

Table ES-3 (cont.): Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
<p><b>Section 4.3 - Biological Resources</b></p>	<p>KNOW HOW TO BURN</p> <ul style="list-style-type: none"> <li>- Proper combustion is key. Make sure your wood fire is not starved; if excess smoke is coming from the chimney or stack, the fire isn't getting enough air.</li> <li>- Visually check your chimney or stack 10 to 15 minutes after you light a fire to ensure it is not emitting excess amounts of smoke.</li> <li>- Homeowners should have woodstoves and fireplaces serviced and cleaned yearly to ensure they are working properly.</li> </ul>	
<p><b>Special Status Biological Resources</b></p>	<p><b>Special Status Plants and Plant Communities</b></p> <p><b>BR-1a</b> Prior to the initiation of clearing or grading activities on the project site, the off-site 10 acre Dixie Lee Lane Pebble Plain Habitat shall be established as a conservation easement and a non-wasting endowment will be established for the monitoring and management of the preservation of the 10-acre site by the management entity (e.g., San Bernardino Mountains Land Trust (SBMLT) or other land stewardship entity) in perpetuity.</p> <p><b>BR-1b</b> Prior to the initiation of clearing or grading activities on the project site, the 4.91-acre on-site conservation easement shall be established, the management entity will be approved by the CDFG, and a non-wasting endowment will be established for the monitoring and management of the preservation of the proposed conservation easement by the management entity in perpetuity.</p> <p><b>BR-1c</b> Construction to the rear portions of Lots 47, 48, 49, and 50 shall be restricted by means of building envelopes or building setback lines to prevent construction in the occupied ash-gray paintbrush habitat, wherever feasible.</p> <p><b>BR-1d</b> Long-term conservation areas will be actively managed to prevent edge-effects from existing and proposed adjacent land uses. A habitat management plan (HMP) will be developed for the on-site Conservation Easement area. The HMP shall address management of the rare plant preserve with respect to the following indirect impacts:</p> <ul style="list-style-type: none"> <li>• Removal and control of invasive non-native plants;</li> <li>• Trampling or soil damage caused by foot traffic, vehicles, bicycles, or other recreation;</li> <li>• Alteration of surface hydrological conditions caused by irrigation on adjacent lots, road runoff, or water diversions installed for erosion control;</li> </ul>	<p>Significant and unavoidable impacts related to Biological Resources have been identified for impacts to Bald Eagle.</p>

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	<ul style="list-style-type: none"> <li>Vegetation clearing, especially for fuel modification to reduce fire hazards to adjacent homes.</li> </ul> <p>The HMP shall be administered by the SBMLT or other land stewardship entity. Funding for implementation of habitat management measures shall be derived from interest earned from the habitat management endowment.</p> <p><b>Special Status Wildlife</b></p> <p><b>BR-2</b> Trees and downed logs should be allowed to remain in place, to the extent that clearing is not required by the development process, and a 50-foot setback (measured on each side of the centerline) must be maintained along the deepest ravine at the eastern edge of the property. This measure will serve to preserve habitat for such species as southern rubber boa.</p> <p><b>BR-3</b> The project proponent shall have a biologist qualified with San Bernardino flying squirrel (SBFS) as a monitor during tree removal.</p> <p>Minimize the number of trees, snags, and downed wood removed for project implementation. Compensating the removal of snags containing cavities, this would be achieved by constructing and erecting two nest boxes and one aggregate box per snag removed. Appendix B of this Revised and Recirculated Draft EIR provides the specifications of the nest and aggregate boxes (Flying Squirrels 2007). These boxes should be located on the adjacent U.S. Forest Service (USFS) land (with their permission) and the locations marked with a global positioning system. The locations of the boxes shall be provided to the USFS so that their biologists could monitor the boxes for occupation by SBFS.</p> <p>Provide new homeowners with a flyer that would provide information on the biology of SBFS and how they are susceptible to depredation by cats. The flyer would also outline steps that homeowners could take to reduce their urban edge effects.</p> <p><b>BR-4</b> Trees identified in Exhibits 3 and 4 of the Bald Eagle Survey Report (Appendix B of this Revised and Recirculated Draft EIR) as eagle perch locations shall be preserved in place upon project completion. If any of the designated perch trees should become hazardous and need to be taken down, replacement will be at a 5:1 ratio with the creation of artificial perch trees along shoreline designated open space. Any development that may occur within the project site and in the individual lots must avoid impacts to trees larger than 24 inches diameter breast height (dbh) and their root structures to the maximum extent feasible. If any additional non-perch trees on-site larger than 24 inches dbh are removed, than a replacement ratio of 2:1 shall be required and replacement trees should be 24-inch box trees. All construction or landscaping improvements, including irrigation, will</p>	

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	<p>be prohibited on or around the exposed root structures or within the dripline of these trees. These restrictions on development of the individual lots must be clearly presented and explained to any potential prospective developers and/or homeowners prior to assumption of title and close of escrow. This measure shall be identified as a Note on the Composite Development Plan.</p> <p><b>BR-5</b> Prior to vegetation clearing, grading, or other disturbance, the project site shall be surveyed to identify all large trees (i.e., greater than 20 inches in diameter at 4.5 feet from the ground) within 600 feet from the high water line. Trees identified on the project site as having a diameter in excess of 20 inches at 4.5 feet from the ground within 600 feet of the shoreline shall be documented and tagged. Any development that may occur within the project site and in the individual lots shall avoid impacts to tagged trees and their root structures. If such trees cannot be avoided, their removal shall be coordinated with the County of San Bernardino to minimize impacts to the extent feasible. All construction or landscaping improvements, including irrigation, will be prohibited on or around the exposed root structures or within the dripline of these trees. These restrictions on development of individual lots must be clearly presented and explained to any potential prospective developers and/or homeowners prior to assumption of title and close of escrow. This measure shall be identified as a Note on the Composite Development Plan.</p> <p><b>BR-6</b> Seven days prior to the onset of construction activities, a qualified biologist shall survey within the limits of project disturbance for the presence of any active raptor nests. Any nest found during survey efforts shall be mapped on the construction plans. If no active nests are found, no further mitigation would be required. Results of the surveys shall be provided to the CDFG.</p> <p>If nesting activity is present at any raptor nest site, the active site shall be protected until nesting activity has ended to ensure compliance with Section 3503.5 of the California Fish and Game Code. Nesting activity for raptors in the region of the project site normally occurs from February 1 to June 30. To protect any nest site, the following restrictions on construction are required between February 1 and June 30 (or until nests are no longer active as determined by a qualified biologist): (1) clearing limits shall be established a minimum of 300 feet in any direction from any occupied nest and (2) access and surveying shall not be allowed within 200 feet of any occupied nest. Any encroachment into the 300/200-foot buffer area around the known nest shall only be allowed if it is determined by a qualified biologist that the proposed activity shall not disturb the nest occupants. Construction during the nesting season can occur only at the sites if a qualified biologist has determined that fledglings have left the nest.</p>	

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Impacts	Mitigation Measures	Level of Significance After Mitigation
<p><b>Sensitive Natural Communities/Habitats</b></p>	<p><b>BR-7</b> Vegetation removal, clearing, and grading on the project site shall be performed outside of the breeding and nesting season (between February 1 and June 30), when feasible, to minimize the effects of these activities on breeding activities of migratory birds and other species. If clearing occurs during breeding season, a 30-day clearance survey for nesting birds shall be conducted. Any nest found during survey efforts shall be mapped on the construction plans. If no active nests are found, no further mitigation would be required. Results of the surveys shall be provided to the CDFG. If nesting activity is present at any nest site, the active site shall be protected until nesting activity has ended to ensure compliance with Section 3503.5 of the California Fish and Game Code.</p> <p><b>BR-8</b> The use of the boat dock for motorized boating shall be prohibited between the dates of December 1 and April 1. No motorized boats shall be allowed to launch or moor in the vicinity of the boat dock at any time during this period. This restriction shall be clearly displayed on signage at the entrance to the parking lot and on the boat dock visible from both land and water. This requirement shall also be published in the Homeowner's Association Conditions, Covenants &amp; Restrictions (CC&amp;Rs).</p> <p><b>Wildlife Impacts/Indirect Impacts</b></p> <p><b>BR-9</b> Street lamps on the project site shall not exceed 20 feet in height, shall be fully shielded to focus light onto the street surface and shall avoid any lighting spillover onto adjacent open space or properties. Furthermore, street lights shall utilize low color temperature lighting (e.g., red or orange).</p> <p><b>BR-10</b> Outdoor lighting for proposed homes on the individual tentative tracts shall not exceed 1,000 lumens. Furthermore, residential outdoor lighting shall not exceed 20 feet in height and must be shielded and focused downward to avoid lighting spillover onto adjacent open space or properties. These restrictions on outdoor lighting of the individual tentative tracts must be clearly presented and explained to any potential prospective developers and/or homeowners prior to assumption of title and close of escrow. This requirement shall also be published in the Homeowner's Association CC&amp;Rs.</p> <p><b>BR-11</b> To limit the amount of human disturbance on adjacent natural open space areas, signs shall be posted along the northern and eastern perimeter of the project site where the property boundary abuts USFS open space with the following statement: "Sensitive plant and wildlife habitat. Please use designated trails and keep pets on a leash at all times."                      In addition, a requirement stating that residents shall keep out of adjacent open space areas to the north with the exception of designated trails will be published in</p>	<p>Less than significant impact</p>

