

here to visit. We don't
need any more pollution
in this unique area -

Very truly

Betty Connors

P.O. Box 165 (39554 Fawnskin, La.)

Fawnskin

909-822-7645

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

County Of San Bernardino
Advance Planning Division
385 N. Arrowhead Ave., Third Floor
San Bernardino, CA 92415-0182
3/19/02

RECEIVED
MAR 21 2002

Attention: Tracy Creason, Senior Associate Planner

Dear Mr. Creason,

Synergism- Webster's Ninth New Collegiate Dictionary - 1990 says, "interaction of discrete agencies or agents such that the total effect is greater than the sum of their individual parts".

These proposed projects, Moon Camp and Cluster Pines (Marina Point Development), are ideal examples of the meaning of this word for us here in Fawnskin. The environmental results of these changes to our area are greater than the impact of the individual features of the projects.

For example, the proposed 132 condominiums and 75-slip marina at Cluster Pines will inflate the population, which will increase the water demands, already limited. As these units are sold, the fireplace smoke level increases; the traffic flow and noise from autos and boats (in season) increases. As the trees are removed to make room for the units, the scenic nature of the area decreases and the oxygen recovery that the trees would have brought when they were there will be gone.

The people that will inhabit these units are looking for mountain ambience away from urban sprawl. Unfortunately, they will be negating the very features of our area which they will move here to enjoy, including the Bald Eagle presence during the winter season. The same issues exist for the proposed Moon Camp development.

Synergism!

These projects are much too dense for this area. There is a reasonable compromise that can be worked out to decrease the density, eg., instead of 10 units per acre for the Cluster Pines development, reduce it to 2 units per acre and sell the acreage for more money to cover difference. The same philosophy could be used for the Moon Camp project.

I am sure the people that buy these units would not want to live in suburbia which they probably moved away from initially.

Most Sincerely,



Charles and Joan Cline
P.O. Box 275
Fawnskin, CA 92333

John J. Hawkins

POST OFFICE BOX 369 • 1037 GRAYBACK TRAIL
FAWNSKIN, CALIF. 92333

enveloping

Big Bear Lake

PHONE:
(909) 866-9403

FAX (909) 866-9403
Public Access Only
Arrowhead Building

RECEIVED

MAR 21 2002

3/19/02

TRACY CREASON

SENIOR ASSOCIATE PLANNER

THIS LETTER IS REGARDS TO THE "ENVIRONMENTAL
IMPACT REPORT (EIR) FOR MOONCAMP TT# 16136)

I HAVE ATTENDED TWO MEETINGS REGARDS TO
THIS DEVELOPMENT. THE LAST WAS THE ONE THAT YOU
WERE IN ATTENDANCE. I ALSO SENT A LETTER TO THE
COUNTY PREVIOUSLY.

I NOW UNDERSTAND I MUST SEND ANOTHER
LETTER, FOR THE SAME PURPOSE AS YOUR DEPART-
MENTS DO NOT PASS ON INFORMATION TO THE NEXT.

AS I STOOD UP TO THE MIKE. AND VOICED MY OBJEC-
TIONS, ON MARCH 2, 2002, I WILL AGAIN FOR
THE THIRD TIME TRY TO RELATE SOME OF THE
NEGATIVE EFFECTS TO THIS DEVELOPMENT PROJECT
AGAIN. AS I REMEMBER MARCH 2 MEETING, THERE
WAS (ON MY LAST COUNT) 52 REASONS (POSTED ON THE
POSTER BOARD) BY MIKE WILLIAMS) WHY THIS WOULD BE
AN ENVIRONMENTAL PROBLEM TO BIG BEAR
VALLEY AND MORE DIRECTLY TO THE FAWNSKIN
ATTAIN PARTICULAR. NOT TO MENTION MY OWN

John J. Hawkins

POST OFFICE BOX 369
FAWNSKIN, CALIF. 92333



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

Attn. Tracy Creason
Senior Associate Planner

PERSONAL OBJECTIONS TO THIS PROJECT.

BIG BEAR VALLEY HAS BEEN GROWING WITH LEAPS & BOUNDS OVER THE PAST FEW YEARS, A HOUSEHOLD HERE AND THERE, THIS IS NORMAL PROGRESS. THE COMMUNITY CAN ADJUST TO THIS TYPE OF POPULATION INCREASE WITH OUT MUCH NOTICE OR STRAIN ON ALL ASSOCIATED UTILITIES & NATURAL ENVIRONMENT. WHEN TWO MAJOR DEVELOPMENT PROJECTS PLAN TO BUILD DIRECTLY ACROSS THE ROAD FROM EACH OTHER THIS CREATES AN UNBEARABLE LOAD ON EVERYTHING AND EVERYONE THAT HAS BEEN IN THIS AREA FOR MY THE BEGINNING OF TIME (NATURE) AND FOUR YEARS (PEOPLE). I HAVE BEEN IN THESE MOUNTAINS SINCE 1932. IN FAUNSKIN SINCE 1985. I CROSS FAUNSKIN TO RETIRE IN AS IT WAS A WAY FROM THE CONGESTION OF BIG BEAR LAKE AND BIG BEAR CITY. SOON AFTER I SETTLED IN HERE THE COUNTY RE ZONED & DE ZONED THE AREA, INCLUDING MY PROPERTY, WITHOUT DUE NOTICE TO PROPERTY OWNERS. NEXT THEY CUT A NEW HIGHWAY THROUGH THE FOREST TO STRENGTHEN OUT THE ROAD. NOW THEY WANT TO CHANGE THE ROAD AGAIN.

PART OF THE CHARM AND BEAUTY OF THE MOUNTAINS IS THE MIXING OF ITS ROADS. THROUGH THE FOREST AND BY THE LAKE SHORE. EACH OF THESE CHANGES IN THE HIGHWAY ONLY

CREATES MORE OF A CITY STREETS EFFECT TO OUR CHARMING HOME AREA.

THE DEVELOPERS COULD NOT CARE LESS. THEY ARE ONLY IN IT FOR THE DOLLAR. THEN THEY ARE OFF TO ANOTHER LOCATION TO SPILL.

I PERSONALLY LOOKED AT 23 HOMESITES TO CONSIDER SETTLING DOWN IN, THROUGHOUT THE VALLEY. I FINALLY CHOSE FAUNSKIN AS MY HOME, AS I SAID, IN 1985. I HAVE SEEN THE CRACKED MUD BOTTOM OF THIS LAKE WHEN IT WAS DRY, ALSO NOT LONG AGO NEARLY THE SAME THING. POSSIBLY BY THE END OF THIS SUMMER WE WILL SEE THE SAME.

TO ADD 95 HOMES PLUS 132 CONDOS TO THIS AREA WILL OVERLOAD THE, NOW STRAINED, SEWER. IT WILL PUT FURTHER STRAIN ON THE CURRENT SHORTAGE OF WATER. ALSO THE STRAIN ON THE ELECTRIC SUPPLY THAT IS CURRENTLY INSUFFICIENT.

EVEN THE FOREST THEY DEBT IN AN EFFORT TO SLOW DEVELOPMENT WILL NOT LET THE POWER COMPANY RUN MORE SEWER LINES, NOT LET THE MOUNTAIN SOLAR SYSTEMS.

THE RUNOFF, FROM ALL OF THESE PROPOSED FINE NEW HOMES GARDENS, WILL POLLUTE THE LAKE FURTHER.

THE REVENUE OF PLUS OR MINUS 1000 TREES FOR ROAD CHANGE 735 PLUS 300 + FOR HOME CONSTRUCTION.

THE TRAFFIC CURRENTLY IS CONGESTED WITHOUT THE 900 VEHICULAR, DAILEY ACTIVITIES OF THIS ONE DEVELOPMENT, NOT TO MENTION ANOTHER QUANTITY FROM THE CLUSTER PINES CONDOS OF 132 UNITS.

THE EXHAUST POLLUTION WILL IN TIME KILL ALL PLANT LIFE, IT'S BAD EVEN NOW.

AT THE LAST MEETING I HEARD THERE IS ANOTHER 30+ ACRES BEHIND (TO THE NORTH) THIS 62± ACRES READY TO BE DEVELOPED. WHAT WILL THEY BE ABLE TO ADD ^{45 HOMES?} THAT WOULD ADD UP TO POSSIBLY 2 TO HOMES INJURED INTO THIS ONE CONFINED AREA.

I WONDER IF THE FIRE DEPT. COULD EVEN HANDLE A MAJOR FIRE HERE.

IN A SHORT TIME THE NEW ZOO WILL ADD MORE TRAFFIC & POLLUTION TO THE NORTH SHORE AREA.

IF THIS IS ALLOWED TO PROGRESS THERE WILL BE NO STOPPING MASS DEVELOPMENT HERE.

ANOTHER ITEM TO CONSIDER IS THE OIL POLLUTION ON THE LAKE. A 100 BOAT SLIP MARINA WILL DEFINITELY ADD TO THE WATER POLLUTION, AS OUTBOARD MOTORS MIX OIL WITH GASOLINE TO LUBRICATE THE ENGINE. THIS OIL IS NOT BURNED AS IS THE GASOLINE. A LARGE PERCENTAGE OF THE OIL IS PUMPED OUT WITH THE EXHAUST. ONE ONLY HAS TO LOOK AROUND ANY OUTBOAT NOBODY BOAT TO SEE THE OIL FILM ON THE WATER.

BESIDES THE AUTO'S POLLUTING WITH TRAFFIC AND EXHAUST, THE ADDED STRUCTURES AND PEOPLE WILL REQUIRE MORE AND MORE HEAVY TRUCKING TO SUPPLY ALL OF THE DEMANDS OF THE PROPOSED INCREASE OF THE DEVELOPMENTS.

THE MEDICAL FACILITIES IN BIG BEAR CAN TAKE CARE OF THE CURRENT POPULATION. THE POPULACE HAS TO GO OFF THE HILL TO GET ADEQUATE CARE.

LITTLE BY LITTLE I NOTICE THE WILD LIFE VANISHING. I HAVE SEEN BROWN BEAR CUBS (2) TOGETHER.

WACCOS ON MY DECK, COYOTES IN MY YARD, DEER ON THE NEAR BY ROADS. EAGLES, HAWKS, CROWDS I FEED 22 SPECIES OF SWAMP WILD LIFE.

THE LARGER WILD LIFE HAS ALMOST DISAPPEARED. IT WILL ALL BE GONE IF THIS MASS DEVELOPMENT ISN'T SLOWED UP OR STOPPED.

I COULD GO ON AND ON BUT I THINK I HAVE SAID ENOUGH. IT IS UP TO YOUR DEPARTMENTS I GUESS AS TO WHEN THERE THOUSANDS OF PEOPLE CAN ENJOY THESE MOUNTAINS IN THE FUTURE OR IF THE DEVELOPERS WILL TURN THEM INTO A NO MORE LA. OR NY OR WORESETTERIS.

THANK YOU,

RESPECTFULLY.

Joel J. Hamblin

P.O. BOX 369

FAIRFAX, CA. 92333

Ken and Barbara Winter
2220 Palm Way, Upland, CA 91784

March 19, 2002

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

Attention: Tracy Creason

Regarding: Environmental Impact Report for Moon Camp TT 16136

This letter is to express my concerns on the proposed development of the subject project and its impact on the community of Fawnskin and adjacent properties. I have been a land owner of Fawnskin since 1967. Over these 35 years, I have enjoyed this community for its quiet serene beauty and an environment where the residents enjoy a peaceful setting within the pine and oak trees and its uncongested ambience unlike other communities of the Big Bear Valley. The intensity of the proposed project along with others that are proposed within the community will change our environment drastically.

Such changes have not been adequately addressed at a community level. The impacts of this project along with the Cluster Pines (Marina Point?) development (although time limits of this have expired) have never been addressed for the total community. The County's general plan is at such a gross scale that it does not adequately address the goals and desired direction of the Fawnskin community. No project at the magnitude of these projects should be approved without having a more definitive plan for Fawnskin. Such plan should be a specific plan, adopted by ordinance by the County, after extensive public input from the residents and property owners of Fawnskin.

Without such a plan it is very difficult to address the project impacts at the level that environmental impacts should be evaluated. However, the following is a listing of some of the environmental impacts that must be addressed, the cumulative impacts on the community as well as the entire valley, meaningful, realistic and measurable mitigation measures of such impacts and project alternatives presented:

1. **Land Form Alteration.** Extensive grading will be necessary to accommodate roads and building pads of the project and realignment of the state highway must be evaluated. This should include scaring of the hillside and such impacts on the watershed from the highway and from the lake.
2. **Impacts on the Quality of Life for Fawnskin Property Owners.** I, as well as perhaps most property owners of Fawnskin bought or built homes in this community because of its serene ambience and uncongested environment. This project as well as others proposed in the community will degrade this quality of life in Fawnskin and such impacts must be addressed. Project alternatives must be thoroughly address for a project of lesser density.

