

**BIG BEAR AREA
REGIONAL WASTEWATER AGENCY**
P.O. Box 517, 122 Palomino Drive, Big Bear City, CA 92314-0517
(909) 584-4018 • FAX (909) 585-4340
Email: info@bbarwa.org • Internet: www.bbarwa.org

February 28, 2002

San Bernardino County Land Use Services Department/Planning Division
385 N. Arrowhead Avenue
San Bernardino, CA 92415-0182

Attention: Tracy Creason
Subject: Notice of Preparation of Environmental Impact Report for RCK Properties,
Tentative Tract No. 16136

The Big Bear Area Regional Wastewater Agency (BBARWA) would like to reaffirm the following: BBARWA has a 10" sewer force main located in the shoulder along the south side of North Shore Drive that passes through Tentative Tract 16136. This force main conveys raw sewage from the County of San Bernardino CSA 53-B sewage collection system to the BBARWA Wastewater Treatment Plant. BBARWA is requesting that the following conditions be placed on this project to protect public health and safety:

1. The Conditional Use Permit should require that the project developer relocate the BBARWA 10" force main by installing new pipe so that it is aligned in the south shoulder along the new location of North Shore Drive. The 10" force main in the new North Shore Drive alignment will allow BBARWA access to maintain and repair the sewer force main. The force main should not pass through proper lots within the proposed tract.
2. Air release valves are located at high elevation points along the force main. Air that is vented from the system may cause odors due to hydrogen sulfide gas that develops seasonally due to low sewage flows and long detention times. BBARWA treats the upstream sewage to minimize odors; however, additional measures should be taken to control nuisance odors due to the close proximity to the tract. The Conditional Use Permit should require that the developer install air release valves and vaults at high elevation points on the new force main. Air release vaults should be large enough to enclose 55-gallon drum carbon filters to control odors.

~ JOINT POWERS AGENCY ~

Big Bear City Community Services District • City of Big Bear Lake • San Bernardino County Service Area 53B

Resources Agency

- ☒ Resources Agency
Nadell Gayou
- ☐ Dept. of Boating & Waterways
Bil Curry
- ☐ California Coastal Commission
Elizabeth A. Fuchs
- ☒ Dept. of Conservation
Roseanne Taylor
- ☒ Dept. of Forestry & Fire Protection
Allen Robertson
- ☒ Office of Historic Preservation
Hans Kroutzberg
- ☐ Dept. of Parks & Recreation
B. Noah Tilghman
- ☐ Environmental Stewardship Section
- ☐ Reclamation Board
Pam Bruner
- ☐ S.F. Bay Conservation & Dev't Comm.
Steve McAdam
- ☐ Dept. of Water Resources
Resources Agency
Nadell Gayou

Health & Welfare

- ☐ Health & Welfare
Wayne Hubbard
Dept. of Health/Drinking Water

Food & Agriculture

- ☐ Food & Agriculture
Steve Shaffer
Dept. of Food and Agriculture

Fish and Game

- ☐ Dept. of Fish & Game
Scott Flint
Environmental Services Division
- ☐ Dept. of Fish & Game 1
Donald Koch
Region 1
- ☐ Dept. of Fish & Game 2
Banky Curtis
Region 2
- ☐ Dept. of Fish & Game 3
Robert Floerke
Region 3
- ☐ Dept. of Fish & Game 4
William Laudermik
Region 4
- ☐ Dept. of Fish & Game 5
Don Chadwick
Region 5, Habitat Conservation Program
- ☒ Dept. of Fish & Game 6
Gabriela Gatchel
Region 6, Habitat Conservation Program
- ☐ Dept. of Fish & Game 6 V/M
Tammy Allen
Region 6, Inyo/Mono, Habitat Conservation Program
- ☐ Dept. of Fish & Game M
Tom Napoli
Marine Region

Independent Commissions

- ☐ California Energy Commission
Environmental Office
- ☒ Native American Heritage Comm.
Debbie Treadway
- ☐ Public Utilities Commission
Ken Lewis
- ☒ State Lands Commission
Betty Silva
- ☐ Governor's Office of Planning & Research
State Clearinghouse Planner

County: SAN BERNARDINO

- ☐ Colorado River Board
Gerald H. Zimmerman
- ☐ Tahoe Regional Planning Agency (TRPA)
Lyn Barnett
- ☐ Office of Emergency Services
John Rowden, Manager
- ☐ Delta Protection Commission
Debby Eddy
- ☐ Santa Monica Mountains Conservancy
Faul Edelman

Dept. of Transportation

- ☐ Dept. of Transportation 1
IGRR/Planning
District 1
- ☐ Dept. of Transportation 2
Vicki Roe
Local, Development Review,
District 2
- ☐ Dept. of Transportation 3
Jeff Pulverman
District 3
- ☐ Dept. of Transportation 4
Jean Finney
District 4
- ☐ Dept. of Transportation 5
James Kilmer
District 5
- ☐ Dept. of Transportation 6
Marc Birnburn
District 6
- ☐ Dept. of Transportation 7
Stephen J. Buswell
District 7
- ☒ Dept. of Transportation 8
Mike Sim
District 8
- ☐ Dept. of Transportation 9
Coleen O'Brien
District 9

- ☐ Dept. of Transportation 10
Chris Sayre
District 10
- ☐ Dept. of Transportation 11
Lou Salazar
District 11
- ☐ Dept. of Transportation 12
Aileen Kennedy
District 12

Business, Trans. & Housing

- ☒ Housing & Community Development
Cathy Creswell
Housing Policy Division
- ☐ Caltrans - Division of Aeronautics
Sandy Hasnard
- ☒ California Highway Patrol
Lt. Julie Page
Office of Special Projects
- ☐ Dept. of Transportation
Ron Helgeson
Caltrans - Planning
- ☐ Dept. of General Services
Robert Siepp
Environmental Services Section
- ☐ Air Resources Board
- ☐ Airport Projects
Jim Lerner
- ☐ Transportation Projects
Kurt Karperos
- ☐ Industrial Projects
Mike Tollstrup

- ☐ California Integrated Waste Management Board
Sue O'Leary
- ☐ State Water Resources Control Board
Diane Edwards
Division of Clean Water Programs

SCH#

- ☒ State Water Resources Control Board
Greg Frantz
Division of Water Quality
- ☐ State Water Resources Control Board
Mike Falkenstein
Division of Water Rights
- ☒ Dept. of Toxic Substances Cont
CEQA Tracking Center
- ☐ Regional Water Quality Control Board (RWQCB)
- ☐ RWQCB 1
Cathleen Hudson
North Coast Region (1)
- ☐ RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)
- ☐ RWQCB 3
Central Coast Region (3)
- ☐ RWQCB 4
Jonathan Bishop
Los Angeles Region (4)
- ☐ RWQCB 5S
Central Valley Region (5)
- ☐ RWQCB 5F
Central Valley Region (5)
Fresno Branch Office
- ☐ RWQCB 5R
Central Valley Region (5)
Redding Branch Office
- ☐ RWQCB 6
Lahontan Region (6)
- ☐ RWQCB 6V
Lahontan Region (6)
Victorville Branch Office
- ☐ RWQCB 7
Colorado River Basin Region (7)
- ☒ RWQCB 8
Santa Ana Region (8)
- ☐ RWQCB 9
San Diego Region (9)

From: Westervelt, Gail
Sent: Thursday, February 28, 2002 2:28 PM
To: Creason, Tracy - Planning
Subject: ROCK PROPERTIES TENTATIVE TRACT MAP 16136

3. Require that the developer submit plans to BBARWA for approval, including the above items, to meet BBARWA requirements.

BBARWA would also like to comment on Section XVI, UTILITIES AND SERVICE SYSTEMS, SUBSTANTIATION a) on page 32 of the ENVIRONMENTAL CHECKLIST FORM. The last sentence reads, "Therefore, the only alternative to connecting to the public sewer system is an on-site wastewater treatment plant..." If the developer should choose to pursue this alternative, you and the developer should be aware that BBARWA has a Joint Powers Agreement and Operating Agreements with its three member agencies (Collecting Agencies), the City of Big Bear Lake, the Big Bear City Community Services District and the County of San Bernardino on behalf of County Service Area 53-B. Operating Agreement #1, Section 3.05, Other Treatment Plant Works, puts restrictions on the construction and operation of wastewater treatment works by the Collecting Agencies within Big Bear Valley. The section reads, "...none of the Collecting Agencies shall construct, install, acquire or operate any plant, enterprise, works or facilities, of any nature whatsoever for the treatment or disposal of any sewage or wastewater from any area whether within or without its service area, without the consent of BBARWA; nor shall any of the Collecting Agencies contract with any agency other than BBARWA for such treatment and disposal. During the term of this agreement all sewage and wastewater collected by the sewage collection system of each of the Collecting Agencies shall be transported and delivered to the Regional System for treatment and disposal therein."

Please contact me if you have any questions.

Sincerely,

BIG BEAR AREA REGIONAL
WASTEWATER AGENCY

Jerry Rang
Jerry Rang
Plant Superintendent

C: Wilson So, So and Associates

Jr/jr/County Planning 022802

The following is not an environmental information issue, however Special Districts Department would like to address the streetlight issue with the following comment.

STREETLIGHTING PLANS AND PLAN CHECK FEES MUST BE SUBMITTED TO SPECIAL DISTRICTS DEPARTMENT FOR REVIEW AND APPROVAL. PLEASE SUBMIT PLANS TO GALE GLENN, SPECIAL DISTRICTS DEPARTMENT, 157 W. 5TH ST., 2ND FLOOR, SAN BERNARDINO, CA 92415-0450, TELEPHONE (909) 387-9612.

Also additional information regarding sewer service will be forthcoming from County Service Area 53, Improvement Zone B thru County Water and Sanitation.

Gail A. Westervelt
(909) 387-5829
Assessment Technician
Lien Administration Section
Special Districts Department



South Coast Air Quality Management District

21865 E. Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 • <http://www.aqmd.gov>

February 28, 2002

Ms. Tracy Creason
Senior Associate Planner
385 North Arrowhead Avenue
San Bernardino, CA 92415-0182

Dear Mr. Creason:

Notice of Preparation of a Draft Environmental Impact Report for General Plan Amendment/Official Land Use District Change, Conditional Use Permit, Tentative Tract No. 16136 (Moon Camp)

The South Coast Air Quality Management District (AQMD) appreciates the opportunity to comment on the above-mentioned document. The AQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the Draft Environmental Impact Report (EIR).

Air Quality Analysis

The AQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The AQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the AQMD's Subscription Services Department by calling (909) 396-3720.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction and operations should be considered. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the evaluation. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Ms. Tracy Creason

-2-

February 28, 2002

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the AQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additionally, AQMD's Rule 403 - Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

AQMD rules and relevant air quality reports and data are available by calling the AQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the AQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The AQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Dr. Charles Blankson, Transportation Specialist, CEQA Section, at (909) 396-3304 if you have any questions regarding this letter.

Sincerely,

Steve Smith

Steve Smith, Ph.D.
Program Supervisor, CEQA Section
Planning, Rule Development and Area Sources

SS:CB:li

SBC020226-07L1
Control Number

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MAR 08 2002

Earl & Jeanne Roys78365 Hwy 111, #134
La Quinta CA 92253

cell: 760-774-9115

Tel: (760) 771-9115
Fax: (760) 771-5915

Date March 1, 2002

To Land Use Services Dept, County of San Bernardino
Fax #909-387-3223
Advance Planning Division
Attn: Tracy Creason

From Earl & Jeanne Roys

Re Tentative Tract Map 16136
RCK Properties, Inc.**Transmittal**

We own a lot on North Shore Drive and recently purchased a home at 39974 No. Shore Drive in Fawnskin, adjacent to the subject property. We verified the property zoning prior to purchase as rural 40 acre minimum lot size so that it would be maintained for future development as large parcels and substantially the present open space. We obviously oppose any rezoning to a project proposing the maximum density. It would change the rural, picturesque nature of the area to a congested tract community. We are retired seniors and this will dramatically reduce our property values. We researched this location to retire here and you are creating a city setting. Yuck!

This would definitely present a negative impact from our perspective for traffic, the picturesque attitude of the community, our water quality, noise, population, recreation. It would alter the whole composition of the area. Our house faces on Hwy 38 whereas the noise and traffic would be absolutely prohibitive.

The county misrepresented to us the climate of the community if you can alter the current zoning with a tentative map submittal from rural/1 per 40 acres to small residential lots,

If we can be of any assistance in *opposition* to this project, please call us. Thank you for your consideration.

Earl & Jeanne Roys

MAR 01 02 (760) 12:59

COMMUNICATION NO. :

PAGE :

RECEIVED
MAR 06 2002P.O. Box 409
Fawnskin, CA 92333
March 2, 2002Ms. Tracy Creason
Senior Associate Planner
Advance Planning Division
Land Use Services Department
County of San Bernardino
385 North Arrowhead Ave
San Bernardino, CA 92415-0182

Dear Ms. Creason:

We are responding to the "Notice of Preparation of Environmental Impact Report for RCK Properties, Inc., Application for Tentative Tract Map 16136" because of our concern that air quality issues be properly addressed in the forthcoming EIR. Let us first briefly introduce ourselves. One of us (BJRP) is currently Professor of Chemistry at the University of California, Irvine and the other (JNP) is Professor of Chemistry Emeritus at the University of California, Riverside, and a founding member and former Director of the University of California Statewide Air Pollution Research Center at UC Riverside; he is currently a research chemist at the University of California, Irvine.

Given that the project involves a proposed change in zoning from BV/R-40 (Rural Living, 40-acre minimum lot size) to BV/RS (Single Residential) with 92 homesites, a number of important air pollution impacts associated with this project must be addressed in the EIR. We have subdivided these air pollution issues into (1) direct emissions of air pollutants ("primary pollutants") associated with the project, both stationary and mobile; (2) the formation of "secondary pollutants" from the reaction of primary pollutants due to this project; and (3) overall air pollution impacts.

A. DIRECT EMISSIONS

1. *Stationary source emissions.* The EIR must take into account emissions of all of the species designated as "criteria pollutants" by the EPA. This includes NO_x, CO, SO₂, lead and particulate matter both less than 10 µm in diameter (PM10) and less than 2.5 µm in diameter (PM2.5). In addition, emissions of organics, which lead to the formation of ozone and other secondary air pollutants (see below), must be taken into account.

