

Wildlife Habitat

What will be the effect of the increased traffic, noise, and development of the area on the habitat of each the present birds species that occupy the area including, Blue Herons, Ospreys, Hawks, and Waterfowl? Estimate the effect on the population of each of these species. Address the habitat changes effect on the present population of each of the following mammals that presently occupy the area: raccoon, beavers, deer, bear, coyote, mountain lions, and bobcats. What would be the effect on the seasonal and year-around population of each of these species?

Fire Protection

What will be required to beef up the fire department to prevent another "Oakland Fire" in the newly developed urban area in the middle of a dry forest? Would the increased population and development present the conditions for another "Oakland" firestorm in the middle of a dry Forest tinderbox? Will future droughts cause the Forest area to be so dry as to threaten the new development and other local areas with a potential firestorm condition? What will be the cost of the increased fire prevention needs?

Plant Habitat

Assess the possible destruction of rare and endangered plants in the area caused by the proposed project. Determine if any destroyed plant species could be replanted or grown on remaining vacant property in the area. What would be the effect on native plant species from increased irrigation on the developed properties? What would be the effect on native plant species from draining the existing ground water to provide water to the new homes and other buildings planned for the development? What would be the environmental effect on the forest areas from the effect of the approximately 92 new homes importing non-native plants into the area? (Plant pollution). Would the destruction of the native plants in the area cause increased water runoff and soil erosion? What would be the cost to prevent soil erosion?

Traffic

What will be the increase vehicular traffic through the area due to the proposed project? Is the present lakeside road providing access to Fawnskin adequate to handle the increased traffic in Fawnskin, or will the project require either widening of the roads coming into the area? Will the increased traffic engendered by the proposed project be adequately handled by Highway 330, or the other two highways feeding the Big Bear Valley? Must the shoreline highway be widened to a full four lanes to handle the new local and through traffic in the Fawnskin area?

Economic Effects

What will be economic effect on the local tourist trade due to the destruction of the current lakeside scenic highway? What will be the economic effect on the local tourist-vacation industry due to the urbanization of the area caused by the proposed project?

Noise

Measure the increase the area background decibel level caused by the increase in traffic and human activity. What will be the economic effect on the local tourist industry due to the destruction of the current level of natural Forest quiet?

Rural Ambiance

Will the current rural character of Fawnskin be changed forever by the proposed project? Would the rural mountain character of the area be transformed into a typical urban area? What will be the dollar economic impact on the local tourist-vacation industry due to the change of the area's character?

Mitigation Concerns

Assess the developer's record of adhering to mitigation terms and protecting areas developed. What will be required of the County to enforce mitigation terms. What would Mitigation be required? How would Mitigation requirements be accomplished, and at what cost? How would Mitigation terms be enforced? Is it feasible to enforce or trust this developer with voluntarily adhering to mitigation terms?

EIR Comparison with Alternative to Requested Rezoning.

A viable alternative to granting a rezoning request from the developer is a plan to develop the same lands and adjacent federally owned lands as public park areas each of the components of the EIR of the proposed project should be compared with the environmental impact of an alternative development of the area into public park areas

Scenic Use of the Highway

The scenic view from the present highway in the area is a rare and outstanding feature of the area. Would the scenic views from the present highway be available in the proposed re-routed highway? Or would the proposed construction of homes in the area block scenic access to the lake? Assess the effect on sight lines to the lake and Forest from the proposed re-routed highway. Study the impact of the proposed development on scenic views from all public areas in the area that remain after completion of the development.

Paul H. Foster



Kathleen M. Brown
 P.O. Box 1898
 Big Bear City, CA 92314



*County of San Bernardino
 Advanced Planning Division
 385 N Arrowhead Ave
 3rd Flr
 San Bernardino,
 Ca 92415-0182*



*Steven Vansant
 Senior Associate Planner*

RECEIVED

MAR 1 9 2002

To: County of San Bernardino
 Advanced Planning Division
 385 N. Arrowhead Ave
 3rd Floor
 San Bernardino, Ca 92415-0182
 Att. Tracy Creason Ref: Environmental Impact Report /Moon Camp

From: Steven F. Vansant
 1068 Cherokee St.
 Fawnskin, Ca 92333

Mailing Address: 19340 Box Canyon Rd, Corona Ca 92881

As a property owner in Fawnskin I am writing this letter to advise you of my concerns regarding the proposed development of lake front property on the north shore of Big Bear Lake.

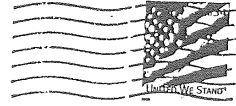
Fawnskin is a unique community small, uncrowded and friendly. The proposed development on the lake front will take away from the views provided from the highway as visitors and property owner travel around the lake. Once development begins more and more tracts will be proposed and approved. Growth without sound planning is very dangerous. One does not have to travel far in Southern California to see what growth and poor planning have created. Here are a few examples: miles and miles of ocean shore line that is not even visible due to high rise buildings and gated communities, freeways and streets that are gridlocked, block after block of tract homes with no open space.

The proposed Moon Camp development is bad for Fawnskin, bad for the Big Bear Valley and bad for the visitors to the area.

I strongly urge you NOT to approve this proposal.

Steven Vansant

Fawnskin, CA 92333-0423



County of San Bernardino
Advanced Planning Div,
385 N. Arrowhead Ave, Third Floor
San Bernardino, CA 92415-0182

Attn: Tracy Creason

92415/0182 [Barcode]

March 19, 2002

Advanced Planning Division
Attn: Tracy Creason

REC
RI

I should like to express my concern regarding the Moon Camp development in Fawnskin, CA in Big Bear Valley.

I feel that this large developement will have a negative impact on Fawnskin and the Valley in a whole.

I hope in that the Environmental Impact Report for Moon Camp 77 # 16136 will address these problems.

Sincerely,
Kathleen M. Dinn
P.O. Box 1898
Big Bear, CA 92314

Re: Environmental Impact Report for Moon Camp TTH#14536 MAR 20 2002

To Whom it May Concern:

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 whither. 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.

The proposed developments at Moon Camp and Cluster Pines would violate every measure of quality for the people who now live in the vicinity.

The removal of a thousand trees from the area is a great insult. Not only will it lead to more erosion and runoff into the lake (trees and the forest floor hold a great deal of water from erosion), but it will destroy shore habitat. Developers always claim that displaced animals simply go elsewhere, but destroying habitat reduces the total number of animals that the environment can support. Herons, ospreys, hawks, bald eagles, and waterfowl have delicate nesting patterns and they do not respond well when habitat is chopped up into small pieces.

Developers never have any idea that people live within environmental limits. Human and animal populations in the valley depend on the runoff from a single watershed, and the water is not plentiful. The capacity should be evaluated by the dry years or the county risks a water famine in the valley. This alone should be enough to stop the project.

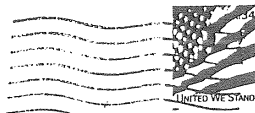
More people mean more cars and the pollution and disruption that cars always bring. Rerouting the road would aggressively and violently denude the hillside. No other outcome would so perfectly reveal that the county and the developer feel no responsibility whatsoever for the residents of Fawnskin. There is no ecological wreckingball to equal roads and cars. There is no way to maintain the environmental integrity of any place without limiting their reach.

There is never just one development. A county or city willing to allow developers to take control of such a fragile lakeshore must be mad with greed and must be willing to see the entire region paved over. They will claim that development does not change the air or the sunlight or the fact that trees cover the mountains. But further development will move Fawnskin one more step toward being just like every other place. Is that worth preserving? Is local diversity a scarce resource deserving of legal protection? And if the County and the developer demonstrate that they feel no responsibility for the desires of Fawnskin residents, what responsibility should residents have for them?

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

Betty Conroy
PO Box 165
Fawnskin, CA 92333-0165



attn
Tracy Creason County of San Bernardino
Advance Planning Division
385 N. Arrowhead Ave. ^{2nd} floor
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92418-0182

92418/1002

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
Teacher of Environmental History

RECEIVED
MAY 10 2002

3/19/02

EIR for Moon Camp TT 16.136

I am writing this letter against the developing of

this property in Farnsworth. I have lived in Farnsworth in fact at Clinton Pines for 13 years & across the street since then for 31 years

This project will have significant problems in this small community. We enjoy the drive along the lake. It is beautiful. The highway belongs to the top paying people & should not be changed to some developers in private enterprise rich - The traffic congestion & accidents on North Shore Drive should be

analyzed in the Draft EIR - already water is a big issue. The runoff lands & sediment loads hit along the water shortage we now have. The sewer capacity the pipes are probably not sufficient to handle all the proposed new homes. We have to think of nature the trees are part of this beautiful valley. They house our Eagles & other birds.

We do not need 132 condominiums in this area or 12.5 Acres come on, check the water table levels.

I think maybe the planning commission should forget the big guys - money & take a good look at our beautiful little town & its scenery - enjoyed by all who come

here. To visit, we don't
need any more pollution
in this unique area -

Very truly
Betty Conway
P.O. 165 (39554 Berkeley)
Fawnskin
909-822-3685

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

County Of San Bernardino
Advance Planning Division
385 N. Arrowhead Ave., Third Floor
San Bernardino, CA 92415-0182
3/19/02

RECEIVED
MAR 21 2002

Attention: Tracy Creason, Senior Associate Planner

Dear Mr. Creason,

Synergism- Webster's Ninth New Collegiate Dictionary - 1990 says, "interaction of discrete agencies or agents such that the total effect is greater than the sum of their individual parts".
These proposed projects, Moon Camp and Cluster Pines (Marina Point Development), are ideal examples of the meaning of this word for us here in Fawnskin. The environmental results of these changes to our area are greater than the impact of the individual features of the projects.

For example, the proposed 132 condominiums and 75-slip marina at Cluster Pines will inflate the population, which will increase the water demands, already limited. As these units are sold, the fireplace smoke level increases; the traffic flow and noise from autos and boats (in season) increases. As the trees are removed to make room for the units, the scenic nature of the area decreases and the oxygen recovery that the trees would have brought when they were there will be gone.

The people that will inhabit these units are looking for mountain ambience away from urban sprawl. Unfortunately, they will be negating the very features of our area which they will move here to enjoy, including the Bald Eagle presence during the winter season. The same issues exist for the proposed Moon Camp development.

Synergism!

These projects are much too dense for this area. There is a reasonable compromise that can be worked out to decrease the density, eg., instead of 10 units per acre for the Cluster Pines development, reduce it to 2 units per acre and sell the acreage for more money to cover difference. The same philosophy could be used for the Moon Camp project.

I am sure the people that buy these units would not want to live in suburbia which they probably moved away from initially.

Most Sincerely,

Charles and Joan Cline
P.O. Box 275
Fawnskin, CA 92333

John J. Hawkins

POST OFFICE BOX 369 • 1037 GRAYBACK TRAIL
FAWNSKIN, CALIF. 92333

overlooking

Big Bear Lake

04 BC
FAX (909) 866-9403
Public Administration
Arrowhead Planning

PHONE:
(909) 866-9403

RECEIVED

MAR 21 2002

3/19/02

TRACY CREASON

SENIOR ASSOCIATE PLANNER

THIS LETTER IS REFERRED TO THE ENVIRONMENTAL
IMPACT REPORT (EIR) FOR MOONCAMP TR # 16136

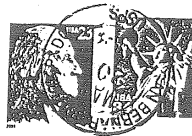
I HAVE ATTENDED TWO MEETINGS REGARDING THIS DEVELOPMENT. THE LAST WAS THE ONE THAT YOU WERE IN ATTENDANCE. I ALSO SENT A LETTER TO THE COUNTY PREVIOUSLY.