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Impacts	Mitigation Measures	Level of Significance After Mitigation
<p><b>Section 4.4 - Hydrology</b></p>	<p>the Homeowner Association CC&amp;Rs and a map of designated hiking trails will be provided to all residents.</p> <p><b>BR-12</b> Prior to recordation of the final map, a landscaping plan for the entire tract shall be prepared (inclusive of a plant palette) with an emphasis on native trees and plant species, and shall be submitted to the County of San Bernardino for review and approval by a qualified biologist. The review shall determine that invasive, non-native plant species are not to be used in the proposed landscaping. The biologist will suggest appropriate native plant substitutes or non-invasive, non-native plants. A note shall be placed on the Composite Development Plan indicating that all proposed landscaping (including landscaping on individual lots) shall conform to the overall approved tract map landscaping plan. A requirement shall be included stating that residents shall include a restriction of the use of tree and plant species to only trees/plants approved per the overall tract map landscaping plan, the Homeowner Association CC&amp;Rs shall also restrict (individual lot owners) to use only tree and plant species approved per the overall tract map landscaping plan.</p>	
<p><b>Flood Control/Drainage Channels</b></p>	<p><b>HYD-1</b> Prior to issuance of a building permit, a program satisfactory to the County will be formulated to handle storm drain waters adequately.</p> <p><b>HYD-2</b> All required drainage improvements must be designed and constructed to County standards. Tentative tract map, site plan, and other precise plans for individual lots will be accompanied by adequate plans for drainage improvements prepared by registered professional engineers.</p> <p><b>HYD-3</b> The proposed cross culverts shall be sized for 100-year burn and bulking flow rates. The burn and bulking method would increase the runoff from the natural areas. The method provided in the Los Angeles County Hydrology Manual is recommended. In addition, the cross culverts shall all be designed with headwalls to prevent CMP crushing, and shall be maintained adequately.</p>	<p>Less than significant impact</p>
<p><b>Water Quality Construction Impacts</b></p>	<p><b>HYD-4</b> To mitigate sediment transport during construction, the developer shall submit a sedimentation control plan with the grading plan for review and approval by the Public Works Department. The Project engineer shall certify compliance.</p> <p><b>HYD-5</b> Prior to Grading Permit issuance and as part of the Proposed Alternative Project's compliance with the NPDES requirements, a Notice of Intent (NOI) shall</p>	<p>Less than significant impact</p>

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Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>be prepared and submitted to the Santa Ana Regional Water Quality Control Board providing notification and intent to comply with the State of California general permit. Also, a Storm Water Pollution Prevention Plan (SWPPP) shall be completed for the construction activities on-site. A copy of the SWPPP shall be available and implemented at the construction-site at all times. The SWPPP shall outline the source control and/or treatment control BMPs to avoid or mitigate runoff pollutants at the construction-site to the “maximum extent practicable.”</p> <p><b>HYD-6</b> At a minimum, the following shall be implemented from the California Storm Water Best Management Practice Handbook - Construction Activity:</p> <ul style="list-style-type: none"> <li>• Dewatering Operations – This operation requires the use of sediment controls to prevent or reduce the discharge of pollutants to storm water from dewatering operations.</li> <li>• Paving Operations – Prevent or reduce the runoff of pollutants from paving operations by proper storage of materials, protecting storm drain facilities during construction, and training employees.</li> <li>• Structural Construction and Painting – Keep site and area clean and orderly, use erosion control, use proper storage facilities, use safe products and train employees to prevent and reduce pollutant discharge to storm water facilities from construction and painting.</li> <li>• Material Delivery and Storage – Minimize the storage of hazardous materials on-site. If stored on-site, keep in designated areas, install secondary containment, conduct regular inspections and train employees.</li> <li>• Material Use – Prevent and reduce the discharge of pesticides, herbicides, fertilizers, detergents, plaster, petroleum products and other hazardous materials from entering the storm water.</li> <li>• Solid Waste Management – This BMP describes the requirements to properly design and maintain trash storage areas. The primary design feature requires the storage of trash in covered areas.</li> <li>• Hazardous Waste Management – This BMP describes the requirements to properly design and maintain waste areas.</li> <li>• Concrete Waste Management – Prevent and reduce pollutant discharge to storm water from concrete waste by performing on and off-site washouts in designated areas and training employees and consultants.</li> </ul>	

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Impacts	Mitigation Measures	Level of Significance After Mitigation
	<ul style="list-style-type: none"> <li>● Sanitary Septic Water Management – Provide convenient, well-maintained facilities, and arrange regular service and disposal of sanitary waste.</li> <li>● Vehicle and Equipment Cleaning – Use off-site facilities or wash in designated areas to reduce pollutant discharge into the storm drain facilities.</li> <li>● Vehicle and Equipment Fueling – Use off-site facilities or designated areas with enclosures or coverings to reduce pollutant discharge into the storm drain facilities.</li> <li>● Vehicle and Equipment Maintenance – Use off-site facilities or designated areas with enclosing or coverings to reduce pollutant discharge into the storm drain facilities. In addition, run a “dry site” to prevent pollution discharge into storm drains.</li> <li>● Employee and Subcontractor Training – Have a training session for employees and subcontractors to understand the need for implementation and usage of BMPs.</li> <li>● Preservation of Existing Vegetation – Minimize the removal of existing trees and shrubs since they serve as erosion control.</li> <li>● Seeding and Planting – Provide soil stability by planting and seeding grasses, trees, shrubs, vines, and ground cover.</li> <li>● Mulching – Stabilize cleared or freshly seeded areas with mulch.</li> <li>● Geotextiles and Mats – Natural or synthetics material can be used for soil stability.</li> <li>● Dust Control – Reduce wind erosion and dust generated by construction activities by using dust control measures.</li> <li>● Construction Road Stabilization – All on-site vehicle transport routes shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.</li> <li>● Stabilized Construction Entrance – Stabilize the entrance pad to the construction area to reduce amount of sediment tracked off-site.</li> <li>● Earth Dikes – Construct earth dikes of compacted soil to divert runoff or channel water to a desired location.</li> </ul>	

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Impacts	Mitigation Measures	Level of Significance After Mitigation
<p><b>Long-Term Operational Impacts</b></p>	<p><b>HYD-7</b> A water quality maintenance program will be implemented to mitigate the impact of Proposed Alternative Project generated runoff on surface water quality over the long term. The program outlined in Water Pollution Aspects of Street Surface Contaminants (prepared by the United States Environmental Protection Agency) provides recommendations for street cleaning and prevention of pollution generation.</p> <ul style="list-style-type: none"> <li>• Temporary Drains and Swales – Use temporary drains and swales to divert off-site runoff around the construction-site and stabilized areas and to direct it into sediment basins or traps.</li> <li>• Outlet Protection – Use rock or grouted rock at outlet pipes to prevent scouring of soil caused by high velocities.</li> <li>• Check Dams – Use check dams to reduce velocities of concentrated flows, thereby reducing erosion and promoting sedimentation behind the dams. Check dams are small and placed across swales and drainage ditches.</li> <li>• Silt Fence – Composed of filter fabric, these are entrenched, attached to support poles, and sometimes backed by wire fence support. Silt fences promote sedimentation behind the fence of sediment-laden water.</li> <li>• Straw Bale Barrier – Place straw bales end to end in a level contour in a shallow trench and stake them in place. The bales detain runoff and promote sedimentation.</li> <li>• Sand Bag Barriers – By stacking sand bags on a level contour, a barrier is created to detain sediment-laden water. The barrier promotes sedimentation.</li> <li>• Brush or Rock Filter – Made of 0.75 to 3-inch diameter rocks placed on a level contour or composed of brush wrapped in filter cloth and staked to the toe of the slope provides a sediment trap.</li> <li>• Storm Drain Inlet Protection – Devices that remove sediment from sediment laden storm water before entering the storm drain inlet or catch basin.</li> <li>• Sediment Trap – A sediment trap is a small, excavated, or bermed area where runoff for small drainage areas can pass through allowing sediment to settle out.</li> </ul>	<p>Less than significant impact</p>