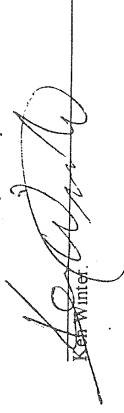
3. **Impacts on the Wildlife and Vegetation.** The extensive removal of our pine trees anticipated by this project is unconscionable. Pine and oak trees are one of our most cherished natural element and should be protected at all costs. Tree removal will also impact the Eagle habitat and other migratory fowl. This project will have significant impacts on or destroy endangered or threatened habitat areas with in the Big Bear area. The EIR must contain a thorough Biological assessment that takes into account seasonal changes in animal and fowl migration and living patterns. Any project must contain wildlife migration corridors extending to the lake edge.
4. **Impacts to the Lake.** Construction grading, additional runoff from urban development within the watershed along with its contaminations will continue to degrade the water quality of the lake. This will also have a long term impact to the economic vitality of the entire valley. The recreational draw to the valley will be impacted if our lake suffers additional degradation.
5. **Loss of Scenic Quality.** Rerouting of the highway and placement of homes on the lake side will significantly degrade the scenic quality of the north shore driving experience for the people of California. The EIR must address the impact of the loss of scenic driving experience for the public and its replacement for the privileged few who can afford waterfront homes. Evaluate the public cost of this impact.
6. **Increased Traffic Impacts.** Cumulative impacts of this project as well as other projects within the Big Bear Valley on the state highways leading into the valley and the major arterials within the valley must be addressed. These roads are already heavily impacted.
7. **Impacts on Public Services.** The incremental increase to an already impacted water, sewer, electrical and natural gas utility system must be addressed.
8. **Impacts on Protective Services.** Project impacts on the police, fire, emergency services response times and medical services must be addressed.

The above are just a few of the many environmental impact that will caused by this project and will need to be evaluated during the preparation of the EIR. In addition, if the County overlooks the expiration date and determines that the project proposed at Cluster Pines (Marina Point?) may proceed, then that project must be evaluated along with the subject project.

Any EIR must have an evaluation of alternatives. The No Project alternative must be thoroughly addressed. In addition, the County staff should consult with the Friends of Fawnskin and other such Fawnskin citizen groups to seek input from them as to project alternatives that may be in keeping with the community desires.

I request that my name be added to the mailing list for this project and I get notices of all meetings, hearings and am on the distribution list to receive a copy of the EIR.

Looking forward to your response to these and all comments about this proposed project.


Ken Winter

RECEIVED
MAR 20 2002

Ken and Barbara Winter
2220 Palm Way, Upland, CA 91784

March 19, 2002

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

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I request that my name be added to the mailing list for this project and I get notices of all meetings, hearings and am on the distribution list to receive a copy of the EIR.

Looking forward to your response to these and all comments about this proposed project.

Ken Winter.

VIA FACIMILE

March 20, 2002

County of San Bernardino, Advance Planning Division
385 N. Arrowhead Ave., Third Floor
San Bernardino, CA 92415-0182
Attn: Tracy Cresson, Senior Associate Planner

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

Dear Ms. Cresson:

As a new full-time resident of Big Bear Lake, I am writing to express my concerns regarding the proposed development at Moon Camp. I understand that an Environmental Impact Report is currently being conducted. My purpose in writing this letter is to request that certain issues be carefully studied

and addressed in this most important process. My major concerns are as follows:

- Air quality: What will be the impact on air quality of the increase in emissions from traffic, fireplaces, boat engines, A/V's, leaf blowers, etc.?
- Water quality: What will be the impact from the additional runoff from this proposed development on the quality of the lake water?
- Water quantity: The lake level is extremely low due to four years of drought. I understand that this is a common issue. How will these additional homes impact these regular drought conditions?
- Energy: I understand that the local electricity providers claim that no more power lines can be added and that the valley is already short on electrical power. What impact will this development (along with others in the valley) have on power supplies?
- Tree Removal: I understand that this proposed development includes the removal of a large number of old growth trees. This is very disturbing to me as what makes this area so special is in large part due to these magnificent old trees. If they are removed they will not grow back in our lifetime and replacement with new trees is not at all the same as preserving an old growth tree.
- Eagle Habitat: I understand the entire Moon Camp area is an eagle habitat area. The ability to view our national symbol in its natural habitat is a rare and special opportunity for tourists and locals alike. How is this issue being addressed?
- Other wildlife and plants: How is the impact on other wildlife and plants being studied and addressed? As many of the wildlife and plants are seasonal, it seems that anything less than a full year of study would be inadequate. How is this being addressed?
- Light Pollution: The clear and brilliant night sky in Big Bear is a priceless treasure to residents and visitors. There are very few places so close to Los Angeles and San Diego where seeing such a clear and brilliant night sky is possible. This is a major reason tourists come to the valley. I am very worried that these additional homes (and other development in the valley) will diminish the intensity of the night sky. Has this issue been considered and fully studied?

- Medical Services: It seems that the fire, emergency and hospital services in the valley (and Fawnskin in particular) are very limited. What impact will this development have on our ability to receive prompt emergency attention?
- Traffic congestion: I am quite often surprised by the congestion in Big Bear on weekends and holidays, frequently worse than I experienced living in Los Angeles. What impact will all of these new homes have on traffic congestion? In particular at the Stanfield Cutoff which crosses the lake?
- Public Access to the Lake: Very few residents or tourists can afford to live on the lake itself. Public access to see and experience the lake are extremely important to property values, quality of life and tourism. I understand the proposed development will be obstructed. This would be very unfortunate for many residents and negatively impact tourism and property values overall.
- Property Values: Having just invested substantially in my Big Bear Lake residence, I'm concerned about the negative impact the development would likely have on property values in the valley. Having just purchased a property, I have observed that there is an abundance of property for sale in the valley. This includes Lakcfront property. Why is new development even necessary as long as this is the case?
- Lake Usage: I'm very much looking forward to kayaking on the lake this summer. What impact will a 100-slip private marina have on lake congestion and pollution?
- Economic Impact: It seems the development has the potential to reduce revenues at the existing marina and lodge businesses. How is this being studied?
- Developer's Track Record: I understand that this particular developer has a poor track record when it comes to mitigation terms and protecting areas developed. How is this issue being addressed?
- Quality of Life: The reason many of us live in or visit Big Bear is that it is less developed and more natural than other places. I'm concerned that this development and others like it will spoil the very thing that makes the area attractive to residents and visitors. I also understand the developer is seeking to change the zoning from one home for each 40 acres to 92 homes on 64 acres. This is a very significant change that will completely change the character of the area. It seems to me this change would only benefit a few to the detriment of many.

I understand that it may be possible to expand the National Forest lands as an alternative to the proposed rezoning. This seems to me to be worthy of serious exploration as it would preserve and protect this area for the benefit of all people who come to the valley to enjoy the unique, unspoiled natural environment that Big Bear offers.

I appreciate this opportunity to express my concerns and views regarding the proposed Moon Camp development. I am grateful to you and your colleagues for the work you do on behalf of all of us.

Best Regards,

Lisa Patterson
431 Tennessee Lane, P.O. Box 412
Big Bear Lake, CA 92315
(909) 866-0787

March 20, 2002

County of San Bernardino, Advance Planning Division
ATTN: Tracy Creason, Senior Associate Planner

Subject: EIR for Moon Camp TT#16136

I am concerned that these issues be analyzed and disclosed in the Environmental Impact Report:

What effect will increased runoff pollution from the development's landscaping and paved areas have on water quality in already over-burdened Big Bear Lake?

Is there truly a sufficient supply of water for these houses from a finite supply in this arid valley? Can the existing sewer system handle the added burden?

How can the removal of vast numbers of old growth trees be mitigated, or even justified? Planting a sapling to replace a tree that took many human lifetimes to grow is not a solution.

What effect on wildlife will the removal of these trees have? Also, what effect on water habitat will the large increase in boating have?

What effect will increased watercraft use from a 100-slip marina have on Lake Pollution?

What effect will there be on public recreation when this gated community bars public access?

Finally, why doesn't San Bernardino County see the benefit to all the citizens in the county if they would work with the Forest Service to expand public lands, giving access to recreation in Big Bear for generations to come?

Thank you for your consideration. A Hard Copy to follow.
Sincerely

John L Barber, III
PO Box 1494
Sugarloaf, CA 92386

To: San Bernardino County, Advanced Planning Division
Att: Tracy Creason, Senior Associate Planner

Date: 3/20/02

From: Jim and Janet Dooley
39128 North Shore Drive
P. O. Box 98
Fawnskin, CA 92333
(909) 866-5626

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

RECEIVED

MAR 21 2002

We live in Fawnskin, about one mile from the proposed project, rezoning a 40-acre parcel area to small lots in order to build 92 homes. We have some questions we hope you will give serious thought to:

1. Where will the water come from for these additional homes? The water system in Fawnskin is at peak capacity now. Can the Fire Department be assured of a sufficient supply to fight fires? Can the present sewer system handle the extra load? How will the expected runoff levels and sediment loads affect the lake? If a well is dug for water for this project, how will it affect the water level of the lake?
2. How will this development affect the bald eagle habitat now existing on this plot of land? How will the removal of old growth trees affect the eagles? What other endangered species of plants and animals will be affected?
3. How is the traffic to be handled? Ninety-two new homes will create a lot of traffic, up to 900 more trips a day according to the project developer's traffic study. We live on the North Shore of Big Bear Lake because we don't mind the 15-minute ride into town along a lakeshore drive. It's beautiful. But moving the highway inland would remove the beauty part of the drive. How much longer will the drive take me due to increased traffic?
4. How is the air pollution to be handled due to log burning fireplaces and increased car traffic? In the winter, our valley gets quite an inversion layer that keeps all the smoke from everyone's log fire down on the ground.
5. Why do so many trees need to be cut down? The initial report stated that seven hundred trees (roughly 25%) would need to be cut down just for moving the highway inland. What would this due to indigenous animal habitat? Can we apply the same standards as the new Tree Ordinance for the city of Big Bear Lake?
6. What about the light pollution? How will this affect the Solar Observatory on North Shore Lane, which now includes some night observing?
7. Will a proposed 100-slip marina be open to the public? How will it ensure public access to the lake?
8. How will the developer's bad track record regarding adhering to mitigation terms and protecting the developed areas, certainly shown in his handling of the initial notification of residents of Fawnskin, be mitigated? What penalties can be administered to keep him in line?

We do not subscribe to the I-got-mine-now-you-stay-out theory. Limited growth consistent with the surrounding area is desirable. But we do have objections to the proposed project:

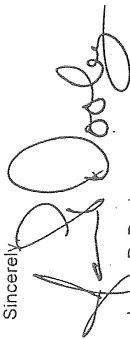
1. Ninety-two homes in this size area are too many - 20-30 would be more in keeping with the surrounding town, and far fewer boat slips from 100 down to 40.
2. The highway, where it is now located, is a scenic drive and should not be moved.
3. Any Environmental Impact Report should be on the entire project and not piecemeal lot by lot and include seasonal changes in animal migration and living patterns. A one-year study seems minimum.
4. Eagle habitat must be preserved at all costs, that means keeping all perch trees.
5. Sufficient water and other utilities must be provided.
6. Traffic should not be a burden to present residents.
7. No more than 10-15% of trees should be removed.
8. The size of the homes, maximum houses on minimum lots with only five foot side yards, is not consistent with the mountain character of Fawnskin. This is a rural, not urban, area and "city" development standards should not apply.
9. Any development project should include some redevelopment of the commercial downtown.

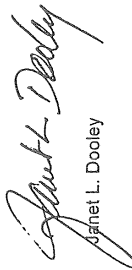
We request the following:

- that we receive special notice of anything that affects this project;
- that all mail be delivered to our post office box;
- that all hearings take place in Big Bear Valley so the public can attend.

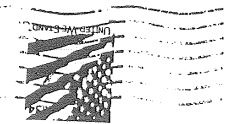
Thank you for hearing our concerns and answering our questions.

Sincerely,


Janet L. Dooley

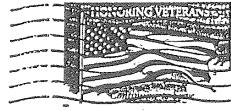

Janet L. Dooley

H.I. Smith
P.O. 174
Fawnskin, Co.
92353



County of San Bernardino
Advance Planning Division
335 N. Arrowhead Ave.
San Bernardino, Ca 92415-0187
Attn: Tracy Cramer

52415-0187



County of San Bernardino
Advanced Planning Division
385 No. Arrowhead Ave. Third Floor
San Bernardino, Calif. 92415-0182

Attn: Tracy Creason, Senior Associate Planner
92415-0182

March 20, 2002
RECEIVED
MAR 21 2002
O. Box 174
Fawnskin, Co. 92333

Dear Ms. Creason -

Along with those thirty issues listed in the enclosed memo, may I add this deeply felt concern for the future of this beautiful Mountain Valley.

Having lived Los Angeles' wild growth, I see the terrible possibilities of that uncontrolled growth happening again, and happening here in ~~San~~ Fawnskin. Bringing with it the curse of so many unbramed lessons.

Hopefully, under your astute guidance, those listed issues and lessons will be paramount, and your decision one of conscious, excluding all else.

Sincerely,
Howard Smith

RECEIVED

E. J. R. For Moon Camps T. T. # 16/36
MAR 21 2002

We live about 1/4 of a mile east of the Moon Camps Project on Highway 38 and have a number of concerns about the development of Moon Camps. Here is just a couple that I will go into for now.

