



Solar farm

From emilymdunn@gmail.com <emilymdunn@gmail.com>

Date Thu 3/19/2026 3:16 PM

To Garlick, Delanie <Delanie.Garlick@lus.sbcounty.gov>

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We are against the solar farm in Erwin Lake. We live in Erwin lake and don't want it.
Thank you for your attention to this matter.

Emily Porter
909-800-8144



Re: FOBBV Comments on Project No. PROJ-2025-00036 (APN 0314-401-29)

From Mark Kenegos <mkenegos@gmail.com>

Date Thu 3/19/2026 1:44 PM

To Delanie Garlick <Delanie.Garlick@weareharris.com>; PlanningCommissionComments@lus.sbcounty.gov <PlanningCommissionComments@lus.sbcounty.gov>

Cc FOBBV Sandy Steers <sandy.fobbv@gmail.com>; teri.fobbv@gmail.com <teri.fobbv@gmail.com>; Michelle <shelley.fobbv@gmail.com>; christinasannicolas@yahoo.com <christinasannicolas@yahoo.com>

 3 attachments (2 MB)

FOBBV_Comments_on_PROJ-2025-00036_ISMND.pdf; FOBBV Comments on Project No. PROJ-2025-00036 (APN 0314-401-29) (5).pdf; Supplemental CEQA Comments on Project No. PROJ-2025-00036 (APN 0314-401-29) (1).pdf;

You don't often get email from mkenegos@gmail.com. [Learn why this is important](#)

Dear Ms. Garlick,

On behalf of Friends of Big Bear Valley, please find attached our comments on the Draft Initial Study and Mitigated Negative Declaration for the Bear Valley Solar Energy Project (PROJ-2025-00036).

These comments supplement and incorporate by reference our prior submissions dated November 20, 2025 and our Supplemental CEQA Comments submitted in advance of the February 19, 2026 Planning Commission hearing. We request that all materials be included in the administrative record for this Project.

In summary, our comments focus on deficiencies in the biological resources analysis, including survey timing and baseline conditions, inadequate evaluation of wildlife habitat and movement, and failure to analyze reasonably foreseeable indirect and cumulative impacts. As described in the attached letter, these issues preclude a finding that impacts would be less than significant.

We appreciate the opportunity to provide input and request that the County fully address these comments as part of its CEQA review.

Please confirm receipt of this submission.

Sincerely,
Mark Kenegos
Friends of Big Bear Valley

mkenegos@gmail.com
(909) 632-6533

On Tue, Jan 27, 2026 at 5:56 PM Mark Kenegos <mkenegos@gmail.com> wrote:

Hi Delanie,

Attached please find a supplemental comment letter submitted on behalf of Friends of Big Bear Valley regarding Project No. PROJ-2025-00036 and the proposed adoption of a Mitigated Negative Declaration.

Also attached are site-specific photographs documenting wildlife presence within or immediately adjacent to the project area, including a small mammal consistent with a kangaroo rat species and active raptor use and foraging behavior. These materials are submitted for inclusion in the administrative record to assist the County and Planning Commission in evaluating biological resource impacts under CEQA.

Please include the attached letter, our previous letter, and photographs in the record for consideration as part of the February 19, 2026 Planning Commission hearing.

Thank you for your time and attention.

Best regards,
Mark Kenegos
Friends of Big Bear Valley

On Thu, Jan 22, 2026 at 11:43 AM Mark Kenegos <mkenegos@gmail.com> wrote:

Hi Delanie,

Can you please add me to the notification list for this project?

Thanks,
Mark Kenegos
Friends of Big Bear Valley

On Thu, Nov 20, 2025 at 11:13 AM Mark Kenegos <mkenegos@gmail.com> wrote:

Hi Delanie,

Attached is a PDF containing Friends of Big Bear Valley's comments on Project No. PROJ-2025-00036. We appreciate the opportunity to provide input and look forward to staying engaged as the review process moves forward.

Please feel free to contact me if you have any questions.

Thank you,
Mark Kenegos
Friends of Big Bear Valley



Erwin Lake Solar Field Opposition

From Kevin Hauser <kuffelcreek@kuffelcreek.com>
Date Thu 3/19/2026 8:10 AM
To Garlick, Delanie <Delanie.Garlick@lus.sbcounty.gov>
Cc COB - Internet E-Mail <COB@sbcounty.gov>

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Re: Project # 2005-00036
Parcel # 0314-410-29
Erwin Lake Solar Field

Esteemed board members:

I urge you opposition to the above project, which would require re-zoning. It goes against the general plan for this quiet and scenic neighborhood. We already pay some of the highest electricity rates in the country, and the project would further raise these rates with no direct benefit to our community.

--

Kevin Hauser
1130 Ash Ln
Erwin Lake
Big Bear City, CA 92314
(951) 377-2143



Bves solar field

From Wendee Hawkins <wendeehawkins@gmail.com>

Date Thu 3/19/2026 2:07 PM

To Delanie Garlick <Delanie.Garlick@weareharris.com>; delanie.garlick@lus.county.gov
<delanie.garlick@lus.county.gov>

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Wendee Hawkins

2124 Erwin Ranch Road
Big Bear City, CA 92314

Wendeehawkins@gmail.com

3/19/2026

San Bernardino County

Land Use Services Department – Planning Division
385 N. Arrowhead Avenue, First Floor
San Bernardino, CA 92415

Subject: Proposed Solar Project and Mitigated Negative Declaration (MND)

Project Title: Bear Valley Solar Energy Project

Project No.: PROJ-2025-00036

Dear County of San Bernardino Land Use Services Department, Planning Division,

I am writing to formally express my opposition to the proposed solar photovoltaic project and the associated Mitigated Negative Declaration (MND). After reviewing the project details, I have significant concerns regarding the adequacy of the environmental analysis, particularly as it relates to land use changes, physical development impacts, and the protection of biological resources and sensitive habitats.

The proposed General Plan Amendment from Very Low Density Residential to Rural Living represents a substantial shift in land use intensity that is inconsistent with the current rural character of the area. This transition does not adequately consider the ecological sensitivity of the site, which supports native habitats and species that rely on minimal disturbance. Similarly, the requested zone change to Bear Valley/Rural Living introduces a level of development that is incompatible with the existing environmental conditions and long-term land use vision.

Furthermore, the approval of a Conditional Use Permit for a utility-scale solar facility would establish a concerning precedent for industrial-scale development in an area not intended for such use. The construction and operation of this project would result in a significant physical transformation of the landscape, including grading, vegetation removal, fencing, and the installation of extensive infrastructure. These changes would permanently alter the natural environment and disrupt the integrity of the surrounding ecosystem.

A critical concern is the reliance on biological studies that were conducted during the wrong seasons. As a result, the findings do not accurately reflect the presence or absence of sensitive, rare, or endangered species. Many

plant and wildlife species in this region are seasonal and may not have been observable during the periods in which surveys were conducted. This raises serious questions about the validity of the conclusions presented in the MND.

Because the biological assessments were not conducted across appropriate seasonal windows, the data is incomplete and potentially misleading. This deficiency undermines the determination that impacts would be less than significant. Sensitive habitats, including native vegetation communities and wildlife corridors, are likely to be more extensively impacted than reported, and such impacts may not be effectively mitigated.