Particularly of concern are emissions of wood smoke from fireplaces and wood stoves and inserts, and of particles from diesel trucks and cars, the latter both during construction and after project completion. Wood smoke is mutagenic and diesel exhaust has been declared *Type IIA* ("probable human carcinogen") by the International Agency for Research on Cancer and a *Toxic Air Contaminant (TAC)* by the State of California (California Air Resources Board and the Office of Health Hazard Assessment). Attached is a photograph of a typical inversion layer over the lake on a winter morning; the small height of this inversion traps not only wood smoke

(which is the haze that essentially completely obscures the other side of the lake) but also other air pollutants that are not visible. Such low inversions are typical in Big Bear Valley, particularly during the winter, and should be taken as typical of the meteorological conditions in the assessments carried out for the EIR.

It is now accepted by local, state and federal agencies, as well as by air pollution epidemiologists and toxicologists in the scientific community, that particles have large health impacts. For example, particles have been found in epidemiological studies to increase the total mortality rate by 1.5% for each $10 \mu\text{g m}^{-3}$ of $\text{PM}_{2.5}$ in air; the increase in the death rate due to chronic obstructive pulmonary disease was about twice this, and the death rate due to ischemic heart disease also increased significantly.

Thus, the EIR must take into account not only the potential for increased toxicity of the particles in terms of carcinogenicity etc., but also in terms of an increased number of deaths due to increased exposure to particles from wood smoke, diesels and automobiles.

In addition, there is increasing evidence of greater health impacts of air pollution on children, e.g. asthma, compared to healthy adults. The proposed project is upwind of North Shore Elementary School, and the increased traffic is literally in the front yard of the school; the EIR must address the impacts on children in the valley, particularly at the elementary school.

2. *Mobile Source Emissions.* Increased emissions will result from both automobiles and heavy duty trucks. Automobile emissions cannot be simply calculated using the Federal Test Procedure which averages over different driving conditions. A large proportion of the emissions will be due to cold starts. In addition, with the increased traffic along the North Shore, traffic will be idling at the stop sign (or signal if one is installed there) at Stanfield Cutoff as well as in the congested traffic along the North Shore. Emissions are larger both during cold start and idling and these higher emission rates must be used in the assessments in the EIR.

The emissions evaluated should include organics, NO_x and particles, as well as those compounds designated as "toxic air contaminants" (TAC) by the State of California such as benzene, 1,3-butadiene and formaldehyde (the latter is also generated in natural gas combustion so should also be treated for emissions from furnaces etc in the new project).

In addition, it is critical that current emissions inventories be used for both mobile and stationary sources. Emissions inventories have historically underestimated emissions from both mobile and stationary sources, and the emissions rates have been updated regularly. It is essential that current emissions inventories (2000 or later) be used in assessing the project impact.

B. SECONDARY AIR POLLUTANTS

Secondary air pollutants are toxic compounds formed by reactions of the direct emissions ("primary pollutants") in air. These include O_3 , NO_2 , HNO_3 and toxic organics. Ozone (O_3) is particularly of concern and is the air pollutant upon which smog alerts are called. The mountain

communities are not immune from ozone and associated species; in fact, the highest levels of ozone in Southern California are now found in Crestline.

The formation of ozone and other secondary pollutants must be treated in the EIR using state-of-the-art photochemical modeling, not simple box models.

C. OVERALL AIR POLLUTION IMPACTS

The EIR must consider the contribution of the proposed project to the existing pollutant burden in the valley in the context of both pollutants that are emitted in the valley as well as those transported in from the Los Angeles air basin. In addition, it must evaluate the increased air pollution in the context of other current and future developments, such as Cluster Pines/Marina Point.

The EIR must consider impacts of both the primary and secondary pollutants on health and visibility, including particularly sensitive portions of the population such as children and adults with existing respiratory and cardiac disease. It is the most susceptible portion of the population that air quality standards, both state and federal, are designed to protect and the project impacts must be evaluated in this context.

Finally, simply calculating emissions and/or modeling will not be sufficient to evaluate the current baseline and the projected project impacts. Where data are not available, e.g. the particle concentrations under conditions such as those on the attached photograph, baseline field measurement studies must be carried out to accurately define the existing conditions upon which the project impacts will be superimposed.

In addition to the air pollution impacts, we are also concerned about the impact of the project on the water supplies in the valley, on habitat for endangered species including bald eagles and several plants, habitat for waterfowl and other birds, and on the aesthetics of the area, particularly public views of, and access to, the lake. We trust these will also be fully treated in the EIR.

Yours truly,

B. J. Finlayson-Pitts

B. J. Finlayson-Pitts, Ph.D.

J. N. Pitts, Jr.

J. N. Pitts, Jr., Ph.D.

cc: Mike Williams, Senior Associate Planner
Supervisor Dennis Hansberger, County Board of Supervisors
Ms. Theresa Kwappenberg, Planning Commission

From: Barbara J. Finlayson-Pitts [bjfinlay@uci.edu]
Sent: Saturday, March 02, 2002 3:46 PM
To: creason@uci.edu; countygov
Cc: mwilliams@uci.edu; countygov
Subject: Comments at meeting



AIR QUALITY ISSUES
ASSOCIATED ...

Hi Tracy:

I enjoyed meeting you and Mike at the meeting this morning. I am attaching a copy of the summary of the issues that Jim and I believe is important with respect to air quality for this project. We will also send a more detailed letter shortly.

Best regards,

Barbara

AIR QUALITY ISSUES ASSOCIATED WITH RCK PROPERTIES, INC.
APPLICATION FOR TENTATIVE TRACT MAP 16136

B. J. Finlayson-Pitts
Professor of Chemistry
University of California, Irvine

J. N. Pitts Jr.
Research Chemist
University of California, Irvine

and

Former Director of the UC Statewide Air Pollution Research Center, and Professor
Emeritus of Chemistry
University of California, Riverside

1. Direct Emissions ("Primary pollutants") Associated with Project:

- a. Stationary Sources: NO_x, organics, CO, SO₂, particles, especially from wood burning
 - i. Photos of inversion over lake and trapping of wood smoke; all other pollutants similarly trapped
 - ii. Wood smoke is a known mutagen and causes loss of visibility
 - iii. Particles, including wood smoke, known to cause increase in mortality; Increase of 10 µg m⁻³ (10 millionths of a gram in 1000 Litres, about 1000 quarts of air) causes increase in total mortality rate of 1.5%; deaths due to obstructive pulmonary disease increase by ~ 3 % and by ischemic heart disease by ~2 %.
 - iv. Note that in Salt Lake City, use of wood burning fireplaces and wood stoves was forbidden recently for at least 5 days around time of Olympics
 - iv. Project located upwind of elementary school
- b. Mobile Sources: Increase in emissions from automobiles and heavy duty trucks
 - i. Can't use emissions directly from Federal test procedure since is composed of combination of driving modes. Must take into account increased emissions due to cold starts and to idling from slower traffic caused by development, including emissions of TAC such as benzene and 1,3-butadiene known to be generated by cars.

Forrest & Diane Shattuck
2605 E. Chestnut Ave.
Orange, CA 92667



TRACY CREASON
385 N. ARROWHEAD AVE.
SAN BERNARDINO, CA 92415-0182

92415-0182

ii. Diesel emissions particularly of concern; diesel exhaust declared Type IIA ("animal carcinogen and probable human carcinogen") by International Agency for Research on Cancer and a Toxic Air Contaminant by the State of California Air Resources Board and Office of Health Hazard Assessment. Emissions of particles, including ultrafines of increasing concern for public health, and NO_x , must be treated.

c. Emissions Inventories: Must be up to date. Have been grossly underestimated historically, e.g. by factors of 3-4 for organics.

2. *Secondary Pollutants*: Smog alerts called based on secondary pollutants, those formed by reactions of primary pollutants.

a. O_3 , NO_2 , HNO_3 , particles

i. Need to estimate increase due to project and impact on valley downwind

3. *Overall Impacts*

a. Need to estimate contribution of project and how adds to current burden of pollutants in valley, both emitted here and transported in, i.e. not in isolation but in context of existing situation and other approved projects such as Cluster Pines to assess cumulative impacts

b. Need to take into account all impacts, including on health, especially children (including elementary school downwind), and visibility

c. Cannot just use models; must do baseline measurements of the criteria air pollutants, including particles, at different times of day, days of week and by season.

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March 3, 2002

Tracy Creason, Senior Associate Planner
385 N. Arrowhead Ave.
San Bernardino, CA 92415-0182

Re: Environmental Impact Report - Tentative Tract Map 16136

I object most strongly to the following aspects of the tentative tract map specified above:

1. Aesthetics: the re-routing of Hwy. 18, the construction of a large number of residences, and the elimination of hundreds of old trees will all negatively impact the aesthetics of the area in question and the surrounding environment.
2. Biological Resources: the elimination of the hundreds of old trees and the establishment of what will be an urban residential area will destroy an environment which is home to hundreds of species of plant and animal life.
3. Hydrology/Water Quality: the proposed development will place excessive demands on what is already limited and "strained" water resources for the area.
4. Land Use/Planning: the high density of the proposed development is totally inconsistent with the rural nature of the north shore of Big Bear Lake.
5. Transportation/Traffic: roads serving the north shore of Big Bear Lake are not sufficient to sustain the greatly increased vehicular traffic which will accompany the construction of a large number of residences.

I do not oppose development on general principles. However, I purchased my residence on the north shore of the lake precisely because of its rural nature, and feel that the tract map - as proposed - will have profound, negative impacts on the area for the reasons specified above.

A modified plan, which limits lots to an acre or more, which does not involve re-routing the highway, which does not place a strain on water and utility resources, nor result in a negative impact on air quality, would be more acceptable, in my opinion.

Thank you for your consideration of this.

Sincerely,



Forrest Shattuck
39567 Oak Glen Road
Fawnskin, CA 92333

RECEIVED
MAR 05 2002

Robert R. Henrich
P.O. BOX 282
FAWN SKIN, CA 92333-0282
Tel 909-866-3300
Fax 909-866-4222
Email - rileyh@hotmail.com

March 4, 2002

Tracy Creason,
Senior Associate Planner
385 North Arrowhead Avenue
San Bernardino, CA 92415-0182

CC: 3rd District Supervisor Dennis Hansberger Fax# 909-387-3018
Publisher Bob Gray, The San Bernardino Sun, Email- Bob.gray@sbsun.com

Dear Ms. Creason:

The following are my comments in regards to the Notice of Preparation of Environmental Impact 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 Amendment changes a 40 acre minimum (RL-40) to a minimum of 7200 square feet or lot size (RS) for tentative tract #16136.

1. A. I have been advised that my comments should only relate to the technical/legal requirements for land use development on Tract Map 16136. However, I cannot resist commenting on a quality of life value that determined my decision to purchase in the small community of Fawnskin 30 years ago rather than Big Bear Lake. The beauty and peaceful serenity of the area is why I have just made Fawnskin my permanent home. My address at 39659 Flicker Road (lot 57, Henrich Trust) is on the North West border of the proposed tract 16136. I now have a beautiful filtered view of the lake through Ponderosa Trees. Tract 16136 will provide views of two to three levels of houses and a possible view of a 100 slip marina. If Tract 16136 is implemented, the quality of life will match a house adjacent to downtown Big Bear Lake.

B. Track 12217 Book 280 Page 42 recorded 12-20-2000- Marina Point on Big Bear Lake (Cluster Pines). This proposed development abuts Tract 1636 and includes 132 dwelling units on 12.51 acres and includes 175 boat slips. If both 16136 and 12217 are implemented, I should have bought residential property at the South end of Pine Knot Blvd in Big Bear Lake. The fact that the county of San Bernardino has not called for a combined EIR for tract 16136 and 12217 is unconscionable.

Robert R. Henrich
P.O. BOX 282
FAWN SKIN, CA 92333-0282
Tel 909-866-3300
Fax 909-866-4222
Email - rileyh@hotmail.com

The following is an analysis of the current status of tract # 12217 by the Friends of Fawnskin 12/1/01: Pg. 2.

"There is nothing in the public record file suggesting the development plan or the tentative tract have been extended beyond 12/9/2000. In order to meet the county code, they would have had to apply for an extension and obtained county approval no later than 11/9/2000(30 days before expiration).

If such an additional extension was requested by the applicant and issued by the County in 2000, it would be at least a second extension, and would need to demonstrate 'exceptional or extraordinary circumstances', as well as consistency with the General Plan, and County Code, etc.

The spirit of the limitations to the timing of project implementation is to assure that a project is implemented under the same circumstances as were considered in the analysis. Circumstances have definitely changed since 1991, and are radically changed from the original analysis in 1983."

Please note that the following concerns for Tract 16136 are much worse if Tract 12217 is added to the equation.

2. My Technical land use comments/concerning Tract 16136 are as follows:

- A. Trees: I understand that the City of Big Bear Lake is considering an ordinance to protect the Ponderosa Trees. Does 16136 proposal include removing 700 Ponderosa Pines?
- B. Eagle Habitat: I understand that tract 16136 is part of the eagle habitat and as many as three Bald Eagles have been seen perched on one tree in the tract. Is it true that the review of eagle habitat was undertaken in the summer when the eagles are only here in the winter?
- C. State Route 38: Has highway 38 in the Fawnskin area been designated a scenic highway? Will the 16136 proposal to straighten the highway to allow for waterfront homes change the scenic designation? Will the 16136 proposal eliminate the lake view from the existing highway?

Robert R. Henrich
P.O. BOX 282
FAWNSKIN, CA 92333-0282
Tel 909-866-3300
Fax 909-866-4222
Email - riley@hotmail.com

Pg. 3

D. Traffic: I understand the current technical traffic classification for highway 38 has a poor(congested) rating. I understand that the 16136 proposal includes improvements for handling traffic. However, is it true that even with the improvements the rating will be even lower because of the 92 homes that the five cul-de-sacs feeding directly on the highway?

E. Water: Is there enough capacity in the water system to support 92 homes? If the system is expanded who will pay for it?

F. Sewer: Is there enough capacity in the sewer system to support 92 homes? If the system is expanded who will pay for it?

G. Air Pollution: What effect will the 16136 proposal have on air pollution?

H. 100 Slip Marina: What effect will the new marina have on water quality in the lake?

I. Light Pollution: What effect will the 16136 proposal have on the Sun Observatory? In other words will construction, and 92 fireplaces affect the view of the sun for the observatory just east of the proposed 16136 tract.

I appreciate your consideration of my concerns.

Sincerely,



Robert R. Henrich



Grace Curran
388 N. Cunningham Ave.
San Bernardino
CA 92415-0182

Advance Payment

Shirley B
30567 Oakblum
Fawnskin, CA 92333 B

RECEIVED
MAR 07 2002
MAR 05 '02

Tracy Creason
Hawthorne, CA

As the owner of a home
in Fawnskin, the idea of
the development proposed on
Forest View 10136 is appalling.
In addition to the obvious
environmental concerns, I object strongly
to negative impact such
as huge commercial development
unusual here on this area.
Property values would be
negatively impacted because
the surrounding area would
be destroyed.

