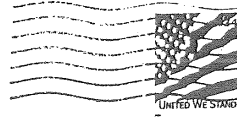




McL Plewinski
 P.O. Box 332
 Fawnskin, CA 92333-0332



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

att:
Tracy Crescen, Sr. Associate Planner

92415+0182

6. Property Values- What impact would 92 homes and 132 condos have on my property. I don't want to pay more taxes. I already pay too much as it is.
7. Impact to North Shore and South Shore Communities. - Over New years weekend I had to wait 4 hours at the bowling barn to bowl. It is usually a 15 to 20 minute wait for a lane. It was because the already overburdened South Shore resorts and the tourist "swell" over the holiday weekend.

8. Fawnskin is the "quiet" side of Big Bear Lake and it would be very nice to keep it that way. It is not a "CITY" it is a "Small town" and I do not want it destroyed by "City" developments. Plus the developer has a real bad track record of adhering to mitigation terms and protecting areas developed. I do not want to see "MY" home destroyed because of these two proposed developments.

Sincerely,

Maria Brown

Maria Brown
 P.O. Box 123
 Fawnskin, CA 92333

3-17-02

To: Tracy Creason; Sr. Associate Planner
FROM: Mel Plewinski - 1146 Fillini Dr. Fawcstn, CA
RE: EIR for Moon Camp TT 16136 and Clester
Lines project.

RECEIVED

MAR 19 2002

Ms. Creason,

I am very opposed to the ~~two projects~~ mentioned above. I hope this humble idea is squashed. Fawnskin has always had a population of 380, if the horrendous project goes through it will at least double & probably triple the population. Is our hospital & police capable of handling this influx of people in our the hospital & sheriff station will have to be enlarged & hire more personnel. And what about fire services?

And with the hiring of more sheriffs several more police vehicles. I suppose several more traffic signals will need to be installed. Why not a Fawnskin Police station? I know growth is good for business owners, but not everyone in Fawnskin owns a business, many of us are retired & enjoy the peace & quiet of living in this small town & we'd like to keep it that way. It seems you are trying to make a small town

into New York City, where I was born. Are there plans for a "Statue of Liberty" May even Times Square?

What about the destruction of trees what about our wildlife? What about added pollution & congestion? What about our water supply?

I like to think of my town as a Mayberry RFD, not a metropolis. I am very opposed to this plan. I hate it & I think it sucks.

Please read this before discarding in the wastebasket.

Against growth,
Mel Plewinski
1146 Fillini Dr.

P.O. Box 332

Fawnskin, Ca. 92333

709-866-4042

3/17/02

RECEIVED

MAR 19 2002

Ms. Tracy Creason
Senior APSU site Planner
385 No. Arrowhead Ave
San Bernardino CA 92415

Dear Ms Creason:

With this letter I would like to ~~thank you~~ state my position on the Moon Camp Project (EIR TT 16136). In my previous letter I had expressed my concern with this project. I believe there are dozens of issues to be addressed such as Pollution, loss of Raptor habitat, water quality, sewer capacity, loss of our unique and beautiful scenic highway by realigning tree removal, water availability. Specially in charge years such as this past one, loss of endangered plant and many others.

I hope and pray that the County planning Commission will take a hard look at this project before granting the request of the developers.

Yak Johnson Six County

YAKME 'VIC' JEKNAVORIAN
BOX 1549
BIG BEAR LAKE, CA 92315

CA 92415-0182

SAN BERNARDINO


385 No. Arrowhead Ave. 3rd Floor

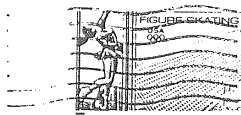
Courtesy of San Bernardino
Advance Planning Division

Y. JEKNAVORIAN
Box 1549
Big Bear Lake, CA 92315



92415/0182

 Joni Allen
24604 Varese Ct.
Valencia, CA 91355-2043



County of San Bernardino
Advance Planning Division
385 N. Arrowhead Ave 3rd Floor
San Bernardino CA 92415-0182

92415/0182

RECEIVED
MAR 17 2002

3/17/02

To Whom it May Concern,

I would like to address an issue regarding:
Environmental Impact Report for Moon Camp TT#16136

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

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

Thank you for your consideration in this matter.

Yours truly,

Ernie Nichols


P.O. Box 434
Big Bear Lake, CA 92315

24604 Varese Ct
Valencia, CA 91355
March 17, 2002

County of San Bernardino
Advance Planning Division
385 N. Arrowhead Ave 3rd floor
San Bernardino, CA 92415-0182

RECEIVED

MAR 21 2002

ATTN: Tracy Creason, Sr. Associate Planner
Re: EIR for Moon Camp TT #16136
Cluster Pines - Marina Development

Dear Ms Creason:

Having just closed escrow on a home on Flicker Rd, one that I thought would be my runway from LA County's over dense building policy, light pollution, traffic problems compounded with exhaust pollution, shorelines polluted from run off, etc., I am now distasteful to learn that here we go again. This San Bernardino learned nothing from L.A.'s woes? Barely a day goes by that The LA Times doesn't have articles pointing out the problems that come from hi density rapid growth. Only the insular soul could claim ignorance. A few questions come to my mind:

- 1) How did a state or county city ground like Cluster Pines change from public usage to one now slated for private enterprise and profit?
- 2) Can the Big Bear/Fawnskin infrastructure which appears so "small town" support these new real estate developments?
- 3) Who has studied what 175 more boats on the lake will do to the lake's water pollution problem? Beyond the boats expected, has anyone considered the fuel the now popular sea doos spend out of their exhaust? Is SBO prepared to ban swimming

and water skiing so some poor ignorant soul doesn't swallow the polluted water? What will happen to ye olde popular fishing pastime when all we have are dead fish floating belly-up?