The project site warrants a comprehensive, multi-seasonal evaluation of biological resources to fully understand the scope of potential impacts. Without this level of analysis, the MND does not meet the evidentiary standards required under CEQA. The reliance on incomplete data compromises the integrity of the environmental review process.

Given the scale of the proposed development and the ecological importance of the area, a more thorough environmental analysis is necessary. An Environmental Impact Report (EIR) should be prepared to ensure that all potential impacts are fully disclosed and appropriately evaluated. Additionally, the proposed mitigation measures are insufficient to address impacts that have not been properly identified due to flawed baseline studies.

Also to be noted, the company hired to do this report clearly had no regard for our neighborhood or the environment! They left tarps, stakes, flags, and trash all over the area. When we brought this to the attention of bves they said they would look into it. No one ever came out to clean up the mess!

In conclusion, the project represents a substantial and irreversible change in land use and physical development that is not adequately addressed in the current MND. I respectfully urge the County to reconsider the findings, require additional biological studies conducted during appropriate seasons, and pursue a more comprehensive environmental review process.

Thank you for your time and consideration of these concerns.

Sincerely,

Wendee Hawkins



Project No.: PROJ-2025-00036

From Deborah Herrera <deborahavas@gmail.com>
Date Fri 3/20/2026 12:43 PM
To Garlick, Delanie <Delanie.Garlick@lus.sbcounty.gov>

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Subject: Project No.: PROJ-2025-00036

March 19, 2025

Lon & Deborah Herrera
1429 Malabar Way
Big Bear City, Ca 92314
Lonpsd@hotmail.com
Deborahavas@gmail.com

San Bernardino County

Land Use Services Department – Planning Division

385 N. Arrowhead Avenue, First Floor

San Bernardino, CA 92415

Subject: Proposed Solar Project and Mitigated Negative Declaration (MND)

Project Title: Bear Valley Solar Energy Project

Project No.: PROJ-2025-00036

Dear County of San Bernardino Land Use Services Department, Planning Division,

I am writing to formally express my opposition to the proposed solar photovoltaic project and the associated Mitigated Negative Declaration (MND). After reviewing the project

details, I have significant concerns regarding the adequacy of the environmental analysis, particularly as it relates to land use changes, physical development impacts, and the protection of biological resources and sensitive habitats.

The proposed General Plan Amendment from Very Low Density Residential to Rural Living represents a substantial shift in land use intensity that is inconsistent with the current rural character of the area. This transition does not adequately consider the ecological sensitivity of the site, which supports native habitats and species that rely on minimal disturbance. Similarly, the requested zone change to Bear Valley/Rural Living introduces a level of development that is incompatible with the existing environmental conditions and long-term land use vision.

Furthermore, the approval of a Conditional Use Permit for a utility-scale solar facility would establish a concerning precedent for industrial-scale development in an area not intended for such use. The construction and operation of this project would result in a significant physical transformation of the landscape, including grading, vegetation removal, fencing, and the installation of extensive infrastructure. These changes would permanently alter the natural environment and disrupt the integrity of the surrounding ecosystem.

A critical concern is the reliance on biological studies that were conducted during the wrong seasons. As a result, the findings do not accurately reflect the presence or absence of sensitive, rare, or endangered species. Many plant and wildlife species in this region are seasonal and may not have been observable during the periods in which surveys were conducted. This raises serious questions about the validity of the conclusions presented in the MND.

Because the biological assessments were not conducted across appropriate seasonal windows, the data is incomplete and potentially misleading. This deficiency undermines the determination that impacts would be less than significant. Sensitive habitats, including native vegetation communities and wildlife corridors, are likely to be more extensively impacted than reported, and such impacts may not be effectively mitigated.

The project site warrants a comprehensive, multi-seasonal evaluation of biological resources to fully understand the scope of potential impacts. Without this level of analysis, the MND does not meet the evidentiary standards required under CEQA. The reliance on incomplete data compromises the integrity of the environmental review process.

Given the scale of the proposed development and the ecological importance of the area, a more thorough environmental analysis is necessary. An Environmental Impact Report (EIR) should be prepared to ensure that all potential impacts are fully disclosed and appropriately evaluated. Additionally, the proposed mitigation measures are insufficient to address impacts that have not been properly identified due to flawed baseline studies.

In conclusion, the project represents a substantial and irreversible change in land use and physical development that is not adequately addressed in the current MND. I respectfully urge the County to reconsider the findings, require additional biological studies conducted during appropriate seasons, and pursue a more comprehensive environmental review process.

Thank you for your time and consideration of these concerns.

Sincerely,

Lon & Deborah Herrera

Sent from my Debbie iPhone



PROJ-2025-00036 (Bear Valley Solar Project)

From Lucas Jenkins <lucas.jenkins78@gmail.com>

Date Thu 3/19/2026 10:21 AM

To Garlick, Delanie <Delanie.Garlick@lus.sbcounty.gov>; COB - Internet E-Mail <COB@sbcounty.gov>; Board Meeting Comments <BoardMeetingComments@cob.sbcounty.gov>

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Dear Members of the Board,

My name is Lucas Jenkins I am a law enforcement officer, a veteran, a husband, and a father of two young children. I am writing to express my strong opposition to the proposed solar project planned directly next to our home.

I have dedicated my career—and my military service—to protecting communities and standing up for the well-being of others. Today, I am asking for that same protection for my own family and my community. I respectfully ask that you consider not only the policy implications of this project, but the real-life impact it will have on the families who live here.

My family recently invested our life savings into our home, relying on the existing Single Residential – 1 Acre zoning. That zoning gave us confidence that we were moving into a quiet, safe, residential area where we could raise our children. The proposal to rezone this land to Rural Living and approve a Conditional Use Permit for an industrial-scale solar facility directly next door completely changes that reality. It is not what we were promised when we chose to build our lives here.

I am also deeply concerned about the lack of transparency. My family did not receive a single notification about this project. We learned about it through social media. As someone who believes strongly in accountability and public trust, this is unacceptable. Residents deserve proper notice and the opportunity to be heard before decisions of this magnitude are made.

It is important to recognize that the Planning Commission has already reviewed this project and voted against it due to its incompatibility with the land. Moving forward despite that recommendation sends a troubling message to residents who rely on these processes to be fair and meaningful.

I also want to make something very clear: the residents in this community are not asking for special treatment. We are simply asking you to uphold the County's existing policies, General Plan, and zoning protections that we relied on when we chose to live here. In contrast, the applicant is asking for special treatment—seeking to rezone land that is not compatible with this type of industrial use, and then requesting a Conditional Use Permit to allow a project that otherwise would not be permitted. This sets a dangerous precedent and undermines the integrity of the County's planning framework.

There are serious environmental concerns that must not be ignored. The California Environmental Quality Act (CEQA) surveys were reportedly conducted during the wrong seasons, calling into question the

accuracy of the findings. As both a veteran and a law enforcement officer, I have been trained to rely on complete and accurate information when making critical decisions. Approving a project of this scale without a full, properly conducted environmental impact report is a risk that should not be taken. The project threatens wildlife habitats and migration corridors, including federally protected burro migration routes and the endangered stickleback fish. These are not minor concerns—they are long-term environmental consequences that cannot be undone once the damage is done.