Sincerely,
Susan H. Matthews

RECEIVED
MAR 06 2002

LAND USE SERVICES DEPT.
ADVANCE PLANNING DIVISION
PROJECT NAME: RCK PROPERTIES, INC.
FILE/INDEF: GFA 577/10331 = 9 N.W. 1/4, APN: 0304-091-12*
Environmental Impact Report (EIR) for Moon Camp TT #16136.

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)
Resident: MARLENE THURSTON
4004 NORTH SHORE
PO BOX 185
FAUNSKIN, CA 92333

Telephone Number: 909 878-9265

COMMENTS:

Please provide your comments on potential environmental issues/impacts which you feel should be addressed in further detail in the EIR. Attach additional pieces of paper, as needed.

This form and/or additional comments can be submitted at the Scoping Meeting or mailed to the County of San Bernardino, Advance Planning Division, 385 N. Arrowhead Avenue, Third Floor, San Bernardino, CA 92415-0182, Attention: Tracy Creason, Senior Associate Planner.

WE OBJECT TO THE PROPOSED DEVELOPMENT AND
ZONING CHANGE DUE TO:
1. EAGLE HABITAT WILL BE DESTROYED, AS WELL AS
ANOTHER WILDLIFE WE NOW ENJOY.
2. REARRANGED FLOOD & FLOOD WILL BE DESTROYED.
3. REARRANGEMENT OF HWY 38 WILL INCREASE TRAFFIC,
NOISE, LIGHT & AIR POLLUTION WELL BEYOND TOLERANCE.
4. THE DEVELOPMENT IS TOTALLY INCONSISTENT WITH
THE CHARACTER OF FAUNSKIN & WHY I LIVE HERE.
5. THE ELIMINATION OF FAUNSKIN & WHY I LIVE HERE.
6. AS SEEN BY ALL THERE IS TAKEN AWAY SHARED TO
THAT WE IN THE VALLEY HAVE BEEN CAUTIONED TO
CONSERVE WATER & TO WATER OUR TREES ONLY DURING
CERTAIN HOURS. MY WELL RAN DRY TWICE LAST YEAR!
7. THE SINKER JUSTIN IS NOT ARGUMENT NOW - THERE IS
A TOLIN-STENCH THAT INVADERS MY HOME MAKE WASTE
WILL ONLY INCREASE THE PROBLEM
8. THE LACK OF WATER IS FIRE PROTECTION CONCERN. THERE
IS NO SURETY FOR THE FAUNSKIN FIRE DEPT.
9. EROSION OF OUR MOUNTAIN DUE TO REMOVAL OF TREES
& THE CUTTING OF PADS.
10. 93+ CHIMNEY'S WHICH ARE A HAZARD TO THE AREA

RECEIVED
MAR 13 2002

March 6, 2002

County of San Bernardino
Advanced Planning Division
385 N. Arrowhead Ave.
Third Floor

San Bernardino, Ca 92415-0182
Attn: Tracy Creason, Senior Associate Planner

RE: Environmental Impact Report for Moon Camp TT #16136

Dear Ms. Creason:

My husband and I are opposed to the development of Moon Camp in Fawnskin. The obstruction of public lake access, the number and density of units proposed, the proposed realignment of the scenic highway, traffic issues, air pollution, lake pollution, the large number of trees to be removed and destruction of eagle and endangered plant habitat areas, light pollution and an overload on community resources such as water and sewer is a major concern. Fawnskin is a unique historic small town that should not be jeopardized for the sake of money and development. The Big Bear/Fawnskin Area is in need of restoration to existing properties, not development of new properties. Just take a look at the real estate for sale that needs attention. A town like Fawnskin can never be replaced. My husband and I purchased a second home in this area 4 years ago because the town is nature oriented and has such unique character.

I can't even begin to think what a terrible mistake it would be to let the Moon Camp development spoil this one of a kind town.

Progress is not everything.

Thank You,

Mrs. Michael Holland
28081 Morro Court
Laguna Niguel, CA 92677

100 Pine Oak Lane
Fawnskin, CA

DR. R. SHEPHERD
P.O. Box 410
Fawnskin, CA 92333-0410

County of San Bernardino,
Advance Planning Division,
Attention Tracy Creason,
Senior Associate Planner,
385 N. Arrowhead Avenue,
Third Floor,
San Bernardino,
California 92415-0182

32415/0182

PUBLIC COMMENT FORM

RECEIVED
MAR 07 2002

PROJECT NAME:

Environmental Impact Report (EIR) for Moon Camp TT #16136.

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

Dr. Rob Shepherd, President, Earthquake Damage Analysis Corporation
1235 Piney Ridge, P.O. Box 410, 40585 Lakeview Drive, Suite 1,
Fawnskin, California 92333-0410, Big Bear Lake,
California 92315-1967
(909) 8660076 (H) (909) 866- 9414 (O) #www.earthquake-damage.com
Telephone Number:

COMMENTS:

Please provide your comments on potential environmental issues/impacts which you feel should be addressed in further detail in the EIR. Attach additional pieces of paper, as needed.

This form and/or additional comments can be submitted at the Scoping Meeting or mailed to the County of San Bernardino, Advance Planning Division, 385 N. Arrowhead Avenue, Third Floor, San Bernardino, CA 92415-0182, Attention: Tracy Creason, Senior Associate Planner.

One aspect of Environmental Concern that was not included on the list to be addressed by the RBF staff at the Scoping Meeting on Saturday, March 1, 2002 and which, I submit, should be included is Earthquake Vulnerability of the developed site.

The proposal to reroute Highway 38 through the property appears to necessitate considerable regrading. If hazards due to slipping and slumping of material from the high side of the new alignment onto the roadway are to be avoided, a wide corridor with relatively gradual sloping embankments will be necessary.

Also, if lots are to developed on the lake edge by relocation of material from elsewhere on the site, the probability of significant earthquake induced shaking in the future should be taken into account by those responsible for the geotechnical design of these lots.


R. Shepherd, Ph.D., P.E.

RECEIVED
MAR 13 2002

David Stoll
73 Old Course Drive
Newport Beach, CA 92660

March 7, 2002

County of San Bernardino
Advanced Planning Division
385 N. Arrowhead Ave. Third floor
San Bernardino, CA 92415-0182

Attention: Tracy Creason, Senior Associate Planner

RE: Environmental Impact Report (EIR)
For Moon Camp TT #16136

Gentlemen:

In 1972 our family purchased a second home in Fawnskin. It is my concern that the historic small town of Fawnskin be preserved and protected for generations to come.

The two proposed developments are of great concern to me. Moon camp and Cluster Pines. The development of these two areas will obstruct public lake access and views from the highway. The number and density of the units proposed will cause traffic problems and air pollution. The removal of trees will affect the eagle and plant habitat areas. There will be a tremendous overload on community resources such as water and sewer.

The proposed development would change the mountain character of the north shore. This project should not be approved. We need to preserve the area for future generations.

Sincerely,


David Stoll

RECEIVED
MAR 08 2002

San Bernardino County Land Use Services Department
Advance Planning Division
385 N. Arrowhead Ave. 3rd Floor
San Bernardino, CA 92415-0182

Attn. Tracy Creason
Senior Associate Planner

Re: RCK Properties, Inc.
File/Index Number GPA/TT/M331-8N/01/APN:0304-091-12*

March 7, 2002

Dear Ms. Creason,

First of all we want to thank the County of San Bernardino and your environmental contractor for holding the first public scoping meeting here in Big Bear, and having it on a Saturday so more people could express their views. We hope the other meetings can be held the same way.

We are property owners and full time residents of Fawnskin and we are very much opposed to the zone change from rural living-40 acre minimum lot size (RL-40) to single residential 7200 SF minimum lot size (RS).

We have lived in Fawnskin since 1986. We live on Flicker Road just north of the proposed development. We live on a hill and when we first occupied our home we would run out of water on Holiday Weekends in the summer. Our water pressure wasn't just low we were completely out of water. Besides the inconvenience it caused, if their had been a fire in the neighborhood it could have been a disaster. We are in the midst of a drought and the water availability should be studied very diligently. We understand the developer plans to place two wells on the property. What effect will this have on the homes in Moon Camp that are on wells at this time.

The sewer capacity should be looked into. There is a tract already approved at Cluster Pines for 132 townhouses that needs to be considered when figuring the sewage from Fawnskin. Flicker Road was overlaid with asphalt pavement in the summer of 2000. The manholes and water valves have not been raised yet. If the agencies that are responsible for this can't complete their work in almost two years why add more facilities to the system.

In winter we see the Bald Eagles perching in the pine trees near the lake looking for food. They spend most of their time perched in the trees nearest the lake. When the lake front properties are developed most of these trees will be destroyed. The Bald Eagles will search for new habitat. Of the Bald Eagles counted in the Big Bear Valley most of them have been counted in Fawnskin. It would be a disgrace if they were chased away by over population of humans. We have deer in the hills above Fawnskin. They come down from

the hills at night to drink water from the lake. They come through the Moon Camp property to do this.

The tract map shows the highway being moved from its present location near the lake, to an area toward the center of the development. The reason for this is to make more lake front properties. This will take away the opportunity to see the lake from the highway. This also stops people from using the lakefront. Traffic will increase significantly on the highway and in Fawnskin. The speeds will increase because the curves will be taken out causing hazards at each end of the development.

We are very concerned about the number of adult trees to be removed. The plans call for 735 trees to be removed. This is only for the roadways. When the houses are built they will probably remove that amount again. Trees this size will not be grown in our lifetime, or in our grandchildren's lifetime.

This project will impact our emergency services. Our hospital is worked to capacity during the ski season. The Fawnskin fire department is manned by a very short staff and is called all over the valley, so they may not be available when needed. The sheriff's department is in Big Bear and it takes time to get to Fawnskin now.

If you go across the lake and look at the Papoose Bay and Hamilton Estates projects, you will see why we are against this project. There are very few trees and the houses are very close together. We don't need this kind of a development in Fawnskin.

Like most of our neighbors we moved to Fawnskin to be on the quiet side of the lake. On holiday weekends the traffic in Big Bear Lake is very congested. We try to avoid going over to that side of the lake if possible. This development will increase the traffic flow in Big Bear as well as Fawnskin. This property was zoned for one house per forty acres. It would not change the community that much. By changing it single residential 7200 square feet it changes the impact a great amount. Please reject this zone change.

Thank You,

James C. McGrew
James C. McGrew

Lola E. McGrew
Lola E. McGrew

39760 Flicker Road
P.O. Box 493
Fawnskin, CA 92333-0493

RECEIVED
MAR 13 2002

Linda Stoll
73 Old Course Drive
Newport Beach, CA 92660

March 7, 2002

County of San Bernardino
Advanced Planning Division
385 N. Arrowhead Ave. Third floor
San Bernardino, CA 92415-0182

Attention: Tracy Creason, Senior Associate Planner

RE: Environmental Impact Report (EIR)
For Moon Camp TT #16136

Gentlemen:

In 1972 our family purchased a second home in Fawnskin. It is my concern that the historic small town of Fawnskin be preserved and protected for generations to come.

The two proposed developments are of great concern to me. Moon camp and Cluster Pines. The development of these two areas will obstruct public lake access and views from the highway. The number and density of the units proposed will cause traffic problems and air pollution. The removal of trees will affect the eagle and plant habitat areas. There will be a tremendous overload on community resources such as water and sewer.

The proposed development would change the mountain character of the north shore. This project should not be approved. We need to preserve the area for future generations.

Sincerely,

Linda Stoll
Linda Stoll

Concerning
Moon Camp; TT #16136 3/8/02

RECEIVED
MAR 13 2002

Dear Sir,

As a resident of Fawnskin I have several grave concerns about the proposed project & the ensuing EIR.

- ① From an ecologic standpoint the biology of the area needs to be observed for a full year.
 - 1. Owllet life in Varying Seasons
 - ② plants in Varying Seasons
 - ③ animal corridors during Varying Seasons

Season.

- ④ Migrating birds in Varying Seasons
 - a. Eagles
 - b. Blue Herons
 - c. Ducks & other shore birds

- ⑤ The changing of the road will permanently deprive Residents & Visitors of usual access to almost a mile of shore line

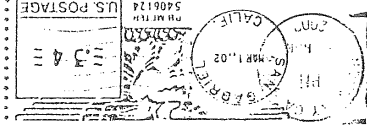
- ⑥ Hundreds of Shoreline trees will be lost + impact from the parking side of the lake for residents & visitors.

- ④ Pollution - both solid & air pollution will tax the already stressed ecosystem
- ⑤ Water, sewage, electrical are already taxed (over used) in the farmstead & total higher valley.
- ⑥ Shoreline access is minimal now at this time & is if far to move in the direction of Arrowhead where the public has almost no access.

Sincerely,

Jeffrey DVM
Box 508
CA 92333

Jeffrey DVM
Box 508
Lawrence, CA, 92333



County of San Bernardino
Advance Planning Division
385 N. Arrowhead Ave, 3rd Floor
San Bernardino, CA 92415-6182

32415+01M2

March 8, 2002

County of San Bernardino
Advance Planning Division
385 N. Arrowhead Ave, Third Floor
San Bernardino, CA 92415-0182

RE: EIR for Moon Camp TT #16136

Dear Tracy Creason,

I am very concerned about numerous issues that I would like thoroughly investigated in the EIR.

The water level in the lake has dropped dramatically in the last few years, this year has also seen little or no rain. If this drought were to continue, or if we should be lucky enough to get the average amount of rain, how will the additional boat traffic and personal water craft raise pollution levels in the lake. Also there will be runoff from the landscaping of these new homes (pesticides and fertilizers), what will the additional impact be from them?

We are currently on water restrictions, who will provide the additional water need for all the new developments that are being planned?

The current sewer system is currently having a difficult time as there are sewer gases leaking into many homes along the lakefront, the additional homes will only increase this problem.

The air quality could also be impacted significantly from the additional traffic on North Shore Rd. Also there are an additional 92 homes with at least one wood burning fireplace each. How much smoke will fill the valley in the mornings, especially on the weekends? I personally do not use my fireplaces anymore because of this.

How will the air quality affect the wildlife, especially the eagles, since the pollution will be at it's peak when they are nesting?

The proposed tree removal for the roads is almost 25% of the trees. Many of these would be old growth trees and will not be able to be replaced. There are many types of wildlife that use these trees for nesting, lookouts, shelter, etc. What will the initial impact be to the wildlife? Also, approximately how many more trees will be removed to create the 92 homesites? Based on the other new developments in the area, probably another 25%. The removal of all these trees will also have an impact on the air quality, what will that impact be?

We purchased our home in Fawnskin because of the Rural zoning. Why should a developer be allowed to change the zoning, as an individual it would probably

be impossible for me to sub-divide my property. This will impact all property owners that have invested in this area because of the zoning. If we wanted to live with high-density urban zoning we would have purchased such a property.