- 4) To make room for more real estate, trees become the natural victim. Environmentally why would anyone want to decrease our air quality? Our forests only help maintain a high standard. What is to happen to our eagles and other water fowl? How have all the attempts to establish wetlands and safe habitats for endangered species in California eluded those in SBD County suggesting these two projects?

The proposed EIR is most urgently needed. Transskin is pristine and deserves to be preserved. I would appreciate receiving any information re these two projects and results on any studies performed.

Sincerely,

Joni Allen

327 E Lemon Avenue
Arcadia, CA, 91006

Mar. 18, 2002

Ms Tracy Creason
Senior Associate Planner
Advance Planning Division
Land Use Services Dept.
County of San Bernardino
385 N. Arrowhead Ave.
San Bernardino, CA, 92415-0182

Dear Ms Creason:

I applaud the County's decision to do an EIR for the proposed North Shore Drive development in Fawnskin.

The scenic beauty of the Big Bear area is a significant economic asset to San Bernardino County. My concern over the new North Shore Drive development is not driven by ideological, selfish, or NIMBY issues, but from a genuine love and respect for the region and a recognition that, as with many other areas in California, water sets a limit on the sustainable population.

Consequently, the main threat I see is to water supply and quality. At present, our understanding is that Fawnskin has more water than it uses and that Fawnskin supplies the excess to the South Shore communities. So, the supply issue must be addressed in the context of the total present and projected water demands of the Big Bear region. If such a Master Plan has not been done, it should be as a part of the report. What population can the area sustain without environmental degradation? What are the projected water supplies? What are the projected levels of demand, estimated for various amounts of development?

The EIR must allow for worst case drought, not just average rainfall, conditions. If continued, the dry periods of the last few years will put Big Bear Lake at it's depressingly low 1990-1991 levels. Continued development in all parts of the lake region cannot help but make the impact of a major drought much worse.

A limited supply and increased demand is also a threat to water quality. As well as sewage disposal issues at low lake levels, the EIR must consider the environmental effects of increased phosphate loads and hydrocarbon runoff from increased traffic. Are there adequate construction codes to eliminate increased erosion and shore degradation both during and after construction. Estimates of increased sediment loads to the lake are required.

On a separate issue, more development means more litter, and more litter drives away visitors. The economic impact of increased litter should be considered.

Respectfully



March 18, 2002

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

Attn: Tracy Creason, Senior Associate Planner

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

My husband and I have lived in Fawnskin on and off for the last 25 years. We have at times considered moving to the 'other side of the lake' but always return to beautiful Fawnskin. Unlike the south shore we still have the feel of living in the forest. I'm sure that this is also important to the many that visit our area each year beside those of us that live here. Big Bear Valley has seen too much growth recently and is in danger of becoming overcrowded, if it is not already.

There is currently a shortage of water and new developments should not be allowed when we already have restrictions on our water usage.

Unless you are fortunate enough to live on the lake, North Shore Drive is about the only unobstructed view of the lake that remains. By building more homes along this shore line the view will be lost to us forever.

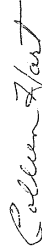
One of the highlights of winter in Big Bear is the return of the Bald Eagle. I have taken my own 'unofficial eagle count' this winter and found that the majority of eagles are found in and around Moon Camp. By removing 700+ (not including the removal for homes) of the trees we are endangering their habitat. And facing the possibility of the Bald Eagle not returning here again, which would be a tremendous loss to the Big Bear area not to mention the Bald Eagle.

Also, the traffic on North Shore will increase, bringing with it the chance of more accidents. And by straightening this portion of North Shore, speed will increase and with that comes more loss of wildlife due to 'road kill'.

And there is also the removal of endangered plant forms. And the loss of more wildlife habitat. All of which is irreplaceable.

Fawnskin, and all along the north shore, is a special place and I hope that you will help us to keep it that way. Please don't let RCK Properties and the County buy your approval.

Sincerely,



Colleen Hart
P.O. Box 374
Fawnskin, CA 92333

RECEIVED

MAR 19 2002

From: echoesofthepast <echoesofthepast@earthlink.net>
 To: County of San Bernardino <County of San Bernardino>; Advance Planning Div. <Advance Planning Div.>
 Date: Monday, March 18, 2002 11:29 PM
 Subject: EIR for Moon Camp TT#16136

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

Attn: Tracy Creason
 Senior Associate Planner

Re: File/Index: GPA/TT/m331-8n/01/APN: 0304-091-12*
 Applicant: RCK Properties, Inc.

Regarding the above noted proposed general plan/land use district amendment:
 Aside from the many concerns listed in my letter to the Planning Division several months ago I want to express my increased opposition to this proposed amendment.

It would be unconscionable to allow a project to be approved that would impact Big Bear Valley for all time in such a negative manner.

From loss of trees, wildlife and endangered plants to the burden on the Fire Dept., Police Dept. and the Hospital and Medical System in place in Big Bear Valley to the impossible increase on all County Services.....the impact would be terminal for the life as we now know it in this valley.

I realize that change is inevitable....but changes should be made slowly enough to insure that we don't destroy the natural beauty of this valley.

Developers should not be allowed to change this area for money and only money....it is not in the best interest of Fawnskin or Big Bear Valley to allow this over-development to be approved.

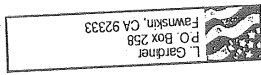
It is obvious that these changes would benefit San Bernardino County by increased income from Property taxes, etc...but the General Plan was developed to provide a safe guard against overbuilding...and this intention should be observed for the greater good of the citizens of this Valley.