I am also concerned about the direct impact this project will have on our quality of life. Large-scale solar facilities are not silent. They often generate a persistent electrical humming or buzzing noise from inverters and associated equipment. That constant noise, in what is currently a quiet residential area, will affect our ability to rest, enjoy our home, and provide a peaceful environment for our children.

Additionally, the shallow water table in our area—approximately 10 feet below the surface—raises legitimate concerns about groundwater contamination. My family relies on our well water. Any potential runoff, soil disturbance, or leaching associated with this project could directly impact the safety of our drinking water. That is not a risk I am willing to accept for my children or my community.

There is also the broader impact on our neighborhood. A park located just minutes from our home is part of what makes this community a place where families gather and children play. Introducing an industrial project of this scale into such close proximity changes the character of the area in a way that cannot be reversed.

Finally, I want to address the financial burden. Residents in Big Bear and surrounding mountain communities already face electricity rates that are among the highest in the nation. Many families are working-class or on fixed incomes. It is difficult to justify placing additional strain on these households for a project that offers them little direct benefit.

As someone who has served this country, I believe deeply in doing what is right, even when it is difficult. I also know that leadership requires listening to the people you serve and protecting the communities that depend on you. I respectfully ask that you uphold those principles here.

Please deny approval of this project, or at a minimum, require a full and properly conducted environmental impact report, ensure proper public notification, and uphold the integrity of the County's zoning and planning processes.

My family chose this community to build a life rooted in safety, stability, and trust. I ask that you help protect that for us and for all the families who call this area home.

Thank you for your time and consideration.

Respectfully,

Lucas Jenkins



Project: PROJ-2025-00036 Parcel # 0314-401-29

From kerry kersavage <kerrylorri@yahoo.com>
Date Thu 3/19/2026 5:37 PM
To Garlick, Delanie <Delanie.Garlick@lus.sbcounty.gov>
Cc COB - Internet E-Mail <COB@sbcounty.gov>

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To Whom it May Concern,

I'm sending this in opposition to the proposed solar project for Erwin Lake. Bear Valley Electric Service is already outrageous with their astronomical rate hikes, outages and lack of care for our community. With so many energy efficient appliances not reflecting the lower rates we were promised, this is just more of the same.

So this project is an emphatic NO for me!

Sincerely,
Kerry Kersavage

[Sent from Yahoo Mail for iPhone](#)

March 19, 2026

Subject: Bear Valley Solar Energy Project (Project)
SCH# 2025101328

Delanie Garlick, Senior Planner
San Bernardino County Land Use Services
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0182
Delanie.Garlick@lus.sbcounty.gov

Dear Ms. Garlick:

Thank you for the opportunity to provide these comments on the Bear Valley Solar Energy Project (Project). The Project calls for development of a 5 megawatt (MW) solar photovoltaic (PV) facility on a 29.53 acre parcel (APN 031440129) located at 2151 Erwin Ranch Road, near the City of Big Bear Lake in unincorporated San Bernardino County, California (Project site). These comments are based on my experience as a past Planning Commissioner representing the Big Bear and San Bernardino Mountains area (1983-1988) and as a botanist and biological consultant for the San Bernardino National Forest and others (since 1977).

The Initial Study/Mitigated Negative Declaration (IS/MND) prepared by ERM is inadequate and erroneous regarding a number of potential environmental impacts. In particular, the IS/MND greatly downplays or completely ignores the potentially significant adverse environmental impacts of the Project with regard to Aesthetics, Biological Resources and Land Use Planning. Each of these impact categories is addressed separately below.

I might also suggest that the consultants do a spell check for "San Bernadino" and replace the misspelling with "San Bernardino" (pages 3, 4, 6 et al.).

Aesthetics

The IS/MND wrongly concludes that any impacts of the Project on aesthetics would be "less than significant". The Project site is situated on a flat sagebrush meadow with a pinyon woodland ridge behind it. The Erwin Ranch community around the site is comprised of rural horse properties enjoying broad open space views across the meadow to the forested ridges to the north and south.

In their presentation before the County Planning Commission on February 19th, the consultants presented images showing a wall of "native trees and vegetation" that would serve as a screen, blocking the view of the 8-10 feet high solar array covering the 30-acre site.

As a botanist and ecological restoration professional, I don't know what native trees and vegetation they propose to plant in the sagebrush meadow habitat. Whatever they would plant would require substantial supplemental irrigation and even then, the screening "hedge" would stand out like a green brick wall against the background of the beautiful pinyon woodland covered ridge to the north.

From the IS/MND: "In nonurbanized, [does the Project have the potential to] substantially degrade the existing visual character or quality of public views of the site and its surroundings?" (Page 10) The answer is clearly "Yes". The Project has not only the potential for significant impacts on the aesthetics of the rural community, but the very strong likelihood, if not certainty, that it would result in significant adverse impacts on aesthetics. These impacts cannot be reduced to less than significant levels by merely planting a 10-foot tall hedge, which in and of itself would represent a significant adverse impact on the big landscape views the community enjoys today.

The Project would violate the County's own Land Use policies. That is, Goal LU4 Community Design, 4.5 Community Identity, wherein, "We require that new development be consistent with and reinforce the physical and historical character and identity of our unincorporated communities."

Land Use and Planning

The Project would involve intensive development of a 30-acre solar array in the middle of a rural residential community comprised of horse ranches and large open spaces. Yet the IS/MND concludes that there will be no significant impacts or conflicts with the established community of Erwin Ranch by placement of this intensive development project in the middle of the community. (Page 85) Really?

For these reasons, and for the inadequacies of the biological resource assessments described below, the Planning Commission made the correct decision to Deny the project.

Biological Resources

The Erwin Ranch area is known to support a number of rare, threatened or endangered species. The area immediately surrounding the Project site supports two rare plant communities—pebble plains and wet meadows—that host at least seven formally-listed Threatened or Endangered plant species, in accordance with both Federal and State Endangered Species Acts.

The consultants correctly identified the potential occurrence of pebble plains on the property and, in fact, they did identify pebble plains habitat on the north hillside portion of the Project site, but they did not do their biological field investigations until September 4, 2025, well past the appropriate season to actually see the specific rare plants that occur there.

The consultants failed to mention at all the potential for special status meadow plants to occur on site. Two of these species—the bird-foot checkerbloom (*Sidalcea pedata*) and slender-petalled mustard (*Thelypodium stenopetalum*) are both known to occur in Shay Meadow, west and north of the Project site; and at Erwin Lake, immediately east of the Project site. These are both formally listed as Endangered species under the auspices of both Federal and State Endangered Species Acts. Once again, the consultants did not complete on the ground botanical surveys until September, well after the season that the endangered meadow plant species would be identifiable, even by me, and I'm the botanist that got them listed in the first place back in the early 1980s.

Thus, the IS/MND mistakenly concludes that the *potential* for significant adverse impacts on special status species is “less than significant with mitigation incorporated,” their mitigation for this and for several other potential special status species being only pre-construction surveys. Even these would have to be done in the appropriate season to actually see what they were looking for.

At a minimum, approval of the Project with an IS/MND requires full protocol surveys, done in the appropriate seasons for those species.

Furthermore, regarding fully protected rare, threatened or endangered species, they trigger “Mandatory Findings of Significance” in accordance with the California Environmental Quality Act (CEQA §15065). Under the Mandatory Findings clause, the Initial Study reads, “Would the project have the *potential* to... substantially **reduce the number** or restrict the range of an endangered, rare, or threatened species...?” (Page 120) [emphasis added] Clearly, the Project does have the *potential to reduce the number*—that is, minus one—of formally listed endangered species.