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Impacts	Mitigation Measures	Level of Significance After Mitigation
	<ul style="list-style-type: none"> <li>● Prior to Grading Permit issuance, a Water Quality Management Plan (WQMP) shall be developed and shall include both Non-Structural and Source Control BMPs. The WQMP shall conform to the San Bernardino County Draft NPDES permit and WQMP standards. The following are the minimum required controls to be implemented as a part of the WQMP for Urban Runoff:</li> <li>● Education for Property Owners, Tenants and Occupations – The Property Owners Association is required to provide awareness educational material, including information provided by San Bernardino County. The materials shall include a description of chemicals that should be limited to the property and proper disposal, including prohibition of hosing waste directly to gutters, catch basins, storm drains or the lake.</li> <li>● Activity Restrictions – The developer shall prepare conditions, covenants and restriction of the protection of surface water quality.</li> <li>● Common Area Landscape Management – For the common landscape areas on-going maintenance shall occur consistent with County Administrative Design Guidelines or city equivalent, plus fertilizer and pesticide usage consistent with the instructions contained on product labels and with regulation administered by the State Department of Pesticide Regulation or county equivalent.</li> <li>● Common Area Catch Basin Inspection – Property Owners Associations shall have privately owned catch basins cleaned and maintained, as needed. These are intended to prevent sediment, garden waste, trash and other pollutants from entering the public streets and storm drain systems.</li> <li>● Common Area Litter Control – POAs shall be required to implement trash management and litter control procedures to minimize pollution to drainage waters.</li> <li>● Street Sweeping Private Streets and Parking Lots – Streets and Parking lots shall be swept as needed, to prevent sediment, garden waste, trash and other pollutants from entering public streets and storm drain systems.</li> </ul>	

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	<p><b>HYD-8</b> The following controls from the California Storm Water Best Management Practice Handbook – Municipal shall be employed:</p> <ul style="list-style-type: none"> <li>● Housekeeping Practices – This entails practices such as cleaning up spills, proper disposal of certain substances and wise application of chemicals.</li> <li>● Used Oil Recycling – May apply to maintenance and security vehicles.</li> <li>● Vegetation Controls – Vegetation control typically includes chemical (herbicide) application and mechanical methods. Chemical methods are discussed in SC10. Mechanical methods include leaving existing vegetation, cutting less frequently, hand cutting, planting low maintenance vegetation, collecting and properly disposing of clippings and cuttings, and educating employees and the public.</li> <li>● Storm Drain Flushing – Although general storm drain gradients are sufficiently steep for self-cleansing, visual inspection may reveal a buildup of sediment and other pollutants at the inlets or outlets, in which case flushing may be advisable.</li> </ul> <p><b>HYD-9</b> The Water Quality Management Plan (WQMP) shall include Structural or Treatment BMPs. The structural BMPs utilized shall focus on meeting potential TMDL requirements for noxious aquatic plants, nutrients, sedimentation and siltation. The structural BMPs shall conform to the San Bernardino County NPDES permit and the San Bernardino WQMP standards.</p> <p><b>HYD-10</b> Consistent with the WQMP guidelines contained in the Draft National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for San Bernardino County, Structural BMPs shall be required for the Proposed Alternative Project. They shall be sized to comply with one of the following numeric sizing criteria or be considered by the Permittees to provide equivalent or better treatment. Volume-based BMPs shall be designed to infiltrate or treat either:</p> <ul style="list-style-type: none"> <li>● The volume of runoff produced from the 85th percentile 24-hour storm event, as determined from the local historical rainfall record; or</li> <li>● The volume of the annual runoff produced by the 85th percentile 24-hour rainfall event, determined as the maximized capture storm water volume for the area, from the formula recommended in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87 (1998); or</li> </ul>	

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	<p>- OR - Flow-based BMPs shall be designed to infiltrate or treat either:</p> <ul style="list-style-type: none"> <li>• The maximum flow rate of runoff produced from a rainfall intensity of 0.2 inch of rainfall per hour; or</li> <li>• The maximum flow rate of runoff produced by the 85th percentile hourly rainfall intensity, as determined from the local historical rainfall record, multiplied by a factor of two; or</li> <li>• The maximum flow rate of runoff, as determined from the local historical rainfall record that achieved by mitigation of the 85th percentile hourly rainfall intensity multiplied by a factor of two.</li> </ul> <p><b>HYD-11</b> The following are the minimum required controls to be implemented as a part of the Water Quality Management Plan (WQMP) for Urban Runoff:</p> <ul style="list-style-type: none"> <li>• Control of Impervious Runoff – Surface runoff shall be directed to landscaped areas or pervious areas.</li> <li>• Common Area Efficient Irrigation – Physical implementation of the landscape plan consistent with County Administrative Design Guidelines or city equivalent, which may include provision of water sensors, programmable irrigation timers, etc.</li> <li>• Common Area Runoff – Minimizing Landscape Design – Group plants with similar water requirements in order to reduce excess irrigation runoff and promote surface filtration.</li> <li>• Catch Basin Stenciling – “No Dumping – Flows to Lake” or equivalent effective phrase shall be stenciled on catch basins to alert the public as to the destination of pollutant discharging into storm drain.</li> </ul>	

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Impacts	Mitigation Measures	Level of Significance After Mitigation
<p><b>Infiltration Trenches and Basins</b></p>	<ul style="list-style-type: none"> <li>• Debris Posts – These shall be installed to prevent large floatable debris from entering the storm drains. They shall be placed upstream of the cross culverts.</li> <li>• Inlet Trash Racks – These shall be installed where appropriate to reduce intake and transport through the storm drain system of large floatable debris. Trash racks shall be provided where drainage from open areas enters storm drain or cross culverts.</li> </ul> <p><b>HYD-12</b> Storm water treatment under the NPDES Permit and the future TMDL requirements shall include the construction of treatment BMPs.</p> <p><b>HYD-13</b> Treatment BMPs appropriate for on-site use shall include infiltration trenches and basins, swales, inlet filtration, and/or water quality basins.</p> <p><b>HYD-14</b> All storm water runoff shall be treated before leaving the site to reduce pollutants in Big Bear Lake.</p>	<p>Less than significant impact</p>
<p><b>Swales</b></p>	<p><b>HYD-15</b> Infiltration trenches and/or basins shall be used on site to meet potential future TMDLs for noxious aquatic plants and nutrients. Infiltration trenches and basins treat storm water runoff through filtration. A typical infiltration trench is essentially an excavated trench that is lined with filter fabric and backfilled with stones. Depth of the infiltration trench shall range from three to eight feet and shall be located in areas with permeable soils, and water table and bedrock depth situated well below the bottom of the trench. Trenches shall not be used to trap coarse sediments since large sediment would likely clog the trench. Grass buffers may be installed to capture sediment before it enters the trench to minimize clogging. Infiltration basins shall be used for drainage areas between 5 and 50 acres. Infiltration basins shall be either in-line or offline, and may treat different volumes such as the water quality volume or the 2-year or 10-year storm.</p> <p><b>HYD-16</b> The Proposed Alternative Project shall implement either vegetative swales, enhanced vegetated swales utilizing check dams and wide depressions, a series of small detention facilities designed similarly to a dry detention basin, or a combination of these treatment methods into a treatment train (series of Structural BMPs). The Water Quality Management Plan shall address treatment for the Proposed Alternative Project to assure that runoff from the site is treated to the “maximum extent practicable.” The swales shall be treated as water quality features and shall be maintained differently than grass areas. Specifically, pesticides, herbicide, and fertilizers, which may be used on the grass areas, shall not be used in</p>	<p>Less than significant impact</p>

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	the vegetation swales.	
<p><b>Filtration</b></p>	<p><b>HYD-17</b> Filtration shall be implemented as a treatment method and shall use drop-in infiltration devices or inline devices. Drop-infiltration devices at all curb inlets within the internal parking lots shall be implemented to provide potential pollutant removal. Existing examples of these filtration devices include the Drain Pac Storm Drain Inserts and Fossil Filters. These types of devices are efficient at removing oil and grease, debris, and suspended solids from treated waters. Some of these devices have also exhibited high efficiencies at removing heavy metals and other pollutants. Inline devices suggested for use on-site include the Continuous Deflection Separator (CDS unit). Once the runoff has entered the storm drain, an in-line diversion would direct the treatment flow to a CDS unit. The CDS unit is a non-blocking, non-mechanical screening system, which would provide a second line of defense for solids removal. Adsorption materials can be added within the CDS unit to aid in the removal of oil and grease. The treated flow would then exit the CDS unit and continue downstream. Monitoring of filtration devices shall be conducted. The use of street sweeps on the parking lots and streets shall aid in reducing the amounts of sediment and debris that flow through the devices. This would extend the effectiveness of the devices during a storm event and would lower the frequency of required maintenance. The devices shall be checked and cleaned, if necessary, once a month during the rainy season, following any precipitation and at the end of the dry season prior to the first precipitation event of the rainy season. Consideration shall be given to using these filtration units in other areas besides the parking lot inlets. Another potential location is at the downstream end of the tributary pipes that feed the discharge point. Siting these units at a downstream point would allow for the treatment of a greater amount of runoff.</p>	<p>Less than significant impact</p>
<p><b>Jurisdictional Waters</b></p>	<p><b>HYD-18</b> The Developer shall comply with any requirements of the U.S. Army Corps of Engineers (ACOE) and the California Department of Fish and Game (CDFG) regarding water quality and drainage.</p> <p><b>HYD-19</b> A well located on the site of the Proposed Alternative Project, if not used as a water supply well or a monitoring well, shall be capped and taken out of service in accordance with accepted civil engineering standards.</p>	<p>Less than significant impact</p>

