

Although an amendment to the General Plan to change the zoning is requested, there is no amendment currently proposed to change the general goals in the area of biological and natural resources. In order to maintain those goals and support the existing biological resources at this site and throughout the Big Bear Valley, we support the RL-40 designation of this property as it is currently zoned in the County's General Plan and strongly advocate that this designation be kept. From visitor information we have seen that was collected by the Discovery Center, we believe that much of the economic viability of this entire Valley depends on the maintenance of the native habitats and natural surroundings currently in existence. The adverse impacts to those habitats, and especially to the bald eagle, that would result from the development of this proposed project would, in our opinion, negatively affect the economic well-being of the entire Big Bear Valley.

27-1

In reviewing this revised Biological Section of the DEIR, my wife and I have found it to still be incomplete, inaccurate, and defective. The DEIR fails to adequately evaluate the severe adverse effects of the proposed project and grossly

downplays and understates the significant and unavoidable impacts that would be caused should it be approved. Our objections to this proposed project and the inadequacies of this revised Biological Resources section of the DEIR are set forth below. Please include this letter in its entirety as part of our formal CEQA comments to be included in the Environmental Impact Report.

In summary, we continue to object to this development project, as proposed, for the following reasons:

II. Biological Resources

The revised Biological Section of the DEIR still has provided an incomplete and inadequate evaluation of the impacts on Biological Resources that grossly underestimates the resulting impacts of this project.

- The Standard Conditions of Approval (SCA-1) does not specify that the replanting of trees must be native trees. Nor does it specify that the trees proposed to be planted be the same type of trees that are being removed. The

27-1

27-2

biological resources section does not evaluate the impact on the wildlife as a whole, or on the individual species of the area, for a change in the species of trees that exists on the site.

27-2

- Nothing has been mentioned or taken into account in this revised biological resources section that the bark beetle infestation has long passed its peak and that the removal of the dead trees and logs on the site to reduce the bark beetles could have adverse impacts on the other species in this area. The counterbalance of these has not been evaluated to make recommendations for finding a middle-ground for the long-term health of the area in all conditions.
- The percentage used to define the pebble plains habitat of this site as a portion of the total in existence has been grossly underestimated. According to the biological resources section itself, the special-status plants associated with the pebble plains habitat “were found to be widespread throughout an approximately 11.8 acre area of open Jeffrey pine forest with an herbaceous layer of Wright’s matting buckwheat in the western half of the

27-3

27-4

Project site.” There is no scientific evaluation or justification given for not including at a minimum the 11.8 acres or more accurately the “western half of the Project site” in the calculations for the size of the actual pebble plains habitat.

27-4

- Once again, since the entire “open Jeffery pine forest” as characterized in the document meets the habitat definition of pebble plains and supports special status species across 17.38 acres, the impact is not just 0.69 acres as considered in the analysis, but the entire 17.38 acres.

27-5

- Many of the pebble plains habitat areas in other parts of the Valley have been very recently and very extensively damaged and thus potentially reduced in size. No evaluation has been done on the actual size of the entire pebble plains habitat, and therefore on the actual percentage represented by this proposed development site, especially taking into account the large increase in off-road vehicle usage and resulting destruction of the existing habitat.

27-6

- No scientific justification is given to define neither 40% rainfall as being a sufficient basis for obtaining an accurate survey of the extent of the pebble plains habitat nor any justification given for surveys being valid with anything less than full and normal rainfall.

27-7

- No scientific justification is given to define neither 40% rainfall as being a sufficient basis for obtaining an accurate survey of the extent of the montane meadow habitat nor any justification given for surveys being valid with anything less than full and normal rainfall.

27-8

- Since it would be difficult if not impossible to find a willing seller of sufficient acreage of pebble plains and associated rare plant habitat to in any way mitigate the loss of the actual size of these habitats at the proposed project site, this mitigation measure (paragraph 2 of 5.8-1a) is impractical and inadequate.

27-9

- No mitigation measures have been defined to make up for the loss of montane meadow habitat with the development of this proposed project.

27-10

- No evaluations have been done to define how much of the total montane meadow habitat in the Valley would be lost with the development of this proposed project.
- The special status plant species listed on page 5.8-48 of the revised biological resources section that are likely to exist at the site but that were not detectable during the surveys have not been adequately evaluated nor their potential loss accounted for in this DEIR. Since their numbers have not been determined, no determination as to the full impact to their total populations could have been determined, nor are there any requirements set for making up for their loss once their actual numbers and extent of range have been determined.
- Given all of the above points, the mitigation measures defined in 5.8-1a are grossly inadequate and would not serve to reduce impacts to a less than significant level.
- Since the extent of the pebble plains habitat has been inadequately evaluated and grossly underestimated, the

27-11

27-12

27-13

27-14

evaluation of the potential impact to the special-status Andrews' marble butterfly is inadequate and could underestimate the significance of the impacts on this species.

27-14

- The analysis fails to evaluate the loss of a significant portion of the shoreline habitat for all the species that could be impacted, including not only shore-feeding species, but all species that use this portion of the shoreline for access to the lake.

27-15

- The mitigations proposed to protect the bald eagle habitat as proposed continue to be impractical and ineffective. Similar mitigations in other parts of the Valley have often not been enforced or regulated so that they, in the end, proved to be neither practical nor effective.

27-16

- This revised section fails to evaluate the adequacy of the special-status wildlife mitigations on the basis that similar bald eagle mitigations have been done in prior developments in the Big Bear Valley and when the mitigations were implemented, the bald eagle numbers have been significantly reduced over the past two decades, thus rendering the mitigations totally inadequate.

27-17

- Once again, the potential removal of additional trees to support Section 5.3-1c mitigation for a 100-foot fuel modification is not analyzed anywhere in the Biological Resources section.

27-18

- The DEIR still fails to include in the biological resources analysis the impact to wildlife based on increases in road-kill from the increased traffic nor from the proposed highway realignment.

