A.2 - 2010 Revised and Recirculated Draft EIR No. 1 and Appendices

THIS PAGE INTENTIONALLY LEFT BLANK

VOLUME I

Draft
Revised and Recirculated
Environmental Impact Report
Moon Camp 50-Lot Residential Subdivision, TT No. 16136
(Based on the Revised Site Plan)
Big Bear Lake, San Bernardino County, CA
SCH # 2002021105

Prepared for:

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

Contact: Mr. Matthew Slowik, MURP, MPA, Senior Planner

Prepared by:

Michael Brandman Associates
340 South Farrell Drive, Suite A210
Palm Springs, CA 92262
760.322.8847

Contact: Frank Coyle, Branch Manager

March 25, 2010

TABLE OF CONTENTS

LIST OF APPENDICES

LIST OF TABLES

LIST OF EXHIBITS

EXECUTIVE SUMMARY

Introduction

The County of San Bernardino is the Lead Agency under the California Environmental Quality Act (CEQA), and is responsible for preparing the Environmental Impact Report (EIR) for the Moon Camp Residential Subdivision, Tentative Tract No. 16136 project (State Clearinghouse No. 2002021105).

A Draft EIR evaluating the Original Proposed Project - a 92-lot residential subdivision with minimum 7,200-square-foot lots on 62.43 acres - was circulated for public review in 2004, and a Final EIR was prepared in 2005. The 2005 Final EIR focused primarily on changes in the environment that would result from the development of 92 residential lots along with three lettered lots to provide private streets, a 103-slip private boat marina, related infrastructure, and the realignment of State Route 38 (SR-38) that would allow the development of 31 lakefront residential lots. The 2005 Final EIR identified potential impacts that could result from the construction and operation of the Original Proposed Project and provided measures to mitigate potentially significant impacts. However, even after the implementation of all feasible mitigation measures, there were a number of impacts associated with the Original Proposed Project that would remain significant and unavoidable. These are impacts related to Aesthetics (loss of views of the lake and surrounding mountains due to the development of the 31 lakefront lots), Air Quality (short-term during construction and long-term), Biological Resources (noise and perch tree impacts on the bald eagle), and Water Supply (inconclusive groundwater supply). Note: this issue was addressed in both the Hydrology/Water Quality and Public Services/Utilities sections of the 2004 and 2005 Final EIR).

Subsequent to circulation of the 2005 Final EIR, the Applicant revised the project design/description. The revised project design/description (Proposed Alternative Project) is the subdivision of the 62.43-acre site into 50 numbered lots (residential lots) and seven lettered lots. The 50 residential lots would have a minimum lot size of 20,000 square feet and be sold individually and developed into individual custom homes. There is no realignment of SR-38 and there are no lakefront residential lots. All 50 residential lots are to the north (above) SR-38. Of the seven lettered lots, one would be designated as Pebble Plain Habitat and Open Space/Conservation (4.91 acres), one would be designated as Open Space/Neighborhood Lake Access (0.82 acre with 891 lineal feet of lakefront access), one would be developed as the marina parking lot with a boat ramp for a 55-slip private boat marina (2.90 acres), three are the existing well sites, and one is a potential reservoir site. The marina parking lot also includes some open space for the preservation of existing trees and eagle perch trees; however, because of the development of the parking lot and boat ramp, the lot would not be considered Open Space. A 10-acre off-site pebble plain habitat will also be purchased and dedicated as a Conservation Easement.

As a result of the revised design/description, the Proposed Alternative Project has eliminated the significant and unavoidable impacts associated with Aesthetics, Air Quality and Water Supply. The

unavoidable impact remaining is Biological Resources – noise and perch tree impacts to the bald eagle.

Table ES-1, Comparison between the Original Proposed Project and Proposed Alternative Project, shows the changes between the two projects.

Table ES-1: Comparison - Original Proposed Project and Proposed Alternative Project

	Original Proposed Project	Proposed Alternative Project	Change
Site Size	62.43 acres	62.43 acres	No change
Proposed General Plan Designation*	BV/RS-1 (residential- minimum 7,200 sf lots)	BV/RS-20M (residential- minimum 20,000 sf lots)	Approx. 6 du/ac to approx 2 du/ac
Number of Lots	95	57	- 38
Residential Lots	92	50	- 42
Lettered Lots	3	7	+ 4
	Lot A – proposed private street designed to provide access to the southernmost lots (lakefront sites)	Lot A – a 4.91-acre Open Space/Conservation (OS/C) easement to preserve pebble plain habitat and eagle perch trees	4.91 acres of Open Space for habitat conservation and eagle perch trees
	Lot B – a 1.4-acre strip of land between State Route 38 and the private street south of the highway	Lot B – a 0.82 acre/891 lineal feet strip of land to remain OS/C between State Route 38 and the lakefront for open space and Neighborhood Lake Access	0.82 acre/891 lineal feet of Open Space for preservation of lake views, eagle perch trees and Neighborhood Lake Access
	Lot C – a gated entrance, south of State Route 38, a parking lot and access to the marina	Lot C – a 2.90-acre strip of land to be used as a parking lot and boat launch and open space	Open space, eagle perch trees and lake views are maintained
		Lots D, E and F – well sites	
		Lot G – reservoir site	Potential reservoir site
Common Areas	Common areas within lettered lots would be maintained by a homeowner's association	Conservation Easements would be maintained by a Conservation Group and Common areas within lettered lots would be maintained by a homeowner's association	A Conservation Group would maintain the Conservation Easements
Marina/Boat Dock	103 boat slips on west side of the site	55 boat slips on the east side of the site	- 48 and relocation
Lakefront Lots	31 lakefront lots	No lakefront lots	- 31 lakefront lots
State Route 38	Realignment of State Route 38 to provide a straighter alignment and to provided lakefront residential lots	No change in the alignment of State Route 38	No realignment No lakefront lots

Table ES 1 (cont.): Comparison - Original Proposed Project and Proposed Alternative Project

	Original Proposed Project	Proposed Alternative Project	Change
Development Scenario	Lots would be sold individually and custom homes would be constructed by the individual property owners	Lots would be sold individually and custom homes would be constructed by the individual property owners	No change
* Current General Plan Designation is BV/RL-40 – Bear Valley Community Plan, Rural Living, minimum 40-acre residential lot size.			

The County of San Bernardino (County) has prepared this Revised and Recirculated Draft EIR to provide responsible and trustee agencies, interested parties, and the public with information about the potential environmental effects associated with the Revised Moon Camp 50-lot Residential Subdivision Project (Proposed Alternative Project) on 62.43 acres located in the Community of Fawnskin in San Bernardino County, California.

Purpose and Use of this Revised and Recirculated Draft EIR

A Draft EIR evaluating the Original Proposed Project - a 92-lot residential subdivision - was circulated for public review in 2004 and a Final EIR was prepared in 2005. Subsequent to the circulation of the 2004 Draft EIR and 2005 Final EIR, and partially in response to public comments received on the document, the Applicant revised the tentative tract map. As discussed in detail in this Revised and Recirculated Draft EIR, the Applicant has proposed an alternative (Proposed Alternative Project) to the 2004/2005 Original Proposed Project that substantially reduces and in some cases completely avoids the significant environmental impacts that were identified in the 2005 Final EIR. Although this Proposed Alternative Project is environmentally superior to the Original Proposed Project analyzed in the 2005 Final EIR, due to the scope of the project revisions and alterations, the County, as CEQA Lead Agency, decided to prepare this Revised and Recirculated Draft EIR to fully disclose and analyze the potential environmental impacts of this alternative. Additionally, recirculation of this EIR will further the basic purpose of CEQA to inform decision makers and the public about the potential significant environmental effects of proposed activities.

CEQA requires the preparation of an objective, full disclosure document to inform agency decision makers and the general public of the direct and indirect environmental effects of the proposed action; provide mitigation measures to greatly reduce or eliminate significant adverse effects; and identify and evaluate reasonable project alternatives that could avoid or substantially lessen one or more of such effects to the proposed project. The subject of this Revised and Recirculated Draft EIR is such a project alternative.

This Revised and Recirculated Draft EIR evaluates the potential environmental effects of the Proposed Alternative Project to the degree of specificity appropriate to the current proposed actions, as required by Section 15146 of the State CEQA Guidelines. The analysis considers the actions associated with the Proposed Alternative Project to determine the short-term and long-term effects of their implementation. This Revised and Recirculated EIR discusses both the direct and indirect impacts of this alternative, as well as the cumulative impacts associated with other past, present, and reasonably foreseeable future projects. The severity of these impacts are compared to those identified for the Original Proposed Project in the 2005 Final EIR. This Revised and Recirculated EIR also provides a comparison of the Proposed Alternative Project to the Original Proposed Project and to the project alternatives evaluated in the 2005 Final EIR.

This Revised and Recirculated Draft EIR will be circulated for public review for a period of 45 days. Upon completion of the public review period, comments received on this Revised and Recirculated Draft EIR will be considered and responses will be prepared. These comments and responses will be compiled into the Final EIR for the project. The Final EIR will consist of the 2005 Final EIR, the 2010 Revised and Recirculated Draft EIR, comments on and responses to the 2010 Revised and Recirculated Draft EIR, and the Mitigation Monitoring and Reporting Program (MMRP). The Final EIR will be compiled and submitted to the Planning Commission and Board of Supervisors for their review and consideration of the Proposed Alternative Project.

Project Overview

The following information summarizes the Proposed Alternative Project and the relationship between the Original Proposed Project and the Proposed Alternative Project that is the subject of this Revised and Recirculated Draft EIR.

Local and Regional Setting

The approximately 62.43-acre Moon Camp project site is located on the north shore of Big Bear Lake, in the unincorporated community of Fawnskin, County of San Bernardino. Exhibit 2-1, Regional Location, and Exhibit 2-2, Local Vicinity, in Section 2, Project Description, shows the location of the project site. The Big Bear Lake area is primarily a resort community where two thirds of the residences are second homes. The south shore contains commercial and recreational facilities, including ski areas, hotels and restaurants within the incorporated City of Big Bear Lake. By comparison, the north shore area, in the vicinity of the project site, is less populated and primarily residential, with a small commercial component westerly of the project site.

SR-38, also known as North Shore Drive, provides access to the project site; the road actually transects the property. The project site is roughly bounded to the north by Flicker Road, to the south by Big Bear Lake, to the east by Polique Canyon Road, and to the west by Canyon Road. In the Township and Range nomenclature system, the project site is described as in the northern half of

Section 13, Township 2 North, Range 1 West, San Bernardino Base Meridian. San Bernardino County parcel numbers for the site include APN numbers 0304-082-04, 0304-091-12, 0304-091-22, and 0304-091-21.

Surrounding Land Uses

The project site is currently undeveloped and is designated in the County of San Bernardino, Bear Valley Community Plan (BV) as Rural Living with minimum 40-acre lots (BV/RL-40). The RL-40 land use designation allows development at a density of one dwelling unit per 40 acres and indicates that future development proposals will be considered based upon a demonstrated ability to provide adequate infrastructure and maintain consistency with the goals and policies of the Bear Valley Community Plan. Table ES-2, Existing Land Use and Land Use Zoning Districts, identifies the land use category of the site and surrounding properties, as well as the current land use designations.

Table ES-2: Existing Land Use and Land Use Zoning District

Existing Land Use		Official Land Use Zoning District (Bear Valley Community Plan)
Project Site	Vacant	Rural Living (BV/RL-40). This district provides sites for open space and recreational activities, single-family homes on very large parcels and similar and compatible uses. Minimum parcel size is 40 acres; 1 dwelling unit per parcel. This is considered a holding zone designation in the Bear Valley Community Plan, which indicates that future General Plan amendments will be considered where specific development proposals demonstrate an ability to provide adequate infrastructure to serve the development and maintain consistency with the goals and policies of the Bear Valley Community Plan.
North	Residential (N and NW), Forest (N and NE)	Residential (BV/RS). 1 dwelling unit per 0.25 acre and a minimum lot size of 7,200 square feet. US Forest Service administered land.
South	Big Bear Lake, Residential (SE)	Floodway (FW). Uses permitted at owners risk; minimum parcel size is 10 acres. Single Residential (BV/RS). 4 dwelling units per acre, minimum lot size is 7,200 square feet.
East	Residential (SE) Forest (N and NE)	Single Residential (BV/RS). 1 dwelling unit per 0.25 acre and a minimum lot size of 7,200 square feet. Resource Conservation (BV/RC). Minimum parcel size is 40 acres; 1 dwelling unit per parcel. US Forest Service administered land.
West	Vacant, Residential (SW) Residential (W)	Special Development (BV/SD-RES). Minimum parcel size 40 acres. This District provides sites for a combination of residential uses. Single Residential (BV/RS). 4 dwelling units per acre, minimum lot size is 7,200 square feet.
Sources: Bear Valley Community Plan, 2007. County of San Bernardino Development Code, 2007.		

Project (Proposed Alternative Project) Characteristics

The Proposed Alternative Project is the subdivision of the 62.43-acre site into 50 numbered lots (residential lots) to be sold individually and developed into custom homes and seven lettered lots, of which one would be designated as Open Space/Conservation, one would be Open Space/Neighborhood Lake Access, one would be developed as the marina parking lot with a boat ramp, three are the existing well sites, and the seventh is a potential reservoir site. The marina lot also includes some open space for the preservation of existing trees/perch trees; however, because of the development of the parking lot and boat ramp, the lot would not be considered Open Space. Table ES-1, Comparison – Original Proposed Project and Proposed Alternative Project, compares the features/changes of the Proposed Alternative Project to the Original Proposed Project. The following narrative outlines the revisions to the project description as a result of the Proposed Alternative Project.

- The Tentative Tract Map has been revised to reduce the number of lots from 95 lots to 57 lots by: 1) proposing larger lot sizes (minimum 20,000-square-foot lots – BV/RS-20M vs. BV/RS-1 residential – minimum 7,200 sf lots in the Original Proposed Project); 2) eliminating all residential development along the shoreline (a reduction of 31 lakefront lots); and 3) creating two distinct conservation areas – one covering a portion of the shoreline south of SR-38 and also providing Neighborhood Lake Access, and the other encompassing the pebble plain habitat and bald eagle perches on the west end of the site. A third lettered lot consists of the marina parking lot/boat launch ramp, which also includes some open space, but because of the proposed use, cannot be referred to as Open Space/Conservation. Finally, there are three lettered lots for the existing water well sites and one lettered lot for the potential reservoir site. As noted above, a 10-acre off-site pebble plain habitat would be purchased and dedicated as a Conservation Easement.
- The Applicant's request for a General Plan Amendment was revised to reflect the larger minimum lot size and to re-designate the site from BV/RL-40 (minimum lot size 40 acres) to BV/RS-20M (minimum lots size 20,000 square feet) instead of the Original Proposed Project's BV/RS (minimum lot size 7,200 square feet).
- The proposed private marina has been moved from the lake shore near the west side of the site to the east side of the site, and the size of the marina has been reduced from 103 slips down to 55 slips, to reflect the proposed reduction in the number of residential lots to be developed. For the proposed marina parking lot, direct access from SR-38 is required, whereas on the original Site Plan, access to the marina parking lot was from private street A.
- The realignment of a segment of SR-38 was deleted from the Proposed Alternative Project and no changes in the SR-38 configuration are now proposed. Because the State Route segment would not be realigned, the proposed removal of approximately 665 trees of the 2,760 trees identified on site would not occur. The incidence of tree removal to develop lots would also be

reduced because of the reduction in the number of lots from 92 to 50 and the larger lot sizes would allow homebuilders greater options in siting the homes to avoid trees.

- No direct access to SR-38 from any of the 50 individual lots is proposed. Access to individual lots would be from the proposed public streets (A and B). Also, with the deletion of 31 lakefront residential lots south of SR-38, the need for five points of ingress/egress from the south side has been reduced to two to allow traffic flow through the marina parking lot (refer to Exhibits 2-3 and 2-4 in Section 2, Project Description). Residents' access from the project site north of SR-38 has been reduced from three streets to two, with the third street shown on the original site plan now proposed to be used for emergency access only.

- Water service to the project site would occur via one of three possible water service alternatives.

    - Under Alternative #1, in order for the DWP to provide water service to the project site and to own and operate the Proposed Alternative Project's water system, LAFCO would have to approve an expansion of the City of Big Bear Lake's Sphere of Influence to include the entire existing DWP Water Service Area in Fawnskin as well as the entire project site. The developer would be required to construct the on-site and off-site facilities as described in the DWP Water Feasibility Study (Alda, 2007). Significant transmission improvements in the Fawnskin system would be needed to provide fire flow to the project site. Individual pressure regulators would be required for all lots with static pressures exceeding 80 psi. The three existing on-site groundwater wells would be deeded to the DWP at the time the tract map is recorded. Two of the three wells would provide the necessary water supply for the 50 lots. For expanding the existing Fawnskin Water System infrastructure, the Applicant would install all common infrastructures, including fire hydrants, and would also install the water main lines within the project site. The water improvements will primarily occur within existing paved roads.
    - Water Service Alternative #2 would not require LAFCO's approval and would not create the expansion of the City's Sphere of Influence around Fawnskin and the project site. Instead, County Service Area 53C (CSA 53C) would own and operate the water facilities within the project site including the two onsite water supply wells and contract with the DWP for a water interconnection to the existing Fawnskin water system. The developer would be required to construct the same on-site and off-site facilities as described in the DWP's Water Feasibility Study (Alda, 2007). The water improvements for Water Service Alternative #2 would primarily occur within existing paved roads.
    - Under Water Service Alternative #3, instead of constructing the off-site water facilities (within the Fawnskin Water System), the Proposed Alternative Project's developer would construct an on-site reservoir (238,600 gallons) and an on-site booster station capable of providing the daily water supply flow and the required 1,750 gallons per

minute fire flow. Water Service Alternative #3 would not require LAFCO's approval and would not create the expansion of the City's Sphere of Influence around Fawnskin and the project site. The developer would also construct the same on-site (within the project site) water facilities (water main lines, fire hydrants, etc) identified in the Alda Water Feasibility Study. Existing water wells FP2 and FP4 would be connected to the on-site water system and pump their water into the 238,600 gallon on-site reservoir. The on-site booster station would include an emergency electrical generator to allow the station to operate during a power outage. The water improvements for Water Service Alternative #3 would primarily occur within the Proposed Alternative Project's paved roads and at the Proposed Alternative Project's reservoir site. The construction of the reservoir would include grading an approximately 75-foot-diameter pad for the reservoir. CSA 53C would own and operate this independent water system.

