82 acre with 891 lineal feet of lakefront access), one would be developed as the marina parking lot for a 55-slip private boat marina (2.90 acres), three include the existing well sites, and the final lettered lot is a potential reservoir site. The marina parking lot is designed for the preservation of existing trees and eagle perch trees; however, because of the development of the parking lot, the lot would not be considered Open Space. A 10-acre off-site pebble plain habitat will also be purchased and preserved in perpetuity through a Conservation Easement.

In response to the development of the 2010 Alternative Project, the County prepared revisions to the 2004 EIR. (Revised and Recirculated Draft EIR No. 1) The following sections were revised:

1. **Aesthetics** - views of the site from adjacent residential uses and the state highway, and from the lake.
2. **Air Quality** - update air quality analysis to include consistency with 2007 Air Quality Management Plan (AQMP) and to address global climate change.
3. **Biological Resources** - conduct new surveys for sensitive species and to assess the pebble plain habitat on-site.
4. **Hydrology and Water Quality** - address potential water quality impacts to Big Bear Lake from runoff from the site.
5. **Land Use and Planning** - evaluate the 2010 Alternative Project using the 2007 General Plan and Development Code.
6. **Noise** - address construction noise and long-term residential noise from the 2010 Alternative Project site.
7. **Public Services and Utilities** - address emergency evacuation of the site, provide an analysis of water supply and wastewater treatment.
8. **Traffic and Circulation** - update the traffic study to address revisions to the 2010 Alternative Project's circulation plan and to capture the most recent cumulative projects in the vicinity.
9. **Cumulative Impacts** - evaluate potential environmental effects of the 2010 Alternative Project, in conjunction with other proposed or recently approved projects in the vicinity that together could result in significant and unavoidable cumulative impacts.
10. **Alternatives** - evaluate the 2010 Alternative Project, comparing the potential environmental effects to the Original Project-2004 and other alternatives identified in the 2005 Final EIR.

The Revised and Recirculated Draft EIR No. 1 also included certain updated technical reports analyzing the impacts of the 2010 Alternative Project. These reports included an updated Traffic analysis, Biological Resources analysis, Hydrology and Water Supply analysis and Noise analysis. The Revised and Recirculated Draft EIR No. 1 was circulated for public review from April 5, 2010 to June 3, 2010. The County received 109 comments on the Revised and Recirculated Draft EIR No. 1.

#### ***Significant Impacts that Cannot Be Mitigated***

The Revised and Recirculated Draft EIR No. 1 concluded that the 2010 Alternative Project would have significant and unavoidable impacts related to Biological Resources. The unavoidable impacts were to the bald eagle. No additional significant impacts related to the 2010 Alternative Project were identified following implementation of mitigation measures and/or compliance with applicable standards, requirements and/or policies by the County of San Bernardino. See Table ES-4 within the Revised and Recirculated Draft EIR No. 1 for the 2010 Alternative Project mitigation measures and impacts.

## 2011 Alternative Project

Based on concerns raised in comments received on the Revised and Recirculated Draft EIR No. 1, a Supplemental Focused Special Status Plant Species Survey, dated August 2010, was conducted to confirm the conclusion in the Revised and Recirculated Draft EIR No. 1 that impacts to the Ashy-Gray Indian Paintbrush (a Federally-Listed Threatened Species) are less than significant. The survey analyzed the density of Ashy-Gray Indian Paintbrush within the Project site and whether project implementation would result in potential off-site impacts on the U.S. Forest Service pebble plain habitat near the northeast portion of the Project site. The Supplemental Focused Special Status Plant Species Survey (August 29, 2010) showed the presence of high densities of Ashy-Gray Indian Paintbrush plants on the western most Lots (Lots 1, 2 and 3) in the area west of “Street A”—the public roadway through the Project site.

In addition, the Supplemental Focused Special Status Plant Species Survey (August 29, 2010) determined that the area thought to be pebble plain habitat located within Lot A (as identified within the Supplemental Special Status Plant Species Survey, 2008), is not a true pebble plain habitat due to the lack of two key indicator species (*Arenaria ursina* and *Eriogonum kennedyi austromontanum*). The Supplemental Focused Special Status Plant Species Survey (August 29, 2010) findings augment the Supplemental Focused Special Status Plant Species Survey conducted by Dr. Krantz, dated June 29, 2008, providing an above-average precipitation year for observation.

Based on the new finding regarding the presence of high densities of Ashy-Gray Indian Paintbrush in areas occupied by significant Ashy-Gray Indian Paintbrush occurrences, the applicant redesigned the subdivision layout to minimize impacts to this species. The redesigned subdivision, which is depicted in Exhibit 1-4 (see Section 1, Project Description, for Exhibit 1-4) creates a new Lot “H” Open Space Conservation Easement over the area with the highest concentration of plants (Lots 1-3), with three replacement residential lots proposed to be created along the south side of Street “A”, an area with significantly lower concentrations of Ashy-Gray Indian Paintbrush.

The redesign of the subdivision and the conclusions of the Supplemental Focused Special Status Plant Species Survey (August 29, 2010) revealing the presence of high densities of Ashy-Gray Indian Paintbrush on Lots 1-3 of the Project site constitutes “significant new information” as defined by Section 15088.5 of the CEQA Guidelines, and therefore requires a partial recirculation of the Revised and Recirculated Draft EIR No. 1 to fully disclose and analyze the potential impacts of the redesigned subdivision. See Table ES-1 for a comparison of the changes in project design between the three (3) iterations of the Draft EIR.