Having sight on Highway 38 just east of the Moon Camps Project, I have a clear view of the traffic going east on Highway 38. Many of these vehicles are going 60-70 miles per hour. My concern is how is the traffic going to make the 90° right hand turn on to Moon Lane, which then connects to the new alignment of Highway 38. This seems very dangerous to me.

Another concern of ours is the bald eagles. We receive our mail at the Post Office in Furnish, and in so doing, we drive through the Moon Camps development area on Highway 38 four or five times a week. On numerous occasions in the winter we have seen five bald eagles sitting in pocket trees along side of the road. This

is really a beautiful sight to see. What happens to the eagle habitat when you cut down 730 pine trees in this area? No more eagles to see!!

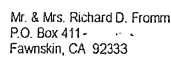
Thank you for your time.
Sincerely,

Arthur and Rebecca Tally

42127 No. Shore Dr.

P.O. Box 235

Farmstead, Calif. 92333



RECEIVED
MAR 21 2002

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

ATTENTION: Tracy Creason, Senior Associate Planner

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

Dear Ms. Creason

Summary:

As fulltime residents of Fawnskin we are completely opposed to the granting of the proposed land use amendment known as "FILE/INDEX: GPA/TTM331-8N/APN:0304-091-12". As such we are submitting our concerns to be addressed in the pending EIR for Moon Camp TT #16136. Such a drastic modification to the current land use designation in the community of Fawnskin will endanger human and animal life, strain utility usage and school resources, increase pollution to the environment, increase "people" congestion, decrease current owners' property values, generally disrupt the existing community, and add a cumulative impact to the other projects initiated in our community. The approval of said amendment and then the construction of 92 (ninety-two) single-family units will destroy the rustic ambience which defines Fawnskin as a community for what it is and for what the current residents and business owners choose for Fawnskin to be.

Specifics:

1. Said proposal essentially creates a residential community in the middle of a forest, but adjacent to the community of Fawnskin, while surrounding the only traffic path, North Shore Drive, that circumnavigates Big Bear Lake. With the movement of the Moonridge Zoo to the Discovery Center, which is not too distant from the proposal area, has the additive/cumulative effect of both 92 single family residences and the zoo been accessed along with the Cluster Pines development and other proposed developments? Probabilistically, the increase in residents will increase the potential for traffic mishaps, congestion and noise/air pollution.
2. Simple logic and reason demonstrates that said construction would destroy the habitat of the existing animal life, especially the eagle habitat. One need only look at the impact of the fire of two summers ago to judge the reduction in animal life. Creation of this residential community will cause the same eradication of wildlife habitat albeit on a smaller scale. Equally, the impact to plant habitat needs to be addressed, e.g., what is the total number of trees that will be removed in the Moon Camp area and is there other plant life that will become endangered? Due to the seasonal nature of both the plant and animal life, said impact of this project must be assessed across all four seasons to be valid.

1999



TRACY CREASON, SENIOR ASSOCIATE PLANNER
c/o County of San Bernardino,
Advanced Planning Division
385 N. Arrowhead Ave., Third Floor
San Bernardino, CA
92415-0182

[illegible]

3. Although said proposal presumably will require the addition of utility capacity to the 92 home sites, what of the demand at the source of said utilities? The Department of Water & Power currently advises existing residents to conserve water due to a shortage, which is almost an annual plea from the DWP. Restrictions are currently in place to force water conservation. Additionally, increased residential homes will add to the demand of electricity and natural gas, both of which recently have experienced radical increases in user costs due in part to existing demand. Is there adequate sewer capacity to accommodate the new developments?

4. The impact on fire, paramedic/ambulance, and police services must be addressed for the overall well being of the Fawnskin residents.

5. Has the impact on the local school district, which would direct appropriate-aged students to a single elementary school, been assessed due to the addition of 92 residential dwellings? Does the school have the capacity to absorb said increase?

6. North Shore Drive is to be modified in the area impacted by this proposal. Currently that road is narrow and winding in the proposal area. Those parts of the road just adjacent to the proposal area are equally narrow and winding. Added traffic caused by the addition of 92 single family residences will impact the adjacent roadway using the same rationale that caused North Shore Drive to be planned to be modified in the proposed area. Certainly the road through the community of Fawnskin will not be widened due to the close proximity of business establishments to said roadway, i.e., the traffic problems have not been addressed outside the boundaries of the proposal area.

7. The addition of 92 single-family residences (unless each is forever unoccupied) will increase noise, air, and ground pollution disrupting the quality of the current environment. What of the scenic beauty of the North Shore of Big Bear Lake? 92 single-family residences cannot be invisible. Creation of these structures will forever tamper with the pristine nature of the area. Tangentially, what is the impact on lake access for the North Shore due to this development?

8. The Moon Camp property is adjacent to the National Forest. What is the perspective of the U.S. Forest Service on this project?

9. The developers of the Moon Camp land are a long, established business in the Bear Valley. Their track record with regard to environmental terms and conditions of approval in previous endeavors should be evaluated and assessed relative to this proposal.

10. Assuming the "law of supply and demand" is operative, the increase of 92 single family residences (supply) will significantly increase the pool of available homes for sale in the Fawnskin area; deductively, then, the prices of existing homes for sale will decrease due to added supply. True or false?

11. Currently, Fawnskin is a relatively rustic community BY CHOICE. The past and current residents have chosen to keep this type of environment. People who prefer a more "residential community" have other, current options in the Big Bear Valley, e.g., Moonridge, Fox Farm, and many areas in the City of Big Bear Lake. In the Summer of 2001 there was a retirement party for the then-postmaster of Fawnskin, Linda Neuman, at Captain John's

Marina in Fawnskin. By actual count 250 residents attended. Casual, neighborly conversation most certainly surfaced the pride and civic spirit of Fawnskin. Much of that attitude centers on the "rustic" aspect of the community. To plop a residential community immediately adjacent to Fawnskin, as this proposal does, creates an incongruity and an unsettling effect to Fawnskin's ambience. Hence, any environmental assessment must be from the perspective of maintaining the rustic nature of Fawnskin and not from an urban impact assessment.




Richard D. Fromm
Charlene O. Fromm
P.O. Box 411
39312 Cedar Dell Road
Fawnskin, CA
92333-0411
909-866-8235
ricktrap@earthlink.net

RECEIVED

MAR 21 2002

P.O. Box 522
Big Bear Lake, CA 92315
March 20, 2002

Co. of San Bernardino
385 N. Arrowhead
San Bernardino, CA 92415-0182

Attn: Tracy Greacon,
Senior Associate Planner

Re: EIR Mon Comp II # 16136

We are vigorously opposed to the above development. We feel the plan reveals an excessive development for such a delicate, natural environment.

Please consider this opposition as you evaluate the project.

Thank you,

Frank & Ina Aranguren
Frank, Aranguren

Co. of San Bernardino, Advanced Planning Div.
385 N. Arrowhead, 3rd Floor
San Bernardino 92415-0182

Attn: Tracy Greacon,
Senior Associate Planner

Frank & Ina Aranguren
P.O. Box 522
Big Bear Lake, CA 92315

$\frac{1}{4}$

Re: RCK, Applicant, Tentative Fract 16136

1. Object to the number of trees that would have to be removed, not only for roads and other easements, but also for building sites.
2. Object to any downzoning because of eagle habitat. On one perch tree in the proposed development there have been as many as three eagles seen perched on one tree.
3. Object on the basis that the developer has previously expressed an intention to re-align State route 38 northward so as to provide adequate lakefront lots.
4. Object on the basis that lakefront lots would destroy the lake-view from the existing highway.
5. Object on the basis that with people now building large houses on minimum-sized lots in Big Bear, any downzoning would be inconsistent with the mountain character of Fawnskin.
6. Object that any proposed moving of the highway of State Route 38 would increase traffic noise levels to the already existing residences above the proposed development.
7. Object on the basis that currently there is insufficient water in Fawnskin to support 92 additional residences.
8. Object on the basis that State Route 38 in that area could not adequately support the increased traffic flow in that area.
9. Object on the basis that a 92-hom subdivision will cause serious light pollution in the Fawnskin area
10. Object on the basis that there has been no EIR with respect to the proposed ~~zone~~ ^{change}.

10. Object on the basis that there has been no EIR with respect to the proposed zone change.

Environmental Impact Report (EIR) for Moon Camp TT #16136.
Send letters to: County of San Bernardino, Advance Planning Division,
385 N. Arrowhead Ave., Third Floor, San Bernardino, CA 92415-0182,
Attention: Tracy Creason, Senior Associate Planner.

Harold & Peg Allen
P.O. Box 25
Faunuskin, CA 92535



11 OBJECT TO THE SHORT NOTICE GIVEN FOR THIS PROJECT AND THE TIME ALLOWED TO RESPOND FROM JULY 20 2001 TO AUG 3 2001, I LEARNED OF THIS PROJECT ONLY THRU A FRIEND.

12 OBJECT AS IT WILL EXTREMELY CHANGE THE MOUNTAIN HOME CHARACTERISTICS OF FAUNSKIN, I MOVED HERE BECAUSE OF THE COUNANT MOUNTAIN COMMUNITY FAUNSKIN IS AND DO NOT WANT THE HOUSING DENSITY CHANGED TO THAT OF THE SUBURBS LIKE NANNHEIM (EXAMPLE). HOMES HERE HAVE BEEN BUILT (1) AT A TIME BY INDIVIDUALS AND SMALL LOCAL CONTRACTORS. (2) HOMES BEING THRUST UPON US IN A SHORT SPAN OF TIME, ALL IN ONE LOCATION AS THIS PROJECT SUGGESTS OF ITSELF, IS NOT THE CHARACTER OF FAUNSKIN - BUT, MORE THE CHARACTER OF BIG BEAR LAKE CITY AND BIG BEAR CITY - I CHOSE NOT TO MOVE THERE AS I DO NOT LIKE CLOSE QUARTERS LIVING.

13 OBJECT I DO NOT WANT HIGHWAY 38 RE ALIGNED TO A "STENT" ^{PRESENT} ROAD. ITS CHARACTER IS CONTRASTING TO THE REST OF THE ROAD AS IT PASSES THRU FAUNSKIN NEAR THE MAREBOR OF DANA POINT (CAPTAIN JONAS MARRIM).

14 OBJECT TO INCREASED LIGHT POLLUTION AT NIGHT TIME. I SEE A BLUE-BLACK SKY WITH ASTOUNDING SILVER DIAMONDS (STARS) AFTER SUNSET AND WITHOUT THE MOON. I DO NOT WANT TO BE DEPRIVED OF THIS LOCAL

CONT.

PRIVILEGE, DID YOU KNOW THAT SNOOTING STARS ABOUND AND YOU CAN SEE THE MILKYWAY? NOT SO IN NANNHEIM CA, THANKS TO LIGHT POLLUTION FROM TRACT TYPE HOUSING. (I MOVED TO FAUNSKIN FROM NANNHEIM) I CAN NOT STOP THE GROWTH AND DEVELOPMENT OF A COMMUNITY BUT I DO ASK THE PROJECT BE GREATLY DIMINISHED IN ITS PERSPECTIVE RELATIVE TO THE AREA TO WHICH IT IS TO BE DEVELOPED. I SUGGEST THAT ONLY (30) HOMES BE PLACED UPON THIS LARGE (92) FUTURE HOMESITE NOW IN DEVELOPMENT. CONSTRUCTION HERE SHOULD BE DONE ON THESE HOMESITES IN THE ESTABLISHED TRADITION OF OWNER/BUILDERS OR LOCAL SMALL CONTRACTORS THAT DO STRUCTURES ONE LOT AT A TIME - NOT IN MASS. THIS WOULD BE IN KEEPING WITH THE BUILDING THAT WAS OCCURED IN FAUNSKIN (POPULATION # 380) DURING THE MOST RECENT 100 YEARS. OBJECT SUMMARY TO MASSIVE A PROJECT IN TOO SMALL OF AN AREA TO QUICKLY

Arnold Allen
ARNOLD ALLEN
PO BOX 23

FAUNSKIN CA 92333
PHONE or FAX 909 866 1937

SAN BERNARDINO COUNTY LAND USE SERVICES DEPARTMENT/PLANNING DIVISION
PROJECT NOTICE

Acceptance Date: July 20, 2001

APPLICANT: RCK PROPERTIES, INC.

PROPOSAL: A) GENERAL PLAN/LAND USE DISTRICT AMENDMENT FROM

RUE: LIVING-40 AC MIN. LOT SIZE (RL-40) TO SINGLE

RESIDENTIAL 7200 SF MIN. LOT SIZE (RS)

B) TENTATIVE TRACT 16136 FOR 92 NUMBERED LOTS & 3 LETTERED

LOTS SUBDIVISION WITH MAJOR VARIANCE TO ALLOW 2 LOTS

TO EXCEED LENGTH TO WIDTH RATIO ON 62.43 ACRES

COMMUNITY: BEAR VALLEY (FAWNSKIN) S-3

LOCATION: BOTH SIDES OF NORTH SHORE RD., APPROX. 200' EAST OF

ORIOLE LANE

DATES: 745MTN01011076PATT01/1/1076CF1

FILE/INDEX: GPAT/TIM331-8N/01/APN 0304-091-12*

REP(S): PATRICK J. MEYER, URBAN ENVIRONS

ATTENTION PROPERTY OWNERS AND REVIEWING AGENCIES:

The development proposal listed above has been filed with the County Land Use Services Department/Planning Division. You are invited to comment because your property is located near the proposed project.