27-19

- The evaluation of impacts to bald eagles fails to take into account that the eagles now can see the shoreline from the trees identified as bald eagle perches. There is neither

27-20

mention nor evaluation of the increased impacts when the views from those perch trees are degraded extensively by the visually obstructive intrusion of homes built between the trees and the shoreline.

27-20

- Neither mention nor evaluation has been done on the larger-range impacts to the entire population of Southern California wintering bald eagles. The bald eagle numbers in Southern California have been declining in spite of what's happening in other areas of the country. One of the only potential ways for this population to begin recovering is to increase the chances of these populations actually nesting in Southern California. This habitat on the north Shore of Big Bear Lake is some of the last remaining likely areas for this nesting to occur and thus, this proposed project will very likely negatively impact the chances for overall recovery of the bald eagle populations in Southern California.

27-21

- No evaluation has been done on whether the drought in this area could have affected the existence of the wildlife on this site and whether more wildlife would be likely to be

27-22

found at the site during years of normal rainfall. Therefore, the evaluation of the impact on all wildlife, including but not limited, to the yellow-blotched salamander, the silvery legless lizard, the southern rubber boa, the San Bernardino Mountain Flying Squirrel, and all species of bats is inadequate and potentially understated.

27-22

- The adverse impacts on the biological resources that would result from the development of this project would spread out to affect other arenas, such as the economy of the valley and the economic viability of its current dependence on tourism. None of these impacts have been evaluated in this section or throughout the remainder of the DEIR.

27-23

This revised biological resources section analysis continues to be inaccurate and inadequate and grossly understates the level of significance of the impacts regarding wildlife and plants that would be caused by this proposed project. It especially continues to underestimate the significant impacts on bald eagles and both the pebble plains and the montane meadow habitats.

27-24

III. CONCLUSION

My wife and I believe that, since a section of this DEIR was revised, the entire document must be circulated once again so that the changes and how they apply from one section to another can be properly evaluated and the public and the decision-makers can be properly informed prior to making any decision on this project, as required by law.

27-25

We again formally request timely notification in advance of all meetings, documents, and decisions regarding this proposed project.

27-26

The Revised Biological Resources section of the Draft EIR, and thus the DEIR as a whole, for the proposed Moon Camp Project currently in circulation is incomplete, inaccurate and defective and must be rejected in its present form. It has failed to adequately assess the level of significance of the adverse impact on biological resources. Furthermore, multiple significant impacts continue to understate and sugar coat the project in a thinly-veiled attempt to convince the Board of Supervisors to approve this

27-27

project with overriding considerations. The project, on the basis of the present proposal, is so entirely contrary to the guidelines of the County's General Plan and the best interest of the tax-paying public that it warrants nothing less than a categorical denial. We urge the Board to carefully evaluate this project and select the No Project Alternative in the interest of the Public Trust.

27-27

Respectfully submitted,


Bradley L. Winch, Ph.D., J.D. and Cathy Winch

Residents of Fawnskin

Response to Commentor No. 27

Bradley and Cathy Winch

April 15, 2005

- 27-1 Please refer to Response to Comment No. 7-1.
- 27-2 Please refer to Response to Comment No. 7-2.
- 27-3 Please refer to Response to Comment No. 7-3.
- 27-4 Please refer to Response to Comment No. 7-4.
- 27-5 Please refer to Response to Comment No. 7-5.
- 27-6 Please refer to Response to Comment No. 7-6.
- 27-7 Please refer to Response to Comment No. 7-7.
- 27-8 Please refer to Response to Comment No. 7-8.
- 27-9 Please refer to Response to Comment No. 7-9.
- 27-10 Please refer to Response to Comment No. 7-10.
- 27-11 Please refer to Response to Comment No. 7-11.
- 27-12 Please refer to Response to Comment No. 7-12.
- 27-13 Please refer to Response to Comment No. 7-13.
- 27-14 Please refer to Response to Comment No. 7-14.
- 27-15 Please refer to Response to Comment No. 7-15.
- 27-16 Please refer to Response to Comment No. 7-16.
- 27-17 Please refer to Response to Comment No. 7-17.
- 27-18 Please refer to Response to Comment No. 7-18.
- 27-19 Please refer to Response to Comment No. 7-19.
- 27-20 Please refer to Response to Comment No. 7-20.
- 27-21 Please refer to Response to Comment No. 7-21.
- 27-22 Please refer to Response to Comment No. 7-22.
- 27-23 Please refer to Response to Comment No. 7-23.

- 27-24 Please refer to Response to Comment No. 7-24.
- 27-25 Please refer to Response to Comment No. 7-25.
- 27-26 Please refer to Response to Comment No. 7-26.
- 27-27 Please refer to Response to Comment No. 7-27.
- 27-28 Please refer to Response to Comment No. 7-28.

COMMENT NO. 28

P.O. Box 409
Fawnskin, CA 92333
April 15, 2005

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

Attention: Mr. Matthew W. Slowik

Re: Mooncamp Development Project/RCK Properties Inc. Draft Biological section Recirculation

FAX: (909) 387-3223

Dear Mr. Slowik:

We received notification of the revised biological section of the draft EIR for the Mooncamp development project/RCK Properties Inc., and have very significant concerns about this revised version. For example:

1. How can it be guaranteed that there will be offsite mitigation regions available for pebble plains habitat? | 28-1
2. Why would plant surveys be carried out at a time of 40% of normal rainfall, rather than for normal rainfall? | 28-2
3. This revised draft again indicates that there will be significant impact on bald eagle habitat, which is particularly important when cumulative impacts are taken into account.

The overall draft EIR now indicates that there will be substantial negative impacts that cannot be mitigated in a number of areas, including air quality and biological impacts. Visitors come to our valley for the clean air, beautiful scenery and wildlife, and destruction of these important quality of life issues will have significant and irreversible negative economic impacts on this resort community. We hope that the Supervisors will not therefore judge that there are overriding economic considerations for approving the rezoning and this development, as it will have the opposite effect on all but the developers themselves. | 28-3

Yours truly,


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


James N. Pitts, Jr., Ph.D.

