
SECTION 2: PROJECT DESCRIPTION

2.1 - 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 2-1, Regional Location, and Exhibit 2-2, 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) numbers 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.

2.2 - Project Site Characteristics

In addition to 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 unique pebble plains habitat in the western portion, which is a priority for preservation according to the California Natural Diversity Database (CNDDDB).

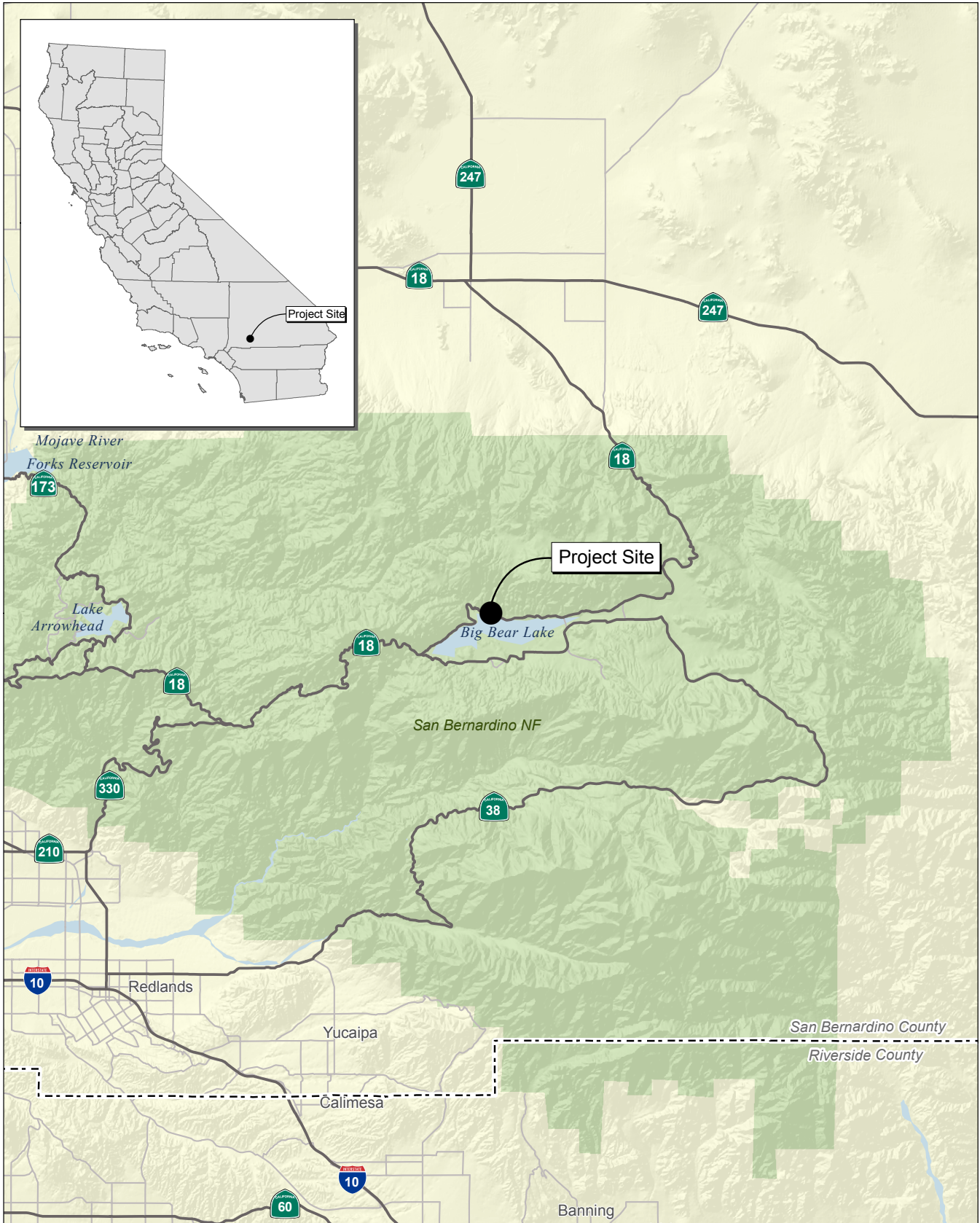
2.2.1 - Existing Land Use

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 2-3, 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 2006 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 2-1: 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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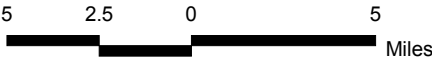


Exhibit 2-1 Regional Location Map

SAN BERNARDINO COUNTY
MOON CAMP RESIDENTIAL SUBDIVISION PROJECT



Source: National Agriculture Imagery Program, San Bernardino County (2005).