Findings of the 2005 Final EIR

This section provides a summary of the impacts of the Original Proposed Project, which was evaluated in the 2005 Final EIR.

Findings of No Impact

The 2005 Final EIR included an Initial Study used to identify potential impacts that should be evaluated in the EIR and areas where no impacts would occur. Areas where no impact would occur are as follows:

Agricultural Resources

The project site is not known to contain soils that have been designated as prime or unique agricultural soils and agricultural activities have not historically occurred at the project site. The project would not adversely impact prime or locally important agriculture, as none occurs within the project area. The entire site is zoned residential and is not under a Williamson Act contract.

Hazards and Hazardous Materials

With regard to transport of hazardous materials, as a residential subdivision, the project would not include the transport of hazardous materials. The private marina would include boat slips in a floating dock that is not considered to be an "improved marina." That is, there would be no storage of fuels or other such hazardous materials on-site. The project site is also not identified as a hazardous waste site by the County or State.

With regard to proximity to an airport or airstrip, the site is not located within an airport land use plan and the nearest airport is 3.5 miles to the east.

Land Use

The proposed project would not physically divide an established community but would be an infill project within the Fawnskin Community.

Noise

Again, with regard to proximity to an airport or airstrip, the site is not located within an airport land use plan and the nearest airport is 3.5 miles to the east. Therefore, airport related noise is not an issue.

Mineral Resources

The project site is not within an area designated by the State for locally important mineral resources and it does not lie within the County of San Bernardino's Mineral Resource Zone. The San Bernardino Mountains, however, are rich in mineral resources; known occurrences include gold, silver, lead, zinc, iron, manganese, and tungsten. Claims have been operated extensively but most have been non-productive for at least 20 years. Just north of the project site is Holcomb Valley where William F. Holcomb discovered placer gold in May 1860. The mapped placer gold area begins approximately 1.5 miles north of the project site's northeastern boundary and the nearest placer gold claim (Wayne Placers) is located in Section 8, approximately 1 mile to the northeast. One-half mile to the northeast is a site (Polique Canyon) identified as metal prospect or nonmetallic deposit, which has not been operated. All other mapped claims, mines and quarries are further to the north of the project site (Geology of San Bernardino Mountains North of Big Bear Lake, California pp 51-67). No impacts to mineral resources would occur as a result of the project's implementation.

Population and Housing

The project site is currently vacant, so development of the site with a residential subdivision would not displace existing residents or cause the need to construct replacement housing.

Transportation/Traffic

With regard to the provision of adequate parking, future homebuilders would be required to provide garage space for a minimum of two cars and provide two guest parking spaces in the driveway, per the County's Development Code.

Findings of Less Than Significant Impact

The 2005 Final EIR evaluated a range of environmental issues and concluded that the following potential impacts were less than significant and did not require mitigation:

Land Use

The proposed project conflicts with the land use plan, policies and regulations set forth in the San Bernardino County General Plan and Development Code. Analysis has concluded that impacts would be less than significant with approval of a Land Use District Change and Circulation Element Amendment (Transportation/Circulation Maps). However, because the Proposed Alternative Project

also includes a request for a general plan amendment, Land Use is evaluated in this Revised and Recirculated Draft EIR.

Recreation

Implementation of the proposed project involves the construction of recreational facilities that may have an adverse physical effect on the environment. Compliance with the Big Bear MWD standards and permit requirements would reduce impacts to a less than significant level.

Public Services

Police Protection

Project implementation could result in significant impacts with respect to police protection. Although police protection services would need to be increased as a result of the project, it is anticipated that project implementation would not require any new police facilities or the alteration of existing facilities to maintain acceptable performance objectives. The project's increase in demand for police services would be offset through project-related fees and taxes. Thus, impacts would be less than significant in this regard and no mitigation measures are recommended.

Schools

Project implementation could result in significant impacts to existing school facilities. Development of the proposed project (92 residential lots) could generate a student population increase of approximately 20 students. The District collects Developer's Fees for new construction as determined by a Developer Justification Study commissioned by the District every two years. The District has stated that it could serve the projected number of students that would be generated from the proposed project, because it has been experiencing a decline in enrollment. Thus, payment of the required Developer Fees in accordance with the latest Developer Justification Study would reduce impacts to less than significant levels and no mitigation measures are recommended.

Libraries

Implementation of the proposed project would increase the population of the service area for the Big Bear Branch Library and would impact the size and services of the library facility. The increase in population would necessitate a proportionate increase in staffing, resources and materials. The increased demand is also anticipated to create a nominal demand for additional library space at existing library facilities. Funding to improve and/or increase library facilities and resources occurs by two methods. One source of revenue is based on a resolution established by the San Bernardino County Board of Supervisors that provides a tax rate of one and one-half cents per $100 of assessed valuation of property in the community. Second, libraries can receive funding from public libraries fund(s), administered by the State of California. Funding received from property taxes and/or State funds would reduce impacts to a less than significant level.

Utilities

Solid Waste

Development of the project area would result in increased solid waste generation. Project compliance with the Integrated Waste Management Plan (WMP) for the County of San Bernardino would reduce the amount of solid waste, which is ultimately disposed of at the Barstow Landfill and maintain potential impacts at a less than significant level.

Natural Gas

The Southwest Gas Corporation has indicated that natural gas "main" pipelines are installed in the right-of-way of SR-38 and that there is sufficient capacity in their facilities to provide natural gas service to the project area without any significant impact on the environment. As such, extensions to existing facilities within the interior tract roadways would be required in order to provide service to the proposed development. Service would be provided in accordance with the Southwest Gas Corporation's policies and extension rules on file with the California Public Utilities Commission. Future natural gas service to the project area would require coordination with the Gas Company's engineering department for a comprehensive plan as to levels of service required. Implementation of the proposed project would result in a less than significant impact with respect to natural gas service and no mitigation measures are required.

Electrical Service

An increased demand for electrical service would occur at the project site as a result of the proposed development. According to Bear Valley Electric Service (BVES), it is anticipated that there would be a substantial loading increase upon build-out of the proposed project (92 residential lots). BVES anticipates that impacts related to short-term construction, such as possible disruption of service, would be minimal. Additionally, tap lines to serve individual lots would be made under BVES' tariff rules 15 and 16. Any relocation or addition of new electrical facilities and other related costs would be funded by the Applicant. Since, BVES operates under tariff rules set by the CPUC, all Project-related costs would also fall under those tariff rules. All costs would be incurred by having to maintain the existing level of service to existing BVES customers, while adding new load to the system. As mentioned above, a new distributed generation option could be required. If this is determined, placement of a generator would need to be placed on a parcel within the development or on a parcel provided by the developers.

Electrical service would potentially be impacted by the proposed project and new facilities would be required. However, the Project Applicant would be required to pay all costs/fees for the expansion of existing facilities and/or construction of new facilities to maintain the existing level of service to existing BVES customers, while adding new load to the system. Payment of BVES fees/costs would mitigate all potential impacts to less than significant levels in this regard and no mitigation measures are required.

Findings of Impacts That Can Be Mitigated to Less Than Significant

The 2005 Final EIR evaluated a range of environmental issues and concluded that a number of potentially significant impacts could be reduced to less than significant levels with implementation of mitigation measures. These impacts and measures are summarized here. For a complete summary, see the 2005 Final EIR Section 2.0, Executive Summary. This document is included on a CD at the end of this Revised and Recirculated Draft EIR.

Aesthetics/Light and Glare

Light and Glare. The proposed project would introduce additional light and glare on-site, which may affect the surrounding residents. The analysis concluded that potential impacts would be reduced to less than significant levels with implementation of the recommended mitigation measures, including the requirement that all exterior lighting must be designed and located to avoid intrusive effects on adjacent residential properties and undeveloped areas adjacent to the project site. Low-intensity street lighting and low-intensity exterior lighting must be used throughout the development to the extent feasible. Lighting fixtures must use shielding, if necessary to prevent spill lighting on adjacent off site uses.

Biological Resources

Sensitive Species. Project implementation would affect species identified as special status. Implementation of recommended mitigation measures would reduce impacts to less than significant levels with the exception of the bald eagle population. Impacts to this species were considered to be significant and unavoidable due to short-term construction noise and long-term residential noise, as well as the removal of potential perch trees, particularly in the westerly portion of the project site.

Jurisdictional Waters. The proposed project would impact portions of the project site that are habitat for referenced sensitive species. Implementation of recommended mitigation measures for compensation with the creation and/or restoration of in-kind habitat on-site and/or off-site at a minimum 3:1 replacement-to-impact ratio would reduce impacts to a less than significant level. Additional requirements may be required through the permitting process, depending on the quality of habitat impacted, project design, and other factors.

Cultural Resources

The proposed project may cause a significant impact to unknown archaeological and/or historic resources on-site and to unknown paleontological resources. Implementation of recommended mitigation measures to have a monitor present on-site during grading and excavation would reduce impacts to a less than significant level. Likewise, in the event human remains are discovered during grading/ construction activities, work shall cease in the immediate area of the discovery and the Project Applicant shall comply with the requirements and procedures set forth in Section 5097.98 of the Public Resources Code (PRC), including notification of the County Coroner, notification of the

Native American Heritage Commission (NAHC), and consultation with the individual identified by the NAHC to be the "most likely descendent."

Geology and Soils

Due to site topography, development of the proposed project could result in slope failures. Development of the proposed project could also result in accelerated soil erosion, particularly during grading for building pads. The proposed project would increase the number of people/structures exposed to effects associated with seismically induced ground shaking, and during a seismic event, may be exposed to seiching of the lake. Portions of the site also contain expansive soils. Adherence to County Development Code requirements and Uniform Building Codes for development of individual sites and structures would reduce impacts to less than significant levels.

Hydrology and Water Quality

The proposed project would significantly alter drainage patterns that could result in increased erosion potential and runoff. Impacts were found to be less than significant with implementation of the project design features (i.e., the provision of adequate outlet structures, storm drains to contain flows, and proper bluff drainage). Grading, excavation, and construction activities associated with the proposed project could impact water quality due to sheet erosion of exposed soils and subsequent deposition of particles and pollutants in drainage areas. Finally, project development could result in long-term impacts to the quality of storm water and urban runoff, subsequently impacting water quality. Impacts would be reduced to less than significant levels with incorporation of the recommended mitigation measures, along with State and County Development Code requirements for implementation of Best Management Practices (BMPs) for flood control and stormwater pollution prevention during construction activities and on-going during operation.

Noise

Implementation of the proposed project would result in on-site noise associated with residential and parking lot activities and boat loading/unloading activities at the marina. The analysis concluded that stationary source impacts would be reduced to less than significant levels with adherence to the County of San Bernardino General Plan policies relating to noise level standards and recommended mitigation measures.

Implementation of the proposed project would result in increased watercraft activities on Big Bear Lake. The analysis concluded that watercraft noise impacts would be reduced to less than significant levels with adherence to Rules and Regulations established by the Big Bear Municipal Water District for Big Bear Lake.

Public Services

Fire Protection

Project implementation could result in significant impacts with respect to fire protection. Analysis has concluded that impacts would be less than significant with the recommended mitigation measures. These include such measures as adherence to the County Fire Department's fire flow requirements, including sprinklering residences and implementation of a Fuels Management Plan (FMP) approved by the County Fire Department and Forest Service. The FMP would implement the fire safety requirements of the FS1 Fire Safety Overlay District, including a minimum setback requirement from the National Forest. In addition, any cul-de-sacs developed within the project site may not be longer than 350 feet. Finally, a Homeowner's Association or a Special District must be established to implement the FMP in common areas.

Wastewater

Project implementation would generate additional wastewater beyond current conditions. Mitigation includes the funding of all on-site and off-site sewer improvements by the Applicant, to the satisfaction of the County Service Area 53 and BBARWA, which may include replacement of existing sewer lines rather than construction of parallel lines. In addition, prior to issuance of building permits, the Applicant must provide evidence to the County of San Bernardino that County Service Area 53B and BBARWA have sufficient transmission and treatment plant capacity to accept sewage flows from the project site. The Applicant must also relocate the BBARWA 10-inch force main by installing new pipe (and/or bonding for the relocation) so that it is aligned within the south shoulder of the relocated SR-38. Finally, the Applicant shall install air release valves and vaults at high elevation points on the new force main to minimize odors. Air release valves shall be large enough to enclose 55-gallon drum carbon filters to control odors.

Recreation

Public Access. Implementation of the proposed project would not affect public access along the north shore of Big Bear Lake. However, in order to provide continuity of the bike trail in the area, the Applicant must dedicate an easement along the south side of SR-38 for the trail/path.

Transportation/Traffic

Traffic Volumes/Congestion. The intersection of Stanfield Cutoff and Big Bear Boulevard operated at above 100 percent utilization in the peak month weekday evening peak hour, during traffic counts taken in 2004. Although the project would not generate significant traffic volumes, it would contribute to the intersection utilization at the weekday evening peak hour. Year 2006 (Opening Year {at that time} for the proposed project) traffic conditions would result in an increase in traffic volumes as would the General Plan buildout year of 2025. The analysis concluded that implementation of recommended mitigation measures would reduce impacts to the intersection of Stanfield Cutoff/Big Bear Boulevard, and Stanfield Cutoff/SR-38 to a less than significant level.

Traffic Hazards. Project implementation could increase hazards to vehicles, pedestrians and bicyclists due to increased traffic and the addition of eight new intersections on SR-38. The analysis concluded that with implementation of the recommended mitigation measures, impacts would be less than significant. These include restricting parking along the shoulder of SR-38, constructing turn pockets, and installing stop signs at all intersections with the highway, and limiting landscaping to increase visibility at project intersections with the highway.

Findings of Impacts That Can Not Be Mitigated to Less Than Significant Levels

The 2005 Final EIR identified potential impacts that could result from the construction and operation of the original proposed Project and that would remain significant and unavoidable after implementation of all feasible mitigation measures. These are as follows:

Aesthetics/Light and Glare

Significant and unavoidable impacts related to Aesthetics/Light and Glare were identified for viewshed alterations involving existing residents to the north, east and west of the project site. Additionally, significant and unavoidable impacts were identified for views from SR-38, a scenic highway, to the south, and from the south shore of Big Bear Lake.

Air Quality

Air quality impacts that would remain significant and unavoidable following mitigation were:

- Construction Activities: Reactive organic gases (ROG) and oxides of nitrogen (NO_x) emissions during site preparation and construction from equipment and vehicles would be significant in the short-term; and

- Project Operations: Long-term use of the project site would result in an overall increase in the local and regional pollutant load due to direct impacts from vehicle emissions, and indirect impacts from electricity and natural gas consumption. Combined mobile and area source emissions would exceed South Coast Air Quality Management District (SCAQMD) thresholds of ROG, carbon monoxide (CO) and suspended particulate matter that is 10 microns or less in diameter (PM_{10}).

Biological Resources

Project implementation would affect species identified as special status. Implementation of recommended mitigation measures would reduce impacts to less than significant levels with the exception of the bald eagle population. Impacts to this species were considered to be significant and unavoidable due to short-term construction noise and long-term noise residential noise, as well as the removal of potential perch trees.

Hydrology and Drainage

Due to potential overdraft conditions for the groundwater basin associated with the North Shore Hydrologic Subunit, project and cumulative impacts were considered to be significant and unavoidable.

Public Services and Utilities

Due to the inability of water providers to confirm service to the project, the proposed project was considered to be significant and unavoidable. This conclusion was further supported by the significant and unavoidable conclusion cited in 2005 Final EIR Section 5.11, Hydrology and Drainage, due to potential overdraft conditions for the groundwater basin associated with the North Shore Hydrologic Subunit.

Executive Summary of this Revised and Recirculated Draft EIR

Public Meeting on the Revised Project Description (Proposed Alternative Project)

Public agencies and members of the public made substantive comments on the 2004 Draft EIR. Following the 45-day period for circulation and public review, the County and its consultants along with the Applicant reviewed the comments and determined that substantial revisions to the Original Proposed Project would be required to adequately address many of the comments received. The Applicant has redesigned the project, substantially reducing the density and intensity of the proposed uses; deleted the realignment of SR-38 through the site; added Open Space/Conservation areas; and deleted all residential lots along the lakefront. This redesigned project (Proposed Alternative Project) is an Alternative to the Original Proposed Project that was considered in the 2004 Draft EIR and 2005 Final EIR. Table ES-1 contains a comprehensive comparison between the Original Proposed Project and the Proposed Alternative Project.