Sincerely,
 Loretta L. Gardiner
 P.O. Box 258
 (40050 North Shore Dr)
 Fawnskin, Ca. 92333
Loretta L. Gardiner

03/18/2002

03/18/2002

*County of San Bernardino
 Advance Planning Div.
 385 N. Arrowhead Ave, Third Floor
 San Bernardino, Ca. 92415-0182*



To: 909.387.3223
San Bernardino County
Planning Division

ATTN: TRACY CREASON
Advanced Planning

From: Steven Stoll
Yale University

Yale University

Department of History
P.O. Box 208124
New Haven, Connecticut 06520-8124

Campus address:
240 Hill of Graduate Studies
320 York Street
Telephone: 203 432-3666
Fax: 203 432 7887

March 18, 2002

To the Editor:

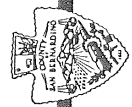
We've seen it before. A developer comes to a tucked away place and buys land, offering homes for people who want repose from the stress of freeway living. The developer claims that the local economy will flourish; residents claim that their quality of life will wither. County government supports the plan for no other reason than that it promises to increase the number of people paying taxes. Politicians can claim that they created jobs and paid for essential services, the supposed blessings of growth.

Though frustrated residents write and protest, the project goes through, but that's never the end of it. The people who come to live in the new condos never know what the old town looked like. Habitat is destroyed, wildlife becomes scarce, roads are enlarged, traffic is faster, and there is more noise to distract from what was once the reason for living in the town--its isolation from the world of the freeway.

This is a story of twentieth-century California, replicated over and over again from San Diego to Marin County. For anyone who grew up in the state, "development" means that people with no regard for a place somehow gain the power to utterly change it. It also means that local people, lured by the empty prospect of jobs and a stronger economy, will give up control over their open spaces and fresh air. It's been a long time coming, but the same mindless machine has finally come to Fawnskin.

COUNTY FIRE DEPARTMENT

COUNTY OF SAN BERNARDINO
ECONOMIC DEVELOPMENT
AND PUBLIC SERVICES GROUP



HAZARDOUS MATERIALS DIVISION
EMERGENCY RESPONSE/ENFORCEMENT
385 North Arrowhead Avenue, Second Floor • San Bernardino, CA 92415-0163
(909) 387-4831 • Fax (909) 387-4323

PETER R. HILLS
Fire Chief
County Fire Warden

18 March 2002

San Bernardino County Land Use Services
Advance Planning Division
385 North Arrowhead Avenue, Third Floor
San Bernardino, CA 92415-0182

ATTENTION: TRACY CREASON, SENIOR ASSOCIATE PLANNER

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

The San Bernardino County Fire Department, Hazardous Materials Division has reviewed the Environmental Checklist form (Initial Study) for the above-mentioned project. While this Division responded to a Project Notice for Tentative Tract No. 16136 with a response of "No hazardous materials conditions apply to this project", the project description has changed slightly since the initial notice was received, therefore possibly requiring a different set of conditions for this project.

This letter will serve as notice to RCK Properties, Inc. that hazardous materials requirements and permits may apply to this project. If the construction project or resulting facility handles hazardous materials in quantities of 55 gallons, 500 pounds, 200 cubic feet, or any amount of hazardous wastes, the owner or operator may be required to file a business emergency/contingency plan prior to final certificate of occupancy. Additional plan check and permits may be required if hazardous materials are stored in underground tanks or aboveground tanks or if specifically listed regulated substances are handled above threshold quantities.

For further information, please contact me at (909) 387-4631.

Kristen Riegel
KRISTEN RIEGEL, MPH, REHS
Business Plan Program

I first saw Big Bear Lake at the age of six, when my grandparents built a cabin at the top of Flicker Road. Visiting there taught me the diversity of life, showed me cycles and creatures. We had no idea that anyone else knew about the place or that so many people would build right next door.

If the process follows a typical pattern residents will have one hearing to make their arguments. Residents should ask the County Supervisors how needed services will be paid for, how water will be provided to an increased population when the next drought comes, and why they would want to destroy the scenic value of the lakeshore. Ask them why short-term gain should be favored over the long-term health of the lakeshore. Ask them why the idea of local control--a sacred Republican principle--is so often ignored when people want to stop growth and development.

Yet these questions speak to the hardened economic interests of the County Supervisors. They won't satisfy the forlorn residents, many of whom might want to ask that the County stop the mindless machine before it rolls over a valley poised improbably between the coastal plain and the big empty of the Great Basin, where Jeffrey pine and prickly pear meet in an elegant transition between major ecosystems. The people of Fawnskin must feel just as delicate--like they also stand between opposing forces.

Steven Stoll
Yale University
Steven Stoll

[The author is an assistant professor of History at Yale University and the author of Larding the Lean Earth: Soil and Society in Nineteenth Century America (2002)]

RECEIVED 5/18/02

County of S.B.
Advance Planning Division
385 N. Arrowhead Ave, 3rd Fl.
San Bernardino, CA 92415-0182

Attn: Tracy Creason, Sr. Asso. Planner

Ref. EIR for Moon Camp TT #16136

My wife and I are retired teachers from Burbank, CA. Six years ago as we terminated our employment, we searched for a retirement area that was clean, friendly, environmentally positive, and not over crowded as we had lived in the San Fernando Valley.

Big Bear Valley was our choice and has met all our expectations. We are thrilled living in this pristine environment.

To keep this area in its lovely state, we all need to be cognizant of potential damage to our area, and we need to be actively involved in its protection.

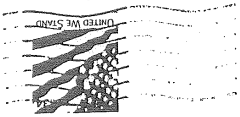
For this reason I urge you and your commission to reject the proposal to dramatically alter the environment in Fawnskin.

This is a fragile place. We

32415+0182

County of San Bernardino
Advance Planning Division
385 N. Arrowhead Ave, 3rd Floor
San Bernardino, CA 92415-0182

Attn: Tracy Creason



Mr. Marvyn Cra
PO Box 338
Big Bear City, CA 92314-0338

Excessive vehicular activity could cause smog and damage our crystal clear air. The roads in and out of Fawnskin are narrow and winding. We frequently hike in that area, and eagle watch. With so many housing units planned, the roads would be continually clogged or would need to be significantly enlarged. Either option is untenable to us. We don't want Big Bear Valley to morph into another Los Angeles. We moved here to avoid such an impacted area.