Your comments must be received by this department no later than August 3, 2001. Comments received after this date might not be considered in the decision. Please refer to this project by the applicant's name and FILE/INDEX number indicated above. If you have no comment, a reply is not necessary. If you have any questions regarding this proposal, please contact Mike Williams at (909) 387-4168, or mail your comments to the address below, or via FAX to (909) 387-3249.

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

Phone (909) 387-4168

If you want to be notified of the project decision, print your name clearly and legibly on this form and mail it to the address above along with a self-addressed, stamped envelope. All decisions are subject to an appeal period often (10) calendar days after an action is taken.

COMMENTS (If you need additional space, please attach additional pages):

SEE ATTACHED: 4 PAGES TOTAL

David M. Williams
SIGNATURE

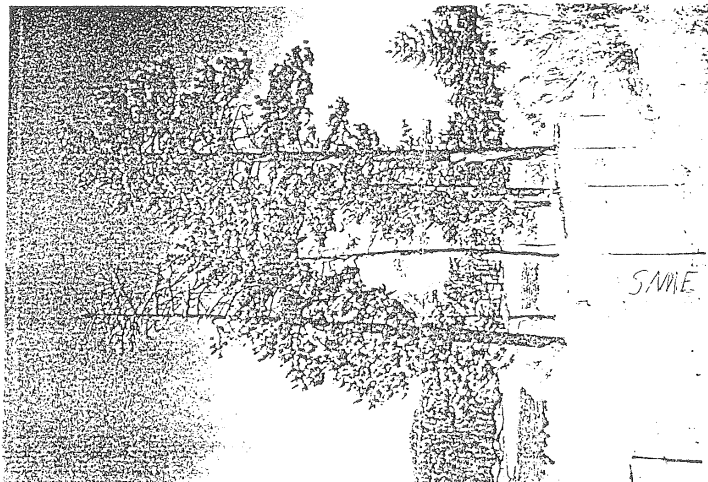
8-02-01 FAWNSKIN RESIDENT

DATE

AGENCY

IF YOU CHALLENGE ANY DECISION REGARDING THE ABOVE PROPOSAL IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED IN WRITTEN CORRESPONDENCE DELIVERED TO THE LAND USE SERVICES/DEPARTMENT/PLANNING DIVISION AT, OR PRIOR TO, THE TIME IT MAKES ITS DECISION ON THE PROPOSAL OR, IF A PUBLIC HEARING IS HELD ON THE PROPOSAL, YOU OR SOMEONE ELSE MUST HAVE RAISED THOSE ISSUES AT THE PUBLIC HEARING OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE HEARING BODY AT, OR PRIOR TO, THE HEARING.

DUE TO TIME CONSTRAINTS AND THE NUMBER OF PERSONS WISHING TO GIVE ORAL TESTIMONY, TIME RESTRICTIONS MAY BE PLACED ON ORAL TESTIMONY AT ANY PUBLIC HEARING ABOUT THIS PROPOSAL. YOU MAY WISH TO MAKE YOUR COMMENTS IN WRITING TO ASSURE THAT YOU ARE ABLE TO EXPRESS YOURSELF ADEQUATELY.



HWY 38
FAWNSKIN

EAGLE 2-25-02
4 PICTURES OF SAME PLACE



Friends of Fawnskin

--Making a Difference in Big Bear Valley--

Who We Are: Friends of Fawnskin (FoF) is a coalition of local residents and visitors of Fawnskin, California, along with individuals and groups throughout Big Bear Valley, the San Bernardino Mountains and Southern California who have come together to accomplish a mutual goal for the benefit of all concerned.

Our Mission: To maintain and protect the nature-oriented ambience of the historic small town of Fawnskin on the north shore of Big Bear Lake. Residents and visitors come to Fawnskin because of the unique character of the town. Our goal is to preserve the basic essence of this character for the future enjoyment of all valley residents and the many visitors to this unique area.

Membership and Organization: Any individual or group with similar interests is welcome and membership is free. All members receive updates via email or mail on issues impacting Fawnskin. An Advisory Committee of local property owners evaluates issues of concern and develops by consensus recommendations for actions most appropriate and effective in maintaining the character of Fawnskin and the surrounding areas.

Major Current Issues: There are two proposed developments of immediate concern:

1. **MOON CAMP:** RCK Properties proposes changing the zoning from one home on 40 acres to 92 homes on 64 acres of now open land (east of Canyon on North Shore), with a gated community on the lakefront and a 100-slip private marina.
2. **CLUSTER PINES:** (Marina Point Development): Proposes 132 condominiums on 12.5 acres of currently undeveloped lakefront land with a 75-slip marina.

Both developments are of major concern due to the obstruction of public lake access and views from the highway, the number and density of units proposed, the proposed major realignment of the scenic highway, traffic issues, air pollution, the large numbers of trees to be removed, destruction of eagle and endangered plant habitat areas, light pollution and an overload on community resources such as water and sewer.

Local Involvement: We work in cooperation with other groups and individuals around Big Bear Valley with similar goals for their own area.

Donations: Membership is free; however, we gratefully accept donations of up to \$100 to assist with legal fees, mailing costs, and public relations materials.

Get involved today in making a difference in your valley—join us by sending your name, mailing address, phone and email to FoF!
friendsoffawnskin@yahoo.com

YOUR LETTER NOW WILL MAKE A DIFFERENCE

The Environmental Impact Report (EIR) study for Moon Camp is currently in process. We need as many people as possible to send letters to the County regarding your concerns over this development.

The letter deadline is March 22, 2002. Refer to project:

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

Send letters to: County of San Bernardino, Advance Planning Division, 385 N. Arrowhead Ave., Third Floor, San Bernardino, CA 92415-0182, Attention: Tracy Creason, Senior Associate Planner.

For more information or a Friends of Fawnskin list of concerns, email friendsoffawnskin@yahoo.com or call 909-878-3091.

March 5, 2002

Dear Friend of Fawnskin,

Our organization and your efforts are already paying off! The County is now requiring that an Environmental Impact Report (EIR) be done on the Moon Camp property to evaluate the effect of the proposed zoning change and potential development. We also have succeeded in getting the attention of our County Supervisor, Dennis Hansberger. Donations from individual members of Friends of Fawnskin made a substantial addition to the value of his recent fundraiser and several of us discussed our concerns with him regarding the proposed developments at Moon Camp and Cluster Pines (Marina Point). He heard us "loud and clear" and has taken his staff by the properties to see what we are so concerned about. Thank you very much to all of you who have written letters to the County or given donations to FoF or the Supervisor!

The County has now hired the consulting company to do the Moon Camp EIR and they have begun gathering community input regarding concerns that need to be evaluated. It is imperative that as many of you as possible send letters to the County expressing your concerns about this proposed development. If you wrote a letter to the County on this issue previously, you can resend the same letter, but the County will not forward those original letters to the consultant for this study. It is very important that each of us writes an individual letter because *only those people that comment now will "maintain their standing" to be able to make comments in the future on the draft and final EIR.* The more individuals we have who can make comments, the larger impact we will have on the final results.

The deadline for receipt of letters is March 22, 2002. Letters should refer to project: *Environmental Impact Report (EIR) for Moon Camp TT #16136* and need to include your name and mailing address. Send letters to: County of San Bernardino, Advance Planning Division, 385 N. Arrowhead Ave., Third Floor, San Bernardino, CA 92415-0182, Attention: Tracy Creason, Senior Associate Planner. We have enclosed a detailed list of concerns to assist you in writing your letter.

We have also enclosed a copy of our Friends of Fawnskin position paper. We will be posting these in as many places as possible around the Valley to both gather more members and to get more people to write letters regarding this Moon Camp EIR. If you know places that will allow you to post it, groups where you can distribute them, or friends who would like a copy, please feel free to make as many copies as you like. If you have any questions, email friendsoffawnskin@yahoo.com or call 909-878-3091.

Please remember to get your letter in soon and thank you all very much for your continuing support.

Sincerely,

Sandy Steers and Buffy Francuz
for the Friends of Fawnskin Advisory Committee

Issues List Concerning Developing Moon Camp

(please include others that you are aware of in your letter, in addition to any you choose to use from this list)

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

1

David Miller

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

2

David Miller

PEG ALLEN
P.O. BOX 23
FAWNSKIN, CA 92333

PH 909-878-4028
FX 909-866-1937

08/18/01

TO RCK PROPERTIES

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

FROM: PEG

THIS ARTICLE WAS PRINTED IN THE GRIZZLY BY A WOMAN WHO DOESN'T LIVE IN FAWNSKIN BUT HER ARTICLE SAYS IT ALL AS TO WHAT YOU WANT TO DO AND HOW IT WILL LOOK. AS IT IS WE HAVE A HARD TIME GETTING ONTO NORTH SHORE DRIVE OFF OF CANYON DURING THE SUMMER BECAUSE OF SO MUCH TRAFFIC. THOSE NEW HOMES WOULD JUST ADD MORE TRAFFIC PROBLEMS.

PEG ALLEN
878-4028

Handwritten: PEG ALLEN 3-20-02
Handwritten: PEG ALLEN 3-20-02

Big Bear's groundwater dependency increasing

By ELIZABETH STEVENS

A recent study of local groundwater resources and an increase in its use underscores the need to educate customers to conserve this most valuable of resources.

That was the message delivered in statistics presented at the city of Big Bear Lake Department of Water and Power commissioners' meeting on July 24.

A presentation by Dennis Williams and Tom Harder of Geoscience reported on the increase in the pumping of groundwater here over the past two years.

"We are convinced that this increase is due to the proliferation of massive landscaping projects by new home owners," Perry said.

This fact is not attributed to an increase in construction, Perry explained, but rather to the yards and gardens which surround new homes.

Perry said that he has been working with local landscapers and nurseries and has found them to be as eager as he to reduce excessive water usage.

"We are drilling new wells, working with the Big Bear Area Regional Wastewater Agency for use of reclaimed water for some watering needs, and investigating new technology for automatic watering systems which monitor the need to water, rather than the more customary automatic on-off timing system," he said.

(See WATER, Page A-2)

WATER

(Continued from Page A-1)

Geoscience's 1992 study determined that the DWP could safely extract 3,050-3,400 acre feet of groundwater in the Big Bear Lake, Moonridge, Sugarloaf and Erwin Lake systems.

The 2001 update places that figure of "safe yield" to

be 3,370-3,530 acre feet per year. In order to extract that much, new wells will have to be drilled in the next five years to meet the increasing demand, Williams said.

Until 1998, the average increase in pumping production was about 1 percent; but in 2000 it was 7.4 percent more than the prior year, he noted.

At this rate, the study shows that the lower safe yield level of 3,370 acre feet would be reached in three years and the upper "safe level" of 3,530 acre feet, four years.

An action plan submitted by DWP General Manager Michael Perry includes p.

FAX PAGES SENT INCLUDING COVER SHEET

3-20-02

EIR MOON CAMP TT # 16136

1/2

THE DEVELOPER RCK PROPOSES TO STRAIGHTEN HIGHWAY 38 AS A SAFETY ISSUE. WHAT A HORRIBLE MISSTATEMENT! THIS DEVELOPER IS NOT INTERESTED IN SAFETY, BUT INSTEAD, IS INTERESTED IN MORE VERY HIGH DOLLAR LAKEFRONT PROPERTIES. (2) PRESENTLY EXIST ON THE WATER - RCK'S MOTIVE IS TO ADD (23) MORE LOTS ON THE WATER FRONT. MUCH MONEY IS TO BE MADE SELLING LAKEFRONT LOTS - SO MUCH SO THAT MOVING A STATE HIGHWAY IS AN INCIDENTAL COST.

IF SAFETY WERE TRULY IN THE BEST INTEREST, THEN I EXPECT THE HIGHWAY # 18 FROM THE DAM THROUGH BOWLER BAY AREA ON THE WAY TO THE CITY OF BIG BEAR LAKE, SHOULD AND WILL BE STRAIGHTENED. THE BULK OF THE EIGHTY THOUSAND WEEKEND VISITORS, MOST OF THEM FROM LOS ANGELES AREA, USE THIS ROAD.

MOST VISITORS AND RESIDENTS OF FAUNSKIN TRAVEL HWY 38 FROM THE DAM TO FAUNSKIN - ABOUT 4 MILES DISTANCE, AS YOU PASS THRU THE SMALL TOWN OF FAUNSKIN - GOING EAST - YOU WILL ZIG AND ZAG SHARPLY AS YOU PASS CAPTAIN JOHN'S MARINA. SHOULD NOT THE DEVELOPER STRAIGHTEN THIS HIGHWAY IN THE INTEREST OF SAFETY AS IT LEADS TO HIS PROPOSED DEVELOPMENT, HUHMM?? NO MONEY TO BE MADE THERE!