I NOW UNDERSTAND I MUST SEND ANOTHER LETTER, FOR THE SAME PURPOSE AS YOUR DEPARTMENTS DO NOT PASS ON INFORMATION TO THE NEXT.

AS I STOOD UP TO THE MIKE AND VOICED MY OBJECTIONS, ON MARCH 2, 2002, I WILL AGAIN FOR THE THIRD TIME TRY TO RELATE SOME OF THE NEGATIVE EFFECTS TO THIS DEVELOPMENT PROJECT AGAIN. AS I REMEMBER MARCH 2 MEETING, THERE WERE (ON MY LAST COUNT) 52 REASONS (POSTED ON THE POSTER BOARD BY MIKE WILLIAMS) WHY THIS WOULD BE AN ENVIRONMENTAL PROBLEM TO BIG BEAR VALLEY AND MORE DIRECTLY TO THE FAWNSKIN ATTEAN PARTICULAR. NOT TO MENTION MY OWN

John J. Hawkins

POST OFFICE BOX 369
FAWNSKIN, CALIF. 92333



San Bernardino County Land Use Services Department
Advance Planning Division
385 N. Arrowhead Ave. 3rd Floor
San Bernardino, CA 92415-0182

Attn: Tracy Creason
Senior Associate Planner

PERSONAL OBJECTIONS TO THIS PROJECT.

BIG BEAR VALLEY HAS BEEN GROWING WITH LEAPS & BOUNDS OVER THE PAST YEARS, A HOUSEHOLD HERE AND THERE, THIS IS NORMAL PROGRESS. THE COMMUNITY CAN ADJUST TO THIS TYPE OF POPULATION INCREASE WITH OUT MUCH NOTICE OR STRAIN ON ALL ASSOCIATED UTILITIES & NATURAL ENVIRONMENT. WHEN TOWN DEVELOPMENT PROJECTS PLAN TO BUILD DIRECTLY ACROSS THE ROAD FROM EACH OTHER THIS CREATES AN UNBEARABLE LOAD ON EVERYTHING AND EVERYONE THAT HAS BEEN IN THIS AREA FOR MY THE BEGINNING OF TIME (NATURE) A ND FOUR YEARS (PEOPLE). I HAVE BEEN IN THESE MOUNTAINS SINCE 1932. IN FAUNSKIN SINCE 1985. I CROSS FAUNSKIN TO RETIRE IN AS IT WAS A WAY FROM THE CONGRESSION OF BIG BEAR LAKE AND BIG BEAR CITY. SOON AFTER I SETTLED IN HERE THE COUNTY RE ZONED & DEFENDED THE AREA, INCLUDING MY PROPERTY, WITHOUT DUPLICATE TO PROPERTY OWNERS. NEXT THEY CUT A NEW HIGHWAY THROUGH THE FOREST TO STRENGTHEN OUT THE ROAD. NOW THEY WANT TO CHANGE THE ROAD AGAIN.

PART OF THE CHARM AND BEAUTY OF THE MOUNTAINS IS THE MEANDERING OF ITS ROADS. THROUGH THE FOREST AND BY THE LAKE SHORE. EACH OF THESE CHANGES IN THE HIGHWAY ONLY

CREATES MORE OF A CITY STREETS EFFECT TO OUR CHOSEN HOME AREA.

THE DEVELOPERS COULD NOT CARE LESS. THEY ARE ONLY IN IT FOR THE DOLLAR. THEN THEY ARE OFF TO ANOTHER LOCATION TO SPILL.

I PERSONALLY LOOKED AT 23 HOMESITES TO CONSIDER SETTLING DOWN IN, THROUGHOUT THE VALLEY. I FINALLY CHOSE FAUNSKIN AS MY HOME, AS I SAID, IN 1985. I HAVE SEEN THE STACKED MUD BOTTOM OF THIS LAKE WHEN IT WAS DRY, ALSO NOT LONG AGO NEARLY THE SAME THING. POSSIBLY BY THE END OF THIS SUMMER WE WILL SEE THE SAME.

TO ADD 95 HOMES PLUS 132 CONDOS TO THIS AREA WILL OVERLOAD THE, NOW STRAINED, SEWER. IT WILL PUT FURTHER STRAIN ON THE CURRENT SHORTAGE OF WATER. ALSO THE STRAIN ON THE ELECTRIC SUPPLY THAT IS CURRENTLY INSUFFICIENT.

EVEN THE FORESTRY DEPT IN AN EFFORT TO SLOW DEVELOPMENT WILL NOT LET THE POWER COMPANY RUN MORE SEWER LINES, NOT LET THE MOUNTAIN SOLAR SYSTEMS.

THE RUNOFF FROM ALL OF THESE PROPOSED FINE NEW HOMES GARDENS, WILL POLLUTE THE LAKE FURTHER.

THE RELOCATION OF PLUS OR MINUS 1000 FEET FOR ROAD CHANGE 735 PLUS 300 + FOUR HOMES CONSTRUCTION.

THE TRAFFIC CURRENTLY IS CONGESTED WITHOUT THE 900 VEHICULAR DAILY ACTIVITIES OF THIS ONE DEVELOPMENT, NOT TO MENTION ANOTHER QUANTITY FROM THE CLUSTER PINES CONDOS OF 132 UNITS.

THE EXHAUST POLLUTION WILL IN TIME KILL ALL PLANT LIFE, IT'S BAD EVEN NOW.

AT THE LAST MEETING I HEARD THERE IS ANOTHER 30+ ACRES BEHIND (TO THE NORTH) THIS 62± ACRES READY TO BE DEVELOPED. WHAT WILL THEY BE ABLE TO ADD ^{45 HOMES} THAT WOULD ADD UP TO POSSIBLY 2 TO HOMES SHOWN INTO THIS ONE CONFINED AREA.

I WONDER IF THE FIRE DEPT. COULD EVEN HANDLE A MAJOR FIRE HERE.

IN A SHORT TIME THE NEW ZOO WILL ADD MORE TRAFFIC & POLLUTION TO THE NORTH SHORE AREA.

IF THIS IS ALLOWED TO PROGRESS THERE WILL BE NO STOPPING MASS DEVELOPMENT HERE.

ANOTHER ITEM TO CONSIDER IS THE OIL POLLUTION ON THE LAKE. A 100 BOAT SLIP MARINA WOULD DEFINITELY ADD TO THE WATER POLLUTION, AS OUTBOARD MOTORS MIX OIL WITH GASOLINE TO LUBRICATE THE ENGINE PARTS. THIS OIL IS NOT BURNED AS IS THE GASOLINE. A LARGE PERCENTAGE OF THE OIL IS PUMPED OUT WITH THE EXHAUST. ONE ONLY HAS TO LOOK AROUND ANY OUTBOAT NO PORT BOAT TO SEE THE OIL FILM ON THE WATER.

BESIDES THE AUTO'S POLLUTING WITH TRAFFIC AND EXHAUST, THE ADDED STRUCTURES AND PEOPLE WILL REQUIRE MORE AND MORE HEAVY TRUCKING TO SUPPLY ALL OF THE DEMANDS OF THE PROPOSED INCREASE OF THE DEVELOPMENTS.

THE MEDICAL FACILITIES IN BIG BEAR CAN TAKE CARE OF THE CURRENT POPULATION. THE POPULACE HAS TO GO OFF THE HILL TO GET ADEQUATE CARE.

LITTLE BY LITTLE I NOTICE THE WILD LIFE VANISHING. I HAVE SEEN BROWN BEAR CUBS (2) TOGETHER.

MACCONS ON MY DECK, COYOTES IN MY YARD, DEER ON THE NEAR BY ROADS. EAGLES, HAWKS, CROW UPS I FEED 22 SPECIES OF SWAMP WILD LIFE.

THE LARGE WILD LIFE HAS ALMOST DISAPPEARED. IT WILL ALL BE GONE IF THIS MASS DEVELOPMENT ISN'T SLOWED UP OR STOPPED.

I COULD GO ON AND ON BUT I THINK I HAVE SAID ENOUGH. IT IS UP TO YOUR DEPARTMENTS I GUESS AS TO WHEN THESE THOUSANDS OF PEOPLE CAN ENJOY THESE MOUNTAINS IN THE FUTURE OR IF THE DEVELOPERS WILL TURN THEM INTO ANOTHER LA. OR NY OR WORSE BETTER IS.

THANK YOU,

RESPECTFULLY.

James J. Hambling

P.O. BOX 369

FRANKFURT, CA. 92333

Ken and Barbara Winter
2220 Palm Way, Upland, CA 91784

March 19, 2002

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

Attention: Tracy Creason

Regarding: Environmental Impact Report for Moon Camp TT 16136

This letter is to express my concerns on the proposed development of the subject project and its impact on the community of Fawnskin and adjacent properties. I have been a land owner of Fawnskin since 1967. Over these 35 years, I have enjoyed this community for its quiet serene beauty and an environment where the residents enjoy a peaceful setting within the pine and oak trees and its uncongested ambience unlike other communities of the Big Bear Valley. The intensity of the proposed project along with others that are proposed within the community will change our environment drastically.

Such changes have not been adequately addressed at a community level. The impacts of this project along with the Cluster Pines (Marina Point?) development (although time limits of this have expired) have never been addressed for the total community. The County's general plan is at such a gross scale that it does not adequately address the goals and desired direction of the Fawnskin community. No project at the magnitude of these projects should be approved without having a more definitive plan for Fawnskin. Such plan should be a specific plan, adopted by ordinance by the County, after extensive public input from the residents and property owners of Fawnskin.

Without such a plan it is very difficult to address the project impacts at the level that environmental impacts should be evaluated. However, the following is a listing of some of the environmental impacts that must be addressed, the cumulative impacts on the community as well as the entire valley, meaningful, realistic and measurable mitigation measures of such impacts and project alternatives presented:

1. **Land Form Alteration.** Extensive grading will be necessary to accommodate roads and building pads of the project and realignment of the state highway must be evaluated. This should include scarring of the hillside and such impacts on the viewshed from the highway and from the lake.
2. **Impacts on the Quality of Life for Fawnskin Property Owners.** I, as well as perhaps most property owners of Fawnskin bought or built homes in this community because of its serene ambience and uncongested environment. This project as well as others proposed in the community will degrade this quality of life in Fawnskin and such impacts must be addressed. Project alternatives must be thoroughly address for a project of lesser density.

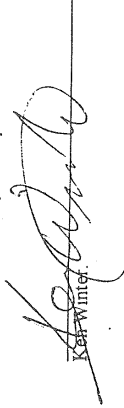
3. **Impacts on the Wildlife and Vegetation.** The extensive removal of our pine trees anticipated by this project is unconscionable. Pine and oak trees are one of our most cherished natural element and should be protected at all costs. Tree removal will also impact the Eagle habitat and other migratory fowl. This project will have significant impacts on or destroy endangered or threatened habitat areas within in the Big Bear area. The EIR must contain a thorough Biological assessment that takes into account seasonal changes in animal and fowl migration and living patterns. Any project must contain wildlife migration corridors extending to the lake edge.
4. **Impacts to the Lake.** Construction grading, additional runoff from urban development within the watershed along with its contaminations will continue to degrade the water quality of the lake. This will also have a long term impact to the economic vitality of the entire valley. The recreational draw to the valley will be impacted if our lake suffers additional degradation.
5. **Loss of Scenic Quality.** Rerouting of the highway and placement of homes on the lake side will significantly degrade the scenic quality of the north shore driving experience for the people of California. The EIR must address the impact of the loss of scenic driving experience for the public and its replacement for the privileged few who can afford waterfront homes. Evaluate the public cost of this impact.
6. **Increased Traffic Impacts.** Cumulative impacts of this project as well as other projects within the Big Bear Valley on the state highways, leading into the valley and the major arterials within the valley must be addressed. These roads are already heavily impacted.
7. **Impacts on Public Services.** The incremental increase to an already impacted water, sewer, electrical and natural gas utility system must be addressed.
8. **Impacts on Protective Services.** Project impacts on the police, fire, emergency services response times and medical services must be addressed.

