

Moon Camp

50 Lot Residential Subdivision
and Private Marina



Steve Foulkes

Property Owner's Representative

- Big Bear Resident for over 50 years
- Has served on City Council and School Board
- Vice President of RCK Properties, the Applicant
- Prior Big Bear Developments:
 - Eagle Point Estates
 - China Gardens
 - Forest Springs
 - Evergreen / Winter Park

Tim Wood

Developer

- Big Bear Resident 40+ years
- Previous Owner, Coldwell Banker Real Estate
- Prior Big Bear Developments:
 - Eagle Point Estates
 - Meadowbrook Estates

Michael Perry

Project Manager

- Moon Camp Lead Consultant for 13 years
- Big Bear Resident 35 years
- Previously –
 - Big Bear Lake City Manager
 - DWP General Manager

Dr. Timothy Krantz

Project Biologist

- Previous Big Bear Resident
- Currently, Professor, Environmental Studies, University of Redlands
- Recognized Authority on Big Bear's Bald Eagles and unique Flora

Thomas J. McGill, Ph.D.

Project Biological Consultant

- Biological Consultant – 40+ years
- Director, ELMT Consulting
- Endangered / Sensitive Species Expert
- 10 year Biological Consultant on Moon Camp

Donovan Collier

Project CEQA Attorney

- Shareholder, Gresham Savage
- CEQA / NEPA Expert
- Federal / State Endangered Species Expert
- 12 year Consultant on Moon Camp

Moon Camp

Property Purchased in 1969



Project Design circa 1982

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110 Lots 62 Lakefront Lots Highway Relocation

2 Islands Extensive Dredge and Fill



Project Design 1988

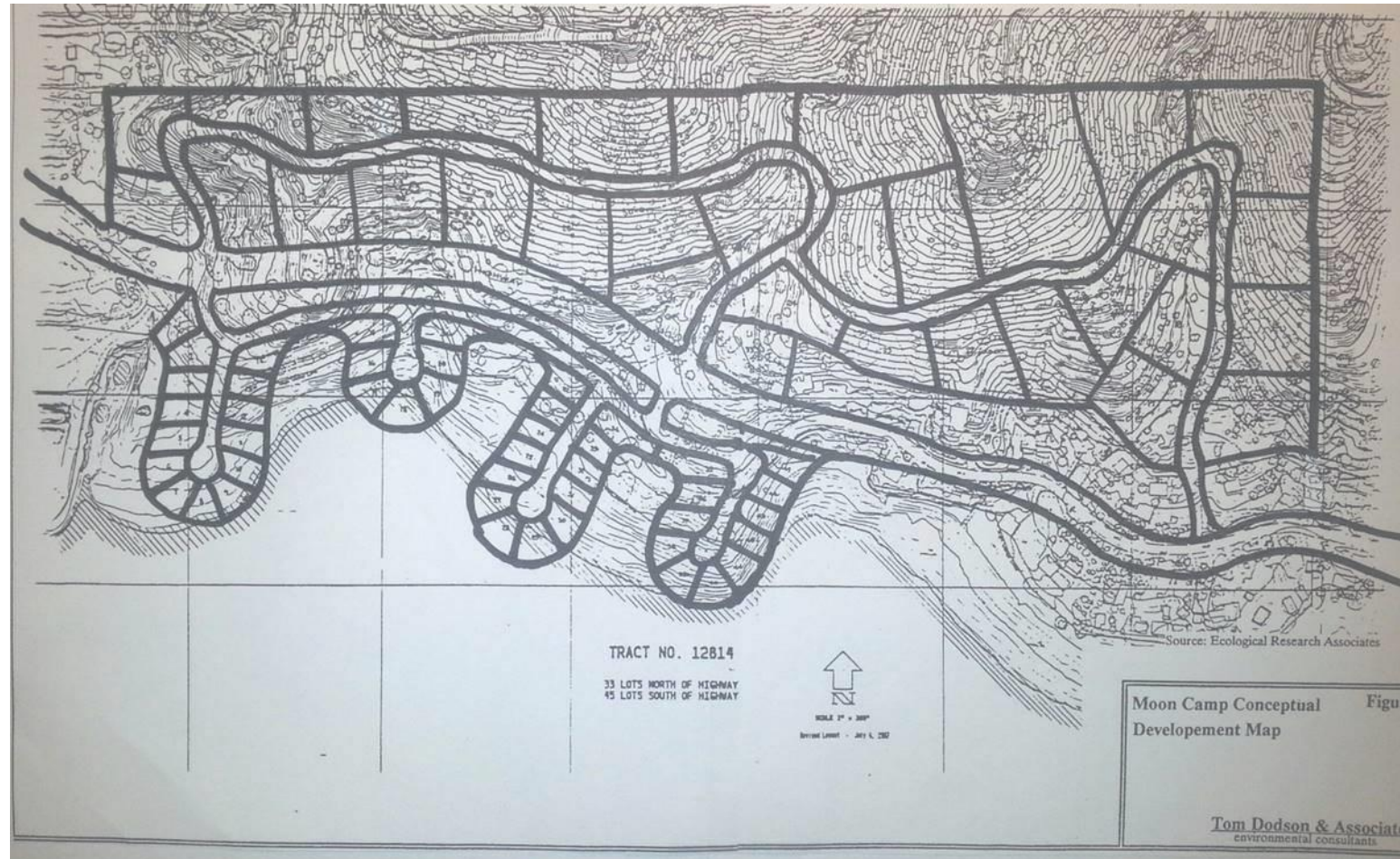
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78 Lots