The South Shore of the lake is already heavily burdened by traffic. The stores are impossible on the weekends. The medical facilities are so overworked that the LA Times ran a story about the emergency room on weekends. Will the developer increase funds to help relieve the additional burdens placed on these sources?

In the past the county has not had a very positive record for enforcing mitigation terms and conditions presently set. How would they be enforced for this project and any future projects. It also appears that this developer does not have a good record regarding adhering to their past terms and mitigation from other projects in the valley. How will this be addressed?

The quality of life on the North Shore is irreplaceable. There is a small town ambience that will never be recovered. Residents of the South Shore come to the North Shore when life is to hectic at home because of this ambience.

We have two suggestions for this property. The first one is to develop the property as currently zoned for rural property. The second would be to sell the land to the forest service at reasonable market value for 64 acres of rural property.

Sincerely,



Marla & Scott Herman
954 Chinook
P. O. Box 426
Fawnskin, CA 92333

RECEIVED
MAR 12 2002

RECEIVED
MAR 11 2002

March 8, 2002

Tracy Creason,
Senior Associate Planner
385 North Arrowhead Avenue
San Bernardino, CA 92415-0182

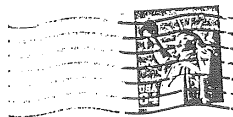
Dear Ms. Creason:

The following are my comments in regards to the Notice of Preparation of Environmental Impact 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 Amendment changes a 40 acre minimum (RL-40) to a minimum of 7200 square feet or lot size (RS) for tentative tract #16136.

I. A. I have been advised that my comments should only relate to the technical/legal requirements for land use development on Tract Map 16136. However, I cannot resist commenting on a quality of life value that determined my decision to purchase in the small community of Fawnskin 30 years ago rather than Big Bear Lake. The beauty and peaceful serenity of the area is why I have just made Fawnskin my permanent home. My address at 39659 Flicker Road (lot 57, Henrich Trust) is on the North West border of the proposed tract 16136. I now have a beautiful filtered view of the lake through Ponderosa Trees. Tract 16136 will provide views of two to three levels of houses and a possible view of a 100 slip marina. If Tract 16136 is implemented, the quality of life will match a house adjacent to downtown Big Bear Lake.

B. Tract 12217 Book 280 Page 42 recorded 12-20-2000- Marina Point on Big Bear Lake (Cluster Pines). This proposed development abuts Tract 1636 and includes 132 dwelling units on 12.51 acres and includes 175 boat slips. If both 16136 and 12217 are implemented, this area will become very congested and will totally change the atmosphere of this community. The fact that the county of San Bernardino has not called for a combined EIR for tract 16136 and 12217 is unconscionable.

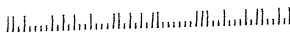
HERMAN
621 AVENUE "A"
REDONDO BEACH, CA 90277



*County of San Bernardino
Advance Planning Division
385 N. Arrowhead Ave., Third Floor
San Bernardino, CA 92415-0182*

Attn: Tracy Creason

92415-0182



F. Sewer: Is there enough capacity in the sewer system to support 92 homes? If the system is expanded who will pay for it?

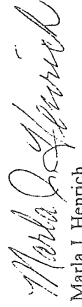
G. Air Pollution: What effect will the 16136 proposal have on air pollution?

H. 100 Slip Marina: What effect will the new marina have on water quality in the lake?

I. Light Pollution: What effect will the 16136 proposal have on the Sun Observatory? In other words will construction, and 92 fireplaces affect the view of the sun for the observatory just east of the proposed 16136 tract.

I appreciate your consideration of my concerns.

Sincerely,



Maria J. Henrich
P O Box 282
Fawnskin, CA 92333
909-866-3300

The following is an analysis of the current status of tract # 12217 by the Friends of Fawnskin 12/1/01:

"There is nothing in the public record file suggesting the development plan or the tentative tract have been extended beyond 12/9/2000. In order to meet the county code, they would have had to apply for an extension and obtained county approval no later than 11/9/2000 (30 days before expiration).

If such an additional extension was requested by the applicant and issued by the County in 2000, it would be at least a second extension, and would need to demonstrate 'exceptional or extraordinary circumstances', as well as consistency with the General Plan, and County Code, etc.

The spirit of the limitations to the timing of project implementation is to assure that a project is implemented under the same circumstances as were considered in the analysis. Circumstances have definitely changed since 1991, and are radically changed from the original analysis in 1983."

Please note that the following concerns for Tract 16136 are much worse if Tract 12217 is added to the equation.

2. My Technical land use comments/concerning Tract 16136 are as follows:

A. Trees: I understand that the City of Big Bear Lake is considering an ordinance to protect the Ponderosa Trees. Does 16136 proposal include removing 700 Ponderosa Pines?

B. Eagle Habitat: I understand that tract 16136 is part of the eagle habitat and as many as three Bald Eagles have been perched on one tree in the tract. Is it true that the review of eagle habitat was undertaken in the summer when the eagles are only here in the winter?

C. State Route 38: Has highway 38 in the Fawnskin area been designated a scenic highway? Will the 16136 proposal to straighten the highway to allow for waterfront homes change the scenic designation? Will the 16136 proposal eliminate the lake view from the existing highway?

D. Traffic: I understand the current technical traffic classification for highway 38 has a poor(congested) rating. I understand that the 16136 proposal includes improvements for handling traffic. However, is it true that even with the improvements the rating will be even lower because of the 92 homes that the five cul-de-sacs feeding directly on the highway?

E. Water: Is there enough capacity in the water system to support 92 homes? If the system is expanded who will pay for it?

RECEIVED
MAR 14 2002

County of San Bernardino
Advance Planning Division
Attn: Tracy Creason, Sr. Asso. Planner
385 N. Arrowhead Ave, Third Floor
San Bernardino CA 92415-0182

March 8, '02

Re: EIR for Moon Camp TT # 16136 & Cluster Pines (Marina Development)

Dear Ms. Creason,

When we purchased our home on Flicker Rd. adjacent to the proposed Moon Camp project, we thought that maybe in the distant future there could be limited development similar to the rest of Fawnskin. To learn that there are two proposed developments, Los Angeles County style, is alarming. That type of development is what we were trying to escape for our future retirement home. We also chose Fawnskin over Big Bear Lake for its special character.

An EIR is a good start. Fawnskin is a jewel of San Bernardino County. We expect the EIR to be critical of any change to reduce its shine. My concerns:

1. Is the proposed density compatible to Fawnskin & can the current & future planned and approved infrastructure support that density?
2. Won't the proposed change to State Highway 38 create a speedway for a short distance? Isn't State Highway 38 (North Shore Road) too scenic to be a speedway even for a short distance?
3. Doesn't San Bernardino County or the U.S. Forest Service have laws regarding tree removal over a certain diameter or a minimum height? Wouldn't that be the case in an eagle habitat?
4. Is there a potential problem with pollution to the lake in the Fawnskin area with the proposed density and run off from both of these projects?
5. Is Cluster Pines actually approved to go from a camp ground to condominiums? Was there an error in the approval process many years ago that could void the prior approval? Shouldn't that project also be one that would be appropriate in Fawnskin?
6. With the two projects combined 175 marina slips plus many new water front docks, will there be shoreline erosion? Will the water foul be driven away?

I would appreciate receiving copies and future notifications of any thing pertaining to these two projects.

Sincerely,

Terry Payne

Terry Payne & Jack Bessey
24816 Aden Ave.
Newhall CA 91321

39651 Flicker Rd.
Fawnskin

John A. Piorkowski

385 N. Arrowhead Ave.
San Bernardino, CA 92415
Zimovani, CA 92415

March 9, 2002

Senior Associate Planner
Tracy Creason
County of San Bernardino
Advanced Planning Division
385 N. Arrowhead Ave.
San Bernardino, Ca.
92415

Dear Friend,

Regarding the Environmental Impact Report for Moon Camp TT#16136. I oppose the approval of this project based on environmental considerations.

My first concern is the impact this development would have on increased traffic congestion. Big Bear on any given weekend is suffering from traffic congestion, even traffic jams. Not only does the town itself suffer, the highways in and out of the area also suffer. The proposed project would add to the congestion and resulting air and ground pollution. How much can the lake and surrounding vegetation take?

A second concern is the impact the project would have on the lake. A 100 slip private marina impinges on the public's enjoyment of California's public recreational lands. Is it even legal to privatize part of the lake? Again, there is the issue of congestion on the lake and resulting pollution.

My third concern is the issue of vacation rental property, that is, condo buyers who turn their properties into vacation rentals. This practice impacts motel/hotel businesses, local restaurants, traffic congestion, pollution, and has a general degrading effect on the entire area. Renters do not have the same high regard for an area that owners do.

Finally, Big Bear has a concern over it's quality and supply of water. How long can this unpredictable and undependable (we are currently in a drought and the lake level is down) resource sustain all the existing demands?

Sincerely,

John A. Piorkowski

RECEIVED
MAR 17 2002

March 9, 2002

To: County of San Bernardino, Advanced Planning Division
From: Mr. & Mrs. David Bollier
Subject: Environmental Impact Report (EIR) for Moon Camp TT#16136
Cluster Pines development
Attention: Tracy Creason, Senior Associate Planner

We are writing this letter regarding our concerns over the above developments in Fawnskin. Our reason for moving to Fawnskin was because we wanted to live in a small community for the peace and quiet. We believe everybody has the right to sell their property, but this is not what Fawnskin needs. It will increase traffic, more taxes and undue hardships on our community.

The best solution would be, for the United States Forest Service to purchase the property, with funds from the existing grants the federal government allocated to them for the purchase of private lands in and around the national forest to extend its boundaries. We are sure this would meet with everybody's approval.

In the matter of Cluster Pines condominium development, we feel the same way. It used to be a nice campground and should be reopened as such. There is a great need for another campground in the area and I am sure it would be very profitable to the owners as it was in the past.

Sincerely,

Robert F. Hawkins
Robert F. Hawkins
Kay Hawkins
Kay Hawkins

Robert & Kay Hawkins
P.O. Box 51
Fawnskin, Ca.
92333



County of San Bernardino Advanced Planning Division
385 N. Arrowhead Ave. Third Floor
San Bernardino, CA. 92415-0182

Attention: Tracy Creason
Senior Associate Planner

92415/0182 [Barcode]

RECEIVED
MAR 11 2002

March 9, 2002

To: County of San Bernardino, Advanced Planning Division
From: Mr. & Mrs. David Bollier
Subject: Environmental Impact Report (EIR) for Moon Camp TT#16136
Cluster Pines development
Attention: Tracy Creason, Senior Associate Planner

We are writing this letter regarding our concerns over the above developments in Fawnskin. Our reason for moving to Fawnskin was because we wanted to live in a small community for the peace and quiet. We believe everybody has the right to sell their property, but this is not what Fawnskin needs. It will increase traffic, more taxes and undue hardships on our community.

The best solution would be, for the United States Forest Service to purchase the property, with funds from the existing grants the federal government allocated to them for the purchase of private lands in and around the national forest to extend its boundaries. We are sure this would meet with everybody's approval.

In the matter of Cluster Pines condominium development, we feel the same way. It used to be a nice campground and should be reopened as such. There is a great need for another campground in the area and I am sure it would be very profitable to the owners as it was in the past.

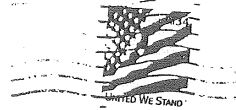
Sincerely,

David W. Bollier
David W. Bollier
Judith Bollier

Judith Bollier



David W. Bollier
P.O. Box 57
Fawnskin, CA 92333



County of San Bernardino
Advanced Planning Division
385 N. Arrowhead Ave 3rd Floor
San Bernardino CA 92415-0182

Att Tracy Creason 92415+0182

92415/0182

RECEIVED
JUN 13 1962

Attention: Tracy Creason, Senior Associate Planner

As a resident of Fawnskin, California I would like to go on record with the following objections to the above stated project.

1. Increased Auto emissions will certainly be the result of the more cars, more wood burning stoves due to population growth, and pollutants due to more recreational boats and ATV's.
2. Our Lake is already suffering from draught and water shortages will certainly only increase with the added burden of this proposed project. Please analyze the expected runoff levels and sediment loads and disclose info.
3. Power blackouts will occur frequently as a result of increased electrical use.
4. Favnskin simply doesn't have the sewer capacity needed to provide sanitary overload usage.
5. The removal of 730 trees is appalling. It is rape of the hillside which cannot be replaced adequately.
6. It is fact that many Eagles return year after year to these trees. Removal will disrupt the natural habitat of this fine birds. This is also natural habitat to many other animals and birds. What will become of this animals?
7. There are areas of plant habitat that is peculiar only to Big Bear. If these are destroyed in the name of progress, we can say goodbye to certain plants forever.

I feel that the above issues should be addressed with respect to those of us who live here. We do not want this project. It is not welcome. I wonder how much the traffic will increase and how much longer my driving time will be due to it. I moved into this area to get away from the pollution, noise, and congestion.

Thank you for giving consideration to my concerns and to those of my neighbors. I am satisfied that you will do your best to understand our dilemma and use appropriate measures to evaluate this situation.

Katiline London
PO Box 512
Fairfax, Va 92333

RECEIVED
MAR 13 2002

HERBERT V. CLOTTIS
SHIRLEYNE A. CLOTTIS
PO BOX 24
FAWNSKIN CA

March 10, 2002

COUNTY OF SAN BERNARDINO
ADVANCED PLANNING DIVISION
385 N. ARROWHEAD AVE
SAN BERNARDINO CA 92415-0182

ATTENTION: TRACY CREASON, SENIOR ASSOCIATE PLANNER

EIR MOON CAMP TT#16136

DEAR SIR OR MADAM:

IN REGARDS TO THE ABOVE ENVIRONMENTAL IMPACT STUDY IN FAWNSKIN WE
ARE VERY MUCH OPPOSED TO THE CURRENT PLANS BEFORE YOU FOR HIGH
DENSITY DEVELOPMENT IN A FRAGILE, PRISTINE, ENVIRONMENT IN ONE OF THE
FEW AREAS IN THE BIG BEAR LAKE REGION THAT HAS MANAGED TO RETAIN ITS
UNIQUE RURAL ATMOSPHERE

I AM SURE ALL OF THE MANY ENVIRONMENTAL HAZARDS ASSOCIATED WITH A DEVELOPMENT
OF THIS MAGNITUDE HAVE BEEN POINTED OUT TO YOU AND I SHALL NOT LIST THEM HERE ONLY
ASK YOU TO REVIEW THEM CAREFULLY AND NOT MAKE HASTY DECISIONS ON A COMPLEX
ISSUE SUCH AS THE ONE BEFORE YOU,

LETS LEAVE ONE AREA ON BIG BEAR LAKE OPEN WHERE PEOPLE CAN COME AND SEE WHAT
BIG BEAR LAKE USE TO LOOK LIKE AND WHERE THEY CAN DRIVE ALONG THE LAKE AND HAVE
ACCESS TO IT IF THEY SO CHOOSE. THEY COME FROM THE CITY TO GET AWAY FROM PEOPLE,
CARS, K-MART'S, SUPER MARKETS, SMOG, ETC. PLEASE HELP US TO SAVE ONE AREA IN BIG
BEAR WHERE THEY CAN STILL DO THAT.....