The above are just a few of the many environmental impact that will caused by this project and will need to be evaluated during the preparation of the EIR. In addition, if the County overlooks the expiration date and determines that the project proposed at Cluster Pines (Marina Point?) may proceed, then that project must be evaluated along with the subject project.

Any EIR must have an evaluation of alternatives. The No Project alternative must be thoroughly addressed. In addition, the County staff should consult with the Friends of Fawnskin and other such Fawnskin citizen groups to seek input from them as to project alternatives that may be in keeping with the community desires.

I request that my name be added to the mailing list for this project and I get notices of all meetings, hearings and am on the distribution list to receive a copy of the EIR.

Looking forward to your response to these and all comments about this proposed project.


Ken Winter

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MAR 20 2002

Ken and Barbara Winter
2220 Palm Way, Upland, CA 91784

March 19, 2002

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Ken Winter.

VIA FACSIMILE

March 20, 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

Dear Ms. Creason:

As a new full-time resident of Big Bear Lake, I am writing to express my concerns regarding the proposed development at Moon Camp. I understand that an Environmental Impact Report is currently being conducted. My purpose in writing this letter is to request that certain issues be carefully studied

and addressed in this most important process. My major concerns are as follows:

- Air quality: What will be the impact on air quality of the increase in emissions from traffic, fireplaces, boat engines, A.T.V.'s, leaf blowers, etc.?
- Water quality: What will be the impact from the additional runoff from this proposed development on the quality of the lake water?
- Water quantity: The lake level is extremely low due to four years of drought. I understand that this is a common issue. How will these additional homes impact these regular drought conditions?
- Energy: I understand that the local electricity providers claim that no more power lines can be added and that the valley is already short on electrical power. What impact will this development (along with others in the valley) have on power supplies?
- Tree Removal: I understand that this proposed development includes the removal of a large number of old growth trees. This is very disturbing to me as what makes this area so special is in large part due to these magnificent old trees. If they are removed they will not grow back in our lifetime and replacement with new trees is not at all the same as preserving an old growth tree.
- Eagle Habitat: I understand the entire Moon Camp area is an eagle habitat area. The ability to view our national symbol in its natural habitat is a rare and special opportunity for tourists and locals alike. How is this issue being addressed?
- Other wildlife and plants: How is the impact on other wildlife and plants being studied and addressed? As many of the wildlife and plants are seasonal, it seems that anything less than a full year of study would be inadequate. How is this being addressed?
- Light Pollution: The clear and brilliant night sky in Big Bear is a priceless treasure to residents and visitors. There are very few places so close to Los Angeles and San Diego where seeing such a clear and brilliant night sky is possible. This is a major reason tourists come to the valley. I am very worried that these additional homes (and other development in the valley) will diminish the intensity of the night sky. Has this issue been considered and fully studied?

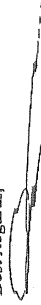
- Medical Services: It seems that the fire, emergency and hospital services in the valley (and Fawnskin in particular) are very limited. What impact will this development have on our ability to receive prompt emergency attention?
- Traffic congestion: I am quite often surprised by the congestion in Big Bear on weekends and holidays, frequently worse than I experienced living in Los Angeles. What impact will all of these new homes have on traffic congestion? In particular at the Stanfield Cutoff which crosses the lake?
- Public Access to the Lake: Very few residents or tourists can afford to live on the lake itself. Public access to see and experience the lake are extremely important to property values, quality of life and tourism. I understand that the proposed development will be constructed. This would be very unfortunate for many residents and negatively impact tourism and property values overall.
- Property Values: Having just invested substantially in my Big Bear Lake residence, I'm concerned about the negative impact the development would likely have on property values in the valley. Having just purchased a property, I have observed that there is an abundance of property for sale in the valley. This includes Lakefront property. Why is new development even necessary as long as this is the case?
- Lake Usage: I'm very much looking forward to kayaking on the lake this summer. What impact will a 100-slip private marina have on lake congestion and pollution?
- Economic Impact: It seems the development has the potential to reduce revenues at the existing marina and lodge businesses. How is this being studied?
- Developer's Track Record: I understand that this particular developer has a poor track record when it comes to mitigation terms and protecting areas developed. How is this issue being addressed?
- Quality of Life: The reason many of us live in or visit Big Bear is that it is less developed and more natural than other places. I'm concerned that this development and others like it will spoil the very thing that makes the area attractive to residents and visitors. I also understand the developer is seeking to change the zoning from one home for each 40 acres to 92 homes on 64 acres. This is a very significant change that will completely change the character of the area. It seems to me this change would only benefit a few to the detriment of many.



I understand that it may be possible to expand the National Forest lands as an alternative to the proposed rezoning. This seems to me to be worthy of serious exploration as it would preserve and protect this area for the benefit of all people who come to the valley to enjoy the unique, unspoiled natural environment that Big Bear offers.

I appreciate this opportunity to express my concerns and views regarding the proposed Moon Camp development. I am grateful to you and your colleagues for the work you do on behalf of all of us.

Best Regards,



Lisa Patterson
431 Tennessee Lane, P.O. Box 412
Big Bear Lake, CA 92315
(909) 866-0787

RECEIVED
MAR 21 2002

To: San Bernardino County, Advanced Planning Division
 Att: Tracy Creason, Senior Associate Planner
 Date: 3/20/02
 From: Jim and Janet Dooley
 39128 North Shore Drive
 P. O. Box 98
 Fawnskin, CA 92333
 (909) 866-5626
 Re: Environmental Impact Report (EIR) for Moon Camp TT#16136

March 20, 2002

County of San Bernardino, Advance Planning Division
 ATTN: Tracy Creason, Senior Associate Planner

Subject: EIR for Moon Camp TT#16136

I am concerned that these issues be analyzed and disclosed in the Environmental Impact Report:

What effect will increased runoff pollution from the development's landscaping and paved areas have on water quality in already over-burdened Big Bear Lake?

Is there truly a sufficient supply of water for these houses from a finite supply in this arid valley? Can the existing sewer system handle the added burden?

How can the removal of vast numbers of old growth trees be mitigated, or even justified? Planting a sapling to replace a tree that took many human lifetimes to grow is not a solution.

What effect on wildlife will the removal of these trees have? Also, what effect on water habitat will the large increase in boating have?

What effect will increased watercraft use from a 100-slip marina have on Lake Pollution?

What effect will there be on public recreation when this gated community bars public access?

Finally, why doesn't San Bernardino County see the benefit to all the citizens in the county if they would work with the Forest Service to expand public lands, giving access to recreation in Big Bear for generations to come?

Thank you for your consideration. A Hard Copy to follow.
 Sincerely

John L Barber, III
 PO Box 1494
 Sugarloaf, CA 92386

We live in Fawnskin, about one mile from the proposed project, rezoning a 40-acre parcel area to small lots in order to build 92 homes. We have some questions we hope you will give serious thought to:

1. Where will the water come from for these additional homes? The water system in Fawnskin is at peak capacity now. Can the Fire Department be assured of a sufficient supply to fight fires? Can the present sewer system handle the extra load? How will the expected runoff levels and sediment loads affect the lake? If a well is dug for water for this project, how will it affect the water level of the lake?
2. How will this development affect the bald eagle habitat now existing on this plot of land? How will the removal of old growth trees affect the eagles? What other endangered species of plants and animals will be affected?
3. How is the traffic to be handled? Ninety-two new homes will create a lot of traffic, up to 900 more trips a day according to the project developer's traffic study. We live on the North Shore of Big Bear Lake because we don't mind the 15-minute ride into town along a lakeshore drive. It's beautiful. But moving the highway inland would remove the beauty part of the drive. How much longer will the drive take me due to increased traffic?
4. How is the air pollution to be handled due to log burning fireplaces and increased car traffic? In the winter, our valley gets quite an inversion layer that keeps all the smoke from everyone's log fire down on the ground.
5. Why do so many trees need to be cut down? The initial report stated that seven hundred trees (roughly 25%) would need to be cut down just for moving the highway inland. What would this due to indigenous animal habitat? Can we apply the same standards as the new Tree Ordinance for the city of Big Bear Lake?
6. What about the light pollution? How will this affect the Solar Observatory on North Shore Lane, which now includes some night observing?
7. Will a proposed 100-slip marina be open to the public? How will it ensure public access to the lake?
8. How will the developer's bad track record regarding adhering to mitigation terms and protecting the developed areas, certainly shown in his handling of the initial notification of residents of Fawnskin, be mitigated? What penalties can be administered to keep him in line?

We do not subscribe to the I-got-mine-now-you-stay-out theory. Limited growth consistent with the surrounding area is desirable. But we do have objections to the proposed project:

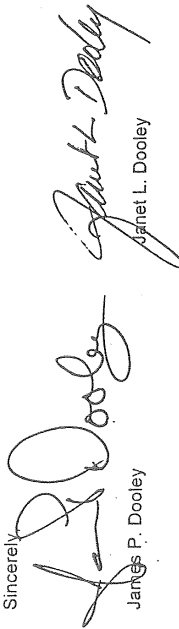
1. Ninety-two homes in this size area are too many - 20-30 would be more in keeping with the surrounding town, and far fewer boat slips from 100 down to 40.
2. The highway, where it is now located, is a scenic drive and should not be moved.
3. Any Environmental Impact Report should be on the entire project and not piecemeal lot by lot and include seasonal changes in animal migration and living patterns. A one-year study seems minimum.
4. Eagle habitat must be preserved at all costs, that means keeping all perch trees.
5. Sufficient water and other utilities must be provided.
6. Traffic should not be a burden to present residents.
7. No more than 10-15% of trees should be removed.
8. The size of the homes, maximum houses on minimum lots with only five foot side yards, is not consistent with the mountain character of Fawnskin. This is a rural, not urban, area and "city" development standards should not apply.
9. Any development project should include some redevelopment of the commercial downtown.

We request the following:

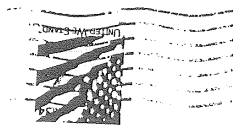
- that we receive special notice of anything that affects this project;
- that all mail be delivered to our post office box;
- that all hearings take place in Big Bear Valley so the public can attend.

Thank you for hearing our concerns and answering our questions.

Sincerely,


Janet L. Dooley

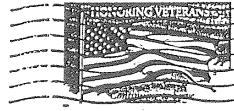
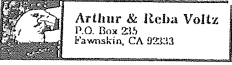
Janet L. Dooley



52419101B2

Attn: Tracy Creason
335 N. Arrowhead Ave.
San Bernardino, Ca 92415-0187
Advance Planning Division
County San Bernardino

H. J. Smith
P.O. 174
Fawnskin, Ca.
92333



County of San Bernardino
 Advanced Planning Division
 385 No. Arrowhead Ave. Third Floor
 San Bernardino, Calif. 92415-0182

Attn: Tracy Creason, Senior Associate Planner
 92415-0182

March 20, 2002
RECEIVED
 Tracy I. Smith
 MAR 21 2002 O. Box 174
 Fawnskin, Co. 92333

Dear Ms. Creason -

Along with those thirty issues listed in the enclosed memo, may I add this deeply felt concern for the future of this beautiful mountain valley.

