

From: [Cynthia Sorensen](#)
To: [Rahhal, Terri](#)
Subject: Proposed Moon Camp development
Date: Thursday, October 03, 2019 1:30:08 PM

San Bernardino County Board of Supervisors
385 N. Arrowhead Ave., #2
San Bernardino, CA 92415

Clerk of the Board, COB@sbcounty.gov
Re: Proposed Moon Camp development, October 8 Supervisors' hearing

Dear Supervisors:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

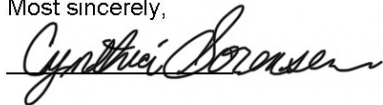
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To approve this project, County decision-makers would be saying they care more about adding luxury houses and a private marina than they care about preventing harmful impacts to the bald eagles, to our National Forest, to our residents and to our visitors. Please DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin.

Most sincerely,



cc: Supervisor Robert A. Lovingood, Robert.Lovingood@bos.sbcounty.gov
Supervisor Janice Rutherford, Janice.Rutherford@bos.sbcounty.gov
Supervisor Dawn Rowe, Dawn.Rowe@bos.sbcounty.gov
Supervisor Curt Hagman, Curt.Hagman@bos.sbcounty.gov
Supervisor Josie Gonzalez, jgonzales@sbcounty.gov
County LUS Director, Terri Rahhal Terri.Rahhal@lus.sbcounty.gov
County Planner, Tom Nieves, tom.nieves@lus.sbcounty.gov

From: [Sandra Emerson](#)
To: [Rahhal, Terri](#)
Subject: Moon camp project, Sun newspaper
Date: Thursday, October 03, 2019 2:27:23 PM

Hello,

This is Sandra Emerson with the Sun newspaper.

I am writing about the Moon Camp development proposed in Fawnskin and residents' concerns about it's potential impacts on bald eagles.

I was hoping to speak with someone involved with the project on the county side about efforts being taken to reduce the impact on the eagles. Also, I understand the Board of Supervisors are expected to consider the project on Oct. 8. Can I get that confirmed?

My goal is to have a story to my editor by noon tomorrow.

Thank you so much for your help!

SANDRA EMERSON

Reporter

Southern California News Group

Inland Valley Daily Bulletin/The Sun/Redlands Daily Facts/The Press Enterprise

O: 909-483-8555

@ReporterSandraE on Twitter

San Bernardino County Board of Supervisors
385 N. Arrowhead Ave., #2
San Bernardino, CA 92415

Clerk of the Board, COB@sbcounty.gov

Re: Proposed Moon Camp development, October 8 Supervisors' hearing

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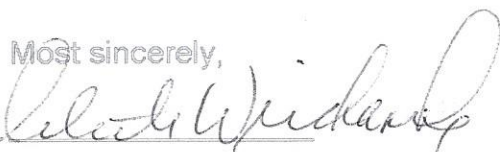
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Most sincerely,



cc: Supervisor Robert A. Lovinggood, Robert.Lovinggood@bos.sbcounty.gov
Supervisor Janice Rutherford, Janice.Rutherford@bos.sbcounty.gov
Supervisor Dawn Rowe, Dawn.Rowe@bos.sbcounty.gov
Supervisor Curt Hagman, Curt.Hagman@bos.sbcounty.gov
Supervisor Josie Gonzalez, jgonzales@sbcounty.gov
County LUS Director, Terri Rahhal Terri.Rahhal@lus.sbcounty.gov
County Planner, Tom Nieves, tom.nieves@lus.sbcounty.gov

From: [Carol Treadwell](#)
To: [COB - Internet E-Mail](#)
Cc: [Lovingood, Robert](#); [Rutherford, Janice](#); [Rowe, Dawn](#); [Hagman, Curt](#); [Rahhal, Terri](#); [Nieves, Tom](#)
Subject: Moon Camp Fawnskin
Date: Thursday, October 03, 2019 5:18:54 PM
Attachments: [Mooncamp Development Hearing.pdf](#)

Dear Supervisors and County Planner:

I am a voting citizen of Big Bear City. I am already concerned about the increase in traffic on North Shore and congestions it cause at times. The last thing we need up here is more luxury housing. There are plenty of residential houses available for buyers. So many empty homes here. Let's use what is already built and not keep adding more. Eagles's Nest development in Big Bear Lake has already displaced the Eagles and honestly those homes are empty most of the time. Let the eagles maintain nesting nearby the lake where they hunt for food. If you have ever been here when emergencies happen on the mountain from below the Big Bear Valley you would know that traffic is usually sent thru North Shore it can be detrimental in emergency evacuation situations not to mention very challenging to get out of our neighborhoods on North Shore to conduct regular business. **Please vote no on Moon Camp.**

Carol Treadwell
Big Bear City

San Bernardino County Board of Supervisors
385 N. Arrowhead Ave., #2
San Bernardino, CA 92415

Clerk of the Board, COB@sbcounty.gov

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Dear Supervisors:

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Most sincerely,

cc: Supervisor Robert A. Lovingood, Robert.Lovingood@bos.sbcounty.gov
Supervisor Janice Rutherford, Janice.Rutherford@bos.sbcounty.gov
Supervisor Dawn Rowe, Dawn.Rowe@bos.sbcounty.gov
Supervisor Curt Hagman, Curt.Hagman@bos.sbcounty.gov
Supervisor Josie Gonzalez, jgonzaless@sbcounty.gov
County LUS Director, Terri Rahhal Terri.Rahhal@lus.sbcounty.gov
County Planner, Tom Nieves, tom.nieves@lus.sbcounty.gov

From: [Greg Timpany](#)
To: [COB - Internet E-Mail](#)
Cc: [Lovingood, Robert](#); [Rutherford, Janice](#); dawn.rose@bos.sbcounty.gov; [Hagman, Curt](#); supervisor.gonzales@bos.sbcounty.gov; [Rahhal, Terri](#); [Nievez, Tom](#)
Subject: Proposed Moon Camp Development
Date: Thursday, October 03, 2019 5:41:52 PM

Greetings Supervisors:

Thank you in advance for considering this email. As a Fawnskin resident I am seriously concerned about the impacts this proposed development would have on the north shore area.

First, there is the bald eagle habitat. The additional traffic and construction could have a potential negative impact to the eagles who are nesting within a half-mile of the proposed development area.

Second, I have a strong concern about the impact the development would have on water quality and availability. Many existing homes on the north side of the lake are on wells. Additional homes drawing on this limited supply could lead to homes running out of water.

Lastly, I thoroughly understand the need for housing that our state faces. However, there are 600 homes already for sale in the valley. Personally, I have never lived in a place this size that had so many homes for sale. Additional homes could make it even more difficult to sell the existing homes.

Thank you again for considering my opinion on this matter. I strongly encourage you to vote no on this proposal.

Greg Timpany
gtimpany@mac.com
909-496-2860 (new phone number)
<https://www.linkedin.com/in/gregtimpany/>
[@DataDudeGreg](#)

San Bernardino County Board of Supervisors
385 N. Arrowhead Ave., #2
San Bernardino, CA 92415

Clerk of the Board, COB@sbcounty.gov

Re: Proposed Moon Camp development, October 8 Supervisors' hearing

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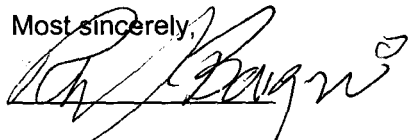
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Supervisor Janice Rutherford, Janice.Rutherford@bos.sbcounty.gov

Supervisor Dawn Rowe, Dawn.Rowe@bos.sbcounty.gov

Supervisor Curt Hagman, Curt.Hagman@bos.sbcounty.gov

Supervisor Josie Gonzalez, jgonzales@sbcounty.gov

County LUS Director, Terri Rahhal Terri.Rahhal@lus.sbcounty.gov

County Planner, Tom Nieves, tom.nieves@lus.sbcounty.gov

From: [Geri Leysack](#)
To: [Rahhal, Terri](#)
Subject: Fawnskin Moon Camp Project
Date: Thursday, October 03, 2019 7:56:43 PM

San Bernardino County Board of Supervisors 385 N. Arrowhead Ave., #2 San Bernardino, CA 92415

Clerk of the Board, COB@sbcounty.gov Re: Proposed Moon Camp development, October 8
Supervisors' hearing

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Most sincerely,
Geraldine A. Leysack

Sent from [Mail](#) for Windows 10

From: [hanke rempel](#)
To: [COB - Internet E-Mail](#)
Cc: [Lovingood, Robert](#); [Rutherford, Janice](#); [Rowe, Dawn](#); [Hagman, Curt](#); [Gonzales, Josie](#); [Rahhal, Terri](#); [Nieves, Tom](#)
Subject: Eagles....don't do it....
Date: Thursday, October 03, 2019 8:31:49 PM
Importance: High

San Bernardino County Board of Supervisors
385 N. Arrowhead Ave., #2
San Bernardino, CA 92415

Clerk of the Board, COB@sbcounty.gov

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__Barbara Kate Hanke

Rodney James Rempel_____

cc: Supervisor Robert A. Lovingood, Robert.Lovingood@bos.sbcounty.gov
Supervisor Janice Rutherford, Janice.Rutherford@bos.sbcounty.gov
Supervisor Dawn Rowe, Dawn.Rowe@bos.sbcounty.gov
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Supervisor Josie Gonzalez, jgonzales@sbcounty.gov

County LUS Director, Terri Rahhal Terri.Rahhal@lus.sbcounty.gov
County Planner, Tom Nieves, tom.nieves@lus.sbcounty.gov

From: [Linda Swoish](#)
To: [Lovingood, Robert](#); [Rutherford, Janice](#); [Rowe, Dawn](#); [Hagman, Curt](#); [Supervisor Gonzales](#); [Rahhal, Terri](#); [Nieves, Tom](#)
Subject: Proposed Moon Camp development
Date: Thursday, October 03, 2019 11:16:18 PM
Attachments: [Proposed Moon Camp development - Big Bear.pdf](#)

Dear Board of Supervisors, Ms. Rahhal and Mr. Nieves:

Please find attached our letter requesting denial of the zone change and project proposal for the Moon Camp development in Fawnskin.

We appreciate your thoughtful consideration regarding the negative impact it would have on the nearby nesting bald eagles and forest area.

Thank you,
Dave and Linda Swoish

San Bernardino County Board of Supervisors
385 N. Arrowhead Ave., #2
San Bernardino, CA 92415

Clerk of the Board, COB@sbcounty.gov

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Supervisor Dawn Rowe, Dawn.Rowe@bos.sbcounty.gov
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Supervisor Josie Gonzalez, SupervisorGonzales@sbcounty.gov
County LUS Director, Terri Rahhal Terri.Rahhal@lus.sbcounty.gov
County Planner, Tom Nieves, tom.nieves@lus.sbcounty.gov

From: [Robin Eliason](#)
To: [COB - Internet E-Mail](#); [Lovingood, Robert](#); [Rutherford, Janice](#); [Rowe, Dawn](#); [Hagman, Curt](#); [Supervisor Gonzales](#); [Rahhal, Terri](#); [Nieves, Tom](#)
Subject: Moon Camp Development Input
Date: Friday, October 04, 2019 7:57:46 AM
Attachments: [Moon Camp Oct 2019.docx](#)

We respectfully submit our input to the Supervisors to consider during the consideration of the Moon Camp development in Fawnskin on Big Bear Lake. We implore you to deny the project based on unmitigable environmental effects and the fact that additional housing is not needed in this area where every year the issues with traffic, water, fire danger, evacuations, infrastructure, crowding, etc. get worse and worse.

Thank you. Robin and Scott Eliason

Robin and Scott Eliason
PO Box 309
Fawnskin, California 92333
October 3, 2019

County of San Bernardino
385 N. Arrowhead Ave., First Floor
San Bernardino, CA 92415-0182

Clerk of the Board, COB@sbcounty.gov

Re: Proposed Moon Camp Development, October 8 Supervisors' Hearing

Dear County Supervisors,

We are long-time year-round residents of the community of Fawnskin and request that the County Supervisors deny the Moon Camp development that would include a substantial zoning change and result in permanent and unmitigable environmental and social effects.

We have reviewed the August 2019 "Long-Term Management Plan for Bald Eagles and Rare Plant Habitat" and find it flawed on many levels. Firstly, the Executive Summary states that "bald eagle use of the Moon Camp property is limited to occasional perching in trees along the lakeshore and foraging for fish and waterfowl over Big Bear Lake." This statement is contradicted by the DEIR: "the surveys found that the site is used extensively by bald eagles" (pg. 4.3-23 of Revised Recirculated DEIR- March 2010). The assessments for the DEIR was done even before a pair of bald eagles took up year-round residency, with an active nesting territory less than a mile from Moon Camp.

In the 30 years I have lived in Fawnskin, bald eagles are seen frequently in the Moon Camp area; we drive by that site a minimum of 4 times a day. The use of that site by eagle varies by season and by year. Some years, they are there daily; other years, less frequently. For the Management Plan to characterize the use as "occasional" directly contradicts the facts and the RRDEIR.

Nobody has ever done a comprehensive study of shoreline use and time allocation by bald eagles in Big Bear – the Management Plan discounts the importance of the north shore habitat based on observations made in the 1980s. There have been substantial changes in Big Bear in the 38 years since Krantz and Malcom made their observations. Their report is cited but it's not included in the reference list so it's impossible for us to know their methodology and evaluate the validity of their methodology; however, we suspect it was a limited observational effort over a limited period and not an extensive time scientifically-based observational study.