SINCERELY

Herbert V. Clottis
Shirleyne Clottis

HERBERT V. CLOTTIS

SHIRLEYNE A. CLOTTIS

.....

March 10, 2002

Mike Williams and Tracy Creason, Senior Associate Planners
County of San Bernardino, Advance Planning Division
385 N. Arrowhead Avenue, Third Floor
San Bernardino, CA 92415-0182

Re: Environmental Impact Report (EIR) for Moon Camp TT #16136

I am writing because of zoning changes proposed for a small community in the Big Bear Valley of
San Bernardino County, Fawnskin. RCK Properties, Inc. is attempting to change the zoning of
undeveloped acreage east of Canyon Drive from Rural Living to Single Residential with the
intention of constructing 92 homes. This is a large development that will stretch through a
riparian forest of juniper and conifer-covered hills. It is to include the building of 100 boat slips
and a rerouting of a scenic highway. This action will remove the hilly landscape, lake access and
hundreds of trees. The entire forest habitat that now exists will be altered forever.

This proposal brings many potentially serious problems for those who have come to this valley
seeking the life style it has to offer. Members of this rural mountain community are greatly
concerned about many aspects of this proposed development. I would like to propose the
following questions and ask that your study carefully consider the following:

- How many trees will the development destroy? The number listed in the initial study addresses those to be removed to reroute the highway. How many additional trees will be removed to clear the land and build homes? Construction in this valley by those able to afford large homes in similar developments are often 7,000 to 8,000 + square feet. How will these huge footprints requiring the removal of animal and plant habitat affect the entire environment characterizing every resident's reason for settling in this remote and rural valley?
- How will the destruction of the habitat and lake access for the many wild animals living in the adjacent forest stress or destroy these animals? The encroachment of humans must be a serious concern of those doing this study. How will the removal of animal corridors in this development affect this entire valley?
- Substantial paving will be included in this development to serve this proposed density. How will this affect all aspects of the environment? How will paving, building construction, high water consumption living and landscaping, emissions from fossil fuel burning automobiles, and high density populations alter the climate of this community for all inhabitants?
- How will the destruction of this bald eagle habitat contribute to the survival of this precious species? Are requirements for eagle density and competition for feeding being considered?
- Are the expert biologists serving the United States Forest Service and stationed in this community being consulted? They have a first hand knowledge of this forest and how the humans who inhabit and visit it, affect its very survival.

- Will this study consider the entire year and multiple years when addressing the impact of the increase in homes, cars, and people being proposed for this forest and this lake? Seasonal crowds are increasing as the population of the adjoining areas increase. How will the recreation of those unable to afford home ownership in this valley be affected?
- How will each of the zoning requirements affect the human inhabitants and the habitat and environment of plants and animals in this area? Will the Rural Living zoning or the Single Residential zoning be best for this tract of land and all dependent upon it for survival?

The EIR being conducted certainly addresses many of the concerns of the residents of this valley. The meeting held here by the county was well conceived and the county planners noted and seemed to give full attention to the concerns presented by the people able to attend the meeting. I have a great deal of trust in the sincerity and the professionalism demonstrated at that meeting. I do however, have major concern, no *fear*, that the most important question will not be addressed as the study is undertaken. This question is: Is it fair to allow monetary considerations of the few to totally destroy the habitat of the many who are here? Who protects the interests and requirements of wild animals that are not on the federal lists of endangered and threatened animals and plants? Who protects our interests? Isn't that why the original zoning was assigned this tract of land?

Please do not alter this unique community by this drastic re-zoning. To do so would be to destroy the very reason that people choose to come to this area. There are many houses and lots for sale throughout the valley that will enable full time, weekend, and holiday visitors to enjoy this mountain community. It is my greatest hope that the Land Use Services Department will be the agency that generations to come will respect and thank for its common sense approach to the use of this land.

Sincerely,

Glenda L. Akins

Dr. Glenda L. Akins
P.O. Box 6122
Big Bear Lake, CA 92315

Kim Munoz
P.O. Box 6578
Big Bear Lake, CA 92315



Mike Williams and Tracy Creason, Senior Associate Planners
County of San Bernardino, Advance Planning Division
385 N. Arrowhead Avenue, Third Floor
San Bernardino, CA 92415-0182

32015+0182

March 10, 2002

Mike Williams and Tracy Creason, Senior Associate Planners
County of San Bernardino, Advance Planning Division
385 N. Arrowhead Avenue, Third Floor
San Bernardino, CA 92415-0182

Re: Environmental Impact Report (EIR) for Moon Camp TT #16136

RECEIVED

MAR 19 2002

I am writing because of zoning changes proposed for a small community in the Big Bear Valley of San Bernardino County, Fawnskin. RCK Properties, Inc. is attempting to change the zoning of undeveloped acreage east of Canyon Drive from Rural Living to Single Residential with the intention of constructing 92 homes. This is a large development that will stretch through a riparian forest of juniper and conifer-covered hills. It is to include the building of 100 boat slips and a rerouting of a scenic highway. This action will remove the hilly landscape, lake access and hundreds of trees. The entire forest habitat that now exists will be altered forever.

This proposal brings many potentially serious problems for those who have come to this valley seeking the life style it has to offer. Members of this rural mountain community are greatly concerned about many aspects of this proposed development. I have the following questions:

- How will the water and sewer systems in Fawnskin be impacted? Won't those systems already taxed to their peak levels contribute to more habitat destruction if their capacity must be enlarged?
- How will lake water pollution affect all members of our community if this development proceeds and the runoff from increased habitat and 100 boats are added to the lake? Will you analyze and disclose the expected runoff levels and sediment loads as this EIR is developed?
- How will the increased congestion in this small community change the land usage if roads are widened to facilitate the increased traffic?
- How will the reduction of the contributions of hundreds of trees affect the air quality of our valley?
- How will the additional encroachment of humans affect the animals and plants of the entire forest?
- How will the destruction of the bald eagle habitat be mitigated by a few saved trees? How will this serve their needs when they utilize multiple trees in this area now?

Please do not allow this development to alter this unique community by the drastic re-zoning being proposed. To do so would be to destroy the very reason that people choose to come to this area.

Sincerely

Kim Munoz
P.O. Box 6578
Big Bear Lake, CA 92315
Kim Munoz
resident of Fawnskin

March 11, 2002

Tracy Creason, Senior Associate Planner
385 North Arrowhead Avenue
San Bernardino, CA 92415-0182

RE: Environmental Impact Report for RCK Properties, Inc. application for tentative tract map 16136 and conditional use permit on 62 acres located East of Canyon Drive, in Fawnskin, CA

Dear Ms. Creason:

We are concerned about a number of aspects of RCK Properties' proposed land development and highway relocation, and for the reasons below, we strongly oppose the proposed changes that will most certainly have a number of serious negative environmental effects.

The widening and relocation of the highway to allow the addition of 95 new homes (where current zoning allows only one) will bring with it large numbers of people and cars, adding to congestion, traffic, and increasing highway noise levels considerably in this otherwise quiet and rural area. Living near the highway we are acutely aware of traffic noise. As it is we are often awakened many times during the night by traffic noise, and understand that the proposed changes would heavily impact the traffic flow along SR38, the only access to the site.

It is also distressing to learn that the highway relocation would call for the destruction of many hundreds of trees in an area that currently has the look of a beautiful wilderness zone. These trees are large and plentiful and add immeasurably to the public's enjoyment of the highway. We've also participated in a number of bald eagle counts and know from experience that the area under consideration by the developer is well used by bald eagles for nearly six months of the year. Without the trees, and with the added commotion of homes, cars, and people, the eagles and other wildlife will lose a valuable habitat area forever.

We are further concerned about the runoff and other groundwater problems that could result from this project. These will not be cabins surrounded by old growth trees and naturally landscaped in existing pines and bushes. Rather, the size of the homes will most likely be extremely large, necessitating the removal of hundreds of trees, to be replaced by gardens and lawns whose fertilizers will contaminate ground and lake waters.

In closing we want to reiterate that we feel strongly that the proposed development will have serious and irreversible consequences. It would destroy views long enjoyed by residents and visitors. It would grossly increase traffic, noise, and congestion. It would most certainly rob wildlife and eagles of natural habitat. It would mean losing hundreds

of scenic trees and eliminate any public enjoyment of the area. In addition, it will adversely affect the water quality of both ground water and lake water.

Please take these negative aesthetic, land use, noise, traffic, and water quality factors into consideration as you prepare the environmental impact report on this disastrous proposal.

Thank you so much.

Sincerely,

Doris Griffin

Doris Griffin
23871 Willows Drive, #224
Laguna Hills, CA 92653

13371 Shapell
Garden Grove, CA 92844

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MAR 13 2002

March 11, 2002

Tracy Creason
County of San Bernardino, Advance Planning Division
385 N. Arrowhead Ave, Third Floor
San Bernardino, CA 92415-0182

Dear Tracy Creason,

Subject: EIR for Moon Camp TT #16136

We are part time residents, taxpayers, and property owners for the residence located at 956 Deer Trail Lane; and have been in joint ownership of this property for more the fifteen years.

We wish to state and make clear my strong objection to development proposal.

Our objections are as follows:

- o This project will pose a significant increase in traffic in the local area, with impacts including additional air pollution, increase in number of vehicle / traffic related injuries, increase risk to pedestrian traffic, increase in noise pollution, and increased pressure, stress, and danger to local wildlife.
- o This project will destroy over 700 trees in the project area.
- o This project will further impact and cause additional stress on the eagle habitat and other local flora and fauna.
- o This project will impact endangered plants in the area.
- o This project will have a significant and detrimental impact on the character and nature of Fawnskin and the local area.

Other matters that you and the county must consider are the additional impacts on lake view and more restricted public access to the lake, increased load on the sanitary sewer system, increased load on the water supply system, increased risk, load, and burden to the fire department, and increased risk, load, and burden to the national forest.

In closing, let us again state that our family and we strongly object to this development project. We would like to request that we are notified of all hearings and meetings with respect to this project, and that they take place on Saturdays to allow more concerned neighbors to attend. We would also like to request that a thorough and proper Environment Impact Report be prepared for the entire project.

Sincerely,

Doris Griffin

DeVon Bench and Patricia Bench



Natalie L. Marks
P.O. Box 229
Fawnskin, CA 92333-0229

RECEIVED
MAY 14 2002

March 11, 2002

County of San Bernardino
Advance Planning Division
385 N. Arrowhead Ave, Third Floor
San Bernardino, CA 92415-0182

Re: Environmental Impact Report
For Moon Camp TT #16136

Attn: Tracy Creason
Senior Associate Planner

Re: RCK, Applicant, Tentative Tract 16136

I object to the above project (Tentative Tract 16136) for the following reasons:

1. The number of scenic trees that are to be removed resulting in reducing the overall attraction of the area and destroying approximately one quarter of an endangered species habitat. (i.e. eagle in the affected area.) A study short of one year would not assess the impact on animal life.

2. Noise Pollution and Safety:

- a) Moving State Route 38 northward will result in traffic being closer to the existing homes above the proposed development.
- b) Increased traffic by the proposed development (900 additional autos per day). Holiday traffic is already unacceptable in the valley and increased traffic will be a danger to pedestrians and school children where the crossing of the highway is necessary. Children in Fawnskin are in school many of the holidays down the hill.
- c) From additional boats of the proposed marina, causing further pollution due to the sound traveling across the lake. Fawnskin and the North Shore have always had the reputation of being a quiet, serene, uncongested community that is lake assessable and with this new proposed project, we will lose every quality that we chose to live here.

3. Air Pollution

Additional fireplace burnings and other emissions of the additional proposed homes. Boat emissions caused by a 100 boat marina. We already have a problem with the existing conditions of fumes during the boating season when the air is trapped in the valley, caused by heat and lack of wind.

4. Object on the basis that with people now building large houses on minimum-sized lots in Big Bear, any downzoning would be inconsistent with the mountain character



*County of San Bernardino
Advance Planning Division
385 N. Arrowhead Ave Third Floor
San Bernardino, CA 92415-0182*

92415-0182 |||

Department of Toxic Substances Control



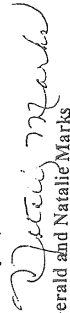
Winston H. Hickox
Agency Secretary
California Environmental
Protection Agency

Edwin F. Lowry, Director
5796 Corporate Avenue
Cypress, California 90630

Gray Davis
Governor

5. Object on the basis that currently there is insufficient water in Fawnskin to support 92 additional residences.
 6. Object on the basis that State Route 38 in that area could not adequately support the increased traffic flow in that area.
 7. Object on the basis that a 92-home subdivision will cause serious light pollution in the Fawnskin area
 8. Object on the basis that there has been no EIR with respect to entire project.
- City standards are not applicable. We are not an urban area. Mitigation should be directed to Fawnskin only.

Thank you,


Gerald and Natalie Marks
39739 Flicker Road
Fawnskin, CA 92333-0922

March 11, 2002

Ms. Tracy Creason
Land Use Services Division
County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, California 92415

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE
MOON CAMP PROJECT (SCH #2002021105)

Dear Ms. Creason:

The Department of Toxic Substances Control (DTSC) has received your Notice of Preparation (NOP) of a draft Environmental Impact Report (EIR) for the above-mentioned Project.

Based on the review of the document, DTSC's comments are as follows:

- 1) The draft EIR needs to provide the site history and past operations of the site. Otherwise, it will be difficult for DTSC to provide adequate comments.
- 2) The draft EIR needs to identify and determine whether current or historic uses at the Project site have resulted in any release of hazardous wastes/substances at the Project area.
- 3) The draft EIR needs to identify any known or potentially contaminated site within the proposed Project area. For all identified sites, the draft EIR needs to evaluate whether conditions at the site pose a threat to human health or the environment.
- 4) The draft draft EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may require remediation, and the government agency to provide appropriate regulatory oversight.
- 5) If the property had vegetation or agricultural use, onsite soils could contain

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our Web-site at www.dts.ca.gov.

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pesticide residues. The site may have contributed to soil and groundwater contamination. Proper investigation and remedial actions should be conducted at the site prior to its new development.