Having lived Los Angeles' wild growth, I see the terrible possibilities of that uncontrolled growth happening again, and happening here in ~~San~~ Fawnskin. Bringing with it the curse of so many unbramed lessons.

Hopefully, reader you will be prudent, those listed issues and lessons will be paramount, and your decision one of conscious, excluding all else.

Sincerely,
 Howard Smith

RECEIVED

MAR 21 2002

E. J. R. For Moon Camp T. T. # 16/36

We live about 1/4 of a mile east of the Moon Camp Project on Highway 38 and have a number of concerns about the development of Moon Camp. Here is first a couple that I will go into for now.

Having sight on Highway 38 just east of the Moon Camp Project, I have a clear view of the traffic going east on Highway 38. During these rush hours are going 60-70 miles per hour. My concern is how is the traffic going to make the 90° right hand turn on to Moon Lane, which then connects to the new alignment of Highway 38. This seems very dangerous to me.

Another concern of ours is the bald eagle. We receive our mail at the Post Office in Farmington, and in so doing, we drive through the Moon Camp development area on Highway 38 four or five times a week. On numerous occasions in the winter we have seen one bald eagle sitting in pocket trees along side of the road. This

is really a beautiful sight to see. What happens to the eagle habitat when you cut down 730 pine trees in this area? No more eagles to see!!

Thank you for your time.

Sincerely,

Arthur and Rebecca Tully

40127 No. Shore Dr.

P.O. Box 235

Farmington, Calif. 92333

3. Although said proposal presumably will require the addition of utility capacity to the 92 home sites, what of the demand at the source of said utilities? The Department of Water & Power currently advises existing residents to conserve water due to a shortage, which is almost an annual plea from the DWP. Restrictions are currently in place to force water conservation. Additionally, increased residential homes will add to the demand of electricity and natural gas, both of which recently have experienced radical increases in user costs due in part to existing demand. Is there adequate sewer capacity to accommodate the new developments?

4. The impact on fire, paramedic/ambulance, and police services must be addressed for the overall well being of the Fawnskin residents.

5. Has the impact on the local school district, which would direct appropriate-aged students to a single elementary school, been assessed due to the addition of 92 residential dwellings? Does the school have the capacity to absorb said increase?

6. North Shore Drive is to be modified in the area impacted by this proposal. Currently that road is narrow and winding in the proposal area. Those parts of the road just adjacent to the proposal area are equally narrow and winding. Added traffic caused by the addition of 92 single family residences will impact the adjacent roadway using the same rationale that caused North Shore Drive to be planned to be modified in the proposed area. Certainly the road through the community of Fawnskin will not be widened due to the close proximity of business establishments to said roadway, i.e., the traffic problems have not been addressed outside the boundaries of the proposal area.

7. The addition of 92 single-family residences (unless each is forever unoccupied) will increase noise, air, and ground pollution disrupting the quality of the current environment. What of the scenic beauty of the North Shore of Big Bear Lake? 92 single-family residences cannot be invisible. Creation of these structures will forever tamper with the pristine nature of the area. Tangentially, what is the impact on lake access for the North Shore due to this development?

8. The Moon Camp property is adjacent to the National Forest. What is the perspective of the U.S. Forest Service on this project?

9. The developers of the Moon Camp land are a long, established business in the Bear Valley. Their track record with regard to environmental terms and conditions of approval in previous endeavors should be evaluated and assessed relative to this proposal.

10. Assuming the "law of supply and demand" is operative, the increase of 92 single family residences (supply) will significantly increase the pool of available homes for sale in the Fawnskin area; deductively, then, the prices of existing homes for sale will decrease due to added supply. True or false?

11. Currently, Fawnskin is a relatively rustic community BY CHOICE. The past and current residents have chosen to keep this type of environment. People who prefer a more "residential community" have other, current options in the Big Bear Valley, e.g., Moonbridge, Fox Farm, and many areas in the City of Big Bear Lake. In the Summer of 2001 there was a retirement party for the then-postmaster of Fawnskin, Linda Neuman, at Captain John's

Marina in Fawnskin. By actual count 250 residents attended. Casual, neighborly conversation most certainly surfaced the pride and civic spirit of Fawnskin. Much of that attitude centers on the "rustic" aspect of the community. To plot a residential community immediately adjacent to Fawnskin, as this proposal does, creates an incongruity and an unsettling effect to Fawnskin's ambience. Hence, any environmental assessment must be from the perspective of maintaining the rustic nature of Fawnskin and not from an urban impact assessment.



Richard D. Fromm
Charlene O. Fromm
P.O. Box 411
39312 Cedar Dell Road
Fawnskin, CA
92333-0411
909-866-8235
ricktrap@earthlink.net

RECEIVED

MAR 21 2002

P.O. Box 522
Big Bear Lake, CA 92315
7 March 20 2002

Co. of San Bernardino
385 N. Arrowhead
San Bernardino, CA 92415-0182

Attn: Tracy Greason,
Senior Associate Planner

Ref: EIR Moon Camp II # 16136

We are vigorously opposed to the above development. We feel the plan needs an extensive development for such a delicate, natural environment. Please consider the opposition as you evaluate the project.

Thank you,
Frank Langren
Frank Langren

924150182

Attn: Tracy Greason,
Senior Associate Planner

Co. of San Bernardino, Advanced Planning Div.
385 N. Arrowhead, 3rd Floor
San Bernardino 92415-0182



Frank & Ina Langren
P.O. Box 522
Big Bear Lake, CA 92315

FILE # GRANTT/M331-BN/DI/XPN: 0304-091-12

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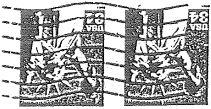
ADDITIONAL PAGE
RESPONSES TO PROJECT NOTICE

Re: RCK, Applicant, Tentative Tract I6136

1. Object to the number of trees that would have to be removed, not only for roads and other easements, but also for building sites.
2. Object to any downzoning because of eagle habitat. On one perch tree in the proposed development there have been as many as three eagles seen perched on one tree.
3. Object on the basis that the developer has previously expressed an intention to re-align State route 38 northward so as to provide adequate lakefront lots.
4. Object on the basis that lakefront lots would destroy the lake-view from the existing highway.
5. Object on the basis that with people now building large houses on minimum-sized lots in Big Bear, any downzoning would be inconsistent with the mountain character of Fawnskin.
6. Object that any proposed moving of the highway of State Route 38 would increase traffic noise levels to the already existing residences above the proposed development.
7. Object on the basis that currently there is insufficient water in Fawnskin to support 92 additional residences.
8. Object on the basis that State Route 38 in that area could not adequately support the increased traffic flow in that area.
9. Object on the basis that a 92-horn subdivision will cause serious light pollution in the Fawnskin area
10. Object on the basis that there has been no EIR with respect to the ~~proposed zone change~~ ^{proposed project}.

92415+0182

Environmental Impact Report (EIR) for Moon Camp TT #16136.
Send letters to: County of San Bernardino, Advance Planning Division,
385 N. Arrowhead Ave., Third Floor, San Bernardino, CA 92415-0182.
Attention: Tracy Creason, Senior Associate Planner.



Harold & Peg Allen
P.O. Box 25
Fawnskin, CA 92333

11 OBJECT TO THE SHORT NOTICE GIVEN FOR THIS PROJE. AND THE TIME ALLOWED TO RESPOND FROM JULY 20 2001 TO AUG 3 2001, I LEARNED OF THIS PROJECT ONLY THRU A FRIEND.

12 OBJECT AS IT WILL EXTREMELY CHANGE THE MOUNTAIN HOME CHARACTERISTICS OF FRANKSKIN, I MOVED HERE BECAUSE OF THE QUIANT MOUNTAIN COMMUNITY FRANKSKIN IS AND DO NOT WANT THE HOUSING DENSITY CHANGED TO THAT OF THE SUBURBS LIKE ANNEXEIM (EXAMPLE). HOMES HERE HAVE BEEN BUILT (1) AT A TIME BY INDIVIDUALS AND SMALL LOCAL CONTRACTORS. (2) HOMES BEING THRUST UPON US IN A SHORT SPAN OF TIME, ALL IN ONE LOCATION AS THIS PROJECT SUGGESTS OF ITSELF, IS NOT THE CHARACTER OF FRANKSKIN - BUT, MORE THE CHARACTER OF BIG BEAR LAKE CITY AND BIG BEAR CITY - I CHOSE NOT TO MOVE THERE AS I DO NOT LIKE CLOSE QUARTERS LIVING.

13 OBJECT I DO NOT WANT HIGHWAY 38 RE ALIGNED TO A "STREET" ROAD. ITS CHARACTER IS CONTRASTING TO THE REST OF THE ROAD AS IT PASSES THRU FRANKSKIN NEAR THE NEARBY OF DARK POINT (CAPTAIN JONAS ANNEXEIM).

14 OBJECT TO INCREASED LIGHT POLLUTION AT NIGHT TIME. I SEE A BLUE-BLACK SKY WITH ASTOUNDING SILVER DIAMONDS (STARS) AFTER SUNSET AND WITHOUT THE MOON. I DO NOT WANT TO BE DEPRIVED OF THIS LOCAL CONT.

PRIVILEGE, DID YOU KNOW THAT SMOOTING STARS AROUND AND YOU CAN SEE THE MILKYWAY? NOT SO IN ANNEXEIM CA, THANKS TO LIGHT POLLUTION FROM TRACT TYPE HOUSING. (I MOVED TO FRANKSKIN FROM ANNEXEIM) I CAN NOT STOP THE GROWTH AND DEVELOPMENT OF A COMMUNITY BUT I DO ASK THE PROJECT BE GREATLY DIMINISHED IN ITS PERSPECTIVE RELATIVE TO THE AREA TO WHICH IT IS TO BE DEVELOPED. I SUGGEST THAT ONLY (30) HOMES BE PLACED UPON THIS LARGE (92) FUTURE HOME SITE NOW IN DEVELOPMENT. CONSTRUCTION HERE SHOULD BE DONE ON THESE HOMESITES IN THE ESTABLISHED TRADITION OF OWNER/BUILDERS OR LOCAL SMALL CONTRACTORS THAT DO STRUCTURES ONE LOT AT A TIME - NOT IN MASS. THIS WOULD BE IN KEEPING WITH THE BUILDING THAT WAS OCCURED IN FRANKSKIN (POPULATION # 380) DURING THE MOST RECENT 100 YEARS. OBJECT SUMMARY TO MASSIVE A PROJECT IN TOO SMALL OF AN AREA TO QUICKLY

Arnold Allen
ARNOLD ALLEN
PO BOX 23

FRANKSKIN CA 92333
PHONE OR FAX 909 866 1937

SAN BERNARDINO COUNTY LAND USE SERVICES DEPARTMENT/PLANNING DIVISION
PROJECT NOTICE

Acceptance Date: July 20, 2001

APPLICANT: RCK PROPERTIES, INC.

PROPOSAL: A) GENERAL PLAN/LAND USE DISTRICT AMENDMENT FROM

RUE TO LIVING-40 AC MIN. LOT SIZE (RL-40) TO SINGLE

RESIDENTIAL 7200 SF MIN. LOT SIZE (RS)

B) TENTATIVE TRACT 16136 FOR 92 NUMBERED LOTS & 3 LETTERED

LOTS SUBDIVISION WITH MAJOR VARIANCE TO ALLOW 2 LOTS

TO EXCEED LENGTH TO WIDTH RATIO ON 62.43 ACRES

COMMUNITY: BEAR VALLEY (FAWNSKIN) S-3

LOCATION: BOTH SIDES OF NORTH SHORE RD., APPROX. 200' EAST OF

ORIOLE LANE

DATES: 745MTN0101075GPA/T101/11076CF1

FILE/INDEX: GPAT/TIM331-8N/01/APN.0304-091-12*

REP(S): PATRICK J. MEYER, URBAN ENVIRONS

ATTENTION PROPERTY OWNERS AND REVIEWING AGENCIES:

The development proposal listed above has been filed with the County Land Use Services Department/Planning Division. You are invited to comment because your property is located near the proposed project.