Please, this is very important to us, reject the plan to desecrate the beauty of Fawnskin with the development of the Moon Camp plan. To us it clearly desecrates the beauty of this pristine valley and could have a huge environmental impact on this mountain hamlet.

Sincerely,
Marvin Cira
40020 Water Hole Ln.
PO Box 393
Big Bear City, CA 92315

RECEIVED
MAR 20 2002

Susan Mereshon Brockert
P. O. Box 133116, Big Bear Lake, CA 92315
(909) 584-7854 TuruLady@aol.com

March 18, 2002

San Bernardino County
Advanced Planning Division
385 Arrowhead Avenue
Third Floor
San Bernardino, CA 92415-0182

Attn: Tracy Creason
Re: Project TT#16136

We are writing you concerning the Moon Camp Project in Fawnskin, California.

The development of that stretch of lakeshore is one of the most poorly conceived we have ever encountered. Here's why:

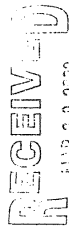
1. Re-routing the road will do untold damage to the natural drainage system of the mountain to the lake.
2. Air, water and light pollution pose a serious threat to this beautiful, and so far natural, area.
3. We do not need another marina!
4. Have you seen our lake level at present? It is down over 10'.
5. This area is an eagle habitat. The number of eagles that visit Big Bear Valley is diminishing each year. There is very little area left for them.
6. The number of trees that would be cut down is absolutely unacceptable.
7. Our beautiful view of Big Bear Lake and our mountains will be spoiled FOREVER.

When so many counties are working hard to become educated and to initiate projects to save and improve our environment, we are sorry to live in San Bernardino County. We are not just asking you to postpone this project, we are asking you to sack it.

Let's be a pioneer in the area of environmental conservation and show the whole world that we value our country, state, country and planet more than we value the money to be made by the development of Moon Camp.

Sorrowfully yours,

Susan Brockert *Susan Brockert*
Philip M. Brockert



Paul & Joan Schuh
PO Box 237
39711 Flicker Road
Fawnskin, CA 92333

March 18, 2002

County of San Bernardino, Advance Planning Division
Attention: Tracy Creason, Senior Associate Planner
385 N. Arrowhead Ave., 3rd Floor
San Bernardino, CA 92415-0182

Re: ENVIRONMENTAL IMPACT REPORT (EIR) FOR MOON CAMP TT#16136

Dear Tracy:

My wife and I moved to Fawnskin in July 1998 from Camarillo in Ventura County. We lived in Camarillo for 20 years during which time it grew from a small town of 30,000 people to a city of 75,000. The small town environment, few traffic lights, light traffic, good schools for our children, etc., all the qualities we cherished were obliterated by the development which took place over that 20 year period. We moved to Fawnskin because it was small, quiet, and peaceful. A superb place to retire and enjoy the outdoors, and the exquisite mountain scenery. The development of Moon Camp (62 acres), Marina Point (12 acres), north of Brookside (73 acres), and west of Canyon (38 acres) will more than double the population of Fawnskin. Based on the rapid rate of development in the valley just since we moved here, I would expect Fawnskin to be built-out in 5 to 10 years. Many trees will be removed to develop the home sites, roads built & realigned, wildlife & plant habitat destroyed, traffic will increase, air pollution from cars & fireplaces, water & electrical supplies will be strained. The quality of life in Fawnskin will suffer and all we cherish degraded. We will sell our home and move again - to another small, quiet and peaceful community, this time far away from California. We sincerely wish it wasn't this way. We write letters to our political reps and support their reelection campaigns. We plead with them to exercise restraint, to curb the greed, and respect nature the land & its resources - but the developers give more money and buy the votes they need to continue developing until the air is unhealthy, the land covered with homes & pavement, and the wildlife is driven out.

I firmly believe that the proposed Moon Camp development will have a singularly significant impact on the environment. However, Moon Camp is not the only eminent development in the area and when it's EIR is completed, a cumulative EIR should be done before any individual development (such as, Moon Camp) is approved. At the very least, the cumulative impact of Marina Point and Moon Camp should be addressed.

Areas of greatest concern to my wife and I are: air & water quality, cost of utilities, destruction of the natural scenery, destruction of wildlife & plant habitat, increased traffic congestion, closing of wildlife corridors to the lake, restricting lake access for residents & visitors, destruction of eagle perches, traffic noise, future water availability, future electricity availability, light pollution, and overall degradation to our current quality of life.

Following is a list of questions and analyses which we believe should be addressed in the EIR.

AESTHETICS. Use large scale photographic and computer simulation techniques to illustrate the change to existing scenic vistas, damage to scenic resources, and degradation of the existing visual character of the site and its surroundings. Use current good practice criteria or establish criteria to estimate the actual number of trees that will be removed to make way for homesite development and actual building of homes on the individual lots. Use this same criteria to establish the amount of roofed and paved area expected to result at buildout. Express these values in a manner which clearly illustrates the density of the development.

AIR QUALITY. Establish current levels of air pollution in the Fawnskin area. Identify the sources, types and amount of pollutants that will be released to the environment when Moon Camp is built-out. Determine both the quantitative and qualitative impact on the air quality. Will the additional pollutants impact the visibility of objects at a distance or how far one can see? If so using the current worst case days during the year, how much would visibility be reduced? How would this increased air pollution effect the health of full-time valley residents?

BIOLOGICAL RESOURCES. How many Bald Eagles perch in the area? How many Deer migrate through the area to obtain water or food? What is the corridor that the Deer use and are there alternate corridors available? When Moon Camp is built-out will the Deer be driven from the area?