The north shore has become even more important in the last 30 years due to the developments on the south shore of Big Bear Lake, Stanfield Marsh's north and south shore, and the east and south shores of Baldwin Lake. At the same time, the year-round disturbance/use of the shoreline by people walking and fishing has increased substantially, especially in the areas where residential development abuts the shoreline (all of the south shore). To discount the importance of the North Shore habitat as "limited to occasional perching" is simply incorrect. It may have been correct in the early 1980s (but there's no proof of that shown to us or the Supervisors), but it is not true now.

Basing the Long-Term Management Plan on 38-year old observations is irresponsible. The fact is that Moon Camp is a frequent perch and foraging site of wintering and nesting/resident bald eagles on the north shore and the effects of the proposal are non-mitigatable.

The marina and the eastern access road are in the absolute worst location within the Moon Camp property in terms of bald eagle habitat protection. The marina would result in dredging the shallow bay that provides protection for waterfowl during fall and spring migration and the winter. There are times where there are several 100s of ducks packed tightly in that area – and when that happens, it is not uncommon to have several eagles in that area. One day several years ago, I saw 8 bald eagles sitting on the ice right where the marina's docks would go. The dredging and presence of docks would substantially alter that habitat, regardless of if the marina is closed during the winter months, making it less suitable for ducks and fish (and, thus bald eagles).

The bald eagle analysis is based on an unsubstantiated and unsupported supposition that glare from the lake *might* have been responsible for fewer eagles observed on Big Bear Lake's north shore in 1981. Eagles are frequently on the Moon Camp perches as we drive by in the morning and the evening, especially when there are ducks in the bay that would be the marina location or when fish are spawning in the shallows there. As shown in many published studies, it is much more likely that perch locations around Big Bear Lake depend on proximity to shallow water, presence of large snags or open-branched trees, and little human disturbance, rather than on avoiding glare from the lake surface. Many studies have identified the characteristics of favored perch trees and perch/foraging areas; the analyses and Management Plan for Moon Camp omitted any reference or discussion of those. References to glare from lake surfaces affecting bald eagles came up with zero hits in a literature search and glare wasn't mentioned in any of the peer-reviewed published articles we found about perch/forage area preferences.

The “management plan” depicts a “shoreline conservation easement” in Figure 4. That “conservation easement” includes a parking lot, well site, and marina development. How do those developments conserve the habitat usability for bald eagles? The plan provides a weak plan to protect perch trees. However, as we've seen over and over again in Big Bear with each development (Castle Glen, Eagle Point Estates), the conservation measures are quickly forgotten and safety (having dead or fading trees near houses, parking lots, roads, and facilities) quickly over-ride the original intent to protect the trees. Figure 5 fails to show any perch trees, including one of the most frequently-used trees, on the north side of Highway 38 (and at the location of where the eastern access road would come out to Highway 38).

Fifty houses nearby will result in a lot of people wanting to access the shoreline for fun and dog-walking – the presence of people under the perch trees and between the perch trees and the prey in the lake will result in bald eagles potentially abandoning that area.

For all of these reasons, what is mapped as a “shoreline conservation easement” is not a valid or effective conservation easement and would do nothing to protect the eagle habitat quality. The County Supervisors should be smart enough to see through the guise of a “conservation easement” that contains a parking lot, marina development.

The project description (Section 1.1 of the Management Plan) states "...lots will be sold and built separately over a period of approximately 10 years" but does not address the management of the disturbance effects of construction equipment, personnel, and noises over a period to ten years. Did the EIR address those effects?

Additionally, we reiterate the comments we've made several times during the environmental analyses, including our September 2018 letter to the Supervisors (attached).

Please don't rubber-stamp this project. It needs to be denied for the reasons mentioned above and all of the reasons we've described before (traffic/safety, adding an intersection on a blind curve that has serious injury accidents every year, evacuation difficulty during emergencies, limited water supplies, and overtaxed infrastructure). Again, we support the landowner in developing under the current zoning. However, it is not fair to the homeowners in Fawnskin to change the zoning after we have invested our lives here. We chose this side of the lake and this neighborhood based on the County zoning that indicated that there could only be 1 home/40 acres on that parcel. Adding 50 "luxury homes" is not fair, not needed, and not justifiable given the constraints and conditions.

Sincerely,

/s/ Robin and Scott Eliason

ROBIN and SCOTT ELIASON

Robin and Scott Eliason
PO Box 309
Fawnskin, California 92333
September 30, 2018

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

Re: Moon Camp Development

Dear County Supervisors,

We are long-time year-round residents of the community of Fawnskin and request that the County Supervisors consider the following comments in making their decision about the proposed Moon Camp development. *The Staff recommendation to approve the development is not justified. None of the substantial effects that were presented in previous comments were considered seriously. In fact, the central point of our comments was totally ignored: that there is no justification of any public benefit that would outweigh the proposed project's impacts to the environment and the community. Such a benefit must be evaluated and disclosed for the Board of Supervisors to approve a project with unmitigated significant impacts, i.e. overriding considerations.*

In the 8 years (and many more years for the supporting reports/analyses) since the DEIR was issued in March 2010, significant changed circumstances have occurred. The analyses upon which the DEIR and Staff recommendation were based on old data. We re-iterate our previous comments and present new comments below (in italics and blue font).

- 1) First and foremost, under CEQA, the only reason to approve a project with un-mitigatable significant impacts is for over-riding considerations of benefits to the public or County. *We disagree with the Staff Report and Responses to Comments that suggest that there are benefits that outweigh this project's many negative effects (unmitigable effects to a resident pair of nesting bald eagles that perch/forage at Moon Camp; additional tapping of the limited and constrained water supplies in Big Bear; bad traffic conditions on Hwy 38; dangerous blind curves on Hwy 38 where fatalities occur every few years; negative effects to endangered plants; dense housing in an area zoned for 1 house/40 acres, etc.).*

15093. Statement of Overriding Considerations

(a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."

(b) When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.

(c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

In the case of the Moon Camp development, there are no benefits that could possibly outweigh the impacts. Clearly the only benefit is to the landowner. When they purchased the land, it was zoned for 1 house/40 acres and that is what they should be allowed.

- a) Economic Impacts: There are many houses and vacant lots in our neighborhood and throughout the Big Bear Valley that have been on the market for years without selling. Fawnskin also has many undeveloped lots in a wide range of sizes, views, and prices. There is no apparent need for additional lots and housing in the Fawnskin or the greater Bear Valley area now or in the foreseeable future. **Placing additional burden on already-struggling real estate situation is definitely not to the community's benefit; rather it is a clear detriment.**

The Response to Comments states that the potential economic effects do not require a formal response. While this may be the case, we feel strongly that this should be an important consideration for the decision-makers.

- b) Water Resource Impacts: The proposed development would result in more demand on already limited water resources. In the Big Bear area, we already have water conservation restrictions and guidelines. Adding additional housing (especially housing that is not needed) does not make sense. **Placing additional burden on the groundwater basin and the existing Fawnskin water system is definitely not to the community's benefit; rather it is a clear detriment.**

The Response to Comments notes that a water supplier (DWP) has been identified. While one of our concerns was the DEIR's failure to identify a supplier, the main concern is that water is a limited resource in the Big Bear area. Building more homes with more landscaping will require a lot more water. We already have water restrictions during the summer. There simply is not enough water to supply more users. Drilling more wells and using DWPs wells will not solve the issue – it just adds more straws into the cup of water that is not getting bigger. In changing climate conditions and more frequent and more severe droughts, how can this not be considered a significant issue? And one that precludes the approval of this project.

- c) Fires and Evacuation Impacts: After having been evacuated twice for fires threatening the Fawnskin area (2003 Old Fire and 2007 Butler II Fire), we are extremely concerned about the impacts of more people and houses in our town in terms of safe and effective evacuation of our community. During each evacuation, it took people many hours to get off the mountain. Adding additional people to the community would result in more people having to be evacuated. The added population is much greater relative to Fawnskin than to Bear Valley as a whole, but the analysis of the impacts to emergency evacuation takes a valley-wide perspective. The impacts specifically to Fawnskin therefore are understated and not honestly disclosed. **Increasing the population in an area with limited evacuation means is definitely not to the public's or community's benefit; rather it is a clear detriment. Adding additional infrastructure that would require firefighter protection is not in the public interest.**

The Response to Comments to our June 2010 letter (Response to Eliason-5) refers us to Response to Winch (b)-5. Response to Winch (b) is only about wildfire hazards and fuels modification zones that are incorporated into the development plan. It does not address emergency evacuation at all. Our concern about evacuations during the summer (highest fire danger periods) when traffic and populations are highest was not addressed. The Supervisors have an obligation to seriously consider public safety issues.

Bald Eagle Impacts: As development and activities around the mountain lakes have increased, habitat for bald eagles, a state-listed Threatened and federally-protected species, has been lost and/or degraded. Since the 2002 bald eagle study done for the DEIR was completed, there have been significant changed circumstances that were not addressed adequately in the EIR.

The Staff Report states:

*“Potential impacts of the Project on Biological Resources are discussed in detail in Section 2 of the 2011 RRDEIR. Based on the entire record before us, the County finds that the Project is likely to result in significant unavoidable impacts to the bald eagle. Based on the County of San Bernardino criteria for determining impacts to bald eagles, any removal of perch trees or human activity resulting in light and noise impacts is considered a significant impact under CEQA. This threshold is so restrictive that **there is no reasonable configuration to the Project that could avoid a significant impact to the bald eagle. Therefore, further project modifications would not avoid or substantially reduce the identified impacts to bald eagles.** No additional significant impacts related to Biological Resources have been identified following implementation of the following mitigation measures and/or compliance with applicable standards, requirements and/or policies by the County of San Bernardino.” (pg. 166)*

While we concur with the findings in the DEIR that it is not possible to mitigate for the loss of bald eagle habitat, we feel that the extent of the effects is understated.

- There is a significant changed circumstance since the EIR was issued and since the 2002 bald eagle “study” was done for the project. In 2012, the first recorded bald eagle chick in the San Bernardino Mountains hatched in the Fawnskin nest. That nest has been active since 2012 with a resident pair of bald eagles. Prior to that, bald eagles were typically only present during winter months. Now they are here year-round. For the past few months, there have been at least 5 bald eagles consistently present on Big Bear Lake, frequently using the Moon Camp “marina” area for perching and foraging.*

At the same time, the wintering bald eagle population has fallen from numbers averaging 15-20 to averages of 6-8. The substantial development around Big Bear lake, increased shoreline winter use by residents and visitors, and loss of perch trees to development has probably led to the changes in numbers.

To say that there is an over-riding need for additional housing in an area where there are already issues with water availability, traffic nightmares, and no lack of houses/land for sale or rent is absurd. Development of the marina area of Moon

Camp may result in loss of this important nesting territory due to impacts on the favored foraging site.

- There is a reasonable and feasible alternative that would “avoid or substantially reduce the identified impacts to bald eagles.” Eliminate the marina, marina parking, and the development within 500’ of the favored perch trees area (Lots 38, 39, 40, Lot C Marina Parking, and Lot D). This would allow bald eagles to continue to use this critical perch and foraging site.*
- The effects of the proposed project would likely include nesting bald eagles, not just wintering bald eagles visiting the area for 4 months a year. A pair of bald eagles has taken up residence in the Grout Bay area, including the Moon Camp proposed development, year-round (not just during winter months). They have been nesting in that location since 2012. These eagles forage in the Moon Camp area of Grout Bay year-round. The favored foraging site is right where the marina development would be built. Eagles are seen perching there on a regular basis year-round, especially during the breeding season (January through June). The marina and Moon Camp access road development would result in cutting down of favored perch trees and human activities in the perch and foraging area. The proposed mitigation measures only provide for cessation of activities at the proposed marina during winter months. As such, the significance of the loss of habitat is greater than described in the analysis of effects. Further loss of habitat could result in abandonment of this territory and/or interfere with their ability to raise young successfully.*
- The proposed access road on the east end of the development (across from the marina entry driveway) and development of lots would further degrade the habitat quality for bald eagle perching at that favored and frequently-used perch site. It is unlikely that eagles would continue to perch at that site after another road and the marina were developed.*
- The proposal fails to provide long-term provisions for protecting eagle perch habitat. If the residential area is developed, only “large” trees would be protected. Homeowners would be allowed to remove the small and medium sized trees needed to eventually grow into large trees to continue to provide perching sites. Over time as the “large” trees die and fall (or are cut to remove hazards), the site will lack suitable perch sites. Those perch trees are critical for bald eagle foraging.*
- The analysis states that it is not possible to mitigate the effects to bald eagle. That is true – it is not possible to add more habitat for bald eagles anywhere around the mountain lakes. In fact, each year, bald eagle habitat throughout the San Bernardino Mountains diminishes in quality and quantity. The proposal does not include an alternative that reduces effects. Elimination of the marina lots C and D, residential lots 38, 39, and 40, and eliminating Street B would provide much lower levels of effects to bald eagles than is in the 2011 proposal. While it is not possible to mitigate all of the effects, there are certainly reasonable alternatives that could*

reduce the extent and severity of effects. This would at least provide the Supervisors with a range of alternatives upon which to base their decision.