45 Lakefront Lots

Highway Relocation

Reduced Dredge and Fill



Original Proposed Project Design

92 Lots

31 Lakefront Lots

Highway Relocation

DEIR 2004



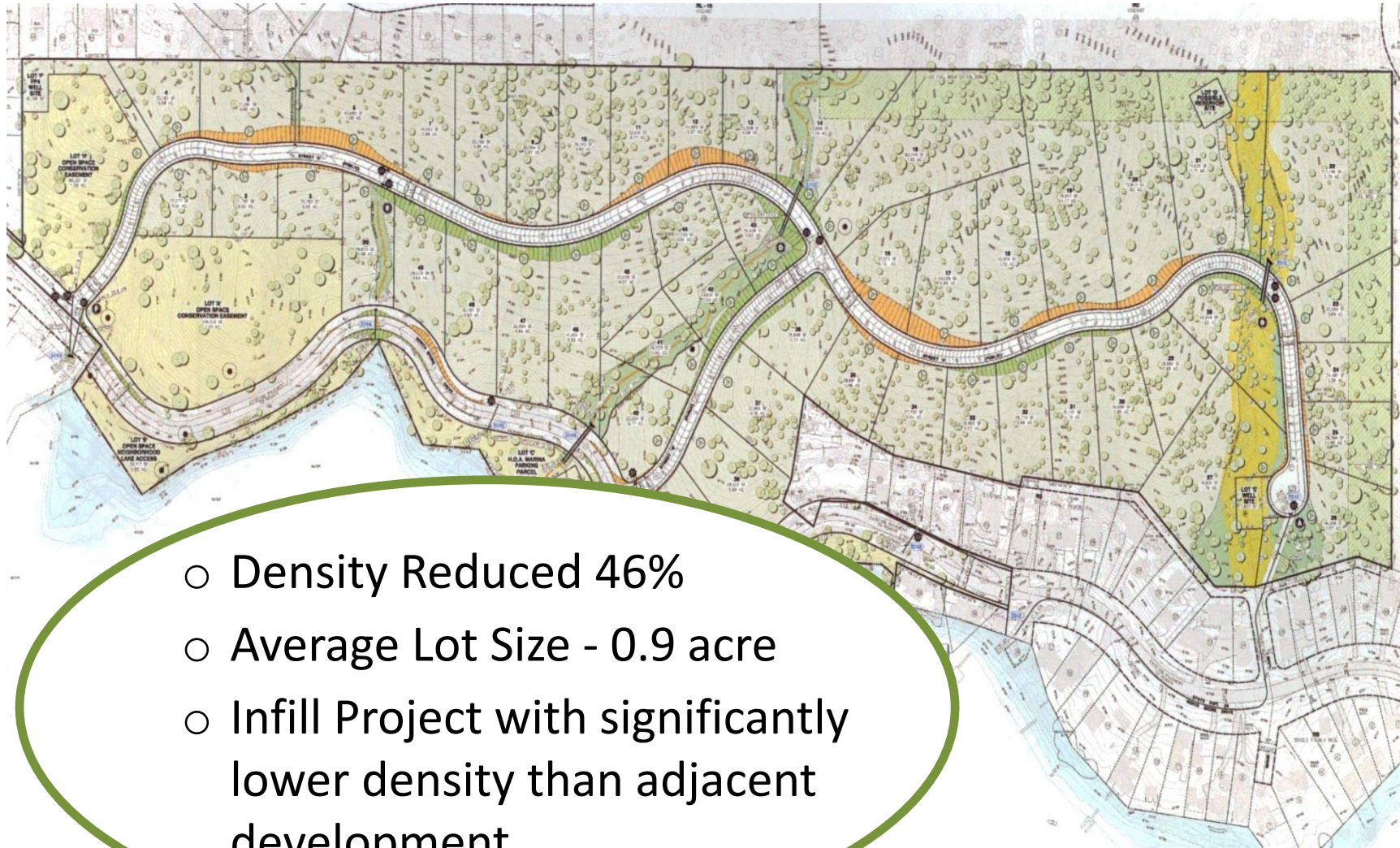
Preferred Alternative (Current) Project Design