Due to the amount of time between the public review of the 2004 Draft EIR and the substantial revisions included in the Proposed Alternative Project, the County provided an opportunity for the public to review the revised plans and provide comment on the Proposed Alternative Project. The forum was a local community meeting held on March 31, 2007. Prior to the meeting, a Notice of Community Meeting was published in the local newspaper and mailed to Responsible Agencies, nearby homeowners, and other interested parties.

The Community Meeting was held at 10:00 a.m. at North Shore Elementary School, located at 765 North Stanfield Cutoff, Big Bear Lake, approximately 2 miles from the project site. Questions, comments, and concerns regarding the following issue areas were raised during the meeting and are addressed in this Revised and Recirculated Draft EIR.

Air Quality

See Section 4.2 of this Revised and Recirculated Draft EIR.

Water Quality

See Section 4.4 of this Revised and Recirculated Draft EIR.

Water Supply

See Section 4.7 of this Revised and Recirculated Draft EIR.

Geology/Soils

Geology and soils were found to be adequately addressed in the 2005 Final EIR.

Biology

See Section 4.3 of this Revised and Recirculated Draft EIR.

Land Use and Related Issues

See Section 4.5 of this Revised and Recirculated Draft EIR.

Infrastructure/Public Utilities/Public Services

See Sections 4.4, 4.7, and 4.9 of this Revised and Recirculated Draft EIR.

Public Safety

See Sections 4.7 and 4.9 of this Revised and Recirculated Draft EIR.

Project Development

See Section 2 of this Revised and Recirculated Draft EIR.

Issues Addressed in this Revised and Recirculated Draft EIR

The following issues are addressed in this Revised and Recirculated Draft EIR:

- Issues with Impacts that Remained Significant After Mitigation in the 2005 Final EIR:
  - Aesthetics;
  - Air Quality;
  - Biological Resources;
  - Hydrology and Water Quality (Groundwater); and
  - Public Utilities/Infrastructure (Water Supply).
- Issues that were Evaluated Based on Additional Comments Received in the Public Meeting:
  - Land Use;
  - Noise;
  - Public Services;
  - Transportation and Traffic; and
  - Utilities and Infrastructure.

Table ES-3, Executive Summary Matrix, provides a summary of the Proposed Alternative Project's environmental impacts, mitigation measures and the level of significance after implementation of mitigation.

Alternatives to the Original Proposed Project

In accordance with CEQA Guidelines Section 15126.6, Section 7 of the 2004 Draft EIR describes a range of reasonable alternatives to the Original Proposed Project that could feasibly attain the basic objectives of the Original Proposed Project, while evaluating the comparative merits of each alternative. The analysis focused on alternatives capable of eliminating significant adverse environmental effects or reducing them to less than significant levels, even if these alternatives would impede, to some degree, the attainment of the project objectives. In Section 7 of this Revised and Recirculated Draft EIR, potential environmental impacts of the Proposed Alternative Project are compared to impacts from the Original Proposed Project and the alternatives evaluated in the 2004 Draft EIR.

Alternatives Eliminated from Further Consideration

The 2005 Final EIR evaluated the Original Proposed Project and a reasonable range of alternatives to the Original Proposed Project and this Revised and Recirculated Draft EIR evaluates the Proposed Alternative Project. Section 7 of this Revised and Recirculated Draft EIR compares the Proposed Alternative Project to the Original Proposed Project and the alternatives previously addressed. No additional alternatives are considered and/or eliminated from further evaluation.

Alternatives Analyzed in this Revised and Recirculated Draft EIR

In addition to the Proposed Alternative Project evaluated in this Revised and Recirculated Draft EIR, the following alternatives are evaluated in relation to both the Original Proposed Project and Proposed Alternative Project. Table 7-2, Comparison of Alternatives, provides a summary of this Alternatives analysis.

No Project/No Development Alternative

Implementation of the No Project/No Development Alternative would retain the site in its current condition. None of the improvements proposed as part of the project and/or the existing designation would occur.

No Project/Existing Designation Alternative

Implementation of the No Project/Existing Designation Alternative would be in accordance with the existing Official Land Use District BV/RL-40 (40-acre minimum lot size). This Alternative would result in 1.5 residential lots on the project site. This Alternative would be less intensive than the Original Proposed Project and Proposed Alternative Project. Approximately three persons (1.5 housing units x 2.31 persons/household) would be added to the population of the Community of Fawnskin. It is further noted that in addition to a single-residential structure, other uses can be

allowed including those in the "Additional Uses" section of the County Development Code, subject to a Conditional Use Permit.

Reduced Density, Without Road Alignment and Without Marina Alternative

For the Reduced Density, Without Road Realignment and Without Marina Alternative, development of 62 residential lots and associated infrastructure would occur on the north side of the existing SR-38 alignment. SR-38 would not be realigned, no residential development (lakefront lots) would occur to the south of SR-38, and no marina would be developed. The land area south of SR-38, along the lakefront, would be retained in its current state. Approximately 143 persons (62 housing units x 2.31 persons/household) would be added to the population of the Community of Fawnskin.

Reduced Density, With Project Redesign Alternative

For the Reduced Density, With Project Redesign Alternative, development of 66 residential lots and associated infrastructure would occur on the project site. Implementation of this Alternative would include the realignment of SR-38. Twenty-one lots on the south (lake) side and 45 lots on the north side would be developed. SR-38 would be realigned to allow the 21 lakefront lots. This Alternative would include a marina facility with 72 boat slips. Approximately 152 persons (66 housing units x 2.31 persons/household) would be added to the population of the Community of Fawnskin.

Proposed Alternative Project

The Proposed Alternative Project would significantly reduce, but not eliminate, the environmental impacts associated with the construction and operation of the Original Proposed Project. Because this Alternative proposes 50 lots - a 46 percent reduction in residential density - with no lakefront residential development south of SR-38, and no realignment of SR-38, views of Big Bear Lake and the distant mountain ranges from SR-38 would not be obstructed when compared to the proposed 92-lot Original Proposed Project. In addition, fewer biological impacts would occur because less land would be disturbed and because 5.73 acres of the site would be reserved for open space/conservation. The Water Supply Report prepared for the Proposed Alternative Project has concluded that on-site wells can adequately provide water for the 50 residential lots proposed in this Alternative. The Proposed Alternative Project is environmentally superior to the 92-lot Original Proposed Project and meets most of the primary project objectives, but not to the same degree as the 92-lot Original Proposed Project.

Environmentally Superior Alternative

Based on the analysis of each alternative, the No Project – No Development alternative is the environmentally superior alternative because it eliminates all of the significant impacts of the proposed project.

CEQA Guidelines Section 15126.6 (e)(2) states the following:

If the environmentally superior alternative is the "no project" alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives.

As shown in Table 7-2, project related impacts could be substantially reduced by not realigning SR-38. Furthermore, the impacts could also be reduced by decreasing the overall density and reducing the number of residential lots. The Applicant has amended the TTM to the standards of the 50-lot Proposed Alternative Project. While several of the alternatives are environmentally superior to the proposed 92-lot Project, the Proposed Alternative Project evaluated in detail in this Revised and Recirculated Draft EIR is the preferred alternative and the environmentally superior alternative to all but the No Project/No Development alternative and the No Project/Existing Designation Alternative for the following reasons:

- The Proposed Alternative Project has the fewest number of residential lots (50 lots – which represents a 46 percent reduction over the Original Proposed Project), and the largest minimum lot size (one half acre, with an average lot size of 0.90 acre and 12 lots over 1 acre in size);
- The Proposed Alternative Project includes 5.73 acres for Pebble Plain Habitat/Perch Tree conservation, Neighborhood Lake Access and open space as well as an area within the easternmost drainage that will be set aside for southern rubber boa habitat;
- A 10-acre off-site Pebble Plan habitat will also be purchased and dedicated as a Conservation Easement as part of the Proposed Alternative Project;
- The Proposed Alternative Project has no lakefront residential development south of SR-38 and no realignment of SR-38. As a result, views of Big Bear Lake and the distant mountain ranges from SR-38 would not be obstructed.
- The Water Supply Report prepared for the Proposed Alternative Project has concluded that on-site wells can adequately provide water for the 50 residential lots.
- The Proposed Alternative Project lessens the impacts of each impact area and reduces significant impacts to Aesthetics, Air Quality, and Water Supply to less than significant levels; and
- The Proposed Alternative Project would reduce the impacts to the greatest extent practicable, while meeting most of the project objectives and maintaining a sound and fiscally feasible project.

Therefore, the Proposed Alternative Project is the environmentally superior alternative.

Table ES-3: Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
Section 4.1 - Aesthetics		
Short-Term Aesthetic/Light and Glare Impact	**A-1a** Construction equipment staging areas shall be located away from existing residential uses. Appropriate screening (i.e., temporary fencing with opaque material) shall be used to buffer views of construction equipment and material, when feasible. Staging locations shall be indicated on Project Grading Plans. (MM 5.4-1a) **A-1b** All construction-related lighting associated with the construction of new roadways, improvements to SR-38 and the installation of utilities shall be located and aimed away from adjacent residential areas. Lighting shall use the minimum wattage necessary to provide safety at the construction site. A construction safety lighting plan shall be submitted to the County for review along with Grading Permit applications for the subdivision of the lots. (MM 5.4-1b)	Less than significant
Long-Term Aesthetic Impact	**A-2a** All homes shall provide a two-car garage with automatic garage doors. (MM 5.4-2a) **A-2b** New development shall be subordinate to the natural setting and minimize reflective surfaces. Building materials including siding and roof materials shall be selected to blend in hue and brightness with the surroundings. Colors shall be earth tones: shades of grays, tans, browns, greens, and pale yellows; and shall be consistent with the mountain character of the area. (MM 5.4-2b) **A-2c** Outside parking/storage areas associated with the boat dock activities shall be screened from view by the placement of landscaping and plantings which are compatible with the local environment and, where practicable, are capable of surviving with a minimum of maintenance and supplemental water. (MM 5.4-2c) **A-2d** Construction plans for each individual lot shall include the identification and placement of vegetation with the mature height of trees listed. Landscaping and plantings should not obstruct significant views, within or outside of the project, either when installed or when they reach maturity. The removal of existing vegetation shall not be required to create views. (MM 5.4-2d) **A-2e** A Note shall be placed on the Composite Development Plan stating that during construction plans review and prior to issuance of building permits for each lot, the building inspector shall refer to the Mitigation Monitoring and Compliance Program regarding these aesthetic impact mitigation measures. The building inspector shall coordinate with the Advance Planning Division the review and approval of building plans in relation to these aesthetic impact mitigation measures, prior to approval and issuance of building permits. (MM 5.4-2e)	Less than significant

Table ES-3 (cont.): Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
Long-Term Scenic State Route Impact	**A-3a** Any entry sign for the development shall be a monument style sign compatible with the mountain character, preferably, rock or rock appearance. (MM 5.4-3a) **A-3b** Prior to recordation of the tract map (and/or any ground disturbance, whichever occurs first), landscaping or revegetation plans for lettered lots (A through D) shall be submitted to and approved by the San Bernardino County Land Use Services Department. (MM 5.4-3b)	Less than significant
Long-Term Light and Glare Impacts	**A-4a** All exterior lighting shall be designed and located as to avoid intrusive effects on adjacent residential properties and undeveloped areas adjacent to the project site. Low intensity street lighting and low-intensity exterior lighting shall be used throughout the development to the extent feasible. Lighting fixtures shall use shielding, if necessary to prevent spill lighting on adjacent off-site uses. (MM 5.4 4a) **A-4b** Lighting used for various components of the development plan shall be reviewed for light intensity levels, fixture height, fixture location and design by an independent engineer, and reviewed and approved by the County Building and Safety Division to ensure that light emitted from the proposed project does not intrude onto adjacent residential properties. (MM 5.4-4b) **A-4c** The project shall use minimally reflective glass. All other materials used on exterior buildings and structures shall be selected with attention to minimizing reflective glare. (MM 5.4-4c) **A-4d** Vegetated buffers shall be used along State Route 38 to reduce light intrusion on residential development and on forested areas located adjacent to the project site. The vegetation buffers shall be reflected on the master landscape plan submitted to and approved by the County Land Use Services Department prior to the issuance of the first grading permit. (MM 5.4-4d) **A-4e** All outdoor light fixtures shall be cutoff luminaries and only high- or low-pressure sodium lamps shall be used. (MM 5.4-4f) **A-4f** Mitigation Measures A-4a through A-4e shall be included in the Conditions, Covenants and Restrictions (CC&Rs) of the Home Owner's Association (HOA). (MM 5.4-4e)	Less than significant

Table ES-3 (cont.): Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
Section 4.2 - Air Quality/Green House Gas		
Construction (New measures supercede those identified in the 2005 Final EIR)	**AQ-1** Prior to construction of the project, the project proponent will provide a Fugitive Dust Control Plan that will describe the application of standard best management practices to control dust during construction. The Fugitive Dust Control Plan shall be submitted to the County and SCAQMD for approval and approved prior to construction. Best management practices will include, but not be limited to: • For any earth moving which is more than 100 feet from all property lines, conduct watering as necessary to prevent visible dust emissions from exceeding 100 feet in length in any direction. • For all disturbed surface areas (except completed grading areas), apply dust suppression in a sufficient quantity and frequency to maintain a stabilized surface; any areas which cannot be stabilized, as evidenced by wind driven dust, must have an application of water at least twice per day to at least 80 percent of the unstabilized area. • For all inactive disturbed surface areas, apply water to at least 80 percent of all inactive disturbed surface areas on a daily basis when there is evidence of wind-driven fugitive dust, excluding any areas that are inaccessible due to excessive slope or other safety conditions. • For all unpaved roads, water all roads used for any vehicular traffic once daily and restrict vehicle speed to 15 mph. • For all open storage piles, apply water to at least 80 percent of the surface areas of all open storage piles on a daily basis when there is evidence of wind-driven fugitive dust. **AQ-2** To reduce emissions from the construction equipment within the project site, the construction contractor will: • To the extent that equipment and technology is available and cost effective, the contractor shall use catalyst and filtration technologies. • All diesel-fueled engines used in construction of the project shall use ultra-low sulfur diesel fuel containing no more than 15-ppm sulfur, or a suitable alternative fuel. • All construction diesel engines, which have a rating of 50 hp or more, shall meet the Tier II California Emission Standards for off-road compression-ignition engines, unless certified by the contractor that such engine is not	Less than significant

Table ES-3 (cont.): Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
	available for a particular use. In the event that a Tier II engine is not available, Tier I compliant or 1996 or newer engines will be used preferentially. Older engines will only be used if the contractor certifies that compliance is not feasible. • Heavy-duty diesel equipment will be maintained in optimum running condition.	
Residential Wood Burning	**AQ-3** To reduce the emissions from wood burning apparatus; the following requirement will be placed on all new residences constructed on the proposed project's lots: • No open-hearth fireplace will be allowed in new construction, only EPA Phase II Certified fireplaces and wood stoves, pellet stoves, and natural gas fireplaces shall be allowed. **AQ-4** To establish a "Good Neighbor Policy for Burning" that will further help reduce the potential for localized nuisance complaints related to wood burning; the proponent shall distribute an informational flyer to each purchaser of lots. At a minimum, the flyer will say: • KNOW WHEN TO BURN - Monitor all fires; never leave a fire unattended. - Upgrade an older woodstove to one with a catalytic combustor that burns off excess pollutants. - Be courteous when visitors come to your home. Wood smoke can cause problems for people with developing or sensitive lungs (i.e. children, the elderly) and people with lung disease. • KNOW WHAT TO BURN - Split large pieces of wood into smaller pieces and make sure it has been seasoned (allowed to dry for a year). Burning fresh cut logs = smoky fires. - When buying wood from a dealer, do not assume it has been seasoned. - Small hot fires are more efficient and less wasteful than large fires. - Never burn chemically treated wood or non-wood materials. - Manufactured fire logs provide a nice ambience, have the least impact to air quality, and are a good choice for homeowners who use a fireplace infrequently.	Less than significant.

Table ES-3 (cont.): Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
	KNOW HOW TO BURN - Proper combustion is key. Make sure your wood fire is not starved; if excess smoke is coming from the chimney or stack, the fire isn't getting enough air. - Visually check your chimney or stack 10 to 15 minutes after you light a fire to ensure it is not emitting excess amounts of smoke. - Homeowners should have woodstoves and fireplaces serviced and cleaned yearly to ensure they are working properly.	
Section 4.3 - Biological Resources		
Special Status Biological Resources	***Special Status Plants and Plant Communities*** **BR-1a** Prior to the initiation of clearing or grading activities on the project site, the off-site 10 acre Dixie Lee Lane Pebble Plain Habitat shall be established as a conservation easement and a non-wasting endowment will be established for the monitoring and management of the preservation of the 10-acre site by the management entity (e.g., San Bernardino Mountains Land Trust (SBMLT) or other land stewardship entity) in perpetuity. **BR-1b** Prior to the initiation of clearing or grading activities on the project site, the 4.91-acre on-site conservation easement shall be established, the management entity will be approved by the CDFG, and a non-wasting endowment will be established for the monitoring and management of the preservation of the proposed conservation easement by the management entity in perpetuity. **BR-1c** Construction to the rear portions of Lots 47, 48, 49, and 50 shall be restricted by means of building envelopes or building setback lines to prevent construction in the occupied ash-gray paintbrush habitat, wherever feasible. **BR-1d** Long-term conservation areas will be actively managed to prevent edge-effects from existing and proposed adjacent land uses. A habitat management plan (HMP) will be developed for the on-site Conservation Easement area. The HMP shall address management of the rare plant preserve with respect to the following indirect impacts: • Removal and control of invasive non-native plants; • Trampling or soil damage caused by foot traffic, vehicles, bicycles, or other recreation; • Alteration of surface hydrological conditions caused by irrigation on adjacent lots, road runoff, or water diversions installed for erosion control;	Significant and unavoidable impacts related to Biological Resources have been identified for impacts to Bald Eagle.