- We disagree with the summary in Appendix I about the current status of bald eagles. There is only one pair of nesting bald eagles in the Big Bear area and the Moon Camp project is in their territory. It is one of their favored foraging sites. While it is true that some pairs of nesting bald eagles are more tolerant of human presence than others, we are not aware of any studies that have found that eagles are becoming more habituated to people. National management guidelines (<https://www.fws.gov/southdakotafieldoffice/NationalBaldEagleManagementGuidelines.pdf>) still call for buffer zones and avoidance of disturbance for this state and federally-protected species.

Even though the bald eagle is no longer a federally-endangered species, it is still listed as Threatened in California and protected under the Federal Bald and Golden Eagle Protection Act. As such, the County Supervisors still have a responsibility to provide for the continued recovery of this species. There are only a few nesting territories in southern California and the habitat continues to diminish. **Eliminating and degrading a limited resource (bald eagle habitat) is definitely not to the public's or community's benefit; rather it is a clear detriment.**

- a) Rare Plant Habitat Impacts: The fact that the Dixie Lee Pebble Plain, being offered as rare plant mitigation for this project, was not protected as mitigation for the development of Big Bear High School nearly 30 years ago represents a failure in many regards. It remains the case that using this land to mitigate impacts of the Moon Camp Development is, at least in effect, double dipping.

However, given that proper implementation of the mitigation for the High School seems to have failed, it is all the more critical that mistakes of the past are not repeated. For this land to be meaningfully conserved, and therefore meaningfully offset project impacts, the following must occur:

- i) The land must be legally protected and recorded as such against the deed in a legally binding and enduring way, e.g., conservation easement and deed restriction. Preferably, the land title should also be transferred in fee to a qualified conservation entity.
- ii) These encumbrances on the protected land must not have exceptions that weaken the protection provided. Careful objective review is needed.
- iii) The land must be put under the management of an experienced and well qualified land/habitat conservation entity.
- iv) The land must come with a non-wasting endowment provided by the Moon Camp developer that can provide for the expenses of management in perpetuity.
- v) The land must be meaningfully connected to adjacent conservation lands consistent with the tenants of reserve design. (ie the Pebble Plain Ecological Reserve just west of the subject land.

There are many specifics about the proposed development that are problematic. We describe them below.

a) Marina Impacts. The proposed marina and marina parking location is problematic for many reasons and should not be approved:

- The marina parking lot and road access is located on of the favored bald eagle perch sites. During the winter, that area often has one or two eagles perched in the trees. They use those perch sites to watch for prey (fish and ducks) in the lake.
- Dredging the marina would eliminate shallow water in a sheltered bay that is favored by waterfowl, especially during the winter. Even if no dredging is needed, installation of boat docks would reduce the habitat quality for waterfowl. In turn, if waterfowl habitat is lost or degraded, the bald eagle foraging opportunities will diminish or be eliminated. During the winter when the lake is partially frozen, there have been a number of times that we have seen eagles (including one time when there were 7 eagles) perched on the ice next to open water in the location of the proposed marina.
- The marina's access road entry and exit points to Highway 38 will increase the risk of vehicle accidents along this already-busy winding mountain road. Vehicles (including those pulling boat trailers) trying to enter or exit the marina access road will cause more traffic safety issues. As a dangerous ingress/egress on a curve with poor site distance, cars turning into or out of the parking lot would create an extremely dangerous traffic situation. That curve is called "dead man's curve" for a reason.
- Building parking areas and roads so close to the water would increase run-off that could affect water quality, further affecting fish, waterfowl, and species that eat them. Installing more asphalt and hardscape into that narrow buffer strip between Hwy 38 and the water is undesirable.
- *The Response to Comments claims that there is no evidence to suggest that the development of the marine would reduce foraging opportunities along the lakefront and cites the motorized boating prohibition Dec 1 to April 1, during "prime nesting and foraging season". We strongly disagree with this response. If other marinas on Big Bear Lake are any indication, this one will require dredging. Dredging alters the shallow water conditions that provide ideal conditions for waterfowl and fish (prey for bald eagles). The presence of docks in the water will also preclude hunting by bald eagles. We drive by this site at least twice a day almost every day. We are avid bird-watchers and have observed and monitored this site for decades (30 years for Robin, 20 for Scott). During fall and spring migrations and during the winter, the two small bays east and west (circled in red on the map below) of the proposed marina are the first to fill up with waterfowl. There are consistent flocks of ducks using those two areas. They are sheltered from waves and wind due to the shallow water and shoreline configuration. To state that the marina development would not affect that is simply absurd.*
- **In order to protect the only nesting pair of bald eagles in this part of the San Bernardino Mountains, the marina should not be approved.**

- b) Drainage Impacts: The drainages and wet swales in the project area are important for a number of reasons. Aside from helping protect water quality and water control, they are areas that wildlife focus for water and moisture. Additionally, they support some rare plants, including purple monkeyflower (*Mimulus purpureus*), a List 1B species that would suffer significant unmitigated (and undisclosed) impacts. It appears that storm drains would be installed in those areas, eliminating above-ground flow and soil moisture important to plants and animals. Instead, the natural drainages should be left as is and those residential lots should be eliminated (Lots 14, 40, 41, 42, 43, and 50). This would at least provide the Supervisors with a range of alternatives upon which to base their decision.
- c) Visual Impacts: We are concerned about the visual impacts of the large amount of cut-and-fill that would be required to construct the interior road in the proposed development.
- d) Lighting: As an amateur astronomer, I value the dark skies in our neighborhood and the lack of street lights. While the proposal includes measures to reduce the effects of street lights, we feel that the street lights are unnecessary – no other areas in Fawnskin (and most of the Big Bear Valley) have or need them. Adding streetlights not only creates light pollution, they would completely change the character of the landscape in the area. Because of the sloping landscape of the Moon Camp project, they would be visible from many areas. **Please do not approve installation of street lights in the proposed development.**
- e) Mountain Character: We value the quietness of our neighborhood. If the Supervisors approve the proposed development, the character will completely change. We will be faced with years of construction noise. There is no way to mitigate for those impacts.
- f) Traffic/Safety Impacts: We are very concerned about the two intersections that would be added to this very curvy and already dangerous stretch of Hwy 38. In particular, creating intersections at Street B and the Marina entrance on that curve is extremely problematic. If installation of turn lanes is included in the proposal, we could not find it. If it is part of the proposal, widening of Hwy 38 would result in further losses of open space and bald eagle habitat. We request elimination of Street B (some lots along Street B should be eliminated for bald eagle habitat protection as mentioned above; other interior lots could be eliminated and made open space or alternatively adjacent lots could be enlarged) and, as mentioned before the elimination of the marina. Eliminating those two parts of the proposal would help reduce, but not eliminate, the potential traffic and safety concerns along Hwy 38.

During the past couple of winters, the City, Caltrans, and the ski areas have been placing directional signs at the dam to direct all Bear Mountain traffic on Hwy 38 through Fawnskin (and Snow Summit traffic on Hwy 18 through Big Bear Lake). Due to this, the traffic on Hwy 38 in Fawnskin during the winter, especially on weekends, has become a nightmare. Trying to turn left from Canyon Road onto Hwy 38 is so problematic that sometimes we just give up and return home. To add more intersections and traffic on this

stretch of road is unacceptable. Each year, there are fatalities and bad vehicle accidents on this stretch of road.

Additionally, because Hwy 38 through Moon Camp has practically no shoulder, bike riders (and there are a lot of them, especially before and during bike race events) have no choice but to ride in the highway. Highway 38 through Moon Camp is already unsafe. Adding many new houses and several new roads would increase that risk substantially and is simply unacceptable. The proposal does not provide any adequate solutions for these issues. This is simply a terrible location to add more infrastructure and people.

The Response to our Comments about our traffic concern (June 2010) was inadequate and dismissive. The Traffic Study was done before the City and Caltrans started routing all Bear Mountain Ski Resort traffic during the winter on Hwy 38, dramatically increasing the traffic flow through Fawnskin. The Response to Comments brushes off the traffic concern. We request that the Supervisors consider the seriousness of this concern. Traffic and public safety are significant issues.

- g) Open Space: While the proposal includes “Open Space” lots, we feel that the Open Space is inadequate. Some of the Open Space lots will not truly be open – the marina and ash-gray paintbrush lots will be fenced and otherwise unavailable to residents and neighbors. The only true Open Space would be along the shoreline. For residents of the proposed development, particularly the northern-most lots, they may not want to walk that far and cross Hwy 38 in order to access Open Space (for example, when walking dogs or playing with children). **We strongly urge that several of the interior lots (that do not have rare plants, bald eagle perches, or drainages/swales) currently slated for development be changed to Open Space.** These would provide residents areas for children to play, snow-playing, and dog-walking and lessen the likelihood of impacts in the Conservation lots.
- h) Zoning Change: When buying property, we researched the current zoning of property around the house and were comfortable with the R-40 zoning of the Moon Camp property. We never would have considered buying property at this Fawnskin location had we known that the Board of Supervisors would consider changing it, thereby adversely affecting our property. If it were this easy to change zoning, the County General Plan would be useless. Please use it as it was meant to be, as a planning document to guide the future of the County and its residents. Please do the right thing and smart thing for the environment, the residents, and visitors by denying this development proposal. **Again, there is no public or community benefit that justifies the un-mitigated impacts that would occur by changing the current zoning to one that would allow for substantial development.**

We again urge the County Supervisors to fulfill their responsibilities to protect the Public Trust and to meet obligations to protect the quality of the environment. Please select the “No Project” alternative. **The County Supervisors have no reasonable basis to approve this project. Over-riding considerations cannot be justified because this project is NOT in the public interest.**

We have no opposition to the landowner building a resident under the current zoning conditions but changing the zoning for this high-density development with so many conflicts (no need for

more development in the Big Bear Valley, over-taxed water sources and infrastructure, terrible and unsafe traffic situation, unmitigable environmental effects, significant effects to the only nesting pair of bald eagles in this part of the San Bernardino Mountains, etc.) is unacceptable. This proposed project should be denied.

Sincerely,

ROBIN and SCOTT ELIASON

From: [Robin Eliason](#)
To: [COB - Internet E-Mail](#); [Lovingood, Robert](#); [Rutherford, Janice](#); [Rowe, Dawn](#); [Hagman, Curt](#); [Supervisor Gonzales](#); [Rahhal, Terri](#); [Nieves, Tom](#)
Subject: Moon Camp Development Input
Date: Friday, October 04, 2019 7:57:46 AM
Attachments: [Moon Camp Oct 2019.docx](#)

We respectfully submit our input to the Supervisors to consider during the consideration of the Moon Camp development in Fawnskin on Big Bear Lake. We implore you to deny the project based on unmitigable environmental effects and the fact that additional housing is not needed in this area where every year the issues with traffic, water, fire danger, evacuations, infrastructure, crowding, etc. get worse and worse.

Thank you. Robin and Scott Eliason

From: [Richard K. Diamond](#)
To: [COB - Internet E-Mail](#)
Cc: [Lovingood, Robert](#); [Rutherford, Janice](#); [Rowe, Dawn](#); Curt.Hagmen@bos.sbcounty.gov
Subject: October 8, 2019 Supervisors' Hearing: Proposed Moon Camp project
Date: Thursday, October 03, 2019 2:03:05 PM
Attachments: [Moon Camp Ltr 100319.pdf](#)

Please find attached letter dated October 3, 2019 urging the Board to deny the zone change and development proposal for Moon Camp in Fawnskin at the October 8, 2019 meeting. Thank you.

Richard & Linda Diamond

Richard and Linda Diamond
3175 Dona Christina Place
Studio City, CA 91604

County of San Bernardino Board of Supervisors
385 N. Arrowhead Ave., #2
San Bernardino, CA 92415

Clerk of the Board (cob@sbcounty.gov)

10/3/2019

Re: October 8, 2019 Board of Supervisors' Hearing -Proposed Development of Moon Camp

Dear Members of the County Board of Supervisors:

We are long time property owners of the Big Bear Lake community, having purchased a second home in 1989 in the upper Moonridge Area of Big Bear Lake and acquired the two adjoining lots in succeeding years. We acquired that property as a getaway where we could enjoy the mountain environment and, in large measure, its wildlife and scenery.

The reason we are writing you is to voice our opposition to the proposed development of the Moon Camp property in Fawnskin and to request that you DENY the harmful zone change and the approval for the project. The proposed zoning change from Rural Living to Single Family Residential and the contemplated 50 residential lots in the tentative tract map would result in seriously degrading the existing habitat and foraging grounds of the growing bald eagle population at the lake. The eagles' recovery in the Big Bear area has been a long time in the making and the year round residency of bald eagles is relatively recent. The Moon Camp area is one of the primary foraging grounds for the eagles and the proposed development may well drive them to leave the area.

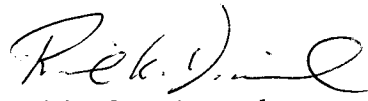
As you may be aware, the Big Bear Lake bald eagles have recently become international "stars" as a result of the live streamed birth of two chicks over each of the last two years, with one chick surviving each season. We even met a woman in Australia who followed Simba and Cookie's development! Such worldwide exposure of Big Bear Lake as a bald eagle destination surely has and will result in an increase in tourism and economic benefit to the area.