Your comments must be received by this department no later than August 3, 2001. Comments received after this date might not be considered in the decision. Please refer to this project by the applicant's name and FILE/INDEX number indicated above. If you have no comment, a reply is not necessary. If you have any questions regarding this proposal, please contact Mike Williams at (909) 387-4168, or mail your comments to the address below, or via FAX to (909) 387-3249.

San Bernardino County Land Use Services Department/Planning Division

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

Phone (909) 387-4168

If you want to be notified of the project decision, print your name clearly and legibly on this form and mail it to the address above along with a self-addressed, stamped envelope. All decisions are subject to an appeal period often (10) calendar days after an action is taken.

COMMENTS (If you need additional space, please attach additional pages):

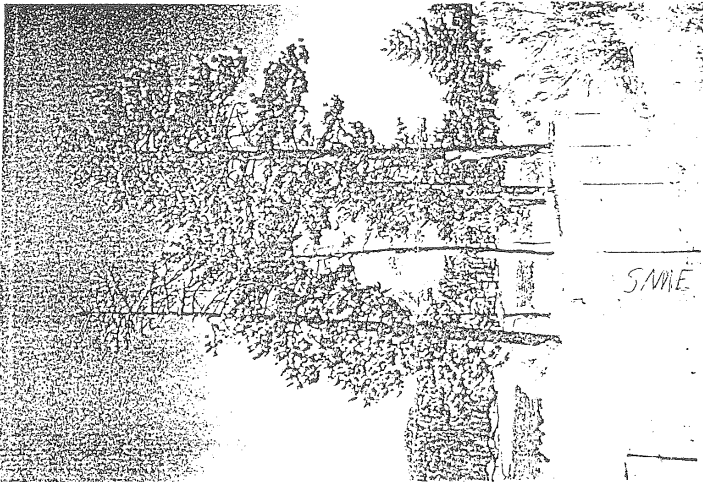
SEE ATTACHED: 4 PAGES TOTAL

David Miller
SIGNATURE

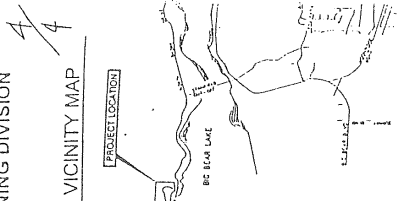
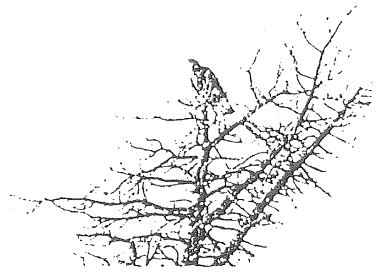
8-02-01 FAWNSKIN RESIDENT
DATE AGENCY

IF YOU CHALLENGE ANY DECISION REGARDING THE ABOVE PROPOSAL IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED IN WRITTEN CORRESPONDENCE DELIVERED TO THE LAND USE SERVICES/DEPARTMENT/PLANNING DIVISION AT, OR PRIOR TO, THE TIME IT MAKES ITS DECISION ON THE PROPOSAL OR, IF A PUBLIC HEARING IS HELD ON THE PROPOSAL, YOU OR SOMEONE ELSE MUST HAVE RAISED THOSE ISSUES AT THE PUBLIC HEARING OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE HEARING BODY AT, OR PRIOR TO, THE HEARING.

DUE TO TIME CONSTRAINTS AND THE NUMBER OF PERSONS WISHING TO GIVE ORAL TESTIMONY, TIME RESTRICTIONS MAY BE PLACED ON ORAL TESTIMONY AT ANY PUBLIC HEARING ABOUT THIS PROPOSAL. YOU MAY WISH TO MAKE YOUR COMMENTS IN WRITING TO ASSURE THAT YOU ARE ABLE TO EXPRESS YOURSELF ADEQUATELY.



EAGLE 2-25-02
4 PICTURES OF SAME PLACE



Friends of Fawnskin

--Making a Difference in Big Bear Valley--

Who We Are: Friends of Fawnskin (FoF) is a coalition of local residents and visitors of Fawnskin, California, along with individuals and groups throughout Big Bear Valley, the San Bernardino Mountains and Southern California who have come together to accomplish a mutual goal for the benefit of all concerned.

Our Mission: To maintain and protect the nature-oriented ambiance of the historic town of Fawnskin on the north shore of Big Bear Lake. Residents and visitors come to Fawnskin because of the unique character of the town. Our goal is to preserve the basic essence of this character for the future enjoyment of all valley residents and the many visitors to this unique area.

Membership and Organization: Any individual or group with similar interests is welcome and membership is free. All members receive updates via email or mail on issues impacting Fawnskin. An Advisory Committee of local property owners evaluates issues of concern and develops by consensus recommendations for actions most appropriate and effective in maintaining the character of Fawnskin and the surrounding areas.

Major Current Issues: There are two proposed developments of immediate concern:

1. **MOON CAMP:** RCK Properties proposes changing the zoning from one home on 40 acres to 92 homes on 64 acres of now open land (east of Canyon on North Shore), with a gated community on the lakefront and a 100-slip private marina.
2. **CLUSTER PINES:** (Marina Point Development): Proposes 132 condominiums on 12.5 acres of currently undeveloped lakefront land with a 75-slip marina.

Both developments are of major 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 scenic highway, traffic issues, air pollution, the large numbers of trees to be removed, destruction of eagle and endangered plant habitat areas, light pollution and an overload on community resources such as water and sewer.

Local Involvement: We work in cooperation with other groups and individuals around Big Bear Valley with similar goals for their own area.

Donations: Membership is free, however, we gratefully accept donations of up to \$100 to assist with legal fees, mailing costs, and public relations materials.

Get involved today in making a difference in your valley—join us by sending your name, mailing address, phone and email to FoFi
friendsoffawnskin@yahoo.com

YOUR LETTER NOW WILL MAKE A DIFFERENCE

The Environmental Impact Report (EIR) study for Moon Camp is currently in process. We need as many people as possible to send letters to the County regarding your concerns over this development.

The letter deadline is March 22, 2002. Refer to project: *Environmental Impact Report (EIR) for Moon Camp TT # 16136*. Send letters to: County of San Bernardino, Advance Planning Division, 385 N. Arrowhead Ave., Third Floor, San Bernardino, CA 92415-0182, Attention: Tracy Creason, Senior Associate Planner.

For more information or a Friends of Fawnskin list of concerns, email friendsoffawnskin@yahoo.com or call 909-878-3091.

March 5, 2002

Dear Friend of Fawnskin,

Our organization and your efforts are already paying off! The County is now requiring that an Environmental Impact Report (EIR) be done on the Moon Camp property to evaluate the effect of the proposed zoning change and potential development. We also have succeeded in getting the attention of our County Supervisor, Dennis Hansberger. Donations from individual members of Friends of Fawnskin made a substantial addition to the value of his recent fundraiser and several of us discussed our concerns with him regarding the proposed developments at Moon Camp and Cluster Pines (Marina Point). He heard us "loud and clear" and has taken his staff by the properties to see what we are so concerned about. Thank you very much to all of you who have written letters to the County or given donations to FoF or the Supervisor!

The County has now hired the consulting company to do the Moon Camp EIR and they have begun gathering community input regarding concerns that need to be evaluated. It is imperative that as many of you as possible send letters to the County expressing your concerns about this proposed development. If you wrote a letter to the County on this issue previously, you can resend the same letter, but the County will not forward those original letters to the consultant for this study. It is very important that each of us writes an individual letter because *only those people that comment now will "maintain their standing" to be able to make comments in the future on the draft and final EIR*. The more individuals we have who can make comments, the larger impact we will have on the final results.

The deadline for receipt of letters is March 22, 2002. Letters should refer to project: *Environmental Impact Report (EIR) for Moon Camp TT #16136* and need to include your name and mailing address. Send letters to: County of San Bernardino, Advance Planning Division, 385 N. Arrowhead Ave., Third Floor, San Bernardino, CA 92415-0182, Attention: Tracy Creason, Senior Associate Planner. We have enclosed a detailed list of concerns to assist you in writing your letter.

We have also enclosed a copy of our Friends of Fawnskin position paper. We will be posting these in as many places as possible around the Valley to both gather more members and to get more people to write letters regarding this Moon Camp EIR. If you know places that will allow you to post it, groups where you can distribute them, or friends who would like a copy, please feel free to make as many copies as you like. If you have any questions, email friendsoffawnskin@yahoo.com or call 909-878-3091.

Please remember to get your letter in soon and thank you all very much for your continuing support.

Sincerely,

Sandy Steers and Buffy Francuz
for the Friends of Fawnskin Advisory Committee

RECEIVED
MAR 21 2002

NO DEVELOPMENT
3-20-02

Issues List Concerning Developing Moon Camp
(please include others that you are aware of in your letter,
in addition to any you choose to use from this list)

- **Air Quality**
There will be increased auto emissions due to increased number of cars and slower speeds caused by increased traffic congestion, increased emissions from fireplaces and wood burning stoves, as well as boat engines, ATVs, leaf blowers, and recreational vehicles, and cumulative air pollution from this and all projects around the valley, including during construction phase.
- **Water Quality**
There will be additional runoff to the lake which is already saturated with fertilizer, etc. from runoff in existing landscaping and development areas elsewhere.
Water availability (especially in drought times, which are a natural part of our climate cycle) There is currently a shortage of water and we are in drought conditions. In the late 80's and early 90's people were without water on major holidays in the summer and pressure was reduced on streets at higher elevations. A fire would have caused disaster. There is no more water in the valley now and 92 homes will certainly intensify the situation.
- **Energy Factors**
Local electricity providers claim no more power lines can be added nor can solar power be used and that the valley is already short of the electricity it needs. Continuous building elsewhere in the valley, as well as this project, will continue to exacerbate the problem plus increase the chances of blackouts, etc.
- **Sewer Capacity**
The manholes in the streets repaved during 2000 and 2001 have not been raised and if there are any problems, these manholes will have to be located and jackhammered out before anything can be done. Are the pipes in Fawnskin of sufficient capacity to handle additional homes? Cumulative sewer effects with all the developments proposed and in progress must be addressed. There are already sewer odors in some homes due to being overloaded and nothing has been done with these.
- **Tree Removal**
The development expects the removal of 730 trees (25% of existing trees), which only addresses those to be removed to reroute the highway. How many additional trees will be removed to build homes? Plus how many will die due to stress of construction. The large, old growth trees removed will not grow back in our lifetime, so planting lots of replacement trees is not sufficient mitigation.
- **Eagle Habitat**
Eagles use many of the trees throughout the entire Moon Camp area, not just a few trees along the shoreline. The whole Moon Camp area is eagle habitat. Eagle perch trees take hundreds of years to grow, saving a few existing trees will not provide habitat into the future.
- **Wildlife Habitat**
This area is also habitat for blue herons, ospreys, hawks and waterfowl. Wildlife (deer, coyote) access lakeshore through property.
- **Plant Habitat** – This will destroy endangered/threatened habitat areas (pebble plains, wetlands) known only in Big Bear, as well as endangered/threatened flora in the area.
- **Light Pollution/Glare** – Additional lighting from 92 homes would greatly diminish the intensity of the nighttime sky.
- **Medical Services** – We have limited medical facilities, including ambulance service, inadequate for increased population.

