



Land Use Services Department

Moon Camp Project – Recirculated EIR and Tentative Tract Map

Applicant: RCK Properties, Inc.

Mark Wardlaw, Long-Range Planning Consultant
Land Use Services Department
September 9, 2025



Vacate all actions and approvals related to the Moon Camp Project (Project) taken on January 14, 2025.

Tentative Tract Map No. 16136 will subdivide 62.43 acres into 58 lots comprising the following:

- 50 numbered residential lots ranging from 20,000 square feet to 2.7 acres, with a minimum lot size of 20,000 square feet.
- Eight lettered lots are reserved for conservation easements and well sites.
- A marina with 55 boat slips.

Environmental Impact Report (EIR) No. 3 – Partially Recirculated EIR with amendments to the Introduction, Biological Resources, Wildfire Evacuation Risks (Hazard and Hazardous Materials), and Land Use and Planning.

On July 28, 2020, the Board of Supervisors (Board) considered and approved the Project by a vote of 5-0.

On January 20, 2022, the San Bernardino County Superior Court (Court) granted the petition filed by the Friends of Big Bear Valley, San Bernardino Valley Audubon Society, Inc., and the Center for Biological Diversity, which challenged California Environmental Quality Act findings.

The Court ruled that EIR No. 2 was deficient in two of the 21 environmental categories:

1. **Chapter 4.1: Biological Resources** – the Project's impacts on the ashy-gray Indian Paintbrush and Pebble Plain habitat; and
2. **Chapter 4.3: Hazards and Hazardous Materials** – the Project's impacts on wildfire evacuation risks.

Prior actions approved by the Board remain valid and are not included in this action, including the General Plan and Zoning amendment from Rural Living, 40-acre minimum lot size to Single Residential, and 20,000-square foot minimum lot size for the Project site.

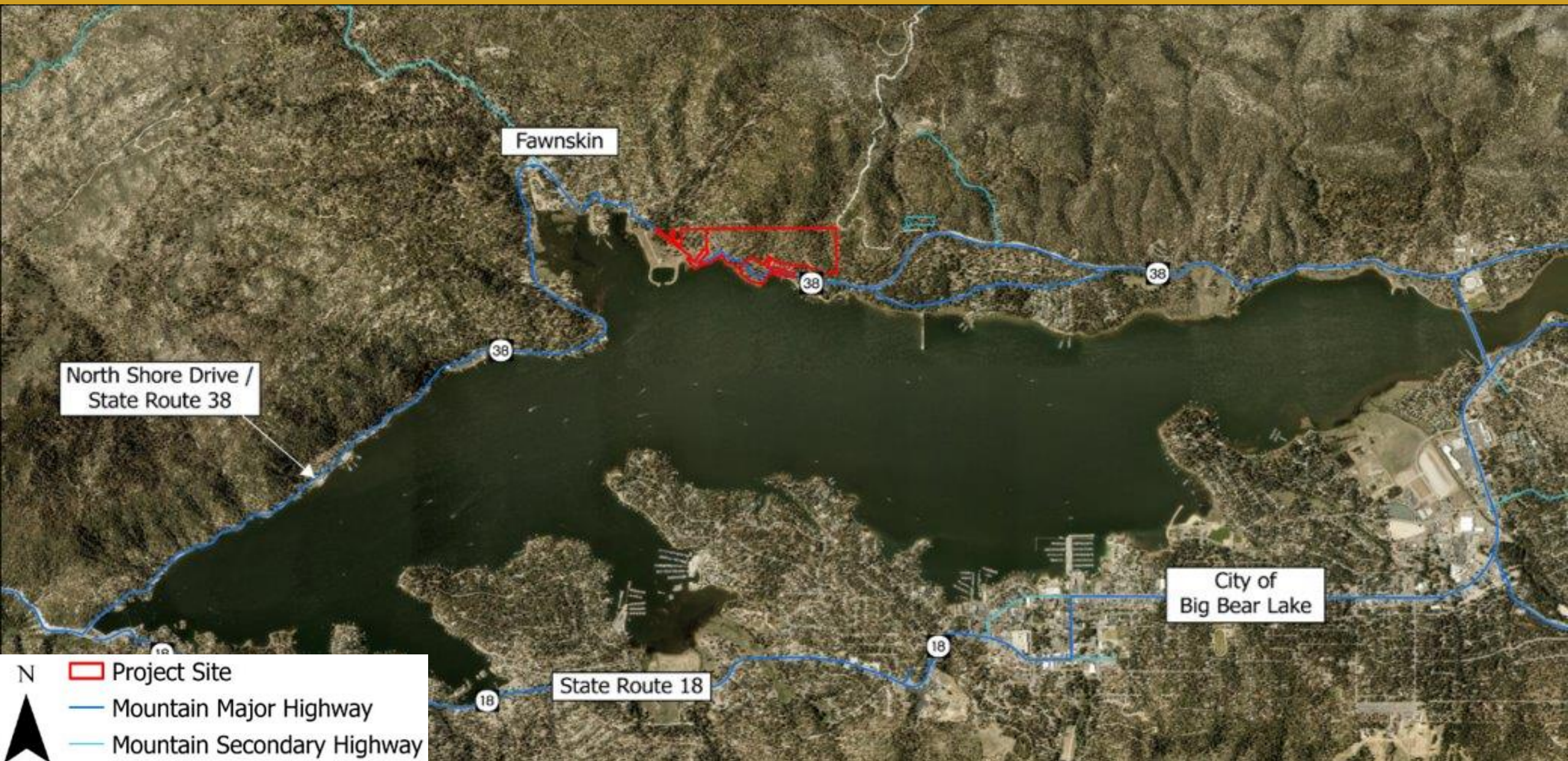
On November 15, 2022, the Board vacated the Project approvals in accordance with the Court order.

