



Land Use Services Department

Reconsideration of the Moon Camp Project

Appellant: RCK Properties, Inc.

Mark Wardlaw, Director
Land Use Services Department
January 14, 2025



The Moon Camp Project (Project) is a proposed 50-unit subdivision in the Big Bear Valley area fronting Big Bear Lake.

The Project consists of the following actions:

- **Tentative Tract Map No. 16136** to subdivide 62.43 acres into 58 lots:
 - ✓ 50 residential lots ranging from 20,000 square feet to 2.7 acres, with a minimum lot size of 20,000 square feet.
 - ✓ Eight lots reserved for conservation easements and well sites.
 - ✓ A marina with 55 boat slips.
- **Environmental Impact Report (EIR) No. 3** - Revised and recirculated EIR with amendments to Introduction, Biological Resources, Wildfire Evacuation Risks (Hazard and Hazardous Materials), and Land Use and Planning.

Regional Locator Map



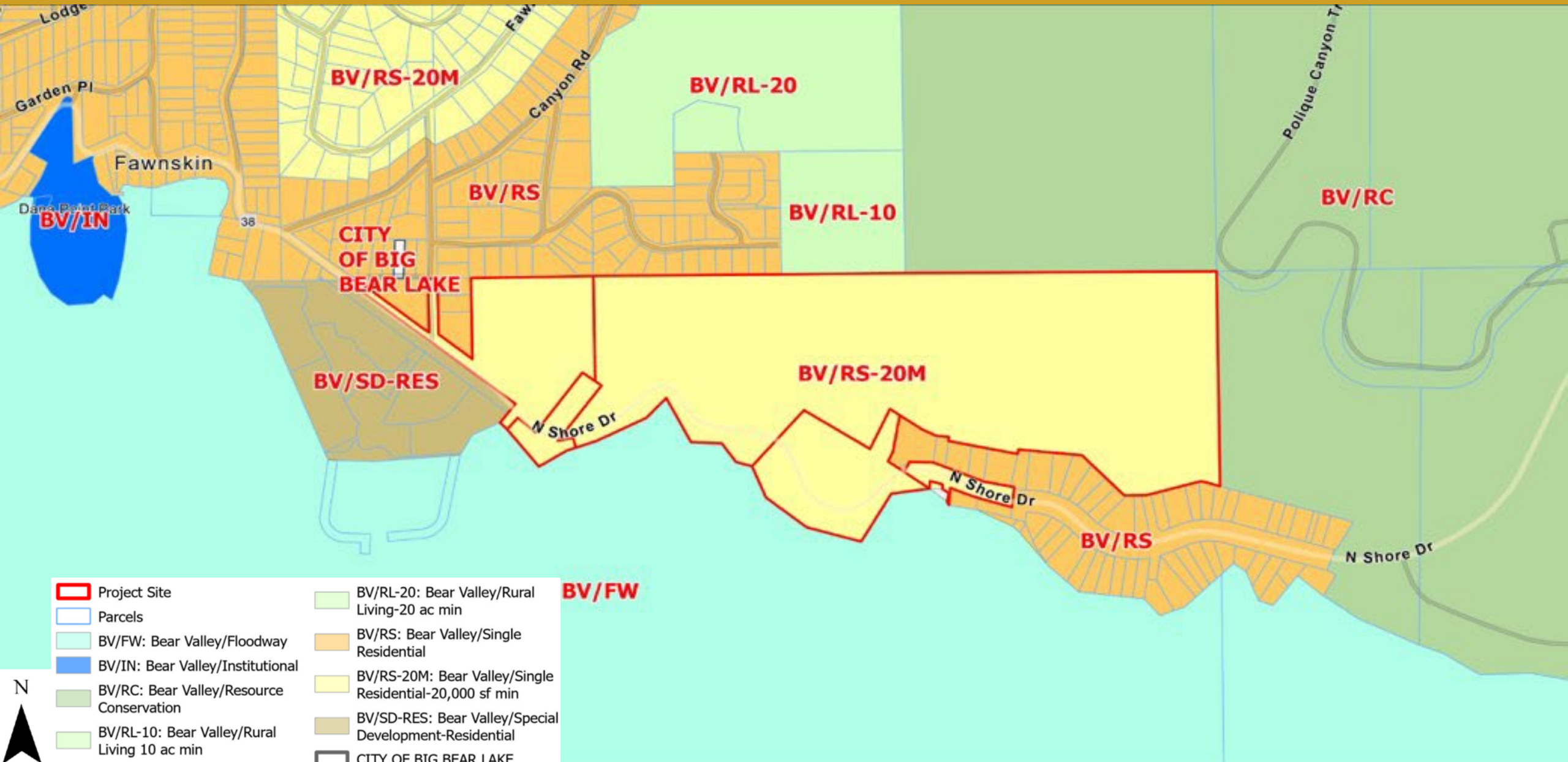
Land Use Category Map



- Project Site
- Parcels
- LDR: Low Density Res. 2-5 du/ac max
- OS: Open Space
- PF: Public Facility
- RL: Rural Living 1 du/2.5 ac max
- SD: Special Development
- City/Town



Land Use Zoning Districts



Tentative Tract Map No. 16136



On January 20, 2022, the Court granted the petition challenging California Environmental Quality Act findings filed by the Friends of Big Bear Valley, San Bernardino Valley Audubon Society, Inc., and Biological Diversity.

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

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

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

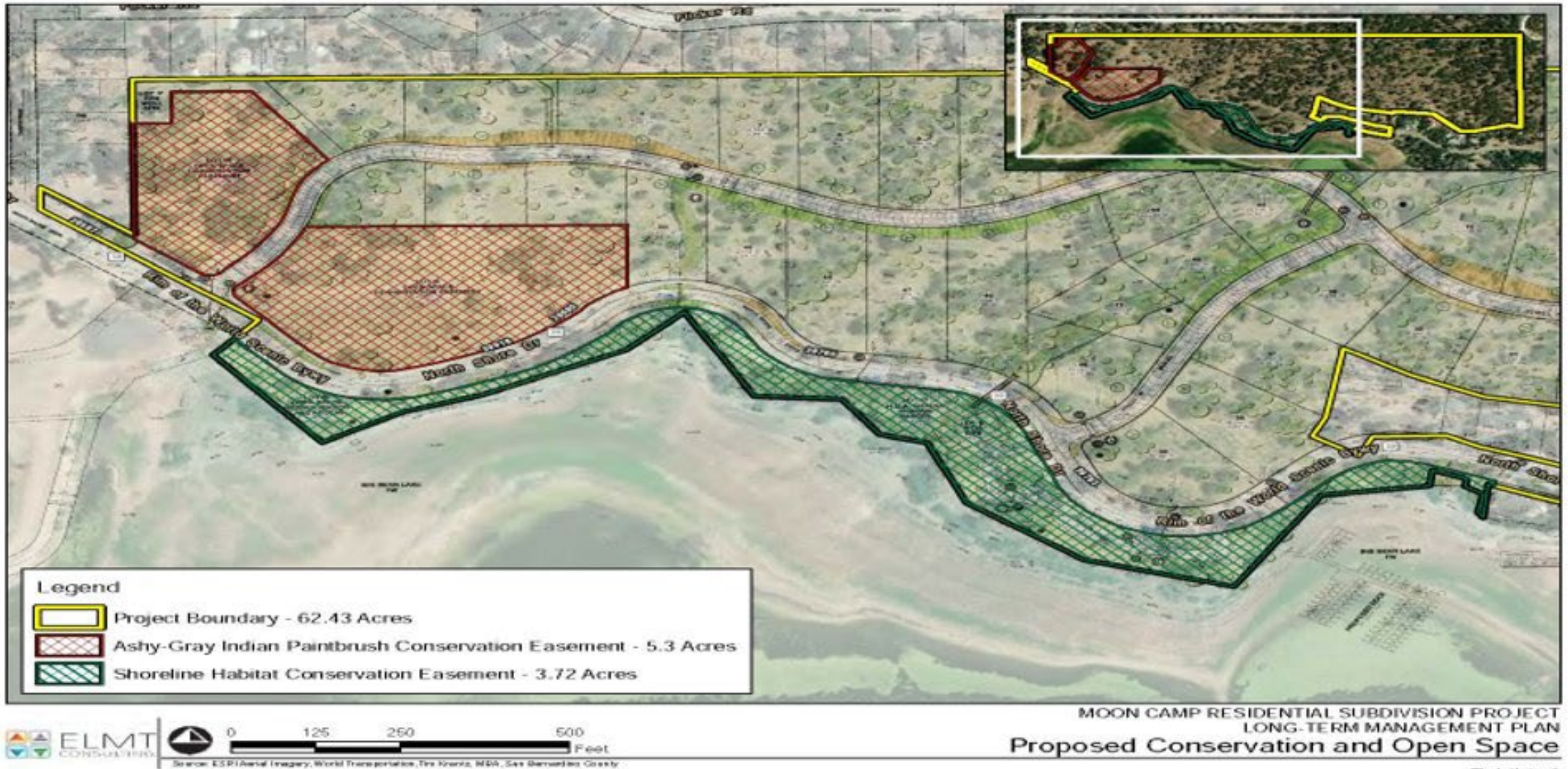
In 2023, a partially Revised Draft EIR No. 3 (DEIR) was prepared in response to the court order.