HYDROLOGY / WATER QUALITY. Determine and graphically depict the watersheds and aquifer(s) from which Fawnskin currently obtains water. How much water is available to the area and what are the current monthly demand/usage profiles? How much additional water demand/usage will be needed to supply the Moon Camp development when built-out? Where will this water come from? Is there an adequate supply for Moon Camp and other already approved development (e.g., Marina Point)? How much water is in the existing aquifer(s)? If there is more than one aquifer are they known to be completely isolated from each other? Are the aquifer(s) isolated from the lake or does lake water seep into the aquifer(s)? What is the depth of existing wells which supply water to Fawnskin? Where are the existing wells located? Will new wells be required to supply water to the Moon Camp development? Where will these wells be located? Have test wells been drilled for Moon Camp? If so, how deep where they drilled and what was their yield? Explain how in spite of the fact that the entire valley has been under water restrictions for many years, there is always plenty of water to supply new developments in the valley. How will the current residence wells adjoining Moon Camp be effected? Will those wells have to be drilled deeper to maintain an adequate water supply?

LAND USE / PLANNING. Moon Camp is expected to have a much higher housing density than is typical eastern portion of Fawnskin. The is a natural fallout of the high prices these lots are expected to bring by the real estate community. Using best practice criteria estimate the size of houses that will be built on the individual lots and compare the density of the Moon Camp area to the house density of the lots in the eastern half of Fawnskin.

NOISE. Determine existing noise levels at various sites adjacent and adjoining the Moon Camp Site and estimate increased noise levels once the area is built-out. How much noise will result during construction? How much noise will result from increased traffic levels? Relocation of SR38 further north will likely increase road noise at the homes on Flicker Road which overlook the Moon Camp area. What is the current noise level on the decks of these homes and how much will the noise level increase as a result of the trees being removed and SR38 being moved closer?

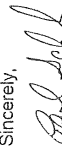
POPULATION / HOUSING. As noted in the Initial Study Environmental Checklist Form the Moon Camp development will significantly increase the population of Fawnskin. How will this impact the local Fire Station? Will additional personnel and equipment be required? Will the Fire Station have to be expanded or another station constructed? What will be the impact on the Fawnskin Post Office? Fawnskin does not have mail delivery service and permanent residents are provided with a Post Office Box free of charge. Will the Post Office need additional boxes to serve the increased population? Will the Post Office have to be expanded to serve the increased population? How will these additional facilities be paid for? Who will do the paying?

RECREATION. Big Bear Lake is a public lake and the Moon Camp development proposes a gated community on the lakeside of SR38 with a 100 slip marina for the exclusive use of property owners. This proposal effectively locks out the public, making lake access impossible. How does the developer plan to provide public access to the lake? How much parking will be provided at the access point(s)?

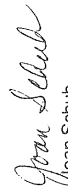
TRANSPORTATION / TRAFFIC. Traffic is expected to increase significantly and delay times will be adversely impacted at major highway intersections. What mitigation measures are recommended to deal with this situation? How much will they cost and who will pay for them?

UTILITIES / SERVICE SYSTEMS. How much water and electricity will the Moon Camp development require on buildout? Is the current water and electricity supply adequate to supply Moon Camp? Where will the water come from to supply Moon Camp? Will the development and buildout of Moon Camp ultimately result in slow depletion of the aquifer(s) supplying water to Fawnskin? Can the water purveyor guarantee that the currently approved Marina Point development combined with the Moon Camp development will not slowly deplete the water supply? Bear Valley Electric has been trying for over 10 years to increase the power transmission capacity to the valley without success. With all the current development underway will there be adequate electrical power capacity to serve the Moon Camp development?

Sincerely,



Paul Schuh



Joan Schuh

Joseph & Barbara Francuz
817 Coronado Terrace
Los Angeles, CA, 90026
March 18, 2002

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

Via Fax (909) 387-5249, (909) 387-5223 and USMail

Attn: Tracy Creason
Senior Associate Planner

Reference: Applicant-RCK Properties
Tentative Tract Map 16136

Dear Ms. Creason,

As homeowners at 39787 Flicker Road, Fawnskin, we write to you to express our disagreement of the proposed project referenced above.

We object to this project on the following terms, with requests as follows:

1. How will this project negatively impact vital wildlife and plant habitat? Endangered species include the Bald Eagle, Kennedy's Buckwheat and the Ashgray Paintbrush, plus many other plants and animals not on the endangered species list, but listed on the California Environmental Quality Act.
2. Regarding the 100 boat marina, the dredging would be very harmful to the Bald Eagle population, which winter in the area. An additional concern is another 75 boat slips proposed at the Cluster Pines (Marina Point) development. The cumulative effects of these projects must be addressed in the EIR.
3. Lakeshore access would be unavailable to the public with the building of lakefront homes and the marina. Tourism will be negatively affected because of this privatization of the shoreline. What is the cumulative effect to the public?
4. The felling of 750 trees is totally unacceptable to refigure North Shore Boulevard. Older growth trees take one hundred years or more to replace. How many additional trees would be felled to build homes in the area?
5. Realignment of North Shore Drive could not begin to handle the increase of traffic that your records show will increase from 300 to 900 trips per day. The small community of Fawnskin cannot handle the congestion caused by the addition of these homes and marina, as well as the increased noise and pollution from the additional cars and boats. City density standards should not be used in this rural community. How will the proposed developments, including Marina Point, Brookside Road and the new Zoo, effect traffic on the North Shore?

6. Big Bear Lake's water quality would be severely affected by the runoff from such a development. This includes petrochemical emissions from additional automobiles and boats, as well as pesticides used at the 95 homes and sediment runoff. In addition, Cluster Pines (Marina Point), is planned to have 133 condominiums. What are the effects of both developments' on the lake's water quality?

7. There is insufficient water to support additional residences in the Fawnskin area. There is a water shortage currently, this project would only worsen the existing condition. There would be insufficient water for firefighting as well. Consider all developments (Moon Camp, Cluster Pines and Brookside Road) proposed when you compute the water usage.