Response to Commentor No. 28

B.J. Finlayson-Pitts and James Pitts

April 15, 2005

- 28-1 Please refer to Response to Comment No. 7-9.
- 28-2 Please refer to Response to Comment No. 7-7.
- 28-3 Comment is noted. Environmental considerations noted by the Commentor have been addressed in the Draft and Final EIR.

COMMENT NO. 29

Michael Karp
P.O. Box 1653
Big Bear Lake, CA 92315

County of San Bernardino
Land Use Services Department, Planning Division
385 N. Arrowhead Ave, First Floor
San Bernardino, CA 92415-0182
Attn: Matthew W. Slowik

Fax: 909 387-3223

Concerning: MOONCAMP DEVELOPMENT PROJECT/RCK PROPERTIES, INC. DRAFT EIR
BIOLOGICAL SECTION RECIRCULATION.

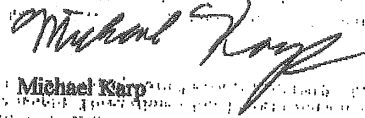
Dear Mr. Slowik:

I understand that the above project is about to come before the County Planning Commission and/or Board of Supervisors. I have some concerns that echo the findings of the DEIR:

- What scientific basis is there for using 40% of normal rainfall as the time when they do another plant survey? Why shouldn't it be done with normal rainfall? | 29-1
- It is very unlikely that there is a place available that they can purchase for offsite mitigation for pebble plains habitat, so this is not a satisfactory mitigation. | 29-2
- The impact on bald eagles has been determined to be significant. In fact, the DEIR states, "The proposed project contains some of the most utilized bald eagle roosting and perching habitat in the Big Bear Valley. Construction of the proposed project would diminish the habitat value of the project site for the species. When viewed in conjunction with other past, present, and reasonably foreseeable developments planned for the Fawnskin/Big Bear Lake area, the loss of bald eagle perch and roosting trees on the project site would significantly impact bald eagle habitat on the north shore of Big Bear Lake." | 29-3
- "As a result, cumulative impacts to the bald eagle are considered significant. Mitigation measures reflective of recommendations developed by scientific studies in the Big Bear Valley, including Kimball Garrett's study on the effects of human activity on wintering bald eagles (1981), are provided as part of the proposed project. However, implementation of these mitigation measures would not reduce direct or cumulative impacts to bald eagle habitat to a level considered less than significant." | 29-4
- To approve this project the Supervisors would have to cite overriding considerations. Since this project would take a general plan amendment for a change in the existing zoning, there can be no overriding considerations that justify this negative impact on the wintering bald eagle population in Big Bear. | 29-5

Since the economy of the Big Bear Valley depends upon nature, recreation and the existence of the bald eagle here, there would most likely be economic harm to the entire valley if this project were approved. I therefore request that this project not be approved as written. | 29-6

Sincerely,



Michael Karp

Response to Commentor No. 29

Michael Karp

April 16, 2005

- 29-1 Please refer to Response to Comment No. 7-7.
- 29-2 Please refer to Response to Comment No. 7-9.
- 29-3 Comment is noted. Environmental considerations noted by the Commentor have been addressed in the Draft and Final EIR.
- 29-4 Comment is noted. Environmental considerations noted by the Commentor have been addressed in the Draft and Final EIR.
- 29-5 Comment is noted.
- 29-6 Comment is noted.

FINAL

December 2005



Moon Camp Residential Subdivision TT No. 16136 EIR Technical Appendices



**Lead Agency:
County of San Bernardino**

**Prepared by:
RBF Consulting**



Administrative Draft EIR Completed: August 23, 2002
Public Review Draft EIR Completed: March 23, 2004
Final EIR Completed: December, 2005

FINAL
ENVIRONMENTAL IMPACT REPORT
TECHNICAL APPENDICES

MOON CAMP
RESIDENTIAL SUBDIVISION
TENTATIVE TRACT NO. 16136

SCH NO. 2002021105

Lead Agency:

COUNTY OF SAN BERNARDINO
385 N. Arrowhead Avenue, Third Floor
San Bernardino, California 92415-0182
Contact: Mr. Matt Slowik, Senior Associate Planner
909.387.4371

Prepared by:

RBF CONSULTING
14725 Alton Parkway
Irvine, California 92618-2069
Contact: Mr. Glenn Lajoie, AICP
949.472.3505

December 2005

JN 10-101901

TABLE OF CONTENTS

Section 15.0: Appendices

- 15.1 Initial Study/Notice of Preparation
- 15.2 Initial Study/Notice of Preparation Public Review Comments
- 15.3 Traffic Data
- 15.4 Air Quality Data
- 15.5 Noise Data
- 15.6 Biological Resources Information
- 15.7 Cultural Resources Information
- 15.8 Geology/Soils Information
- 15.9 Hydrology Data
- 15.10 Jurisdictional Delineation
- 15.11 Geohydrologic Evaluation
- 15.12 Correspondence

15.1 Initial Study/Notice of Preparation

LAND USE SERVICES DEPARTMENT



COUNTY OF SAN BERNARDINO
ECONOMIC DEVELOPMENT
AND PUBLIC SERVICES GROUP

PLANNING DIVISION

385 North Arrowhead Avenue • San Bernardino, CA 92415-0182 • (909) 387-4131
First Floor Fax (909) 387-3249 • Third Floor Fax (909) 387-3223
15505 Civic Drive • Victorville, CA 92392 • (760) 243-8245 • Fax (760) 243-8212
<http://www.co.san-bernardino.ca.us/landuseservices>