If the potential exists for formally protected species to be present on the property, then the Mandatory Findings clause of the CEQA **requires** preparation of a formal Environmental Impact Report, with full protocol surveys and full public review. This is not a discretionary action on the part of the Lead Agency. It is **mandatory**. A Mitigated Negative Declaration is not legally adequate to be adopted in this case, if the County were inclined to approve the Project as presently proposed.

Sincerely,



Dr. Timothy Krantz, Professor Emeritus
University of Redlands
1200 E. Colton Avenue, Lewis Hall
Redlands, CA 92374
tim_krantz@redlands.edu



Proposed INDUSTRIAL Solar Project and Mitigated Negative Declaration (MND) Project Title: Bear Valley Solar Energy Project Project No.: PROJ-2025-00036

From Darrell Gardner <darrellgardner@earthlink.net>

Date Wed 3/18/2026 4:35 PM

To Garlick, Delanie <Delanie.Garlick@lus.sbcounty.gov>

Cc Board Meeting Comments <BoardMeetingComments@cob.sbcounty.gov>; COB - Internet E-Mail <COB@sbcounty.gov>

1 attachment (18 KB)

Solar Letter.docx;

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Dani McGee
Darrell Gardner
2795 Erwin Ranch Rd. / PO Box 2752
Big Bear City, CA 92314

March 18, 2026

Harris & Associates (c/o Delanie Garlick)
County of San Bernardino
Land Use Services Department, Planning Division
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0187

Subject: Proposed INDUSTRIAL Solar Project and Mitigated Negative Declaration (MND)

Project Title: Bear Valley Solar Energy Project
Project No.: PROJ-2025-00036

Dear Ms. Garlick,

We are writing to formally express our opposition to the proposed INDUSTRIAL solar photovoltaic project and the associated Mitigated Negative Declaration (MND). We have reviewed the project details and have significant concerns regarding the adequacy of the environmental analysis, particularly as it relates to land use changes, physical development impacts, and the protection of biological resources and sensitive habitats.

The proposed General Plan Amendment from Very Low Density Residential to Rural Living represents a substantial shift in land use intensity that is inconsistent with the current rural character of the area. This transition does not adequately consider the ecological sensitivity of the site, which supports native habitats and species that rely on minimal disturbance. In addition to this, the requested zone change to Bear Valley/Rural Living does not adequately account for the long-term environmental consequences of introducing utility-scale industrial development into a previously low-impact residential and habitat-rich landscape. The approval of a Conditional Use Permit for a utility-scale solar facility would establish a concerning precedent for industrial-scale development in an area not intended for such use. We bought our property here in 2010 partly due to how the property was classified and we do not want to see that change.

It is our understanding that the biological studies that were conducted occurred during the wrong seasons. Many plant and wildlife species in this region are seasonal and may not have been observable during the periods in which surveys were conducted. This raises serious questions about the validity of the conclusions presented in the MND. Consequently, the biological assessments were not conducted across appropriate seasonal windows and the data is incomplete and potentially misleading.

The project site warrants a comprehensive, multi-seasonal evaluation of biological resources to fully understand the scope of potential impacts. Without this level of analysis, the MND does not meet the evidentiary standards required under CEQA. The reliance on incomplete data compromises the integrity of the environmental review process.

In conclusion, the project represents a substantial and irreversible change in land use and physical development that is not adequately addressed in the current MND and we do not support the project. The Planning Commission thoroughly analyzed the project, and they too denied the project. So should you, and we respectfully ask that you deny the project as well.

Thank you for your time and consideration of these concerns.
Sincerely,

Dani McGee
danimcgee@earthlink.net.
323/896-1234

Darrell Gardner
darrellgardner@earthlink.net
951/264-4736




Opposition to Erwin Lake Solar Project (PROJ-2025-00036)

From Kasia Kinaman <kasiacristine@yahoo.com>

Date Thu 3/19/2026 12:32 PM

To Garlick, Delanie <Delanie.Garlick@lus.sbcounty.gov>; Board Meeting Comments <BoardMeetingComments@cob.sbcounty.gov>; COB - Internet E-Mail <COB@sbcounty.gov>

 1 attachment (43 KB)

Opposition to Erwin Lake Solar Project (PROJ-2025-00036).pdf;

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Kasia Mendoza
2141 7th Ln
Big Bear City, CA 92314
kasiacristine@yahoo.com
03/18/2026

San Bernardino County
Land Use Services Department – Planning Division
385 N. Arrowhead Avenue
San Bernardino, CA 92415

Subject: Opposition to Erwin Lake Solar Project (PROJ-2025-00036)

Dear Planning Division,

I am writing to oppose the proposed solar project in the Erwin Lake area.

This location is not just open land—it's an active wildlife passage that supports animals like mountain lions, bald eagles, and the local donkey population that returns each year to graze and give birth. Once this land is disturbed, that movement and habitat won't come back. The idea that these impacts can be minimized doesn't reflect the reality on the ground.

There are also serious safety concerns. A large solar installation in a high fire-risk mountain community adds another layer of danger. These types of fires are difficult to control, and our local resources are already stretched thin.

On top of that, residents here are already dealing with extremely high electric bills. It's hard to understand why a project like this would move forward if it leads to even higher costs without clear local benefit.

This project also conflicts with the current zoning and General Plan for the area. Land designated for low-density residential and rural use should not be converted into an industrial-scale facility. Approving this would set a precedent for similar development in areas that were never intended for it and would permanently change the character of Erwin Lake.

There are also serious concerns about the environmental review itself. The current analysis does not reflect a full, year-round understanding of the site. Without proper multi-season studies, there is no clear picture of the true impact to wildlife, vegetation, and the surrounding ecosystem. A project of this scale should require a full Environmental Impact Report, not a limited review.

Equally concerning is that many people in the community were not properly informed. For something that affects this area so directly, that lack of outreach is unacceptable.

This project does not fit the character of Erwin Lake and places unnecessary strain on both the environment and the people who live here. I strongly urge you to reject it.

Sincerely,
Kasia Mendoza



Project: PROJ-2025-00036 parcel #0314-401-29

From Laura Roll <laura.roll@gmail.com>

Date Thu 3/19/2026 10:25 AM

To Garlick, Delanie <Delanie.Garlick@lus.sbcounty.gov>

Cc Board Meeting Comments <BoardMeetingComments@cob.sbcounty.gov>; COB - Internet E-Mail <COB@sbcounty.gov>

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Hello,

I wanted to write about my concern for the appeal regarding the proposed solar project in Erwin Lake, Project Number PROJ-2025-00036, Parcel #0314-401-29. I was relieved to hear the planning commission denied it as its NOT compatible with the area and there are better locations to achieve the same end result. We have other options! Please do not put the solar field in this location!

Why can't the solar be put up over Vons and Stater bro's parking lots? Or over the large parking areas for the ski resorts? Or simply distributed over large roofs of buildings in the urban area? I am very much opposed to changing the land use in the erwin lake area for the sole purpose of allowing a solar field to exist - which sets a precedent for an industrial CUP in the area or other incompatible uses. It will completely change the rural community, will irreversibly affect the quality of the landscape, endanger sensitive species, affect the watershed, raise fire risk, ruin the residential character of the area, goes against the general plan, and would negatively affect the RCA.