- 6) If any of the adjacent properties are contaminated with hazardous chemicals, and if the proposed project is within 2,000 feet from a contaminated site, then the proposed development may fall under the "Border Zone of a Contaminated Property." Appropriate precautions should be taken prior to construction if the proposed project is on a "Border Zone Property."
- 7) The project construction may require soil excavation and soil filling in certain areas. Appropriate sampling is required prior to disposal of the excavated soil. If the soil is contaminated, properly dispose of it rather than placing it in another location. Land Disposal Restrictions (LDRs) may be applicable to these soils. Also, if the project is planning to import soil to backfill the areas excavated, proper sampling should be conducted to make sure that the imported soil is free of contamination.
- 8) If the project requires demolition, renovation and addition of building structures, investigate the presence of lead paints and asbestos containing materials (ACMs) in the currently existing buildings at the site. If the presence of lead or ACMs are suspected, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with the California environmental regulations.
- 9) If during construction the project, soil and/or groundwater contamination are suspected, construction in the area should cease and appropriate Health and Safety procedures should be implemented. If it is determined that contaminated soil and/or groundwater exist, the draft EIR should identify how any required investigation and/or remediation will be conducted, and the government agency to provide appropriate regulatory oversight.

DTSC provides guidance for the Preliminary Endangerment Assessment (PEA) preparation and cleanup oversight through the Voluntary Cleanup Program (VCP). Also, DTSC is administering the \$85 million Cleanup Loans and Environmental Assistance to Neighborhoods (CLEAN) program, which provides low-interest loans to investigate and clean up hazardous materials at properties where redevelopment is likely to have a beneficial impact to a community. The CLEAN program consists of two main components: low interest loans of up to \$100,000 to conduct PEAs of underutilized properties; and loans of up to 2.5 million for the cleanup or removal of

hazardous materials also at underutilized urban properties. These loans are available to developers, businesses, schools, and local governments.

For additional information on the VCP or CLEAN program, please visit DTSC's web site at www.dtsc.ca.gov. If you would like to meet/discuss this matter further, please contact Mr. Johnson P. Abraham, Project Manager at (714) 484-5476.

Sincerely,



Haissam Y. Salloum, P.E.
Unit Chief
Southern California Cleanup Operations Branch
Cypress Office

Enclosure

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief
Planning and Environmental Analysis Section
CEQA Tracking Center
Department of Toxic Substances Control
P.O. Box 806
Sacramento, California 95812-0806

3-18-02

RECEIVED

County of San Bernardino
Advanced Planning Dept.
385 N. Arrowhead Ave. (third floor)
San Bernardino, CA 92415-0192

attest: Tracey Creason, Senior Associate Planner

Re: Environmental Impact Report (EIR) for Moon Camp TT # 16136

I'm writing to express my very deep concern regarding the Moon Camp & Elute River development in Fontana.

I have lived here for seven (7) years now & have enjoyed Big Bear Valley as much for all the wonderful outdoor activities there to offer as I have lived in SA area most of my life with the smog - I feel I now live in paradise - clean air, beautiful trees & a mountain atmosphere & small town as well. What more could I want.

It has my home on the North Shore for over 6 1/2 years & frequent Fontana almost daily. The charm of this little community and the people I have met over the years is ^{priceless} ~~invaluable~~ ^{irreplaceable} ~~invaluable~~.

I'm very concerned of large growth & what it will do to the area & our lake - increased traffic, congestion additional commercial Big Bear, Elton, Victor, etc. I'm very concerned of large growth & what it will do to the area. Let alone our many drought years we have with very limited resources. I'm totally against removal of our 730 trees just to build the highway & tear down our valley? - So previous to so many people, including myself, of this is to be development - I suggest it to be on a smaller scale & keep our little town of Fontana unique & nature-oriented as its always been.

Not in writing
Dorleen Jane Craig - Big Bear Lake, CA 92315
mailing address:
20, Box 293
Big Bear City
(North Shore)
actual address:
1112 Mt Whitney
Big Bear City
(North Shore)

COUNTY OF SAN BERNARDINO
ADVANCED PLANNING DIVISION
385 N. ARROWHEAD AVE. THIRD FLOOR
SAN BERNARDINO, CA 92415-0192
ATTN: Tracey Creason, Senior Associate Planner



SUPREME WELDING & METAL PRODUCTS
197 PECKHAM ROAD
AZUSA, CALIFORNIA 91702

92415+0192

RECEIVED
MAR 13 2002

COMMENTS ON: SAN BERNARDINO COUNTY LAND USE SERVICES
DEPARTMENT/PLANNING DIVISION PROJECT NOTICE,
PARTS A & B,
FILE/IDX: GPA/TT/M331-8N/01/APN:0304-091-12*
From: A.M. Chaffee, P.O. Box 14, Fawnskin, California, 92333

This plan will endanger the delicate environment of the entire Big Bear Valley, not just the Fawnskin area.

The development will be a traffic hazard from Stanfield Cutoff to the dam, and will cause air, water, and ground pollution.

The estimated number of trees slated to be removed is sickening.

Smoke from household fireplaces and stoves will hang like a dirty cloud over Fawnskin, the North Shore, and the east valley during the winter months, further poisoning the air.

The eagles will lose their habitat, as will countless other wildlife that we love, and that make the area what it is--beautiful and rural!

And what about the people who came and stayed in Fawnskin to enjoy the quiet and beauty of a small community, one which is now threatened by pollution, traffic, noise, and destruction caused by a cracker-box development.

The only persons or companies that will benefit from this mess are the realtors and their backers.

Another small item--what about the "water shortage"? How does that fit into the plan--new wells into the same aquifer? That will really do it!

A.M. Chaffee

Ann Marie Chaffee
39688 Flicker Rd
PO Box 14
Fawnskin CA 92333-0014



TRACY CREASON,
Senior Associate Planner
385 No. Arrowhead Ave.
San Bernardino, CA
92415-0182

32415/0182



DAVID AND SUSAN CROCKETT
P.O. BOX 236
FAWNSKIN, CA 92333-0236

March 12, 2001

County of San Bernardino
Advance Planning Division
385 N. Arrowhead Ave
San Bernardino, CA 92415-0182

Attention: Tracy Creason
Senior Associate Planner

Re: Environmental Impact Report (EIR) for Moon Camp TT#16136

Dear Ms. Creason,

We have many concerns relative to the impact of the proposed development and the cumulative effect of development of other large parcels on the North Shore of Big Bear Lake, specifically the Fawnskin area.

We will narrow the scope of our letter to Quality of Life issues which to us also include Environmental issues.

Like so many, we were attracted to this area because it is more pristine, less developed and more rural. We are deeply concerned that the same standards of city, urban or suburban will be applied to this forested mountain area where the comparisons are in no way similar.

The removal of 700 plus trees for the new highway alone does not take into account the number of trees that will be removed for building or that may die due to construction impacting the earth. Some of these trees are very old. Older in fact than they may look. Because this area gets very little moisture, the ecosystem is more fragile than you might be aware. Therefore it takes along time for things to grow to any great height. Some of the trees under consideration for removal are probably more than 200 years old. These older trees with "snags" are favorite eagle perches. They can not be replaced by mitigating tree replacement. The entire nature of the area will change by the removal of this number of trees.

Also no longer will it be a "scenic highway" because the road will be moved away from

the scenery, the lake and obscured by houses. Public access to this extremely lovely area will be block by the proposed gated community.

Concerning traffic studies: During major holidays, the traffic on North Shore Drive is quite congested. It is extremely difficult to make left hand turns from Standfield cut off to North Shore. Traffic through Fawnskin is heavy enough that it is hard and unsafe when trying to cross the street in town. Also, coming down from the mountain and trying to turn left onto North Shore from Canyon or Garden or any of those streets is difficult as it is. It will only become more congested. How will this be mitigated? Since the new highway will be up to county standards - which we guess means straighter and wider which translates to faster traffic speeds- what happens when it narrows down to the old highway? Will a stop sign be needed at Canyon so that accidents do not occur from higher speed vehicles and slow speed vehicles pulling out and left onto North Shore?

The additional traffic and trucks (from construction) plus additional emissions from fireplaces will add to the inversion layer. Since we live on Piney Ridge, a knoll above the lake, we see this layer of smog occasionally as it now. This pollution/ air quality issue is of grave concern to us.

The lake is currently undergoing or soon will be studies concerning the quality of water the various elements, pollutants etc (we are not chemists) as required by new laws. Since this information is not currently known, to our understanding, isn't it premature to make decisions about the lake and how the proposed development and others will affect the lake? How will run off absolutely be kept from affecting the lake? This is not possible. Look at Lake Tahoe in Northern California which has serious run off issues. Big Bear is smaller but the issues are the same.

Part of the joy of living in this area and up on a scenic knoll, is being able to see the stars, clearly. Something that is not possible in an urban or suburban setting. We are concerned that the addition of 92 homes and their attendant glare will change the clarity and obscure the stars. It will be unrecoverable.

One last concern: To us it seems unbelievable that the zoning can be changed from one or two houses to ninety-two (92). In the city, in an urban or suburban setting, maybe so, but here? It makes no sense to us.

Once this fragile ecosystem is gone and the proposed development and others added, the area of Fawnskin will not resemble the pristine, forested, mountainous area that it currently is.

Thank you for your consideration.

Sincerely,

David & Susan Crockett
The Crocketts

RECEIVED
MAR 13 2002

To: County of San Bernardino
Advance Planning Division
385 N. Arrowhead Ave.
San Bernardino, CA 92415-0182

From: Dean & Mary Jane Strenger
1022 Grey Back Trail
Fawnskin, CA 92333

Mailing address:
12811 Hickory Branch Road
Santa Ana, CA 92707-3426

Re: EIR for Moon Camp TT #16136

Attention: Tracy Creason, Senior Associate Planner

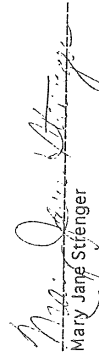
You will receive many letters that highlight the environmental problems with the development of the Moon Camp properties. The problems are real and should cause any county official some real concerns. To devalue property of those who have followed the law and also the intent of the law in order to provide great profits for those who disregard the rights of others is simply wrong. But, it is not the greatest wrong.

As you drive East out of Fawnskin, there is a peacefulness when you view the beautiful lake and the subtle colors caused by the reflections of the mountains of the south shore. This is what was intended when the original parameters were set for the development of the North Shore. If officials of the County of San Bernardino approve plans that would take away for all time the opportunity for future generations to feel the power of Big Bear Lake from this perspective, a crime against nature will have been committed. Please do not let this happen.

It is critical that the lake shoreline be protected for future generations. The development of Moon Camp as proposed would violate the trust placed in you as county officials responsible for providing the safeguards for the maintenance of the public trust.

I trust that you will not let this happen.


Dean R. Strenger


Mary Jane Strenger

March 13, 2002

County of San Bernardino
Advanced Planning Division
385 N. Arrowhead Ave. Third Floor
San Bernardino, ca 92415-0182

Attn: Tracey Creason, Senior Associate Planner

Project: Environmental Impact Report (EIR) for Moon Camp TT #16136
Donald & Jeannie Wheeler Jr.
39625 Flicker Rd.
Fawnskin, ca 92333

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I am writing in concern about the development of Moon Camp in Fawnskin. Here are a few on my concerns over the issue:

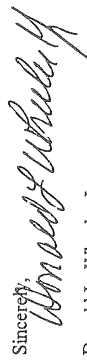
The preservation of our trees is very important to our wildlife. Removing any more trees would greatly jeopardize the Bald Eagle, which is already on the endangered species list. There is also the blue herons, ospreys, hawks and waterfowl that are in danger. The deer and coyote also access lakeshore through property.

There is also the safety issue of straightening SR38. When you have a longer stretch of roadway people tend to go a little faster. This increases the danger to pedestrians and school bus crossings in the downtown Fawnskin area where crossing is necessary. The roads around this area are not made for speed. You put straight stretches of roads at high speeds and slow turns together you get high speed accidents.

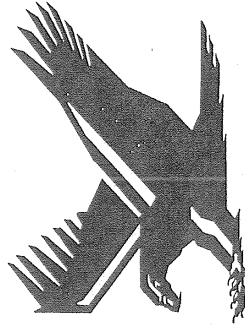
Currently the traffic flow is manageable. When you add many more cars to the roadway as this plan almost requires with the amount of housing being considered would only cause confusion to the roadway. The confusion of traffic cannot relief itself, because there is no other alternative roadway to use in Fawnskin.

My last concern is that I really enjoy taking in the scenery around the lake area, whether it's walking or driving. The north shore has a serene ambience, frequently characterized as quiet, natural, uncongested and lake-accessible. With this project at hand you not only take away the beautiful view of the lake for many of the residences and visitors to the area but at the same time the project would be destroying the plants and wild life that live here. Proposed development would change the mountain character of the north shore from "country" living to "city" setting. We would also lose public access to the lakeshore, as development would be a private, gated community.

I am asking you to please take these issues to heart. Fawnskin, Big Bear Lake is a beautiful place to live. Please don't take that away from me and my family. Thank you.

Sincerely,


Donald L. Wheeler Jr.
Jeannie M. Wheeler
Fawnskin





NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
(916) 657-5390 - Fax

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March 13, 2002

Tracy Creason

March 13, 2002

San Bernardino County Land Use Services Department
385 N. Arrowhead Ave., 3rd Floor
San Bernardino, CA 92415-0182

RE: SCH# 2002021105 - Moon Camp

Dear Ms. Creason:

March 13, 2002

Tracy Creason
Senior Associate Planner
County of San Bernardino
Advance Planning Division
385 No. Arrowhead Ave.
Third Floor
San Bernardino, Ca 92415-0182

Re: Environmental Impact Report (EIR) for Moon Camp TT #16136

I am a part time residence of Fawnskin, CA and I am greatly concerned about the proposed development of the area known as Moon Camp.

Although I would like nothing better than to see the land remain untouched, I understand that the property owners have the right to develop the land as they see fit. However, this should be in accordance with the regulations and uses permitted and controlled by existing zoning.

I purchased my home in Fawnskin subject to the existing rules and zoning requirements and made this decision on the premise that such rules and controls would remain in effect and thus my family and I could enjoy the existing environment for many years to come. If any variances or rezoning is allowed on the Moon Camp property, I would perceive this to be an affront to all existing property owners and the general public. If approved, I too would expect that you could rezone my area and move a road so that I could have lake front property too!

In addition to the unfairness that would result from the ability of the developers to get variances and rezoning changes, I am concerned that such a large development would have an adverse impact on the local utilities, water resources and most importantly, the natural habitat and wild life.