MICHAEL E. HAYS
Director of Land Use Services

February 20, 2002

To: Responsible and Trustee Agencies

RE: NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT FOR RCK PROPERTIES, INC. APPLICATION FOR TENTATIVE TRACT MAP 16136, A GENERAL PLAN AMENDMENT/OFFICIAL LAND USE DISTRICT CHANGE, AND A CONDITIONAL USE PERMIT ON APPROXIMATELY 62 ACRES LOCATED IN THE UNINCORPORATED COMMUNITY OF FAWNSKIN

The San Bernardino County Land Use Services Department will be coordinating the preparation of an Environmental Impact Report (EIR) for the RCK Properties, Inc. application for Tentative Tract Map 16136, a General Plan Amendment/Official Land Use District Change from BV/RL-40 (Rural Living, 40-acre minimum lot size) to BV/RS (Single Residential), and a Conditional Use Permit for a boat dock on approximately 62 acres located in the unincorporated community of Fawnskin. The site is on the north shore of Big Bear Lake, on State Highway 38, between Canyon Road and Polique Canyon Road. Tract Map 16136 includes a 95-lot residential subdivision. The project includes 92 numbered lots and 3 lettered lots on the north shore of Big Bear Lake. As part of the proposed project, roads will be constructed and utilities will be installed. Lots will be individually sold and developed by custom design.

The Environmental Checklist Form (Initial Study), completed September 5, 2001, identified the potential for significant impacts relative to the issue areas as follows: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hazards & Hazardous Materials, Hydrology / Water Quality, Land Use/Planning, Noise, Population/Housing, Recreation, Transportation/Traffic, and Utilities/Service Systems. The Initial Study serves to focus the scope of the EIR. A copy of the Initial Study is enclosed for your review.

This letter is a request for environmental information that you or your organization believes should be addressed in the EIR. Due to time limits, as defined by the California Environmental Quality Act (CEQA), your response should be sent at the earliest possible date, but no later than thirty (30) days after publication of this notice. Comments and questions may be directed to Tracy Creason, Senior Associate Planner, 385 North Arrowhead Avenue, San Bernardino, CA 92415-0182.

In addition to receiving written comments, the Land Use Services Department will be conducting a public scoping meeting from 10:00 a.m. to noon on March 2, 2002. The meeting will be held at the North Shore Elementary School, which is located at 765 North Stanfield Cutoff in Big Bear Lake.

Sincerely,

TRACY CREASON, Senior Associate Planner
Advance Planning Division

Enclosures: Initial Study
Distribution List

WILLIAM H. RANDOLPH
County Administrative Officer

JOHN GOSS
Assistant County Administrator
Economic Development and
Public Services Group

Board of Supervisors

BILL POSTMUS First District DENNIS HANSBERGER Third District
JON D. MIKELS Second District FRED AGUIAR Fourth District
JERRY EAVES Fifth District

MOON CAMP
MASTER NOP 2-02
Mooncamp NOP mlg lbs.doc
Revised 2-20-02

U. S. FISH & WILDLIFE SERVICE
ATTN: P. J. WHITE
Carlsbad Field Office
2730 Loker Ave., West
Carlsbad, CA 92008

U. S. FOREST SERVICE
Forest Supervisor's Office
1824 S. Commerce Center Circle
San Bernardino, CA 92408-3430

U. S. FOREST SERVICE
Big Bear Ranger District
P. O. Box 290
Fawnskin, CA 92333-0290

U. S. Army Corps of Engineers
Operations Branch
P. O. Box 2711
Los Angeles, CA 90053

U. S. Army Corps of Engineers
ATTN: ANTAL SZIJJ
32330 Santa Ana Canyon Road
Highland, CA 92346

Howard Wilshire
3727 Burnside Road
Sebastopol, CA 95472

CA Dept. of Fish & Game
4775 Bird Farm Road
Chino Hills, CA 91709

CA Division of Forestry
3800 Sierra Way
San Bernardino, CA 92405

CAL TRANS
CEQA/IGR Coordinator
Dept. of Trans. Planning
464 W. 4th St., 6th Floor
San Bernardino, CA 92401-1400

CA State Highway Patrol
2211 Western Avenue
San Bernardino, CA 92411

SCAG
818 W. 7th St., Suite 1200
Los Angeles, CA 90017

South Coast AQMD
ATTN: STEVE SMITH
21865 E. Copley Drive
Diamond Bar, CA 91765-4182

CA RWQCB/Santa Ana Region
3737 Main St., Suite 500
Riverside, CA 92501-3339

San Bernardino County
Public Health Dept.
Div. of Env. Health Svcs.
0160

San Bernardino County
County Geologist
0181

San Bernardino County
Bldg. & Safety 0181

San Bernardino County
County Fire Dept. – Haz Mat 0153

San Bernardino County
Public Works
Env. Mgmt. Division
0835

San Bernardino County
Public Works
Env. Mgmt. Division-Flood Control
District
0835

San Bernardino County
Public Works
Env. Mgmt. Division-Land Development
0835

San Bernardino County
Public Works
Env. Mgmt. Division-Surveyor
0835

San Bernardino County
Public Works
Traffic Division
0835

San Bernardino County
ATTN: BOB MC KERNAN
Biological Resources
Museum - 0065

San Bernardino County
Arch Info Center
Museum – 0065

San Bernardino County
Fire Dept. – 0179

San Bernardino County
Regional Parks – 0763

San Bernardino County
Sheriff's Dept. – 0061

San Bernardino County
LAFCO – 0490

San Bernardino County
Special Districts – 0450

San Bernardino County
ATTN: LORI PANZINO
Special Districts – 0450

San Bernardino County
Supervisor Dennis Hansberger
BOS - 0110

SANBAG
472 N. Arrowhead Avenue
San Bernardino, CA 92401

City of Big Bear Lake
DWP
P. O. Box 1929
Big Bear Lake, CA 92315-1929

Southern CA Gas Co.
Construction Planning
Inland Empire Region
1981 West Lugonia Avenue
Redlands, CA 92373