It is unclear how much electricity this project would actually produce. The proper studies have not been completed. It is not a suitable location and there is not enough evidence that other locations would not be a better fit. Please do not allow this project to move forward. We need to focus our improvement efforts in the more developed areas of Big Bear to ensure our precious natural resources are conserved while at the same time achieving the infrastructure improvements we need, but with focus on long-term sustainability and vision over short-term savings. These improvements can be made within the more developed areas.

Thank you!

Laura Minuto
310-429-3072



Solar Farm Opposition

From Mitch Munden <mitch@socalresorts.com>
Date Thu 3/19/2026 3:36 PM
To Garlick, Delanie <Delanie.Garlick@lus.sbcounty.gov>
Cc COB - Internet E-Mail <COB@sbcounty.gov>

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To whom it may concern,

I am voicing my opposition to the planned solar farm at Erwin Lake. As a longtime California resident I am all too aware of citizens being gouged repeatedly to fund these projects with our budgets bearing the weight of bureaucratic aspirations.

The objective of solar power at it's inception was to reduce or eliminate the need for high energy costs. Therefore funding such an endeavor by increasing energy costs in a county that ranks 28th in median salaries is a backwards and backhanded move. With what we already bankroll through various taxes such a project should not be a cause for additional financial burden on county residents.

Thank you for your time and consideration!

Mitch Munden
619.606.3220

--





No!

From Lila Nelson <lila@socalresorts.com>

Date Thu 3/19/2026 4:40 PM

To Garlick, Delanie <Delanie.Garlick@lus.sbcounty.gov>

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Hi Delanie,

I'm absolutely opposed to paying for the solar panels going in, in Erwin Lake. The bills for power are already through the roof!

I don't understand why all of the residents in Big Bear should pay for something we don't want.

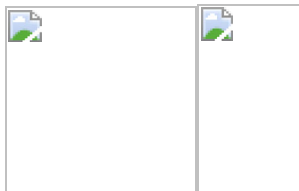
Regards,
Lila Nelson



LILA NELSON
COMPASS SoCal Resorts
DRE#01717294
615-856-4949

www.Lila.findyourcabin.com

575 Pine Knot Ave Ste A
Big Bear Lake, CA 92315
www.compass.com



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Big Bear Lake, CA / / / / — COMPASS

March 19, 2026

San Bernardino County
Land Use Services Department – Planning Division
385 N. Arrowhead Avenue, First Floor
San Bernardino, CA 92415

Subject: Proposed Solar Project and Mitigated Negative Declaration (MND)

Project Title: Bear Valley Solar Energy Project

Project No.: PROJ-2025-00036

Dear County of San Bernardino Land Use Services Department, Planning Division,

I am writing to formally express my opposition to the proposed solar project and its associated Mitigated Negative Declaration (MND). I have significant concerns about the adequacy, accuracy, and completeness of the environmental analysis particularly regarding land use changes, aesthetics, improper biological survey timing, baseline environmental conditions, and the impacts of physical development on sensitive habitats and species.

The proposed General Plan Amendment from Very Low Density Residential to Rural Living represents a substantial intensification of land use that does not reflect or respect the area's existing rural character. This change fails to account for the site's ecological sensitivity and the native habitats and species that depend on low levels of disturbance. Likewise, the requested zone change from very low density residential to Rural Living would introduce a degree of development incompatibility with both existing environmental conditions and the community's long-term land use vision. Our enjoyment of the broad open-space views across the meadow toward the surrounding mountain ranges as well as our long-established ability to safely ride horses along the dirt roads and trails will be significantly compromised by the introduction of industrial traffic and a large-scale solar field. These changes would fundamentally alter the rural landscape, diminish the scenic quality of the area, and create safety concerns for equestrian use. Such impacts directly conflict with the County's General Plan for the Erwin Ranch area which emphasizes the preservation of rural character, scenic vistas, and safe recreational access for residents.

The Conditional Use Permit for a utility-scale solar facility raises additional concerns, as it would establish an inappropriate precedent for industrial-level development in an area not planned for such uses. The associated grading, vegetation removal, fencing, and installation of extensive infrastructure would permanently alter the natural landscape, fragment habitats, and diminish the integrity of the surrounding ecosystem.

A critical issue is the inadequate biological resource analysis due to improper survey timing. Surveys were conducted during late-season fall conditions, when many plant species were no longer alive and therefore not identifiable. CEQA requires that the environmental baseline be supported by substantial evidence. However, out-of-season surveys do not provide a reliable or

scientifically defensible basis for determining the presence or absence of special-status species, nor for assessing habitat quality or ecological function. As a result, the baseline conditions relied upon in the MND are incomplete and not representative of true site conditions.

This deficiency is particularly alarming given the proximity of sensitive habitats, including the endangered stickleback fish, located less than 100 yards from the project area. Because many plant and wildlife species exhibit seasonal detectability, surveys conducted outside appropriate biological windows cannot accurately characterize the site's environmental resources. This undermines the validity of the MND's conclusions and its determination that impacts would be less than significant.

Without a comprehensive, multi-season survey effort, the environmental review cannot accurately evaluate potential impacts to native vegetation communities, wildlife movement corridors, or sensitive, rare, and endangered species. As a result, the current mitigation measures are insufficient because they do not address impacts that were never properly identified in the first place.

Given the scale of the proposed development, the ecological importance of the area, and CEQA's requirement that decisions be based on complete and substantial evidence, the current MND is inadequate. A full Environmental Impact Report (EIR) is necessary to ensure that all potential impacts are fully disclosed, thoroughly analyzed, and appropriately mitigated.

In conclusion, the project represents a substantial and irreversible change in land use and physical development, yet the environmental review fails to meet CEQA standards due to flawed baseline data and improper biological survey timing. I respectfully urge the County to reject the current MND, require complete multi-season biological studies, and proceed with a more rigorous and transparent environmental review process.

Thank you for your time and consideration of these concerns.

Sincerely,
Christina San Nicolas



Solar Field Project, Erwin Ranch Road, Big Bear City

From Mr & Mrs Pennbo <strawbears@hotmail.com>

Date Wed 3/18/2026 4:40 PM

To Garlick, Delanie <Delanie.Garlick@lus.sbcounty.gov>; Board Meeting Comments <BoardMeetingComments@cob.sbcounty.gov>; COB - Internet E-Mail <COB@sbcounty.gov>

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To Whom It May Concern,

We are writing to express our opposition to the proposed zoning change and subsequent Bear Valley Electric Solar Energy project on Erwin Ranch Road. There are many reasons why this project should not be allowed a zoning change.

We are long-time residents (almost 5 decades) and chose this valley partly due to its rural nature and expansive views of surrounding unsullied nature. Throughout the years much of the original rural aspect has changed and areas zoned for rural/western/equestrian lifestyle have disappeared. This includes the incorporated area of the City of Big Bear Lake, as well as the unincorporated areas that include Big Bear City, Fawnskin, and Sugarloaf. Erwin Lake is one of the few remaining area that pays homage to the area's heritage.