50 Lots No Lakefront Lots No Highway Relocation

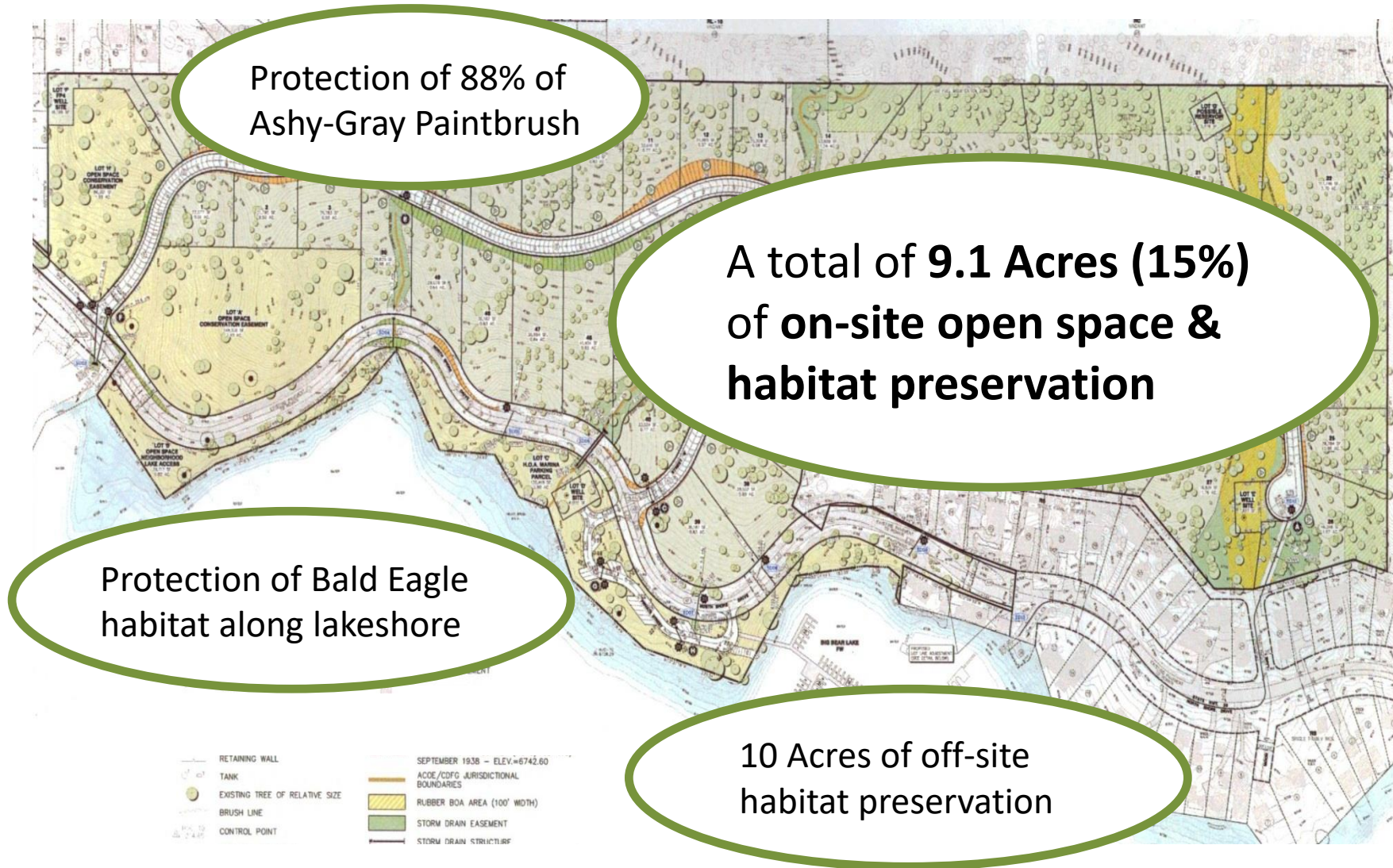
Revised & Recirculated DEIRs 2010 & 2011