Table ES-3 (cont.): Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
	• Vegetation clearing, especially for fuel modification to reduce fire hazards to adjacent homes. The HMP shall be administrered by the SBMLT or other land stewardship entity. Funding for implementation of habitat management measures shall be derived from interest earned from the habitat management endowment. ***Special Status Wildlife*** **BR-2** Trees and downed logs should be allowed to remain in place, to the extent that clearing is not required by the development process, and a 50-foot setback (measured on each side of the centerline) must be maintained along the deepest ravine at the eastern edge of the property. This measure will serve to preserve habitat for such species as southern rubber boa. **BR-3** The project proponent shall have a biologist qualified with San Bernardino flying squirrel (SBFS) as a monitor during tree removal. Minimize the number of trees, snags, and downed wood removed for project implementation. Compensating the removal of snags containing cavities, this would be achieved by constructing and erecting two nest boxes and one aggregate box per snag removed. Appendix B of this Revised and Recirculated Draft EIR provides the specifications of the nest and aggregate boxes (Flying Squirrels 2007). These boxes should be located on the adjacent U.S. Forest Service (USFS) land (with their permission) and the locations marked with a global positioning system. The locations of the boxes shall be provided to the USFS so that their biologists could monitor the boxes for occupation by SBFS. Provide new homeowners with a flyer that would provide information on the biology of SBFS and how they are susceptible to depredation by cats. The flyer would also outline steps that homeowners could take to reduce their urban edge effects. **BR-4** Trees identified in Exhibits 3 and 4 of the Bald Eagle Survey Report (Appendix B of this Revised and Recirculated Draft EIR) as eagle perch locations shall be preserved in place upon project completion. If any of the designated perch trees should become hazardous and need to be taken down, replacement will be at a 5:1 ratio with the creation of artificial perch trees along shoreline designated open space. Any development that may occur within the project site and in the individual lots must avoid impacts to trees larger than 24 inches diameter breast height (dbh) and their root structures to the maximum extent feasible. If any additional non-perch trees on-site larger than 24 inches dbh are removed, than a replacement ratio of 2:1 shall be required and replacement trees should be 24-inch box trees. All construction or landscaping improvements, including irrigation, will	

Table ES-3 (cont.): Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
	be prohibited on or around the exposed root structures or within the dripline of these trees. These restrictions on development of the individual lots must be clearly presented and explained to any potential prospective developers and/or homeowners prior to assumption of title and close of escrow. This measure shall be identified as a Note on the Composite Development Plan. **BR-5** Prior to vegetation clearing, grading, or other disturbance, the project site shall be surveyed to identify all large trees (i.e., greater than 20 inches in diameter at 4.5 feet from the ground) within 600 feet from the high water line. Trees identified on the project site as having a diameter in excess of 20 inches at 4.5 feet from the ground within 600 feet of the shoreline shall be documented and tagged. Any development that may occur within the project site and in the individual lots shall avoid impacts to tagged trees and their root structures. If such trees cannot be avoided, their removal shall be coordinated with the County of San Bernardino to minimize impacts to the extent feasible. All construction or landscaping improvements, including irrigation, will be prohibited on or around the exposed root structures or within the dripline of these trees. These restrictions on development of individual lots must be clearly presented and explained to any potential prospective developers and/or homeowners prior to assumption of title and close of escrow. This measure shall be identified as a Note on the Composite Development Plan. **BR-6** Seven days prior to the onset of construction activities, a qualified biologist shall survey within the limits of project disturbance for the presence of any active raptor nests. Any nest found during survey efforts shall be mapped on the construction plans. If no active nests are found, no further mitigation would be required. Results of the surveys shall be provided to the CDFG. If nesting activity is present at any raptor nest site, the active site shall be protected until nesting activity has ended to ensure compliance with Section 3503.5 of the California Fish and Game Code. Nesting activity for raptors in the region of the project site normally occurs from February 1 to June 30. To protect any nest site, the following restrictions on construction are required between February 1 and June 30 (or until nests are no longer active as determined by a qualified biologist): (1) clearing limits shall be established a minimum of 300 feet in any direction from any occupied nest and (2) access and surveying shall not be allowed within 200 feet of any occupied nest. Any encroachment into the 300/200-foot buffer area around the known nest shall only be allowed if it is determined by a qualified biologist that the proposed activity shall not disturb the nest occupants. Construction during the nesting season can occur only at the sites if a qualified biologist has determined that fledglings have left the nest.	

Table ES-3 (cont.): Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
	BR-7 Vegetation removal, clearing, and grading on the project site shall be performed outside of the breeding and nesting season (between February 1 and June 30), when feasible, to minimize the effects of these activities on breeding activities of migratory birds and other species. If clearing occurs during breeding season, a 30-day clearance survey for nesting birds shall be conducted. Any nest found during survey efforts shall be mapped on the construction plans. If no active nests are found, no further mitigation would be required. Results of the surveys shall be provided to the CDFG. If nesting activity is present at any nest site, the active site shall be protected until nesting activity has ended to ensure compliance with Section 3503.5 of the California Fish and Game Code. **BR-8** The use of the boat dock for motorized boating shall be prohibited between the dates of December 1 and April 1. No motorized boats shall be allowed to launch or moor in the vicinity of the boat dock at any time during this period. This restriction shall be clearly displayed on signage at the entrance to the parking lot and on the boat dock visible from both land and water. This requirement shall also be published in the Homeowner's Association Conditions, Covenants & Restrictions (CC&Rs).	
Sensitive Natural Communities/Habitats	***Wildlife Impacts/Indirect Impacts*** **BR-9** Street lamps on the project site shall not exceed 20 feet in height, shall be fully shielded to focus light onto the street surface and shall avoid any lighting spillover onto adjacent open space or properties. Furthermore, street lights shall utilize low color temperature lighting (e.g., red or orange). **BR-10** Outdoor lighting for proposed homes on the individual tentative tracts shall not exceed 1,000 lumens. Furthermore, residential outdoor lighting shall not exceed 20 feet in height and must be shielded and focused downward to avoid lighting spillover onto adjacent open space or properties. These restrictions on outdoor lighting of the individual tentative tracts must be clearly presented and explained to any potential prospective developers and/or homeowners prior to assumption of title and close of escrow. This requirement shall also be published in the Homeowner's Association CC&Rs. **BR-11** To limit the amount of human disturbance on adjacent natural open space areas, signs shall be posted along the northern and eastern perimeter of the project site where the property boundary abuts USFS open space with the following statement: "Sensitive plant and wildlife habitat. Please use designated trails and keep pets on a leash at all times." In addition, a requirement stating that residents shall keep out of adjacent open space areas to the north with the exception of designated trails will be published in	Less than significant impact

Table ES-3 (cont.): Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
	the Homeowner Association CC&Rs and a map of designated hiking trails will be provided to all residents. **BR-12** Prior to recordation of the final map, a landscaping plan for the entire tract shall be prepared (inclusive of a plant palette) with an emphasis on native trees and plant species, and shall be submitted to the County of San Bernardino for review and approval by a qualified biologist. The review shall determine that invasive, non-native plant species are not to be used in the proposed landscaping. The biologist will suggest appropriate native plant substitutes or non-invasive, non-native plants. A note shall be placed on the Composite Development Plan indicating that all proposed landscaping (including landscaping on individual lots) shall conform to the overall approved tract map landscaping plan. A requirement shall be included stating that residents shall include a restriction of the use of tree and plant species to only trees/plants approved per the overall tract map landscaping plan, the Homeowner Association CC&Rs shall also restrict (individual lot owners) to use only tree and plant species approved per the overall tract map landscaping plan.	
Section 4.4 - Hydrology		
Flood Control/Drainage Channels	**HYD-1** Prior to issuance of a building permit, a program satisfactory to the County will be formulated to handle storm drain waters adequately. **HYD-2** All required drainage improvements must be designed and constructed to County standards. Tentative tract map, site plan, and other precise plans for individual lots will be accompanied by adequate plans for drainage improvements prepared by registered professional engineers. **HYD-3** The proposed cross culverts shall be sized for 100-year burn and bulking flow rates. The burn and bulking method would increase the runoff from the natural areas. The method provided in the Los Angeles County Hydrology Manual is recommended. In addition, the cross culverts shall all be designed with headwalls to prevent CMP crushing, and shall be maintained adequately.	Less than significant impact
Water Quality Construction Impacts	**HYD-4** To mitigate sediment transport during construction, the developer shall submit a sedimentation control plan with the grading plan for review and approval by the Public Works Department. The Project engineer shall certify compliance. **HYD-5** Prior to Grading Permit issuance and as part of the Proposed Alternative Project's compliance with the NPDES requirements, a Notice of Intent (NOI) shall	Less than significant impact

Table ES-3 (cont.): Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
	be prepared and submitted to the Santa Ana Regional Water Quality Control Board providing notification and intent to comply with the State of California general permit. Also, a Storm Water Pollution Prevention Plan (SWPPP) shall be completed for the construction activities on-site. A copy of the SWPPP shall be available and implemented at the construction-site at all times. The SWPPP shall outline the source control and/or treatment control BMPs to avoid or mitigate runoff pollutants at the construction-site to the "maximum extent practicable." **HYD-6** At a minimum, the following shall be implemented from the California Storm Water Best Management Practice Handbook - Construction Activity: • Dewatering Operations – This operation requires the use of sediment controls to prevent or reduce the discharge of pollutants to storm water from dewatering operations. • Paving Operations – Prevent or reduce the runoff of pollutants from paving operations by proper storage of materials, protecting storm drain facilities during construction, and training employees. • Structural Construction and Painting – Keep site and area clean and orderly, use erosion control, use proper storage facilities, use safe products and train employees to prevent and reduce pollutant discharge to storm water facilities from construction and painting. • Material Delivery and Storage – Minimize the storage of hazardous materials on-site. If stored on-site, keep in designated areas, install secondary containment, conduct regular inspections and train employees. • Material Use – Prevent and reduce the discharge of pesticides, herbicides, fertilizers, detergents, plaster, petroleum products and other hazardous materials from entering the storm water. • Solid Waste Management – This BMP describes the requirements to properly design and maintain trash storage areas. The primary design feature requires the storage of trash in covered areas. • Hazardous Waste Management – This BMP describes the requirements to properly design and maintain waste areas. • Concrete Waste Management – Prevent and reduce pollutant discharge to storm water from concrete waste by performing on and off-site washouts in designated areas and training employees and consultants.	

Table ES-3 (cont.): Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
	• Sanitary Septic Water Management – Provide convenient, well-maintained facilities, and arrange regular service and disposal of sanitary waste. • Vehicle and Equipment Cleaning – Use off-site facilities or wash in designated areas to reduce pollutant discharge into the storm drain facilities. • Vehicle and Equipment Fueling – Use off-site facilities or designated areas with enclosures or coverings to reduce pollutant discharge into the storm drain facilities. • Vehicle and Equipment Maintenance – Use off-site facilities or designated areas with enclosing or coverings to reduce pollutant discharge into the storm drain facilities. In addition, run a "dry site" to prevent pollution discharge into storm drains. • Employee and Subcontractor Training – Have a training session for employees and subcontractors to understand the need for implementation and usage of BMPs. • Preservation of Existing Vegetation – Minimize the removal of existing trees and shrubs since they serve as erosion control. • Seeding and Planting – Provide soil stability by planting and seeding grasses, trees, shrubs, vines, and ground cover. • Mulching – Stabilize cleared or freshly seeded areas with mulch. • Geotextiles and Mats – Natural or synthetics material can be used for soil stability. • Dust Control – Reduce wind erosion and dust generated by construction activities by using dust control measures. • Construction Road Stabilization – All on-site vehicle transport routes shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust. • Stabilized Construction Entrance – Stabilize the entrance pad to the construction area to reduce amount of sediment tracked off-site. • Earth Dikes – Construct earth dikes of compacted soil to divert runoff or channel water to a desired location.	

Table ES-3 (cont.): Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
	• Temporary Drains and Swales – Use temporary drains and swales to divert off-site runoff around the construction-site and stabilized areas and to direct it into sediment basins or traps. • Outlet Protection – Use rock or grouted rock at outlet pipes to prevent scouring of soil caused by high velocities. • Check Dams – Use check dams to reduce velocities of concentrated flows, thereby reducing erosion and promoting sedimentation behind the dams. Check dams are small and placed across swales and drainage ditches. • Silt Fence – Composed of filter fabric, these are entrenched, attached to support poles, and sometimes backed by wire fence support. Silt fences promote sedimentation behind the fence of sediment-laden water. • Straw Bale Barrier – Place straw bales end to end in a level contour in a shallow trench and stake them in place. The bales detain runoff and promote sedimentation. • Sand Bag Barriers – By stacking sand bags on a level contour, a barrier is created to detain sediment-laden water. The barrier promotes sedimentation. • Brush or Rock Filter – Made of 0.75 to 3-inch diameter rocks placed on a level contour or composed of brush wrapped in filter cloth and staked to the toe of the slope provides a sediment trap. • Storm Drain Inlet Protection – Devices that remove sediment from sediment laden storm water before entering the storm drain inlet or catch basin. • Sediment Trap – A sediment trap is a small, excavated, or bermed area where runoff for small drainage areas can pass through allowing sediment to settle out.	
Long-Term Operational Impacts	**HYD-7** A water quality maintenance program will be implemented to mitigate the impact of Proposed Alternative Project generated runoff on surface water quality over the long term. The program outlined in Water Pollution Aspects of Street Surface Contaminants (prepared by the United States Environmental Protection Agency) provides recommendations for street cleaning and prevention of pollution generation.	Less than significant impact

Table ES-3 (cont.): Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
	• Prior to Grading Permit issuance, a Water Quality Management Plan (WQMP) shall be developed and shall include both Non-Structural and Source Control BMPs. The WQMP shall conform to the San Bernardino County Draft NPDES permit and WQMP standards. The following are the minimum required controls to be implemented as a part of the WQMP for Urban Runoff. • Education for Property Owners, Tenants and Occupations – The Property Owners Association is required to provide awareness educational material, including information provided by San Bernardino County. The materials shall include a description of chemicals that should be limited to the property and proper disposal, including prohibition of hosing waste directly to gutters, catch basins, storm drains or the lake. • Activity Restrictions – The developer shall prepare conditions, covenants and restriction of the protection of surface water quality. • Common Area Landscape Management – For the common landscape areas on-going maintenance shall occur consistent with County Administrative Design Guidelines or city equivalent, plus fertilizer and pesticide usage consistent with the instructions contained on product labels and with regulation administered by the State Department of Pesticide Regulation or county equivalent. • Common Area Catch Basin Inspection – Property Owners Associations shall have privately owned catch basins cleaned and maintained, as needed. These are intended to prevent sediment, garden waste, trash and other pollutants from entering the public streets and storm drain systems. • Common Area Litter Control – POAs shall be required to implement trash management and litter control procedures to minimize pollution to drainage waters. • Street Sweeping Private Streets and Parking Lots – Streets and Parking lots shall be swept as needed, to prevent sediment, garden waste, trash and other pollutants from entering public streets and storm drain systems.	