**Table ES-1: Comparison Between the Original Project, 2010 Alternative Project and the 2011 Alternative Project**

Project Design	Original Project - 2004	2010 Alternative Project	2011 Alternative Project
Circulated for Public Review	Draft EIR - March 30, 2004 to May 13, 2004	Revised and Recirculated Draft EIR No. 1 - April 5, 2010 to June 3, 2010	Revised and Recirculated Draft EIR No. 2
Site Size	62.43 acres	62.43 acres	62.43 acres
Proposed General Plan Designation*	BV/RS-1 (residential-minimum 7,200 sf lots)	BV/RS-20M (residential-minimum 20,000 sf lots)	BV/RS-20M (residential-minimum 20,000 sf lots)
Number of Lots	95	57	58
Residential Lots	92	50	50
Lettered Lots	3	7	8
	Lot A – proposed private street designed to provide access to the southernmost lots (lakefront sites)	Lot A – a 4.91-acre Open Space/Conservation (OS/C) easement to preserve pebble plain habitat and eagle perch trees	Lot A – a 3.4-acre Open Space/Conservation (OS/C) easement to preserve Ashy Gray Indian Paintbrush, pebble plain soil conditions and eagle perch trees
	Lot B – a 1.4-acre strip of land between State Route 38 and the private street south of the highway	Lot B – a 0.82 acre/891 lineal feet strip of land to remain OS/C between State Route 38 and the lakefront for open space and Neighborhood Lake Access	Lot B – a 0.82 acre/891 lineal feet strip of land to remain OS/C between State Route 38 and the lakefront for open space and Neighborhood Lake Access
	Lot C – a gated entrance, south of State Route 38, a parking lot and access to the marina	Lot C – a 2.90-acre strip of land to be used as a parking lot and boat launch and open space	Lot C – a 2.90-acre strip of land to be used as a parking lot and boat launch and open space
	—	Lots D, E and F – well sites	Lots D, E and F – well sites
	—	Lot G – reservoir site	Lot G – reservoir site
	—	—	Lot H – a 1.9-acre Open Space Conservation Easement over the area with the highest concentration of Ashy-Gray Indian Paintbrush.
Common Areas	Common areas within lettered lots would be maintained by a homeowner's association	Conservation Easements would be maintained by a Conservation Group and Common areas within lettered lots would be maintained by a homeowner's association	Conservation Easements would be maintained by a Conservation Group and Common areas within lettered lots would be maintained by a homeowner's association



**Table ES-1 (cont.): Comparison Between the Original Project, 2010 Alternative Project and the 2011 Alternative Project**

Project Design	Original Project - 2004	2010 Alternative Project	2011 Alternative Project
Marina/Boat Dock	103 boat slips on west side of the site	55 boat slips on the east side of the site	55 boat slips on the east side of the site
Lakefront Lots	31 lakefront lots	No lakefront lots	No lakefront lots
State Route 38	Realignment of State Route 38 to provide a straighter alignment and to provided lakefront residential lots	No change in the alignment of State Route 38	No change in the alignment of State Route 38
Development Scenario	Lots would be sold individually and custom homes would be constructed by the individual property owners	Lots would be sold individually and custom homes would be constructed by the individual property owners	Lots would be sold individually and custom homes would be constructed by the individual property owners
* Current General Plan Designation is BV/RL-40 – Bear Valley Community Plan, Rural Living, minimum 40-acre residential lot size.			

Partial recirculation of this EIR for the 2011 Alternative Project will further the basic purpose of CEQA to inform decision makers and the public about the potential significant environmental effects of proposed activities.

CEQA requires the preparation of an objective, full disclosure document to inform agency decision makers and the general public of the direct and indirect environmental effects of the proposed action; provide mitigation measures to greatly reduce or eliminate significant adverse effects; and identify and evaluate reasonable project alternatives that could avoid or substantially lessen one or more of such effects to the 2011 Alternative Project. The subject of this Revised and Recirculated Draft EIR No. 2 is such a project alternative.

This Revised and Recirculated Draft EIR No. 2 evaluates the potential environmental effects of the 2011 Alternative Project to the degree of specificity appropriate to the current proposed actions, as required by Section 15146 of the State CEQA Guidelines. The sections included in the Revised and Recirculated Draft EIR No. 2 comprise the following:

**Executive Summary.** This section includes a summary of the revisions to the 2011 Alternative Project and alternatives addressed in the Draft EIR No. 2. Also included are descriptions of the issues to be resolved, areas of controversy and a table that summarizes the impacts, mitigation measures, and level of significance after mitigation.

**Section 1: Project Description.** This section includes a detailed description of the 2011 Alternative Project, including its location, site, and project characteristics. A discussion of the 2011 Alternative

Project objectives, intended uses of the Revised and Recirculated Draft EIR No. 2, responsible agencies, and approvals that are needed for the 2011 Alternative Project are also provided.

**Section 2: Biological Resources.** This section analyzes the potential for the 2011 Alternative Project to result in significant impacts to biological resources and discusses the conclusions and analysis included in the Supplemental Focused Special Status Plant Species Survey (August 29, 2010) prepared by Dr. Timothy Krantz..