Sincerely,

Gary M. Raskin

CC: State Clearinghouse

The Native American Heritage Commission has reviewed the above mentioned NOP. To adequately assess and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

- ✓ Contact the appropriate Information Center for a record search. The record search will determine:
 - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
 - A Sacred Lands File Check.
 - A list of appropriate Native American Contacts for consultation concerning the project site and to assist in the mitigation measures.
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
 - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5 (e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

Rob Wood
Environmental Specialist III
(916) 653-4040

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LAND USE SERVICES DEPT.
ADVANCE PLANNING DIVISION

March 14, 2002

County of San Bernardino
Advance Planning Division
385 N. Arrowhead Avenue
Third Floor
San Bernardino, CA 92415-0182

Reference: Environmental Impact Report (EIR) for Moon Camp TT #16136

The proposed development of Moon Camp is a not a good thing. Disruption of the many established natural ecosystems that area should not be allowed. A simple look at the south shore activities on any weekend should be enough of an indicator of the impact people and 'progress' have made on the area for any rational individual to conclude that zoning changes and construction of any magnitude would leave irreparable damage to an already fragile area like the town of Fawnskin on the north shore of Big Bear Lake.

Moon Camp would not only impact the forest, wildlife and lake but the many eagles that migrate annually to that very area. Further, the pollution from people (lights, sewage, traffic, smog, congestion and noise) would certainly have a negative effect on the environment.

Additionally, it is a fact that existing hotels and rental properties and tourist industries (shops, stores, restaurants etc.) local to the area far exceed the demand. There is no need for more building. Enough damage has already heaped on the local environment; lets not add any further burden to the already fragile area.

Please use not only the laws and ordinances that are specific to your investigation, use your eyes, ears and mind to evaluate the situation that already exists on the south side of Big Bear Lake and ask yourself if you really want this to happen to yet another area of the valley, an area your children and their children may someday want to visit and enjoy.

Pages 2 & 3 attached to this letter further detail our specific concerns.

Respectfully,

Dan and Jana Fowlks

Dan and Jana Fowlks
P.O. Box 64
Fawnskin, California 92333

Issues List Concerning Developing Moon Camp

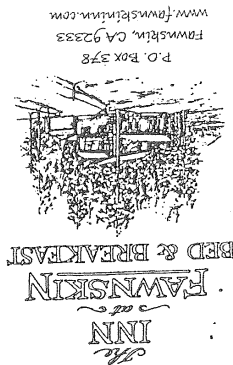
- Air Quality
There will be increased auto emissions due to increased number of cars and slower speeds caused by increased traffic congestion, increased emissions from fireplaces and wood burning stoves, as well as boat engines, ATV's, leaf blowers, and recreational vehicles, and cumulative air pollution from this and all projects around the valley, including during construction phase.
- Water Quality
There will be additional runoff to the lake which is already saturated with fertilizer, etc. from runoff in existing landscaping and development areas elsewhere.
- Water availability (especially in drought times, which are a natural part of our climate cycle)
There is currently a shortage of water and we are in drought conditions. In the late 80's and early 90's people were without water on major holidays in the summer and pressure was reduced on streets at higher elevations. A fire would have caused disaster. There is no more water in the valley now and 92 homes will certainly intensify the situation.
- Energy Factors
Local electricity providers claim no more power lines can be added nor can solar power be used and that the valley is already short of the electricity it needs. Continuous building elsewhere in the valley, as well as this project, will continue to exacerbate the problem plus increase the chances of blackouts, etc.
- Sewer Capacity
The manholes in the streets repaved during 2000 and 2001 have not been raised and if there are any problems, these manholes will have to be located and jackhammered out before anything can be done. Are the pipes in Fawnskin of sufficient capacity to handle additional homes? Cumulative sewer effects with all the developments proposed and in progress must be addressed. There are already sewer odors in some homes due to being overloaded and nothing has been done with these.
- Tree Removal
The development expects the removal of 730 trees (25% of existing trees), which only addresses those to be removed to reroute the highway. How many additional trees will be removed to build homes? Plus how many will die due to stress of construction. The large, old growth trees removed will not grow back in our lifetime, so planting lots of replacement trees is not sufficient mitigation.
- Eagle Habitat
Eagles use many of the trees throughout the entire Moon Camp area, not just a few trees along the shoreline. The whole Moon Camp area is eagle habitat. Eagle perch trees take hundreds of years to grow, saving a few existing trees will not provide habitat into the future.
- Wildlife Habitat
This area is also habitat for blue herons, ospreys, hawks and waterfowl. Wildlife (deer, coyote) access lakeshore through property.
- Plant Habitat - This will destroy endangered/threatened habitat areas (pebble plains, wetlands) known only in Big Bear, as well as endangered/threatened flora in the area.
- Light Pollution/Glare - Additional lighting from 92 homes would greatly diminish the intensity of the nighttime sky.
- Medical Services - We have limited medical facilities, including ambulance service, inadequate for increased population.

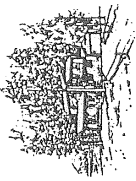
- Fire Protection – The Fawnskin Fire Department is very small, inadequate for planned development.
- Time frame for Biological Assessment (are survey windows adequate/appropriate) – Due to seasonal changes in animal migration and living patterns, anything short of a one-year study will not fully assess the impact on animal life.
- Traffic Study – Traffic would increase dramatically with addition of Moon Camp. Cluster Pines, Brookside Road and the new Zoo. Holiday traffic is currently unacceptable in the valley. Weekend and vacation use/rental impact on traffic and parking should be addressed; multiple cars per house/unit. What are the cumulative effects of increased traffic in the town of Fawnskin, as well as Stanfield Cut Off and the south shore communities?
- Public Safety – Additional traffic increases danger to pedestrians and school bus stop/crossings in the downtown Fawnskin area where crossing the highway is necessary.
- Public access - Public access to the lakeshore would no longer exist, as development would be a private, gated community.
- Designated Scenic Highway – The scenic value of the highway would be removed since views from the highway would be obstructed by multiple home construction.
- School System - How will this impact the limited classroom capacity?
- Seismic Activity - A fault runs through Windy Point. Is there an issue with regard to earthquakes and the "seismic effect", as well as for the emergency personnel and equipment available in such an instance?
- Property Values - What impact will "high density" housing development have on property values near the property, as well as throughout Fawnskin?
- Noise - Localized effects (construction and long term) and cumulative effects (sound travels across lake)
- Lake Usage – Increase watercraft on lake due to 100-slip private marina. Additional watercraft also causes further lake pollution.
- Quality of Life –Fawnskin and the north shore have a serene ambiance, frequently characterized as quiet, natural, uncongested and lake-accessible. Proposed development would change the mountain character of the north shore from "country" living to "city" setting.
- City standards non applicable here
- "City" development standards should not be applied to Fawnskin. Impact comparisons should not be made with an urban area.
- Impact to South Shore and North Shore Communities – Loss of revenue to lodge owners and marina boat rentals. Impact of additional traffic, noise, etc. on the already overburdened South Shore communities.
- County Services – What impact on fire, sheriff, and sewer services?
- Environmental Terms & Conditions – County has a very bad record for not enforcing mitigation terms and conditions presently. Would there be any change?
- Developer's Track Record – The developer has a bad track record regarding adhering to mitigation terms and protecting areas developed. How would that be mitigated.
- Alternative Usage – Explore the potential to expand the National Forest lands as an alternative to proposed rezoning.
- Cumulative Effects – Increasing the population increases all the effects (the multiplier factor). The cumulative effect of developments at Moon Camp, Cluster Pines, Brookside Road, Deer Trail and the new zoo with the existing environment must be assessed collectively with regard to all issues. City development standards should not be applied. Mitigation should be site-specific to Fawnskin, not based on a model.



Ms. Tracy Creason, Senior Associate Planner
San Bernardino County Land Use Services Dept.
Advance Planning Division
385 N. Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0182

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March 14, 2002

Ms. Tracy Creason, Senior Associate Planner
San Bernardino County Land Use Services Dept.
Advance Planning Division
385 N. Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0182

Re: "Notice of Preparation of Environmental Impact Report for RCK Properties, Inc.
Proposed Project, Tentative Tract No. 16136", Fawnskin
FILE/INDEX number: GPA/TT/N331-8N/01/APN: 0304-091-12

Dear Ms. Creason:

We would like the following issues to be addressed in the Draft EIR for the above referenced project:

- 1) Increases in the noise levels for existing properties north of highway should be analyzed. Realignment North Shore Drive (Highway 38) to provide the ability for more lakefront residences makes no sense when now anyone traveling the highway has good lake views for a mile or so.
- 2) A thorough analyses of all wildlife should be included in the Draft EIR. This should include the endangered bald eagles that winter on the property, as well as waterfowl and other birds, and several endangered plants.
- 3) The stress load on our sewage system should be analyzed.
- 4) Short and long-term increases in traffic congestion and accidents along North Shore Drive should be fully analyzed in the Draft EIR. We feel that traffic would increase to unacceptable levels along North Shore Drive if this project is completed.
- 5) The EIR should include an analysis of both direct emissions and secondary air pollutants of the proposed project, and their effect on the air quality of Fawnskin, and the entire Big Bear Valley.

In summary, we are against changing the current zoning or realigning the highway just so developers can increase their "bottom line" at the expense of the current owners in Fawnskin, and those who vacation here on the North Shore, specifically because it provides

a pristine, quiet experience. The above issues must be addressed in the EIR. We would also like to add that any General Plan Amendment for lakefront property should include a continuation of the popular Alpine Pedal Path.

Very truly yours,

Nancy Hazewinkel & William C. Hazewinkel

William & Nancy Hazewinkel

880 CANYON ROAD ~ POST OFFICE BOX 378 ~ FAWNSKIN, CA 92333 ~ (909) 866-3200
www.fawnskininn.com ~ fawnskininn@earthlink.net

Tracy Creason, Senior Associate Planner
San Bernardino County Land Use Services Department
Advance Planning Division
385 North Arrowhead Avenue, 3rd Floor
San Bernardino CA. 92415-0182

March 14, 2002

To: Tracy Creason, Senior Associate Planner

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 FAWNISKIN

FILE/INDEX: GPA/TT/M331-8N/01/APN:0304-091-12*

PURPOSE: The purpose of this letter is to provide environmental information and questions
(listed below) that we feel should be addressed, analyzed in detail, quantified wherever
possible and disclosed in a detailed format in the Environmental Impact Report regarding
Tract Map 16136 (proposed Project).

OPPOSE: Oppose to almost doubling the City of Fawnskin's current population from
380/400 people to a Project build out population of 748/768 (estimate 92 houses at 4.0
persons per household equals an additional 368 people, assuming no additional subdivisions).
Such a huge, concentrated and significant increase infringes upon the concept of the "greatest
good for greatest number" which includes the needs of the environment, wildlife that it
supports, protection of waterways and a social/cultural way of life in this area.

ENVIRONMENTAL INFORMATION AND QUESTIONS:

Land Use

What is the logic or rational to propose a land use change from Rural Living (RL-40), i.e. a
40 acre lot to Residential with a 7,200 Sq. ft. lot size? This is the size of lots in urban areas.
This would constitute incompatible land use and will significantly alter the character of the
surrounding area. What is the proposed use for the "major variance" to allow 2 lots to exceed
the length and width ratio?

How is the proposed Project consistent with local/regional land use/growth projections?

Biological Resources

Trees will be destroyed by the proposed Project, how will this affect the eagle habitat or
affect feeding areas of the eagles or other wildlife near the Big Bear Lake (Lake)?

To what extent will endangered flora or fauna be jeopardized or destroyed and what effect
will this have on the eagle habitat?

How much of the eagle winter habitat in the immediate and surrounding area will be affected
by noise and light?

Air Quality

How much additional chimney smoke will be created and added to the existing inversion
layer, thereby creating additional pollution in the Fawnskin area?

Noise/Light

What will be the increase in light pollution (brightness) in the area with the addition of 92
houses and associated utilities and the increased noise (measured in decibel levels)? What
will be the increase of additional traffic noise due to cars/trucks/buses in the Fawnskin area?
Also what will be the increase of additional boat noise and light due to marina activities?

Transportation/Traffic

By realigning North Shore Drive, what will be the increased number of trips per day between
Canyon Road and the City of Fawnskin (center) and between Canyon Road and North Shore
Elementary School? What effect will these increased trips have on a very curvy (10 mph in
some cases) road between Canyon Rd. and the center? When heading west on North Shore
Drive, at Captain John's Marina (Dana Point recreational area), a complete stop is needed in
the middle of a blind curve to turn left into Captain John's Marina. This is an extremely
dangerous approach to Captain John's.

Traffic from the proposed Project will be in addition to any increased traffic created from the
proposed zoo to be situated also on North Shore Drive near the Discovery Center.

Increased traffic noise will have a negative effect on the City of Fawnskin's quiet
community, environment, and culture.

Aesthetics -- Recreation

The public now has viewing access from the existing open property. How many acres of
public viewing (existing natural condition) will be eliminated as a person looks toward the
Lake after the proposed Project is completed? Also, how much shoreline, will be eliminate
for potential public access and use for recreational purposes? Recreational use adjacent
(north) of existing North Shore Drive will also be lost. This constitutes potentially
significant impacts to aesthetics and irreparable loss to use this area as a recreational
resources.

Why would this area not be held or used as a controlled public resource to preserve the
natural habitat and rural landscaping and aesthetics?

The proposed Project will have a significant negative impact on the environment and the
character of this unique community.

To what extent will the amount and size of homes at build-out, change the landscape and the
mountain character of Fawnskin?

Hydrology/Water Quality

Answers to all hydrology/water quality questions, will aid in analysis of the potential effect
the proposed Project could have on future groundwater supplies.

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If this basin has not been adjudicated, is there a water management plan for Big Bear Valley considering a short term plan (1-5 yr.) and long term plan (5-20), including Fawnskin? What organization is responsible for administering such a plan? What are the water supply and demands based on increased population growth for the next 20 years? Does the water management plan consider almost doubling Fawnskin's population due to this proposed Project? If not why? Or is there a Master Land Use Plan that considered almost doubling population due to this proposed Project?

What are the current water policy issues and procedures regarding: population growth, endangered species consideration, developing new water supplies, regional water supply shortages (cities surrounding the Lake) and water use efficiencies (water conservation and recycled water use)?

In acre-feet (AF), what is the operational physical capacity of the groundwater basin, maximum capacity of the basin and, current capacity? What is the all time low capacity? What is the safe-yield of the groundwater basin?

How many groundwater wells usually supply Fawnskin? How many total groundwater wells are available in the groundwater basin? What is the depth of the bowls? Have any public wells ever gone dry, if yes when. Have any private wells gone dry, if yes when? Has the water quality been affected as water levels drop and to what extent? What additional impact to existing wells would result if the proposed Project were implemented? What protections are offered if local wells run dry due to additional water being provided by the proposed Project?

How would this proposed Project impact water supplies during a future 3-4 year drought or one of lesser duration. How will groundwater levels be lowered with the addition of the proposed Project and what will be the effect on wells in the Fawnskin area?