Table ES-3 (cont.): Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
	HYD-8 The following controls from the California Storm Water Best Management Practice Handbook – Municipal shall be employed: • Housekeeping Practices – This entails practices such as cleaning up spills, proper disposal of certain substances and wise application of chemicals. • Used Oil Recycling – May apply to maintenance and security vehicles. • Vegetation Controls – Vegetation control typically includes chemical (herbicide) application and mechanical methods. Chemical methods are discussed in SC10. Mechanical methods include leaving existing vegetation, cutting less frequently, hand cutting, planting low maintenance vegetation, collecting and properly disposing of clippings and cuttings, and educating employees and the public. • Storm Drain Flushing – Although general storm drain gradients are sufficiently steep for self-cleansing, visual inspection may reveal a buildup of sediment and other pollutants at the inlets or outlets, in which case flushing may be advisable. **HYD-9** The Water Quality Management Plan (WQMP) shall include Structural or Treatment BMPs. The structural BMPs utilized shall focus on meeting potential TMDL requirements for noxious aquatic plants, nutrients, sedimentation and siltation. The structural BMPs shall conform to the San Bernardino County NPDES permit and the San Bernardino WQMP standards. **HYD-10** Consistent with the WQMP guidelines contained in the Draft National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for San Bernardino County, Structural BMPs shall be required for the Proposed Alternative Project. They shall be sized to comply with one of the following numeric sizing criteria or be considered by the Permitees to provide equivalent or better treatment. Volume-based BMPs shall be designed to infiltrate or treat either: • The volume of runoff produced from the 85th percentile 24-hour storm event, as determined from the local historical rainfall record; or • The volume of the annual runoff produced by the 85th percentile 24-hours rainfall event, determined as the maximized capture storm water volume for the area, from the formula recommended in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87 (1998); or	

Table ES-3 (cont.): Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
	• The volume of annual runoff based on unit basin storage volume, to achieve 80 percent or more volume treatment by the method recommended in California Stormwater Best Management Practice Handbook – Industrial/Commercial (1993); or • The volume of runoff, as determined from the local historical rainfall record, that achieves approximately the same reduction in pollutant loads and flows as achieved by mitigation of the 85th percentile 24-hour runoff event. - OR - Flow-based BMPs shall be designed to infiltrate or treat either: • The maximum flow rate of runoff produced from a rainfall intensity of 0.2 inch of rainfall per hour;or • The maximum flow rate of runoff produced by the 85th percentile hourly rainfall intensity, as determined from the local historical rainfall record, multiplied by a factor of two; or • The maximum flow rate of runoff, as determined from the local historical rainfall record that achieved by mitigation of the 85th percentile hourly rainfall intensity multiplied by a factor of two. **HYD-11** The following are the minimum required controls to be implemented as a part of the Water Quality Management Plan (WQMP) for Urban Runoff. • Control of Impervious Runoff – Surface runoff shall be directed to landscaped areas or pervious areas. • Common Area Efficient Irrigation – Physical implementation of the landscape plan consistent with County Administrative Design Guidelines or city equivalent, which may include provision of water sensors, programmable irrigation timers, etc. • Common Area Runoff – Minimizing Landscape Design – Group plants with similar water requirements in order to reduce excess irrigation runoff and promote surface filtration. • Catch Basin Stenciling – "No Dumping – Flows to Lake" or equivalent effective phrase shall be stenciled on catch basins to alert the public as to the destination of pollutant discharging into storm drain.	

Table ES-3 (cont.): Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
	• Debris Posts – These shall be installed to prevent large floatable debris from entering the storm drains. They shall be placed upstream of the cross culverts. • Inlet Trash Racks – These shall be installed where appropriate to reduce intake and transport through the storm drain system of large floatable debris. Trash racks shall be provided where drainage from open areas enters storm drain or cross culverts. **HYD-12** Storm water treatment under the NPDES Permit and the future TMDL requirements shall include the construction of treatment BMPs. **HYD-13** Treatment BMPs appropriate for on-site use shall include infiltration trenches and basins, swales, inlet filtration, and/or water quality basins. **HYD-14** All storm water runoff shall be treated before leaving the site to reduce pollutants in Big Bear Lake.	
Infiltration Trenches and Basins	**HYD-15** Infiltration trenches and/or basins shall be used on site to meet potential future TMDLs for noxious aquatic plants and nutrients. Infiltration trenches and basins treat storm water runoff through filtration. A typical infiltration trench is essentially an excavated trench that is lined with filter fabric and backfilled with stones. Depth of the infiltration trench shall range from three to eight feet and shall be located in areas with permeable soils, and water table and bedrock depth situated well below the bottom of the trench. Trenches shall not be used to trap coarse sediments since large sediment would likely clog the trench. Grass buffers may be installed to capture sediment before it enters the trench to minimize clogging. Infiltration basins shall be used for drainage areas between 5 and 50 acres. Infiltration basins shall be either in-line or offline, and may treat different volumes such as the water quality volume or the 2-year or 10-year storm.	Less than significant impact
Swales	**HYD-16** The Proposed Alternative Project shall implement either vegetative swales, enhanced vegetated swales utilizing check dams and wide depressions, a series of small detention facilities designed similarly to a dry detention basin, or a combination of these treatment methods into a treatment train (series of Structural BMPs). The Water Quality Management Plan shall address treatment for the Proposed Alternative Project to assure that runoff from the site is treated to the "maximum extent practicable." The swales shall be treated as water quality features and shall be maintained differently than grass areas. Specifically, pesticides, herbicide, and fertilizers, which may be used on the grass areas, shall not be used in	Less than significant impact

Table ES-3 (cont.): Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
	the vegetation swales.	
Filtration	**HYD- 17** Filtration shall be implemented as a treatment method and shall use drop-in infiltration devices or inline devices. Drop-infiltration devices at all curb inlets within the internal parking lots shall be implemented to provide potential pollutant removal. Existing examples of these filtration devices include the Drain Pac Storm Drain Inserts and Fossil Filters. These types of devices are efficient at removing oil and grease, debris, and suspended solids from treated waters. Some of these devices have also exhibited high efficiencies at removing heavy metals and other pollutants. Inline devices suggested for use on-site include the Continuous Deflection Separator (CDS unit). Once the runoff has entered the storm drain, an in-line diversion would direct the treatment flow to a CDS unit. The CDS unit is a non-blocking, non-mechanical screening system, which would provide a second line of defense for solids removal. Adsorption materials can be added within the CDS unit to aid in the removal of oil and grease. The treated flow would then exit the CDS unit and continue downstream. Monitoring of filtration devices shall be conducted. The use of street sweeps on the parking lots and streets shall aid in reducing the amounts of sediment and debris that flow through the devices. This would extend the effectiveness of the devices during a storm event and would lower the frequency of required maintenance. The devices shall be checked and cleaned, if necessary, once a month during the rainy season, following any precipitation and at the end of the dry season prior to the first precipitation event of the rainy season. Consideration shall be given to using these filtration units in other areas besides the parking lot inlets. Another potential location is at the downstream end of the tributary pipes that feed the discharge point. Siting these units at a downstream point would allow for the treatment of a greater amount of runoff.	Less than significant impact
Jurisdictional Waters	**HYD-18** The Developer shall comply with any requirements of the U.S. Army Corps of Engineers (ACOE) and the California Department of Fish and Game (**CDFG)** regarding water quality and drainage. **HYD- 19** A well located on the site of the Proposed Alternative Project, if not used as a water supply well or a monitoring well, shall be capped and taken out of service in accordance with accepted civil engineering standards.	Less than significant impact

Table ES-3 (cont.): Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
Section 4.5 – Land Use		
	Based on the project design and mitigation measures listed in other sections of the EIR, the impacts due to the proposed zone change and GPA are considered less than significant. Furthermore, mitigation measures related to land use, such as noise, traffic, and aesthetics have been incorporated into the other sections of the Revised and Recirculated Draft EIR, as appropriate. These measures further reduce any potential land use impacts, and no additional mitigation is recommended for land use impacts.	No significant impacts
Section 4.6 - Noise		
Construction Activities	**NOI-1** Construction contractors shall be required to ensure that construction equipment is well tuned and maintained according to the manufacturer's specifications, and that the equipment's standard noise reduction devices are in good working order. (MM5.7-1b, modified.) **NOI-2** Consistent with the County of San Bernardino Development Code Section 87.0901, construction activities shall be limited as follows (MM 5.7-1a modified): For general construction activities, the operation of construction equipment and outdoor construction or repair work shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Saturday. **NOI-3** Construction equipment noise shall be minimized during project construction by muffling and shielding intakes and exhaust on construction equipment (per the manufacturers' specifications) and by shrouding or shielding impact tools. All equipment shall have sound-control devices no less effective than those provided by the manufacturer. (MM5.7-1c, modified.) **NOI-4** Construction activities contractors shall locate fixed construction equipment (such as compressors and generators) and construction staging areas as far as possible from adjacent residences. Activities within these staging areas shall conform to the time limitations established in Mitigation Measure NOI-2. (MM5.7-1d, modified.)	Less than significant impact
Section 4.7 – Public Services		
Public Services	The following mitigation measures identified for the Original Proposed Project are incorporated into the Proposed Alternative Project, with revisions as appropriate:	Less than significant impact

Table ES-3 (cont.): Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
	Fire Protection **PS-1** The fire flow requirement shall be 1750 gpm @ 2 hours based on homes in the range of 3,600 to 4,800 square feet, and 2,000 gpm @ 2 hours for homes greater than 4,800 square feet. (MM 5.3-1a.) **PS-2** All residences less than 5,000 square feet shall be subject to the standard fire sprinkler requirement (NFPA 13D). Homes above 5,000 square feet shall be subject to the NFPA13R sprinkler requirement. (MM 5.3-1b, as modified.) **PS-3** A Fuels Management Plan, with specifications, shall be prepared and subject to approval by the County of San Bernardino Fire Department and San Bernardino National Forest Service. The Fuels Management Plan shall implement the fire safety requirements of the FS1 Fire Safety Overlay District, including a 100-foot minimum setback requirement from the National Forest. The fuel modification zone shall be located entirely within the project boundaries. The minimum fuel modification zone requirements may be greater in steeper areas (up to 300 feet), as determined by the Fire Department. (MM 5.3-1c, as modified.) **PS-4** A Homeowner's Association shall be established to implement the Fuels Management Plan. The Fuels Management Plan shall specify any professional assistance, if necessary, to implement the action portion of the plan. The Plan shall determine if a Registered Professional Forrester is necessary for professional guidance to implement the Plan. The HOA is to be responsible for fuel modification in common areas. (MM 5.3-1e, as modified.) ***Police Protection*** No mitigation measures are recommended. ***Schools*** No mitigation measures are recommended. ***Libraries*** No mitigation measures are recommended.	
Section 4.8 - Traffic		
Traffic	**T-1** Project Design Features recommended in the TIA shall be incorporated into the project design. These include: • Construction of North Shore Drive at its ultimate half-section width as a Mountain Major highway from Canyon Drive to the Easterly project boundary.	Less than significant impact

Table ES-3 (cont.): Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
	• Installation of a stop sign control at Driveway #1 and Driveway #2. • Construction of an Eastbound Left Turn Lane at Driveway 1/North Shore Drive and Driveway 2/ North Shore Drive for 2030 Buildout Conditions. • Construction of a 2nd Eastbound Through Lane at Driveway /North Shore Drive and Driveway 2/North Shore Drive for 2030 Buildout Conditions. **T-2** The eastbound left turn lanes at both project access points will be constructed at opening year at 100% cost to the Applicant. The Applicant shall pay fair share costs of the construction of the eastbound through lanes at both project access points for the horizon year conditions. The developer shall pay the fair share cost of $48,921 toward the off-site traffic improvements recommended in Appendix G of the San Bernardino Congestion Management Program, 2003 Update.	
Section 4.9 - Utilities		
Water	The following new mitigation measures identified for the Proposed Alternative Project supersede those identified for the Original Proposed Project. ***Water*** **U-1a** The Moon Camp Home Owners Association shall create a "conservation guidelines" booklet that outlines the following measures: • All indoor water fixtures shall be low flow / low flush. • Landscape shall not be irrigated between the hours of 9:00 a.m. and 6:00 p.m. • Residences, buildings, and premises shall be limited to watering landscaping every other day. • Water from landscape irrigation shall not be allowed to run off into streets or other paved areas. • Water leaks are not permitted and must be repaired as soon as practicable. • Sidewalks, paved driveways, and parkways shall not be washed off with hoses, except as required for sanitary purposes. • Washing non-commercial vehicles (cars, boats RVs) is permitted; however, it shall only be permitted with an automatic shut-off nozzle on a hose, or with a bucket. • Turf landscaping shall be limited to 500 square feet on a parcel or lot unless the water purveyor's regulations allow additional turf area.	Less than significant impact

Table ES-3 (cont.): Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
	• Turf irrigation shall include an automatic controller that incorporates evapo-transpiration and rain shutoff features. • Sprinklers are only allowed on turf. All other landscape plantings must be irrigated with efficient, low water use devices, such as, drip systems or bubblers. • All outdoor irrigation systems shall be shut off and winterized between November 1st and April 1st of each year. • A model landscaping and irrigation guide shall be prepared for the tract and required by homeowner association rules. The guide shall identify the following conservation measures: Landscaping shall include a plant palate that emphasizes Xeriscape, native plants and cultivars that are suitable for the mountain climate. Plant materials shall be low water consuming and fire resistant. Irrigation shall limit aerial spray methods and shall emphasize drip and bubbler type emitters. The landscaping guidelines shall be reviewed and approved by the Land Use Services Department. • The Project shall comply with the local water agency's "Model Landscape and Irrigation" ordinance. **U-1b** Pumping and extraction of groundwater shall be limited to 9 acre-feet per year for Well FP-2, 0 acre-feet per year for Well FP-3 and 5 acre-feet per year for Well FP-4. If the water purveyor desires to extract groundwater from Well FP-2 in excess of 9 acre-feet per year, the purveyor shall conduct an independent environmental analysis to identify and consider potential impacts at that time. **U-1c** The grant deeds transferring ownership of Wells FP-2, FP-3 and FP-4 shall include the pumping and extraction limitations included in Mitigation Measure U-1b. The grant deeds shall also state that the water purveyor, on January 1st of each year, shall report the amount of the prior year's annual groundwater production from Wells FP-2, FP-3 and FP-4 to the County Land Use Services Department and the County Health Department.	
Wastewater	The following measures identified for the Original Proposed Project are incorporated into the Proposed Alternative Project, with revisions as appropriate: **U-2** Prior to issuance of building permits, the Applicant shall fund all on-site and off-site sewer improvements required to support development of the Project site. Such improvements shall be to the satisfaction of the County Service Area (CSA) 53B.	Less than significant impact.

Table ES-3 (cont.): Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
	U-3 Prior to issuance of building permits, the Applicant shall provide evidence to the County of San Bernardino that the BBARWA has sufficient transmission and treatment plant capacity to accept sewage flows from the Project site. ***Solid Waste*** No mitigation measures are recommended ***Natural Gas*** No mitigation measures are recommended ***Electricity*** No mitigation measures are recommended	
Mitigation measures for the following issues that were addressed in the 2005 Final EIR for the Original Proposed Project would also apply to the Proposed Alternative Project. Several of these mitigation measures have been revised based on comments received on the project.		
Cultural Resources		
Archaeological/Historical Resources	**5.9-1** Project-related grading, grubbing, trenching, excavations, and/or other earth-moving activities in the project area shall be monitored by a qualified archaeologist. In the event that a material of potential cultural significance is uncovered during such activities on the project site, all earth-moving activities in the project area shall cease and the archeologist shall evaluate the quality and significance of the material. Earth-moving activities shall not continue in the area where a material of potential cultural significance is uncovered until resources have been completely removed by the archaeologist and recorded as appropriate.	Less than significant impact.
Paleontological Resources	**5.9-2a** Grading shall be monitored during excavation in areas identified as likely to contain paleontologic resources by a qualified paleontological monitor. Monitoring shall be accomplished for any undisturbed subsurface older alluvium, which might be present in the subsurface. The monitor shall be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediments which are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor must be empowered to temporarily halt or divert grading equipment to allow for removal of abundant or large specimens. **5.9-2b** Recovered specimens shall be prepared to a point of identification and	Less than significant impact.

Table ES-3 (cont.): Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
	permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. **5.9-2c** Identification and curation of specimens into a museum repository with permanent retrievable storage shall occur for paleontological resources. **5.9-2d** A report of findings shall be prepared with an appended itemized inventory of specimens. The report shall include pertinent discussion of the significance of all recovered resources where appropriate. The report and inventory when submitted to the appropriate Lead Agency, shall signify completion of the program to mitigate impacts to paleontologic resources.	
Burial Sites	**5.9-3** In the event human remains are discovered during grading/ construction activities, work shall cease in the immediate area of the discovery and the Project Applicant shall comply with the requirements and procedures set forth in Section 5097.98 of the Public Resources Code, including notification of the County Coroner, notification of the Native American Heritage Commission, and consultation with the individual identified by the Native American Heritage Commission to be the "most likely descendent."	Less than significant impact.
Geology and Soils		
Slope Stability	**GS-1** The stability of south facing cut slopes shall be analyzed as part of the design-level geotechnical investigation. Utilizing 2:1 buttressed slopes using on-site native soil materials, or constructing geotextile-reinforced soil buttresses for planned unstable cut slopes are typical engineering designs for stabilizing slopes. Either of these methods, or other methods, must be approved by the San Bernardino County Department of Building and Safety. .(MM 5.10-1 of the 2005 Final EIR was modified in response to comments on the 2005 Draft EIR.)	Less than significant impact.
Soil Erosion	**GS-2a** Due to the potential for erosion associated with younger alluvial deposits within the two major on-site stream channels, increased surface drainage quantities associated with development on-site shall be directed away from the stream channels. (MM5.10-2a of the 2005 Final EIR.) **GS2b** Prior to the issuance of Grading Permits, the Project Applicant shall prepare a Soil Erosion and Sedimentation Plan for submittal and approval by the County Building and Safety Department. (MM 5.10-2b of the 2005 Final EIR.)	Less than significant impact.
Ground Shaking	**GS-3** Engineering design for all structures and roadways shall be based on the current California Uniform Building Code at the time of project development. Construction plans shall be in accordance with seismic design standards set forth by	Less than significant impact.

Table ES-3 (cont.): Executive Summary Matrix

Impacts	Mitigation Measures	Level of Significance After Mitigation
	the County's Development Code and Uniform Building Code. (MM 5.10-3 of the 2005 Final EIR.)	
Seiche	**GS-4** Residential structures shall be located in areas which provide a minimum of five feet of freeboard above the high water line for any structures. (MM 5.10-4 of the 2005 Final EIR.)	Less than significant impact.
Expansive Soils	**GS-5** Prior to grading permit issuance, a quantitative geotechnical analysis and design-level geotechnical engineering report shall be required and submitted to the County of San Bernardino Department of Building and Safety for their approval. (MM 5.10-5 of the 2005 Final EIR has been modified in response to comments on the 2005 Final EIR.)	Less than significant impact.
Recreation		
Expansion and/or Construction of Recreational Facilities	No mitigation measures are recommended	
Public Access	**R-1** The proposed project shall be conditioned to provide the right of way to allow future construction of a pedal path along the south side of North Shore Drive, prior to map recordation. The right-of-way is included in the 66-foot offer of dedication included on the Site Plan. (MM 5.2-2 of the 2005 Final EIR has been modified in response to public comments to provide access.)	Less than significant impact.