The proposed location is a very rural area traditionally and historically used for and by equines both wild and domestic. It is a historic property and comprises a large portion of one of the few remaining original founding family's ranches (Erwin). It is of extreme benefit to the valley's beloved wild burros- both as a grazing/food source, as a nursery, and as a corridor to access food and water. The intended zoning change would allow land use that disrupts the rural feeling those of us in the area we have grown to love and have invested in. Eight-foot privacy fences do not enhance this rural feeling and negatively impact the surrounding resident's enjoyment of the mountain meadow lands and views. Noise and additional particulate matter in the air are also not conducive to the lifestyle we enjoy and have invested in. A change to RL- Rural Living allows uses that do not sync with the current uses and would also threaten the endangered and federally protected Stickleback in their nearby protected area as well as other endangered, protected, and rare species both flora and fauna.

The project proposed for this area after a change to RL would be built closely adjacent to both established and newer equestrian properties and would negatively impact the enjoyment and use of those properties as well as their value. These

homes were all built with respect to the RS-1 and Resource Conservation designations and with faith that the community needs and wants were considered when the existing codes were implemented. The proposed zoning change and subsequent intended use does not address the possibility and potential contamination of the ground water and the shallow aquifer which is shared by all the properties in this larger area. Air quality will be negatively impacted by a zoning change allowing projects that would increase traffic as this is a dirt road and any additional traffic will increase the dust in the air. Potential paving would negatively impact the rural nature and safety of equines in the area- both wild burro and domestic horses, as vehicle speeds will demonstrably increase. The much-loved wildlife in our area would be negatively impacted. Our water table, many of us are on wells, would be jeopardized. Our pursuit of happiness and enjoyment in our homes would be negatively impacted. The proposed General Plan Amendment from Very Low Density Residential to Rural Living represents a significant intensification of land use that is incompatible with the existing rural character and ecological sensitivity of the area. The zone change does not adequately account for the long-term environmental consequences of introducing utility-scale industrial development into a previously low-impact residential and habitat-rich landscape.

There are other options for locations to build the intended facility that would not require a zoning change nor so negatively impact our valley and its residents – especially as commercial facilities already exist in multiple suitable areas. There are other options for Bear Valley Electric Service to meet green energy requirements while allowing residents of the valley to maintain the wide-open rural living allowed by RS-1 zoning.

We believe it is also relevant that Bear Valley Electric has had the opportunity over the years to support the use of solar in our valley and they have chosen to erect blocks to solar use instead, making it almost impossible for homeowners to economically use residential solar. Other electricity providers in the state of California are choosing to meet their requirements through the inclusion and support of residential solar. Residential solar is allowed with the current RS-1 zoning and would maintain the highly regarded rural aspects of this area. This zoning change and proposed facility would ask local residents to bear the entire brunt of all negative consequences without mitigation and without benefit to those most impacted. Changing the zoning would allow this project to move forward without respect to the residents of the area and the valley. Bear Valley Electric told us directly that this solar plant would only service a very small percentage of residents, would not service those most impacted by its location, and would be paid for by the customers and not by Bear Valley Electric. BVES has had ample opportunity to work WITH residents to meet the needs of both our electricity using community and our environment and has chosen profit over customers every time.

We also believe that this project would never receive approval a full Environmental Impact Report is done in seasonally appropriate times. Other entities are required to do full EIR's in areas with similar issues and impacts. We feel BVES should also be required to do so. The current Mitigated Negative Declaration (MND) fails to fully evaluate the true extent of biological impacts due to studies being conducted during the wrong seasons, when many sensitive and endangered species are not detectable. Seasonal limitations in biological surveys result in incomplete and

potentially misleading conclusions, underrepresenting the presence of rare, threatened, and endangered plant and wildlife species that rely on this habitat. Sensitive habitats, including native vegetation communities and wildlife corridors, are likely to be significantly degraded or destroyed, and these impacts cannot be adequately mitigated as suggested in the MND. The project site supports biological resources that require year-round and multi-seasonal analysis to accurately assess impacts, which has not been sufficiently completed. The reliance on incomplete biological data undermines the validity of the MND and does not meet the evidentiary standards required to conclude that impacts will be less than significant. You represent the citizens of our county and we are urging you to follow the requirements put in place to protect us from for-profit corporations that do not have our best interests at heart.

We are requesting that you deny the zoning change from it's current designation to Rural Living (RL). RS-1 and Resource Conservation best reflect and respect the local history and current uses in the area. Nothing is to be gained by mountain residents by changing the zoning to RL.

Thank you for your time,

Christina Pennington

Stephen Boggio

2803 Erwin Ranch Rd
Big Bear City, CA



PROJ-2025-00036 Parcel # 0314-401-29

From John Porter <bigbearlaker@gmail.com>
Date Thu 3/19/2026 3:06 PM
To Garlick, Delanie <Delanie.Garlick@lus.sbcounty.gov>
Cc COB - Internet E-Mail <COB@sbcounty.gov>

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Delanie, et al.

Please let it be known that we live near the proposed site for this project and we vehemently oppose this project in its entirety. Not only does this project violate the General Plan for Zoning in our area, it also poses great risks to our environment and our drinking water! We are all on wells near this project. Furthermore, this project threatens protected wildlife like the stickleback fish who live extremely close to the proposed location. It endangers other wildlife migration and frankly would destroy the beauty of the neighborhood we live in, which would negatively affect our property values.

Additionally, the increased costs associated with this project are unbearable. We already have extremely high rates.

This project was rightly denied by the Planning Commission. Please do the right thing and deny this project. We will fight this project every step of the way! It does not belong in our neighborhood.

Thank you!!

--

Very sincerely,

John Porter



Opposition to Appeal for Project PROJ-2025-00036, Parcel No. 0314-401-29

From Lillian Sauer <lilliantsauer@gmail.com>

Date Thu 3/19/2026 3:38 PM

To COB - Internet E-Mail <COB@sbcounty.gov>; Garlick, Delanie <Delanie.Garlick@lus.sbcounty.gov>; Board Meeting Comments <BoardMeetingComments@cob.sbcounty.gov>

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Dear County Board of Supervisors,

I am writing to formally express my strong opposition to the appeal of Project PROJ-2025-00036, Parcel No. 0314-401-29.

As a resident of Big Bear City, I have serious concerns about both the substance of this proposal and the broader precedent its approval would create for our community.

First, the proposed General Plan Amendment from Very Low Density Residential to Rural Living is not a minor adjustment. It is a meaningful intensification of land use that is fundamentally incompatible with the rural character, environmental sensitivity, and planning intent of this area.

Second, the requested zone change to Bear Valley/Rural Living appears to disregard the long-term consequences of placing utility-scale industrial infrastructure in a landscape that has historically been low-impact, residential in nature, and rich in habitat value. Reclassifying land in this way does not make the site appropriate for this type of development. It simply attempts to force compatibility where it does not naturally exist.

Third, approval of the Conditional Use Permit would establish a deeply troubling precedent. It would signal that large-scale infrastructure can be inserted into areas clearly unsuited for it, weakening existing land use protections and undermining public confidence in the integrity of the County's planning framework.

I am also concerned that the proposed mitigation measures fall well short of what is necessary to address the full range of impacts to sensitive species and habitats. That concern is only heightened by the fact that the baseline biological data appears compromised due to improper study timing. When the underlying data is flawed, the conclusions drawn from it cannot be treated as reliable.