WE ARE A SEMI-REMOTE COMMUNITY WITHOUT LOCAL POLICE. SPEEDING CARS PASSING THRU FAUNSKIN USUALLY ARE NOT TICKETED AS THERE ARE NO COPS HERE. TOO MORE VEHICLES ON A DAILY BASIS, MAKES A POOR SITUATION WORSE.

4

Zone change
Editor: I will try to
make people aware of a sit-
uation that is within their zone

discovered Sunday morning.
There is a developer (RCK Properties, Inc.) that is attempting to change the Fawnskin by more than 30 percent and the added fireplaces will increase air pollution; the estimated 900 additional automobile trips out of the area will add to traffic congestion and air pollution; the new housing will eliminate lake access and access to the Forest Service-owned land adjacent to the development.

These practical items do not even include the more delicate issues of the area being a bald eagle habitat, including endangered species.

To get the paper work necessary to comment on this, call Mike Williams at the county at 387-4168 (File No. SPA/TTM/331-8N/01/APN:0304-091-12), but remember, you must have comments in before Friday, Aug. 3.

Please assist us to let them know of our displeasure about this potential change and how everyone concerned was not notified in a reasonable amount of time to get comments in.

Some of the potential problems: water usage and sewer systems in Fawnskin are already taxed to their

DEPARTMENT OF WATER AND POWER

RECEIVED
MAR 22 2002



March 20, 2002

County of San Bernardino, Advance Planning Division
ATTN: Tracy Creason, Senior Associate Planner

Subject: EIR for Moon Camp TT#16136

I am concerned that these issues be analyzed and disclosed in the Environmental Impact Report:

What effect will increased runoff pollution from the development's landscaping and paved areas have on water quality in already over-burdened Big Bear Lake?

Is there truly a sufficient supply of water for these houses from a finite supply in this arid valley? Can the existing sewer system handle the added burden?

How can the removal of vast numbers of old growth trees be mitigated, or even justified? Planting a sapling to replace a tree that took many human lifetimes to grow is not a solution.

What effect on wildlife will the removal of these trees have? Also, what effect on water habitat will the large increase in boating have?

What effect will increased watercraft use from a 100-slip marina have on Lake Pollution?

What effect will there be on public recreation when this gated community bars public access?

Finally, why doesn't San Bernardino County see the benefit to all the citizens in the county if they would work with the Forest Service to expand public lands, giving access to recreation in Big Bear for generations to come?

Thank you for your consideration.
Sincerely

John L. Barber, III
PO Box 1494
Sugarloaf, CA 92386

John L. Barber, III

MAR 22 2002

RECEIVED

March 20, 2002

Tracy Creason
Senior Associate Planner
Land User Services Department
County of San Bernardino
385 North Arrowhead Ave.
San Bernardino, CA 92415-0182

RE: TENTATIVE TRACT MAP 16136 (aka Moon Camp)

Dear Ms. Creason:

I have attached a copy of the "Water Feasibility Study" for the above-mentioned project. The feasibility study was prepared by our engineer and outlines what improvements need to be made in order for our Department to serve water to this project

Section VIII (b) of the initial study (Hydrology and Water Quality) noted "no impact". This should be marked as "Potentially Significant Impact", Section VIII Substantiation (b) also notes that "the project does not include any on-site wells"; however, there are actually two wells on-site which must be drilled/equipped and productive (and dedicated to DWP) in order for us to serve this project.

Ground Water supplies are limited in Big Bear Valley; therefore, those issues should be addressed when preparing the EIR.

Please let me know if you have any additional questions.

Very truly yours,

Dotter Saville
Dottie Saville
General Manager

G:\Corres\Admin\MoonCamp\InitSlty



So & Associates Engineers Inc.

16209 KAMANA RD., SUITE 100 • P.O. BOX 1712 • APPLE VALLEY, CA 92307 • PHONE (760) 242-2365 FAX (760) 242-3083

March 13, 2002

City of Big Bear Lake
Department of Water & Power
PO BOX 1929
Big Bear Lake, CA 92315-1929

Attention: Ms. Dottie Saville
General Manager

Reference: Water Feasibility Study for Tentative Tract 16136 (APN# 0304-091-12,13 and 0304-082-04, Moon Camp Project)

Dear Ms. Saville:

In response to City of Big Bear Lake Department of Water and Power (DWP) request and authorization, our staff has completed a system review and hydraulic analysis to prepare the water feasibility study for Tentative Tract 16136. We are pleased to submit this Final Report (DRAFT) for your review and approval.

A. PROJECT DESCRIPTION

The proposed project is a housing development located in the Northeast 1/4 of Section 13, Township 2 North and Range 1 West. The proposed project will consist of 92 single family housing lots as shown in Figure 1-B. Each residential lot will be considered as one equivalent dwelling unit (EDU). The average day demand (ADD) and maximum day demand (MDD), based on the number of EDUs is estimated to assess the impact to the existing water system.

Water Demand: Using information from the water production and water sales, the average day water demand per EDU is approximately 450 gallons per day per EDU (gpd/EDU) for the Fawnskin area. The max-day demand as considered takes into consideration that water usage occurs over an 8 to 10 hour period each day.

$$\begin{aligned}\text{Average day demand (ADD)} &= 92 \text{ EDU} \times 450 \text{ gpd/EDU} \\ &= 41,400 \text{ gpd}\end{aligned}$$

$$\begin{aligned}\text{Maximum day demand (MDD)} &= 2.5 \times \text{ADD} / 1,440 \text{ minutes per day} \\ &= 103,500 \text{ gpd (72.0 gallons per minute)}\end{aligned}$$

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PLANNING...DESIGN...CONSTRUCTION MANAGEMENT...ENVIRONMENTAL ENGINEERING



So & Associates Engineers Inc.

16209 KAMANA ROAD, SUITE 100 • APPLE VALLEY, CA 92307
(760) 242-2385 • FAX (760) 242-3083

Fire Flow Requirements: The existing water distribution system was originally designed for about 750 gpm fire flow for two hours. The current requirement per the County Fire Department for the Fawnskin area is between 1,000 gpm and 1,500 gpm depending on the building square footage. The fire flow may be further increased to 1,750 gpm in the future. As such, the water distribution system was analyzed to handle the maximum day demand of the proposed development plus fire flow up to 1,500 gpm.

Water Supply and Storage Requirements: The State Health Department requires storage to account for one peak day usage. The DWP typically experiences one peak day during a summer holiday when tourists and part-time residents become full-time users. The coefficient of 450 gpd/EDU and corresponding max-day demand is representative of that day and is the basis for calculating the water supply and storage required for the proposed project as presented in prior discussions and shown below:

Domestic water supply requirement (Max. Day)	= 72.0	gallons per minute
Operational Storage = (0.3 x MDD)	= 31,050	gallons
Emergency Storage = (1.0 x MDD)	= 103,500	gallons
Subtotal (without fire storage)	= 134,550	gallons
Fire Storage (1,500 gpm x 2 hours)	= 180,000	gallons

Based on proposed project development requirements (at MDD), two new well(s) will be required to provide a minimum of 72.0 gallons per minute. Developer will be required to deposit funds with DWP for new well construction unless a proven source of supply is provided by the developer at locations satisfactory to DWP and not exceeding sub-basin safe-yields. It is our understanding that the developer is proposing to drill/equip two wells to DWP standards and dedicate these production wells to the Department. Further, within the proposed tract, no individual private irrigation wells will be permitted.

B. WATER DISTRIBUTION SYSTEM REVIEW

The proposed tract is located near the southeast side of Fawnskin which receives water from Cline Miller Reservoir based on the computer simulations. Figure 1-A attached shows the existing distribution piping system near the proposed development and the recommended extension pipeline layout. Referencing the hydraulic grade line of 6,957 feet elevation at Cline Miller Reservoir and the approximate ground elevation at project site from 6,780 to 6,800 feet, the minimum static pressure at the proposed parcel should be around 68 psi.

Under maximum day demands plus residential fire flow of up to 1,500 gpm, the minimum residual pressure of 20 psi can be met, based on the existing hydraulic pipeline model. However, the existing

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2

Cline-Miller reservoir is an old 100,000 gallon concrete reservoir which will not be sufficient to serve the proposed project. The existing site has limited room for a new tank without demolishing the old tank and/or securing additional property. Therefore, we are recommending that the old concrete reservoir be replaced with a new 300,000 to 400,000 gallon storage reservoir. The developer will be required to advance funds towards construction of the new reservoir and 12-inch transmission pipeline.

C. ESTIMATED COST OF SYSTEM IMPROVEMENTS

On-Site Facilities: The owner or developer of Tentative Tract 16136 will be entirely responsible for all costs of internal facilities. On site distribution pipeline must be 8-inches diameter minimum. All site facilities (plumbing, piping, etc) must also meet the requirements of CBBL-DWP, and San Bernardino County Building & Safety Department.

Off-site Facilities: The property owner or developer is responsible for advancing funds towards the construction of a new reservoir (300,000 gallons minimum) at Cline-Miller and the associated 12-inch pipeline. The estimated probable project costs are as follows:

- Construction of a 300,000 gallon (min.) replacement reservoir = \$120,000 *
- Construction of about 2,780 lineal feet of 12-inch pipeline = \$250,000
- Allowance for project contingency, engineering, and administration = \$111,100
- Estimated total probable project cost = \$481,100.

*DWP may participate to make it a 400,000 gallon tank.

Water Supply Source: As discussed earlier, the project developer is in the process of drilling/equipping two wells to meet the project's max-day demand.

Connection Fee: The proposed project is required to pay the DWP connection fee (currently \$4,086/EDU) in order to mitigate the project's impact on the existing water system. Based on the estimated 92 EDUs referenced in this report, the total project connection fee is estimated as follows:

$$92 \text{ EDUs} \times \$4,086/\text{EDU} = \$375,912.$$

Because the project developer is proposing to drill/equip wells to DWP standards, and will be required to advance funds towards constructing a new reservoir and off-site pipeline, waiver for components of the normal connection fee (source, storage, transmission) discussed above should be discussed with DWP. Any other component of the above \$4,086/EDU connection fee will be paid when the developer applies for connection and water service to the DWP system. Additional fees such as plan check, inspection, and monthly user fees are determined by the DWP at the time of application for service.

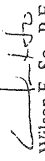
D. SUMMARY

The proposed project (Tentative Tract 16136) can be served by the Department's water system in the Fawnskin area provided that the project developer meets with the following requirements:

- Submit water plans (on-site) for review/approval by DWP to make sure that water mains do not conflict with the BBARWA 10-inch sewer force main (which will be relocated at developer's cost).
- Drill and equip the two supply wells to DWP standards and dedicate these facilities and water rights to DWP. Within the proposed tract, no individual private irrigation wells will be permitted.
- Advance funds towards constructing new reservoir and pipeline improvement at Cline-Miller (with an estimated project cost at \$481,100) and dedicate these facilities to the Department of Water & Power. If other parcels of land can be benefited by the off-site improvements based on review by DWP's engineer, a "reimbursement agreement" will be considered by DWP.
- Pay other component (except source, storage, and transmission) of the connection fee to DWP at the time of application for water service for specific subdivided parcels.
- Pay plan check, inspection, and water meter installation charges as discussed in this feasibility study report.
- DWP encourages low water usage landscape designs (turf limitation) to achieve water conservation. This may in turn lower the water supply demand. The developer is required to submit landscaping plans for review with DWP.

Information provided in this letter report is valid for a period of one year from the date of the Final Feasibility Report. The above water connection fee and estimated improvement costs will be subject to further inflationary adjustment depending on commencement and completion of the project. We trust that information in this report will be helpful to both the DWP and the project developer.

Very Truly Yours,


Wilson F. So, P.E.
Project Engineer

March 20, 2002

RECEIVED

MAR 25 2002

Planning Division
County of San Bernardino
385 North Arrowhead Ave,
San Bernardino, CA 92415-0182

Attention: Tracy Creason,
Ref: Environmental Impact Report (EIR) for Moon Camp TT#16136

How many trees will be lost between the new Highway 38 and the lake for the complete project—new roads and the buildings? The 24% estimate is too low when considering the view from the highway.

If we look at the trees removed at or below the proposed highway 38, over 50% of the trees will be lost to development. Since the lots below the highway are smaller and most likely will have the largest houses, more trees will be lost. Building on the lots will require the footprint of the house, plus the garage, parking and driveway, plus a minimum 3-foot setback to protect remaining trees. Also, from my experience, additional trees will be lost due to accidents. Several trees died from shock in front of the new Sav-On drugstore on the other side of the lake after the project was completed.

My estimate is that 65% of the trees on the lower viewable portion will be lost. The loss of so many trees, and with new homeowners planting fast growing trees, such as poplars, the view and the environment will have significant changes.

Will all of these factors be considered in the EIR?