In 2023, a Partially Recirculated Draft EIR No. 3 was prepared in response to the Court order.

The Partially Recirculated Draft EIR No. 3 includes updates to the following chapters:

- **Chapter 1: Introduction** – updated the history.
- **Chapter 4.1: Biological Resources** – updated the impact on the ashy-gray Indian Paintbrush and Pebble Plain habitat.
- **Chapter 4.3: Hazards and Hazardous Materials (Wildfire Evacuation Risk)** – updated the impact on wildfire evacuation and associated risks.
- **Chapter 4.4: Land Use Planning** – apart from the Court ruling, the Partially Recirculated Draft EIR No. 3 evaluated Project consistency with the 2020 Countywide Plan which was adopted after the County's approval of the Project's 2020 Final EIR.

Project Location



Fawnskin

North Shore Drive /
State Route 38

City of
Big Bear Lake

State Route 18

N

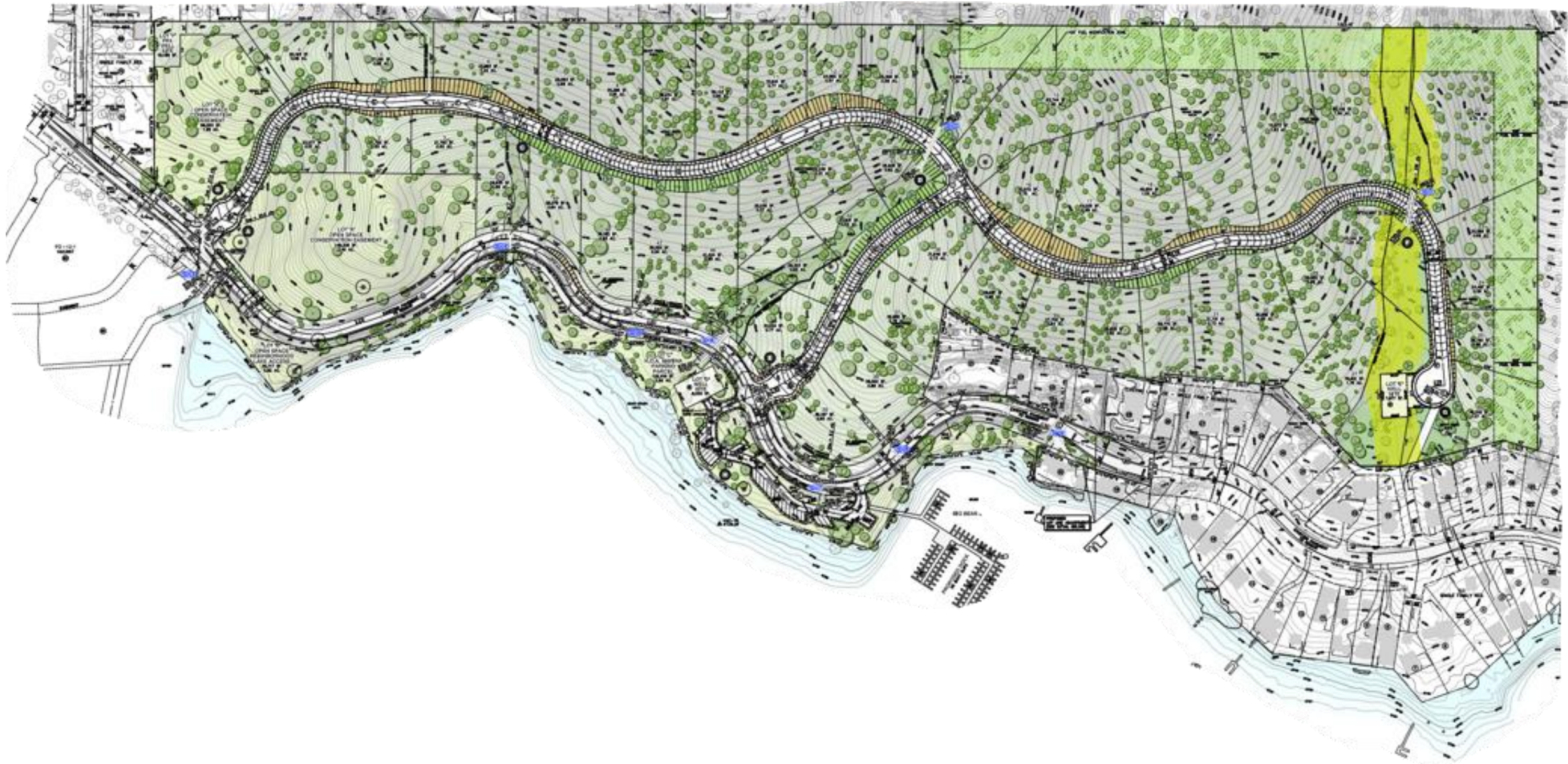


 Project Site

 Mountain Major Highway

 Mountain Secondary Highway

Tentative Tract Map No. 16136



The Partially Recirculated Draft EIR No. 3 and independent analysis of potential impacts to ashy-gray Indian Paintbrush and Pebble Plain habitat concluded:

- Less than significant impacts to ashy-gray Indian Paintbrush with Mitigation Measures:
 - BR-1a seed collection of ashy-gray Indian Paintbrush.
 - BR-1b and BR-1c establish and maintain 5.3 acres on-site conservation easements.
 - BR-1d requires building standards to prevent construction in areas occupied by ashy-gray Indian Paintbrush.
- There is no Pebble Plain habitat located on-site.
- The Project includes an off-site conservation easement in perpetuity to preserve the 10-acre Dixie Lee Lane parcel. This is a voluntary benefit and is not considered mitigation of impacts.



A Wildfire Evacuation Plan was prepared in September 2023, which resulted in the following:

- Seven evacuation scenarios were modeled and evacuation times increased by one to six minutes with the “Project” compared to “no Project” scenarios, resulting in a less than significant impact.
- Mitigation Measures HZ-1, HZ-2, and HZ-3 are included with the Tentative Tract Map to ensure periodic updates to the Wildfire Evacuation Plan and on-going maintenance of the fire road, resulting in a less than significant impact.