Taken together, this project represents a substantial and effectively irreversible change in land use and physical development. It is inconsistent with the assumptions and conclusions reflected in the current Mitigated Negative Declaration, the General Plan, and the applicable zoning framework.

Just as important, this is not a case where no alternatives exist. There are numerous other locations in our valley that would be far more appropriate for a project of this nature and scale. Pushing this development into an unsuitable area is not sound planning. It is poor judgment.

I urge the Board to take these concerns seriously and reject the appeal.

Thank you for your consideration,

March 17, 2026

San Bernardino Government Center
Land Use Services Planning Division
385 N. Arrowhead Avenue 1st Floor
San Bernardino, Ca. 92415-0187

Attention: Board of Supervisors

Regarding: Bear Valley Solar Energy Project – Industrial Solar Resource Construction
2151 Irwin Road, near Big Bear City, Ca

Dear Board of Supervisors:

This letter is to voice my opposition to the above solar construction project. I am a land owner in the Hamilton Ranch acreage around Irwin Lake. I, also, protest the change of the zoning from Low Density Residential to Rural Living.

My property fronts the seasonal Irwin Lake, which is a wildlife habitat, providing water all year long to the habitat of mountain lions, bears, donkeys and many varieties of birds, amongst other species. The donkeys have worn a pathway up the mountain. The mountain lions have been sighted occasionally. Many of the homeowners have horses, which rely on the natural water supply on their property and there is a very strong Homeowner Association, which has the residents adhere to keeping the acreage serene.

I take great pride in that, as a single mother, also, fostering many children, that I was able to provide this beautiful location for my family. I do not want the value of this land to be diminished in any way for them, or the other residents, et al.

Thank you in advance for your kind consideration and thoughtfulness to this matter.

Sincerely,

Linda K. Sevilla
Lot 7 Hamilton Ranch Estates

Cc: Delanie Garlick, Harris & Associates

Glenn Snoke
2401 Erwin Ranch Road
Big Bear City, CA 92314
gosnoke@gmail.com
3/18/2026

San Bernardino County
Land Use Services Department – Planning Division
385 N. Arrowhead Avenue, First Floor
San Bernardino, CA 92415

Subject: Proposed Solar Project and Mitigated Negative Declaration (MND)

Project Title: Bear Valley Solar Energy Project

Project No.: PROJ-2025-00036

Dear County of San Bernardino Land Use Services Department, Planning Division,

I am writing to formally express my opposition to the proposed solar photovoltaic project. After reviewing the project details, I have significant concerns regarding the adequacy of the environmental analysis, particularly as it relates to land use changes, physical development impacts, and the protection of biological resources and sensitive habitats.

The proposed General Plan Amendment from Very Low Density Residential to Rural Living represents a substantial shift in land use intensity that is inconsistent with the current rural character of the area. It also conflicts with the zoning we all bought into when we decided to move here. This transition does not adequately consider the ecological sensitivity of the site, which supports native habitats and species that rely on minimal disturbance. Similarly, the requested zone changes to Bear Valley/Rural Living introduces a level of development that is incompatible with the existing environmental conditions and long-term land use vision. This zone change is only being proposed to sneak in the “OK” to go ahead with the total destruction of our current beautiful rural area. This is not right and should never have been considered. We are all against this aspect of the project.

Furthermore, the approval of a Conditional Use Permit for a utility-scale solar facility would establish a concerning precedent for industrial-scale development in an area not intended for such use. The construction and operation of this project would result in a significant physical transformation of the landscape, including grading, vegetation removal, fencing, and the installation of extensive infrastructure. These changes would permanently alter the natural rural environment and disrupt the integrity of the surrounding ecosystem. It would also open the door for more unwanted development in our rural valley. Are they going to expand once this door is open? We all bought in this area as we liked the existing planning and zoning for the area and did not know what might lay ahead.

A critical concern is the reliance on biological studies that were conducted during the wrong seasons. As a result, the findings do not accurately reflect the presence or absence of sensitive, rare, or endangered species. Many plant and wildlife species in this region are seasonal and may not have been observable during the periods in which surveys were conducted. This raises serious questions about the validity of the conclusions presented in the MND. Dr Timothy Kranz is a Professor of Environmental Studies at the University of Redlands and an expert in Southern California ecology, botany and environmental policy. He brought this all up during the meeting on January 19, 2026, the Chambers went silent while he spoke.

Because the biological assessments were not conducted across appropriate seasonal windows, the data is incomplete and potentially misleading. This deficiency undermines the determination that impacts would be less than significant. Sensitive habitats, including native vegetation communities and wildlife corridors, are likely to be more extensively impacted than reported, and such impacts may not be effectively mitigated.

The project site warrants a comprehensive, multi-seasonal evaluation of biological resources to fully understand the scope of potential impacts. Without this level of analysis, the MND does not meet the evidentiary standards required under CEQA. The reliance on incomplete data compromises the integrity of the environmental review process.

Given the scale of the proposed development and the ecological importance of the area, a more thorough environmental analysis is necessary. An Environmental Impact Report (EIR) should be prepared to ensure that all potential impacts are fully disclosed and appropriately evaluated. Additionally, the proposed mitigation measures are insufficient to address impacts that have not been properly identified due to flawed baseline studies.

Another concern I noticed when asked about the well-known fire danger of the Lithium-Ion batteries, is that it was quickly passed over as if there was no problem. Then I heard that the batteries were not on site, they were going to be located in Big Bear Lake offsite! When was that cat going to be let out of the bag? I have been told that there will be smaller batteries on site. I have also been told that the batteries will be located at the Garston Bear Valley Electric Service yard. Has this been publically announced or just kept quiet? This should be of Valley wide concern. With the battery storage in Big Bear Lake, the solar project has now become a concern for all Big Bear Residences and should be addressed as such. The fires that start because of the nature of the Lithium-Ion batteries should be of "HIGH" importance and study by the Board of Supervisors and the Department of Building and Safety and the Land Use Services Department.

Eight Lithium-Ion batteries plants in California at energy battery storage plants have had what they are calling an "explosion" occurring in the last year. Moss Landing (Northern California) facility for instance had four separate explosions. It causes a toxic smoke plum, triggering evacuations, and prompting a state of emergency. There have also recently been many recently in Southern California as well. These explosions release a toxic smoke plum which consists of toxic materials that include hydrogen flouride, heavy metals and cobalt particles to name a few and are very difficult to extinguish. The fire is so intense that the firemen are told to stand down and will not try to extinguish them. Often requiring they be left to burn out over several days/weeks! The surround area is contaminated creating a long-term problem and an environmental impact in the

area. People in the areas experience things such as pulmonary distress and other associated health problems and many have had to move away. The common cause is “thermal runaway” caused by overheating, physical damage or equipment failure. These battery storage facilities are going in without an understanding of the long-term consequences or risks that may be involved. As this site is involved with an associated battery storage yard, are they prepared to cover the cooling needed to keep “thermal runaway” from happening at the storage facility on Garston in Big Bear Lake? Do they have the training associated and needed to take care of the storage facility? Is our local Fire department trained and ready for such an emergency? Do the research! Look at UTube “Battery Plant Exploding Professor Mikael Hogan” There have recently been many such run-a-way fires in the south land. Does Big Bear Lake want to shoulder such a responsibility? Have they informed everyone about the possibilities of such a disaster? I have NEVER received any information on the proposed Solar Project; I am only 1300 feet away! Yet, I have not received anything from the County. What about all of Big Bear Lake and all of Big Bear City being notified of the possible danger associated with the Solar Project? Shouldn't the whole Valley have a say so in this project?