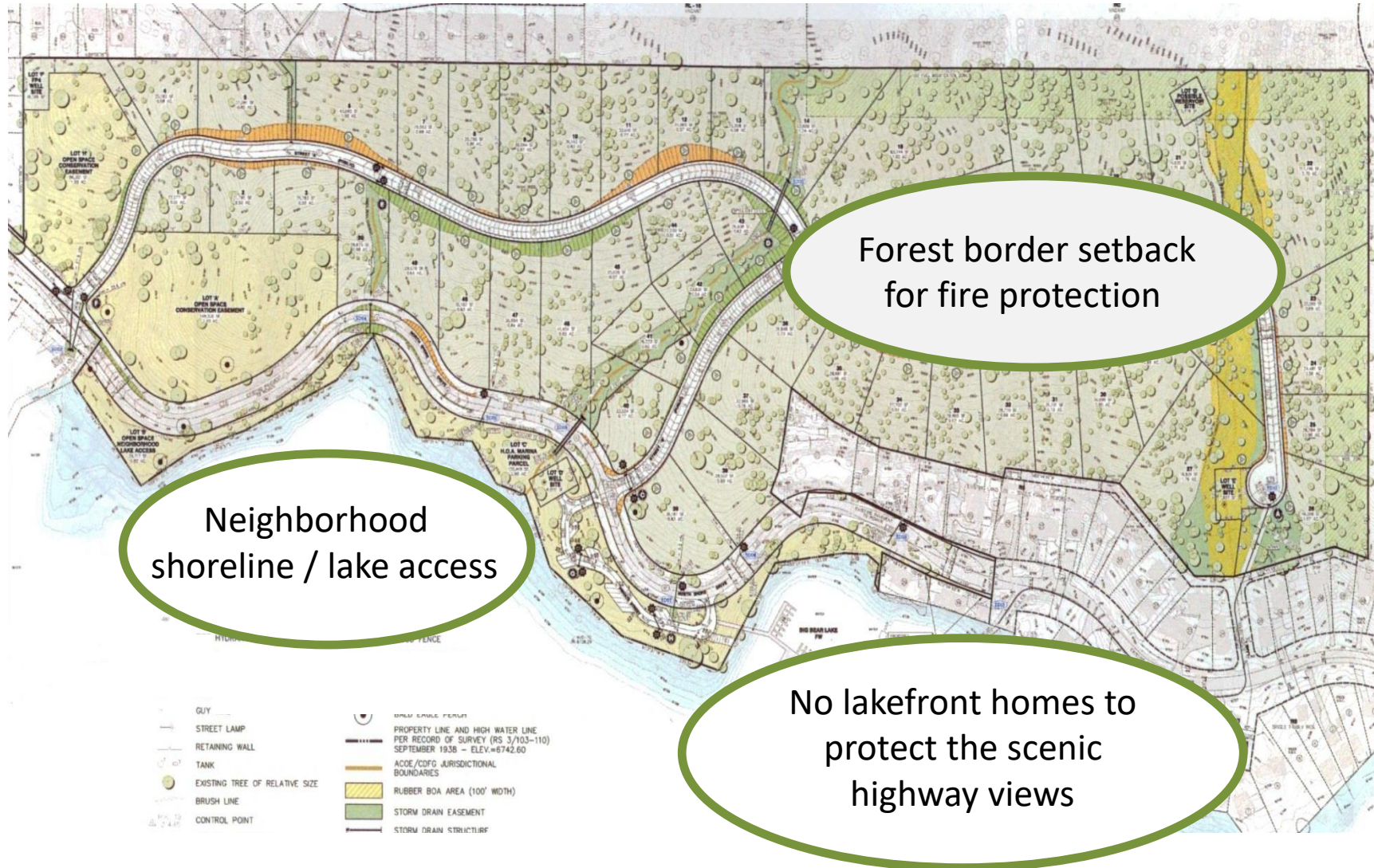
Significantly Reduced Density



Key Habitat Issues Addressed by Re-design



Key Aesthetic & Other Issues Addressed by Re-design



Preferred Alternative (Current) Project



- **Protects the environment** -- Re-design eliminates all significant impacts except Bald Eagles (mandatory finding)
- **Enhances the community** – Re-design preserves views, provides shoreline access
- **Will be an asset to the Big Bear Valley**

Thank You for your consideration

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We request that the Board of Supervisors
approve the Project (the staff recommendation).

We only have 2 more quick Presenters. First up is Dr. Tim Krantz,
our Biologist.



Dr. Timothy Krantz

Project Biologist

- Previous Big Bear Resident
- Currently, Professor, Environmental Studies, University of Redlands
- Recognized Authority on Big Bear's Bald Eagles and unique Flora

**LONG-TERM MANAGEMENT PLAN
FOR BALD EAGLE AND RARE
PLANT HABITAT**

**MOON CAMP RESIDENTIAL
SUBDIVISION PROJECT**

**SAN BERNARDINO COUNTY,
CALIFORNIA**

Big Bear's Famous Bald Eagles



“Bald eagles have found themselves a new home: Suburbia”

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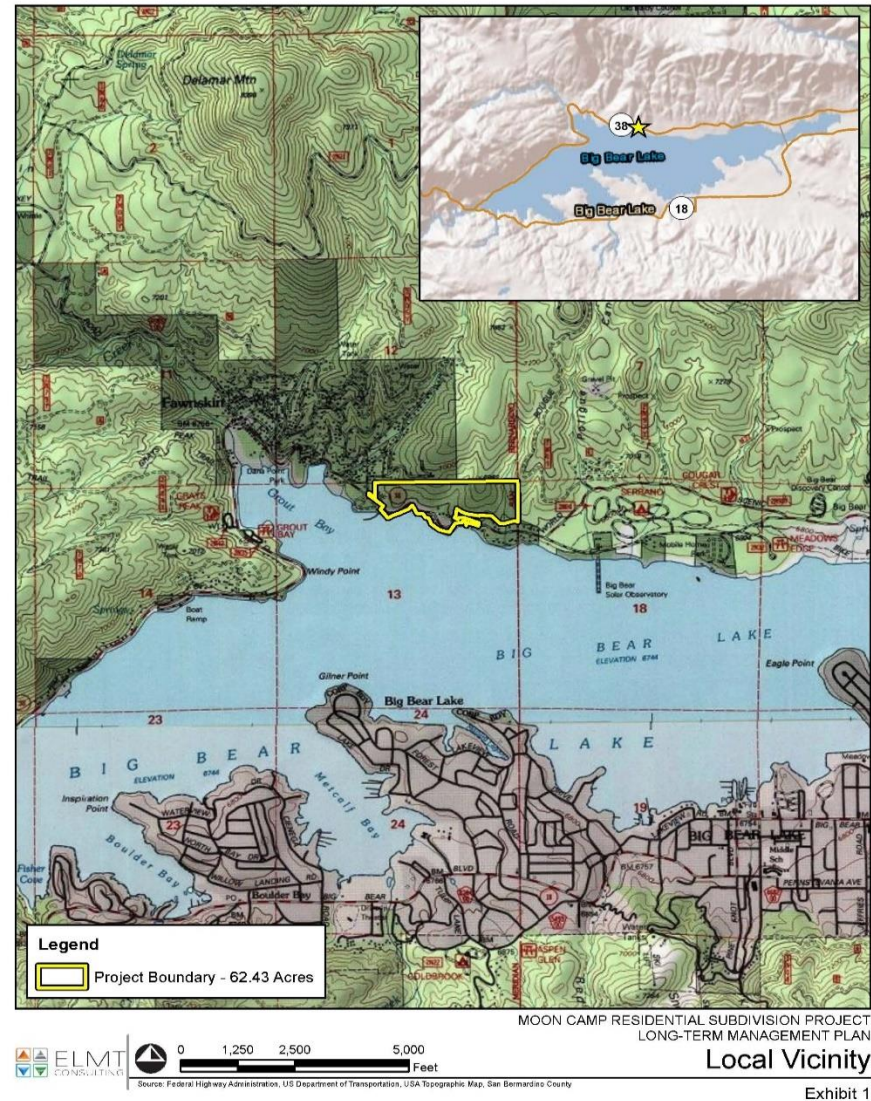
Los Angeles Times, Sept. 19, 2019, by Louis Sahagun



“Bald eagles are among the few raptors that are unafraid to dive head on into humanity.... Eventually, there will be eagle families at every reservoir in the state.”