Edison International
ATTN: PLANNING DEPT.
287 Tennessee Street
Redlands, CA 92373

Big Bear CSD
ATTN: C. BARDOWELL
SOLID WASTE ADMIN.
P. O. Box 558
Big Bear City, CA 92314

Big Bear Muni Water Dist.
P. O. Box 2863
Big Bear Lake, CA 92315

Big Bear Area Regional
Wastewater Agency (BBARWA)
ATTN: DONNA REPP
P. O. Box 517
Big Bear City, CA 92314

Katie Barrows
CA Native Plant Society
53298 Avenida Montezuma
La Quinta, CA 92253

Peter J. Kiriakos
Sierra Club – San Gorgonio Chapter
29421 Sunharbor Court
Lake Elsinore, CA 92530

SOFA
ATTN: LARRY BROWN
P. O. Box 22
Lake Arrowhead, CA 92352

Dan Silver, Coordinator
Endangered Habitats League
8424-A Santa Monica Blvd., #592
Los Angeles, CA 90069-4267

Big Bear Lake Department of
Water & Power
41972 Garstin Road
Big Bear Lake, CA 92315

City of Big Bear Lake
ATTN: PLANNING DIRECTOR
P. O. BOX 2800
Big Bear Lake, CA 92315

Redlands Water Department
P. O. Box 2090
Redlands, CA 92373

Bear Valley Unified Schools
ATTN: RUDY F. MACIOGE
P. O. BOX 1529
Big Bear Lake, CA 92315

County Library
Big Bear Lake
14930 Garstin Drive
Big Bear Lake, CA 92315

County Fire CSA 53B
Mtn. Battalion (West) Stn 49
P. O. Box 371
Fawnskin, CA 92333

U. S. Post Office
39132 Northshore Drive
Fawnskin, CA 92333
(no initial study sent)

Northshore Café
ATTN: BARBARA & RICHARD
ORTIZ
P. O. Box 367
Fawnskin, CA 92333
(no initial study sent)

Urban Environs
ATTN: PAT MEYER
133 E. Vine
Redlands, CA 92373

RBF Consulting
ATTN: GLENN LAJORE
14725 Alton Pkwy.
Irvine, CA 92618-2027

IN BERNARDINO COUNTY
INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

This form and the descriptive information in the application package constitute the contents of an Initial Study pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the State CEQA Guidelines.

RECEIVED

FEB 19 2002

RBF CONSULTING

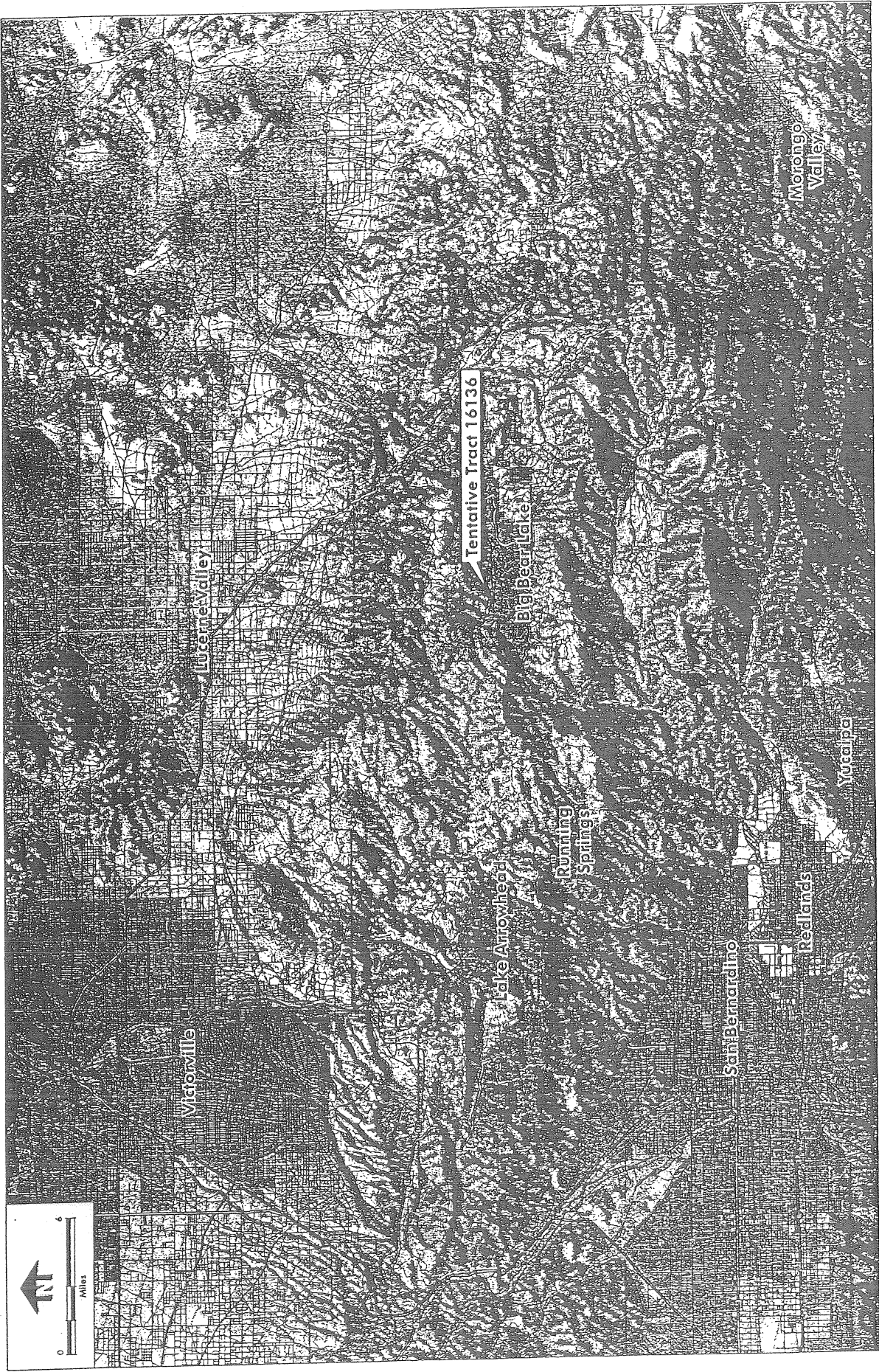
USGS Quad: Fawnskin, 7.5 Minute Series
T,R,Section: T2N, R1W, Section 13, SBBM
Thomas Bros: Pg 4741, C6 and D6, 2000 ed.
Planning Area: Big Bear Lake
Community: Bear Valley (Fawnskin)/S-3
OLUD: BV/RL-40, Improvement Level: IL1