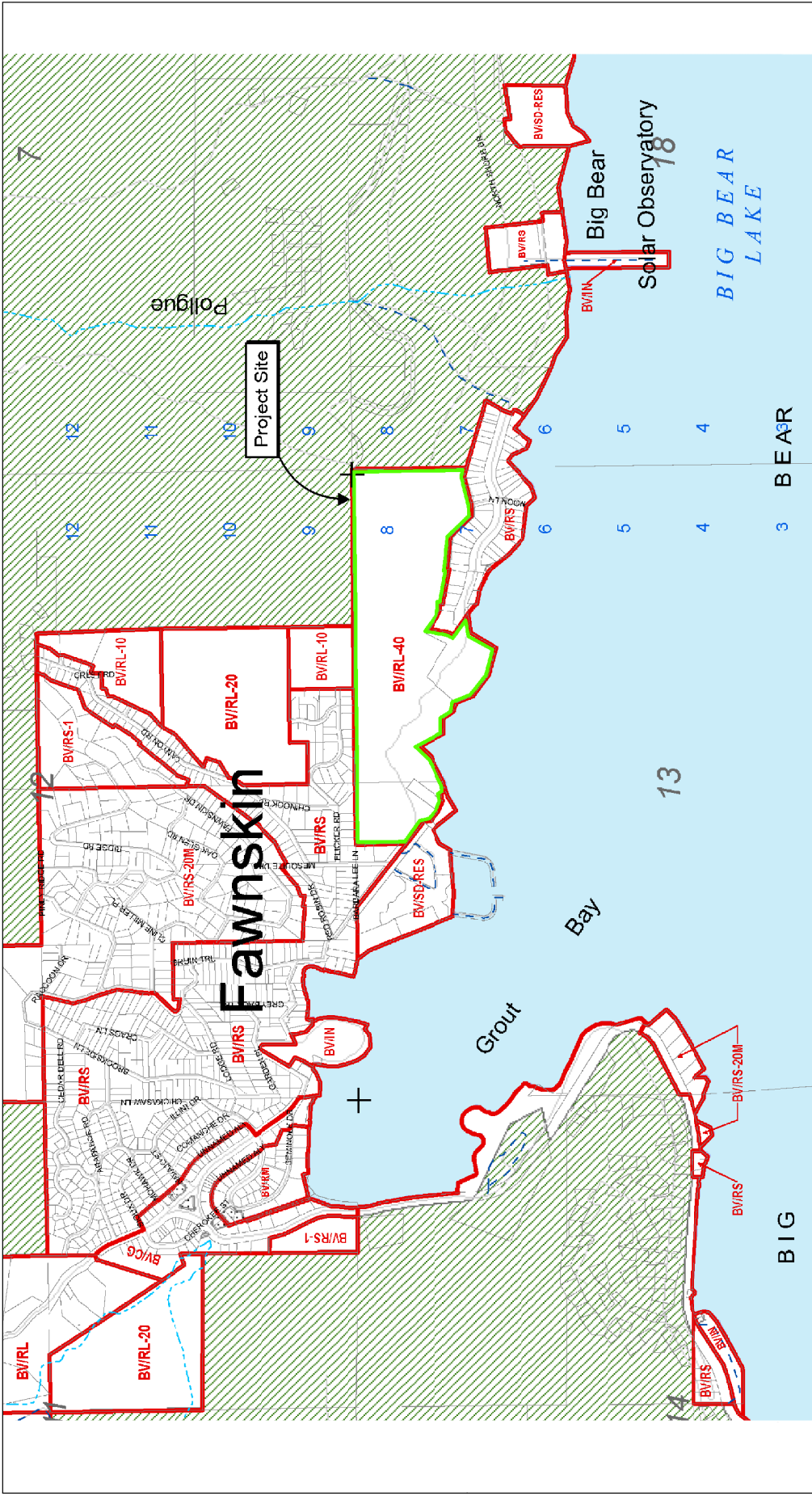
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Exhibit 2-2 Project Vicinity Map - Aerial Base

SAN BERNARDINO COUNTY
MOON CAMP RESIDENTIAL SUBDIVISION PROJECT



Land Use Zoning Districts

- AG - Agriculture
- CS - Service Commercial
- CG - General Commercial
- FW - Floodway
- CH - Highway Commercial
- CN - Neighborhood Commercial
- CO - Office Commercial
- CR - Rural Commercial
- RC - Resource Conservation
- RL - Rural Living
- RM - Multiple Residential
- RS - Single Residential
- SD - Special Development
- SP - Specific Plan
- OS - Open Space
- IN - Institutional
- IR - Regional Industrial

Map Not Drawn To Scale

US Forest Service land

Source: San Bernardino County Land Use Plan GENERAL PLAN (2007).