Is there a gap between groundwater basins that would allow groundwater to flow from one or to the other groundwater basin? If so at what groundwater elevation would such a flow begin? How would proposed Project affect groundwater levels and flow patterns?

Are there groundwater models currently being used to support or aid in analysis of groundwater water inflows and outflows in the area? If not why?

How will water demands meet daily, weekly, monthly, or annual peak deliveries with the proposed Project completion? What effect will this have on local water supplies during peak time usage? How will the proposed Project affect operations of peak supplies?

What is the mass balance of the groundwater basin and the watershed which would include analysis of data for historical inflows and outflows, groundwater yields, operations of the basin, safe yields etc? What are current groundwater levels in the groundwater basin and surrounding basins, and to what extent would the proposed Project (at build out) have on groundwater levels?

What are the short term and long term water demands for the City of Fawnskin including the proposed Project at full build out?

Lake Impacts

On a short term basis (0-5 years) or long term (5-20 years) planning process, how will the proposed Project affect or impact Lake water resources management, resources (density of boats etc. on Lake), water quality, erosion and (runoff into the Lake), total maximum daily load capacity and, aesthetics.

Are there any springs that feed the Lake and if there are how many acre-feet or gallons per minute feed into the lake due to these springs? How would these flows be affected by the proposed Project if additional water usage lowered groundwater levels? Would springs be affected?

If proposed Project is approved, based on population/water demand projections, will it be necessary to treat Lake water to be used as a source of municipal and domestic supply in the Big Bear Valley? This would also be a concern as population increases.

Utilities/Service System

What is the capacity of the current sewage system and how much will the sewage flows increase during hourly, daily, monthly or annual peak hours with the proposed Project?

Does the existing water treatment plant have the capacity to treat additional sewage? How much additional sewage will be produced by build out of this proposed Project? What happens in the case of an outage with possible flow to the Lake?

What additional public services and utilities would be necessary to support almost doubling the population of Fawnskin and what increases in costs such as: taxes, user fees, loans, grants etc., would be needed to provide these services.

Other Concerns

The EIR needs to include an alternative that is consistent with the existing plan and zoning designations.

Does the proposed Program need approval from the California Department of Fish and Game, U. S Fish and Wild Live Service, Regional Water Control Board, U.S. Army Corps of Engineers? We request that the county obtain written concurrence from these agencies on the extent of impacts and appropriate investigations prior to proposed Project approval.

We are requesting a copy of the EIR and notification of all subsequent actions on this proposed Project to be mailed to:

John/June Ivascyn
17114 Stare Street
Northridge, CA. 91325

Sincerely

John P. Ivascyn June Ivascyn

cc: Friends of Fawnskin

March 14, 2002

County of San Bernardino
Advance Planning Division
385 N. Arrowhead Ave., 3rd floor
San Bernardino, CA 92415-0182
Attention: Tracy Creason, Sr. Associate Planner

RE: EIR for Moon Camp TT #16136

Dear Ms. Creason,

This letter is to express concern about the proposed Moon Camp development in Fawnskin, Big Bear Lake. I oppose the changing of the zoning and fear the impact it will have on our community. Because of the incredible density they seek I fear it will increase highway traffic, necessitate changing the scenic road, hurt the drinking water situation, and overcrowd the lake. I think it will have a negative effect on our resort community.

It is a dense, city-like project that has no place in the scenic spot they propose. The zoning laws are in place to protect from such development and the owners knew the zoning laws when they purchased it. While I do support a property owners right to choose, within reason, what to do with their property, I do not support those who purchase property and then seek to drastically change the existing zoning laws.

Please help us preserve this little bit of paradise by allowing them to develop only what the zoning laws allow - that is one home for 40 acres and no street bypass or huge marina.

Thank you for your consideration,


JoAnne Salzer
Full time resident
P.O. Box 15
Big Bear Lake, CA 92315

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MAR 19 2002

March 14, 2002

Ms. Tracy Creason, Senior Associate Planner
San Bernardino County Land Use Services Dept.
Advance Planning Division
385 N. Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0182

Re: "Notice of Preparation of Environmental Impact Report for RCK Properties, Inc.
Proposed Project, Tentative Tract No. 16136", Fawnskin
FILE/INDEX number: GPA/TT/M331-8N/01/APN: 0304-091-12

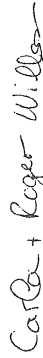
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- 2) A thorough analyses of all wildlife should be included in the Draft EIR. This should include the endangered bald eagles that winter on the property, as well as waterfowl and other birds, and several endangered plants.
- 3) The stress load on our sewage system should be analyzed.
- 4) Short and long-term increases in traffic congestion and accidents along North Shore Drive should be fully analyzed in the Draft EIR. We feel that traffic would increase to unacceptable levels along North Shore Drive if this project is completed.
- 5) The EIR should include an analysis of both direct emissions and secondary air pollutants of the proposed project, and their effect on the air quality of Fawnskin, and the entire Big Bear Valley.

In summary, we are against changing the current zoning or realigning the highway just so developers can increase their "bottom line" at the expense of the current owners in Fawnskin, and those who vacation here on the North Shore, specifically because it provides a pristine, quiet experience. The above issues must be addressed in the EIR. We would also like to add that any General Plan Amendment for lakefront property should include a continuation of the popular Alpine Pedal Path.

Very truly yours,



Carla & Roger Willson
6949-A Doherty Place
Alta Loma, CA 91701

P.S. We are frequent vacationers in Fawnskin and love the place the way it is. It's so peaceful.

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MAR 20 2002

POLIQUE CANYON ASSOCIATION

Twenty-two cabin Owners

P.O. Box 47

Fawnskin, Calif. 92333

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March 14, 2002

County of San Bernardino
PUBLIC SERVICES GROUP
Land Use Services Dept./PEMS
385 North Arrowhead Avenue, 3rd Floor
San Bernardino, Calif. 92415-0182

To: Tracy Creason - Senior Associate Planner

Response to Tentative Tract Proposal #16136

Objectives:

-Futher exploitation by a developer of the beauty of the Big Bear Valley, especially on Lake Front Property. THIS WILL BE THE FIRST ONE ON THE NORTH SHORE.

-Extreme noise and light pollution with the quantity of homes proposed for the Fawnskin area.

-Potential lowering of the Water Table in the Fawnskin area which would put extreme hardship on the current property owners with additional new deeper wells having to be drilled and those owners having too bear that expense. This comes in a year of extreme drought where the water tables are already at their lowest level in many years.

-The Fire Fighting capability in the area would be severely reduced with the lowering of the Water Table.

-Public use of the lakeshore severely reduced with the quantity and scope of new homes proposed.

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- Elimination of annual events that now use the area, i.e. Hobie Cat Sailing Clubs, etc.
- Severe disturbance to established fish feeding grounds located in the area of proposed 110 slip Marina as part of the project.
- Density of the lot size out of character with everything else in the area taking away from natural esthetics that were established over 100 years ago.
- Air Quality/pollution of surrounding area would have a serious impact with Winter-Time Smoke from 90 plus homes.
- Water and sewage facilities in the area are currently at capacity and could not withstand the load of this many residences. You would be sacrificing fire fighting and existing capacity of the sewer system.
- Elimination of 750 trees in the area would severely change the traditional landscape of the are and destroy it's original natural beauty. Endangered Flora and Fauna would completely be disregarded in the project area.
- Increase in Traffic Noise and Pollution in the Fawnskin area would severely take away from the natural and established serenity that the area offers.
- ALL of the North Shore needs to remain a haven away from the urban encroachment that has spoiled most of South Shore Big Bear.
- An important and recognized Eagle Habitat will be destroyed and will be inconsistent with the State and Federal Laws that now protect them.
- Additional Auto/Truck trips per day on North Shore Drive would increase by over 900/Day, severely choking this scenic artery around the Lake.

REQUEST

- Existing Zoning to remain the same with the area maintained as a controlled public use area and to preserve the existing natural habitat of the area.

Sincerely, POLIQUE CANYON ASSOCIATION

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MAR 20 2002

March 14, 2002

Ms. Tracy Creason, Senior Associate Planner
San Bernardino County Land Use Services Dept.
Advanced Planning Division
385 N. Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0182

Re: "Notice of Preparation of Environmental Impact Report for RCK Properties, Inc.
Proposed Project, Tentative Tract No. 16136", Fawnskin
FILE/INDEX number: GPA/TT/M331-8N/01/APN: 0304-091-12

Dear Ms. Creason:

We would like the following issues to be addressed in the Draft EIR for the above referenced project:

- 1) Increases in the noise levels for existing properties north of highway should be analyzed. Realigning North Shore Drive (Highway 38) to provide the ability for more lakefront residences makes no sense when now anyone traveling the highway has good lake views for a mile or so.
- 2) A thorough analyses of all wildlife should be included in the Draft EIR. This should include the endangered bald eagles that winter on the property, as well as waterfowl and other birds, and several endangered plants.
- 3) The stress load on our sewage system should be analyzed.
- 4) Short and long-term increases in traffic congestion and accidents along North Shore Drive should be fully analyzed in the Draft EIR. We feel that traffic would increase to unacceptable levels along North Shore Drive if this project is completed.
- 5) The EIR should include an analysis of both direct emissions and secondary air pollutants of the proposed project, and their effect on the air quality of Fawnskin, and the entire Big Bear Valley.

In summary, we are against changing the current zoning or realigning the highway just so developers can increase their "bottom line" at the expense of the current owners in Fawnskin, and those who vacation here on the North Shore, specifically because it provides a pristine, quiet experience. The above issues must be addressed in the EIR. We would also like to add that any General Plan Amendment for lakefront property should include a continuation of the popular Alpine Pedal Path.

Very truly yours,

Carla Wilson

Carla Wilson
328 Paseo Tesoro
Walnut, CA 91789
P.S. I am often going to Fawnskin because it is so quiet and peaceful.

March 15, 2002

County of San Bernardino,
Advanced Planning Division
385 N. Arrowhead Ave, Third Floor
San Bernardino, CA 92415-0182

ATTN: Tracy Creason, Senior Associate Planner
Re: Moon Camp EIR, TT #16136

Dear Ms. Creason:

The following are some concerns I would like to see addressed in the EIR for the above project:

1. The overall project appears is being promoted with a certain density. However, the project does contain large lots, which could be later be further subdivided. This same developer promoted Eagle Point Estates with a public access corridor to the lake. Later that corridor was gated off. What would ensure that those large lots would not be subdivided in the future?
2. The developer estimates that approximated 730 trees would have to be removed in order to relocate SR38. What will be the effect on the environment with that removal plus whatever trees would be removed for building?
3. As many as eight different tress have been documented as eagle perches. If portions of the North Shore are currently closed to public entry during the eagle season, should Moon Camp be the exception?
4. If mitigation measures are proposed, where would they be, and who would monitor and enforce them? Would they adequately offset the harm done to the Moon Camp area?
5. Would there be adequate consideration given to wildlife corridors?
6. Would measures be taken to either reduce or eliminate altogether light pollution?

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MAR 19 2002

Barry and Glenna Morton
PO Box 82, Fawnskin, CA 92333
(909) 866-3978

March 15, 2002

Tracy Creason, Senior Associate Planner
County of San Bernardino, Advance Planning Div.
385 North Arrowhead Avenue - Third Floor
San Bernardino, CA 92415-0182

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MAR 19 2002

RE: Environmental Impact Report (EIR) for Mood Camp TT #16136, in Fawnskin, CA

Dear Ms. Creason:

We're extremely concerned about the proposed RCK development in Fawnskin, which seeks to relocate SR38 East of Canyon Drive, and rezone the property to allow 92 homes to be developed, where current zoning allows one.

The negative environmental impact of such a development would be considerable and irreversible. Questions of increased congestion, traffic, noise, potential runoff and groundwater problems, water quality concerns, and lost animal habitat, face off with the equally important considerations of the public enjoyment of this area and loss of scenic vistas to all visitors.

Since the proposed development would depreciate the quiet quality of life on this area of the North Shore of Big Bear Lake, we strongly oppose this request and hope you will thoughtfully weigh the negative environmental impact of the items outlined below.

TRAFFIC, CONGESTION, NOISE: The Initial Study Environmental Checklist Form that we reviewed at the Big Bear Library presented a number of areas of impact and concern. It includes a section on current and projected traffic counts compiled by Kunzman Associates, who detail significant increases in traffic as a result of RCK's development. Kunzman projects that the traffic along North Shore Drive would increase by 40% by 2006, during peak months, if the project were approved, compared with a more modest 15% if the project is not built. Speed, noise, and safety issues are all a concern regarding this increased traffic on the quiet North Shore. These issues would adversely impact the quality of life and peaceful habitation of every current resident and visitor to this area.

LOSS OF TREES and SCENERY: Equally concerning is that the development will remove hundreds of beautiful trees from the area, only to replace them with a gated community of private homes. These trees offer shade and animal habitat and contribute immensely to the scenic vistas now available for everyone who uses the highway. Once homes are built they would block lake views from the road and alter the look of the highway forever. As it is, the North Shore is one of the few relatively uninterrupted stretches of lake views in the entire Big Bear area.

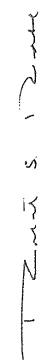
EAGLE HABITAT LOST FOREVER: Additionally, these trees are located in one of Big Bear's foremost bald eagle habitat areas -- a location that would be permanently marred by the proposed dense development. We have watched as an eagle enjoyed his lunch on that piece of shoreline at the bend in the road. If RCK's 92 unit housing development were to be approved, that eagle "picnic area" would become a private, gated boat dock for dozens of noisy personal watercraft, and the eagle would most certainly stay away permanently.

A concerted effort could probably develop a more inappropriate use for this small remaining patch of beautiful forest, but we can't imagine what it might be.

Sincerely,


cc: Sandy Steen, Friends of Fawnskin

7. What effect would the proposed "stacking" of houses along the lake shore have not only upon the scenic view from the highway, but also from the lakeside?
8. The land between the high-water line and the actual lake level is considered to be public property. Where and how would the public gain access to that public area? Who would ensure that such public access, if given, would remain open and not gated off as was done at Eagle Point Estates?
9. Could the increased traffic from the project, along with the increased traffic from other proposed projects in Fawnskin be adequately handled by the road system?
10. Will the EIR consider the air pollution caused by both the increased traffic and the fireplaces from the proposed project as well as from other proposed projects in Fawnskin?
11. How much of the lake area would be withdrawn from public use by the proposed 100-slip marina proposed for the project?
12. Is there sufficient water and sewer capacity to support the proposed project as well as the other proposed projects in Fawnskin?
13. What steps would be taken to maintain the current wildlife habitat?
14. What steps would be taken so as not to do irreparable harm to the current plant habitat?


Robert S. Drake
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