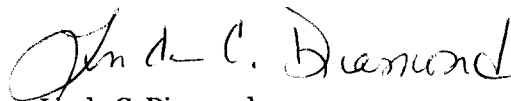
The most recent Draft Environmental Impact Report (2011) concluded that there would be significant adverse impacts to bald eagles from the proposed development. The report's conclusion was based only on bald eagles spending the winter in the area for a few months each year. However, since at least 2012 a pair of bald eagles has been nesting within a half mile of the proposed project site. The Environmental Impact Report has not been updated to analyze the more significant impacts this fact would have on the bald eagles in the area. We can personally attest to seeing and photographing eagles as well as other raptors, including red tail hawks and peregrine falcons in the area proposed to be developed throughout the year, including as recently as last month. Proposed environmental set asides in Sugarloaf or other areas will not mitigate the serious damage that will result

to the wildlife population from the proposed development and the developer's "Long Term Management Plan" cannot be viewed as reliable or effective without any proper analysis of the actual and undisputed facts of the current status of the bald eagles full time use of the area.

Moreover, there is no need to rezone the area to provide additional residential housing, particularly of the size contemplated by this development. Indeed, I would suggest that there is a surplus of large residential lots of the type proposed, such that the absorption rate for such lots is in fact excessive. For example, in the High Timber Ranch development near our properties there are numerous lots which remain undeveloped and unsold years after the project was developed. We've been told that there are more than 600 homes currently for sale in the Big Bear Valley and that number has only increased in the last year. Indeed, it appears that the average time to sale is approaching two years. Neither market economics nor benefit to the local economy warrants the harm that will be done to the unique natural habitat by the proposal. Rather than enhancing the area, this is a proposal to develop an essentially rural area surrounded by National Forest land that will seriously diminish the attractiveness of the area as a forest and wildlife destination.

While, we are not people opposed to all property development simply for the sake of some utopian vision of wilderness, the current owners knew the existing zoning when they acquired the property and the constraints that came with ownership of the type of property. To put it simply, this is the wrong project, in the wrong place. It will damage the area's environment with no commensurate benefit to the inhabitants. It is not in the public interest and we urge you to reject it.


Richard K. Diamond


Linda C. Diamond

CC: Supervisor Robert A. Lovingood (Robert.Lovingood@bos.sbcounty.gov)
Supervisor Janice Rutherford (Janice.Rutherford@bos.sbcounty.gov)
Supervisor Dawn Rowe (Dawn.Rowe@bos.sbcounty.gov)
Supervisor Curt Hagman (Curt.Hagman@bos.sbcounty.gov)

From: [Frances Witham](#)
To: [COB - Internet E-Mail](#)
Date: Thursday, October 03, 2019 1:56:08 PM

Please reconsider your zoning change. You cannot restore the habitat of the eagles and other wildlife once you have destroyed it. I beg you to please change your mind and vote to leave nature alone.

FRANCES WITHAM

From: [George Karaska](#)
To: [Nieves, Tom](#)
Subject: Land Development
Date: Thursday, October 03, 2019 12:02:38 PM

BIG BEAR'S EAGLES COULD BE IN DANGER!! PLEASE HELP!

Jackie and Shadow need your help to keep them from being EVICTED from their home. A proposal for 50 luxury house sites with new roads, a huge private marina and parking area only ½ mile from their nest could destroy the future possibility of them continuing to nest in this area. The site of this proposed development can be seen from the nest cam! (yellow circle in the cam photo below). The decision will be made by County Supervisors on October 8. This currently forested lakefront site (sunrise photo below) is used by eagles to feed themselves and their chicks. The marina, parking, roads and houses would destroy this key north shore foraging ground. And the monumental increase in disturbance in this quiet area would likely cause the eagles to abandon the nest. Even the County's official environmental documents state that there would be significant detrimental impacts to bald eagles. County planning is recommending approval, in spite of these harmful impacts, saying that housing is more important. But we currently have over 600 houses for sale--150 more than a year ago--in our small valley!

The proposed project would also intensify fire danger in an area already plagued with high fire-risk and ranked in the top 1% as having the most hazardous, least adequate fire and emergency evacuation routes. Approval of this proposal would have major harmful impacts to the bald eagles, to our National Forest, to our residents and to our visitors.

George Karaska
Sent from my iPhone

From: [Sandie Yeomans](#)
To: [Nieves, Tom](#)
Subject: DENY the Moon Camp Development
Date: Thursday, October 03, 2019 8:19:47 AM

San Bernardino County Board of Supervisors
385 N. Arrowhead Ave., #2
San Bernardino, CA 92415

Clerk of the Board, COB@sbcounty.gov

Re: Proposed Moon Camp development, October 8 Supervisors' hearing

Dear Supervisors:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

The most recent Draft Environmental Impact Report (2011) concluded there would be **significant** adverse impacts to bald eagles. That analysis was based on bald eagles only wintering in the valley for a few months a year. Beginning in 2012, a pair of bald eagles began nesting within ½ mile of the project site. The much more significant impacts this project would cause based on this key change has never been evaluated. Project proponents have attempted to conceal the true impacts to bald eagles by creating what they call a 'Long Term Management Plan.' Without proper analysis, any management plan is invalid.

Planning staff cites the need for housing as more important than any harm caused to bald eagles. This area is in the heart of a National Forest, in a unique, rural area on the north side of the lake. The project site itself contains 3 species of plants and rare habitat that **do not exist anywhere else in the world!** Less than 1/3 of this special habitat is planned to be conserved. With over 600 homes currently for sale in this small valley (150 more than a year ago), there is no justification to declare that a need for housing overrides significant harmful impacts to bald eagles.

Any zone change, as this project requires, must be in the public interest. This area is already rated such a high fire risk that many local homeowners have had their insurance cancelled. A housing density increase along the National Forest boundary would escalate the fire risk. The area is already ranked in the top 1% as having the most hazardous, least adequate fire and emergency evacuation routes in the state. This zoning change would further aggravate that potentially dire evacuation deficiency.

To approve this project, County decision-makers would be saying they care more about adding luxury houses and a private marina than they care about preventing harmful impacts to the bald eagles, to our National Forest, to our residents and to our visitors. Please DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin.

Most sincerely,

Sandie Yeomans

Supporter of Friends of Big Bear Valley, and the Bald Eagle Project

From: [Karen Vernon](#)
To: [Nieves, Tom](#)
Subject: FW: Proposed Moon Camp Development hearing on October 8, 2019
Date: Wednesday, October 02, 2019 5:02:47 PM

Sent from [Mail](#) for Windows 10

From: Karen Vernon
Sent: Wednesday, October 2, 2019 7:45:18 PM
To: COB@sbcounty.gov <COB@sbcounty.gov>
Subject: Proposed Moon Camp Development hearing on October 8, 2019

San Bernardino County Board of Supervisors 385 N. Arrowhead Ave., #2 San Bernardino, CA 92415

Clerk of the Board, COB@sbcounty.gov Re: Proposed Moon Camp development, October 8
Supervisors' hearing

Dear Supervisors:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

The most recent Draft Environmental Impact Report (2011) concluded there would be significant adverse impacts to bald eagles. That analysis was based on bald eagles only wintering in the valley for a few months a year. Beginning in 2012, a pair of bald eagles began nesting within ½ mile of the project site. The much more significant impacts this project would cause based on this key change has never been evaluated. Project proponents have attempted to conceal the true impacts to bald eagles by creating what they call a 'Long Term Management Plan.' Without proper analysis, any management plan is invalid.

Planning staff cites the need for housing as more important than any harm caused to bald eagles. This area is in the heart of a National Forest, in a unique, rural area on the north side of the lake. The project site itself contains 3 species of plants and rare habitat that does not exist anywhere else in the world! Less than 1/3 of this special habitat is planned to be conserved. With over 600 homes currently for sale in this small valley (150 more than a year ago), there is no justification to declare that a need for housing overrides significant harmful impacts to bald eagles.

Any zone change, as this project requires, must be in the public interest. This area is already rated such a high fire risk that many local homeowners have had their insurance cancelled. A housing density increase along the National Forest boundary would increase the fire risk. The area is already ranked in the top 1% as having the most hazardous, least adequate fire and emergency evacuation routes in the state. This zoning change would further aggravate that potentially dire evacuation

deficiency.

To approve this project, County decision-makers would be saying they care more about adding luxury houses and a private marina than they care about preventing harmful impacts to the bald eagles, to our National Forest, to our residents and to our visitors. Please DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin.

Most sincerely,

Karen Vernon
516-697-6394

Sent from [Mail](#) for Windows 10

From: [Deborah Kascak](#)
To: [Nieves, Tom](#)
Subject: Proposed Zone Change and Moon Camp Development
Date: Wednesday, October 02, 2019 4:27:36 PM

Dear Supervisor Nieves,

It is my understanding that you will be considering the proposed development of the “Moon Camp” that will consist of approximately 600 homes on the north shore of Big Bear Lake. I respectfully ask for a moment to plead that your Board consider all the impacts this development would have on the wildlife, the plant life, and the additional risk of forest fires. As a member of the local Big Bear Valley Eagles Group, I have watched the story unfold of Shadow & Jackie and their 2 little Eaglets Cookie & Simba this year. There are thousands of people who have watched the videos from the nest cam; and many have made donations in support of the camera. The nesting tree and eagles’ habitat are very close to this proposed site; and building this development would surely negatively affect their hunting grounds and habitat and possibly even drive them out of The Valley entirely.

This proposed development would also cause an added infrastructure that is required to support such a large project. Water, sewage, electricity, refuse/garbage, stores, gas station(s) and road improvements for at least 250 to 300 cars that will travel to and from their homes and work daily. This fact alone will threaten the lives of wildlife native to Fawnskin: from the littlest squirrel to the black bears.

Lastly, I would like to point out the added threat of wildfires that would be a side-affect of this new community. Actually, I’m not sure which would be the larger threat: the additional risk of fires because of more autos, more heating sources, and more people in general. Or, is the potential of a massive wildfire sweeping through Fawnskin and wiping out the entire Moon Camp Community worse? This is not a far-fetched possibility, considering the death and destruction that was suffered in Paradise, California last year due to the Camp Fire.

Please carefully weigh the long-term advantages versus disadvantages of this proposed development. It is my hope, along with thousands of people around the globe, that you as an entire Board will vote against this and keep Fawnskin the nature-filled, unpopulated forest we have all come to appreciate and enjoy.

Thank-you
Deborah Kascak
[Fresno, California](#)

From: [Laurie Karaska](#)
To: [Nieves, Tom](#)
Subject: Save our Eagle nest
Date: Wednesday, October 02, 2019 3:18:18 PM

Dear Supervisors:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

The most recent Draft Environmental Impact Report (2011) concluded there would be significant adverse impacts to bald eagles. That analysis was based on bald eagles only wintering in the valley for a few months a year. Beginning in 2012, a pair of bald eagles began nesting within ½ mile of the project site. The much more significant impacts this project would cause based on this key change has never been evaluated. Project proponents have attempted to conceal the true impacts to bald eagles by creating what they call a 'Long Term Management Plan.' Without proper analysis, any management plan is invalid.

Planning staff cites the need for housing as more important than any harm caused to bald eagles. This area is in the heart of a National Forest, in a unique, rural area on the north side of the lake. The project site itself contains 3 species of plants and rare habitat that do not exist anywhere else in the world! Less than 1/3 of this special habitat is planned to be conserved. With over 600 homes currently for sale in this small valley (150 more than a year ago), there is no justification to declare that a need for housing overrides significant harmful impacts to bald eagles.

Any zone change, as this project requires, must be in the public interest. This area is already rated such a high fire risk that many local homeowners have had their insurance cancelled. A housing density increase along the National Forest boundary would escalate the fire risk. The area is already ranked in the top 1% as having the most hazardous, least adequate fire and emergency evacuation routes in the state. This zoning change would further aggravate that potentially dire evacuation deficiency.

To approve this project, County decision-makers would be saying they care more about adding luxury houses and a private marina than they care about preventing harmful impacts to the bald eagles, to our National Forest, to our residents and to our visitors. Please DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin.

Most sincerely,

Laurie Karaska

From: lorraine@inspirationsatbigbear.com
To: [Nievez, Tom](#)
Subject: FW: Re: Proposed Moon Camp development, October 8 Supervisors' hearing
Date: Tuesday, October 01, 2019 7:26:02 PM

Dear Tom:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

The most recent Draft Environmental Impact Report (2011) concluded there would be significant adverse impacts to bald eagles. That analysis was based on bald eagles only wintering in the valley for a few months a year. Beginning in 2012, a pair of bald eagles began nesting within ½ mile of the project site. The much more significant impacts this project would cause based on this key change has never been evaluated. Project proponents have attempted to conceal the true impacts to bald eagles by creating what they call a 'Long Term Management Plan.' Without proper analysis, any management plan is invalid.

Planning staff cites the need for housing as more important than any harm caused to bald eagles. This area is in the heart of a National Forest, in a unique, rural area on the north side of the lake. The project site itself contains 3 species of plants and rare habitat that do not exist anywhere else in the world! Less than 1/3 of this special habitat is planned to be conserved. With over 600 homes currently for sale in this small valley (150 more than a year ago), there is no justification to declare that a need for housing overrides significant harmful impacts to bald eagles.

Any zone change, as this project requires, must be in the public interest. This area is already rated such a high fire risk that many local homeowners have had their insurance cancelled. A housing density increase along the National Forest boundary would increase the fire risk. The area is already ranked in the top 1% as having the most hazardous, least adequate fire and emergency evacuation routes in the state. This zoning change would further aggravate that potentially dire evacuation deficiency.

To approve this project, County decision-makers would be saying they care more about adding luxury houses and a private marina than they care about preventing harmful impacts to the bald eagles, to our National Forest, to our residents and to our visitors. Please DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin.