Lee Whitney Marilyn Whitney

Lee & Marilyn Whitney
39784 Flicker Rd. PO. Box 37
Fawnskin, CA 92333

March 20, 2002

RECEIVED

MAR 25 2002

Planning Division
County of San Bernardino
385 North Arrowhead Ave,
San Bernardino, CA 92415-0182

Attention: Tracy Creason,
Ref: Environmental Impact Report (EIR) for Moon Camp TT#16136

Does the traffic model used in the Traffic Analysis by Kunzman Associates match the actual traffic patterns encountered in Big Bear?

The traffic analysis appears to be based on weekday traffic patterns. I question using standard Federal and State methods to calculate traffic patterns in the Big Bear Valley. Traffic during peak weekends and vacation periods are several times greater than weekday traffic.

Can the data be validated? Local population growth for the 1990's was low. Since 1989 Big Bear Blvd. was widened, we had an earthquake, and Big Bear had a recession. By 1999 the area was just recovering. New timeshare developments are being added at "The Club." Also, the Castle Glen and other developments have been added along Starvation Flats.

The extra lane going east on Big Bear Blvd. should help on weekdays. I think there is a much larger problem with traffic going into Big Bear Lake during weekends. It must be very difficult to develop a traffic plan averaging weekday and weekend traffic. Is this considered in the EIR?

I wonder about the validity of the entire report when there are obvious errors. A compound growth rate of 3% for 19 years, is $(1+.03)^{19}=1.75$ or 75% growth. The report stated that the compound growth was 57%.

Lee Whitney Marilyn Whitney

Lee & Marilyn Whitney
39784 Flicker Rd. PO. Box 37
Fawnskin, CA 92333

PUBLIC COMMENT FORM

RECEIVED

MAR 21 2002

PROJECT NAME:

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

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

PETER E. MEDELLIN
13520 FENTON AVE
SYLMAR, CA 91342-3010

FAWNSKIN HOME NUMBER - ADDRESS 39527 NORTH SHORE DRIVE, FAWNISKIN, CA,

Telephone Number: 818-367-8405

COMMENTS:

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

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

Letter attached

TRACY CREASON, SENIOR ASSOCIATE PLANNER
Advance Planning Division
County of San Bernardino, Ca. 92415-0182

Dear Sirs

My name is Peter E. Medellin. My home address is 13520 Fenton Ave. Sylmar, Ca. 91342. My home telephone number is 818-367-8405. My part time residence in the Big Bear area is 39527 North Shore Drive. Fawnskin, Ca. 92333.

This letter is intended to voice my concerns of the Moon Camp TT #16136 project and the Environmental Impact Report concerning this project.

I have many concerns regarding this proposed project. The biggest concern that I have is that this property is currently zoned for single residence 40 acre lots and should remain that way. The reason that I decided to purchase my vacation home in Fawnskin is that the area was open and not overbuilt as the south side of the lake currently is. 40 acre lots would insure that overbuilding would not occur and that the area would remain open with trees and that open country look.

With the rezoning of the area to smaller lots and the crowding of more homes in the same area I see many environmental problems.
Tree removal.-- A lot of trees will have to be removed to accommodate the proposed 93 homes on the rezoned smaller lots. These trees will require at least 100 years to grow to the same size that they are today.

With the added homes there will be an impact on the air quality. More cars, more traffic, more trash, and more noise.

Water Quality.-- There will be more pollution to the lake with more homes and cars having water runoff going to the lake.

Energy, Water, Sewer, and Gas.-- I have heard that electrical power may not be adequate for the new homes. The sewer lines may not be able to cope with the additional sewage. Water is already in short supply as it is now without adding an additional 92 more users. I am not sure what negative impact this will cause the gas lines or existing gas supplies.

With the removal of so many trees, this will have a big impact on the wild life of the area. The eagles will loose many nesting trees and the wildlife will loose their nesting trees and food sources and habit.

Another concern is the Fawnskin Fire fighting capacity, the local hospital, and emergency services required to support the added 92 residents, these are now marginal and will not be adequate for the added residents.

Another big concern to me is the access to the lake. If the project is allowed to go on as planned, then the public will be shut out of this area. This project is planned as a gated community which means that access to the lake will be denied to the public.

Boat Marina.-- The boat marina will bring added traffic, noise, water pollution, congestion, congestion on the lake and other unforeseen problems.

Scenic drive on the north shore-- The beauty of the area will be negatively impacted by a row of houses along the shore line. As you look from the new proposed road towards the lake all you will see is the back side of many homes along the lake with the view of the lake blocked completely or partially.

It is my opinion that this project is way to big for the area and that it will drastically change the quality of life for all of the current residents of Fawnskin. This project will also ruin the natural beauty of the existing forest as it now stands.

Please keep me advised of all future meetings regarding this proposed project. I am very concerned with the proposed project and the future of Fawnskin, Ca.

Peter E. Medelin
Peter E. Medelin

County of San Bernardino
Advance Planning Division
385 N. Arrowhead Ave., Third Floor,
San Bernardino, CA 92415-0182
Attention: Tracy Creason, Senior Associate Planner
Re: Proposed Moon Camp Development TT #16136, in Fawnskin, CA

March 21st 2002

Dear Ms Creason:

We are property owners on Crags Lane in Fawnskin (Parcel 0304-185-31-0000). We purchased this property for our personal use and enjoyment and would like to see the area maintain its current environment as much as possible.

We are thus concerned that the impact of the referenced project be considered extremely carefully in relation to the future environment of Fawnskin, the North Shore of Big Bear Lake, the lake itself and all surrounding cities.

Areas with limited rainfall and thin soils characteristic of Big Bear Valley have a very fragile environment. Any human population can damage that environment permanently. Any increase in population allowance and construction must be planned with incredible care if the subsequent long term impact is to be minimized. We thus urge the utmost care and attention to detail in both formation and review of the Environmental Impact Report for this proposed development.

This development, which we understand proposes 92 homes on undeveloped lakefront land and a 100 slip marina in the lake represents a major change in the current status and can result in major environmental impact. The proposed development appears to require: scenic highway realignment, destruction of many trees, and removal of land from eagle and other wildlife habitat. It is unclear how any form of mitigation could work to replace these since undeveloped shoreland cannot be "recreated". Any study must include realistic estimates of long term as well as short term effects on natural habitat and lake and shore species. This could require extensive new studies of the area to provide reliable background information especially as old data may be incorrect in a newer "drought controlled" period with the lower lake water levels that we are experiencing.

Such development also appears to constitute a major departure from past practice which has been to reserve the North Shore for low density housing and public use such as National Forest land, public launching sites, lake access, and scenic enjoyment. This change must be acknowledged in any environmental review/mitigation plan since such amenities may be irreplaceable once lost. The increase in necessary public services in this area, including water, power, sewage, fire service, etc., will be extensive and require upgrading whose impact must be considered.

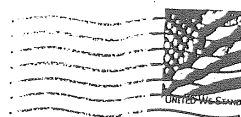
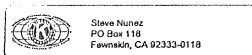
We have addressed only some of the issues that should be contained in an adequate EIR. I hope that you are in a position to ensure that it addresses these and all other issues of concern so that a well informed decision regarding this proposed development can be assured.

Sincerely,

Ann and George Miller

Ann and George Miller

Mailing address: 12 Perkins Court, Irvine CA 92612
Property Address: 1201 Crags Lane, Fawnskin, CA 92333



COUNTY OF SAN BERNARDINO
ADVANCE PLANNING DIVISION
385 N. ARROWHEAD AVE - THIRD FLOOR
SAN BERNARDINO, CA 92415-0182

ATTENTION: TRACY CREASON,
SENIOR ASSOCIATE PLANNER

92415/0182

FAX to 909-387-3223 Tracy Creason/ Advanced Planning

To Whom it May Concern,

I would like to address an issue regarding:

Environmental Impact Report for Moon Camp TT#16136

Although there are numerous points to argue against this project, the biggest impact on the area would be the removal of over 700 trees as a starting point to reroute the highway. What percentage of the trees that are currently on the property does this equate to? How many additional trees would be removed at future dates for construction, access, and "convenience"? What stress levels would the remaining trees encounter due to construction and general increased activity? Will these additional stress levels and other factors from the development of this area make the remaining trees more susceptible to bark beetles? What is the likelihood that some percentage of the remaining trees will die within two years of the development completion due to these factors and what percentage would be projected for this event?

The cumulative affect of all of this is a loss of a large number of old growth trees and this affect cannot be offset by planting new trees. The effects of cutting this string from the intricate web of life would reverberate for decades on our plant and animal life and deeply affect a way of life that the residents have sought out by moving here. What long range effects, for the next several decades, are expected to the residents and to the wildlife from the destruction of these trees? How will these effects be mitigated for now and for the next several decades? How will the cutting of these trees and the resulting changes effect property values of the homes in the immediate area and throughout Fawnskin?

Thank you for your consideration in this matter.

Jonathan Nourok

Jonathan Nourok
P.O. Box 142
Big Bear City, CA 92314
909-585-5355

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

Attention: Tracy Creason,
Senior Associate Planner

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

From: Stephen Roy Nunez
P.O. Box 118
Fawnskin, CA 92333

Dear Creason,

As full time twelve year resident of Fawnskin I have very important environmental concerns. We are now in the fourth year in drought time and in drought conditions. With the addition of 91 or more new sewer connections is BSAWA at the present time capable of wastewater treatment and conveyance. Do we have adequate storage? Does the EIR analysis cover proper and adequate protection of the environment and health of my community, Fawnskin?

In regards to water availability, what does the addition of Moon Camp residences mean to me, in Fawnskin, in terms of loss of water as I know it today? Possible reduction in fire protection; increased fire danger and maybe result in higher future water costs?

Other concerns are loss of scenic value from the highway because of multiple home construction and re-routing of the highway;

I choose to live out my life in Fawnskin because of the serene ambience, characterized as quiet, natural, ungested and lake-accessible. The proposed development would change the mountain character of the north shore environment to "city" setting. What impact will high density housing development have on property values near the development, as well as Fawnskin?

Sincerely,

Stephen Roy Nunez
Stephen and Yvonne NUNEZ



THE RIM OF THE WORLD TRAILS ASSOCIATION
POST OFFICE BOX 1459
RUNNING SPRINGS, CA 92382
909-867-4063

March 21, 2002

County of San Bernardino
Land Use Services Division
385 North Arrowhead Avenue
San Bernardino, CA 92414

Attn: Tracy Creason, Senior Associate Planner

RE: General Plan Amendment/Official Land Use District Change, Conditional Use Permit and Tentative Tract No. 16136 (Moon Camp)

The Rim of the World Trails Association comments are focused to the Recreational Section of the Initial Study, Section XIV of The Initial Study limits its comments to water related recreation and fails to include the impact to any future extension of the Alpine Pedal Path around Big Bear Lake.

Several campgrounds and picnic areas are located in the Fawnskin area. Visitors who enjoy these facilities and add to the economic well being of the community walk the shoreline, and the forest areas on existing pathways. Additionally, residents currently walk the shoreline in this area, and the construction of private docks would prohibit any trail or trail related use in this area.

An area of shoreline currently enjoyed by the public would be removed for private use by this project reducing the access and use of a public lake. The Trails Association would suggest that this recreational activity (walking, bicycling etc.) should not be removed from the community, but the extension of the Alpine Pedal Path should be included in the design of this project as well as trails throughout the project benefiting not only project but the community as a whole.

The Rim of the World Trails Association appreciates the opportunity to submit our comments on this project.

Respectfully,

Carol Sebastian
President
ROWTA Board of Trustees

PHONE 909-867-4063
FAX 909-867-2182
ALAS@JUNET.COM

Scott A. Eliason
Botanist
PO Box 309
Fawnskin, CA 92333
March 21, 2002

Tracy Creason, Senior Associate Planner
Advance Planning Division
385 North Arrowhead Avenue
San Bernardino, California 92415-0182

Re: Notice of Preparation of Environmental Impact Report, RCK Properties

Dear Ms. Creason,

These comments are in response to your Notice of Preparation dated February 20, 2002, regarding proposed development of the Moon Camp property. Please refer to the two attached letters submitted in response to the Project Notice for this action. These letters are dated July 31, 2001 from Robin Butler (now Robin Eliason), and August 1, 2001 from Scott A. Eliason. The content of these two letters are incorporated herein by reference, and we request that the issues raised in these letters be addressed in the body of the Draft EIR, and specifically in the Response to Comments section.

In addition to these letters, we request that alternatives be advanced and evaluated in the DEIR that would 1) avoid loss and assure long-term preservation of on-site pebble plain habitat, 2) avoid loss of bald eagle perch trees and foraging habitat. An alternative (or range of alternatives) should also be presented that involves transfer of the property (in whole or in part) to the San Bernardino National Forest for use and enjoyment by the public, and for the conservation of sensitive biological resources.

Thank you for the opportunity to comment on this proposal at this stage. We look forward to receiving a thorough and thoughtful analysis of this project in the DEIR.