1

Handwritten signature

- **Fire Protection** – The Fawnskin Fire Department is very small, inadequate for planned development.
- **Time frame for Biological Assessment** (are survey windows adequate/appropriate) – Due to seasonal changes in animal migration and living patterns, anything short of a one-year study will not fully assess the impact on animal life.
- **Traffic Study** – Traffic would increase dramatically with addition of Moon Camp, Cluster Pines, Brookside Road and the new Zoo. Holiday traffic is currently unacceptable in the valley. Weekend and vacation use/rental impact on traffic and parking should be addressed; multiple cars per house/unit. What are the cumulative effects of increased traffic in the town of Fawnskin, as well as Stanfield Cut Off and the south shore communities?
- **Public Safety** – Additional traffic increases danger to pedestrians and school bus stop/crossings in the downtown Fawnskin area where crossing the highway is necessary.
- **Public access** – Public access to the lakeshore would no longer exist, as development would be a private, gated community.
- **Designated Scenic Highway** – The scenic value of the highway would be removed since views from the highway would be obstructed by multiple home construction.
- **School System** - How will this impact the limited classroom capacity?
- **Seismic Activity** - A fault runs through Windy Point. Is there an issue with regard to earthquakes and the "seismic effect", as well as for the emergency personnel and equipment available in such an instance?
- **Property Values** - What impact will "high density" housing development have on property values near the property, as well as throughout Fawnskin?
- **Noise** - Localized effects (construction and long term) and cumulative effects (sound travels across lake)
- **Lake Usage** – Increase watercraft on lake due to 100-slip private marina. Additional watercraft also causes further lake pollution.
- **Quality of Life** – Fawnskin and the north shore have a serene ambience, frequently characterized as quiet, natural, uncongested and lake-accessible. Proposed development would change the mountain character of the north shore from "country" living to "city" setting.
- **City standards** non applicable here
"City" development standards should not be applied to Fawnskin. Impact comparisons should not be made with an urban area.
- **Impact to South Shore and North Shore Communities** – Loss of revenue to lodge owners and marina boat rentals. Impact of additional traffic, noise, etc. on the already overburdened South Shore communities.
- **County Services** – What impact on fire, sheriff, and sewer services?
- **Environmental Terms & Conditions** – County has a very bad record for not enforcing mitigation terms and conditions presently. Would there be any change?
- **Developer's Track Record** – The developer has a bad track record regarding adhering to mitigation terms and protecting areas developed. How would that be mitigated.
- **Alternative Usage** – Explore the potential to expand the National Forest lands as an alternative to proposed rezoning.
- **Cumulative Effects** – Increasing the population increases all the effects (the multiplier factor). The cumulative effect of developments at Moon Camp, Cluster Pines, Brookside Road, Deer Trail and the new zoo with the existing environment must be assessed collectively with regard to all issues. City development standards should not be applied. Mitigation should be site-specific to Fawnskin, not based on a model.

2

Handwritten signature

PEG ALLEN
P.O. BOX 23
FAWNSKIN, CA 92333

PH 909-878-4028
FX 909-866-1937

08/18/01

TO RCK PROPERTIES

ATTN: FILE/INDEX-GPA/TT/M331-8N/01/APN:0304-091-12*

FROM: PEG

THIS ARTICLE WAS PRINTED IN THE GRIZZLY BY A WOMAN WHO DOESN'T LIVE IN FAWNSKIN BUT HER ARTICLE SAYS IT ALL AS TO WHAT YOU WANT TO DO AND HOW IT WILL LOOK. AS IT IS WE HAVE A HARD TIME GETTING ONTO NORTH SHORE DRIVE OFF OF CANYON DURING THE SUMMER BECAUSE OF SO MUCH TRAFFIC. THOSE NEW HOMES WOULD JUST ADD MORE TRAFFIC PROBLEMS.

PEG ALLEN
878-4028

Handy Allen 3-20-02
Peg Allen 3-20-02

FAX PAGES SENT INCLUDING COVER SHEET

Big Bear's groundwater dependency increasing

By ELIZABETH STEVENS

A recent study of local groundwater resources and an increase in its use underscores the need to educate customers to conserve this most valuable of resources.

That was the message delivered in statistics presented at the city of Big Bear Lake Department of Water and Power commissioners' meeting on July 24.

A presentation by Dennis Williams and Tom Harder of Geoscience reported on the increase in the pumping of groundwater here over the past two years.

"We are convinced that this increase is due to the proliferation of massive landscaping projects by new home owners," Perry said.

This fact is not attributed to an increase in construction, Perry explained, but rather to the yards and gardens which surround new homes.

Perry said that he has been working with local landscapers and nurseries and has found them to be as eager as he to reduce excessive water usage.

"We are drilling new wells, working with the Big Bear Area Regional Wastewater Agency for use of reclaimed water for some watering needs, and investigating new technology for automatic watering systems which monitor the need to water, rather than the more customary automatic on-off timing system," he said.

(See WATER, Page A-2)

WATER

(Continued from Page A-1)

Geoscience's 1992 study determined that the DWP could safely extract 3,050-3,400 acre feet of groundwater in the Big Bear Lake, Moonridge, Sugarloaf and Erwin Lake systems.

The 2001 update places that figure of "safe yield" to be 3,370-3,530 acre feet per year. In order to extract that much, new wells will have to be drilled in the next five years to meet the increasing demand, Williams said.

At this rate, the study shows that the lower yield level of 3,370 acre feet would be reached in three years and the upper "safe level" of 3,530 acre feet, four years.

An action plan submitted by DWP General Manager Michael Perry includes p-

5

3-20-02
1/2

EIR MOON CAMP TT # 16136

THE DEVELOPER RCK PROPOSES TO STRAIGHTEN HIGHWAY 38 AS A SAFETY ISSUE. WHAT A HORRIBLE MISSTATEMENT! THIS DEVELOPER IS NOT INTERESTED IN SAFETY, BUT INSTEAD, IS INTERESTED IN MORE VERY HIGH DOLLAR LAKEFRONT PROPERTIES. (2) PRESENTLY EXIST ON THE WATER - RCK'S MOTIVE IS TO ADD (2) MORE LOTS ON THE WATER FRONT. MUCH MONEY IS TO BE MADE SELLING LAKEFRONT LOTS - SO MUCH SO THAT MOVING A STATE HIGHWAY IS AN INCIDENTAL COST.

IF SAFETY WERE TRULY IN THE BEST INTEREST, THEN I EXPECT THE HIGHWAY # 18 FROM THE DAM THROUGH BOWLER BAY AREA ON THE WAY TO THE CITY OF BIG BEAR LAKE, SHOULD AND WILL BE STRAIGHTENED. THE BULK OF THE EIGHTY THOUSAND WEEKEND VISITORS, MOST OF THEM FROM LOS ANGELES AREA, USE THIS ROAD

MOST VISITORS AND RESIDENTS OF FAUNSKIN TRAVEL HWY 38 FROM THE DAM TO FAUNSKIN - ABOUT 4 MILES DISTANCE, AS YOU PASS THRU THE SMALL TOWN OF FAUN SKIN - GOING EAST - YOU WILL ZIG AND ZAG SHARPLY AS YOU PASS CAPTAIN JOHN'S MARINA. SHOULD NOT THE DEVELOPER STRAIGHTEN THIS HIGHWAY IN THE INTEREST OF SAFETY AS IT LEADS TO HIS PROPOSED DEVELOPMENT, HMMMM ?? NO MONEY TO BE MADE THERE!

WE ARE A SEMI-REMOTE COMMUNITY WITHOUT LOCAL POLICE. SPEEDING CARS PASSING THRU FAUNSKIN USUALLY ARE NOT TICKETED AS THERE ARE NO COPS HERE. 700 MORE VEHICLES ON A DAILY BASIS, MAKES A POOR SITUATION WORSE.

4

Zoning change
EIR
make people aware of this situation

NO DEVELOPER
FAUNSKIN

discovered Sunday morning. There is a developer (RCK Properties, Inc.) that is attempting to change the zoning for the now undeveloped acreage east of Canyon Drive from Rural Living (40-acre minimum lot size) to Single Residential (7,200 square foot minimum lot size) with the intention of putting in 92 new homes. The deadline that the County Land Use Services Department has set for receiving any comments on this change is Friday, Aug. 3. Their requirements were to notify only those residents immediately adjacent to the property being developed, while I'm certain that everyone in Fawnskin would like to have sufficient notice to be able to give their opinions.

The development is planned to go all the way to the lake, to include 100 boat slips and to re-route North Street Drive through the hilly landscape and more than 700 trees. Some of the potential problems: water usage and sewer systems in Fawnskin are already taxed to their peak levels; many new residences at the same time will increase the population of Fawnskin by more than 30 percent and the added fireplaces will increase air pollution; the estimated 900 additional automobile trips out of the area will add to traffic congestion and air pollution; the new housing will eliminate lake access and access to the Forest Service-owned land adjacent to the development.

These practical items do not even include the more delicate issues of the area being a bald eagle habitat, including endangered species. To get the paper work necessary to comment on this, call Mike Williams at the county at 387-4168. (File No. SPA/TM/331-8N/01/APN:0304-091-12), but remember, you must have comments in before Friday, Aug. 3. Please, assist us to let them know of our displeasure about this potential change and how everyone concerned was not notified in a reasonable amount of time to get comments in.



RECEIVED

MAR 22 2002

March 20, 2002

Tracy Creason
Senior Associate Planner
Land User Services Department
County of San Bernardino
385 North Arrowhead Ave.
San Bernardino, CA 92415-0182

RE: TENTATIVE TRACT MAP 16136 (aka Moon Camp)

Dear Ms. Creason:

I have attached a copy of the "Water Feasibility Study" for the above-mentioned project. The feasibility study was prepared by our engineer and outlines what improvements need to be made in order for our Department to serve water to this project

Section VIII (b) of the initial study (Hydrology and Water Quality) noted "no impact". This should be marked as "Potentially Significant Impact", Section VIII Substantiation (b) also notes that "the project does not include any on-site wells"; however, there are actually two wells on-site which must be drilled/equipped and productive (and dedicated to DWP) in order for us to serve this project.

Ground Water supplies are limited in Big Bear Valley; therefore, those issues should be addressed when preparing the EIR.

Please let me know if you have any additional questions.

Very truly yours,

Dotter Stulle
Dotter Stulle
General Manager

G:\Corres\Admin\MoonCamp\InIt\Sty

RECEIVED
MAR 22 2002

March 20, 2002

County of San Bernardino, Advance Planning Division
ATTN: Tracy Creason, Senior Associate Planner

Subject: EIR for Moon Camp TT#16136

I am concerned that these issues be analyzed and disclosed in the Environmental Impact Report:

What effect will increased runoff pollution from the development's landscaping and paved areas have on water quality in already over-burdened Big Bear Lake?

Is there truly a sufficient supply of water for these houses from a finite supply in this arid valley? Can the existing sewer system handle the added burden?

How can the removal of vast numbers of old growth trees be mitigated, or even justified? Planting a sapling to replace a tree that took many human lifetimes to grow is not a solution.

What effect on wildlife will the removal of these trees have? Also, what effect on water habitat will the large increase in boating have?

What effect will increased watercraft use from a 100-slip marina have on Lake Pollution?