Most sincerely,

Lorraine Taylor

A very concerned resident of Big Bear Lake

From: [LBJ](#)
To: [elle a](#)
Subject: Moon Camp development is a net loss loss for the community
Date: Tuesday, October 01, 2019 3:55:27 PM

Dear Supervisors -

I am a frequent vacationer and visitor to your beautiful neck of the woods from LA, and one of my favorite things to do there is hike in your glorious mountains...especially when I am able to sight one of your majestic bald eagles. I was absolutely shocked to hear about the Moon Camp development in Fawnskin.

It is my understanding the Draft Environmental Impact Report (2011) concluded there would be significant adverse impacts to bald eagles. It doesn't take a great deal of common sense to understand why! I would hate to think you'd sacrifice so much - including tourism dollars - simply to build more unnecessary homes in that location, when there are *plenty* of homes at various price points available now in the area.

I beg you to reconsider!

Most sincerely,

Lisa Jenkins

From: [Monette Stevens](#)
To: [Nieves, Tom](#)
Subject: Please deny Moon Camp development
Date: Tuesday, October 01, 2019 9:10:50 AM

San Bernardino County Board of Supervisors
385 N. Arrowhead Ave., #2
San Bernardino, CA 92415

Clerk of the Board, COB@sbcounty.gov

Re: Proposed Moon Camp development, October 8 Supervisors' hearing

Dear Supervisors:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

The most recent Draft Environmental Impact Report (2011) concluded there would be significant adverse impacts to bald eagles. That analysis was based on bald eagles only wintering in the valley for a few months a year. Beginning in 2012, a pair of bald eagles began nesting within ½ mile of the project site. The much more significant impacts this project would cause based on this key change has never been evaluated. Project proponents have attempted to conceal the true impacts to bald eagles by creating what they call a 'Long Term Management Plan.' Without proper analysis, any management plan is invalid.

Planning staff cites the need for housing as more important than any harm caused to bald eagles. This area is in the heart of a National Forest, in a unique, rural area on the north side of the lake. The project site itself contains 3 species of plants and rare habitat that do not exist anywhere else in the world! Less than 1/3 of this special habitat is planned to be conserved. With over 600 homes currently for sale in this small valley (150 more than a year ago), there is no justification to declare that a need for housing overrides significant harmful impacts to bald eagles.

Any zone change, as this project requires, must be in the public interest. This area is already rated such a high fire risk that many local homeowners have had their insurance cancelled. A housing density increase along the National Forest boundary would escalate the fire risk. The area is already ranked in the top 1% as having the most hazardous, least adequate fire and emergency evacuation routes in the state. This zoning change would further aggravate that potentially dire evacuation deficiency.

To approve this project, County decision-makers would be saying they care more about adding luxury houses and a private marina than they care about preventing harmful impacts to the bald eagles, to our National Forest, to our residents and to our visitors. Please DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin.

Kind regards,

Richard and Monette Stevens
1470 Ridge Road
Fawnskin, CA

From: [S.Nevanperä](#)
To: [COB - Internet E-Mail](#); [Hagman, Curt](#)
Cc: [Lovingood, Robert](#); [Rowe, Dawn](#); [Gonzales, Josie](#)
Subject: The Moon camp development in Fawnskin
Date: Tuesday, October 01, 2019 2:05:54 AM

San Bernardino County Board of Supervisors 385 N. Arrowhead Ave., #2 San Bernardino, CA 92415 Clerk of the Board

Re: Proposed Moon Camp development, October 8 Supervisors' hearing

Dear Supervisors:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site. The most recent Draft Environmental Impact Report (2011) concluded there would be significant adverse impacts to bald eagles. That analysis was based on bald eagles only wintering in the valley for a few months a year. Beginning in 2012, a pair of bald eagles began nesting within ½ mile of the project site. The much more significant impacts this project would cause based on this key change has never been evaluated. Project proponents have attempted to conceal the true impacts to bald eagles by creating what they call a 'Long Term Management Plan.'

Without proper analysis, any management plan is invalid. Planning staff cites the need for housing as more important than any harm caused to bald eagles. This area is in the heart of a National Forest, in a unique, rural area on the north side of the lake. The project site itself contains 3 species of plants and rare habitat that does not exist anywhere else in the world! Less than 1/3 of this special habitat is planned to be conserved. With over 600 homes currently for sale in this small valley (150 more than a year ago), there is no justification to declare that a need for housing overrides significant harmful impacts to bald eagles. Any zone change, as this project requires, must be in the public interest.

This area is already rated such a high fire risk that many local homeowners have had their insurance cancelled. A housing density increase along the National Forest boundary would increase the fire risk. The area is already ranked in the top 1% as having the most hazardous, least adequate fire and emergency evacuation routes in the state. This zoning change would further aggravate that potentially dire evacuation deficiency. To approve this project, County decision-makers would be saying they care more about adding luxury houses and a private marina than they care about preventing harmful impacts to the bald eagles, to our National Forest, to our residents and to our visitors.

Please DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin.

Most sincerely,
Sisko Nevanperä

cc: Supervisor Robert A. Lovingood, Supervisor Janice Rutherford, Supervisor Dawn Rowe, Dawn. Supervisor Curt Hagman, Supervisor Josie Gonzalez, County LUS Director, Terri Rahhal County Planner, Tom Nieves

From: [Rita Cullen](#)
To: [COB - Internet E-Mail](#)
Subject: Proposed Moon Camp Development
Date: Monday, September 30, 2019 5:02:51 PM
Attachments: [Ltr to Board of Supervisors 9-2019.pdf](#)

I am attaching a letter opposing the above development since I believe it would have an adverse impact on the bald eagle breeding area at Big Bear Lake. I truly believe it would be a tragedy to lose this area since more bald eagles seem to be making their home in the area.

Thank you for taking this into consideration.

Rita J. Cullen
steelersgirl13@msn.com

September 29, 2019

San Bernardino County Board of Supervisors
385 North Arrowhead, #2
San Bernardino, California 92415

Attn: Clerk of the Board
Re: Proposed Moon Camp Development, October 8th Supervisors' hearing

Dear Supervisors:

I am asking that you deny the zone change and proposed Moon Camp development in Fawnskin. I believe that allowing housing in this area would cause irreversible harm to the bald eagles that nest nearby and forage on the proposed site.

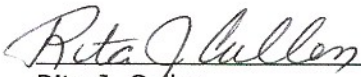
The most recent Draft Environmental Impact Report (2011) concluded there would be significant adverse impacts to bald eagles. That analysis was based on bald eagles only wintering in the valley for a few months a year. Beginning in 2012, a pair of bald eagles began nesting within 1/2 mile of the project site. Project proponents have attempted to conceal the true impacts to bald eagles by creating what they call a 'Long Term Management Plan.' Without proper analysis, any management plan is invalid.

Planning staff cites the need for housing as more important than any harm caused to bald eagles. This area is in the heart of a National Forest, in a unique, rural area on the north side of the lake. The project site itself contains 3 species of plants and rare habitat that do not exist anywhere else in the world! Less than 1/3 of this special habitat is planned to be conserved.

Any zone change, as this project requires, must be in the public interest. This area is already rated such a high fire risk that many local homeowners have had their insurance cancelled. A housing density increase along the National Forest boundary would escalate the fire risk. The area is already ranked in the top 1% as having the most hazardous, least adequate fire and emergency evacuation routes in the state. This zoning change would further aggravate that potentially dire evacuation deficiency.

To approve this project, County decision-makers would be saying they care more about adding luxury houses and a private marina than they care about preventing harmful impacts to the bald eagles, to the National Forest, to the residents and to visitors. Please DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin.

Sincerely,


Rita J. Cullen
9298 Pepperidge Lane
Rancho Cucamonga, CA 91701

cc: Supervisor Robert A. Lovingood, Robert.Lovingood@bos.sbcounty.gov
Supervisor Janice Rutherford, Janice.Rutherford@bos.sbcounty.gov
Supervisor Dawn Rowe, Dawn.Rowe@bos.sbcounty.gov
Supervisor Curt Hagman, Curt.Hagman@bos.sbcounty.gov
Supervisor Josie Gonzalez, jgonzaless@sbcounty.gov
County LUS Director, Terri Rahhal Terri.Rahhal@lus.sbcounty.gov
County Planner, Tom Nieves, tom.nieves@lus.sbcounty.gov

From: [Vaughn Pam Adams](#)
To: [Nieves, Tom](#)
Subject: Moon Camp Development
Date: Monday, September 30, 2019 4:31:19 PM

Dear County Planner Nieves,

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

The most recent Draft Environmental Impact Report (2011) concluded there would be significant adverse impacts to bald eagles. That analysis was based on bald eagles only wintering in the valley for a few months a year. Beginning in 2012, a pair of bald eagles began nesting within ½ mile of the project site. The much more significant impacts this project would cause based on this key change has never been evaluated. Project proponents have attempted to conceal the true impacts to bald eagles by creating what they call a 'Long Term Management Plan.' Without proper analysis, any management plan is invalid.

Planning staff cites the need for housing as more important than any harm caused to bald eagles. This area is in the heart of a National Forest, in a unique, rural area on the north side of the lake. The project site itself contains 3 species of plants and rare habitat that do not exist anywhere else in the world! Less than 1/3 of this special habitat is planned to be conserved. With over 600 homes currently for sale in this small valley (150 more than a year ago), there is no justification to declare that a need for housing overrides significant harmful impacts to bald eagles.

Any zone change, as this project requires, must be in the public interest. This area is already rated such a high fire risk that many local homeowners have had their insurance cancelled. A housing density increase along the National Forest boundary would escalate the fire risk. The area is already ranked in the top 1% as having the most hazardous, least adequate fire and emergency evacuation routes in the state. This zoning change would further aggravate that potentially dire evacuation deficiency.

To approve this project, County decision-makers would be saying they care more about adding luxury houses and a private marina than they care about preventing harmful impacts to the bald eagles, to our National Forest, to our residents and to our visitors.

This voter asks you to Please DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin.

Thank you for your time. Most sincerely,
-Pam Adams

From: [Donna Little](#)
To: [Lovingood, Robert](#); [Rutherford, Janice](#); [Rowe, Dawn](#); [Hagman, Curt](#); [Gonzales, Josie](#); [Nieves, Tom](#)
Subject: Moon Camp Development, Fawnskin, California
Date: Monday, September 30, 2019 4:16:45 PM

San Bernardino County Board of Supervisors
385 N. Arrowhead Ave., #2
San Bernardino, CA 92415

Clerk of the Board, COB@sbcounty.gov
Re: Proposed Moon Camp development, October 8 Supervisors' hearing

Dear Supervisors:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

The most recent Draft Environmental Impact Report (2011) concluded there would be significant adverse impacts to bald eagles. That analysis was based on bald eagles only wintering in the valley for a few months a year. Beginning in 2012, a pair of bald eagles began nesting within ½ mile of the project site. The much more significant impacts this project would cause based on this key change has never been evaluated. Project proponents have attempted to conceal the true impacts to bald eagles by creating what they call a 'Long Term Management Plan.' Without proper analysis, any management plan is invalid.

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To approve this project, County decision-makers would be saying they care more about adding luxury houses and a private marina than they care about preventing harmful impacts to the bald eagles, to our National Forest, to our residents and to our visitors. Please DENY the detrimental zone change and project proposal for the Moon

Camp development in Fawnskin.

Most sincerely,

Donna Little

39154 Buckthorn Rd

Big Bear Lake, CA 92315

San Bernardino County Board of Supervisors
385 N. Arrowhead Ave., #2
San Bernardino, CA 92415

Clerk of the Board, COB@sbcounty.gov

Re: Proposed Moon Camp development, October 8 Supervisors' hearing

Dear Supervisors:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

The most recent Draft Environmental Impact Report (2011) concluded there would be significant adverse impacts to bald eagles. That analysis was based on bald eagles only wintering in the valley for a few months a year. Beginning in 2012, a pair of bald eagles began nesting within ½ mile of the project site. The much more significant impacts this project would cause based on this key change has never been evaluated. Project proponents have attempted to conceal the true impacts to bald eagles by creating what they call a 'Long Term Management Plan.' Without proper analysis, any management plan is invalid.

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To approve this project, County decision-makers would be saying they care more about adding luxury houses and a private marina than they care about preventing harmful impacts to the bald eagles, to our National Forest, to our residents and to our visitors. Please DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin.

Most sincerely,



cc: Supervisor Robert A. Lovingood, Robert.Lovingood@bos.sbcounty.gov
Supervisor Janice Rutherford, Janice.Rutherford@bos.sbcounty.gov
Supervisor Dawn Rowe, Dawn.Rowe@bos.sbcounty.gov
Supervisor Curt Hagman, Curt.Hagman@bos.sbcounty.gov
Supervisor Josie Gonzalez, jgonzales@sbcounty.gov
County LUS Director, Terri Rahhal Terri.Rahhal@lus.sbcounty.gov
County Planner, Tom Nieves, tom.nieves@lus.sbcounty.gov

From: [Jill Coumoutso](#)
To: [Nieves, Tom](#)
Subject: Re: Proposed Moon Camp development, October 8 Supervisors' hearing
Date: Monday, September 30, 2019 10:50:36 AM

Clerk of the Board, COB@sbcounty.gov

Re: Proposed Moon Camp development, October 8 Supervisors' hearing

Dear Supervisors:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

The most recent Draft Environmental Impact Report (2011) concluded there would be significant adverse impacts to bald eagles. That analysis was based on bald eagles only wintering in the valley for a few months a year. Beginning in 2012, a pair of bald eagles began nesting within ½ mile of the project site. The much more significant impacts this project would cause based on this key change has never been evaluated. Project proponents have attempted to conceal the true impacts to bald eagles by creating what they call a 'Long Term Management Plan.' Without proper analysis, any management plan is invalid.