SECTION 1: INTRODUCTION

1.1 - Purpose of the EIR

The County of San Bernardino is the Lead Agency under the California Environmental Quality Act (CEQA) and is responsible for preparing the Environmental Impact Report (EIR) for the Moon Camp Residential Subdivision, Tentative Tract No. 16136 Project (State Clearinghouse No. 2002021105). This EIR has been prepared in conformance with CEQA (California Public Resources Code Section 21000 et. seq.), the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et. seq.), and the rules, regulations, and procedures for implementation of CEQA, as adopted by the County of San Bernardino. The principal CEQA Guidelines sections governing content of this document are Sections 15120 through 15132 (Content of an EIR), Section 15161 (Project EIR), and Section 15088.5 (Recirculation of an EIR Prior to Certification).

The County of San Bernardino (County) has prepared this Revised and Recirculated Draft EIR to provide responsible and trustee agencies, interested parties, and the public with information about the potential environmental effects associated with the Revised Moon Camp Residential Subdivision Project (Proposed Alternative Project) on approximately 62.43 acres located in the Community of Fawnskin in San Bernardino County, California. The revised tract map shows 50 numbered lots and seven lettered lots for Open Space/Conservation, a parking lot and boat ramp for the proposed 55-slip marina, three water well sites, and a potential reservoir site. The Fawnskin Community is located in the San Bernardino Mountains along the north shore of Big Bear Lake.

As described in the CEQA Guidelines Section 15121(s), an EIR is a public information document that assesses potential environmental impacts of a proposed project and identifies mitigation measures and alternatives to the project that could reduce or avoid adverse impacts. A Final EIR evaluating the original Moon Camp 92-lot residential subdivision (Original Proposed Project) was completed in December 2005, in compliance with CEQA (Public Resources Code §§21000 et seq.), and the CEQA Guidelines (California Code of Regulations (CCR), Title 14, §§15000 et seq.).

Subsequent to the completion of the 2005 Final EIR, and in response to public comments received on the document, the Applicant revised the project. As discussed in detail below, the Applicant revised numerous aspects of the project, including reducing the proposed density by 46 percent, increasing the minimum lot size to one-half acre, eliminating development south of State Route 38 (SR-38) along the shore of Big Bear Lake, including neighborhood access to the lakefront, eliminating the realignment of SR-38, preserving 5.73 acres of open space areas to conserve valuable biological habitat, purchasing/conserving 10 acres of offsite Pebble Plain, and reducing the size of and relocating the Marina.

As discussed in detail in this Revised and Re-circulated Draft EIR, the Applicant has proposed an alternative (i.e.,Proposed Alternative Project) to the original project that substantially reduces and

avoids (in some cases) the significant environmental impacts that were identified in the 2005 Final EIR. Although the Proposed Alternative Project is environmentally superior to the Original Proposed Project analyzed in the 2005 Final EIR, due to the scope of the project revisions and alterations, the County, as CEQA Lead Agency, has decided to prepare this Revised and Recirculated Draft EIR to fully disclose and analyze the potential environmental impacts of this alternative. Additionally, recirculation of the EIR will further the basic purpose of CEQA to inform decision makers and the public about the potential significant environmental effects of proposed activities.

This Revised and Recirculated Draft EIR evaluates the potential environmental effects of the Proposed Alternative Project to the degree of specificity appropriate to the current proposed actions, as required by Section 15146 of the CEQA Guidelines. The analysis considers the actions associated with the Proposed Alternative Project, to determine the short-term and long-term effects of its implementation. This EIR discusses both the direct and indirect impacts of the Proposed Alternative Project, as well as the cumulative impacts associated with other past, present, and reasonably foreseeable future projects. The severity of these impacts are compared to those identified for the Original Proposed Project (92 lots) that was evaluated in the 2005 Final EIR. This EIR also provides a comparison of the Proposed Alternative Project to the Original Proposed Project and the alternatives evaluated in the 2005 Final EIR.

CEQA requires the preparation of an objective, full disclosure document to inform agency decision makers and the general public of the direct and indirect environmental effects of a proposed action; provide mitigation measures to significantly reduce or eliminate significant adverse effects; and identify and evaluate reasonable alternatives that could avoid or substantially lessen one or more of such effects to the proposed project. The subject of this Revised and Recirculated Draft EIR is such an alternative project.

1.2 - Compliance with CEQA

For the convenience of the EIR reviewer, the entire 2005 Final EIR, including technical appendices, is included in this Revised and Recirculated Draft EIR on a CD at the back of the document. References are made throughout this document to that previous document, which can be viewed on the attached CD.

Like the 2005 Final EIR, this Revised and Recirculated Draft EIR is subject to a 45-day review period by responsible and trustee agencies and interested parties. In accordance with the provision of Sections 15085(a) and 15087(a)(1) of the CEQA Guidelines, as amended, the County of San Bernardino, serving as the Lead Agency, will: 1) publish a notice of availability of a Draft Re-circulated EIR in newspapers of local and general circulation, respectively; and, 2) will prepare and transmit a Notice of Completion (NOC) to the State Clearinghouse. (Proof of publication is available at the offices of the Lead Agency.)

Any public agency or members of the public desiring to comment on the Revised and Recirculated Draft EIR must submit their comments in writing to the individual identified herein prior to the end of the public review period. Upon the close of the public review period, the Lead Agency will then proceed to evaluate and prepare responses to all relevant comments received from both citizens and public agencies during the public review period.

Comments on the Revised and Recirculated Draft EIR should be addressed to the following:

County of San Bernardino
Land Use Services Department
385 North Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0182
Attention: Matt Slowik, Senior Planner

The 2010 Final EIR will consist of the 2005 Final EIR, the 2010 Revised and Recirculated Draft EIR, comments on and responses to the 2010 Revised and Recirculated Draft EIR, and the Mitigation Monitoring and Reporting Program (MMRP). After the Final EIR is completed and at least 10 days prior to action, a copy of the specific response to comments made by public agencies on this Revised and Recirculated Draft EIR will be provided to the respective agency.

1.3 - EIR Scoping Process

In compliance with the CEQA Guidelines, the County of San Bernardino has taken steps to maximize opportunities to participate in the environmental process. During the preparation of the 2004 Draft EIR, an effort was made to contact various federal, State, regional, and local government agencies and other interested parties to solicit comments and inform the public of the proposed project. This included the distribution of an Initial Study and Notice of Preparation (NOP), publication and posting of the NOP, and a Public Scoping Meeting that was held on March 2, 2002.

1.3.1 - Initial Study

In accordance with Section 15063(a) of the CEQA Guidelines, as amended, the County undertook the preparation of an Initial Study. The Initial Study determined that a number of environmental issue areas may be impacted by the construction and build-out of the project and that the 2004 Draft EIR should address the project's potentially significant impacts on a variety of environmental issue areas. These issue areas were addressed in Section 5.0, Description of Environmental Setting, Impacts and Mitigation Measures, of the 2005 Final EIR.

Based on the Initial Study, no impacts upon agricultural resources or mineral resources were anticipated to result from the proposed development. As a result, these issues were addressed in Section 10.0, Effects Found Not to be Significant, of the 2004 Draft EIR.

1.3.2 - Notice of Preparation

Pursuant to the provision of Section 15082 of the CEQA Guidelines, as amended, the County of San Bernardino circulated a NOP via newspaper publication and local posting to public agencies, special districts, and members of the public requesting such notice, for a 30-day period commencing February 21, 2002, and ending March 22, 2002. The purpose of the NOP was to formally convey that the County was preparing a Draft EIR for the Moon Camp Tentative Tract Map No. 16136 and General Plan Land Use Amendment, and that as Lead Agency, was soliciting input regarding the scope and content of the environmental information to be included in the EIR. The Initial Study was circulated with the NOP. The NOP, Initial Study, and comments received in response to the NOP are provided in Appendices 15.1 and 15.2 of the 2004 Draft EIR.

1.3.3 - Early Consultation (Scoping)

During the NOP circulation period, the County of San Bernardino advertised a public scoping meeting. The meeting was held on March 2, 2002, at the North Shore Elementary School at Big Bear Lake and was intended to facilitate public input. The meeting was held with the specific intent of affording interested individuals/groups and public agencies and others a forum in which to orally present input directly to the Lead Agency in an effort to assist in further refining the intended scope and focus of the Project EIR as described in the NOP and Initial Study.

NOP and Scoping Results

The specific environmental concerns raised by those who commented and responded to the NOP for the project were enumerated in Section 1.0, Introduction, of the 2005 Final EIR. The location within the document where these comments were addressed was also identified. The NOP responses, and written comments received at the meeting are contained in Appendix 15.2 of the 2005 Final EIR.

1.3.4 - 2005 Final EIR Findings of Significant Impacts

The 2005 Final EIR focused primarily on changes in the environment that would result from the proposed 92-lot residential subdivision, 100-slip marina, related infrastructure, and the realignment of SR-38. The EIR identified potential impacts that could result from the construction and operation of the Original Proposed Project and provided measures to mitigate potential significant impacts. Those impacts that would remain significant and unavoidable after implementation of all feasible mitigation measures were also identified. They are as follows:

Aesthetics/Light and Glare

Significant and unavoidable impacts related to Aesthetics/Light and Glare were identified for viewshed alterations involving existing residents to the north, east and west of the project site. Additionally, significant and unavoidable impacts were identified for views from SR-38, a scenic highway, to the south and from the south shore of Big Bear Lake.

Air Quality

Air quality impacts that would remain significant and unavoidable following mitigation were the following:

- **Construction Activities:** Reactive Organic Gases (ROG) and Nitrogen Oxides (NO_x) emissions during site preparation and construction from equipment and vehicles would be significant in the short-term; and
- **Project Operations:** Long-term use of the project site would result in an overall increase in the local and regional pollutant load due to direct impacts from vehicle emissions, and indirect impacts from electricity and natural gas consumption. Combined mobile and area source emissions would exceed South Coast Air Quality Management District (SCAQMD) thresholds of ROG, carbon monoxide (CO) and 10 micron or less particulate matter (PM_{10}).

Biological Resources

Project implementation would affect species identified as special status. Implementation of recommended mitigation measures would reduce impacts to less than significant levels with the exception of the bald eagle. Impacts to this species were considered significant and unavoidable due to short-term construction noise and long-term residential noise, as well as the removal of potential perch trees.

Hydrology and Drainage

Due to inconclusive testing of potential overdraft conditions for the groundwater basin associated with the North Shore Hydrologic Subunit, project and cumulative impacts were considered significant and unavoidable.

Public Services and Utilities

Due to the inability of water providers to confirm service to the project, the impacts of the Original Proposed Project as well as cumulative impacts on public services and utilities were considered to be significant and unavoidable. This conclusion was further supported by the significant and unavoidable conclusion cited in Section 5.11, Hydrology and Drainage, due to inconclusive testing of potential overdraft conditions for the groundwater basin associated with the North Shore Hydrologic Subunit.

Revised Project Description

The findings of the 2005 Final EIR indicated that there would be a number of project-related impacts that remained significant and unavoidable. Subsequent to the distribution of the 2005 Final EIR, and partially in response to public comments received on the document, the Applicant made the decision to look at additional alternatives that would reduce the impacts that remained significant and unavoidable and to address other concerns raised in comments received on the 2004 Draft EIR. Table 1-1 of this Revised and Recirculated Draft EIR shows a brief comparison between the Original Proposed Project and the Proposed Alternative Project. Please refer to Section 2, Project Description, for a complete discussion.

Table 1-1: Comparison between the Original Proposed Project and Proposed Alternative Project

	Original Proposed Project	Proposed Alternative Project	Change
Site Size	62.43 acres	62.43 acres	No change
Proposed General Plan Designation*	BV/RS-1 (residential-minimum 7,200 sf lots)	BV/RS-20M (residential-minimum 20,000 sf lots)	Approx. 6 du/ac to less than 2 du/ac
Number of Lots	95	57	- 38
Residential Lots	92	50	- 42
Lettered Lots	3	7	+ 4
	Lot A – proposed private street designed to provide access to the southernmost lots (lakefront sites)	Lot A – 4.91-acre Open Space/Conservation (OS/C) easement to preserve Pebble Plain habitat	4.91 acres of Open Space for habitat conservation
	Lot B – a 1.4-acre strip of land between State Route 38 and the private street south of the highway	Lot B – 0.82-acre/891 lineal feet strip of land to remain OS/C between State Route 38 and the lakefront for open space and aesthetics	0.82 acre / 891 lineal feet of Open Space for neighborhood access and preservation of lake views
	Lot C – a gated entrance, south of State Route 38, a parking lot and access to the marina	Lot C – 2.90-acre strip of land to be used as an HOA parking lot and boat launch and open space	Similar size of area and proposed uses
		Lot D, E and F – well sites	
		Lot G – reservoir site	Potential reservoir site
Common Areas	Common areas within lettered lots would be maintained by a homeowner's association	Common areas within lettered lots would be maintained by a homeowner's association	No change
Marina/Boat Dock	103 boat slips on west side of the site	55 boat slips on the east side of the site	- 48 and relocation
Lakefront Lots	31 lakefront lots	No lakefront lots	- 31 lakefront lots
State Route 38	Realignment of State Route 38 to provide a straighter alignment and to provided lakefront residential lots	No change in the alignment of State Route 38	No realignment
Development Scenario	Lots would be sold individually and custom homes would be constructed by the individual property owners	Lots would be sold individually and custom homes would be constructed by the individual property owners	No change

* Current General Plan Designation is BV/RL-40 - Bear Valley Community Plan, Rural Living, minimum 40-acre residential lot size.

1.3.5 - 2007 Public Meeting on the Revised Project Description

Due to the amount of time between the public review of the 2004 Draft EIR and the substantial revisions to the Tentative Tract Map, the County provided an opportunity for the public to review the revised plans and provide comment on the Proposed Alternative Project. The forum was a local community meeting held on March 31, 2007. Prior to the meeting, a Notice of Community Meeting was published in the local newspapers and mailed to Responsible Agencies, nearby homeowners, and other interested parties.

The Community Meeting was held at 10:00 a.m. at North Shore Elementary School, located at 765 North Stanfield Cutoff, Big Bear Lake, approximately 2 miles from the project site. In addition to providing comments at the meeting, residents were given an additional two weeks to provide comments, in writing, to the County. Comments received at this meeting are enumerated within each section of the Revised and Recirculated Draft EIR. With this information, the County determined the scope of this Revised and Recirculated Draft EIR.

1.3.6 - Focus of the Revised and Re-circulated Draft EIR

Based on the comment letters received on the 2004 Draft EIR, the findings of the 2005 Final EIR and the applicants revised proposed project, the County determined that a Revised and Re-circulated Draft EIR must be prepared that would accomplish the following:

1. Conduct technical studies for the Proposed Alternative Project to update existing studies, particularly focused surveys for sensitive species and habitat; and water supply;
2. Evaluate the Proposed Alternative Project against the findings of the 2005 Final EIR for those impacts that remained significant and unavoidable impacts after mitigation measures have been implemented; and
3. Evaluate the Proposed Alternative Project in relation to the original proposed project and alternatives considered in the 2005 Final EIR.

The Revised and Recirculated Draft EIR focuses on the Proposed Alternative Project in light of the findings of the 2005 Final EIR regarding environmental issues where impacts remained significant and unavoidable, and in response to comments received at the 2007 public meeting. These are as follows:

1. **Aesthetics** - views of the site from adjacent residential uses and the state highway, and from the lake.
2. **Air Quality** - update air quality analysis to include consistency with 2007 Air Quality Management Plan (AQMP) and to address global climate change.
3. **Biological Resources** - conduct new surveys for sensitive species and to assess the pebble plain habitat on-site.

4. **Hydrology and Water Quality** - address potential water quality impacts to Big Bear Lake from runoff from the site.
5. **Land Use and Planning** - evaluate the Proposed Alternative Project using the 2007 General Plan and Development Code.
6. **Noise** - address construction noise and long-term residential noise from the project site.
7. **Public Services and Utilities** - address emergency evacuation of the site, provide an analysis of water supply and wastewater treatment.
8. **Traffic and Circulation** - update the traffic study to address revisions to the project's circulation plan and to capture the most recent cumulative projects in the vicinity.
9. **Cumulative Impacts** - evaluate potential environmental effects of the Proposed Alternative Project, in conjunction with other proposed or recently approved projects in the vicinity, that together could result in significant and unavoidable cumulative impacts.
10. **Alternatives** - evaluate the Proposed Alternative Project, comparing the potential environmental effects to the Original Proposed Project and other alternatives identified in the 2005 Final EIR.