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<p><b>Section 4.5 – Land Use</b></p>	<p>Based on the project design and mitigation measures listed in other sections of the EIR, the impacts due to the proposed zone change and GPA are considered less than significant. Furthermore, mitigation measures related to land use, such as noise, traffic, and aesthetics have been incorporated into the other sections of the Revised and Recirculated Draft EIR, as appropriate. These measures further reduce any potential land use impacts, and no additional mitigation is recommended for land use impacts.</p>	<p>No significant impacts</p>
<p><b>Section 4.6 - Noise</b></p>	<p><b>NOI-1</b> Construction contractors shall be required to ensure that construction equipment is well tuned and maintained according to the manufacturer’s specifications, and that the equipment’s standard noise reduction devices are in good working order. (MM5.7-1b, modified.)</p> <p><b>NOI-2</b> Consistent with the County of San Bernardino Development Code Section 87.0901, construction activities shall be limited as follows (MM 5.7-1a modified):</p> <p>For general construction activities, the operation of construction equipment and outdoor construction or repair work shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Saturday.</p> <p><b>NOI-3</b> Construction equipment noise shall be minimized during project construction by muffling and shielding intakes and exhaust on construction equipment (per the manufacturers’ specifications) and by shrouding or shielding impact tools. All equipment shall have sound-control devices no less effective than those provided by the manufacturer. (MM5.7-1c, modified.)</p> <p><b>NOI-4</b> Construction activities contractors shall locate fixed construction equipment (such as compressors and generators) and construction staging areas as far as possible from adjacent residences. Activities within these staging areas shall conform to the time limitations established in Mitigation Measure NOI-2. (MM5.7-1d, modified.)</p>	<p>Less than significant impact</p>
<p><b>Section 4.7 – Public Services</b></p>	<p>The following mitigation measures identified for the Original Proposed Project are incorporated into the Proposed Alternative Project, with revisions as appropriate:</p>	<p>Less than significant impact</p>
<p><b>Public Services</b></p>	<p>The following mitigation measures identified for the Original Proposed Project are incorporated into the Proposed Alternative Project, with revisions as appropriate:</p>	<p>Less than significant impact</p>

Table ES-3 (cont.): Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
<p><b>Section 4.8 - Traffic</b></p>	<p><b>Fire Protection</b></p> <p><b>PS-1</b> The fire flow requirement shall be 1750 gpm @ 2 hours based on homes in the range of 3,600 to 4,800 square feet, and 2,000 gpm @ 2 hours for homes greater than 4,800 square feet. (MM 5.3-1a.)</p> <p><b>PS-2</b> All residences less than 5,000 square feet shall be subject to the standard fire sprinkler requirement (NFPA 13D). Homes above 5,000 square feet shall be subject to the NFPA13R sprinkler requirement. (MM 5.3-1b, as modified.)</p> <p><b>PS-3</b> A Fuels Management Plan, with specifications, shall be prepared and subject to approval by the County of San Bernardino Fire Department and San Bernardino National Forest Service. The Fuels Management Plan shall implement the fire safety requirements of the FSI Fire Safety Overlay District, including a 100-foot minimum setback requirement from the National Forest. The fuel modification zone shall be located entirely within the project boundaries. The minimum fuel modification zone requirements may be greater in steeper areas (up to 300 feet), as determined by the Fire Department. (MM 5.3-1c, as modified.)</p> <p><b>PS-4</b> A Homeowner’s Association shall be established to implement the Fuels Management Plan. The Fuels Management Plan shall specify any professional assistance, if necessary, to implement the action portion of the plan. The Plan shall determine if a Registered Professional Forester is necessary for professional guidance to implement the Plan. The HOA is to be responsible for fuel modification in common areas. (MM 5.3-1e, as modified.)</p> <p><b>Police Protection</b></p> <p>No mitigation measures are recommended.</p> <p><b>Schools</b></p> <p>No mitigation measures are recommended.</p> <p><b>Libraries</b></p> <p>No mitigation measures are recommended.</p>	
<p><b>Traffic</b></p>	<p><b>T-1</b> Project Design Features recommended in the TIA shall be incorporated into the project design. These include:</p> <ul style="list-style-type: none"> <li>Construction of North Shore Drive at its ultimate half-section width as a Mountain Major highway from Canyon Drive to the Easterly project boundary.</li> </ul>	<p>Less than significant impact</p>

Table ES-3 (cont.): Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
	<ul style="list-style-type: none"> <li>• Installation of a stop sign control at Driveway #1 and Driveway #2.</li> <li>• Construction of an Eastbound Left Turn Lane at Driveway 1/North Shore Drive and Driveway 2/ North Shore Drive for 2030 Buildout Conditions.</li> <li>• Construction of a 2nd Eastbound Through Lane at Driveway /North Shore Drive and Driveway 2/North Shore Drive for 2030 Buildout Conditions.</li> </ul> <p><b>T-2</b> The eastbound left turn lanes at both project access points will be constructed at opening year at 100% cost to the Applicant. The Applicant shall pay fair share costs of the construction of the eastbound through lanes at both project access points for the horizon year conditions. The developer shall pay the fair share cost of \$48,921 toward the off-site traffic improvements recommended in Appendix G of the San Bernardino Congestion Management Program, 2003 Update.</p>	
<b>Section 4.9 - Utilities</b>		
<b>Water</b>	<p>The following new mitigation measures identified for the Proposed Alternative Project supersede those identified for the Original Proposed Project.</p> <p><b>Water</b></p> <p><b>U-1a</b> The Moon Camp Home Owners Association shall create a “conservation guidelines” booklet that outlines the following measures:</p> <ul style="list-style-type: none"> <li>• All indoor water fixtures shall be low flow / low flush.</li> <li>• Landscape shall not be irrigated between the hours of 9:00 a.m. and 6:00 p.m.</li> <li>• Residences, buildings, and premises shall be limited to watering landscaping every other day.</li> <li>• Water from landscape irrigation shall not be allowed to run off into streets or other paved areas.</li> <li>• Water leaks are not permitted and must be repaired as soon as practicable.</li> <li>• Sidewalks, paved driveways, and parkways shall not be washed off with hoses, except as required for sanitary purposes.</li> <li>• Washing non-commercial vehicles (cars, boats RVs) is permitted; however, it shall only be permitted with an automatic shut-off nozzle on a hose, or with a bucket.</li> <li>• Turf landscaping shall be limited to 500 square feet on a parcel or lot unless the water purveyor’s regulations allow additional turf area.</li> </ul>	Less than significant impact



Table ES-3 (cont.): Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
	<ul style="list-style-type: none"> <li>• Turf irrigation shall include an automatic controller that incorporates evapotranspiration and rain shutoff features.</li> <li>• Sprinklers are only allowed on turf. All other landscape plantings must be irrigated with efficient, low water use devices, such as, drip systems or bubblers.</li> <li>• All outdoor irrigation systems shall be shut off and winterized between November 1st and April 1st of each year.</li> <li>• A model landscaping and irrigation guide shall be prepared for the tract and required by homeowner association rules. The guide shall identify the following conservation measures. Landscaping shall include a plant palette that emphasizes Xeriscape, native plants and cultivars that are suitable for the mountain climate. Plant materials shall be low water consuming and fire resistant. Irrigation shall limit aerial spray methods and shall emphasize drip and bubbler type emitters. The landscaping guidelines shall be reviewed and approved by the Land Use Services Department.</li> <li>• The Project shall comply with the local water agency’s “Model Landscape and Irrigation” ordinance.</li> </ul> <p><b>U-1b</b> Pumping and extraction of groundwater shall be limited to 9 acre-feet per year for Well FP-2, 0 acre-feet per year for Well FP-3 and 5 acre-feet per year for Well FP-4. If the water purveyor desires to extract groundwater from Well FP-2 in excess of 9 acre-feet per year, the purveyor shall conduct an independent environmental analysis to identify and consider potential impacts at that time.</p> <p><b>U-1c</b> The grant deeds transferring ownership of Wells FP-2, FP-3 and FP-4 shall include the pumping and extraction limitations included in Mitigation Measure U-1b. The grant deeds shall also state that the water purveyor, on January 1st of each year, shall report the amount of the prior year’s annual groundwater production from Wells FP-2, FP-3 and FP-4 to the County Land Use Services Department and the County Health Department.</p>	
<p><b>Wastewater</b></p>	<p>The following measures identified for the Original Proposed Project are incorporated into the Proposed Alternative Project, with revisions as appropriate:</p> <p><b>U-2</b> Prior to issuance of building permits, the Applicant shall fund all on-site and off-site sewer improvements required to support development of the Project site. Such improvements shall be to the satisfaction of the County Service Area (CSA) 53B.</p>	<p>Less than significant impact.</p>