--- Dr. Peter Bloom

North Shore vs. South Shore Perch Tree Habitat

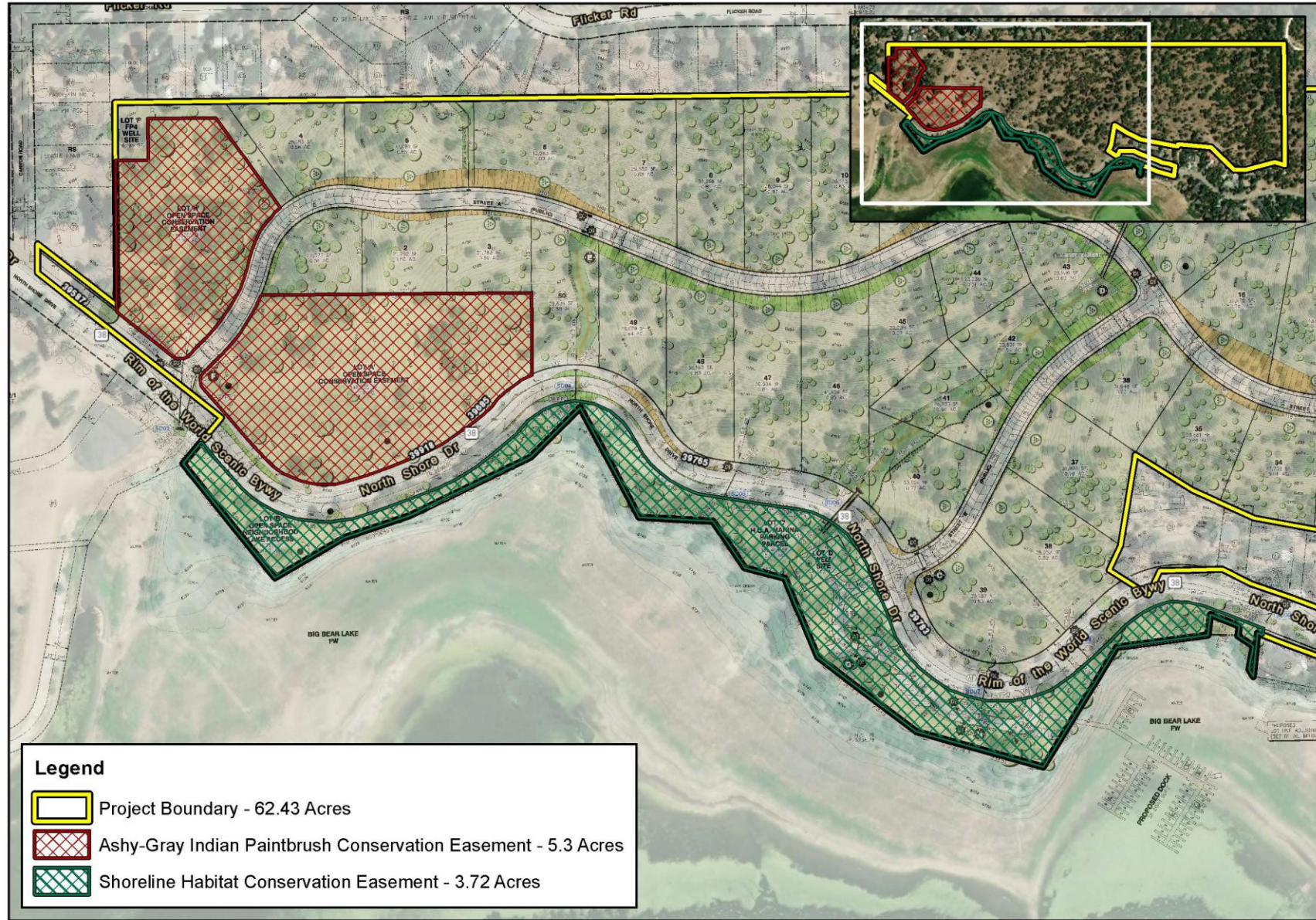


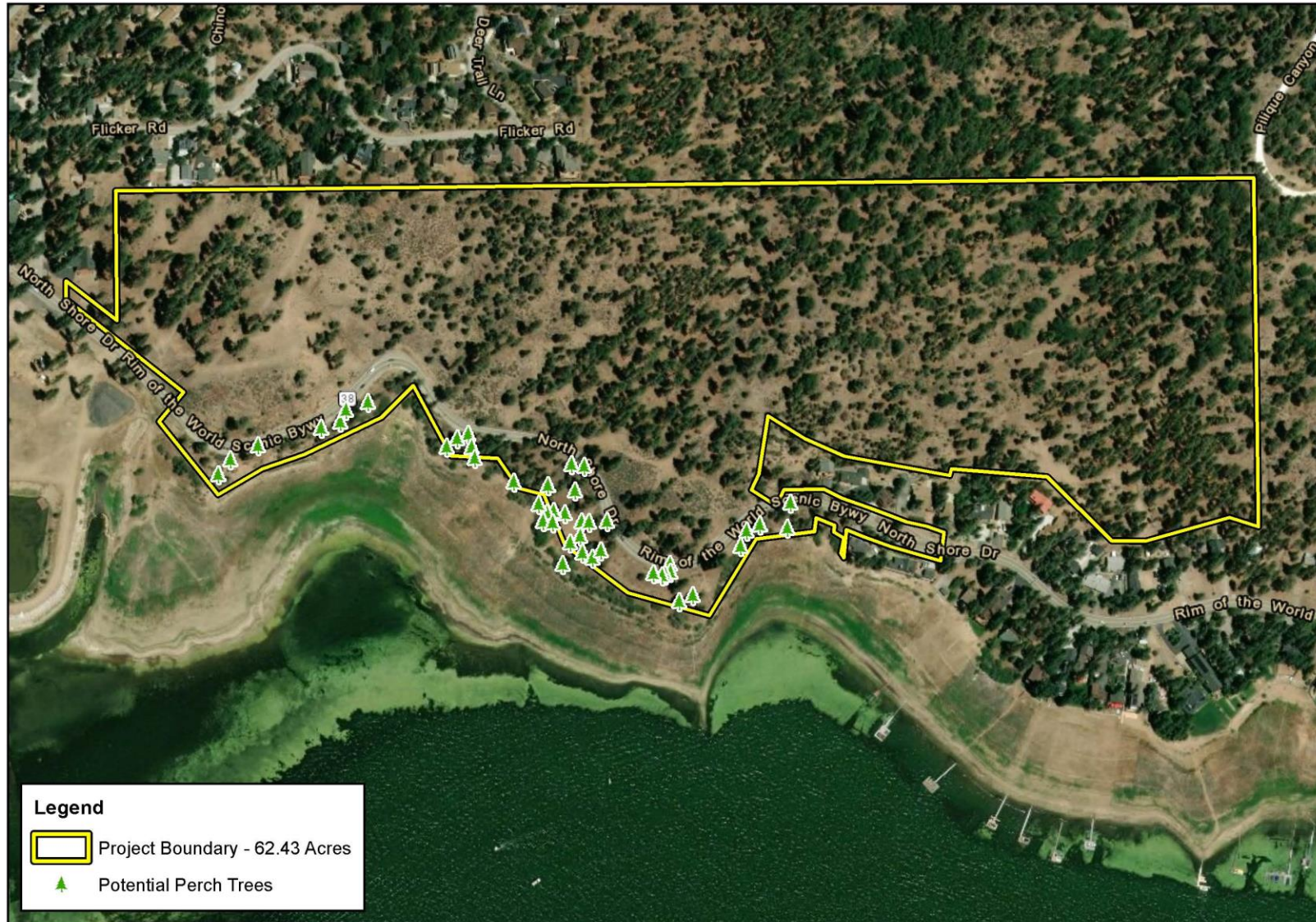
GLARE ON THE WATER FROM MOON CAMP



South Shore Perch Trees in the City of Big Bear Lake