This Revised and Recirculated Draft EIR does not include an additional evaluation of the impacts of the Proposed Alternative Project in the areas of Recreation, Cultural Resources and Geology and Soils. The 2005 Final EIR concluded that the Original Proposed Project analyzed therein would not result in any potentially significant impacts with regard to those specific environmental areas. Considering the Proposed Alternative Project represents a development that is less intense, compared to the Original Proposed Project analyzed in the 2005 Final EIR, the findings made in that document are adequate and show that the revised Proposed Alternative Project would similarly have less than significant impacts

1.4 - Authority under CEQA

CEQA Section 21002.1(a) states that "the purpose of an EIR is to identify the significant effects of a project on the environment, to identify alternatives to the Project, and to indicate the manner in which such significant effects can be mitigated or avoided."

This EIR does not express County policy about the desirability of the proposed project, but is an informational document to be used by decision makers, public agencies, and the general public in their review of the requested entitlements to develop the project. During the development review process, the County, as Lead Agency, must consider implementation of all feasible mitigation measures and alternatives developed to substantially lessen anticipated environmental impacts of the project. To that end, the Proposed Alternative Project represents an Alternative to the Original Proposed Project and should be reviewed within that context.

CEQA Guidelines Section 15088.5 discusses the requirements for the recirculation of an EIR prior to certification. Under subsection (a), "a lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification." After reviewing the proposed revisions to the Moon Camp residential subdivision project, the County of San Bernardino determined that these revisions represent a new Alternative to the Original Proposed Project and that these revisions constituted significant new information that should be made public.

As indicated in Section 1.1.2, above, the Proposed Alternative Project analyzed in this Revised and Recirculated Draft EIR substantially differs from the Original Proposed Project that was analyzed in the 2005 Final EIR. The main revisions to the project are: (1) revision of Tentative Tract Map 16136 to provide for 50 residential lots instead of 92 residential lots; (2) elimination of the realignment of SR-38; (3) elimination of residential development south of SR-38; (4) creation of open space and neighborhood lakefront access areas; (5) relocation and reduction of the size of the Marina, and (6) increasing the minimum lot size from 7,200 square feet to 20,000 square feet.

Although the revisions significantly reduce the scope and intensity of development, and as discussed in detail in this Revised and Recirculated Draft EIR, significantly reduce and/or eliminate most of the significant environmental impacts identified in the 2005 Final EIR, the County has nevertheless determined that the identified project revisions constitutes significant new information, pursuant to CEQA Guidelines, Section 15088.5*,* requiring recirculation of the Draft EIR.

Therefore, in accordance with CEQA Guidelines Section 15088.5(a), the County has recirculated the Draft EIR, as revised. CEQA Guidelines Section 15088.5(c) states that, "if the revision is limited to a few chapters or portions of the EIR, the lead agency need only recirculate the chapters or portions that have been modified." Even though the affected chapters are identified in Section 1.3 above, San Bernardino County nevertheless is recirculating the entire EIR.

This Revised and Recirculated Draft EIR was prepared in compliance with the CEQA of 1970 (Public Resources Code §§ 21000 et seq.), and the CEQA Guidelines (California Code of Regulations (CCR), Title 14, §§15000 et seq.). As described in the CEQA Guidelines Section 15121(a), an EIR is a public information document that assesses potential environmental impacts of a proposed project and identifies mitigation measures and alternatives to the project that could reduce or avoid adverse environmental impacts. CEQA requires that state and local government agencies consider the environmental consequences of projects over which they have discretionary authority. It is not the purpose of the EIR to recommend approval or denial of a project. Rather, an EIR serves to provide full disclosure of potential environmental impacts of a proposed project for review and consideration by the Lead Agency.

1.5 - Determination of the Lead Agency and Responsible Agencies

CEQA requires that the agency with the broadest land use permitting authority over a private project should act as the Lead Agency in processing the EIR. The Moon Camp residential development project Tentative Tract Map and General Plan Amendment is proposed outside of any city boundaries, within the boundaries of the San Bernardino County; therefore, the County is the most appropriate authority to act as lead agency for this project. Additionally, other agencies may have authority over resources that may be affected by the project, or may be required to issue permits or give other input on implementation of the project. These are referred to as "responsible agencies" and "trustee agencies" and include the following:

- Big Bear Municipal Water District - A Dock System and License Agreement, Yacht Club Dock License, and/or a shore alteration permit can be obtained at their discretion.
- California Department of Fish and Game (CDFG) - 1602 Streambed Alteration Agreement.
- California Division of Forestry - Timber Harvest Plan approval.
- California State Water Resources Control Board -- General Storm Water Permit for Construction and Storm Water Pollution Prevention Plan.
- California Regional Water Quality Control Board (RWQCB) - Clean Water Act Section 401 Permit.
- California Department of Transportation - Project Study Report (PSR) and Traffic Impact Study (TIS) for SR-38 Encroachment Permit.
- City of Big Bear Lake, Department of Water and Power, or the County of San Bernardino Special Districts Department (CSA 53C) - water service permits and approvals.
- County of San Bernardino Special Districts Department (CSA 53B) - sewer service permits and approvals.
- South Coast Air Quality Management Agency – Authority to Construct/Operating Permits.
- U.S. Army Corps of Engineers (USACE) - Clean Water Act Section 404 Permit.
- U.S. Forest Service - Trustee Agency located in the vicinity of the Project Site.
- San Bernardino Associated Governments (SANBAG) - Regional agency.
- Southern California Association of Governments (SCAG) - Regional agency.

1.6 - Organization of the EIR

The Revised and Recirculated Draft EIR is organized as follows, and can be cross-referenced with information presented below.

Executive Summary: This revised section presents a summary of the proposed revisions to the Project Description for the Moon Camp Residential Development Project, which constitutes the Proposed Alternative Project to the Original Proposed Project, includes a table that summarizes potential environmental impacts associated with the Proposed Alternative Project, and identifies mitigation measures for any new impacts identified. It lists all mitigation measures recommended to reduce potentially significant environmental impacts associated with the Proposed Alternative Project.

Section 1 - Introduction: This revised section describes the purpose and organization of the EIR and how CEQA allows for the recirculation of a revised Draft EIR prior to certification.

Section 2 - Project Description: This revised section provides a detailed description of the revisions the Applicant has proposed to the design and density of the Moon Camp Residential Development Project.

Section 3 - Environmental Setting: This revised section outlines the existing environmental conditions of the Project area. This revised section describes the environmental setting for each topical area that must be revisited, evaluates the changes that may result from proposed revisions to the Original Proposed Moon Camp Residential Development Project, and identifies whether any changes may produce significant adverse environmental impacts. This revised section is limited to those issues identified above in Section 1.3.

Section 4 - Impact Analysis: This section explains the organization and evaluation process used in determining the environmental impacts.

Section 5 - Cumulative Impacts: The Cumulative Project List has been updated for this Revised and Recirculated Draft EIR and hence there is a new cumulative analysis for the Proposed Alternative Project.

Section 6 - Other CEQA Analysis: This revised section describes the significant environmental effects and irreversible environmental changes and describes the growth-inducing impacts associated with implementation of the Proposed Alternative Project.

Section 7 - Alternatives to the Proposed Alternative Project: This revised section provides a comparison between the Proposed Alternative Project and the Original Proposed Project and the Alternatives evaluated in the 2005 Final EIR.

Sections 8 and 9 - Report Preparation Sources and References: These revised sections outline the resources used in preparation of the Revised and Recirculated Draft EIR, including reports, organizations and persons consulted, and provide a list of all persons who directly participated in the preparation of the Revised and Recirculated Draft EIR.

Appendices: The Revised and Recirculated Draft EIR includes a compact disk (CD) at the back of the document that contains the 2005 Final EIR and technical studies that were used to prepare the environmental analysis for the proposed project. A second CD includes the technical studies prepared for this Revised and Re-circulated Draft EIR.

1.7 - Incorporation by Reference

Pertinent documents relating to this EIR have been cited in accordance with Section 15148 of the CEQA Guidelines, which encourages "incorporation by reference" as a means of reducing redundancy and length of environmental reports. The following documents, which are available for public review at the County of San Bernardino, are hereby incorporated by reference into this EIR. Information contained within these documents has been utilized for each section of this EIR. A brief synopsis of the scope and content of these documents is provided below:

- **County of San Bernardino General Plan, adopted March 2007.** The County of San Bernardino General Plan is the long-range planning guide for growth and development for the County of San Bernardino. The General Plan has two basic purposes: (1) to identify the goals for the future physical, social and economic development of the County; and (2) to describe and identify policies and actions adopted to attain those goals. It is a comprehensive document that addresses seven mandatory elements/issues in accordance with State law. These elements include Land Use, Housing, Circulation, Conservation, Open Space, Noise and Safety. Other optional issues that affect the County have also been addressed in the Plan. The County General Plan was utilized throughout this EIR as the fundamental planning document governing development on the project site. Background information and policy information from the Plan are cited in several sections of the EIR.

- **County of San Bernardino General Plan EIR, certified March 2007.** The purpose of the General Plan EIR, a Program EIR, is to provide basic analysis of the potentially significant effects on the human and natural environment that may occur during the implementation of the General Plan Update. The General Plan implementation program incorporates mitigation measures. However, project-specific impacts are assessed at the application stage. The General Plan Program EIR provides a fundamental base from which environmental review will occur.

  The most important feature of the General Plan EIR is its thresholds. The thresholds provide a commonly acceptable level for assessing project impacts on the environment. A project which has impacts below the threshold may be reviewed using the Mitigated Negative Declaration (MND) process. Projects which have impacts above the thresholds provide advance information allowing an applicant to submit the necessary information to determine if the impact can be mitigated through conventional means. If an impact cannot be mitigated through accepted practices, then normally, an environmental impact report for that project will be required.

- **County of San Bernardino Development Code, adopted March 2007.** The County Development Code provides the regulations which must be followed by every project within the County's jurisdictional area. Information within the Development Code was utilized in various sections of this EIR, particularly as it relates to the range of permitted uses within the BV/RS-20M designation (Single Residential, minimum 20,000 square foot lots) and for the identification of additional constraints and requirements that govern development.

1.8 - Project Sponsors and Contact Persons

The County of San Bernardino is the lead agency directing the environmental review of the proposed project. Preparers and contributors to this EIR are listed in Section 8, Report Preparation Sources. Key contract persons are as follows:

Project Applicant/Property Owner:	Tim Wood/RCK Properties, P.O. Box 6820 Big Bear Lake, CA 92315
Lead Agency:	County of San Bernardino Land Use Services Department 385 North Arrowhead Avenue, 1st Floor San Bernardino, CA 92415-0182 Phone: 909.387.4147 Mr. Matt Slowik, Senior Planner
Environmental Consultant:	Michael Brandman Associates 340 South Farrell Drive, Suite A-210 Palm Springs, CA 92262 Phone: 760.322.8847 Kerri Mikkelsen Tuttle, Branch Manager

1.9 - Public Review of the Revised/Re-circulated Draft EIR

This document is being recirculated to state, regional, and local agencies and to interested organizations and individuals that may wish to review and comment on the Revised and Recirculated Draft EIR. Publication of this Revised and Re-circulated Draft EIR marks the beginning of a 45-day public review period. Copies of the document are available for review at the following locations:

County of San Bernardino Public Library – Big Bear Lake Branch
41930 Garstin Drive
Big Bear Lake, CA 92315
909.866.5571
Hours: M-T 12-8, W-F 12-6, Sat 9-5, closed Sunday

County of San Bernardino Big Bear Office
477 Summit Boulevard
Big Bear Lake, CA 92315
909.866.1070
Hours: M-F 8-5

County of San Bernardino Land Uses Services Department
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415
909.387.8311
Hours: M-F 8-5
Or online at: www.co.san-bernardino.ca.us/landuseservices.

The County will receive written comments on the Revised and Recirculated Draft EIR during this 45-day public review period. Written comments received in response to the Revised and Recirculated Draft EIR will be addressed in the Final EIR and Responses to Comments. The County's Planning Commission and Board of Supervisors will review the documentation, including the Final EIR, County of San Bernardino staff recommendations, and public testimony, to decide whether to certify the EIR and approve the Proposed Alternative Project.

SECTION 2: PROJECT DESCRIPTION

2.1 - Project Location and Setting

The proposed 62.43-acre Moon Camp project site is located on the north shore of Big Bear Lake, in the unincorporated community of Fawnskin, County of San Bernardino (refer to Exhibit 2-1, Regional Location, and Exhibit 2-2, Local Vicinity). The Big Bear Lake area is primarily a resort community where a major portion (approximately two thirds) of the residences are second homes. The south shore contains commercial and recreational facilities, including ski areas, hotels and restaurants, within the incorporated City of Big Bear Lake. By comparison, the north shore area in the vicinity of the project is less populated and primarily residential, with a small commercial component westerly of the project site.

State Route 38 (SR-38), also known as North Shore Drive, provides access to the project site; the road actually transects the property. The project site is roughly bounded to the north by Flicker Road, to the south by Big Bear Lake, to the east by Polique Canyon Road, and to the west by Canyon Road. In the Township and Range nomenclature system, the project site is described as being located in the northern half of Section 13, Township 2 North, Range 1 West, San Bernardino Baseline and Meridian (SBBM). San Bernardino County parcel numbers for the site include Assessor's Parcel Numbers (APN) numbers 0304-082-04, 0304-091-12, 0304-091-22, and 0304-091-21. According to the legal description, the site includes Tracts 108, 109, 117 and 118, Township 14 South, Range 14 East, and SBBM. The study area is specifically located at coordinates 34.264 degrees latitude and 116.933 degrees longitude.

2.2 - Project Site Characteristics

In addition to SR-38, several dirt trails (generally associated with unauthorized off-road vehicle use) traverse the project site, which is located approximately 1 mile south of the Pacific Crest Trail; a trail that stretches between the US/Mexican border and the US/Canadian border. Site elevations range from approximately 6,744 feet above mean sea level (msl) at the lakeshore to 6,960 feet above msl at the northeast corner of the site. Individual slopes on-site range from 5 percent to 40 percent. Slope orientation is generally from north to south toward the lake, except for three natural ravines on the project site that contain eastern and western slopes. Vegetation and habitat types in the project area include open Jeffery Pine forest (with an average density of 44.4 trees per acre) and unique pebble plains habitat in the western portion, which is a priority for preservation according to the California Natural Diversity Database (CNDDB).

2.2.1 - Existing Land Use

The project site is currently undeveloped and is designated in the County of San Bernardino, Bear Valley Community Plan (BV) as Rural Living with minimum 40-acre lots (BV/RL-40) (refer to Exhibit 2-3, Land Use Designations). The RL-40 land use designation is identified as a "Holding

Zone" within the Bear Valley Community Plan, which states: future development proposals (such as Moon Camp) within the RL-40 designation will be considered based on a demonstrated ability to provide adequate infrastructure and maintain consistency with the goals and policies of the 2006 Community Plan. Table 2-1, Existing Land Use and Land Use Designations, identifies the land use category of the site and surrounding properties, as well as the current land use designations.

Table 2-1: Existing Land Use and Official Land Use Zoning District

Existing Land Use		Official Land Use Zoning District (Bear Valley Community Plan)
Project Site	Vacant	Rural Living (BV/RL-40). This district provides sites for open space and recreational activities, single-family homes on very large parcels and similar and compatible uses. Minimum parcel size is 40 acres; 1 dwelling unit per parcel. This is considered a holding zone designation in the Bear Valley Community Plan, which indicates that future General Plan amendments will be considered where specific development proposals within the RL-40 designation demonstrate an ability to provide adequate infrastructure to serve the development and maintain consistency with the goals and policies of the Bear Valley Community Plan.
North	Residential (N and NW), Forest (N and NE)	Residential (BV/RS). One dwelling unit per 0.25 acre and a minimum lot size of 7,200 square feet. US Forest Service administered land.
South	Big Bear Lake, Residential (SE)	Floodway (FW). Uses permitted at owners risk; minimum parcel size is 10 acres. Single Residential (BV/RS). Four dwelling units per acre, minimum lot size is 7,200 square feet.
East	Vacant, Residential (SE) Forest (N and NE)	Single Residential (BV/RS). One dwelling unit per 0.25 acre and a minimum lot size of 7,200 square feet. Resource Conservation (BV/RC). Minimum parcel size is 40 acres; 1 dwelling unit per parcel. US Forest Service administered land.
West	Vacant, Residential	Special Development (BV/SD-RES). Minimum parcel size 40 acres. This District provides sites for a combination of residential uses. Single Residential (BV/RS). Four dwelling units per acre, minimum lot size is 7,200 square feet.
Sources: Bear Valley Community Plan, 2007. County of San Bernardino Development Code, 2007.		

Source: Census 2000 Data, The CaSIL, MBA GIS 2009.

Michael Brandman Associates

NORTH

5 2.5 0 5 Miles

00520089 • 07/2009 | 2-1_regional.mxd

Exhibit 2-1
Regional Location Map

SAN BERNARDINO COUNTY
MOON CAMP RESIDENTIAL SUBDIVISION PROJECT

Source: National Agriculutre Imagery Program, San Bernardino County (2005).