PROJECT DESCRIPTION:

1. **Project Title:** General Plan Amendment/Official Land Use District Change, Conditional Use Permit and Tentative Tract No. 16136 ("Moon Camp")
2. **Lead Agency Name and Address:**
County of San Bernardino
Land Use Services Division
385 North Arrowhead Avenue
San Bernardino, CA 92415
3. **Contact person and phone number:**
Mike Williams
(909) 387-4168
4. **Project location:** In the North ½ of Section 13, T2N, R1W, SBBM, Fawnskin, California
(APN: 0304-082-14, 0304-091-12, 13, and 21)
5. **Project sponsor's name and address:**
RCK Properties, Inc.
P.O. 7104
Big Bear Lake, CA 92315
Attn: Mr. Mike Rafferty
6. **Description of project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary support, or offsite features necessary for its implementation.)

PROJECT SUMMARY:

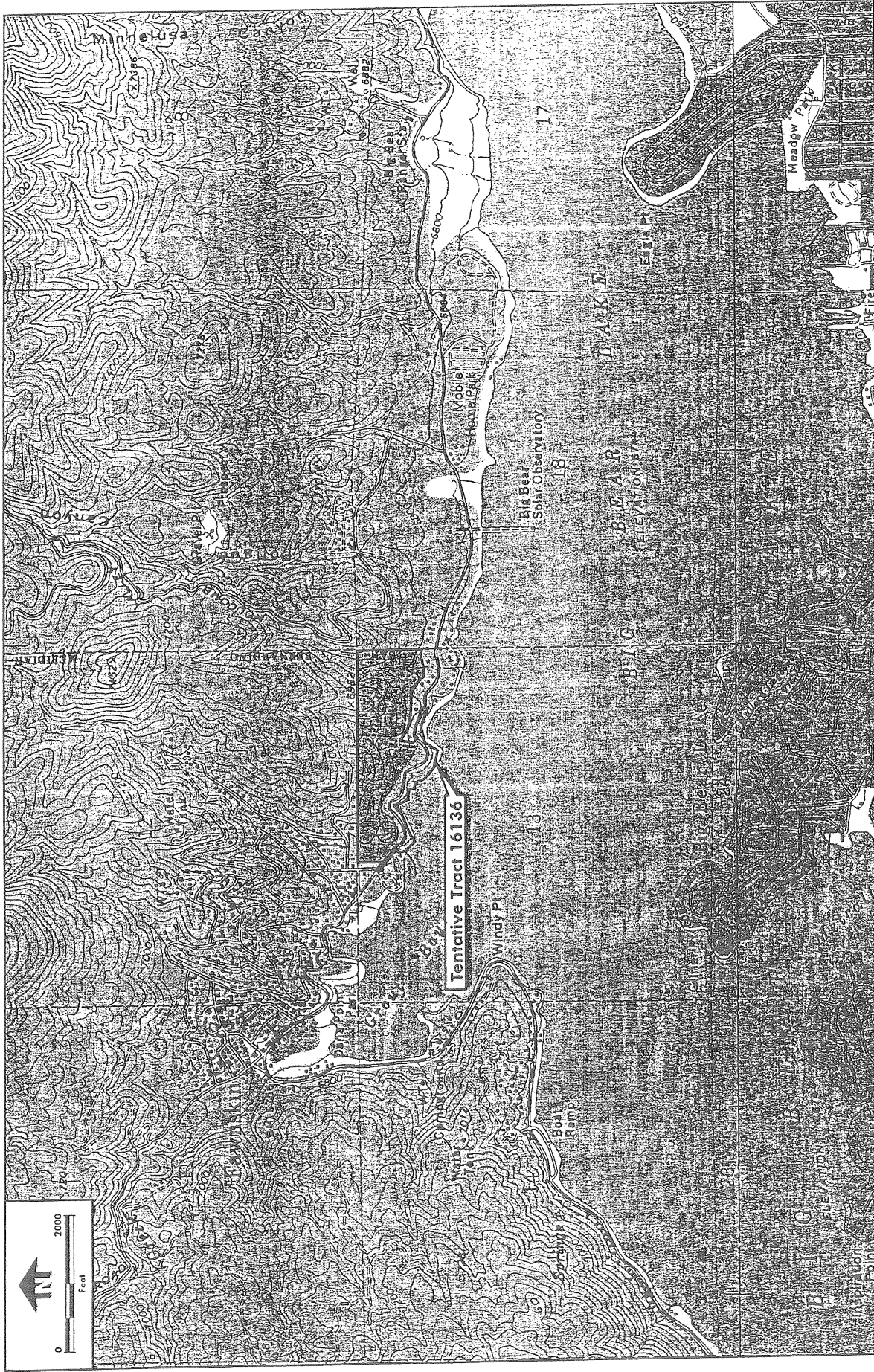
The project proposed by RCK Properties, Inc. in Big Bear, is a 95-lot residential subdivision (Tentative Tract No. 16136) on the north shore of Big Bear Lake, in the community of Fawnskin, County of San Bernardino (see Figure 1). The project site is approximately 62.43 acres, located more specifically in the north ½ of Section 13, Township 2 North, Range 1 West, San Bernardino Base and Meridian (see Figure 2). The proposal is a tentative tract map for 92 numbered and 3 lettered lots (see Figure 3). Roads will be graded only and utilities will be installed. Lots will be sold individually and development of lots and construction of homes will be by custom design. Numbered lots will range in size between 0.17 acres (7,292 square feet) to 2.11 acres.