The analysis considers the actions associated with the 2011 Alternative Project to determine the short-term and long-term effects of their implementation. This Revised and Recirculated EIR No. 2 discusses both the direct and indirect impacts of the revisions to the 2011 Alternative Project.

This Revised and Recirculated Draft EIR No. 2 will be circulated for public review for a period of 45 days. Upon completion of the public review period, comments received on this Revised and Recirculated Draft EIR No. 2 will be considered and responses will be prepared. In releasing this Revised and Recirculated Draft EIR No. 2, the County, pursuant to CEQA Guidelines § 15088.5, request that reviewers limit their comments to the revised portions of this Recirculated EIR.

The County of San Bernardino (County) has prepared this Revised and Recirculated Draft EIR No.2 to provide responsible and trustee agencies, interested parties, and the public with information about the potential environmental effects associated with the Revised Moon Camp 50-lot Residential Subdivision Project (Alternative Project - 2011) on 62.43 acres located in the Community of Fawnskin in San Bernardino County, California.

## **Project (2011 Alternative Project) Characteristics**

The 2011 Alternative Project that is the subject of this Revised and Recirculated Draft EIR No. 2, represents very minor changes from the 2010 Alternative Project, consisting entirely of reconfiguration of residential lots and Open Space Conservation Areas. The changes are summarized below:

- Redesigned Residential Lot Layout. The 2011 Alternative Project still reflects development of 50 residential lots on approximately 62.43 acres. The 2011 Alternate Project does not increase development intensity but merely proposes a revised lot configuration. However, Lots 1-3, which were located north of Street A on the western-most portion of the Project site have been shifted east and will be located in an area previously occupied by a portion of Lot A which was designated as Open Space Conservation Easement. (Please see Exhibit 1-4).
- Creation of Open Space Lot H. To compensate for the loss of a portion of Lot A, previously designated as Open Space Conservation Easement, and in response to the Supplemental Focused Special Status Plant Species Survey (August 29, 2010) which identified significant occurrences of Ashy-Gray Indian Paintbrush in the area previously designated for

development, a 1.98 acre portion of the Project site previously occupied by Lots 1-3 will now become lettered Lot H which, like Lot A, is designated Open Space/Conservation Easement.

The revisions to the 2011 Alternative Project do not increase or alter development type or intensity but merely redistribute the developable lots in order to minimize impacts to the Federally Threatened Ashy-Gray Indian Paintbrush plant species and the discovery that the prior portion of Lot A characterized as pebble plain habitat was mischaracterized. Aside from the redesign of three developable lots and creation of an additional Open Space lettered lot, nothing about the 2011 Alternative Project changed.

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## Summary of this Revised and Recirculated Draft EIR No. 2

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### Issues Addressed in this Revised and Recirculated Draft EIR No. 2

The following issues are addressed in this Revised and Recirculated Draft EIR No. 2:

**Section ES: Executive Summary.** This section includes a summary of the 2011 Alternative Project and alternatives addressed in the Revised and Recirculated Draft EIR No. 2. Also included are descriptions of the issues to be resolved, areas of controversy and a table that summarizes the impacts, mitigation measures, and level of significance after mitigation.

**Section 1: Project Description.** This section includes a detailed description of the 2011 Alternative Project, including its location, site, and project characteristics. A discussion of the Project objectives, intended uses of the Revised and Recirculated Draft EIR No. 2, responsible agencies, and approvals that are needed for the 2011 Alternative Project is also provided.

**Section 2: Biological Resources.** This section analyzes new surveys for sensitive species and assesses the sensitive species habitat on-site.

Please note that sections have been modified only related to the revised biological resources and to reflect the minor changes to the site plan that have been made to accommodate the mitigation provided for the Ashy-Gray Indian Paintbrush.

Due to the limited scope of revisions to the 2010 Alternative Project, the analysis included in the original EIR, as modified by Revised and Recirculated Draft EIR No. 1, for all other impact areas is still applicable to the 2011 Alternative project and, therefore, those sections will not be recirculated.

Table ES-2, Executive Summary Matrix, provides a summary of the Alternative Project's - 2011 environmental impacts, mitigation measures and the level of significance after implementation of mitigation. This Executive Summary Matrix only addresses the Biological Resources section.

Table ES-2: Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
<p><b>Section 2 - Biological Resources</b></p> <p>Special Status Biological Resources</p>	<p><i>Special Status Plants and Plant Communities</i></p> <p><b>MM BR-1a.</b> Prior to the initiation of clearing or grading activities on the Project site, a conservation easement shall be placed upon the 10-acre Dixie Lee Lane property. The conservation easement shall be in favor of a qualified conservation entity and shall be recorded in the San Bernardino County Recorder's Office. The easement shall provide for the continued protection and preservation of the property. The easement shall, at a minimum, restrict all use of the property that has the potential to impact the quality of pebble plain soils and other valuable biological habitat, including the occurrences of the Federally Threatened Ashy-Gray Indian Paintbrush. Project proponent shall also create a perpetual, non-wasting endowment for the management and preservation of the mitigation property. The management entity will be approved by the California Department of Fish and Game (CDFG).</p> <p><b>MM BR-1b.</b> Prior to the initiation of clearing or grading activities on the Project site, the 5.38-acre on-site conservation easements (including Lot-A and Lot-H) shall be established. The conservation easement shall be in favor of a qualified conservation entity and shall be recorded in the San Bernardino County Recorder's Office. The easement shall provide for the continued protection and preservation of the property. The easement shall, at a minimum, restrict all use of the property that has the potential to impact the occurrences of the Federally Threatened Ashy-Gray Indian Paintbrush. Project proponent shall also create a perpetual, non-wasting endowment for the management and preservation of the mitigation property. The management entity will be approved by the California Department of Fish and Game (CDFG).</p> <p><b>MM BR-1c.</b> Project Applicant shall take the following actions to further ensure the permanent preservation of the Conservation Areas (Lots A and H):</p>	<p>Significant and unavoidable impacts related to Biological Resources have been identified for impacts to Bald Eagle.</p>