Sincerely,



Scott A. Eliason
Botanist

Scott A. Eliason
Botanist
P.O. Box 309
Fawnskin, California 92333
August 1, 2001

Mike Williams
San Bernardino County Land Use Services Department/Planning Division
385 N. Arrowhead Ave., First Floor
San Bernardino, California 92415-0182

Re: PN: RCK Properties, File/Indx: GPA/TT/M331-8N/01/APN:0304-091-12*

Dear Mr. Williams:

The following are my comments to the above-mentioned Project Notice regarding a development proposal in Bear Valley (Fawnskin), San Bernardino County, California. I am providing these comments as a concerned resident of the Community of Fawnskin, as well as a recognized expert on the botany and biology of Big Bear Valley. The property at issue is the 62.43-acre parcel known as Moon Camp. The proposal involves a general plan/land use district amendment rezoning the parcel from a 40-acre minimum lot size to a 7200 square foot minimum lot size. It also involves a 92-lot subdivision of the 62.43-acre parcel.

Habitat on the Moon Camp parcel is known to support listed threatened and endangered species, sensitive habitat types, and numerous rare plants and animals. It has not, to my knowledge, been thoroughly surveyed for biological resources. The total extent to which threatened and endangered species occupy the parcel is not known, and the full complement of species supported is not known. I have reviewed the Biological Assessment dated August 10, 2000, and have found the report to be inaccurate and incomplete.

Many of the trees on the parcel are known to be used as day roosts and perches by wintering bald eagles, and the lakeshore is used for essential feeding behavior. The bald eagle is fully protected under the federal and state Endangered Species Acts, and the federal Bald Eagle Protection Act. Development of this parcel will likely have adverse effects to the wintering population, and may directly or indirectly result in take of bald eagles through disruption of essential foraging and feeding behavior. If bald eagles nest in Bear Valley in the future, development and resulting intense use of this area may also disrupt essential breeding behavior.

The Moon Camp parcel is known to support a large and important occurrence of the threatened ash-gray paintbrush (*Castilleja cinerea*), which occurs in a dense and patchy distribution over much of the entire parcel. This occurrence is documented in the California Natural Diversity Database (occurrence #24). This species is associated with pebble plains habitat. Numerous sensitive pebble plain plant species are known/likely to occur on the parcel, including several species determined to be absent in the August 10 Biological Assessment. Mountain meadows and mesic habitats occur along the lakeshore and along seasonal drainages crossing the parcel, and like the pebble plains, are readily visible from North Shore Drive.

Willows that occur along the lakeshore meadow margin may provide suitable habitat for the state and federal endangered southwest willow flycatcher. Similar habitat around Grout Bay, 1/2-mile to the west, is known to support this species during the breeding season.

The threatened southern mountain buckwheat (*Eriogonum kemedji* var. *austroriparianum*) and threatened Bear Valley sandwort (*Arenaria ursina*) are known to occur in pebble plain habitat on National Forest land adjacent and north of Moon Camp, and may occur at Moon Camp. Like the Bald Eagle, the threatened southern mountain buckwheat is not mentioned in the Biological Assessment. Meadow habitat along the shoreline may support listed endangered plant species, including bird's foot checkerbloom (*Sidalcea pedata*), slender-petaled mustard (*Thelypodium stenopetalum*), California taraxacum (*Taraxacum californicum*), and San Bernardino Mountains bluegrass (*Poa atropurpurea*). The taraxacum is known to occur in similar lake-margin meadow habitat approximately 1/2-mile to the east of the parcel, and the checkerbloom has a non-specific historic record for the Fawnskin area.

Development of this parcel in 92 lots will likely result in the complete destruction of the important occurrence of ash-gray paintbrush. Such impacts to this species, to the bald eagle as described above, pebble plains habitat, meadow habitats, and associated sensitive species should trigger findings of significance under the California Environmental Quality Act, and may not be mitigable. Loss of pebble plain habitat and an important occurrence of ash-gray paintbrush would be difficult if not impossible to mitigate to below the level of significance. Should this development proposal go forward, a complete Environmental Impact Report is needed to fully analyze and disclose significant impacts. A thorough biological resource analysis must be performed, including protocol surveys for southwest willow flycatcher, complete and accurate wildlife and botanical surveys, and an analysis of expected impacts to habitats, plants, and wildlife on adjacent lands.

I appreciate the opportunity to review this project notice, please add me to the distribution list for all environmental documentation and notices related to this project, and any future projects affecting the Community of Fawnskin.

Sincerely,



Scott A. Eliason
Botanist

Dennis Large
P.O. Box 110417
Big Bear Lake, California 92315
Phone: (909) 878-3465 Fax: (909) 878-5965
email: dnlarge@compuserve.com

DATE: MARCH 22, 2002

TO: MS. TEACY CLEASON

NUMBER OF PAGES: 3 (INCLUDING COVER)

REMARKS: RE: FIRE FOR MOON CAMP
TT # 16136

PLEASE ACCEPT THE ATTACHED
AS PART OF THE RECORD.
THANKS!

 M. Large

Dennis M. Large,
P.O. Box 110417
Big Bear Lake, California 92315
Phone: (909) 878-3465 Fax: (909) 878-5965
Email: dmlarge@compuserve.com

March 21, 2002

VIA FAX

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

RE: Environmental Impact Report For Tentative Tract No. 16136 (Moon Camp)

Dear Ms. Creason:

Thank you for holding the recent hearing in Big Bear Lake on the above referenced matter. This letter will supplement my remarks at the hearing regarding the scope of the pending Environmental Impact Report (EIR) and I wish included for the record.

First, an adequate EIR should encompass a full analysis of the environmental consequences of both the Moon Camp project and the adjacent proposed Marina Point Development project. A site-specific EIR would segment any potential cumulative environmental consequence and undermine the purpose for conducting an EIR in the first place.

The similarities of both proposed projects provide a basis for evaluating their environmental consequences together. Geographically, the proposed projects are in the same general location. Both propose similar land use development for high-density housing/condominium units and use of lake recreation resources in the form of a private yacht club and marina. Additionally, development of both projects would be approximately concurrent in time.

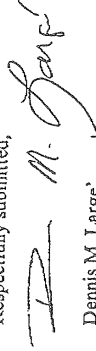
Second, an adequate EIR should include an analysis of alternatives available to the project developer for achieving the desired goals in another manner for the proposed project. Further, the EIR should contain a no-action alternative analysis. Inclusion of alternatives would ensure that the public and the appropriate governmental agencies

involved in this project have been provided full environmental disclosure by the project developers.

Lastly, an adequate EIR should be based on real-time observation and analysis. The project development area is a four-season area and undergoing significant environmental changes on a yearly basis. Types and kind of air quality vary with climate conditions. Traffic conditions are subject to weekend and holiday loads. Lake water levels are constantly changing and pollution concentration levels change accordingly.

The Lake District is currently working with the Santa Ana Regional Water Quality Control Board on a Storm Water Pollution Prevention Plan and involved in the TMDL (Total Maximum Daily Load) process. Consequently, any EIR should include a detailed analysis of pollutant runoff before, during and after project construction.

Respectfully submitted,



Dennis M. Large

965 DEER TRAIL
FAWNSKIN, CA 92333

March 22, 2002

VIA FACSIMILE 909 387-3223
ORIGINAL VIA U.S. MAIL

Land Use Services Department
Attention: Tracy Creason, Senior Associate Planner
385 North Arrowhead Avenue
San Bernardino, CA 92415-0182

Re: Notice of Preparation of Environmental Impact Report;
Application of RCK Properties, Inc. concerning Tentative Tract
Map 16136, Proposed General Plan Amendment, Land Use
District Change and Conditional Use Permit
(Fawnskin Community)

Ladies and Gentlemen:

I am writing to request that the environmental impact report concerning the project/application described above, and your department's consideration of both the report and the applications, take into consideration the factors discussed in this letter.

The proposed project contemplates converting a significant part of the private open lake-shore property from rural zoning and use to a densely populated use more typical of urban areas. How would this change affect the environment, not only of Fawnskin, but of the entire Big Bear Valley, in the areas discussed below? What actions should the proponents of the changes be required to take to mitigate or offset the impact of this change?

1. What restrictions should be placed on light fixtures, both on structures and on roads, paths or marinas, to limit or avoid light pollution? One aspect of rural living is the absence of glare from light fixtures, which permits stars, comets and other astronomical phenomena to be observed. Nocturnal animals, birds and fish are likely to be disturbed, and their feeding and other habits altered, by increased lighting, especially if a marina is built.
2. Will the views of residents on the south shore, and visitors to south shore hotels and restaurants, be adversely affected in the day time by replacing trees with structures, and at night be increased glare, obscuring views of mountains and the night sky?
3. What will be the impact of increased traffic on Highway 38 and on Highway 18, both below the Big Bear Lake dam, and across and through the Stanfield cut-off? There is already extreme traffic congestion on weekends and holidays on the cutoff and on the

OC/48374.1

Land Use Services Department
March 22, 2002
Page 2

highway at least through the Running Springs community. Should the proponents be required to widen Highway 18 above the Snow Valley area, or to provide turn-outs or parking areas so that the additional traffic generated can be accommodated?

4. Will the increased traffic from the proposed change exacerbate existing air quality problems, especially on days when a temperature inversion occurs? Please consider both carbon dioxide/monoxide, ozone, incompletely burned fuel and particulates. Will increased emissions affect the health of residents and visitors, of wildlife, of plants, especially trees? What will the short-term and long-term effect on the national forest be, especially considering the impact and stress from emissions now "blowing in" from areas below?
5. Will the loss of trees from the proposal, from cutting them down to relocate the road and for construction, and from noise, air quality deterioration, traffic vibration, compaction of soil affecting root zones, withdrawal of water by the proposed wells and other factors affect the forest environment? Can the loss of mature trees be mitigated? Please consider increased soil erosion and alteration of the habitat for smaller plant species.
6. Will the project's proposed wells affect the water table for adjacent natural forest areas, including the meadows, and/or affect the amount of runoff, both surface and sub-surface, entering Big Bear Lake? Will this impact the lake's salinity or its clarity?
7. Will the proposed marina impact water circulation in the lake generally or Grout Bay in particular? Will it lead to increased siltation or to a deterioration in water clarity? Will marina use increase noise pollution, and how will this impact plant and animal life, including feeding and migration patterns? Should marina use be restricted in terms of hours, for example, daylight versus night, or in terms of seasons? Should marina use be prohibited, or certain uses (such as jet skis) be limited, especially during the times when access to Grout Bay and adjacent areas is currently prohibited or limited? Should lighting be restricted to avoid "light pollution"? Should refueling and servicing of water craft be prohibited to avoid contamination of the lake environment? What steps are needed to mitigate the impact of waste disposal or spillage from the contemplated marina?
8. Will water craft emissions contribute to air quality deterioration such that the marina should be eliminated as a condition to approval?
9. Should fireplaces be prohibited or limited to those not burning wood? Particulate emissions in areas with similar inversion characteristics such as Telluride, Colorado, have led to rules prohibiting the use of wood-burning stoves or fireplaces for entire days or more extended periods. Many residents of the valley now heat their homes by wood stoves or fireplaces. Will the proposed project's emissions pose a risk of similar bans? How will this impact the health of residents who see their use of wood for heat curtailed? How will the economic impact on these residents be addressed?

OC/48374.1

Land Use Services Department
March 22, 2002
Page 3

10. Will increased traffic cause air emissions to increase, especially from idling of engines stopped in traffic? Will this affect the national forest and endangered plant or animal species?
11. Will increased vehicle and foot traffic adversely affect recreational use of the nearby campgrounds on federal land or the usability of hiking and bicycle trails? Please have the report consider noise, dust, glare and soil compaction, as well as air and water quality.
12. What will the impact of increased, dense housing be on landfills, trash disposal areas, sewer facilities and storm water runoff? Will more trash disposal sites be needed?
13. Will increased traffic endanger those who presently walk or bike along Highway 38? Since the proposal plans to move the road inland, away from lake views, and to put up walls or structures which will obstruct the view of those using the road for recreational uses such as hiking or biking, should the proponents be required to restore the existing recreational uses of the highway by a hiking or bike path along the lake front?
14. Are existing water, gas and electrical grids adequate? Will improving them disrupt further the level of service to others or the rural quality of nearby areas?
15. Will removing over 700 trees adversely affect roosting and feeding patterns of eagles and other raptors? Will it affect air circulation, habitat for smaller animals or water absorption?
16. Will creating a walled community establish barriers for wildlife access from the forest to the lake, or barriers to the migration of plant species, or divide existing habitat into non-sustainable parcels?
17. Will the grading and road re-location proposed affect the stability of adjacent slopes or increase rates of erosion?
18. Will dredging be required for the contemplated marina? Will this stir up sediments, and if so, what will be released? How will this impact water quality and aquatic plants or animals? Will periodic re-dredging be needed and what noise, air pollution and silt effect will result? What will the disposal of dredged material do to soil quality?
19. Will recreational use of the lake and Grout Bay be adversely impacted by increased boat traffic or by construction activities, including noise? Will long-term recreational use of the lake be negatively affected by displacing natural views with structures and by increased traffic and glare from residences?
20. Will the project require expansion of existing schools and what impact will this expansion have on traffic, the amount of open space, water and sewer systems and the like?