Table ES-3 (cont.): Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>Mitigation measures for the following issues that were addressed in the 2005 Final EIR for the Original Proposed Project would also apply to the Proposed Alternative Project. Several of these mitigation measures have been revised based on comments received on the project.</p> <p><b>Cultural Resources</b></p> <p><b>Archaeological/Historical Resources</b></p>	<p><b>U-3</b> Prior to issuance of building permits, the Applicant shall provide evidence to the County of San Bernardino that the BBARWA has sufficient transmission and treatment plant capacity to accept sewage flows from the Project site.</p> <p><b>Solid Waste</b>                      No mitigation measures are recommended</p> <p><b>Natural Gas</b>                      No mitigation measures are recommended</p> <p><b>Electricity</b>                      No mitigation measures are recommended</p>	<p>Less than significant impact.</p>
<p><b>Paleontological Resources</b></p>	<p><b>5.9-1</b> Project-related grading, grubbing, trenching, excavations, and/or other earth-moving activities in the project area shall be monitored by a qualified archaeologist. In the event that a material of potential cultural significance is uncovered during such activities on the project site, all earth-moving activities in the project area shall cease and the archeologist shall evaluate the quality and significance of the material. Earth-moving activities shall not continue in the area where a material of potential cultural significance is uncovered until resources have been completely removed by the archaeologist and recorded as appropriate.</p> <p><b>5.9-2a</b> Grading shall be monitored during excavation in areas identified as likely to contain paleontologic resources by a qualified paleontological monitor. Monitoring shall be accomplished for any undisturbed subsurface older alluvium, which might be present in the subsurface. The monitor shall be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediments which are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor must be empowered to temporarily halt or divert grading equipment to allow for removal of abundant or large specimens.</p> <p><b>5.9-2b</b> Recovered specimens shall be prepared to a point of identification and</p>	<p>Less than significant impact.</p>

Table ES-3 (cont.): Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>permanent preservation, including washing of sediments to recover small invertebrates and vertebrates.</p> <p><b>5.9-2c</b> Identification and curation of specimens into a museum repository with permanent retrievable storage shall occur for paleontological resources.</p> <p><b>5.9-2d</b> A report of findings shall be prepared with an appended itemized inventory of specimens. The report shall include pertinent discussion of the significance of all recovered resources where appropriate. The report and inventory when submitted to the appropriate Lead Agency, shall signify completion of the program to mitigate impacts to paleontologic resources.</p>	Less than significant impact.
<b>Burial Sites</b>	<p><b>5.9-3</b> In the event human remains are discovered during grading/ construction activities, work shall cease in the immediate area of the discovery and the Project Applicant shall comply with the requirements and procedures set forth in Section 5097.98 of the Public Resources Code, including notification of the County Coroner, notification of the Native American Heritage Commission, and consultation with the individual identified by the Native American Heritage Commission to be the “most likely descendent.”</p>	Less than significant impact.
<b>Geology and Soils</b>		
<b>Slope Stability</b>	<p><b>GS-1</b> The stability of south facing cut slopes shall be analyzed as part of the design-level geotechnical investigation. Utilizing 2:1 buttressed slopes using on-site native soil materials, or constructing geotextile-reinforced soil buttresses for planned unstable cut slopes are typical engineering designs for stabilizing slopes. Either of these methods, or other methods, must be approved by the San Bernardino County Department of Building and Safety. (MM 5.10-1 of the 2005 Final EIR was modified in response to comments on the 2005 Draft EIR.)</p>	Less than significant impact.
<b>Soil Erosion</b>	<p><b>GS-2a</b> Due to the potential for erosion associated with younger alluvial deposits within the two major on-site stream channels, increased surface drainage quantities associated with development on-site shall be directed away from the stream channels. (MMS 10-2a of the 2005 Final EIR.)</p> <p><b>GS2b</b> Prior to the issuance of Grading Permits, the Project Applicant shall prepare a Soil Erosion and Sedimentation Plan for submittal and approval by the County Building and Safety Department. (MM 5.10-2b of the 2005 Final EIR.)</p>	Less than significant impact.
<b>Ground Shaking</b>	<p><b>GS-3</b> Engineering design for all structures and roadways shall be based on the current California Uniform Building Code at the time of project development. Construction plans shall be in accordance with seismic design standards set forth by</p>	Less than significant impact.

Table ES-3 (cont.): Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
	the County's Development Code and Uniform Building Code. (MM 5.10-3 of the 2005 Final EIR.)	
<b>Seiche</b>	<b>GS-4</b> Residential structures shall be located in areas which provide a minimum of five feet of freeboard above the high water line for any structures. (MM 5.10-4 of the 2005 Final EIR.)	Less than significant impact.
<b>Expansive Soils</b>	<b>GS-5</b> Prior to grading permit issuance, a quantitative geotechnical analysis and design-level geotechnical engineering report shall be required and submitted to the County of San Bernardino Department of Building and Safety for their approval. (MM 5.10-5 of the 2005 Final EIR has been modified in response to comments on the 2005 Final EIR.)	Less than significant impact.
<b>Recreation</b>		
<b>Expansion and/or Construction of Recreational Facilities</b>	No mitigation measures are recommended	
<b>Public Access</b>	<b>R-1</b> The proposed project shall be conditioned to provide the right of way to allow future construction of a pedal path along the south side of North Shore Drive, prior to map recordation. The right-of-way is included in the 66-foot offer of dedication included on the Site Plan. (MM 5.2-2 of the 2005 Final EIR has been modified in response to public comments to provide access.)	Less than significant impact.

## SECTION 1: INTRODUCTION

### 1.1 - Purpose of the EIR

The County of San Bernardino is the Lead Agency under the California Environmental Quality Act (CEQA) and is responsible for preparing the Environmental Impact Report (EIR) for the Moon Camp Residential Subdivision, Tentative Tract No. 16136 Project (State Clearinghouse No. 2002021105). This EIR has been prepared in conformance with CEQA (California Public Resources Code Section 21000 et. seq.), the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et. seq.), and the rules, regulations, and procedures for implementation of CEQA, as adopted by the County of San Bernardino. The principal CEQA Guidelines sections governing content of this document are Sections 15120 through 15132 (Content of an EIR), Section 15161 (Project EIR), and Section 15088.5 (Recirculation of an EIR Prior to Certification).

The County of San Bernardino (County) has prepared this Revised and Recirculated Draft EIR to provide responsible and trustee agencies, interested parties, and the public with information about the potential environmental effects associated with the Revised Moon Camp Residential Subdivision Project (Proposed Alternative Project) on approximately 62.43 acres located in the Community of Fawnskin in San Bernardino County, California. The revised tract map shows 50 numbered lots and seven lettered lots for Open Space/Conservation, a parking lot and boat ramp for the proposed 55-slip marina, three water well sites, and a potential reservoir site. The Fawnskin Community is located in the San Bernardino Mountains along the north shore of Big Bear Lake.

As described in the CEQA Guidelines Section 15121(s), an EIR is a public information document that assesses potential environmental impacts of a proposed project and identifies mitigation measures and alternatives to the project that could reduce or avoid adverse impacts. A Final EIR evaluating the original Moon Camp 92-lot residential subdivision (Original Proposed Project) was completed in December 2005, in compliance with CEQA (Public Resources Code §§21000 et seq.), and the CEQA Guidelines (California Code of Regulations (CCR), Title 14, §§15000 et seq.).

Subsequent to the completion of the 2005 Final EIR, and in response to public comments received on the document, the Applicant revised the project. As discussed in detail below, the Applicant revised numerous aspects of the project, including reducing the proposed density by 46 percent, increasing the minimum lot size to one-half acre, eliminating development south of State Route 38 (SR-38) along the shore of Big Bear Lake, including neighborhood access to the lakefront, eliminating the realignment of SR-38, preserving 5.73 acres of open space areas to conserve valuable biological habitat, purchasing/conserving 10 acres of offsite Pebble Plain, and reducing the size of and relocating the Marina.