**Table ES-1 (cont.): Comparison Between the Original Project, 2010 Alternative Project  
and the 2011 Alternative Project**

Impacts	Mitigation Measures	Level of Significance After Mitigation
	<ul style="list-style-type: none"> <li>• Restrict access by pedestrians and motor vehicles to the Conservation Areas. The Conservation Areas shall be secured through installation of fencing or other barriers to prevent access to Conservation Areas. Barriers shall be installed prior to commencement of any construction activities on site. Applicant shall also include provisions in the CC&amp;Rs for the Project instituting penalties to residents who violate the restrictions and cause any damage to the protected plant habitat.</li> <li>• Include enforcement provisions in the CC&amp;Rs allowing the Homeowners Association, individual residents within the Project and/or County of San Bernardino to enforce any violation of provisions intended for the protection of sensitive plant species located within Lot A and Lot H.</li> <li>• Install appropriate signage identifying Conservation Areas and the sensitive nature of such areas on the project site and that access is prohibited.</li> <li>• Prohibit use of invasive plant species in landscaping. Each lot owner shall be given a list of prohibited invasive plant species upon purchase of lot with the parcel. Landscape plans for individual parcels shall be approved by the County prior to development to ensure no inappropriate plant material is incorporated into the design of any individual lot or common area which may compromise the quality of the Conservation Areas.</li> <li>• Development may not change the natural hydrologic conditions of the Conservation Areas. All grading plans shall be reviewed by the County to ensure hydrologic conditions of the conservation lands are not adversely changed by development</li> <li>• Applicant or appointed conservation entity shall monitor Conservation Areas on a periodic basis to ensure invasive, non-native species are not present. All non-native invasive plant species shall be removed from Conservation Areas.</li> </ul>	

**Table ES-1 (cont.): Comparison Between the Original Project, 2010 Alternative Project and the 2011 Alternative Project**

Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p><b>MM BR-1d.</b> Construction to the rear portions of Lots 47, 48, 49, and 50 shall be restricted by means of building envelopes or building setback lines to prevent construction in the occupied Ashy-Gray Paintbrush habitat, wherever feasible.</p> <p><i>Special Status Wildlife</i></p> <p><b>MM BR-2.</b> Trees and downed logs shall remain in place, to the extent that clearing is not required by the development process, and a 50-foot setback (measured on each side of the centerline) must be maintained along the deepest ravine at the eastern edge of the property. This measure will serve to preserve habitat for potential special status wildlife species.</p> <p><b>MM BR-3.</b> The project proponent shall have a biologist qualified with San Bernardino flying squirrel (SBFS) as a monitor during tree removal. Minimize the number of trees, snags, and downed wood removed for project implementation. Compensating the removal of snags containing cavities; this would be achieved by constructing and erecting two nest boxes and one aggregate box per snag removed. Appendix A of this Revised and Recirculated Draft EIR No. 2 provides the specifications of the nest and aggregate boxes (Flying Squirrels 2007). These boxes should be located on the adjacent U.S. Forest Service (USFS) land (with their permission) and the locations marked with a global positioning system. The locations of the boxes shall be provided to the USFS so that their biologists could monitor the boxes for occupation by SBFS. Provide new homeowners with a flyer that would provide information on the biology of SBFS and how they are susceptible to depredation by cats. The flyer would also outline steps that homeowners could take to reduce their urban edge effects.</p> <p><b>MM BR-4.</b> Eagle perch trees identified in the 2002 Bonterra Consulting Bald Eagle Survey for Tentative Tract 16136, Moon Camp, Fawnskin, San Bernardino County, California, (see Appendix A of this Revised and Recirculated Draft EIR No. 2) shall be preserved in place upon project</p>	

**Table ES-1 (cont.): Comparison Between the Original Project, 2010 Alternative Project  
and the 2011 Alternative Project**

Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>completion. If any of the designated perch trees should become hazardous and need to be taken down, replacement will be at a 5:1 ratio with the creation of artificial perch trees along shoreline designated open space. Any development that may occur within the Project site and in the individual lots must avoid impacts to trees larger than 24 inches diameter breast height (dbh) and their root structures to the maximum extent feasible. If any additional non-perch trees on-site larger than 24 inches dbh are removed, then a replacement ratio of 2:1 shall be required and replacement trees shall be 24-inch box trees or larger. All construction or landscaping improvements, including irrigation, will be prohibited on or around the exposed root structures or within the dripline of these trees. These restrictions on development of the individual lots must be clearly presented and explained to any potential prospective developers and/or homeowners prior to assumption of title and close of escrow. This measure shall be identified as a Note on the Composite Development Plan.</p> <p><b>MM BR-5.</b> Prior to vegetation clearing, grading, or other disturbance, the Project site shall be surveyed to identify all large trees (i.e., greater than 20 inches in diameter at 4.5 feet from the ground) within 600 feet from the high water line. Trees identified on the Project site as having a diameter in excess of 20 inches at 4.5 feet from the ground within 600 feet of the shoreline shall be documented and tagged. Any development that may occur within the Project site and in the individual lots shall avoid impacts to tagged trees and their root structures. If such trees cannot be avoided, their removal shall be coordinated with the County of San Bernardino to minimize impacts to the extent feasible. All construction or landscaping improvements, including irrigation, will be prohibited on or around the exposed root structures or within the dripline of these trees. These restrictions on development of individual lots must be clearly presented and explained to any potential prospective developers and/or homeowners prior to assumption of title and close of escrow. This measure shall be identified as a Note on the Composite Development Plan.</p>	

**Table ES-1 (cont.): Comparison Between the Original Project, 2010 Alternative Project  
and the 2011 Alternative Project**

Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p><b>MM BR-6.</b> Seven days prior to the onset of construction activities, a qualified biologist shall survey within the limits of project disturbance for the presence of any active raptor nests. Any nest found during survey efforts shall be mapped on the construction plans. If no active nests are found, no further mitigation would be required. Results of the surveys shall be provided to the CDFG.</p> <p>If nesting activity is present at any raptor nest site, the active site shall be protected until nesting activity has ended to ensure compliance with Section 3503.5 of the California Fish and Game Code. Nesting activity for raptors in the region of the Project site normally occurs from February 1 to June 30. To protect any nest site, the following restrictions on construction are required between February 1 and June 30 (or until nests are no longer active as determined by a qualified biologist): (1) clearing limits shall be established a minimum of 300 feet in any direction from any occupied nest and (2) access and surveying shall not be allowed within 200 feet of any occupied nest. Any encroachment into the 300/200-foot buffer area around the known nest shall only be allowed if it is determined by a qualified biologist that the proposed activity shall not disturb the nest occupants. Construction during the nesting season can occur only at the sites if a qualified biologist has determined that fledglings have left the nest.</p> <p><b>MM BR-7.</b> Vegetation removal, clearing, and grading on the Project site should be performed outside of the breeding and nesting season (between February 1 and June 30), when feasible, to minimize the effects of these activities on breeding activities of migratory birds and other species. If clearing occurs during breeding season, a 30-day clearance survey for nesting birds shall be conducted. Any nest found during survey efforts shall be mapped on the construction plans. If no active nests are found, no further mitigation would be required. Results of the surveys shall be provided to the CDFG. If nesting activity is present at any nest site, the active site shall be protected until nesting activity has ended to ensure compliance with Section 3503.5 of the California Fish and Game Code.</p>	



**Table ES-1 (cont.): Comparison Between the Original Project, 2010 Alternative Project  
and the 2011 Alternative Project**

Impacts	Mitigation Measures	Level of Significance After Mitigation
Sensitive Natural Communities/Habitats	<p><b>MM BR-8.</b> The use of the boat dock for motorized boating shall be prohibited between the dates of December 1 and April 1. No motorized boats shall be allowed to launch or moor in the vicinity of the boat dock at any time during this period. This restriction shall be clearly displayed on signage at the entrance to the parking lot and on the boat dock visible from both land and water. This requirement shall also be published in the Homeowner's Association Conditions, Covenants &amp; Restrictions (CC&amp;Rs).</p>	Less than significant impact
	<p><i>Wildlife Impacts/Indirect Impacts</i></p> <p><b>MM BR-9.</b> Street lamps on the Project site shall not exceed 20 feet in height, shall be fully shielded to focus light onto the street surface and shall avoid any lighting spillover onto adjacent open space or properties. Furthermore, street lights shall utilize low color temperature lighting (e.g., red or orange).</p>	
	<p><b>MM BR-10.</b> Outdoor lighting for proposed homes on the individual tentative tracts shall not exceed 1,000 lumens. Furthermore, residential outdoor lighting shall not exceed 20 feet in height and must be shielded and focused downward to avoid lighting spillover onto adjacent open space or properties. These restrictions on outdoor lighting of the individual lots must be clearly presented and explained to any potential prospective developers and/or homeowners prior to assumption of title and close of escrow. This requirement shall also be published in the Homeowner's Association CC&amp;Rs.</p>	
	<p><b>MM BR-11.</b> To limit the amount of human disturbance on adjacent natural open space areas, signs shall be posted, to the satisfaction of the Planning Director or appointee, along the northern and eastern perimeter of the Project site where the property boundary abuts USFS open space with the following statement: "Sensitive plant and wildlife habitat. Please use designated trails and keep pets on a leash at all times."</p> <p>In addition, a requirement stating that residents shall keep out of adjacent</p>	

**Table ES-1 (cont.): Comparison Between the Original Project, 2010 Alternative Project  
and the 2011 Alternative Project**

Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>open space areas to the north with the exception of designated trails will be published in the Homeowner Association CC&amp;Rs and a map of designated hiking trails will be provided to all residents.</p> <p><b>MM BR-12.</b> Prior to recordation of the final map, a landscaping plan for the entire tract shall be prepared (inclusive of a plant palette) with an emphasis on native trees and plant species, and such plan shall be submitted to the County of San Bernardino for review and approval by a qualified biologist. The review shall determine that invasive, non-native plant species are not to be used in the proposed landscaping. The biologist will suggest appropriate native plant substitutes or non-invasive, non-native plants. A note shall be placed on the Composite Development Plan indicating that all proposed landscaping (including landscaping on individual lots) shall conform to the overall approved tract map landscaping plan. A requirement shall be included stating that residents shall be restricted to the use of tree and plant species approved per the overall tract map landscaping plan. The Homeowner Association CC&amp;Rs shall also require individual lot owners to use only tree and plant species approved per the overall tract map landscaping plan/plant palette.</p>	
Jurisdictional Delineation	<p><b>MM BR-13.</b> Prior to issuance of grading permits, the Project applicant shall obtain all required authorization from agencies with jurisdiction over all unavoidable impacts to State and Federal jurisdictional lakes, streams, and associated habitat within the Project site. Impacted features shall be offset through onsite restoration, offsite restoration, or purchase of credits at an agency-approved mitigation bank in the region at no less than a 3:1 for direct impacts and 1:1 for indirect impacts if impacts cannot be avoided.</p>	Less than significant impact

## SECTION 1: PROJECT DESCRIPTION

### 1.1 - Project Location and Setting

The proposed 62.43-acre Moon Camp project site is located on the north shore of Big Bear Lake, in the unincorporated community of Fawnskin, County of San Bernardino (refer to Exhibit 1-1, Regional Location, and Exhibit 1-2, Local Vicinity). The Big Bear Lake area is primarily a resort community where a major portion (approximately two-thirds) of the residences are second homes. The south shore contains commercial and recreational facilities, including ski areas, hotels, and restaurants, within the incorporated City of Big Bear Lake. By comparison, the north shore area in the vicinity of the Project is less populated and primarily residential, with a small commercial component westerly of the Project site.

State Route 38 (SR-38), also known as North Shore Drive, provides access to the Project site; the road actually transects the property. The Project site is roughly bounded to the north by Flicker Road, to the south by Big Bear Lake, to the east by Polique Canyon Road, and to the west by Canyon Road. In the Township and Range nomenclature system, the Project site is described as being located in the northern half of Section 13, Township 2 North, Range 1 West, San Bernardino Baseline and Meridian (SBBM). San Bernardino County parcel numbers for the site include Assessor's Parcel Numbers (APN) 0304-082-04, 0304-091-12, 0304-091-22, and 0304-091-21. According to the legal description, the site includes Tracts 108, 109, 117, and 118, Township 14 South, Range 14 East, and SBBM. The study area is specifically located at coordinates 34.264 degrees latitude and 116.933 degrees longitude.

An Environmental Impact Report (EIR) for the proposed Moon Camp Project has been circulated for public review and comment on three separate occasions (numbered in this document as): 1) Original Draft EIR - 2004, 2) Revised and Recirculated Draft EIR No. 1, and 3) Revised and Recirculated Draft EIR No. 2, respectively. In addition, the Project's site plan has been revised on three separate occasions and is outlined within this document as: 1) 2004 Original Project, 2) 2010 Alternative Project, and 3) 2011 Alternative Project, respectively.

#### 1.1.1 - Project Site Characteristics

In addition to State Route 38 (SR-38), several dirt trails (generally associated with unauthorized off-road vehicle use) traverse the Project site, which is located approximately 1 mile south of the Pacific Crest Trail; a trail that stretches between the US/Mexican border and the US/Canadian border. Site elevations range from approximately 6,744 feet above mean sea level (msl) at the lakeshore to 6,960 feet above msl at the northeast corner of the site. Individual slopes on-site range from 5 percent to 40 percent. Slope orientation is generally from north to south toward the lake, except for three natural ravines on the Project site that contain eastern and western slopes. Vegetation and habitat