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To approve this project, County decision-makers would be saying they care more about adding luxury houses and a private marina than they care about preventing harmful impacts to the bald eagles, to our National Forest, to our residents and to our visitors. Please DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin.

Most sincerely,

Jill Coumoutso



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From: [Fran L](#)
To: [Lovingood, Robert](#); [Rutherford, Janice](#); [Rowe, Dawn](#); [Hagman, Curt](#); [Gonzales, Josie](#); [Nieves, Tom](#)
Date: Monday, September 30, 2019 10:33:40 AM

San Bernardino County Board of Supervisors
385 N. Arrowhead Ave., #2
San Bernardino, CA 92415

Clerk of the Board, COB@sbcounty.gov

Re: Proposed Moon Camp development, October 8 Supervisors' hearing

Dear Supervisors:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

The most recent Draft Environmental Impact Report (2011) concluded there would be significant adverse impacts to bald eagles. That analysis was based on bald eagles only wintering in the valley for a few months a year. Beginning in 2012, a pair of bald eagles began nesting within ½ mile of the project site. The much more significant impacts this project would cause based on this key change has never been evaluated. Project proponents have attempted to conceal the true impacts to bald eagles by creating what they call a 'Long Term Management Plan.' Without proper analysis, any management plan is invalid.

Planning staff cites the need for housing as more important than any harm caused to bald eagles. This area is in the heart of a National Forest, in a unique, rural area on the north side of the lake. The project site itself contains 3 species of plants and rare habitat that do not exist anywhere else in the world! Less than 1/3 of this special habitat is planned to be conserved. With over 600 homes currently for sale in this small valley (150 more than a year ago), there is no justification to declare that a need for housing overrides significant harmful impacts to bald eagles.

Any zone change, as this project requires, must be in the public interest. This area is already rated such a high fire risk that many local homeowners have had their insurance cancelled. A housing density increase along the National Forest boundary would escalate the fire risk. The area is already ranked in the top 1% as having the most hazardous, least adequate fire and emergency evacuation routes in the state. This zoning change would further aggravate that potentially dire evacuation deficiency.

To approve this project, County decision-makers would be saying they care more about adding luxury houses and a private marina than they care about preventing harmful impacts to the bald eagles, to our National Forest, to our residents and to our visitors. Please DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin.

Most sincerely,

Francene Lebowitz

San Diego, Ca 92037

San Bernardino County Board of Supervisors
385 N. Arrowhead Ave., #2
San Bernardino, CA 92415

Clerk of the Board, COB@sbcounty.gov

Re: Proposed Moon Camp development, October 8 Supervisors' hearing

Dear Supervisors:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

The most recent Draft Environmental Impact Report (2011) concluded there would be significant adverse impacts to bald eagles. That analysis was based on bald eagles only wintering in the valley for a few months a year. Beginning in 2012, a pair of bald eagles began nesting within ½ mile of the project site. The much more significant impacts this project would cause based on this key change has never been evaluated. Project proponents have attempted to conceal the true impacts to bald eagles by creating what they call a 'Long Term Management Plan.' Without proper analysis, any management plan is invalid.

Planning staff cites the need for housing as more important than any harm caused to bald eagles. This area is in the heart of a National Forest, in a unique, rural area on the north side of the lake. The project site itself contains 3 species of plants and rare habitat that does not exist anywhere else in the world! Less than 1/3 of this special habitat is planned to be conserved. With over 600 homes currently for sale in this small valley (150 more than a year ago), there is no justification to declare that a need for housing overrides significant harmful impacts to bald eagles.

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Most sincerely,

cc: Supervisor Robert A. Lovingood, Robert.Lovingood@bos.sbcounty.gov
Supervisor Janice Rutherford, Janice.Rutherford@bos.sbcounty.gov
Supervisor Dawn Rowe, Dawn.Rowe@bos.sbcounty.gov
Supervisor Curt Hagman, Curt.Hagman@bos.sbcounty.gov
Supervisor Josie Gonzalez, jgonzales@sbcounty.gov
County LUS Director, Terri Rahhal Terri.Rahhal@lus.sbcounty.gov
County Planner, Tom Nieves, tom.nieves@lus.sbcounty.gov

From: kimk@computersupplypeople.com
To: [COB - Internet E-Mail](#)
Subject: Re: Proposed Moon Camp development, October 8 Supervisors' hearing
Date: Monday, September 30, 2019 7:34:20 AM



San Bernardino County Board of Supervisors
385 N. Arrowhead Ave., #2
San Bernardino, CA 92415

Clerk of the Board, COB@sbcounty.gov

Re: Proposed Moon Camp development, October 8 Supervisors' hearing

Dear Supervisors:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

The most recent Draft Environmental Impact Report (2011) concluded there would be significant adverse impacts to bald eagles. That analysis was based on bald eagles only wintering in the valley for a few months a year. Beginning in 2012, a pair of bald eagles began nesting within ½ mile of the project site. The much more significant impacts this project would cause based on this key change has never been evaluated. Project proponents have attempted to conceal the true impacts to bald eagles by creating what they call a 'Long Term Management Plan.' Without proper analysis, any management plan is invalid.

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To approve this project, County decision-makers would be saying they care more about adding luxury houses and a private marina than they care about preventing harmful impacts to the bald eagles, to our National Forest, to our residents and to our visitors. Please DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin.

Most sincerely,

cc: Supervisor Robert A. Lovingood, Robert.Lovingood@bos.sbcounty.gov
Supervisor Janice Rutherford, Janice.Rutherford@bos.sbcounty.gov
Supervisor Dawn Rowe, Dawn.Rowe@bos.sbcounty.gov
Supervisor Curt Hagman, Curt.Hagman@bos.sbcounty.gov
Supervisor Josie Gonzalez, jgonzales@sbcounty.gov
County LUS Director, Terri Rahhal Terri.Rahhal@lus.sbcounty.gov
County Planner, Tom Nieves, tom.nieves@lus.sbcounty.gov

From: [Sandy Brown](#)
To: [Nieves, Tom](#)
Subject: Proposed Housing Development in Big Bear Area/American Bald Eagle Habitat in Danger
Date: Sunday, September 29, 2019 9:55:57 PM

San Bernardino County Board of Supervisors

385 N. Arrowhead Ave., #2

San Bernardino, CA 92415

Clerk of the Board, COB@sbcounty.gov

Re: Proposed Moon Camp development, October 8 Supervisors' hearing

Dear Supervisors:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

The most recent Draft Environmental Impact Report (2011) concluded there would be significant adverse impacts to bald eagles. That analysis was based on bald eagles only wintering in the valley for a few months a year. Beginning in 2012, a pair of bald eagles began nesting within ½ mile of the project site. The much more significant impacts this project would cause based on this key change has never been evaluated. Project proponents have attempted to conceal the true impacts to bald eagles by creating what they call a 'Long Term Management Plan.' Without proper analysis, any management plan is invalid.

Planning staff cites the need for housing as more important than any harm caused to bald eagles. This area is in the heart of a National Forest, in a unique, rural area on the north side of the lake. The project site itself contains 3 species of plants and rare habitat that do not exist anywhere else in the world! Less than 1/3 of this special habitat is planned to be conserved. With over 600 homes currently for sale in this small valley (150 more than a year ago), there is no justification to declare that a need for housing overrides significant harmful impacts to bald eagles.

Any zone change, as this project requires, must be in the public interest. This area is already rated such a high fire risk that many local homeowners have had their insurance cancelled. A housing density increase along the National Forest boundary

would increase the fire risk. The area is already ranked in the top 1% as having the most hazardous, least adequate fire and emergency evacuation routes in the state. This zoning change would further aggravate that potentially dire evacuation deficiency.

To approve this project, County decision-makers would be saying they care more about adding luxury houses and a private marina than they care about preventing harmful impacts to the bald eagles, to our National Forest, to our residents and to our visitors. Please DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin.

Most sincerely,

Sandra Brown, a dedicated American Bald Eagle lover

Valley Center, California 92082

From: [Tawnya Zito](#)
To: [COB - Internet E-Mail](#)
Cc: [Rutherford, Janice](#); [Rowe, Dawn](#); [Hagman, Curt](#); [Gonzales, Josie](#); [Nieves, Tom](#)
Subject: Proposed Moon Camp development, October 8 Supervisors' hearing
Date: Sunday, September 29, 2019 9:35:30 PM

Dear Supervisors:

I am asking you to please DENY the detrimental zone change and project proposal for the 'Moon Camp' development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

The most recent Draft Environmental Impact Report (2011) concluded there would be significant adverse impacts to bald eagles. That analysis was based on bald eagles only wintering in the valley for a few months a year. Beginning in 2012, a pair of bald eagles began nesting within ½ mile of the project site. The much more significant impacts this project would cause based on this key change has never been evaluated. Project proponents have attempted to conceal the true impacts to bald eagles by creating what they call a 'Long Term Management Plan.' Without proper analysis, any management plan is invalid.

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To approve this project, County decision-makers would be saying they care more about adding luxury houses and a private marina than they care about preventing harmful impacts to the bald eagles, to our National Forest, to our residents and to our visitors. Please DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin.

Most sincerely,

Tawnya Zito

Eagle Lover & Nature Appreciator; Hipster Housing Project Hater

Typos courtesy of my iPhone

From: [Joscelyn Pierce](#)
To: [Nieves, Tom](#)
Subject: Re: Automatic reply: Proposed Moon Camp Development, October 8th Supervisors" hearing
Date: Sunday, September 29, 2019 8:33:15 PM

Thank you Mr. Nieves. Once you have gotten back to your office, please read my letter and DENY these zone changes for the Moon Camp Development in Fawnskin.

Thank you for your consideration,

Joscelyn Pierce

Resident, Big Bear Lake, CA 92315

On 9/29/2019 8:24 PM, Nieves, Tom wrote:

Thank you for your email. I am currently out of the office and will return Tuesday 10-1-19.

If you need immediate assistance please contact Lupe Biggs via email Lupe.Biggs@lus.sbcounty.gov or at (909) 387-4110.

Thank you.

San Bernardino County Board of Supervisors
385 N. Arrowhead Ave., #2
San Bernardino, CA 92415

Clerk of the Board, COB@sbcounty.gov

Re: Proposed Moon Camp development, October 8 Supervisors' hearing

Dear Supervisors:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

The most recent Draft Environmental Impact Report (2011) concluded there would be significant adverse impacts to bald eagles. That analysis was based on bald eagles only wintering in the valley for a few months a year. Beginning in 2012, a pair of bald eagles began nesting within 1/2 mile of the project site. The much more significant impacts this project would cause based on this key change has never been evaluated. Project proponents have attempted to conceal the true impacts to bald eagles by creating what they call a 'Long Term Management Plan.' Without proper analysis, any management plan is invalid.

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To approve this project, County decision-makers would be saying they care more about adding luxury houses and a private marina than they care about preventing harmful impacts to the bald eagles, to our National Forest, to our residents and to our visitors. Please DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin.

Most sincerely,



cc: Supervisor Robert A. Lovingood, Robert.Lovingood@bos.sbcounty.gov
Supervisor Janice Rutherford, Janice.Rutherford@bos.sbcounty.gov
Supervisor Dawn Rowe, Dawn.Rowe@bos.sbcounty.gov
Supervisor Curt Hagman, Curt.Hagman@bos.sbcounty.gov
Supervisor Josie Gonzalez, jgonzales@sbcounty.gov
County LUS Director, Terri Rahhal Terri.Rahhal@lus.sbcounty.gov
County Planner, Tom Nievez, tom.nievez@lus.sbcounty.gov

From: [Kevin McCawley](#)
To: [Nieves, Tom](#)
Subject: Big Bear Lake
Date: Sunday, September 29, 2019 2:38:26 PM

Dear Supervisors:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

The most recent Draft Environmental Impact Report (2011) concluded there would be significant adverse impacts to bald eagles. That analysis was based on bald eagles only wintering in the valley for a few months a year. Beginning in 2012, a pair of bald eagles began nesting within ½ mile of the project site. The much more significant impacts this project would cause based on this key change has never been evaluated. Project proponents have attempted to conceal the true impacts to bald eagles by creating what they call a 'Long Term Management Plan.' Without proper analysis, any management plan is invalid.

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To approve this project, County decision-makers would be saying they care more about adding luxury houses and a private marina than they care about preventing harmful impacts to the bald eagles, to our National Forest, to our residents and to our visitors. Please DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin.

Most sincerely,

Kevin McCawley
Loma Linda, CA

From: [Patty Roberts](#)
To: [Nieves, Tom](#)
Subject: Re: Proposed Moon Camp development, October 8 Supervisors' hearing
Date: Sunday, September 29, 2019 9:18:15 AM

San Bernardino County Board of Supervisors

385 N. Arrowhead Ave., #2

San Bernardino, CA 92415

Clerk of the Board, COB@sbcounty.gov

Re: Proposed Moon Camp development, October 8 Supervisors' hearing

Dear Supervisors:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

The most recent Draft Environmental Impact Report (2011) concluded there would be significant adverse impacts to bald eagles. That analysis was based on bald eagles only wintering in the valley for a few months a year. Beginning in 2012, a pair of bald eagles began nesting within ½ mile of the project site. The much more significant impacts this project would cause based on this key change has never been evaluated. Project proponents have attempted to conceal the true impacts to bald eagles by creating what they call a 'Long Term Management Plan.' Without proper analysis, any management plan is invalid.