As discussed in detail in this Revised and Re-circulated Draft EIR, the Applicant has proposed an alternative (i.e., Proposed Alternative Project) to the original project that substantially reduces and

avoids (in some cases) the significant environmental impacts that were identified in the 2005 Final EIR. Although the Proposed Alternative Project is environmentally superior to the Original Proposed Project analyzed in the 2005 Final EIR, due to the scope of the project revisions and alterations, the County, as CEQA Lead Agency, has decided to prepare this Revised and Recirculated Draft EIR to fully disclose and analyze the potential environmental impacts of this alternative. Additionally, recirculation of the EIR will further the basic purpose of CEQA to inform decision makers and the public about the potential significant environmental effects of proposed activities.

This Revised and Recirculated Draft EIR evaluates the potential environmental effects of the Proposed Alternative Project to the degree of specificity appropriate to the current proposed actions, as required by Section 15146 of the CEQA Guidelines. The analysis considers the actions associated with the Proposed Alternative Project, to determine the short-term and long-term effects of its implementation. This EIR discusses both the direct and indirect impacts of the Proposed Alternative Project, as well as the cumulative impacts associated with other past, present, and reasonably foreseeable future projects. The severity of these impacts are compared to those identified for the Original Proposed Project (92 lots) that was evaluated in the 2005 Final EIR. This EIR also provides a comparison of the Proposed Alternative Project to the Original Proposed Project and the alternatives evaluated in the 2005 Final EIR.

CEQA requires the preparation of an objective, full disclosure document to inform agency decision makers and the general public of the direct and indirect environmental effects of a proposed action; provide mitigation measures to significantly reduce or eliminate significant adverse effects; and identify and evaluate reasonable alternatives that could avoid or substantially lessen one or more of such effects to the proposed project. The subject of this Revised and Recirculated Draft EIR is such an alternative project.

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## **1.2 - Compliance with CEQA**

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For the convenience of the EIR reviewer, the entire 2005 Final EIR, including technical appendices, is included in this Revised and Recirculated Draft EIR on a CD at the back of the document. References are made throughout this document to that previous document, which can be viewed on the attached CD.

Like the 2005 Final EIR, this Revised and Recirculated Draft EIR is subject to a 45-day review period by responsible and trustee agencies and interested parties. In accordance with the provision of Sections 15085(a) and 15087(a)(1) of the CEQA Guidelines, as amended, the County of San Bernardino, serving as the Lead Agency, will: 1) publish a notice of availability of a Draft Recirculated EIR in newspapers of local and general circulation, respectively; and, 2) will prepare and transmit a Notice of Completion (NOC) to the State Clearinghouse. (Proof of publication is available at the offices of the Lead Agency.)

Any public agency or members of the public desiring to comment on the Revised and Recirculated Draft EIR must submit their comments in writing to the individual identified herein prior to the end of the public review period. Upon the close of the public review period, the Lead Agency will then proceed to evaluate and prepare responses to all relevant comments received from both citizens and public agencies during the public review period.

Comments on the Revised and Recirculated Draft EIR should be addressed to the following:

County of San Bernardino  
Land Use Services Department  
385 North Arrowhead Avenue, 1st Floor  
San Bernardino, CA 92415-0182  
**Attention: Matt Slowik, Senior Planner**

The 2010 Final EIR will consist of the 2005 Final EIR, the 2010 Revised and Recirculated Draft EIR, comments on and responses to the 2010 Revised and Recirculated Draft EIR, and the Mitigation Monitoring and Reporting Program (MMRP). After the Final EIR is completed and at least 10 days prior to action, a copy of the specific response to comments made by public agencies on this Revised and Recirculated Draft EIR will be provided to the respective agency.

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### 1.3 - EIR Scoping Process

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In compliance with the CEQA Guidelines, the County of San Bernardino has taken steps to maximize opportunities to participate in the environmental process. During the preparation of the 2004 Draft EIR, an effort was made to contact various federal, State, regional, and local government agencies and other interested parties to solicit comments and inform the public of the proposed project. This included the distribution of an Initial Study and Notice of Preparation (NOP), publication and posting of the NOP, and a Public Scoping Meeting that was held on March 2, 2002.

#### 1.3.1 - Initial Study

In accordance with Section 15063(a) of the CEQA Guidelines, as amended, the County undertook the preparation of an Initial Study. The Initial Study determined that a number of environmental issue areas may be impacted by the construction and build-out of the project and that the 2004 Draft EIR should address the project's potentially significant impacts on a variety of environmental issue areas. These issue areas were addressed in Section 5.0, Description of Environmental Setting, Impacts and Mitigation Measures, of the 2005 Final EIR.

Based on the Initial Study, no impacts upon agricultural resources or mineral resources were anticipated to result from the proposed development. As a result, these issues were addressed in Section 10.0, Effects Found Not to be Significant, of the 2004 Draft EIR.

### **1.3.2 - Notice of Preparation**

Pursuant to the provision of Section 15082 of the CEQA Guidelines, as amended, the County of San Bernardino circulated a NOP via newspaper publication and local posting to public agencies, special districts, and members of the public requesting such notice, for a 30-day period commencing February 21, 2002, and ending March 22, 2002. The purpose of the NOP was to formally convey that the County was preparing a Draft EIR for the Moon Camp Tentative Tract Map No. 16136 and General Plan Land Use Amendment, and that as Lead Agency, was soliciting input regarding the scope and content of the environmental information to be included in the EIR. The Initial Study was circulated with the NOP. The NOP, Initial Study, and comments received in response to the NOP are provided in Appendices 15.1 and 15.2 of the 2004 Draft EIR.

### **1.3.3 - Early Consultation (Scoping)**

During the NOP circulation period, the County of San Bernardino advertised a public scoping meeting. The meeting was held on March 2, 2002, at the North Shore Elementary School at Big Bear Lake and was intended to facilitate public input. The meeting was held with the specific intent of affording interested individuals/groups and public agencies and others a forum in which to orally present input directly to the Lead Agency in an effort to assist in further refining the intended scope and focus of the Project EIR as described in the NOP and Initial Study.

### **NOP and Scoping Results**

The specific environmental concerns raised by those who commented and responded to the NOP for the project were enumerated in Section 1.0, Introduction, of the 2005 Final EIR. The location within the document where these comments were addressed was also identified. The NOP responses, and written comments received at the meeting are contained in Appendix 15.2 of the 2005 Final EIR.

### **1.3.4 - 2005 Final EIR Findings of Significant Impacts**

The 2005 Final EIR focused primarily on changes in the environment that would result from the proposed 92-lot residential subdivision, 100-slip marina, related infrastructure, and the realignment of SR-38. The EIR identified potential impacts that could result from the construction and operation of the Original Proposed Project and provided measures to mitigate potential significant impacts. Those impacts that would remain significant and unavoidable after implementation of all feasible mitigation measures were also identified. They are as follows:

#### **Aesthetics/Light and Glare**

Significant and unavoidable impacts related to Aesthetics/Light and Glare were identified for viewshed alterations involving existing residents to the north, east and west of the project site. Additionally, significant and unavoidable impacts were identified for views from SR-38, a scenic highway, to the south and from the south shore of Big Bear Lake.



## Air Quality

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

- **Construction Activities:** Reactive Organic Gases (ROG) and Nitrogen Oxides (NO<sub>x</sub>) emissions during site preparation and construction from equipment and vehicles would be significant in the short-term; and
- **Project Operations:** Long-term use of the project site would result in an overall increase in the local and regional pollutant load due to direct impacts from vehicle emissions, and indirect impacts from electricity and natural gas consumption. Combined mobile and area source emissions would exceed South Coast Air Quality Management District (SCAQMD) thresholds of ROG, carbon monoxide (CO) and 10 micron or less particulate matter (PM<sub>10</sub>).

## Biological Resources

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

## Hydrology and Drainage

Due to inconclusive testing of potential overdraft conditions for the groundwater basin associated with the North Shore Hydrologic Subunit, project and cumulative impacts were considered significant and unavoidable.

## Public Services and Utilities

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

## Revised Project Description

The findings of the 2005 Final EIR indicated that there would be a number of project-related impacts that remained significant and unavoidable. Subsequent to the distribution of the 2005 Final EIR, and partially in response to public comments received on the document, the Applicant made the decision to look at additional alternatives that would reduce the impacts that remained significant and unavoidable and to address other concerns raised in comments received on the 2004 Draft EIR. Table 1-1 of this Revised and Recirculated Draft EIR shows a brief comparison between the Original Proposed Project and the Proposed Alternative Project. Please refer to Section 2, Project Description, for a complete discussion.