What effect will there be on public recreation when this gated community bars public access?

Finally, why doesn't San Bernardino County see the benefit to all the citizens in the county if they would work with the Forest Service to expand public lands, giving access to recreation in Big Bear for generations to come?

Thank you for your consideration.
Sincerely

John L. Barber, III

John L Barber, III
PO Box 1494
Sugarloaf, CA 92386



March 13, 2002

137.0020-18

City of Big Bear Lake
Department of Water & Power
P.O. BOX 1929
Big Bear Lake, CA 92315-1929

COON

Attention: Ms. Dottie Saville
General Manager

Reference: Water Feasibility Study for Tentative Tract 16136 (APN# 0304-091-12,13 and 0304-082-04, Moon Camp Project)

Dear Ms. Saville:

In response to City of Big Bear Lake Department of Water and Power (DWP) request and authorization, our staff has completed a system review and hydraulic analysis to prepare the water feasibility study for Tentative Tract 16136. We are pleased to submit this Final Report (DRAFT) for your review and approval.

A. PROJECT DESCRIPTION

The proposed project is a housing development located in the Northeast 1/4 of Section 13, Township 2 North and Range 1 West. The proposed project will consist of 92 single family housing lots as shown in Figure 1-B. Each residential lot will be considered as one equivalent dwelling unit (EDU). The average day demand (ADD) and maximum day demand (MDD), based on the number of EDUs is estimated to assess the impact to the existing water system.

Water Demand: Using information from the water production and water sales, the average day water demand per EDU is approximately 450 gallons per day per EDU (gpd/EDU) for the Fawnskin area. The max-day demand as considered takes into consideration that water usage occurs over an 8 to 10 hour period each day.

$$\begin{aligned} \text{Average day demand (ADD)} &= 92 \text{ EDU} \times 450 \text{ gpd/EDU} \\ &= 41,400 \text{ gpd} \\ \text{Maximum day demand (MDD)} &= 2.5 \times \text{ADD} / 1,440 \text{ minutes per day} \\ &= 103,500 \text{ gpd (72.0 gallons per minute)} \end{aligned}$$



Fire Flow Requirements: The existing water distribution system was originally designed for about 750 gpm fire flow for two hours. The current requirement per the County Fire Department for the Fawnskin area is between 1,000 gpm and 1,500 gpm depending on the building square footage. The fire flow may be further increased to 1,750 gpm in the future. As such, the water distribution system was analyzed to handle the maximum day demand of the proposed development plus fire flow up to 1,500 gpm.

Water Supply and Storage Requirements: The State Health Department requires storage to account for one peak day usage. The DWP typically experiences one peak day during a summer holiday when tourists and part-time residents become full-time users. The coefficient of 450 gpd/EDU and corresponding max-day demand is representative of that day and is the basis for calculating the water supply and storage required for the proposed project as presented in prior discussions and shown below:

$$\begin{aligned} \text{Domestic water supply requirement (Max. Day)} &= 72.0 && \text{gallons per minute} \\ \text{Operational Storage} &= (0.3 \times \text{MDD}) && = 31,050 && \text{gallons} \\ \text{Emergency Storage} &= (1.0 \times \text{MDD}) && = 103,500 && \text{gallons} \\ \text{Subtotal (without fire storage)} & && = 134,550 && \text{gallons} \\ \text{Fire Storage (1,500 gpm} \times \text{2 hours)} & && = 180,000 && \text{gallons} \end{aligned}$$

Based on proposed project development requirements (at MDD), two new well(s) will be required to provide a minimum of 72.0 gallons per minute. Developer will be required to deposit funds with DWP for new well construction unless a proven source of supply is provided by the developer at locations satisfactory to DWP and not exceeding sub-basin safe-yields. It is our understanding that the developer is proposing to drill/equip two wells to DWP standards and dedicate these production wells to the Department. Further, within the proposed tract, no individual private irrigation wells will be permitted.

B. WATER DISTRIBUTION SYSTEM REVIEW

The proposed tract is located near the southeast side of Fawnskin which receives water from Cline Miller Reservoir based on the computer simulations. Figure 1-A attached shows the existing distribution piping system near the proposed development and the recommended extension pipeline layout. Referencing the hydraulic grade line of 6,957 feet elevation at Cline Miller Reservoir and the approximate ground elevation at project site from 6,780 to 6,800 feet, the minimum static pressure at the proposed parcel should be around 68 psi.

Under maximum day demands plus residential fire flow of up to 1,500 gpm, the minimum residual pressure of 20 psi can be met, based on the existing hydraulic pipeline model. However, the existing



Cline-Miller reservoir is an old 100,000 gallon concrete reservoir which will not be sufficient to serve the proposed project. The existing site has limited room for a new tank without demolishing the old tank and/or securing additional property. Therefore, we are recommending that the old concrete reservoir be replaced with a new 300,000 to 400,000 gallon storage reservoir. The developer will be required to advance funds towards construction of the new reservoir and 12-inch transmission pipeline.

C. ESTIMATED COST OF SYSTEM IMPROVEMENTS

On-Site Facilities: The owner or developer of Tentative Tract 16136 will be entirely responsible for all costs of internal facilities. On site distribution pipeline must be 8-inches diameter minimum. All site facilities (plumbing, piping, etc) must also meet the requirements of CBBL-DWP, and San Bernardino County Building & Safety Department.

Off-site Facilities: The property owner or developer is responsible for advancing funds towards the construction of a new reservoir (300,000 gallons minimum) at Cline-Miller and the associated 12-inch pipeline. The estimated probable project costs are as follows:

- Construction of a 300,000 gallon (min.) replacement reservoir = \$120,000 *
- Construction of about 2,780 lineal feet of 12-inch pipeline = \$250,000
- Allowance for project contingency, engineering, and administration = \$111,100
- Estimated total probable project cost = \$481,100.

*DWP may participate to make it a 400,000 gallon tank.

Water Supply Source: As discussed earlier, the project developer is in the process of drilling/equipping two wells to meet the project's max-day demand.

Connection Fee: The proposed project is required to pay the DWP connection fee (currently \$4,086/EDU) in order to mitigate the project's impact on the existing water system. Based on the estimated 92 EDUs referenced in this report, the total project connection fee is estimated as follows:

92 EDU's X \$4,086/EDU = \$375,912.

Because the project developer is proposing to drill/equip wells to DWP standards, and will be required to advance funds towards constructing a new reservoir and off-site pipeline, waiver for components of the normal connection fee (source, storage, transmission) discussed above should be discussed with DWP. Any other component of the above \$4,086/EDU connection fee will be paid when the developer applies for connection and water service to the DWP system. Additional fees such as plan check, inspection, and monthly user fees are determined by the DWP at the time of application for service.



D. SUMMARY

The proposed project (Tentative Tract 16136) can be served by the Department's water system in the Fawnskin area provided that the project developer meets with the following requirements:

- Submit water plans (on-site) for review/approval by DWP to make sure that water mains do not conflict with the BEARWA 10-inch sewer force main (which will be relocated at developer's cost).
- Drill and equip the two supply wells to DWP standards and dedicate these facilities and water rights to DWP. Within the proposed tract, no individual private irrigation wells will be permitted.
- Advance funds towards constructing new reservoir and pipeline improvement at Cline-Miller (with an estimated project cost at \$481,100) and dedicate these facilities to the Department of Water & Power. If other parcels of land can be benefited by the off-site improvements based on review by DWP's engineer, a "reimbursement agreement" will be considered by DWP.
- Pay other component (except source, storage, and transmission) of the connection fee to DWP at the time of application for water service for specific subdivided parcels.
- Pay plan check, inspection, and water meter installation charges as discussed in this feasibility study report.
- DWP encourages low water usage landscape designs (turf limitation) to achieve water conservation. This may in turn lower the water supply demand. The developer is required to submit landscaping plans for review with DWP.

Information provided in this letter report is valid for a period of one year from the date of the Final Feasibility Report. The above water connection fee and estimated improvement costs will be subject to further inflationary adjustment depending on commencement and completion of the project. We trust that information in this report will be helpful to both the DWP and the project developer.

Very Truly Yours,

Wilson F. So, P.E.
Project Engineer

March 20, 2002

RECEIVED

MAR 25 2002

Planning Division
County of San Bernardino
385 North Arrowhead Ave,
San Bernardino, CA 92415-0182

Attention: Tracy Creason,
Ref: Environmental Impact Report (EIR) for Moon Camp TT#16136

How many trees will be lost between the new Highway 38 and the lake for the complete project--new roads and the buildings? The 24% estimate is too low when considering the view from the highway.

If we look at the trees removed at or below the proposed highway 38, over 50% of the trees will be lost to development. Since the lots below the highway are smaller and most likely will have the largest houses, more trees will be lost. Building on the lots will require the footprint of the house, plus the garage, parking and driveway, plus a minimum 3-foot setback to protect remaining trees. Also, from my experience, additional trees will be lost due to accidents. Several trees died from shock in front of the new Sav-On drugstore on the other side of the lake after the project was completed.

My estimate is that 65% of the trees on the lower viewable portion will be lost. The loss of so many trees, and with new homeowners planting fast growing trees, such as poplars, the view and the environment will have significant changes.

Will all of these factors be considered in the EIR?

Lee Whitney
Lee & Marilyn Whitney
39784 Flicker Rd. PO. Box 37
Fawnskin, CA 92333

March 20, 2002

RECEIVED

MAR 25 2002

Planning Division
County of San Bernardino
385 North Arrowhead Ave,
San Bernardino, CA 92415-0182

Attention: Tracy Creason,
Ref: Environmental Impact Report (EIR) for Moon Camp TT#16136

Does the traffic model used in the Traffic Analysis by Kunzman Associates match the actual traffic patterns encountered in Big Bear?

The traffic analysis appears to be based on weekday traffic patterns. I question using standard Federal and State methods to calculate traffic patterns in the Big Bear Valley. Traffic during peak weekends and vacation periods are several times greater than weekday traffic.

Can the data be validated? Local population growth for the 1990's was low. Since 1989 Big Bear Blvd. was widened, we had an earthquake, and Big Bear had a recession. By 1999 the area was just recovering. New timeshare developments are being added at "The Club." Also, the Castle Glen and other developments have been added along Starvation Flats.

The extra lane going east on Big Bear Blvd. should help on weekdays. I think there is a much larger problem with traffic going into Big Bear Lake during weekends. It must be very difficult to develop a traffic plan averaging weekday and weekend traffic. Is this considered in the EIR?

I wonder about the validity of the entire report when there are obvious errors. A compound growth rate of 3% for 19 years, is $(1+.03)^{19}=1.75$ or 75% growth. The report stated that the compound growth was 57%.

Lee Whitney
Lee & Marilyn Whitney
39784 Flicker Rd. PO. Box 37
Fawnskin, CA 92333

PUBLIC COMMENT FORM

RECEIVED

MAR 21 2002

PROJECT NAME:

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

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

PETER E. MEDELLIN
13520 FENTON AVE
SYLMAR, CA 91342-3010

FAWNSKIN HOME NUMBER - ADDRESS 39527 NORTH SHORE DRIVE, FAWNSKIN, CA,

Telephone Number: 818-367-8405

COMMENTS:

Please provide your comments on potential environmental issues/impacts which you feel should be addressed in further detail in the EIR. Attach additional pieces of paper, as needed.

This form and/or additional comments can be submitted at the Scoping Meeting or mailed to the County of San Bernardino, Advance Planning Division, 385 N. Arrowhead Avenue, Third Floor, San Bernardino, CA 92415-0182, Attention: Tracy Creason, Senior Associate Planner.