8. Our sewage treatment plant is running at full volume currently. We do not have the sewage capacity to support this development. Some homes today have sewer gas problems from overloads at the density that presently exists, and nothing has been done to alleviate these problems. Can our sewer system handle all that will be asked of it?

9. 92+ chimneys pumping smoke would severely impact the air quality in Big Bear Valley because of the inversion layer that exists here in the winter. In addition, please consider the Cluster Pines (Marina Point) development proposed 133 condos, as well as the Brookside Road development. Please analyze the cumulative effects of the air pollution caused from the total proposed developments, including chimney emissions, cars (both cold starts and idling), 100 boat emissions of Moon Camp, as well as the 75 boat slips planned for Cluster Pines (Marina Point).

10. Big Bear Valley cannot support the additional children for schooling brought in by the addition of these proposed homes. Please analyze the impact on the school system taking into consideration all of the proposed developments in the area.

11. The building of homes in the proposed area would be inconsistent with the mountain character of Fawnskin and would be an eyesore from both the north and south shores of the lake. The addition of several hundred more people in the Fawnskin area would stress the environment of the adjacent forestland. Consistent with the surroundings, the RL-40 zoning should be adhered to for the sake of the environment. How would this addition, as well as the other proposed developments, affect the quality of the environment?

12. The addition of these developments and marinas would pollute the night sky with too much light. What will be the cumulative affect on the intensity of the nighttime sky?

13. The existence of the larger plots of land means that in the future, these plots could be subdivided into 7,200 square foot lots, therefore adding even more homes to the area. How will this additionally impact all of the items mentioned above? What guarantees are there that the larger plots could not be subdivided into the proposed 7,200 square foot lots?

14. How will the addition of the proposed developments cumulatively affect our already limited medical facilities, including ambulance service?

15. Please consider the effect of seismic activity specific in the area. A fault runs through Windy Point on the north shore of Big Bear Lake. What will be the effect in regards to earthquakes and seismic activity, as well as the emergency personnel and equipment available in such an instance?

16. How will these developments cumulatively increase the need for additional firefighting and sheriff services?

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Respectfully submitted,

Joseph L. Francuz

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Barbara Francuz

Barbara Francuz

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MAR 20 2002

Joseph & Barbara Francuz
817 Coronado Terrace
Los Angeles, CA. 90026
March 18, 2002

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

Via Fax (909) 387-3249, (909) 387-3223 and USMail

Attn: Tracy Creason
Senior Associate Planner

Reference: Applicant-RCK Properties
Tentative Tract Map 16136

Dear Ms. Creason,

As homeowners at 39787 Flicker Road, Fawnskin, we write to you to express our disagreement of the proposed project referenced above.

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817 Coronado Terrace
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March 18, 2002

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385 N. Arrowhead Avenue, First Floor
San Bernardino, CA. 92415-0182

Via Fax (909) 387-3249, (909) 387-3223 and USMail

Attn: Tracy Creason
Senior Associate Planner

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Respectfully submitted,

Joseph L. Francuz

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Barbara Francuz

Barbara Francuz

March 18, 2002

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

Subject: Environmental Impact Report - Moon Camp Tentative Tract #16136

Dear Ms. Creason:

I am a property owner at 1053 Bruin Trail, Fawnskin. My mailing address is:

220 Highland Place
Monrovia, CA 91016

Following are the issues that have the potential of a **significant impact** on the environment from this project and should, therefore, be evaluated in the EIR.

Aesthetics

1. Scenic vistas. North Shore Drive is a public right-of-way that currently has a scenic vista at this location. What will be done in this project to maintain scenic vistas from the public right-of-way?
2. Degradation of the visual character of the site and its surroundings. This site is in a natural state with many mature trees. How will this project incorporate the rich natural qualities of the site?
3. Light and glare. There are numerous examples of large-scale developments around the lake that have not been constructed with sensitivity to the natural surroundings. What will be done in this project to prevent glare from the sun, e.g. off of glazed surfaces, during the day? What will be done to limit street-type lighting and property lighting so that the residents of Fawnskin are not adversely impacted by lighting during dark hours?

Air Quality

4. Air quality plan. How will this project meet the requirements of the County's required air quality plan?
5. What measures – that do not rely on the use of the already low water supply – will be taken to mitigate particulates in the air during construction?
6. What will be the impact of increased automobile traffic, recreational vehicle usage and use of fireplaces on the air quality of Big Bear Lake?
7. What impact will increased air pollution have on animal and plant life in Big Bear Valley?

Biological Resources

8. Riparian and migratory habitat modifications. What impacts will this project have on the habitats of eagles, herons, hawks? What mitigations measures would be implemented to eliminate the impact of the project on these and other wildlife habitats? Can these habitats thrive with a more minimally developed site?

Page 1 of 4

Anne McIntosh
EIR – Moon Camp, TT # 16136

County of San Bernardino
Advance Planning Division
385 N. Arrowhead Avenue, Third Floor
San Bernardino, CA 92415-0182
Attention: Tracy Creason, Senior Associate Planner
EIR – TT#16136 Moon Camp

Anne Browning McIntosh, AICP
220 Highland Place
Monrovia, CA 91016

- 9. Preservation policies. What preservation policies does the County have in place that will regulate this site? Does this plan conform to any and all requirements of the County of San Bernardino regarding resource preservation?
- 10. County general plan. Does this project conform to the goals, objectives, policies and programs of the County's open space and conservation elements? Which aspects of this project are supported by the County's general plan?

Cultural Resources

- 11. What is known about the archeology of this site? Has it ever been researched? Has it been previously developed? What types of uses have existed on this property in the past?

Geology

- 12. Seismic Safety. Are there any known faults near this site? If so, what are the potential seismic safety risks here?
- 13. Soils. Is this land natural or is it landfill? What are the risks on this site for ground failure and liquefaction? What would be done to the soils to ensure that liquefaction and ground failure would not occur in the event of a major seismic event?