In conclusion, the project represents a substantial and irreversible change in land use and physical development that is not adequately addressed in the current MND. I respectfully urge the County to reconsider all the findings, require additional biological studies conducted during appropriate seasons, and pursue a more comprehensive environmental review process. I also urge the County to open for review by everyone that lives in or visits Big Bear Valley this solar project as it affects everyone, permanent resident or visitor alike.

Thank you for your time and consideration of these concerns.

Sincerely,
Glenn Snoke



(PROJ-2025-00036) Solar project

From Jennifer Sommers <deercreekmorgans@aol.com>

Date Thu 3/19/2026 10:27 AM

To Delanie Garlick <Delanie.Garlick@weareharris.com>; cob@sbccounty.gov <cob@sbccounty.gov>; supervisorbaca@bos.sbccounty.gov <supervisorbaca@bos.sbccounty.gov>; supervisor.rowe@boss.sbccounty.gov <supervisor.rowe@boss.sbccounty.gov>; supervisor.armendarez@bas.sbccounty.gov <supervisor.armendarez@bas.sbccounty.gov>

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Jennifer Sommers
2013 Erwin Ranch Road
Big Bear City, CA 92314

March 18, 2026

Ms. Delanie Garlick, Director
San Bernardino County Land Use Services Department
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415

Supervisor Paul Cook – District 1
Supervisor Jesse Armendarez – District 2
Supervisor Dawn Rowe – District 3
Supervisor Curt Hagman – District 4
Supervisor Joe Baca Jr. – District 5

Dear Ms. Garlick and Members of the Board of Supervisors,

I am writing to submit public comment regarding the proposed Erwin Ranch Industrial Solar Project (PROJ-2025-00036).

As proposed, this project raises significant concerns related to environmental impacts, public safety, and incompatibility with existing land use and County planning policies.

Erwin Ranch functions as a critical wildlife corridor within the Big Bear Valley, supporting sensitive species including the Southern Rubber Boa, bald eagle, mountain lion, feral donkeys, and downstream habitat for the protected three-spined stickleback fish. Development in this location threatens habitat connectivity, breeding areas, and sensitive plant communities.

The biological and botanical studies conducted for this project are incomplete. Proper environmental review requires multi-season analysis, including spring and summer surveys to assess wildlife breeding, plant cycles, and donkey foaling areas. Without this information, environmental impacts cannot be fully understood.

The project also raises concerns regarding watershed impacts. Large-scale grading and installation may disrupt natural drainage patterns, increase erosion, and affect downstream properties and the broader hydrologic system of Big Bear Valley.

Additionally, the introduction of industrial solar infrastructure in a high wildfire-risk area presents safety concerns. Solar facilities involve energized equipment that can increase fire risk and require specialized emergency response. Local fire resources in this mountain community are limited and may not be equipped to manage a prolonged industrial solar fire, increasing risk to nearby homes and surrounding forest lands.

The project is incompatible with surrounding residential development, including existing homes and those currently under construction. Its location within a designated Resource Conservation Area further raises concerns, as this designation is intended to protect natural resources, wildlife habitat, and open space.

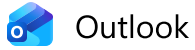
There are also concerns regarding overall public benefit. It is unclear who will directly benefit from the energy produced, while local residents may bear the environmental, safety, and visual impacts. Additionally, questions remain regarding public notification and meaningful community participation as required under CEQA.

Given these issues—environmental impacts, incomplete studies, fire risk, watershed concerns, and inconsistency with land use designations—there are substantial concerns regarding the project's ability to meet County standards.

Thank you for your time and consideration. I respectfully request that this comment be included in the official record.

Sincerely,

Jennifer Sommers



Solar farm

From Jessica Windsor <jessica@socalresorts.com>
Date Thu 3/19/2026 3:56 PM
To Garlick, Delanie <Delanie.Garlick@lus.sbcounty.gov>

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against the solar farm project in Erwin Lake

Sent from my iPhone



Re: Project: PROJ-2025-00036 Parcel # 0314-401-29

From Marci Worthington <bigbearrealtor4u@aol.com>

Date Thu 3/19/2026 3:04 PM

To Garlick, Delanie <Delanie.Garlick@lus.sbcounty.gov>; COB - Internet E-Mail <COB@sbcounty.gov>

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Re: Project: PROJ-2025-00036 Parcel # 0314-401-29

I am writing in regards to the proposed solar farm.

My vote is a strong NO!! This will ruin our unique southern California mountain community. Back for the environment and the wild life. Please please please do not allow this to happen!

Respectfully Submitted!



Marci Worthington
Big Bear Realtor, Compass

909.800.2945 | www.SellingBigBear.com

BigBearRealtor4u@aol.com | [DRE 01080529 Since 1990](#)



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Fwd: Proposed solar field in Irwin Lake area.

From Glenn Yarber <glenn.yarber@gmail.com>

Date Wed 3/18/2026 5:29 PM

To COB - Internet E-Mail <COB@sbccounty.gov>

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Sent from my iPhone

Begin forwarded message:

From: Glenn Yarber <glenn.yarber@gmail.com>

Date: March 18, 2026 at 5:28:12 PM PDT

To: BoardMeetingComments@cob.sbccounty.gov

Subject: Fwd: Proposed solar field in Irwin Lake area.

Sent from my iPhone

Begin forwarded message:

From: Glenn Yarber <glenn.yarber@gmail.com>

Date: March 18, 2026 at 5:18:27 PM PDT

To: delanie.garlick@lus.sbccounty.gov

Subject: Proposed solar field in Irwin Lake area.

Delanie Garlick

I am a resident of the Big Bear city area. I was just made aware of the proposed solar field in the Irwin Lake area. Just writing to express my strong opposition to the project. Irwin Lake Irwin Ranch area is a large beautiful open area where the donkeys graze, and many birds congregate. I often ride my bicycle around the area and see hawks, wild donkeys enjoy the beauty of the

area. it is very important to notify people of an area when proposed developments, such as this solar field are being proposed.

The public should have a chance to review such things as environmental and wildlife impacts, watershed drainage, and compatibility with the community affected by such projects. I feel like this project has snuck through the cracks, and Bear Valley electric has avoided notifying its clients of their intent.

Once again, I expressed my opposition to this project. And the way it's being pushed through without public knowledge.

I appreciate your attention to this
Letter.

Glenn Yarber
916 Tinker Bell Ave.
Big Bear city California 92314

Glenn.yarber@gmail.com.



Project: PROJ-2025-00036 Parcel # 0314-401-29

From Connie Ybarra <connie@socalresorts.com>
Date Thu 3/19/2026 2:53 PM
To Garlick, Delanie <Delanie.Garlick@lus.sbcounty.gov>

You don't often get email from connie@socalresorts.com. [Learn why this is important](#)

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Hi,

Voting NO on a Solar farm that will increase electrical bills throughout the Big Bear Valley. The community cannot afford to pay higher prices to the extensive price gouging happening for the local residents of Big Bear.

Create a beautiful day,
Connie Ybarra
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