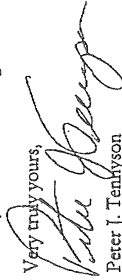
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Land Use Services Department
March 22, 2002
Page 4

21. Please have the report consider the cumulative effects on the factors described above of this project, the proposed zoo relocation, the proposed Cluster Pines development and other already-approved developments. I am concerned that the incremental effect of this project will magnify the effects of these other matters and dramatically affect the visual aspect of the lake's north shore.
22. Please have the report consider alternatives, including a less-dense project, a project without a marina or a walled community, a project which avoids lake-front development and leaves views from the road (Highway 38) unobstructed, a project that removes fewer trees and avoids the earth-moving involved in highway relocation, and other uses which minimize the degradation of recreational and wildlife uses. In doing so, please consider that recreational uses are a major economic activity of the entire valley, and that business and job opportunities for residents of the south shore will be adversely affected if recreational uses are curtailed, since there is little or no lake shore access on the south shore. Finally, please have the report reflect that existing recreational patterns have developed under a general plan and zoning scheme calling for rural residences on 40-acre parcels.

Thank you for considering this letter. I will be monitoring the progress of the study.

Very truly yours,



Peter J. Tenhyson
965 Deer Trail
Fawnskin, CA 92333

695 Town Center Drive, 17th Floor
Costa Mesa, CA 92626-1924

CC/148374.1

965 DEER TRAIL
FAVNSKIN, CA 92333

March 22, 2002

RECEIVED

MAR 25 2002

VIA FACSIMILE 909 387-3223
ORIGINAL VIA U.S. MAIL

Land Use Services Department
Attention: Tracy Creason, Senior Associate Planner
385 North Arrowhead Avenue
San Bernardino, CA 92415-0182

Re: Notice of Preparation of Environmental Impact Report;
Application of RCK Properties, Inc. concerning Tentative Tract
Map 16136, Proposed General Plan Amendment, Land Use
District Change and Conditional Use Permit
(Fawnskin Community)

Ladies and Gentlemen:

I am writing to request that the environmental impact report concerning the project/application described above, and your department's consideration of both the report and the applications, take into consideration the factors discussed in this letter.

The proposed project contemplates converting a significant part of the private open lake-shore property from rural zoning and use to a densely populated use more typical of urban areas. How would this change affect the environment, not only of Fawnskin, but of the entire Big Bear Valley, in the areas discussed below? What actions should the proponents of the changes be required to take to mitigate or offset the impact of this change?

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Land Use Services Department
March 22, 2002
Page 2

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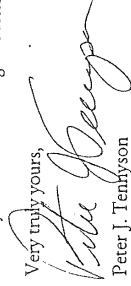
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20. Will the project require expansion of existing schools and what impact will this expansion have on traffic, the amount of open space, water and sewer systems and the like?

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21. Please have the report consider the cumulative effects on the factors described above of this project, the proposed zoo relocation, the proposed Cluster Pines development and other already-approved developments. I am concerned that the incremental effect of this project will magnify the effects of these other matters and dramatically affect the visual aspect of the lake's north shore.
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Thank you for considering this letter. I will be monitoring the progress of the study.

Very truly yours,



Peter J. Tenhyson
965 Deer Trail
Fawnskin, CA 92333

695 Town Center Drive, 17th Floor
Costa Mesa, CA 92626-1924

OC/268374.1



United States
Department of
Agriculture

Forest
Service

San Bernardino National Forest
Mountain Top Ranger District

P.O. Box 290
Fawnskin, CA 92333
909-866-3437 (Voice)
909-866-2867 (FAX)
909-866-3233 (TTY)

Ms. Tracy Creason

wildlife, and habitats in the vicinity of this proposed project, and that of any other proposed project areas in Bear Valley.

We are also willing, upon request, to participate to the extent possible in the development and implementation of alternatives to this proposed development that would benefit the San Bernardino National Forest and the Public. With any questions or for additional information, please contact Scott Eliason, botanist at the Big Bear Ranger Station (909-866-3437 x3904).

Sincerely,

Allison Stewart
ALLISON STEWART
District Ranger

Attachment

Cc: Kate Kramer, California Department of Fish and Game
Jeff Newman, US Fish and Wildlife Service
Antal Szij, Army Corps of Engineers

File Code: 2670

Date: March 22, 2002

Tracy Creason, Senior Associate Planner
Advance Planning Division
San Bernardino County Land Use Services Department
385 N. Arrowhead Ave., First Floor
San Bernardino, California 92415-0182

Re: Notice of Preparation of Environmental Impact Report (NOP), RCK Properties dated February 20, 2002, and Initial Study (IS) completed September 5, 2001.

Dear Ms. Creason:

We are in receipt of the above referenced NOP and IS regarding a development proposal in Bear Valley (Fawnskin), San Bernardino County, California. The property at issue is the approximately 62 acre parcel historically known as Moon Camp. The proposal, as noticed, involves a general plan/land use district amendment (rezoning) from RL-40 (rural living, 40 acre minimum lot size) to RS (residential, 7200 square feet minimum lot size). It also involves a 92-lot subdivision, Tentative Tract Map 16136. The proposed development also includes construction of a marina and realignment of State Route 38.

Some of these project components may require federal permits and trigger requirements for consultation under Section 7 of the federal Endangered Species Act. If so, we are willing to share documentation of recent consultations we have completed that address effects to listed species that may also be affected by the proposed development.

Please find attached our letter, dated August 1, 2001, submitted to your office in response to the Project Notice for this proposed development. The issues raised in this attached letter should be addressed in the Draft Environmental Impact Report.

In particular, the following issues should be fully analyzed, and alternatives developed as appropriate, to address the following:

1. Public access through the property and/or to the shore of Big Bear Lake.
2. Direct and Indirect effects to sensitive resources on adjacent San Bernardino National Forest lands
3. Full analysis of impacts to biological resources, including all special status species and habitats that may be affected.

We appreciate the opportunity to review this project notice, and all information in this letter is provided in the spirit of interagency coordination. We would be happy to share with the Planning Division any records and information we have regarding the plants,



Caring for the Land and Serving People

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United States
Department of
Agriculture

Forest
Service

San Bernardino National Forest
Mountain Top Ranger District

P.O. Box 290
Fawnskin, CA 92333
909-866-3437 (Voice)
909-866-2867 (FAX)
909-866-3233 (TTY)

File Code: 2670

Date: August 1, 2001

Mike Williams

San Bernardino County Land Use Services Department/Planning Division
385 N. Arrowhead Ave., First Floor
San Bernardino, California 92415-0182

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

Dear Mr. Williams:

We are in receipt of the above mentioned Project Notice regarding a development proposal in Bear Valley (Fawnskin), San Bernardino County, California. The property at issue is the 62.43 acre parcel historically known as Moon Camp. The proposal, as noticed, involves a general plan/land use district amendment (rezoning) from RL-40 (rural living, 40 acre minimum lot size) to RS (residential, 7200 square foot minimum lot size). It also involves a 92-lot subdivision of the 62.43 acre Moon Camp parcel. Although not specified in the Project Notice, the proposed development may also include construction of a marina and realignment of State Route 38; both of these project components would likely trigger federal nexus. As a point of correction, the property is east of Canyon Rd., not Oriole Lane, as indicated.

Development of Moon Camp as proposed would preclude future public access to an attractive stretch of lakeshore and forest. The San Bernardino National Forest has been in discussions to acquire this parcel over the past several years, and Moon Camp continues to be a SBNF acquisition goal. This open space has very high potential and desirability for public access, recreation, and interpretation.

Moon Camp provides an effective natural buffer for sensitive habitat areas on adjacent National Forest Lands to the north of the parcel. Pebble plain habitat supporting numerous threatened/endangered and sensitive species on adjacent National Forest has been protected and is recovering from previous road damage. These pebble plains are considered essential to the recovery of the federally listed pebble plain plant species, and Forest Service conservation of these habitat areas is required under the Endangered Species Act, as specified through recent consultation with Fish and Wildlife Service.

The proposed development, and resulting local population increase would be expected to have adverse effects on these adjacent sensitive Forest Service lands. Development of these 92 parcels would significantly affect our ability to protect the adjacent pebble plain habitat as directed under the Endangered Species Act. Increased presence and use would be expected to result in the formation of new roads and trails through this sensitive habitat area, and would be expected to cause increased levels of disturbance to wildlife



Caring for the Land and Serving People

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Mr. Mike Williams

species including California spotted owls, flying squirrel, deer, quail, and many other species. We would consider all of these direct and indirect biological impacts to National Forest Lands to be significant, and potentially unmitigable.

Should this development proposal go forward, we would recommend that thorough biological resource analysis be performed, including analysis of impacts to adjacent National Forest Lands, protocol surveys for southwest willow flycatcher, bald eagle use analysis, and complete and accurate wildlife and botanical assessments. We would also request that all significant impacts to biological resources be fully mitigated in close coordination with the San Bernardino National Forest.

We appreciate the opportunity to review this project notice, and all information in this letter is provided in the spirit of interagency coordination. We would be happy to share with the Planning Division any records and information we have regarding the plants, wildlife, and habitats in the vicinity of this proposed project, and any other proposed project areas in Bear Valley. With any questions or for additional information, please contact Scott Eliason, botanist at the Big Bear Ranger Station (909-866-3437 x3904).

Sincerely,

/s/ Allison Stewart

ALLISON STEWART
District Ranger

Cc: Kate Kramer, California Department of Fish and Game
Jeff Newman, US Fish and Wildlife Service
Antal Szijj, Army Corps of Engineers
Mary Ann Rondinella, Federal Highways Administration
Kelly Cohen, California Department of Transportation

March 22, 2002

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

Reference: Environmental Impact Report for Moon Camp TT #16136

As a resident of Fawnskin, I am very concerned about the impact of the proposed new Moon Camp development in Fawnskin and wish to assure the EIR addresses the following issues:

- 1) Increased Road Traffic and Congestion
The 2-lane road running thru Fawnskin is very windy and cannot support additional traffic from a 90 home development. The air quality and increased noise must definitely be addressed in the EIR.
- 2) Water and Sewage-
Our well-derived water system is already taxed with the drought conditions in Big Bear and we are already paying an assessment thru CSA-53B for sewage. Construction of multiple homes would require new sewer systems and should be included in the study.
- 3) Wildlife and Trees-
The proposed development would require cutting over 700 trees and this would effect the protected Eagle habitat which also contains coyote and deer populations. Any EIR must show how these birds and animals will be lost by elimination of their nesting and denning sites.

Also, the quality of life here would be decreased as residents would have more noise, traffic and automobile pollution to contend with. I am very much against this development and I want the Impact Report to reflect these considerations.
Thank You.

Robert Hartunian
P.O. Box 25
Fawnskin, CA. 92333

RECEIVED
MAR 26 2002

TO: COUNTY OF SAN BERNARDINO
ADVANCE PLANNING DIVISION
385 N. ARROWHEAD AVE. THIRD FLOOR
SAN BERNARDINO, CA 92415-0182

ATTENTION: TRACY CREASON, SENIOR ASSOCIATE PLANNER

FROM: RON AND BETTY MOSLEY
P.O. BOX 475
1040 FAWNSKIN DR.
FAWNSKIN, CA 92333
909 866-5008

RE: ENVIRONMENTAL IMPACT REPORT FOR MOON CAMP TT #16136

WE ARE EXTREMELY CONCERNED WITH THE LOSS OF EAGLE HABITAT. WHY IS IT SO IMPORTANT TO MAINTAIN THE HABITAT TODAY AND NOT TOMORROW. WE STILL HAVE AMPLE EAGLES FREQUENTING OUR AREA EACH WINTER TO MERIT THIS HABITAT. SO WHY IS IT NOT IMPORTANT TO PROVIDE THIS HABITAT ANY LONGER?

WE ARE CONCERNED WITH THE PART OF HIGHWAY 38 THAT IS INDICATED ON MAPS AS A SCENIC ROUTE, AND THE SCENIC ROUTE SIGNS WERE TAKEN DOWN THIS WINTER, IS THIS DUE TO THE PROPOSED DEVELOPMENTS THAT WE ARE ADDRESSING?

THE ISSUE OF WATER IS OF GREAT CONCERN TO ALL OF US. WE ARE MANDATED TO CONSERVE WATER DUE TO WATER SHORTAGE... IF ALL THE PROPOSED DEVELOPMENTS INCLUDING THE NEW ZOO, BROOKSIDE ROAD DEVELOPMENT, CLUSTER PINES AND MOON CAMP DEVELOPMENTS TAKE PLACE WHERE WILL THE EXTRA WATER TO MEET THE NEEDS OF ALL COME FROM?

WILL THE PROPOSED PRIVATE MARINAS BE THE FIRST STEP TOWARDS PRIVATIZING BIG BEAR LAKE? LAKE ARROWHEAD IS PRIVATE, AND IT IS SHAMEFUL TO BE SHUTTING OUT THE GENERAL PUBLIC TO LAKE ACCESS.

THANK YOU FOR TAKING THE TIME TO ADDRESS OUR CONCERNS.

SINCERELY,

Betty & Ron Mosley

BETTY & RON MOSLEY

RECEIVED
MAR 25 2002

15.3 Traffic Data