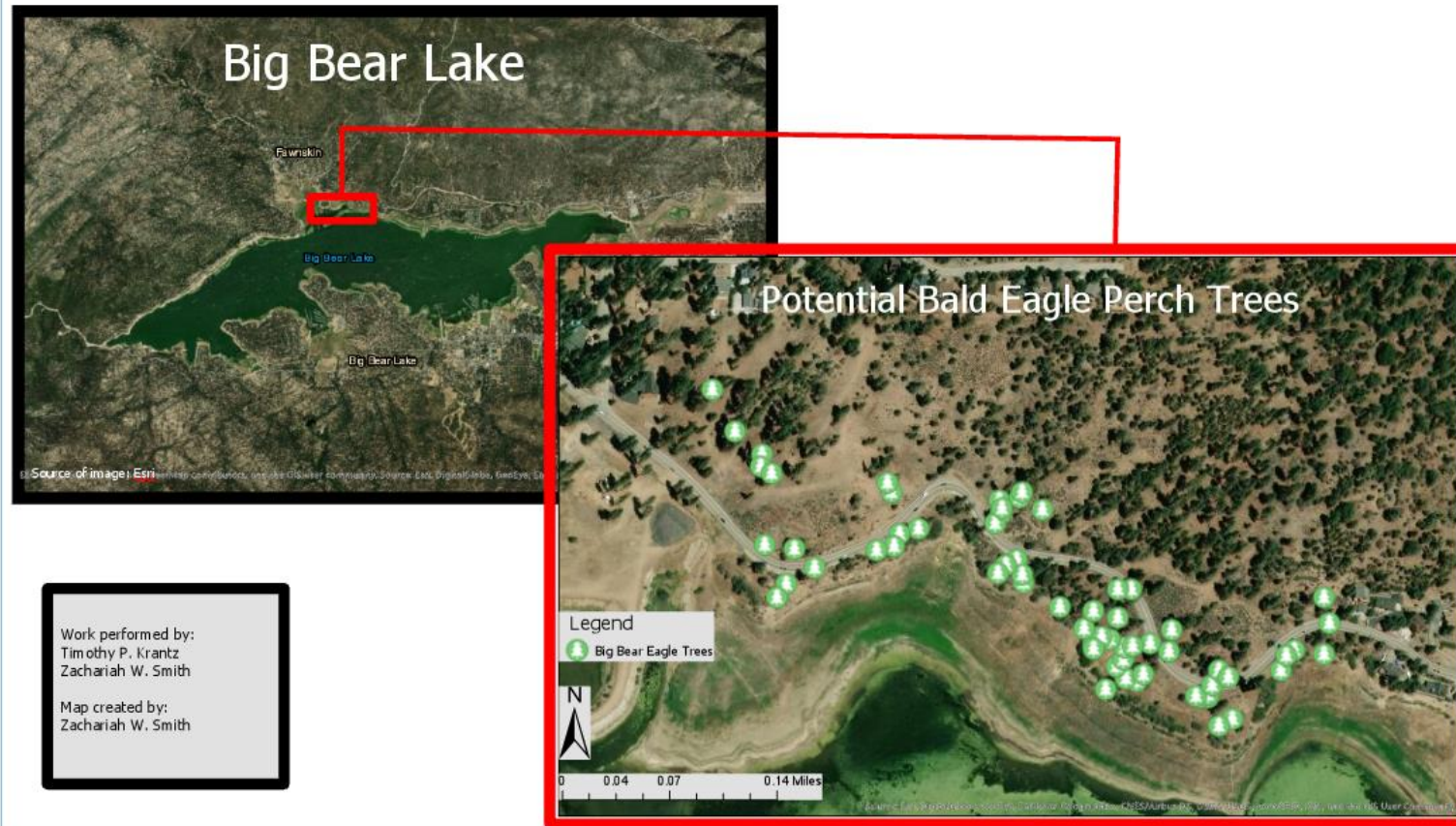


Source: ESRI Aerial Imagery, World Transportation, Tim Krantz, Zachariah Smith, San Bernardino County

MOON CAMP RESIDENTIAL SUBDIVISION PROJECT
LONG-TERM MANAGEMENT PLAN
Shorezone Potential Perch Tree Survey