The Revised DEIR No. 3 includes updates to the following chapters:

- **Chapter 1: Introduction** – updated history.
- **Chapter 4.1: Biological Resources** – impact on the ashy-gray Indian Paintbrush and Pebble Plain habitat.
- **Chapter 4.3: Hazards and Hazardous Materials (Wildfire Evacuation Risk)** – impact on wildfire evacuation and associated risks.
- **Chapter 4.4: Land Use Planning** – apart from the ruling, the Revised DEIR evaluated Project consistency with the 2020 Countywide Plan.

Revised ashy-gray Indian Paintbrush and Pebble Plain analysis and mitigation measures include:

- Mitigation Measure MM BR-1a requires salvage ashy-gray Indian Paintbrush seed prior to land use disturbance.
- Mitigation Measure MMBR-1b and 1c added conservation and preservation easements and depicted on the Tentative Tract Map.
- Mitigation Measure MM BR-1d limits construction on individual lots to preserve ashy-gray Indian Paintbrush.
- Analysis determined no Pebble Plain habitat exists on the Project site and no mitigation is required.



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

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

Wildfire Evacuation Plan – Evacuation Routes

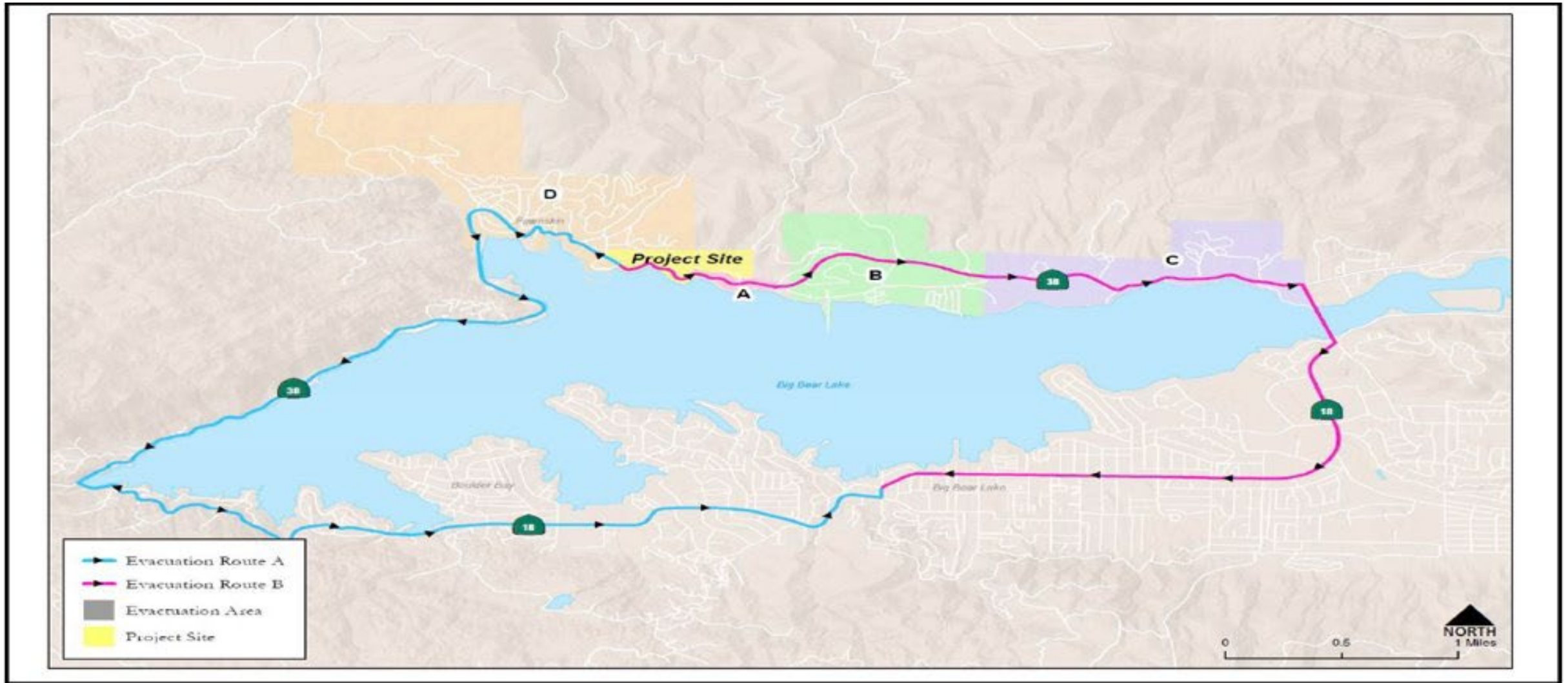


FIGURE 4.3-4

The Revised DEIR No. 3 analyzed the Project's consistency with the San Bernardino County 2020 Countywide Policy Plan. The Project is consistent with:

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

The Revised DEIR No. 3 was available for public review between February 1, 2024, and March 18, 2024.