Hazards

- 14. Emergency response. I have heard that this project is to be secured or "gated." What impact would that have on emergency vehicles accessing the site?
- 15. Wildland Fires. How will this project maintain the natural setting and at the same time maintain defensible space around structures to prevent the cause or spread of wildland fires? Is the fire department adequately staffed and equipped to handle a fire emergency in the project?

Water and Hydrology

- 16. Water usage. What impact will the construction and development of this site, as proposed, have on the water supply in this water district? How might this impact be mitigated by reducing the density and overall square footage of this project?
- 17. Drainage. Where will the wastewater from this project go?
- 18. Pollutants. What risks are there to the quality of the water in the Valley during construction? What risks are there to water quality on an ongoing basis?
- 19. Flooding potential. Is this site in a flood zone?

Land Use and the Fawnskin Community

- 20. Division in an established community. CEQA specifically requires that you evaluate whether or not the project would "physically divide an established community." The site design, proposed architecture, construction materials, home size, required parking spaces, marina features, and EVERY PHYSICAL CHARACTERISTIC of this project must be evaluated relative to this question. Fawnskin, is most definitely an established community. There are few, if any gates, around private properties. The character of this village rests in its natural, organic setting. If this site is developed, it should be done so in a manner that reflects this region. There are numerous recent individual homes that have been built that have fit in well with the existing community. Please analyze what mitigation measures would be required to ensure that this project does not physically divide Fawnskin.

- 21. General Plan. This project requires a discretionary general plan amendment. There is no legal requirement that the County approve such an amendment. Therefore, this project should be identified as being in conflict with the adopted general plan.
- 22. Density. How will this project be consistent with current densities - both number of units per acre as well as total square footage and lot coverage per acre - for the area? How can the project be mitigated so that it conforms to existing densities by all of these definitions?

Noise

- 23. Noise levels. How will the project conform to the County's Noise Element? When was the noise element last updated? Does it meet the current requirements of the State of California regarding noise? How will noise impacts from automobiles, recreational vehicles, construction, etc. be mitigated?

Population and Housing

- 24. Housing. Does the County have a Housing Element? Does it comply with State Law? Will the homes in this development be affordable to area residents?

Public Services

- 25. Park and open space. There is already a shortage of public parkland and open space in this area. What impact will the additional population have on public parks and open space? Will a public park be included as part of this project?

Recreation

- 26. Lake. I'm not sure who handles lake usage, but there will be increased use by water vehicles. What are the impacts on recreation of a 100-slip marina? What possible impacts could this have on pollution of the lake?

Transportation/Traffic

- 27. Local traffic. How many access points would there be to this development? How would ingress and egress be managed to maintain vehicular safety on the road?
- 28. Safety for pedestrians, cyclists. Additional traffic from this site could have impacts on the safety of pedestrians and cyclists. Many families walk and cycle in this area for recreation.

Waste Management

- 29. Will this be sewer or septic?
- 30. What impact will this have on refuse facilities and landfills?

Alternative Projects

Please evaluate the following as alternative projects:

- Purchase of land by Forest Service at current land value pursuant to the CURRENT general plan designation.

> Projects under current general plan designation and zoning. Please provide an exhaustive list of the variety of projects that can occur on the site currently – campsites, low-density residential, etc.

> Reduced project size – greatly reduced density, variety of home sizes, large setbacks, no gates, no tree removal, no curbs, gutters, minimal paving, street lights, no turf or landscape materials installed by developer, inclusion of one or more public amenities (such as a public open space or park area), scenic view protection. This should be prepared by a professional planner or architect with experience in the area of site planning and design and a knowledge of appropriate development in mountain and/or wilderness areas.

Project management

The County does not have a local planning office. How would the County ensure daily project management? How would a mitigation-monitoring plan be enforced? Would a County employee be required to be on the site on a daily basis? If not, how would conditions be enforced?

Legal requirements and exactions

Unless I have been misinformed about the facts, the County is under no legal obligation to amend its general plan to accommodate this project. Therefore, I believe that the environmental analysis should be thorough and should emphasize both the immediate as well as cumulative impacts of this project as proposed. Further, the EIR should be the basis for a discussion about a reduced project that would mitigate ALL environmental impacts to a level of insignificance. Finally, any and all exactions that are necessary to compensate for environmental impacts should be required as part of the mitigation monitoring plan. In-lieu fees should be required prior to permit issuance and placed in an escrow account until the project is completed according to all terms and conditions in any and all entitlements as well as the mitigation-monitoring plan.

Thank you for your thorough attention to this important issue.

Sincerely,



Anne Browning McIntosh, AICP
220 Highland Place
Monrovia, CA. 91016

March 18, 2002

Deb Hagan/Leslie Evers
997 Chinook Road
Fawnskin, CA 92333

Tracy Creason, Senior Associate Planner
County of San Bernardino
Advance Planning Division
385 N. Arrowhead Drive, 3rd Floor
San Bernardino, CA 92415-0182

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

Tracy:

There are two proposed developments of immediate concern: 1) MOON CAMP: RCK Properties proposes changing the zoning from 1 home on 40 acres to 92 homes on 64 acres of now open land (east of Canyon Road on North Shore), with a gated community on the lake front and a 100-slip private marina and 2) CLUSTER PINES (Marina Point Development): Proposes 132 condos on 12.5 acres of currently undeveloped lake front land with a 75-slip marina.

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

What follows are some questions that I have regarding the analysis of the Environmental Impact Report. I look forward to your response.

1. At what rate will the air quality be affected by the increase in emissions due to the increased number of cars traveling at slower speeds caused by the increased traffic congestion, increased emissions from fireplaces and wood burning stoves, as well as boat engines, ATV's, leaf blowers, and recreational vehicles, and cumulative air pollution from this and all projects around the valley, including during the construction phase?
2. How will the water be affected by the additional runoff to the lake from an increase in fertilizer, etc?
3. There is already a shortage of water and we are in drought conditions. What measures are going to be taken to ensure a sufficient quantity and quality of water for not just drinking but in the event of a fire?