Exhibit 2-3 Land Use Designations



2.2.2 - Site History

A marshy portion of the nearly flat 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.

In 2003, the Applicant proposed Tentative Tract Map No. 16136 for the subdivision of the approximately 62.43-acre site into 95 lots comprised of 92 residential lots and three lettered lots (Original Proposed Project). Exhibit 2-4, Moon Camp Tentative Tract Map No 16136 - Original Proposed Project, shows the configuration of the Project as originally proposed. Under the Original Proposed Project, a segment of SR-38 would be realigned in order to establish an area to develop lakefront residential lots. The three lettered lots are for private streets, a remainder strip of land between lakefront lots and the realigned segment of SR-38, and a gated entrance to the project. The 2005 Final Environmental Impact Report (Final EIR) determined that there were significant unavoidable impacts associated with the proposed project as follows:

Aesthetics/Light and Glare

Significant and unavoidable impacts related to Aesthetics/Light and Glare were identified for viewshed alterations involving existing residents to the north, east and west of the project site. The proposed 92 dwelling units would adversely impact existing views of the lake and surrounding mountain peaks from some existing adjacent residences. Additionally, significant and unavoidable impacts were identified for views from SR-38, a scenic highway, to the south and from the south shore of Big Bear Lake.

Air Quality

Air quality impacts that would remain significant and unavoidable following mitigation were:

- Construction Activities: Reactive Organic Gases (ROG) and nitrogen oxides (NO_x) emissions during site preparation and construction from equipment and vehicles would be significant in the short-term; and
- Project Operations: Long-term use of the project site would result in an overall increase in the local and regional pollutant load due to direct impacts from vehicle emissions, and indirect impacts from electricity and natural gas consumption. Combined mobile and area source emissions would exceed South Coast Air Quality Management District (SCAQMD) thresholds of ROG, carbon monoxide (CO) and 10 micron or less particulate matter (PM₁₀).

Biological Resources

Project implementation would affect species identified as special status. Implementation of recommended mitigation measures would reduce impacts to less than significant levels with the exception of the bald eagle. Impacts to this species were considered to be significant and unavoidable due to short-term construction noise and long-term residential noise, as well as the removal of potential perch trees, particularly in the westerly portion of the project site.