**Table 1-1: Comparison between the Original Proposed Project and Proposed Alternative Project**

	Original Proposed Project	Proposed Alternative Project	Change
Site Size	62.43 acres	62.43 acres	No change
Proposed General Plan Designation*	BV/RS-1 (residential-minimum 7,200 sf lots)	BV/RS-20M (residential-minimum 20,000 sf lots)	Approx. 6 du/ac to less than 2 du/ac
Number of Lots	95	57	- 38
Residential Lots	92	50	- 42
Lettered Lots	3	7	+ 4
	Lot A – proposed private street designed to provide access to the southernmost lots (lakefront sites)	Lot A – 4.91-acre Open Space/Conservation (OS/C) easement to preserve Pebble Plain habitat	4.91 acres of Open Space for habitat conservation
	Lot B – a 1.4-acre strip of land between State Route 38 and the private street south of the highway	Lot B – 0.82-acre/891 lineal feet strip of land to remain OS/C between State Route 38 and the lakefront for open space and aesthetics	0.82 acre / 891 lineal feet of Open Space for neighborhood access and preservation of lake views
	Lot C – a gated entrance, south of State Route 38, a parking lot and access to the marina	Lot C – 2.90-acre strip of land to be used as an HOA parking lot and boat launch and open space	Similar size of area and proposed uses
		Lot D, E and F – well sites	
		Lot G – reservoir site	Potential reservoir site
Common Areas	Common areas within lettered lots would be maintained by a homeowner’s association	Common areas within lettered lots would be maintained by a homeowner’s association	No change
Marina/Boat Dock	103 boat slips on west side of the site	55 boat slips on the east side of the site	- 48 and relocation
Lakefront Lots	31 lakefront lots	No lakefront lots	- 31 lakefront lots
State Route 38	Realignment of State Route 38 to provide a straighter alignment and to provided lakefront residential lots	No change in the alignment of State Route 38	No realignment
Development Scenario	Lots would be sold individually and custom homes would be constructed by the individual property owners	Lots would be sold individually and custom homes would be constructed by the individual property owners	No change
* Current General Plan Designation is BV/RL-40 - Bear Valley Community Plan, Rural Living, minimum 40-acre residential lot size.			

### 1.3.5 - 2007 Public Meeting on the Revised Project Description

Due to the amount of time between the public review of the 2004 Draft EIR and the substantial revisions to the Tentative Tract Map, the County provided an opportunity for the public to review the revised plans and provide comment on the Proposed Alternative Project. The forum was a local community meeting held on March 31, 2007. Prior to the meeting, a Notice of Community Meeting was published in the local newspapers and mailed to Responsible Agencies, nearby homeowners, and other interested parties.

The Community Meeting was held at 10:00 a.m. at North Shore Elementary School, located at 765 North Stanfield Cutoff, Big Bear Lake, approximately 2 miles from the project site. In addition to providing comments at the meeting, residents were given an additional two weeks to provide comments, in writing, to the County. Comments received at this meeting are enumerated within each section of the Revised and Recirculated Draft EIR. With this information, the County determined the scope of this Revised and Recirculated Draft EIR.

### 1.3.6 - Focus of the Revised and Re-circulated Draft EIR

Based on the comment letters received on the 2004 Draft EIR, the findings of the 2005 Final EIR and the applicants revised proposed project, the County determined that a Revised and Re-circulated Draft EIR must be prepared that would accomplish the following:

1. Conduct technical studies for the Proposed Alternative Project to update existing studies, particularly focused surveys for sensitive species and habitat; and water supply;
2. Evaluate the Proposed Alternative Project against the findings of the 2005 Final EIR for those impacts that remained significant and unavoidable impacts after mitigation measures have been implemented; and
3. Evaluate the Proposed Alternative Project in relation to the original proposed project and alternatives considered in the 2005 Final EIR.

The Revised and Recirculated Draft EIR focuses on the Proposed Alternative Project in light of the findings of the 2005 Final EIR regarding environmental issues where impacts remained significant and unavoidable, and in response to comments received at the 2007 public meeting. These are as follows:

1. **Aesthetics** - views of the site from adjacent residential uses and the state highway, and from the lake.
2. **Air Quality** - update air quality analysis to include consistency with 2007 Air Quality Management Plan (AQMP) and to address global climate change.
3. **Biological Resources** - conduct new surveys for sensitive species and to assess the pebble plain habitat on-site.

4. **Hydrology and Water Quality** - address potential water quality impacts to Big Bear Lake from runoff from the site.
5. **Land Use and Planning** - evaluate the Proposed Alternative Project using the 2007 General Plan and Development Code.
6. **Noise** - address construction noise and long-term residential noise from the project site.
7. **Public Services and Utilities** - address emergency evacuation of the site, provide an analysis of water supply and wastewater treatment.
8. **Traffic and Circulation** - update the traffic study to address revisions to the project's circulation plan and to capture the most recent cumulative projects in the vicinity.
9. **Cumulative Impacts** - evaluate potential environmental effects of the Proposed Alternative Project, in conjunction with other proposed or recently approved projects in the vicinity, that together could result in significant and unavoidable cumulative impacts.
10. **Alternatives** - evaluate the Proposed Alternative Project, comparing the potential environmental effects to the Original Proposed Project and other alternatives identified in the 2005 Final EIR.

This Revised and Recirculated Draft EIR does not include an additional evaluation of the impacts of the Proposed Alternative Project in the areas of Recreation, Cultural Resources and Geology and Soils. The 2005 Final EIR concluded that the Original Proposed Project analyzed therein would not result in any potentially significant impacts with regard to those specific environmental areas. Considering the Proposed Alternative Project represents a development that is less intense, compared to the Original Proposed Project analyzed in the 2005 Final EIR, the findings made in that document are adequate and show that the revised Proposed Alternative Project would similarly have less than significant impacts

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#### 1.4 - Authority under CEQA

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CEQA Section 21002.1(a) states that “the purpose of an EIR is to identify the significant effects of a project on the environment, to identify alternatives to the Project, and to indicate the manner in which such significant effects can be mitigated or avoided.”

This EIR does not express County policy about the desirability of the proposed project, but is an informational document to be used by decision makers, public agencies, and the general public in their review of the requested entitlements to develop the project. During the development review process, the County, as Lead Agency, must consider implementation of all feasible mitigation measures and alternatives developed to substantially lessen anticipated environmental impacts of the project. To that end, the Proposed Alternative Project represents an Alternative to the Original Proposed Project and should be reviewed within that context.

CEQA Guidelines Section 15088.5 discusses the requirements for the recirculation of an EIR prior to certification. Under subsection (a), “a lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification.” After reviewing the proposed revisions to the Moon Camp residential subdivision project, the County of San Bernardino determined that these revisions represent a new Alternative to the Original Proposed Project and that these revisions constituted significant new information that should be made public.

As indicated in Section 1.1.2, above, the Proposed Alternative Project analyzed in this Revised and Recirculated Draft EIR substantially differs from the Original Proposed Project that was analyzed in the 2005 Final EIR. The main revisions to the project are: (1) revision of Tentative Tract Map 16136 to provide for 50 residential lots instead of 92 residential lots; (2) elimination of the realignment of SR-38; (3) elimination of residential development south of SR-38; (4) creation of open space and neighborhood lakefront access areas; (5) relocation and reduction of the size of the Marina, and (6) increasing the minimum lot size from 7,200 square feet to 20,000 square feet.

Although the revisions significantly reduce the scope and intensity of development, and as discussed in detail in this Revised and Recirculated Draft EIR, significantly reduce and/or eliminate most of the significant environmental impacts identified in the 2005 Final EIR, the County has nevertheless determined that the identified project revisions constitutes significant new information, pursuant to CEQA Guidelines, Section 15088.5, requiring recirculation of the Draft EIR.

Therefore, in accordance with CEQA Guidelines Section 15088.5(a), the County has recirculated the Draft EIR, as revised. CEQA Guidelines Section 15088.5(c) states that, “if the revision is limited to a few chapters or portions of the EIR, the lead agency need only recirculate the chapters or portions that have been modified.” Even though the affected chapters are identified in Section 1.3 above, San Bernardino County nevertheless is recirculating the entire EIR.

This Revised and Recirculated Draft EIR was prepared in compliance with the CEQA of 1970 (Public Resources Code §§ 21000 et seq.), and the CEQA Guidelines (California Code of Regulations (CCR), Title 14, §§ 15000 et seq.). As described in the CEQA Guidelines Section 15121(a), an EIR is a public information document that assesses potential environmental impacts of a proposed project and identifies mitigation measures and alternatives to the project that could reduce or avoid adverse environmental impacts. CEQA requires that state and local government agencies consider the environmental consequences of projects over which they have discretionary authority. It is not the purpose of the EIR to recommend approval or denial of a project. Rather, an EIR serves to provide full disclosure of potential environmental impacts of a proposed project for review and consideration by the Lead Agency.