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Any zone change, as this project requires, must be in the public interest. This area is already rated such a high fire risk that many local homeowners have had their insurance cancelled. A housing density increase along the National Forest boundary would escalate the fire risk. The area is already ranked in the top 1% as having the most hazardous, least adequate fire and emergency evacuation routes in the state. This zoning change would further aggravate that potentially dire evacuation deficiency.

To approve this project, County decision-makers would be saying they care more about adding luxury houses and a private marina than they care about preventing harmful impacts to the bald eagles, to our National Forest, to our residents and to our visitors. Please DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin.

Most sincerely,

Patty Roberts

Sent from [Mail](#) for Windows 10

From: [Janice](#)
To: [Nieves, Tom](#)
Subject: Big Bear
Date: Sunday, September 29, 2019 5:12:46 AM

San Bernardino County Board of Supervisors
385 N. Arrowhead Ave., #2
San Bernardino, CA 92415

Clerk of the Board, COB@sbcounty.gov

Re: Proposed Moon Camp development, October 8 Supervisors' hearing

Dear Supervisors:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

It is because of greed that our wildlife suffers. This has become a primary nesting area for bald eagles.

The most recent Draft Environmental Impact Report (2011) concluded there would be significant adverse impacts to bald eagles. That analysis was based on bald eagles only wintering in the valley for a few months a year. Beginning in 2012, a pair of bald eagles began nesting within ½ mile of the project site. The much more significant impacts this project would cause based on this key change has never been evaluated. Project proponents have attempted to conceal the true impacts to bald eagles by creating what they call a 'Long Term Management Plan.' Without proper analysis, any management plan is invalid.

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To approve this project, County decision-makers would be saying they care more about adding luxury houses and a private marina than they care about preventing harmful impacts to the bald eagles, to our National Forest, to our residents and to our visitors. Please DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Please do so in good conscience. Thank you.

Most sincerely,

Janice D. Wall

California native

From: [Marianne Wojcik](#)
To: [Nieves, Tom](#)
Subject: Proposed moon camp development
Date: Saturday, September 28, 2019 7:07:59 PM

San Bernardino County Board of Supervisors 385 N. Arrowhead Ave., #2
San Bernardino, CA 92415
Clerk of the Board, COB@sbcounty.gov

Re: Proposed Moon Camp development, October 8 Supervisors' hearing

Dear Supervisors:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

The most recent Draft Environmental Impact Report (2011) concluded there would be significant adverse impacts to bald eagles. That analysis was based on bald eagles only wintering in the valley for a few months a year. Beginning in 2012, a pair of bald eagles began nesting within 1/2 mile of the project site. The much more significant impacts this project would cause based on this key change has never been evaluated. Project proponents have attempted to conceal the true impacts to bald eagles by creating what they call a 'Long Term Management Plan.' Without proper analysis, any management plan is invalid.

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Most sincerely,

Marianne Wojcik

cc: Supervisor Robert A. Lovingood, Robert.Lovingood@bos.sbcounty.gov

County LUS Director, Terri Rahhal

County Planner, Tom Nieves, tom.nieves@lus.sbcounty.gov

Supervisor Janice Rutherford, Janice.Rutherford@bos.sbcounty.gov Supervisor Dawn Rowe,
Dawn.Rowe@bos.sbcounty.gov Supervisor Curt Hagman, Curt.Hagman@bos.sbcounty.gov Supervisor Josie
Gonzalez, jgonzales@sbcounty.gov

Terri.Rahhal@lus.sbcounty.gov

From: [loretta vlach](#)
To: [loretta vlach](#)
Subject: Eagles Nest
Date: Saturday, September 28, 2019 5:53:26 PM

San Bernardino County Board of Supervisors
385 N. Arrowhead Ave., #2
San Bernardino, CA 92415

September 27, 2019

Clerk of the Board, COB@sbcounty.gov
Re: Proposed Moon Camp development, October 8 Supervisors' hearing

Dear Supervisors:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

The most recent Draft Environmental Impact Report (2011) concluded there would be significant adverse impacts to bald eagles. That analysis was based on bald eagles only wintering in the valley for a few months a year. Beginning in 2012, a pair of bald eagles began nesting within ½ mile of the project site. The much more significant impacts this project would cause based on this key change has never been evaluated. Project proponents have attempted to conceal the true impacts to bald eagles by creating what they call a 'Long Term Management Plan.' Without proper analysis, any management plan is invalid.

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To approve this project, County decision-makers would be saying they care more about adding luxury houses and a private marina than they care about preventing harmful impacts to the bald eagles, to our National Forest, to our residents and to our visitors. Please DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin.

Most sincerely,

Loretta L. Vlach Zimmer

From: artcityusa@sbcglobal.net
To: [Nieves, Tom](#)
Subject: Protest of Development Proposal
Date: Saturday, September 28, 2019 5:27:14 PM

My name is Rebecca Jo Steelman, a Rialto, 92376 resident. I a love the eagles, all biodiversity of flora and fauna, and beauty of Big Bear Lake. Please respect the need to keep habitats in place. Do not approve the increase of tourism housing and development. Thanks!

Sent from my Verizon LG Smartphone

From: [Pam Geiman](#)
To: Lovingood@bos.sbcounty.gov
Subject: Big Bear Eagles
Date: Saturday, September 28, 2019 2:49:58 PM

San Bernardino County Board of Supervisors
385 N. Arrowhead Ave., #2
San Bernardino, CA 92415

Clerk of the Board, COB@sbcounty.gov
Re: Proposed Moon Camp development, October 8 Supervisors' hearing

Dear Supervisors:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

The most recent Draft Environmental Impact Report (2011) concluded there would be significant adverse impacts to bald eagles. That analysis was based on bald eagles only wintering in the valley for a few months a year. Beginning in 2012, a pair of bald eagles began nesting within ½ mile of the project site. The much more significant impacts this project would cause based on this key change has never been evaluated. Project proponents have attempted to conceal the true impacts to bald eagles by creating what they call a 'Long Term Management Plan.' Without proper analysis, any management plan is invalid.

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To approve this project, County decision-makers would be saying they care more about adding luxury houses and a private marina than they care about preventing harmful impacts to the bald eagles, to our National Forest, to our residents and to our visitors. Please DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin.

Most sincerely,

Pamela Geiman

9019 Southwood Drive
Shreveport, LA 71118

From: asmcqn@aol.com
To: [Nieves, Tom](#)
Subject: Save Jackie and Shadow's home!
Date: Saturday, September 28, 2019 2:40:16 PM

Dear County Planner, Tom Nieves:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

The most recent Draft Environmental Impact Report (2011) concluded there would be significant adverse impacts to bald eagles. That analysis was based on bald eagles only wintering in the valley for a few months a year. Beginning in 2012, a pair of bald eagles began nesting within ½ mile of the project site. The much more significant impacts this project would cause based on this key change has never been evaluated. Project proponents have attempted to conceal the true impacts to bald eagles by creating what they call a 'Long Term Management Plan.' Without proper analysis, any management plan is invalid.

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Any zone change, as this project requires, must be in the public interest. This area is already rated such a high fire risk that many local homeowners have had their insurance cancelled. A housing density increase along the National Forest boundary would escalate the fire risk. The area is already ranked in the top 1% as having the most hazardous, least adequate fire and emergency evacuation routes in the state. This zoning change would further aggravate that potentially dire evacuation deficiency.

To approve this project, County decision-makers would be saying they care more about adding luxury houses and a private marina than they care about preventing harmful impacts to the bald eagles, to our National Forest, to our residents and to our visitors. Please DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin.

Most sincerely,

Ashly McQueen

San Bernardino County Board of Supervisors
385 N. Arrowhead Ave., #2
San Bernardino, CA 92415

Clerk of the Board, COB@sbcounty.gov

Re: Proposed Moon Camp development, October 8 Supervisors' hearing

Dear Supervisors:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

The most recent Draft Environmental Impact Report (2011) concluded there would be significant adverse impacts to bald eagles. That analysis was based on bald eagles only wintering in the valley for a few months a year. Beginning in 2012, a pair of bald eagles began nesting within ½ mile of the project site. The much more significant impacts this project would cause based on this key change has never been evaluated. Project proponents have attempted to conceal the true impacts to bald eagles by creating what they call a 'Long Term Management Plan.' Without proper analysis, any management plan is invalid.

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Most sincerely,

cc: Supervisor Robert A. Lovingood, Robert.Lovingood@bos.sbcounty.gov
Supervisor Janice Rutherford, Janice.Rutherford@bos.sbcounty.gov
Supervisor Dawn Rowe, Dawn.Rowe@bos.sbcounty.gov
Supervisor Curt Hagman, Curt.Hagman@bos.sbcounty.gov
Supervisor Josie Gonzalez, jgonzales@sbcounty.gov
County LUS Director, Terri Rahhal Terri.Rahhal@lus.sbcounty.gov
County Planner, Tom Nieves, tom.nieves@lus.sbcounty.gov

From: [Don and Diane Aaker](#)
To: [COB - Internet E-Mail](#)
Subject: Opposition to Zone Change & Moon Camp development in Fawnskin
Date: Thursday, October 03, 2019 10:17:56 AM

San Bernardino County Board of Supervisors
385 N. Arrowhead Ave., #2
San Bernardino, CA 92415

Clerk of the Board, COB@sbcounty.gov

Re: Proposed Moon Camp development, October 8 Supervisors' hearing

Dear Supervisors:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

The most recent Draft Environmental Impact Report (2011) concluded there would be significant adverse impacts to bald eagles. That analysis was based on bald eagles only wintering in the valley for a few months a year. Beginning in 2012, a pair of bald eagles began nesting within ½ mile of the project site. The much more significant impacts this project would cause based on this key change has never been evaluated. Project proponents have attempted to conceal the true impacts to bald eagles by creating what they call a 'Long Term Management Plan.' Without proper analysis, any management plan is invalid.

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visitors. Please DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin.

Most sincerely,

Don and Diane Aaker
La Quinta, CA

cc: Supervisor Robert A. Lovingood, Robert.Lovingood@bos.sbcounty.gov
Supervisor Janice Rutherford, Janice.Rutherford@bos.sbcounty.gov Supervisor
Dawn Rowe, Dawn.Rowe@bos.sbcounty.gov Supervisor Curt Hagman,
Curt.Hagman@bos.sbcounty.gov Supervisor Josie Gonzalez,
jgonzales@sbcounty.gov County LUS Director, Terri Rahhal
Terri.Rahhal@lus.sbcounty.gov County Planner, Tom Nieves,
tom.nieves@lus.sbcounty.gov

From: [Ian Belton](#)
To: [COB - Internet E-Mail](#)
Subject: No Moon Camp Development in Big Bear Lake !!
Date: Thursday, October 03, 2019 9:51:41 AM
Attachments: [NoMoonCampDev.PDF](#)

with attachment...

----- Forwarded Message -----

From: Ian Belton <drbeltz@yahoo.com>
To: COB@sbcounty.gov <COB@sbcounty.gov>
Sent: Thursday, October 3, 2019, 09:38:56 AM PDT
Subject: Moon Camp Development

Respectfully- I absolutely, wholeheartedly agree with this plea to deny this housing project. There are already so many houses for sale, we don't want another marina, we are on our third homeowners insurance company due to fire risk and this is just going to add to the traffic coming up, going down and in the town. Big Bear Lake does not want or need this!!

10/03/19

San Bernardino County Board of Supervisors
385 N. Arrowhead Ave., #2
San Bernardino, CA 92415

Clerk of the Board, COB@sbcounty.gov
Re: Proposed Moon Camp development, October 8 Supervisors' hearing

Dear Supervisors:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

The most recent Draft Environmental Impact Report (2011) concluded there would be significant adverse impacts to bald eagles. That analysis was based on bald eagles only wintering in the valley for a few months a year. Beginning in 2012, a pair of bald eagles began nesting within ½ mile of the project site. The much more significant impacts this project would cause based on this key change has never been evaluated. Project proponents have attempted to conceal the true impacts to bald eagles by creating what they call a 'Long Term Management Plan.' Without proper analysis, any management plan is invalid.

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To approve this project, County decision-makers would be saying they care more about adding luxury houses and a private marina than they care about preventing harmful impacts to the bald eagles, to our National Forest, to our residents and to our visitors. Please DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin.

Most sincerely,

Ian Belton

42401 Avalon Rd.
Big Bear Lake 92315

760-271-6872

**Ian Belton
42401 Avalon Rd.
Big Bear Lake 92315**

10/03/19

San Bernardino County Board of Supervisors
385 N. Arrowhead Ave., #2
San Bernardino, CA 92415

Clerk of the Board, COB@sbcounty.gov
Re: Proposed Moon Camp development, October 8 Supervisors' hearing

Dear Supervisors:

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Most sincerely,

A handwritten signature in black ink, appearing to read 'Ian Belton', with a long horizontal flourish extending to the right.

Ian Belton

760-271-6872

From: [Ian Belton](#)
To: [COB - Internet E-Mail](#)
Subject: Moon Camp Development
Date: Thursday, October 03, 2019 9:39:01 AM

Respectfully- I absolutely, wholeheartedly agree with this plea to deny this housing project. There are already so many houses for sale, we don't want another marina, we are on our third homeowners insurance company due to fire risk and this is just going to add to the traffic coming up, going down and in the town. Big Bear Lake does not want or need this!!