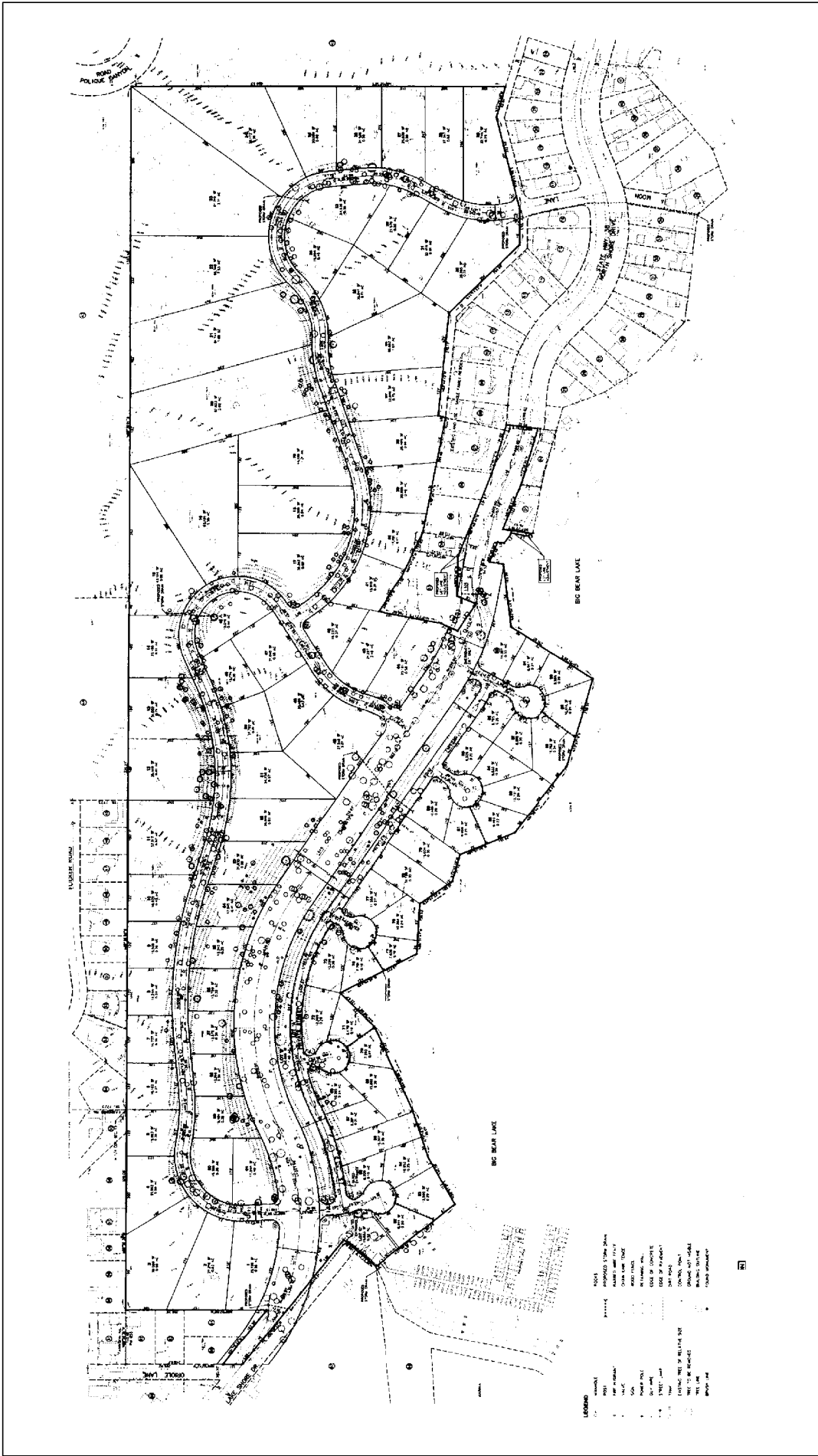
Hydrology and Drainage

Due to inconclusive testing of potential overdraft conditions for the groundwater basin associated with the North Shore Hydrologic Subunit, the 2005 Final EIR concluded that the potential for the project to have an adequate water supply was uncertain. Accordingly, project and cumulative impacts were considered to be significant and unavoidable.

Public Services and Utilities

Due to the inability of water providers to confirm service to the project, the proposed project, as well as cumulative impacts, was considered to be significant and unavoidable. This conclusion was further supported by the significant and unavoidable conclusion cited in 2005 Final EIR Section 5.11, Hydrology and Drainage, due to inconclusive testing of potential overdraft conditions for the groundwater basin associated with the North Shore Hydrologic Subunit.

In response to comments on the 2004 Draft EIR and 2005 Final EIR, the Applicant developed a revised tract map to reduce the density and intensity of the project, which in turn, would likely eliminate or to the extent feasible, reduce the severity of the impacts identified as remaining significant and unavoidable after implementation of mitigation measures.



- LEGEND**
- PROPOSED STREET
 - EXISTING STREET
 - UTILITY LINE
 - POWER POLE
 - CONCRETE
 - ASPHALT DRIVE
 - LANDSCAPE TREE
 - LANDSCAPE PLANT
 - EXISTING TREE
 - EXISTING PLANT

Source: Hicks & Hardwick, Inc.



Not to Scale

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Exhibit 2-4
Moon Camp TTM No 16136 Original Proposed Project

SAN BERNARDINO COUNTY
MOON CAMP RESIDENTIAL SUBDIVISION PROJECT

2.3 - Project Characteristics (Proposed Alternative Project)

The revised project description (Proposed Alternative Project) consists of the subdivision of the site into 57 lots—50 numbered lots (residential lots) to be sold individually and developed into custom homes; and seven lettered lots, two of which would be designated as Open Space/Conservation easements and Neighborhood Lake Access, three are well sites, one is a potential reservoir site, and one would be developed as the marina parking lot with a boat ramp. The marina parking lot also includes some open space for the preservation of existing trees; however, because of the development of the parking lot and boat ramp, the lot would not be considered Open Space. Exhibit 2-4, Original Proposed Project, and Exhibit 2-5, Proposed Alternative Project, are included herein and show the following differences between the plans:

- The Tentative Tract Map has been revised to reduce the number of residential lots from 92 lots to 50 lots by: (1) proposing larger lot sizes (minimum 20,000-square-foot lots – BV/RS-20M); (2) eliminating residential development along the shoreline; and 3) creating two distinct on-site conservation areas—one covering a portion of the shoreline south of SR-38 – to include neighborhood lake access, and the other encompassing the pebble plain habitat and bald eagle perches on the west end of the site. A third lettered lot consists of the parking lot/boat launch ramp, which also includes some open space, but because of the proposed use, cannot be referred to as Open Space/Conservation. Finally, there would be three lettered lots for the existing well sites and one lettered lot for the potential reservoir site. The Proposed Alternative Project also includes a 10-acre off-site Pebble Plain Conservation easement in the Sugarloaf area of Big Bear Valley that will be dedicated to a conservation management organization.
- The request for a General Plan Amendment has been revised to reflect the larger minimum lot size and to re-designate the site from BV/RL-40 (minimum lot size 40 acres) to BV/RS-20M (minimum lots size 20,000 square feet) instead of the original BV/RS (minimum lot size 7,200 square feet).
- The proposed marina has been moved from the lake shore near the west side of the site to the east side of the site, and the size of the marina has been reduced from 103 slips to 55 slips to reflect the proposed reduction in the number of residential lots to be developed. For the proposed marina parking lot, direct access from SR-38 is required, whereas under the Original Proposed Project, access to the marina parking lot was from private street A.
- The realignment of a segment of SR-38 has been deleted from the Proposed Alternative Project and no changes in the road configuration are now proposed. Because the road segment would not be realigned, the proposed removal of approximately 665 trees of the 2,772 trees identified on-site would not occur. The incidence of tree removal to develop lots would also be reduced because there are only 50 lots, versus the original 92 lots, and the larger lot sizes would allow home builders greater options in siting the homes to avoid trees. Although trees have been removed from the project site for fire safety/fuel reduction reasons, these tree removals are not related to the proposed development of the project.

- No direct access to SR-38 from individual lots is proposed. Access to individual lots would be from the proposed public streets (A and B). Also, with the deletion of residential lots south of SR-38, the need for five points of ingress/egress from the south side has been reduced to two (refer to Exhibits 2-4 and 2-5), to allow traffic through the marina parking lot to flow. Residents' access to the project site north of SR-38 has been reduced from three streets to two, with the third street shown on the original site plan now proposed to be used for emergency access only.

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, to address issues raised in comments received on the 2005 Final EIR. 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 APN's 0304-091-12, -21, -22, and 0304-082-04, TTM 16136 RCK Properties, Inc./Moon Camp," prepared April 11, 2007, and the water service feasibility study are included in this Revised and Recirculated Draft EIR in Appendix G.

Water Service

Although water service is not presently provided to the project site, the site is immediately adjacent to the Big Bear Department of Water and Power (DWP) and annexation to the DWP's authorized service area is one of three possible water service alternatives. DWP has conducted a Water Feasibility Study (Alda 2007), and provided a conditional will serve letter to the Applicant. However, the majority of the project site is outside of the DWP authorized service area as well as the City's Sphere of Influence. DWP cannot provide water service without first complying with the provisions of Government Code Section 56133, which pertains to the Local Area Formation Commission (LAFCO) annexation process. In order for the DWP to provide water service to the project site and to own and operate the Proposed Alternative Project's water system, LAFCO would have to approve an expansion of the City of Big Bear Lake's Sphere of Influence to include the entire existing DWP Water Service Area in Fawnskin as well as the entire project site. The developer would be required to construct the on-site and off-site facilities as described in the DWP's Water Feasibility Study (Alda 2007). This is Water Service Alternative #1 (see Section 4.9 for details).

Significant transmission improvements in the Fawnskin system would be needed to provide fire flow to the project site. Individual pressure regulators would be required for all lots with static pressures exceeding 80 psi. The future home owners would install and fund the individual pressure regulators as required for specific lots. Currently there are three groundwater wells on-site (constructed by the project's property owner and developer), Wells FP2, FP3 and FP4. Alternative #1 involves wells FP2, FP3, and FP4 being deeded to the DWP at the time the tract map is recorded.