Letter attached

TRACY CREASON, SENIOR ASSOCIATE PLANNER
Advance Planning Division
County of San Bernardino, Ca. 92415-0182

Dear Sirs

My name is Peter E. Medellin. My home address is 13520 Fenton Ave. Sylmar, Ca. 91342. My home telephone number is 818-367-8405. My part time residence in the Big Bear area is 39527 North Shore Drive. Fawnskin, Ca. 92333.

This letter is intended to voice my concerns of the Moon Camp TT #16136 project and the Environmental Impact Report concerning this project.

I have many concerns regarding this proposed project. The biggest concern that I have is that this property is currently zoned for single residence 40 acre lots and should remain that way. The reason that I decided to purchase my vacation home in Fawnskin is that the area was open and not overbuilt as the south side of the lake currently is. 40 acre lots would insure that overbuilding would not occur and that the area would remain open with trees and that open country look.

With the rezoning of the area to smaller lots and the crowding of more homes in the same area I see many environmental problems.
Tree removal.-- A lot of trees will have to be removed to accommodate the proposed 93 homes on the rezoned smaller lots. These trees will require at least 100 years to grow to the same size that they are today.

With the added homes there will be an impact on the air quality. More cars, more traffic, more trash, and more noise.

Water Quality.-- There will be more pollution to the lake with more homes and cars having water runoff going to the lake.

Energy, Water, Sewer, and Gas.-- I have heard that electrical power may not be adequate for the new homes. The sewer lines may not be able to cope with the additional sewage. Water is already in short supply as it is now without adding an additional 92 more users. I am not sure what negative impact this will cause the gas lines or existing gas supplies.

With the removal of so many trees, this will have a big impact on the wild life of the area. The eagles will loose many nesting trees and the wildlife will loose their nesting trees and food sources and habit.

Another concern is the Fawnskin Fire fighting capacity, the local hospital, and emergency services required to support the added 92 residents, these are now marginal and will not be adequate for the added residents.

Another big concern to me is the access to the lake. If the project is allowed to go on as planned, then the public will be shut out of this area. This project is planned as a gated community which means that access to the lake will be denied to the public.

Boat Marina.-- The boat marina will bring added traffic, noise, water pollution, congestion, congestion on the lake and other unforeseen problems.

Scenic drive on the north shore-- The beauty of the area will be negatively impacted by a row of housed along the shore line. As you look from the new proposed road towards the lake all you will see is the back side of many homes along the lake with the view of the lake blocked completely or partially.

It is my opinion that this project is way to big for the area and that it will drastically change the quality of life for all of the current residents of Fawnskin. This project will also ruin the natural beauty of the existing forest as it now stands.

Please keep me advised of all future meetings regarding this proposed project. I am very concerned with the proposed project and the future of Fawnskin, Ca.


Peter E. Medelijn

County of San Bernardino
Advance Planning Division
385 N. Arrowhead Ave., Third Floor,
San Bernardino, CA 92415-0182
Attention: Tracy Creason, Senior Associate Planner
Re: Proposed Moon Camp Development TT #16136 in Fawnskin, CA

March 21st 2002

Dear Ms Creason:

We are property owners on Craggs Lane in Fawnskin (Parcel 0304-185-31-0000). We purchased this property for our personal use and enjoyment and would like to see the area maintain its current environment as much as possible.

We are thus concerned that the impact of the referenced project be considered extremely carefully in relation to the future environment of Fawnskin, the North Shore of Big Bear Lake, the lake itself and all surrounding cities.

Areas with limited rainfall and thin soils characteristic of Big Bear Valley have a very fragile environment. Any human population can damage that environment permanently. Any increase in population allowance and construction must be planned with incredible care if the subsequent long term impact is to be minimized. We thus urge the utmost care and attention to detail in both formation and review of the Environmental Impact Report for this proposed development.

This development, which we understand proposes 92 homes on undeveloped lakefront land and a 100 slip marina in the lake represents a major change in the current status and can result in major environmental impact. The proposed development appears to require: scenic highway realignment, destruction of many trees, and removal of land from eagle and other wildlife habitat. It is unclear how any form of mitigation could work to replace these since undeveloped shoreland cannot be "recreated". Any study must include realistic estimates of long term as well as short term effects on natural habitat and lake and shore species. This could require extensive new studies of the area to provide reliable background information especially as old data may be incorrect in a newer "drought controlled" period with the lower lake water levels that we are experiencing.

Such development also appears to constitute a major departure from past practice which has been to reserve the North Shore for low density housing and public use such as National Forest land, public launching sites, lake access, and scenic enjoyment. This change must be acknowledged in any environmental review/mitigation plan since such amenities may be irreplaceable once lost. The increase in necessary public services in this area, including water, power, sewage, fire service, etc., will be extensive and require upgrading whose impact must be considered.

We have addressed only some of the issues that should be contained in an adequate EIR. I hope that you are in a position to ensure that it addresses these and all other issues of concern so that a well informed decision regarding this proposed development can be assured.

Sincerely,



Ann and George Miller

Mailing address: 12 Perkins Court, Irvine CA 92612

Property Address: 1201 Craggs Lane, Fawnskin, CA 92333

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

Attention: Tracy Creason,
Senior Associate Planner

Subject: Environmental Impact (EIR) for Moon Camp TT #16156

From: Stephen Roy Munez
P.O. Box 118
Fawnskin, CA 92333

Dear Creason,

As full time twelve year resident of Fawnskin I have very important environmental concerns. We are now in the fourth year in drought time and in drought conditions. With the addition of 91 or more new sewer connections is BRAWA at the present time capable of wastewater treatment and conveyance. Do we have adequate storage? Does the EIR analysis cover proper and adequate protection of the environment and health of my community, Fawnskin?

In regards to water availability, what does the addition of Moon Camp residences mean to me, in Fawnskin, in terms of loss of water as I know it today? Possible reduction in fire protection; increased fire danger and maybe result in higher future water costs?

Other concerns are loss of scenic value from the highway because of multiple home construction and re-routing of the highway;

I choose to live out my life in Fawnskin because of the serene ambiance, characterized as quiet, natural, ungested and lake-accessible. The proposed development would change the mountain character of the north shore environment to "city" setting. What impact will high density housing development have on property values near the development, as well as Fawnskin?

Sincerely,

Stephen Roy Munez

Stephen and Yvonne MUNEZ



THE RIM OF THE WORLD TRAILS ASSOCIATION
POST OFFICE BOX 1459
RUNNING SPRINGS, CA 92382
909-867-4063

March 21, 2002

County of San Bernardino
Land Use Services Division
385 North Arrowhead Avenue
San Bernardino, CA 92414

Attn: Tracy Creason, Senior Associate Planner

RE: General Plan Amendment/Official Land Use District Change, Conditional Use Permit and Tentative Tract No. 16136 (Moon Camp)

The Rim of the World Trails Association comments are focused to the Recreational Section of the Initial Study, Section XIV of The Initial Study limits its comments to water related recreation and fails to include the impact to any future extension of the Alpine Pedal Path around Big Bear Lake.

Several campgrounds and picnic areas are located in the Fawnskin area. Visitors who enjoy these facilities and add to the economic well being of the community walk the shoreline, and the forest areas on existing pathways. Additionally, residents currently walk the shoreline in this area, and the construction of private docks would prohibit any trail or trail related use in this area.

An area of shoreline currently enjoyed by the public would be removed for private use by this project (walking, bicycling etc.) should not be removed from the community, but the extension of the Alpine Pedal Path should be included in the design of this project as well as trails throughout the project benefiting not only project but the community as a whole.

The Rim of the World Trails Association appreciates the opportunity to submit our comments on this project.

Respectfully,

Carol Sebastian
President
ROWTA Board of Trustees

PHONE 909-867-4063
FAX 909-867-2182
ALA@JRN.NET.COM

AH

Scott A. Eliason
Botanist
PO Box 309
Fawnskin, CA 92333
March 21, 2001

Tracy Creason, Senior Associate Planner
Advance Planning Division
385 North Arrowhead Avenue
San Bernardino, California 92415-0182

Re: Notice of Preparation of Environmental Impact Report, RCK Properties

Dear Ms. Creason,

These comments are in response to your Notice of Preparation dated February 20, 2002, regarding proposed development of the Moon Camp property. Please refer to the two attached letters submitted in response to the Project Notice for this action. These letters are dated July 31, 2001 from Robin Butler (now Robin Eliason), and August 1, 2001 from Scott A. Eliason. The content of these two letters are incorporated herein by reference, and we request that the issues raised in these letters be addressed in the body of the Draft EIR, and specifically in the Response to Comments section.

In addition to these letters, we request that alternatives be advanced and evaluated in the DEIR that would 1) avoid loss and assure long-term preservation of on-site pebble plain habitat, 2) avoid loss of bald eagle perch trees and foraging habitat. An alternative (or range of alternatives) should also be presented that involves transfer of the property (in whole or in part) to the San Bernardino National Forest for use and enjoyment by the public, and for the conservation of sensitive biological resources.

Thank you for the opportunity to comment on this proposal at this stage. We look forward to receiving a thorough and thoughtful analysis of this project in the DEIR.

Sincerely,



Scott A. Eliason
Botanist

Scott A. Eliason
Botanist
P.O. Box 309
Fawnskin, California 92333
August 1, 2001

Mike Williams
San Bernardino County Land Use Services Department/Planning Division
385 N. Arrowhead Ave., First Floor
San Bernardino, California 92415-0182

Re: PN: RCK Properties, File/Indx: GPA/TT/M331-8N/01/APN:0304-091-12*

Dear Mr. Williams:

The following are my comments to the above-mentioned Project Notice regarding a development proposal in Bear Valley (Fawnskin), San Bernardino County, California. I am providing these comments as a concerned resident of the Community of Fawnskin, as well as a recognized expert on the botany and biology of Big Bear Valley. The property at issue is the 62.43-acre parcel known as Moon Camp. The proposal involves a general plan/land use district amendment rezoning the parcel from a 40-acre minimum lot size to a 7200 square foot minimum lot size. It also involves a 92-lot subdivision of the 62.43-acre parcel.

Habitat on the Moon Camp parcel is known to support listed threatened and endangered species, sensitive habitat types, and numerous rare plants and animals. It has not, to my knowledge, been thoroughly surveyed for biological resources. The total extent to which threatened and endangered species occupy the parcel is not known, and the full complement of species supported is not known. I have reviewed the Biological Assessment dated August 10, 2000, and have found the report to be inaccurate and incomplete.

Many of the trees on the parcel are known to be used as day roosts and perches by wintering bald eagles, and the lakeshore is used for essential feeding behavior. The bald eagle is fully protected under the federal and state Endangered Species Acts, and the federal Bald Eagle Protection Act. Development of this parcel will likely have adverse effects to the wintering population, and may directly or indirectly result in take of bald eagles through disruption of essential foraging and feeding behavior. If bald eagles nest in Bear Valley in the future, development and resulting intense use of this area may also disrupt essential breeding behavior.

The Moon Camp parcel is known to support a large and important occurrence of the threatened ash-gray paintbrush (*Casilleja cinerea*), which occurs in a dense and patchy distribution over much of the entire parcel. This occurrence is documented in the California Natural Diversity Database (occurrence #24). This species is associated with pebble plains habitat. Numerous sensitive pebble plain plant species are known/likely to occur on the parcel, including several species determined to be absent in the August 10 Biological Assessment. Mountain meadows and mesic habitats occur along the lakeshore and along seasonal drainages crossing the parcel, and like the pebble plains, are readily visible from North Shore Drive.