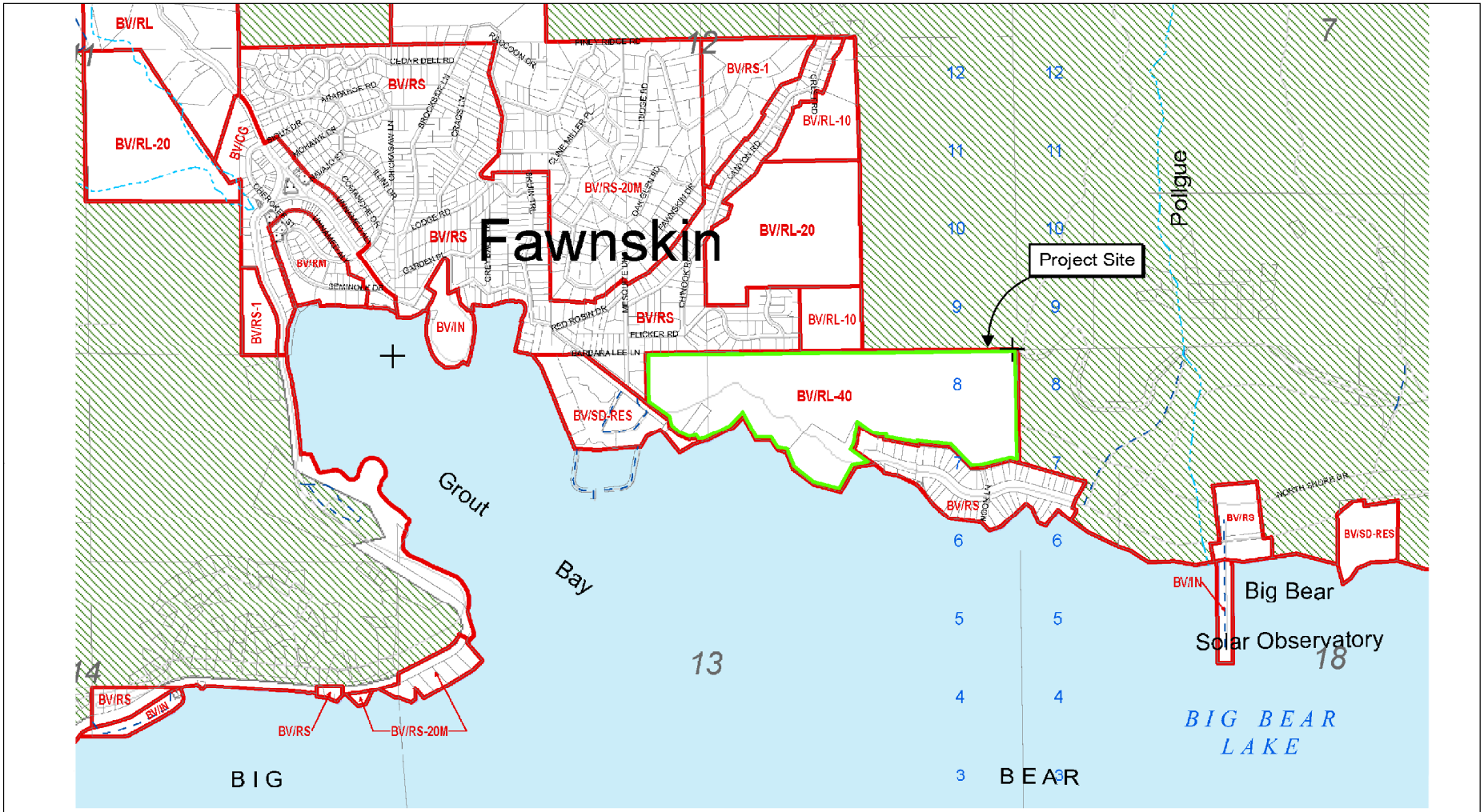
Michael Brandman Associates

NORTH

2,000 1,000 0 2,000

Feet

Exhibit 2-2
Project Vicinity Map - Aerial Base



Source: San Bernardino County Land Use Plan GENERAL PLAN (2007).

Michael Brandman Associates

00520089 • 07/2009 | 2-3_land_use_designations.ai

Exhibit 2-3
Land Use Designations

SAN BERNARDINO COUNTY
MOON CAMP RESIDENTIAL SUBDIVISION PROJECT

2.2.2 - Site History

A marshy portion of the nearly flat Bear Valley was dammed in 1884 to provide a reservoir (Big Bear Lake) to retain irrigation water for release to the Redlands area of the eastern San Bernardino Valley. In 1912, a larger 72-foot multiple arch dam was constructed about 300 feet downstream of the old dam, increasing the lake capacity to 73,000 acre feet. Tourism in the area began with the onset of the automobile age and the eventual establishment of highways accessing the relatively remote area.

Maximum elevation at the lake surface is 6,744 feet above msl, but the actual level fluctuates according to annual snowmelt and runoff. The dam is owned by the Big Bear Municipal Water District. The lake has an east-west length of approximately 7 miles and is approximately 2.5 miles at its widest, though most of the lake's width averages a little more than 1 mile. Big Bear Lake measures 72 feet deep at the dam. It is completely rain- and snow-fed, having no other source of tributary or mechanical replenishment other than natural precipitation.

The Community of Fawnskin was founded in 1916, and by 1928, there were at least nine resort camps in the area, including Moon Camp, which was built in 1919. The project site has remained primarily vacant since destruction of the original camp in 1951. The current property owner purchased the marina permit along with the property in 1969. Site improvements currently include three water wells and SR-38, which transects the property from east to west.

In 2003, the Applicant proposed Tentative Tract Map No. 16136 for the subdivision of the approximately 62.43-acre site into 95 lots comprised of 92 residential lots and three lettered lots (Original Proposed Project). Exhibit 2-4, Moon Camp Tentative Tract Map No 16136 - Original Proposed Project, shows the configuration of the Project as originally proposed. Under the Original Proposed Project, a segment of SR-38 would be realigned in order to establish an area to develop lakefront residential lots. The three lettered lots are for private streets, a remainder strip of land between lakefront lots and the realigned segment of SR-38, and a gated entrance to the project. The 2005 Final Environmental Impact Report (Final EIR) determined that there were significant unavoidable impacts associated with the proposed project as follows:

Aesthetics/Light and Glare

Significant and unavoidable impacts related to Aesthetics/Light and Glare were identified for viewshed alterations involving existing residents to the north, east and west of the project site. The proposed 92 dwelling units would adversely impact existing views of the lake and surrounding mountain peaks from some existing adjacent residences. Additionally, significant and unavoidable impacts were identified for views from SR-38, a scenic highway, to the south and from the south shore of Big Bear Lake.

Air Quality

Air quality impacts that would remain significant and unavoidable following mitigation were:

- Construction Activities: Reactive Organic Gases (ROG) and nitrogen oxides (NO_x) emissions during site preparation and construction from equipment and vehicles would be significant in the short-term; and
- Project Operations: Long-term use of the project site would result in an overall increase in the local and regional pollutant load due to direct impacts from vehicle emissions, and indirect impacts from electricity and natural gas consumption. Combined mobile and area source emissions would exceed South Coast Air Quality Management District (SCAQMD) thresholds of ROG, carbon monoxide (CO) and 10 micron or less particulate matter (PM_{10}).

Biological Resources

Project implementation would affect species identified as special status. Implementation of recommended mitigation measures would reduce impacts to less than significant levels with the exception of the bald eagle. Impacts to this species were considered to be significant and unavoidable due to short-term construction noise and long-term residential noise, as well as the removal of potential perch trees, particularly in the westerly portion of the project site.

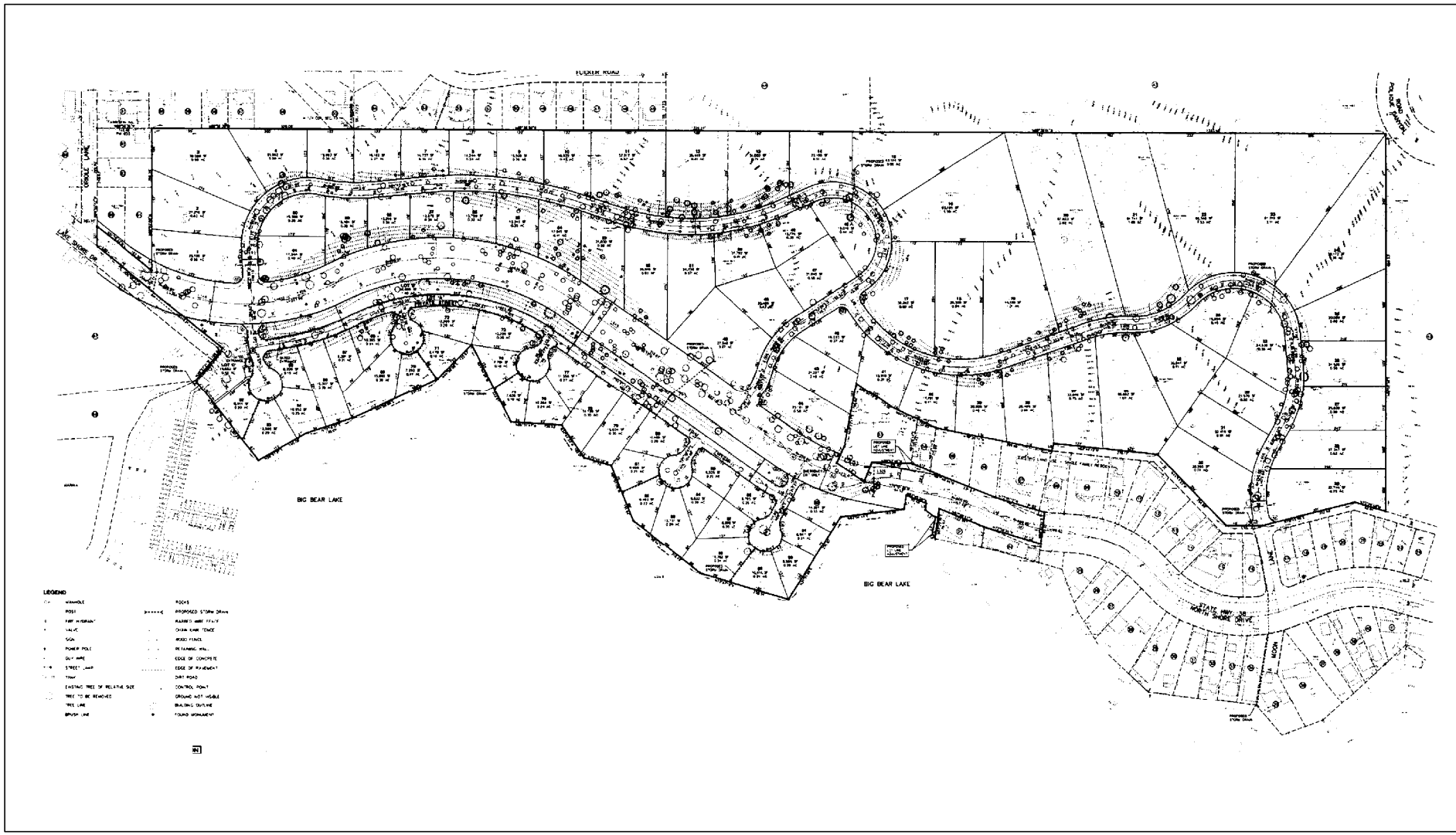
Hydrology and Drainage

Due to inconclusive testing of potential overdraft conditions for the groundwater basin associated with the North Shore Hydrologic Subunit, the 2005 Final EIR concluded that the potential for the project to have an adequate water supply was uncertain. Accordingly, project and cumulative impacts were considered to be significant and unavoidable.

Public Services and Utilities

Due to the inability of water providers to confirm service to the project, the proposed project, as well as cumulative impacts, was considered to be significant and unavoidable. This conclusion was further supported by the significant and unavoidable conclusion cited in 2005 Final EIR Section 5.11, Hydrology and Drainage, due to inconclusive testing of potential overdraft conditions for the groundwater basin associated with the North Shore Hydrologic Subunit.

In response to comments on the 2004 Draft EIR and 2005 Final EIR, the Applicant developed a revised tract map to reduce the density and intensity of the project, which in turn, would likely eliminate or to the extent feasible, reduce the severity of the impacts identified as remaining significant and unavoidable after implementation of mitigation measures.



Source: Hicks & Hardwick, Inc.

Not to Scale

Michael Brandman Associates

00520089 • 12/2009 | 2-4_moon_camp_ttm16136_originally_prop.mxd

Exhibit 2-4
Moon Camp TTM No 16136 Original Proposed Project

SAN BERNARDINO COUNTY
MOON CAMP RESIDENTIAL SUBDIVISION PROJECT

2.3 - Project Characteristics (Proposed Alternative Project)

The revised project description (Proposed Alternative Project) consists of the subdivision of the site into 57 lots—50 numbered lots (residential lots) to be sold individually and developed into custom homes; and seven lettered lots, two of which would be designated as Open Space/Conservation easements and Neighborhood Lake Access, three are well sites, one is a potential reservoir site, and one would be developed as the marina parking lot with a boat ramp. The marina parking lot also includes some open space for the preservation of existing trees; however, because of the development of the parking lot and boat ramp, the lot would not be considered Open Space. Exhibit 2-4, Original Proposed Project, and Exhibit 2-5, Proposed Alternative Project, are included herein and show the following differences between the plans:

- The Tentative Tract Map has been revised to reduce the number of residential lots from 92 lots to 50 lots by: (1) proposing larger lot sizes (minimum 20,000-square-foot lots – BV/RS-20M); (2) eliminating residential development along the shoreline; and 3) creating two distinct on-site conservation areas—one covering a portion of the shoreline south of SR-38 – to include neighborhood lake access, and the other encompassing the pebble plain habitat and bald eagle perches on the west end of the site. A third lettered lot consists of the parking lot/boat launch ramp, which also includes some open space, but because of the proposed use, cannot be referred to as Open Space/Conservation. Finally, there would be three lettered lots for the existing well sites and one lettered lot for the potential reservoir site. The Proposed Alternative Project also includes a 10-acre off-site Pebble Plain Conservation easement in the Sugarloaf area of Big Bear Valley that will be dedicated to a conservation management organization.
- The request for a General Plan Amendment has been revised to reflect the larger minimum lot size and to re-designate the site from BV/RL-40 (minimum lot size 40 acres) to BV/RS-20M (minimum lots size 20,000 square feet) instead of the original BV/RS (minimum lot size 7,200 square feet).
- The proposed marina has been moved from the lake shore near the west side of the site to the east side of the site, and the size of the marina has been reduced from 103 slips to 55 slips to reflect the proposed reduction in the number of residential lots to be developed. For the proposed marina parking lot, direct access from SR-38 is required, whereas under the Original Proposed Project, access to the marina parking lot was from private street A.
- The realignment of a segment of SR-38 has been deleted from the Proposed Alternative Project and no changes in the road configuration are now proposed. Because the road segment would not be realigned, the proposed removal of approximately 665 trees of the 2,772 trees identified on-site would not occur. The incidence of tree removal to develop lots would also be reduced because there are only 50 lots, versus the original 92 lots, and the larger lot sizes would allow home builders greater options in siting the homes to avoid trees. Although trees have been removed from the project site for fire safety/fuel reduction reasons, these tree removals are not related to the proposed development of the project.

- No direct access to SR-38 from individual lots is proposed. Access to individual lots would be from the proposed public streets (A and B). Also, with the deletion of residential lots south of SR-38, the need for five points of ingress/egress from the south side has been reduced to two (refer to Exhibits 2-4 and 2-5), to allow traffic through the marina parking lot to flow. Residents' access to the project site north of SR-38 has been reduced from three streets to two, with the third street shown on the original site plan now proposed to be used for emergency access only.

Infrastructure

A water service feasibility study entitled "Final Feasibility Study to Serve the Proposed Moon Camp Residential Development (Tentative Tract Map No. 16163)," was prepared by Alda Engineering, Inc., in March 2007, to address issues raised in comments received on the 2005 Final EIR. In addition, the sewer feasibility study prepared by So & Associates was updated to reflect the revisions to the Moon Camp site plan. This study entitled, "County Service Area 53, Improvement Zone B (CSA 53-B) Updated Sewer Feasibility Study for APN's 0304-091-12, -21, -22, and 0304-082-04, TTM 16136 RCK Properties, Inc./Moon Camp," prepared April 11, 2007, and the water service feasibility study are included in this Revised and Recirculated Draft EIR in Appendix G.

Water Service

Although water service is not presently provided to the project site, the site is immediately adjacent to the Big Bear Department of Water and Power (DWP) and annexation to the DWP's authorized service area is one of three possible water service alternatives. DWP has conducted a Water Feasibility Study (Alda 2007), and provided a conditional will serve letter to the Applicant. However, the majority of the project site is outside of the DWP authorized service area as well as the City's Sphere of Influence. DWP cannot provide water service without first complying with the provisions of Government Code Section 56133, which pertains to the Local Area Formation Commission (LAFCO) annexation process. In order for the DWP to provide water service to the project site and to own and operate the Proposed Alternative Project's water system, LAFCO would have to approve an expansion of the City of Big Bear Lake's Sphere of Influence to include the entire existing DWP Water Service Area in Fawnskin as well as the entire project site. The developer would be required to construct the on-site and off-site facilities as described in the DWP's Water Feasibility Study (Alda 2007). This is Water Service Alternative #1 (see Section 4.9 for details).

Significant transmission improvements in the Fawnskin system would be needed to provide fire flow to the project site. Individual pressure regulators would be required for all lots with static pressures exceeding 80 psi. The future home owners would install and fund the individual pressure regulators as required for specific lots. Currently there are three groundwater wells on-site (constructed by the project's property owner and developer), Wells FP2, FP3 and FP4. Alternative #1 involves wells FP2, FP3, and FP4 being deeded to the DWP at the time the tract map is recorded.