Wildfire Evacuation Plan – Evacuation Routes

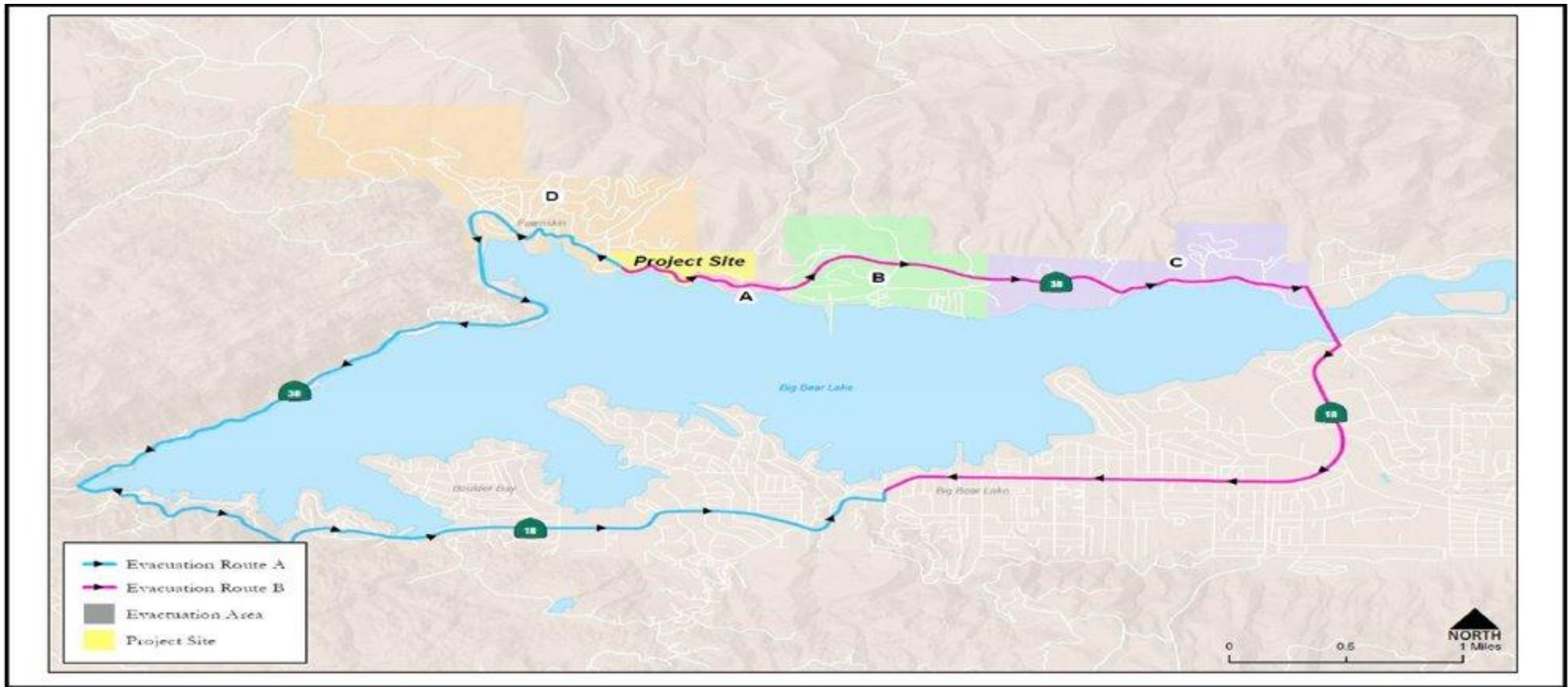


FIGURE 4.3-4

The Partially Recirculated Draft EIR No. 3 analyzed the Project's consistency with the San Bernardino County 2020 Countywide Policy Plan which was adopted after the County's approval of the Project's 2020 Final EIR. The Project is consistent with:

- San Bernardino Countywide Policy Plan Goals and Policies.
- The Regional Housing Needs Assessment with the goals of the County's Housing Element.
- Any applicable land use plan and policy of an agency with jurisdiction over the Project; no significant adverse impacts are anticipated, and no mitigation is required.

The Partially Recirculated Draft EIR No. 3 was available for public review February 1, 2024, through March 18, 2024. The public comments received included:

- **Biological Resources** – 10 form-letters and seven comments asserting impacts to Bald Eagles, ashy-gray Indian Paintbrush, and Pebble Plain habitat.
- **Land Use Planning** – two comments asserting the Project is inconsistent with the goals and policies of the Countywide Plan.

The County reviewed the public comments received and determined:

- The Partially Recirculated Draft EIR No. 3 Biological Resources evaluation with mitigation measures determined potential impacts to be less than significant.
- The Court previously upheld the Board's approval of the General Plan and Zoning Amendment due to the Countywide Plan adoption in October 2020.
- The Partially Recirculated Draft EIR No. 3 concludes that the Project is consistent with the Policy Plan Land Use Map and Zoning Map.

- The Partially Recirculated Draft EIR No. 3 added additional information and clarification as requested per the Court order:
 - **Chapter 4.1: Biological Resources** - the Project's impacts on the ashy-gray Indian Paintbrush and Pebble Plain habitat; and
 - **Chapter 4.3: Hazards and Hazardous Materials** - the Project's impacts on wildfire evacuation risks (Ruling).
 - **Public Comments:** All public comments have been addressed as contained in the Partially Recirculated Draft EIR No. 3.
- Tentative Tract Map No. 16136 has remained consistent with the design originally approved by the Board.
- The findings for approval of the tentative map have been updated to reflect the latest environmental documentation and the adoption of the Countywide Plan.
- The conditions of approval have been modified to reflect the County's current development requirements and procedures.

Thank you!