Regional Location Map

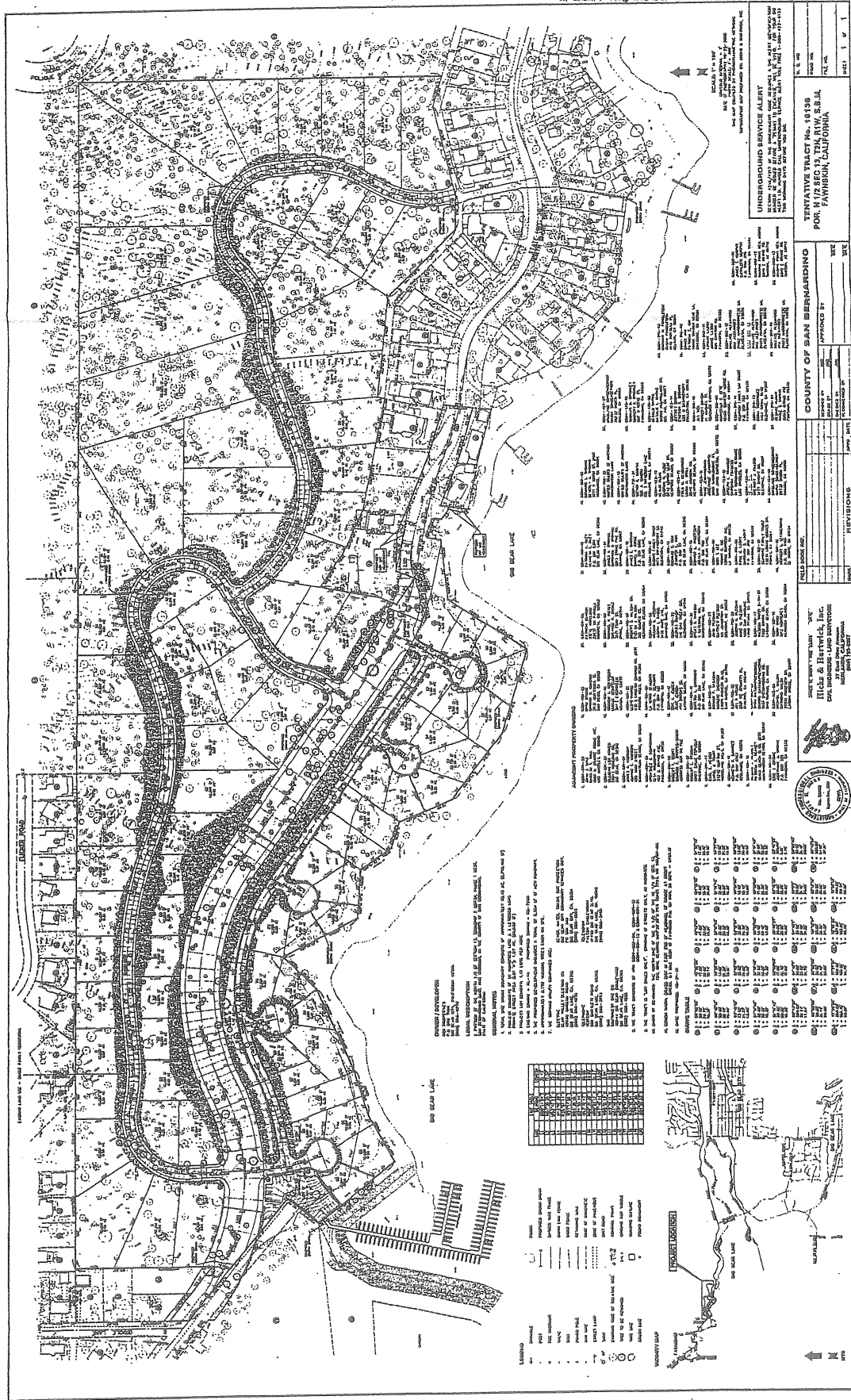
Tentative Tract 16136, "Moon Camp"
 Fawnskin, County of San Bernardino

Figure 1



USGS Map

Tentative Tract 16136, "Moon Camp"
 Fawnskin, County of San Bernardino



Tentative Tract Map 16136
 Tentative Tract 16136, "Moon Camp"
 Fawnskin, County of San Bernardino

LILBURN CORPORATION

The three lettered lots are identified as follows: Lot "A" is the private street designed to provide access to the southernmost lots; Lot "B" is the 1.4-acre strip of land that will remain between the relocated State Highway 38 and the private street Lot "A"; and Lot "C" is the gated entrance to the project including a proposed boat dock (southwest corner of the property) that would be available for use by residents of the tract and accessible by Lot "C". The boat dock will include slips for approximately 100 boats (dependent upon demand).

The project includes a General Plan Amendment/Official Land Use District Change from BV/RL-40 Rural Living (40-acre minimum lot size) to BV/RS (see Figure 4). State Highway 38 (North Shore Drive) extends through the southerly portion of the site; the proposal also includes the relocation of approximately 2,498 feet of Highway 38 to the north (see Figure 5) and therefore an Amendment to the Circulation Element of the County General Plan will also be required. The maximum distance of relocation as designed is 207 feet to the north, to allow for the development of lake front lots. Access to the project would be from State Highway 38 with access locations onto one private road and one public road within the subdivision. The internal circulation system was evaluated with a maximum volume of approximately 400 vehicles per day, satisfactory for a two-lane road.