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## 1.5 - Determination of the Lead Agency and Responsible Agencies

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CEQA requires that the agency with the broadest land use permitting authority over a private project should act as the Lead Agency in processing the EIR. The Moon Camp residential development project Tentative Tract Map and General Plan Amendment is proposed outside of any city boundaries, within the boundaries of the San Bernardino County; therefore, the County is the most appropriate authority to act as lead agency for this project. Additionally, other agencies may have authority over resources that may be affected by the project, or may be required to issue permits or give other input on implementation of the project. These are referred to as “responsible agencies” and “trustee agencies” and include the following:

- Big Bear Municipal Water District - A Dock System and License Agreement, Yacht Club Dock License, and/or a shore alteration permit can be obtained at their discretion.
- California Department of Fish and Game (CDFG) - 1602 Streambed Alteration Agreement.
- California Division of Forestry - Timber Harvest Plan approval.
- California State Water Resources Control Board -- General Storm Water Permit for Construction and Storm Water Pollution Prevention Plan.
- California Regional Water Quality Control Board (RWQCB) - Clean Water Act Section 401 Permit.
- California Department of Transportation - Project Study Report (PSR) and Traffic Impact Study (TIS) for SR-38 Encroachment Permit.
- City of Big Bear Lake, Department of Water and Power, or the County of San Bernardino Special Districts Department (CSA 53C) - water service permits and approvals.
- County of San Bernardino Special Districts Department (CSA 53B) - sewer service permits and approvals.
- South Coast Air Quality Management Agency – Authority to Construct/Operating Permits.
- U.S. Army Corps of Engineers (USACE) - Clean Water Act Section 404 Permit.
- U.S. Forest Service - Trustee Agency located in the vicinity of the Project Site.
- San Bernardino Associated Governments (SANBAG) - Regional agency.
- Southern California Association of Governments (SCAG) - Regional agency.

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## 1.6 - Organization of the EIR

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The Revised and Recirculated Draft EIR is organized as follows, and can be cross-referenced with information presented below.

**Executive Summary:** This revised section presents a summary of the proposed revisions to the Project Description for the Moon Camp Residential Development Project, which constitutes the Proposed Alternative Project to the Original Proposed Project, includes a table that summarizes potential environmental impacts associated with the Proposed Alternative Project, and identifies mitigation measures for any new impacts identified. It lists all mitigation measures recommended to reduce potentially significant environmental impacts associated with the Proposed Alternative Project.

**Section 1 - Introduction:** This revised section describes the purpose and organization of the EIR and how CEQA allows for the recirculation of a revised Draft EIR prior to certification.

**Section 2 - Project Description:** This revised section provides a detailed description of the revisions the Applicant has proposed to the design and density of the Moon Camp Residential Development Project.

**Section 3 - Environmental Setting:** This revised section outlines the existing environmental conditions of the Project area. This revised section describes the environmental setting for each topical area that must be revisited, evaluates the changes that may result from proposed revisions to the Original Proposed Moon Camp Residential Development Project, and identifies whether any changes may produce significant adverse environmental impacts. This revised section is limited to those issues identified above in Section 1.3.

**Section 4 - Impact Analysis:** This section explains the organization and evaluation process used in determining the environmental impacts.

**Section 5 - Cumulative Impacts:** The Cumulative Project List has been updated for this Revised and Recirculated Draft EIR and hence there is a new cumulative analysis for the Proposed Alternative Project.

**Section 6 - Other CEQA Analysis:** This revised section describes the significant environmental effects and irreversible environmental changes and describes the growth-inducing impacts associated with implementation of the Proposed Alternative Project.

**Section 7 - Alternatives to the Proposed Alternative Project:** This revised section provides a comparison between the Proposed Alternative Project and the Original Proposed Project and the Alternatives evaluated in the 2005 Final EIR.

**Sections 8 and 9 - Report Preparation Sources and References:** These revised sections outline the resources used in preparation of the Revised and Recirculated Draft EIR, including reports, organizations and persons consulted, and provide a list of all persons who directly participated in the preparation of the Revised and Recirculated Draft EIR.

**Appendices:** The Revised and Recirculated Draft EIR includes a compact disk (CD) at the back of the document that contains the 2005 Final EIR and technical studies that were used to prepare the environmental analysis for the proposed project. A second CD includes the technical studies prepared for this Revised and Re-circulated Draft EIR.

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## 1.7 - Incorporation by Reference

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Pertinent documents relating to this EIR have been cited in accordance with Section 15148 of the CEQA Guidelines, which encourages “incorporation by reference” as a means of reducing redundancy and length of environmental reports. The following documents, which are available for public review at the County of San Bernardino, are hereby incorporated by reference into this EIR. Information contained within these documents has been utilized for each section of this EIR. A brief synopsis of the scope and content of these documents is provided below:

- **County of San Bernardino General Plan, adopted March 2007.** The County of San Bernardino General Plan is the long-range planning guide for growth and development for the County of San Bernardino. The General Plan has two basic purposes: (1) to identify the goals for the future physical, social and economic development of the County; and (2) to describe and identify policies and actions adopted to attain those goals. It is a comprehensive document that addresses seven mandatory elements/issues in accordance with State law. These elements include Land Use, Housing, Circulation, Conservation, Open Space, Noise and Safety. Other optional issues that affect the County have also been addressed in the Plan. The County General Plan was utilized throughout this EIR as the fundamental planning document governing development on the project site. Background information and policy information from the Plan are cited in several sections of the EIR.
- **County of San Bernardino General Plan EIR, certified March 2007.** The purpose of the General Plan EIR, a Program EIR, is to provide basic analysis of the potentially significant effects on the human and natural environment that may occur during the implementation of the General Plan Update. The General Plan implementation program incorporates mitigation measures. However, project-specific impacts are assessed at the application stage. The General Plan Program EIR provides a fundamental base from which environmental review will occur.

The most important feature of the General Plan EIR is its thresholds. The thresholds provide a commonly acceptable level for assessing project impacts on the environment. A project which has impacts below the threshold may be reviewed using the Mitigated Negative Declaration (MND) process. Projects which have impacts above the thresholds provide advance information allowing an applicant to submit the necessary information to determine if the impact can be mitigated through conventional means. If an impact cannot be mitigated through accepted practices, then normally, an environmental impact report for that project will be required.



- **County of San Bernardino Development Code, adopted March 2007.** The County Development Code provides the regulations which must be followed by every project within the County's jurisdictional area. Information within the Development Code was utilized in various sections of this EIR, particularly as it relates to the range of permitted uses within the BV/RS-20M designation (Single Residential, minimum 20,000 square foot lots) and for the identification of additional constraints and requirements that govern development.

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## 1.8 - Project Sponsors and Contact Persons

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The County of San Bernardino is the lead agency directing the environmental review of the proposed project. Preparers and contributors to this EIR are listed in Section 8, Report Preparation Sources.

Key contract persons are as follows:

<b>Project Applicant/Property Owner:</b>	Tim Wood/RCK Properties, P.O. Box 6820 Big Bear Lake, CA 92315
<b>Lead Agency:</b>	County of San Bernardino Land Use Services Department 385 North Arrowhead Avenue, 1st Floor San Bernardino, CA 92415-0182 Phone: 909.387.4147 Mr. Matt Slowik, Senior Planner
<b>Environmental Consultant:</b>	Michael Brandman Associates 340 South Farrell Drive, Suite A-210 Palm Springs, CA 92262 Phone: 760.322.8847 Kerri Mikkelsen Tuttle, Branch Manager

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## 1.9 - Public Review of the Revised/Re-circulated Draft EIR

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This document is being recirculated to state, regional, and local agencies and to interested organizations and individuals that may wish to review and comment on the Revised and Recirculated Draft EIR. Publication of this Revised and Re-circulated Draft EIR marks the beginning of a 45-day public review period. Copies of the document are available for review at the following locations:

County of San Bernardino Public Library – Big Bear Lake Branch  
41930 Garstin Drive  
Big Bear Lake, CA 92315  
909.866.5571  
Hours: M-T 12-8, W-F 12-6, Sat 9-5, closed Sunday

County of San Bernardino Big Bear Office  
477 Summit Boulevard  
Big Bear Lake, CA 92315  
909.866.1070  
Hours: M-F 8-5

County of San Bernardino Land Uses Services Department  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415  
909.387.8311  
Hours: M-F 8-5  
Or online at: [www.co.san-bernardino.ca.us/landuseservices](http://www.co.san-bernardino.ca.us/landuseservices).

The County will receive written comments on the Revised and Recirculated Draft EIR during this 45-day public review period. Written comments received in response to the Revised and Recirculated Draft EIR will be addressed in the Final EIR and Responses to Comments. The County's Planning Commission and Board of Supervisors will review the documentation, including the Final EIR, County of San Bernardino staff recommendations, and public testimony, to decide whether to certify the EIR and approve the Proposed Alternative Project.