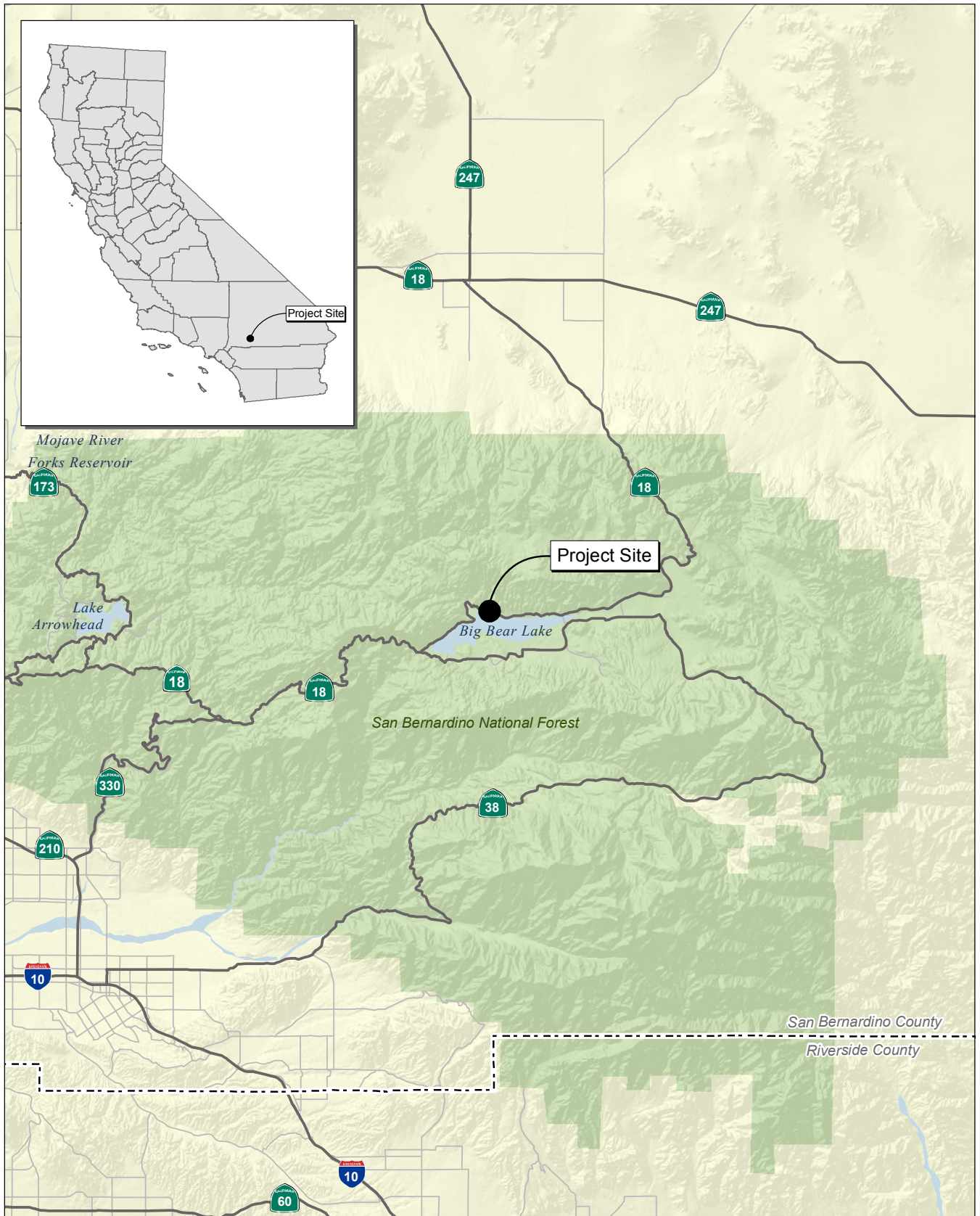
types in the Project area include open Jeffery Pine forest (with an average density of 44.4 trees per acre) and pebble plain soil like conditions in the western portion.

### 1.1.2 - Existing Land Use

The Project site is currently undeveloped and is designated in the County of San Bernardino, Bear Valley Community Plan (BV) as Rural Living with minimum 40-acre lots (BV/RL-40) (refer to Exhibit 1-3, Land Use Designations). The RL-40 land use designation is identified as a “Holding Zone” within the Bear Valley Community Plan, which states: future development proposals (such as Moon Camp) within the RL-40 designation will be considered based on a demonstrated ability to provide adequate infrastructure and maintain consistency with the goals and policies of the 2007 Community Plan. Table 2-1, Existing Land Use and Land Use Designations, identifies the land use category of the site and surrounding properties, as well as the current land use designations.

**Table 1-1: Existing Land Use and Official Land Use Zoning District**

Existing Land Use		Official Land Use Zoning District (Bear Valley Community Plan)
Project Site	Vacant	Rural Living (BV/RL-40). This district provides sites for open space and recreational activities, single-family homes on very large parcels and similar and compatible uses. Minimum parcel size is 40 acres; 1 dwelling unit per parcel. This is considered a holding zone designation in the Bear Valley Community Plan, which indicates that future General Plan amendments will be considered where specific development proposals within the RL-40 designation demonstrate an ability to provide adequate infrastructure to serve the development and maintain consistency with the goals and policies of the Bear Valley Community Plan.
North	Residential (N and NW), Forest (N and NE)	Residential (BV/RS). One dwelling unit per 0.25 acre and a minimum lot size of 7,200 square feet. US Forest Service administered land.
South	Big Bear Lake, Residential (SE)	Floodway (FW). Uses permitted at owners risk; minimum parcel size is 10 acres. Single Residential (BV/RS). Four dwelling units per acre, minimum lot size is 7,200 square feet.
East	Vacant, Residential (SE) Forest (N and NE)	Single Residential (BV/RS). One dwelling unit per 0.25 acre and a minimum lot size of 7,200 square feet. Resource Conservation (BV/RC). Minimum parcel size is 40 acres; 1 dwelling unit per parcel. US Forest Service administered land.
West	Vacant, Residential	Special Development (BV/SD-RES). Minimum parcel size 40 acres. This District provides sites for a combination of residential uses. Single Residential (BV/RS). Four dwelling units per acre, minimum lot size is 7,200 square feet.
Sources: Bear Valley Community Plan, 2007; County of San Bernardino Development Code, 2007.		