Purpose and Need For The Project:

The project will provide for up to 92 single-family residential lots to be developed, as custom lots, in the future. This is one of the few remaining, developable, lakefront properties in the community of Fawnskin.

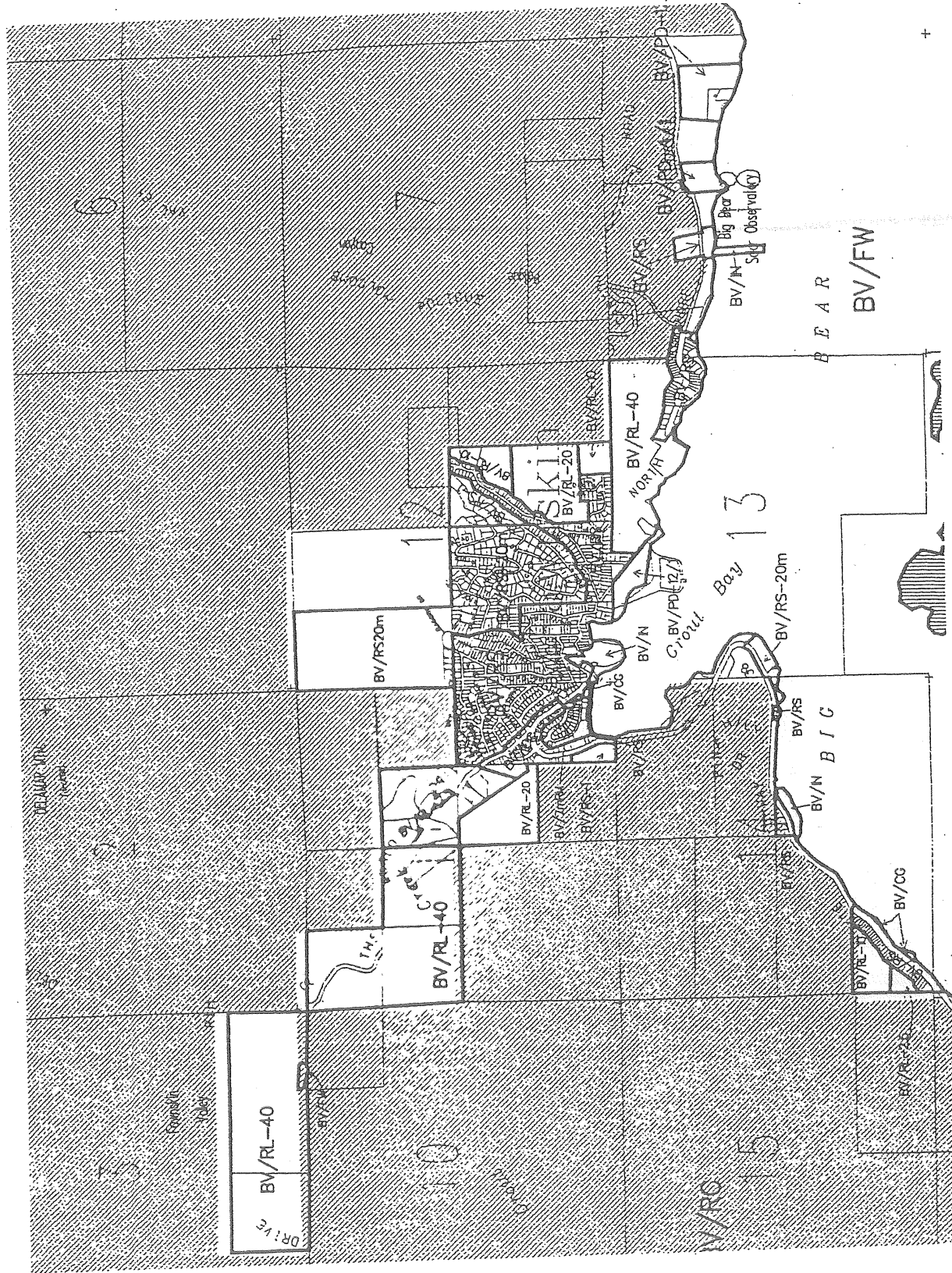
PROJECT IMPLEMENTATION:

To implement this project, the Applicant will need to obtain the following permits/approvals:

- Big Bear Municipal Water District – Boat Dock Permit
- Caltrans – Project Study Report (PSR) and Traffic Impact Study (TIS) for SR 38 Encroachment Permit
- County of San Bernardino Board of Supervisors –Approval of the General Plan Amendment (for land use and Circulation Element), Conditional Use Permit for Marina Parking Lot, Tentative Tract Map, and Certification of the Environmental Impact Report
- California Department of Fish & Game -1603 Streambed Alteration Agreement
- California State Water Resources Control Board – General Storm Water Permit for Construction and Storm Water Pollution Prevention Plan (SWPPP)
- California Regional Water Quality Control Board – Clean Water Act Section 401 Permit
- U.S. Army Corps of Engineers – Clean Water Act Section 404 Permit
- California Division of Forestry – Timber Harvest Plan (THP)

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The project site is adjacent to the north shore of Big Bear Lake in the relatively undeveloped eastern portion of Fawnskin. The property lies between Canyon Road to the west and Polique Canyon Road to the east, and Flicker Road to the north. The site is gently sloping from south to north and is vegetated in Jeffrey pine forest. Pebble plain (a unique plant community) habitat occurs in scattered patches in the western portion of the property. Existing residential properties are to the southeast, along the north and south side of Highway 38, further to the east and east of Polique Canyon Road, and to the west and north off of Canyon Road, Flicker Road, Deer Trail Lane and Canyon Road. Highway 38 is the only existing improvement on the property; dirt roads and trails traverse the property. Elevations range from 6,747 feet at the lakefront to a high of 6,960 at the



County Official Land Use Districts

Tentative Tract 16136, "Moon Camp"
 Fawnskin, County of San Bernardino