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4. Local energy suppliers state that no more power lines can be added nor no more solar power can be used. As we are already experiencing a shortage, how will the power supply be enhanced to accommodate the increased demand?
5. There are already sewer odors in some homes due to being overloaded as well as manholes that have been repaved without being raised. What are the cumulative effects of the additional developments being added to the current sewer lines? Are the pipes in Fawnskin able to handle the additional volume?
6. A tremendous number of trees need to be removed not to mention the ones that will be killed by the sheer stress of the construction. Planting lots of replacement trees will not begin to make up for the loss of trees that are hundreds of years old. What can be done to minimize the destruction of these trees?
7. This area is a habitat for eagles, blue herons, ospreys, hawks, deer, coyote as well as many plant life only found in the Big Bear area. What are the statistics on the effects of construction to these types of animals? What research has been done on other communities developed in like areas?
8. What happens in the event of medical, fire and earthquake emergencies? Our current resources barely handle the present population.
9. Are the survey time frames adequate for an accurate biological assessment? Due to the seasonal changes and migration patterns, anything less than a year is inadequate.
10. How long will it take me to get from Fawnskin back down to the bottom of the hill due to the potential cumulative effects of holiday and weekend traffic?
11. With the increase in gated/private communities will Big Bear turn into an area like Arrowhead with no public access to the lake?
12. Will property values of houses not on the lake decrease due to decreased visibility of the lake from the scenic highway and other areas? Additionally, will the "high density" housing development have an effect on property values? If so, what?
13. Will there be additional classrooms built and teachers hired to accommodate the increase in students?
14. What are the short and long term effects of the increased noise pollution?
15. Will the quality of life decrease with the increase in population? This judgement should be made with comparisons to non-urban areas. City development standards are not appropriate.

16. The County already has a terrible record for not enforcing mitigation terms and conditions. What measure would be taken to change this?

17. Why not explore alternative land uses? Suggestion: expand the National Forest lands as an alternative to proposed rezoning.

18. What are the cumulative effects to increasing the population in the proposed areas?

As a property owner in Fawnskin I know that I will be directly affected by the outcome of your decisions. With that said, I am not necessarily against the development of some of the area, as long as it has been thoroughly thought through. Please send your response to: PO Box 1595, Beverly Hills, CA 90213.

Sincerely,

 Deb Hagan
 Leslie Evers

P.O. BOX 310 • FAWN SKIN, CA 92333-0310
 PHONE (909) 866 6526 • FAX (909) 866 8723

March 18, 2002

County of San Bernardino
 Advance Planning Division
 385 N. Arrowhead Ave. - 3rd Floor
 San Bernardino, CA 92415-0182.

Attn: Tracy Creason, Senior Associate Planner

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

These are the issues and concerns that must be addressed in the Moon Camp EIR:

Air Quality

How much will the NOx, CO and CO2 and particulates concentrations in the air in the Fawnskin area be increased by the greater number of automobiles and trucks in the area? The study must include the effect of slower speeds of vehicles caused by increased traffic flow.

How much will air pollutants be increased due to the increased emissions from the greater number of fireplaces and wood burning stoves, boat engines, ATVs, leaf blowers, and other recreational vehicles?

The increase in pollutants should be estimated during the construction phase of the project and separately for the period following construction and occupation of the proposed homes.

Water Quality

How much polluted runoff in terms of 1000's cubic feet per year into the lake over the newly developed areas? What will be contaminants of this runoff over newly landscaped and fertilized areas? How much additional pollution of Big Bear Lake will be produced from this runoff over the proposed development area?

Water Availability

Assess the effect on wild land Fire suppression efforts due to the draining of the natural water table from the proposed development. Determine the increased amount of ground water required and the cost of producing it, treating it, distributing it, and storing it for the proposed increased population of Fawnskin. Determine the effect on the Forest and natural vegetation of the pumping of the ground water necessary for the proposed project.

Energy Impact

Determine the feasibility of using the present electrical distribution system to provide the increased energy needs of Fawnskin fostered by the proposed project. Determine the amount of increased KWH of electrical power and the capital cost of providing the necessary beefed-up distribution grid. What would be the effect on the natural forest and vegetation of newly constructed underground electrical conduits and electrical vaults? What would be the effect on the scenic views of the lake due to increased electrical lines strung from poles? Will increased power use due to the proposed project from the present electrical transmission system cause increased maintenance cost and/or brown/black-outs?

Sewers

Does the present sewer system have enough additional capacity to serve the increased needs caused by the proposed project? Will odors and sewer overflows be expected due to the increased load on the present system? What will be the actual cost of increasing the capacity of the present system to serve the increased needs fostered by the proposed project?

Trees

How many additional trees must be removed to clear the sites for construction of the homes and for the additional planned roads and planned re-routing of the highway? How many additional trees will die due to stress from the construction, increased air pollution, and draining the water table to provide water needs for the proposed project?

Is it feasible to require the developer to replace the trees with comparable sized old growth trees to replace the many trees that must be destroyed? What will be the effect on the scenic views and general Forest nature of the area due to the destruction of the native plants and trees?

Eagle Habitat

Currently Eagles nest in trees over a wide area in the lands encompassed by the proposed project. Is it feasible to preserve the habitat by saving a few trees for the Eagles to nest in? Or is it necessary to preserve the Eagle habitat to save a majority of the large trees due to the nature of Eagles requiring nesting sites remotely distanced from other nesting sites? Will the Eagles nest in newly planted trees? Will the mere presence of 92 additional proposed homes and all the people that will occupy these homes with the attendant noise, and traffic cause Eagles to abandon the present preserve? What is the estimate of the total effect of the development on the Eagle population in the area?