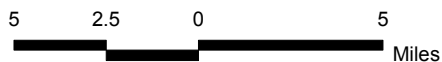


Source: Census 2000 Data, The CaSIL, MBA GIS 2009.



Michael Brandman Associates

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## Exhibit 1-1 Regional Location Map

SAN BERNARDINO COUNTY  
MOON CAMP RESIDENTIAL SUBDIVISION PROJECT







Source: National Agriculture Imagery Program, San Bernardino County (2009).



Michael Brandman Associates



## Exhibit 1-2 Project Vicinity Map Aerial Base

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SAN BERNARDINO COUNTY  
MOON CAMP RESIDENTIAL SUBDIVISION PROJECT









### 1.1.3 - Community History

A marshy portion of the nearly flat floor of Bear Valley was dammed in 1884 to provide a reservoir (Big Bear Lake) to retain irrigation water for release to the Redlands area of the eastern San Bernardino Valley. In 1912, a larger 72-foot multiple arch dam was constructed about 300 feet downstream of the old dam, increasing the lake capacity to 73,000 acre feet. Tourism in the area began with the onset of the automobile age and the eventual establishment of highways accessing the relatively remote area.

Maximum elevation at the lake surface is 6,744 feet above msl, but the actual level fluctuates according to annual snowmelt and runoff. The dam is owned by the Big Bear Municipal Water District. The lake has an east-west length of approximately 7 miles and is approximately 2.5 miles at its widest, though most of the lake's width averages a little more than 1 mile. Big Bear Lake measures 72 feet deep at the dam. It is completely rain- and snow-fed, having no other source of tributary or mechanical replenishment other than natural precipitation.

The Community of Fawnskin was founded in 1916, and by 1928, there were at least nine resort camps in the area, including Moon Camp, which was built in 1919. The project site has remained primarily vacant since destruction of the original camp in 1951. The current property owner purchased the marina permit along with the property in 1969. Site improvements currently include three water wells and SR-38, which transects the property from east to west.

### 2011 Alternative Project Characteristics

The 2011 Alternative Project incorporates very minor revisions to the 2010 Alternative Project as analyzed in the Revised and Recirculated Draft EIR No. 1. The 2011 Alternative Project consists of the subdivision of the site into 58 lots—50 numbered lots (single family residential lots) to be sold individually and developed into custom homes; and eight lettered lots described as follows:

- Three designated as Open Space/Conservation easements and Neighborhood Lake Access;
- Three designated as well sites;
- One designated as a potential reservoir site; and
- One would be developed as the marina parking lot.

The 2011 Alternative Project proposes 6.2 acres of open space/conservation/Neighborhood Lake Access within the Project site. The 2011 Alternative Project also includes a 55-slip marina. The marina parking lot also includes some open space for the preservation of existing trees; however, because of the development of the parking lot, the lot would not be considered Open Space. The main differences between the 2010 Alternative Project and the 2011 Alternative Project that is the subject of this Revised and Recirculated Draft EIR No. 2 and are summarized below:

- Redesigned Residential Lot Layout. The 2011 Alternative Project still reflects development of 50 residential lots on approximately 62.43 acres. The 2011 Alternate Project does not increase development intensity but merely proposes a revised lot configuration. Lots 1-3, which were

located north of Street A on the western-most portion of the Project site have been shifted east and will be located in an area previously occupied by a portion of Lot A which was designated as Open Space Conservation Easement. (Please see Exhibit 1-4)

- Creation of Open Space Lot H. To compensate for the loss of a portion of Lot A, previously designated as Open Space Conservation Easement, and in response to the Supplemental Focused Special Status Plant Species Survey (August 29, 2010) which identified significant occurrences of Ashy-Gray Indian Paintbrush in the area previously designated for development, a 1.98 acre portion of the Project site previously occupied by Lots 1-3 will now become lettered Lot H which, like Lot A, is designated Open Space/Conservation Easement.

The revisions to the 2011 Alternative Project do not increase or alter development type or intensity but merely redistribute the developable lots in order to minimize impacts to the Federally Threatened Ashy-Gray Indian Paintbrush plant species and the discovery that the prior portion of Lot A characterized as pebble plain habitat was mischaracterized. Aside from the redesign of three developable lots and creation of an additional Open Space lettered lot, nothing about the Project changed. Accordingly, as indicated in detail below, the remainder of the Project components remain unchanged.

### **Infrastructure**

A water service feasibility study entitled “Final Feasibility Study to Serve the Proposed Moon Camp Residential Development (Tentative Tract Map No. 16163),” was prepared by Alda Engineering, Inc., in March 2007 (and updated in 2011), to address issues raised in comments received on the Original Draft EIR - 2004. In addition, the sewer feasibility study prepared by So & Associates was updated to reflect the revisions to the Moon Camp site plan. This study entitled, “County Service Area 53, Improvement Zone B (CSA 53-B) Updated Sewer Feasibility Study for APNs 0304-091-12, -21, -22, and 0304-082-04, TTM 16136 RCK Properties, Inc./Moon Camp,” prepared April 11, 2007. Both studies are included in Appendix G of the Revised and Recirculated Draft EIR No. 1. Based on the analysis and recommendations included in these studies, the following water and sewer infrastructure components are proposed as part of development of the 2011 Alternative Project.