10/03/19

San Bernardino County Board of Supervisors
385 N. Arrowhead Ave., #2
San Bernardino, CA 92415

Clerk of the Board, COB@sbcounty.gov
Re: Proposed Moon Camp development, October 8 Supervisors' hearing

Dear Supervisors:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

The most recent Draft Environmental Impact Report (2011) concluded there would be significant adverse impacts to bald eagles. That analysis was based on bald eagles only wintering in the valley for a few months a year. Beginning in 2012, a pair of bald eagles began nesting within ½ mile of the project site. The much more significant impacts this project would cause based on this key change has never been evaluated. Project proponents have attempted to conceal the true impacts to bald eagles by creating what they call a 'Long Term Management Plan.' Without proper analysis, any management plan is invalid.

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Most sincerely,

Ian Belton

42401 Avalon Rd.
Big Bear Lake 92315

760-271-6872

San Bernardino County Board of Supervisors
385 N. Arrowhead Ave., #2
San Bernardino, CA 92415

Clerk of the Board, COB@sbcounty.gov

Re: Proposed Moon Camp development, October 8 Supervisors' hearing

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Most sincerely,

cc: Supervisor Robert A. Lovingood, Robert.Lovingood@bos.sbcounty.gov
Supervisor Janice Rutherford, Janice.Rutherford@bos.sbcounty.gov
Supervisor Dawn Rowe, Dawn.Rowe@bos.sbcounty.gov
Supervisor Curt Hagman, Curt.Hagman@bos.sbcounty.gov
Supervisor Josie Gonzalez, jgonzales@sbcounty.gov
County LUS Director, Terri Rahhal Terri.Rahhal@lus.sbcounty.gov
County Planner, Tom Nieves, tom.nieves@lus.sbcounty.gov



From: [Nancy Crandall](#)
To: [COB - Internet E-Mail](#)
Subject: Moon Camp In Big Bear
Date: Thursday, October 03, 2019 5:26:29 AM
Attachments: [Embedded1570080240650.png](#)



From: [Kellas Campbell](#)
To: [COB - Internet E-Mail](#)
Subject: Proposed Moon Camp development, October 8 Supervisors' hearing
Date: Thursday, October 03, 2019 4:00:04 AM

Dear Supervisors:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

The most recent Draft Environmental Impact Report (2011) concluded there would be significant adverse impacts to bald eagles. That analysis was based on bald eagles only wintering in the valley for a few months a year. Beginning in 2012, a pair of bald eagles began nesting within ½ mile of the project site. The much more significant impacts this project would cause based on this key change has never been evaluated. Project proponents have attempted to conceal the true impacts to bald eagles by creating what they call a 'Long Term Management Plan.' Without proper analysis, any management plan is invalid.

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To approve this project, County decision-makers would be saying they care more about adding luxury houses and a private marina than they care about preventing harmful impacts to the bald eagles, to our National Forest, to our residents and to our visitors. Please DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin.

Best regards,

Kellas Campbell

From: [Mike Daymon](#)
To: [COB - Internet E-Mail](#)
Subject: Moon Housing development
Date: Thursday, October 03, 2019 1:29:51 AM

San Bernardino County Board of Supervisors
385 N. Arrowhead Ave., #2
San Bernardino, CA 92415

Clerk of the Board, COB@sbcounty.gov
Re: Proposed Moon Camp development, October 8 Supervisors' hearing

Dear Supervisors:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

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Most sincerely,

Mike Daymon
6425 Snowbird Drive
Colorado Springs, CO 80918

October 3, 2019

San Bernardino County Board of Supervisors
385 N. Arrowhead Ave., #2
San Bernardino, CA 92415

Clerk of the Board, COB@sbcounty.gov
Re: Proposed Moon Camp development, October 8 Supervisors' hearing

Dear Supervisors:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

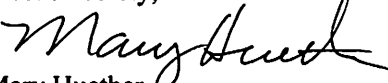
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Most sincerely,


Mary Huether
PO Box 6451
Big Bear Lake, CA 92315

San Bernardino County Board of Supervisors
385 N. Arrowhead Ave., #2
San Bernardino, CA 92415

Clerk of the Board, COB@sbcounty.gov

Re: Proposed Moon Camp development, October 8 Supervisors' hearing

Dear Supervisors:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

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Most sincerely,

cc: Supervisor Robert A. Lovingood, Robert.Lovingood@bos.sbcounty.gov
Supervisor Janice Rutherford, Janice.Rutherford@bos.sbcounty.gov
Supervisor Dawn Rowe, Dawn.Rowe@bos.sbcounty.gov
Supervisor Curt Hagman, Curt.Hagman@bos.sbcounty.gov
Supervisor Josie Gonzalez, jgonzales@sbcounty.gov
County LUS Director, Terri Rahhal Terri.Rahhal@lus.sbcounty.gov
County Planner, Tom Nieves, tom.nieves@lus.sbcounty.gov

From: [Deborah Kascak](#)
To: [COB - Internet E-Mail](#)
Cc: info@friendsofbigbearvalley.org
Subject: Proposed Zone Change and Moon Camp Development
Date: Wednesday, October 02, 2019 3:04:36 PM

Dear Board Members,

It is my understanding that you will be considering the proposed development of the "Moon Camp" that will consist of approximately 600 homes on the north shore of Big Bear Lake. I respectfully ask for a moment to plead that your Board consider all the impacts this development would have on the wildlife, the plant life, and the additional risk of forest fires.

As a member of the local Big Bear Valley Eagles Group, I have watched the story unfold of Shadow & Jackie and their 2 little Eaglets Cookie & Simba this year. There are thousands of people who have watched the videos from the nest cam; and many have made donations in support of the camera. The nesting tree and eagles' habitat are very close to this proposed site; and building this development would surely negatively affect their hunting grounds and habitat and possibly even drive them out of The Valley entirely.

This proposed development would also cause an added infrastructure that is required to support such a large project. Water, sewage, electricity, refuse/garbage, stores, gas station(s) and road improvements for at least 250 to 300 cars that will travel to and from their homes and work daily. This fact alone will threaten the lives of wildlife native to Fawnskin: from the littlest squirrel to the black bears.

Lastly, I would like to point out the added threat of wildfires that would be a side-affect of this new community.

Actually, I'm not sure which would be the larger threat: the additional risk of fires because of more autos, more heating sources, and more people in general. Or, is the potential of a massive wildfire sweeping through Fawnskin and wiping out the entire Moon Camp Community worse? This is not a far-fetched possibility, considering the death and destruction that was suffered in Paradise, California last year due to the Camp Fire.

Please carefully weigh the long-term advantages versus disadvantages of this proposed development. It is my hope, along with thousands of people around the globe, that you as an entire Board will vote against this and keep Fawnskin the nature-filled, unpopulated forest we have all come to appreciate and enjoy.

Thank-you
Deborah Kascak
Fresno, California

From: [Judy Slayton](#)
To: [COB - Internet E-Mail](#)
Subject: Proposed moon camp development, 10/8/19 Supervisors' hearing
Date: Wednesday, October 02, 2019 4:43:18 PM

Dear Supervisors:

I am writing in opposition to the proposed zoning change and the moon camp development in Fawnskin.

My husband and I are part time new comers to the Big Bear valley having purchased a cabin in 6/18 with the hopes of becoming full time one day. The beauty, peace and wildlife of the area drew us in. We have spent many hours enjoying our local eagles and marveling that in these times of such difficulty in our country, here in our local social mountains is a success story. Our nations symbol, the bald eagle were brought back from near extinction and a few found their way to Big Bear and several have now settled in providing enjoyment and education for people all over the world. You will put them at risk if you allow this development. There is a limit to what they can tolerate.

In addition, our fore fathers saw the potential for just this sort of thing happening all over the valley as it already had on the south side of the lake. Large luxury homes prohibiting the general public from ever being able to enjoy the lake and so it was decided to protect the north side so people from all walks of life, our wildlife, our rare plants that are found no where else in the world can remain. There is minimal development on the north side, people can walk, the animals can safely come. Please do not destroy this.

You will hurt our tourism that we depend on so much. Who wants to come and listen to the noise of construction for years? Our tourism is at that end of the valley. Our water supply in the valley is very precarious and a new well is not going to do anything but drain water from the rest of Fawnskin all so San Bernardino county can make a few fees on luxury homes even though we have several for sale now and they are not selling. Why would these? I fear we will end up with nothing but blight as the developer will disappear once the profits do not materialize. How many times must we let this happen? The pleasures of a few will once again override the greater good. We have luxury homes available now that no one is buying. I really don't think we need more.

We are already in the 1% of California that has more people than evacuation routes. Our wildfire risk is huge and over 1/2 the valley lost homeowners insurance this year due to that risk. Our fire department is begging for more resources to handle the number of people that are already here those who come to visit. We are working hard to prevent the Big Bear valley from becoming Paradise, Ca. Please do not make this challenge even greater.

There is absolutely no reason for this zoning change and development to be approved. It is only beneficial for a very few people. Please consider the entire community, don't take our trees, our land, our beautiful eagles. Vote NO on this project.

Sincerely,

Judith Slayton
PO Box 258
Pearblossom, CA 93553
& Big Bear City

Sent from my iPad

From: [Karen Vernon](#)
To: [COB - Internet E-Mail](#)
Subject: Proposed Moon Camp Development hearing on October 8, 2019
Date: Wednesday, October 02, 2019 4:45:20 PM

San Bernardino County Board of Supervisors 385 N. Arrowhead Ave., #2 San Bernardino, CA 92415

Clerk of the Board, COB@sbcounty.gov Re: Proposed Moon Camp development, October 8
Supervisors' hearing

Dear Supervisors:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

The most recent Draft Environmental Impact Report (2011) concluded there would be significant adverse impacts to bald eagles. That analysis was based on bald eagles only wintering in the valley for a few months a year. Beginning in 2012, a pair of bald eagles began nesting within ½ mile of the project site. The much more significant impacts this project would cause based on this key change has never been evaluated. Project proponents have attempted to conceal the true impacts to bald eagles by creating what they call a 'Long Term Management Plan.' Without proper analysis, any management plan is invalid.

Planning staff cites the need for housing as more important than any harm caused to bald eagles. This area is in the heart of a National Forest, in a unique, rural area on the north side of the lake. The project site itself contains 3 species of plants and rare habitat that does not exist anywhere else in the world! Less than 1/3 of this special habitat is planned to be conserved. With over 600 homes currently for sale in this small valley (150 more than a year ago), there is no justification to declare that a need for housing overrides significant harmful impacts to bald eagles.

Any zone change, as this project requires, must be in the public interest. This area is already rated such a high fire risk that many local homeowners have had their insurance cancelled. A housing density increase along the National Forest boundary would increase the fire risk. The area is already ranked in the top 1% as having the most hazardous, least adequate fire and emergency evacuation routes in the state. This zoning change would further aggravate that potentially dire evacuation deficiency.

To approve this project, County decision-makers would be saying they care more about adding luxury houses and a private marina than they care about preventing harmful impacts to the bald eagles, to our National Forest, to our residents and to our visitors. Please DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin.

Most sincerely,

Karen Vernon

516-697-6394

Sent from [Mail](#) for Windows 10

From: [Catherine Shepherd](#)
To: [Rahhal, Terri](#)
Subject: Big Bear Eagles
Date: Monday, October 7, 2019 6:52:05 PM

Dear Supervisors:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major irreversible harm to the bald eagles that nest nearby and forage on the site.

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Most sincerely,
Catherine Shepherd

From: [Elaine](#)
To: [COB - Internet E-Mail](#)
Cc: [Rutherford, Janice](#); [Rowe, Dawn](#); [Hagman, Curt](#); [Gonzales, Josie](#); [Rahhal, Terri](#); [Nieves, Tom](#)
Subject: Big Bear Lake Concern - Mooncamp Development
Date: Friday, October 4, 2019 3:50:21 PM
Attachments: [Mooncamp Development Hearing.pdf](#)

Elaine

"It's not whether you get knocked down, it's whether you get up." - Vince Lombardi

From: [Young, Donna](#)
To: [BOS District Secretaries](#)
Cc: [McBride, Gary](#); [Blakemore, Michelle](#); [Hernandez, Leonard - CAO](#); [Alexander-Kelley, Penny](#); [Rahhal, Terri](#); [Brizzee, Bart](#); [Michl, Susan \(CAO\)](#); [Andrade, Eva](#); [King, Stephanie](#); [Sonick, Chrystale](#); [Monell, Lynna](#); [Mellinger, Jessica](#)
Subject: Correspondence Re: Moon Camp
Date: Wednesday, October 16, 2019 8:20:58 AM
Attachments: [Moon Camp Development in Fawnskin.msg](#)
[image001.png](#)
[Moon Campdevelopment in Fawnskin_.msg](#)

Good morning:

Attached please find email correspondence received by the Clerk of the Board on 10/12/19 from David Bruner and 10/16/19 from Barbara Turnbaugh regarding the Moon Camp development in Fawnskin.

Donna A. Young

Executive Secretary III

Clerk of the Board of Supervisors

Phone: 909-387-3848

Fax: 909-387-4554

385 North Arrowhead Avenue, 2nd Floor

San Bernardino, CA 92415-0130

[SBCounty Logo](#)



Our job is to create a county in which those who reside and invest can prosper and achieve well-being.

www.SBCounty.gov

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