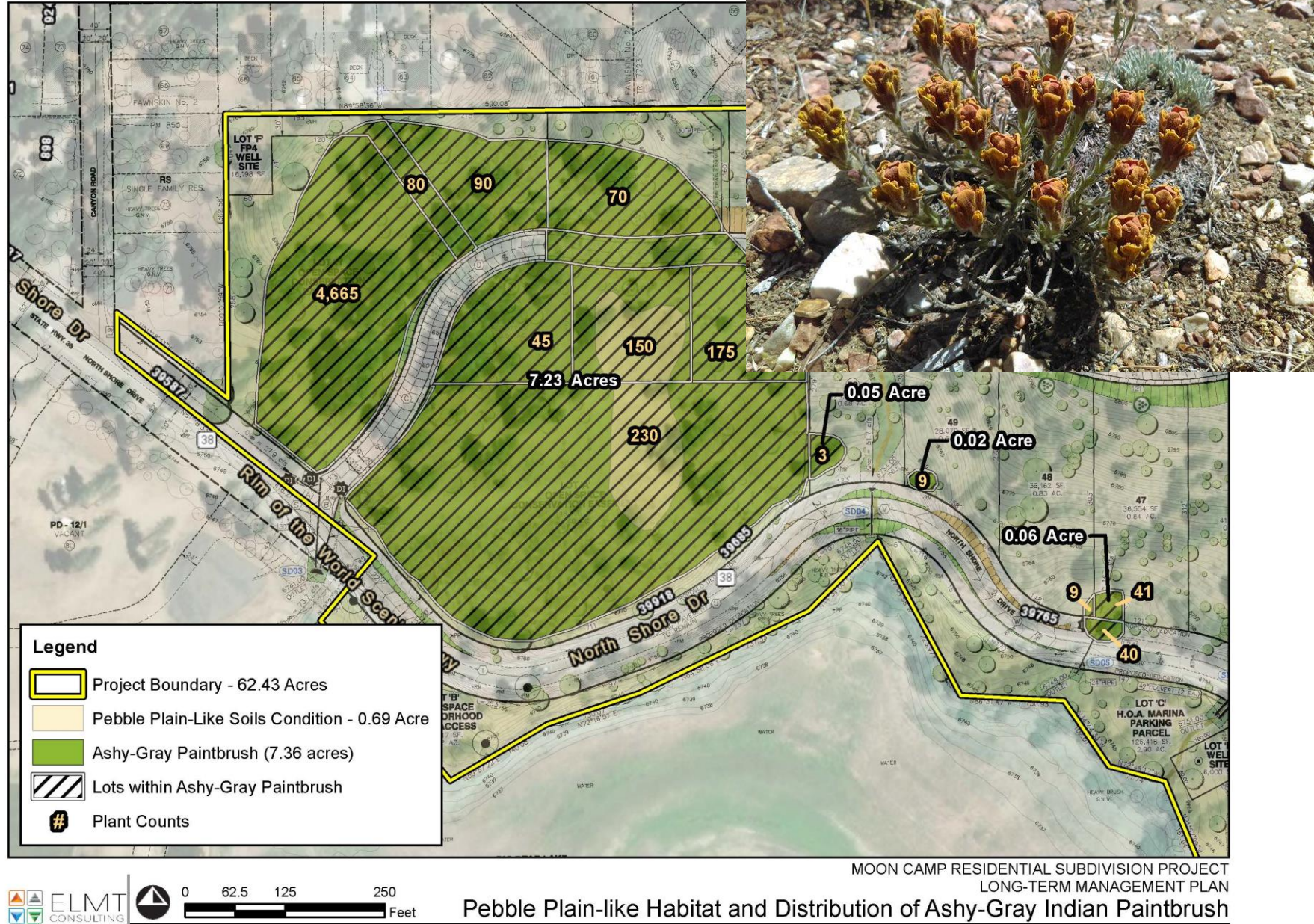
Bald Eagle Habitat Enhancement

Bald Eagle Perch Trees



Potential Perch Tree Habitat Enhancements





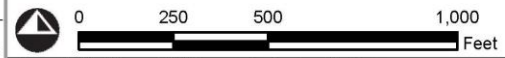
Moon Camp Ashy-gray Indian Paintbrush Preserve



Lot A Open Space

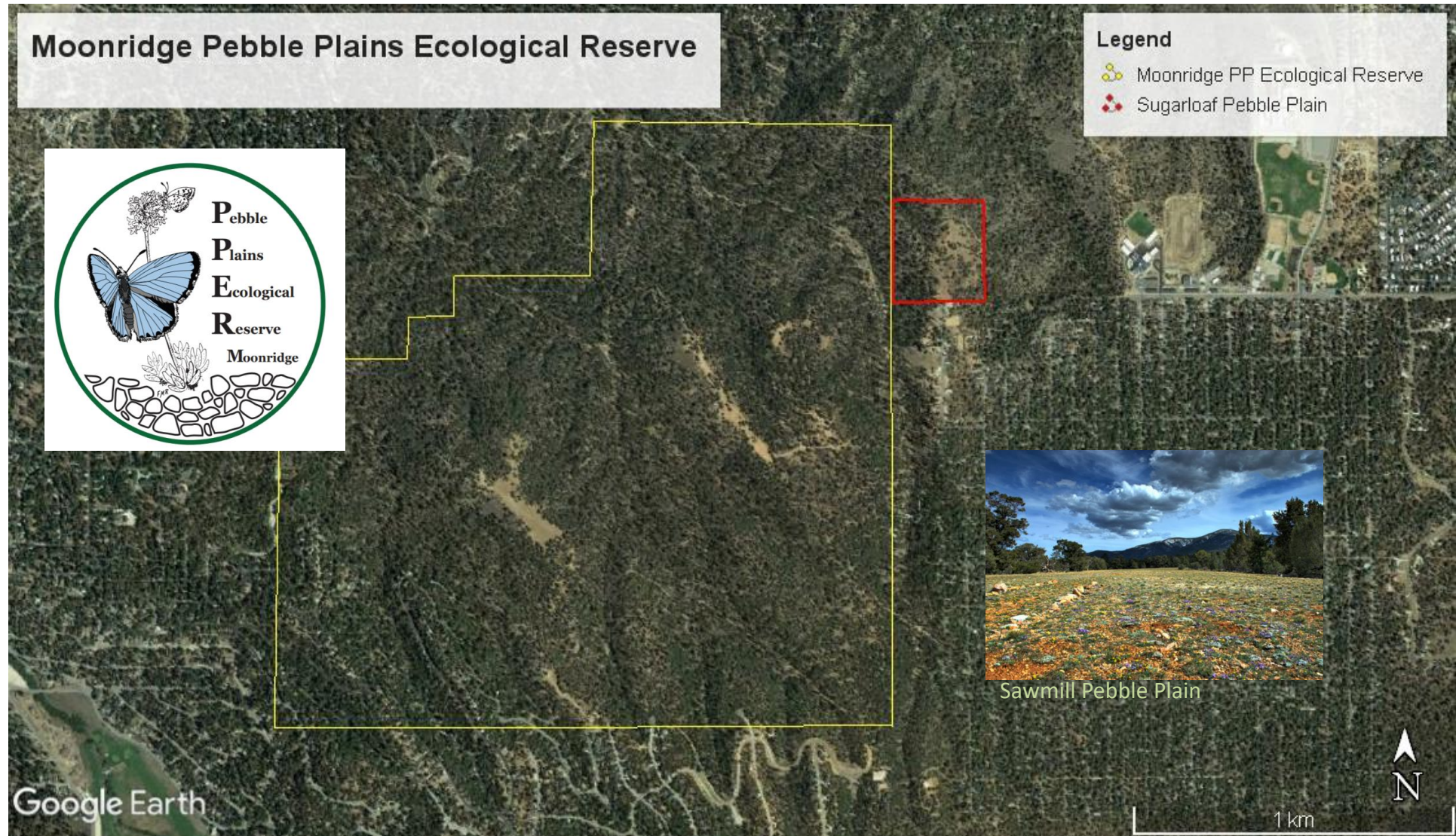


Lot H Open Space



Source: ESRI Aerial Imagery, World Transportation, San Bernardino County

MOON CAMP RESIDENTIAL SUBDIVISION PROJECT
LONG-TERM MANAGEMENT PLAN
Sugarloaf Pebble Plain Conservation Area



Moon Camp—A Model of How to Conserve Sensitive Biological Resources

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- Establishes 9.2ac of Conservation Easements for Bald Eagles and Rare Plants on site
- 10ac additional Rare Plant Habitat off site
- LTMP fully endowed to fund management in perpetuity