- Ten form comment letters conveyed concern for the local Bald Eagle pair, ashy-gray Indian Paintbrush, and Pebble Plain habitat as a result of Project implementation.
 - ✓ DEIR No. 3 determined that the preservation of 88% of the onsite occurrences of the ashy-gray Indian Paintbrush species is sufficient mitigation.
 - ✓ The Project site does not contain the two key indicator species: southern mountain buckwheat and Big Bear Valley sandwort to support Pebble Plain habitat.
- Seven comments expressed concerns about potential environmental impacts to the Bald Eagle and development within the natural environment. These impacts were addressed and found to be adequate in previous Project EIRs, which included the following measures:
 - ✓ Minimize impact on the Bald Eagle by retainment of many Bald Eagle perch trees; prohibition of development along the Big Bear Lake shoreline; and compliance with the Very Low Density Residential land use designation.
 - ✓ Mitigation Measures and Overriding Considerations were included and upheld by the Court.

Two public comments focused on the land use consistency analysis, asserting that the Project would not be consistent with the goals and policies of the Countywide Plan. The comments were addressed, and the following was concluded:

- The Court upheld the Board's approval of the General Plan and Zoning Amendment due to the Countywide Plan adoption in October 2020.
- The DEIR No. 3 concludes that the Project is consistent with the Policy Plan Land Use Map and Zoning Map.

Responses to comments are attached as part of the Final EIR No. 3.

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

Thank you!

