



Land Use Services Department
Planning Division

BOARD OF SUPERVISORS HEARING

Land Use Services Department

Applicant: RCK Properties, Inc.

Heidi Duron
Planning Director
July 28, 2020

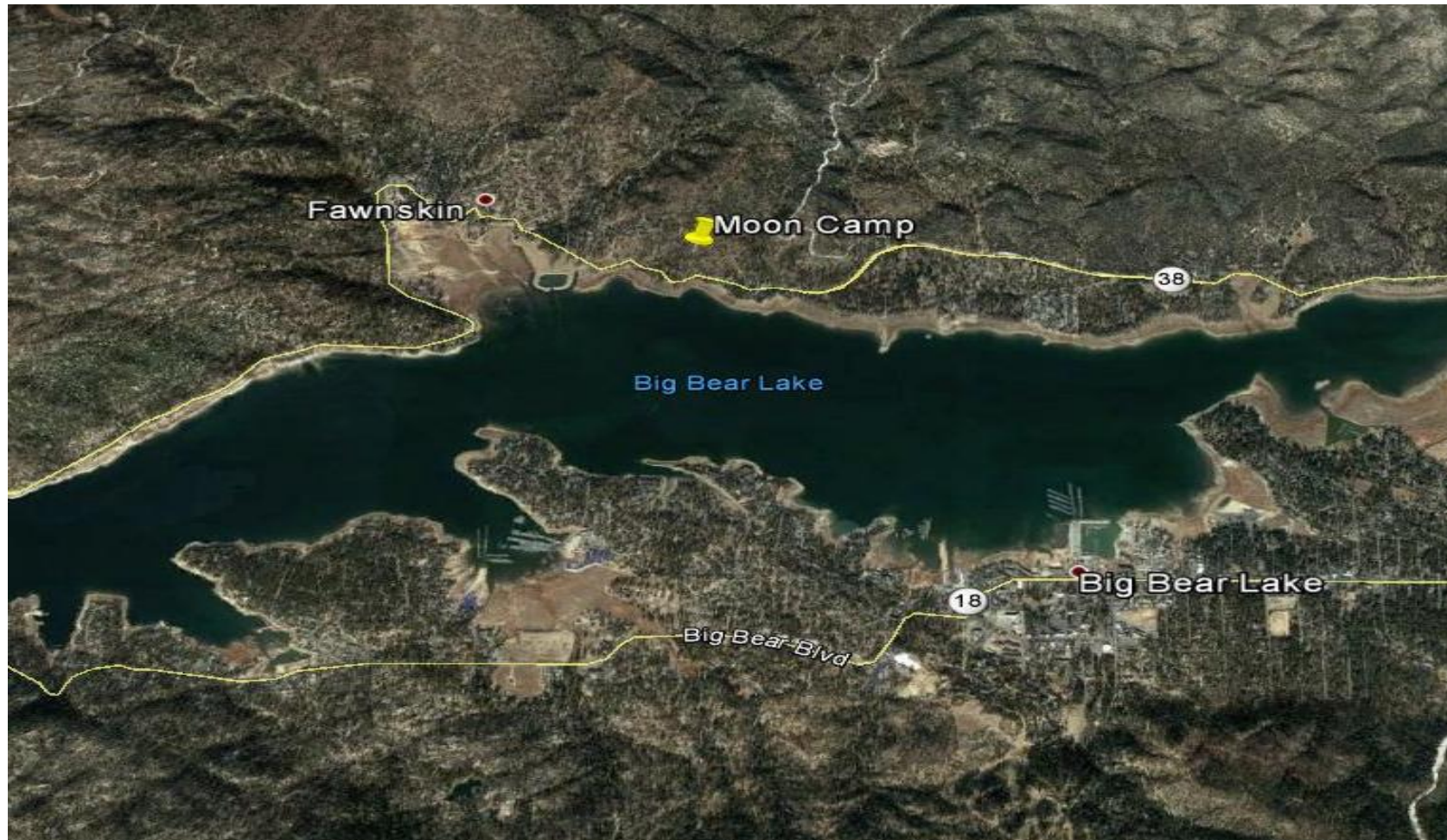


Moon Camp Residential Subdivision

- General Plan amendment to change the land use designation on 62.43 acres from BV/RL-40 (Bear Valley/Rural Living 40-ac.) to BV/RS-20m (Bear Valley/Single Residential 20,000 s.f.)
- Tentative Tract Map 16136 – a 50-lot subdivision with residential lots ranging from 20,000 sq. ft. to 2.7 acres. (average lot size = 39,000 s.f.)

CEQA Action: Certification of a Final Environmental Impact Report (EIR)

Vicinity Map



Existing General Plan Land Use Map



Proposed General Plan Land Use Map





C Looking southerly from north of State Route 38 across the project site.



F Views of the project site from Oriole Lane located to the west of the project site.



E Looking south westerly from State Route 38 across the lake.

Original Moon Camp Subdivision Plan (2004) – 92 lots



Exhibit 2

Current Moon Camp Subdivision Proposal – 50 lots



Original 92-lot Project Design:

- Minimum lot size of 7,200 sq. ft.
- Realignment of North Shore Drive (SR-38)
- 31 lakefront lots

Changes in design, beginning in 2010:

- Reduced the number of lots from 92 to 50
- Increased the minimum lot size from 7,200 sq. ft. to 20,000 sq. ft.
- Eliminated realignment of North Shore Drive (SR-38)
- Eliminated all lakefront lots
- Added open space, marina parking and neighborhood lake access

- On-site and off-site conservation areas established to protect biological resources
 - 5.3-acre on-site conservation easement for Ashy-Gray Indian Paintbrush
 - 3.72-acre Shoreline Habitat Conservation Easement established
 - 10-acre Pebble Plain Conservation Area established off-site
- Conservation of Eagle perch trees on undeveloped shoreline area
- Long-Term Management Plan for Bald Eagle and Rare Plant Habitat

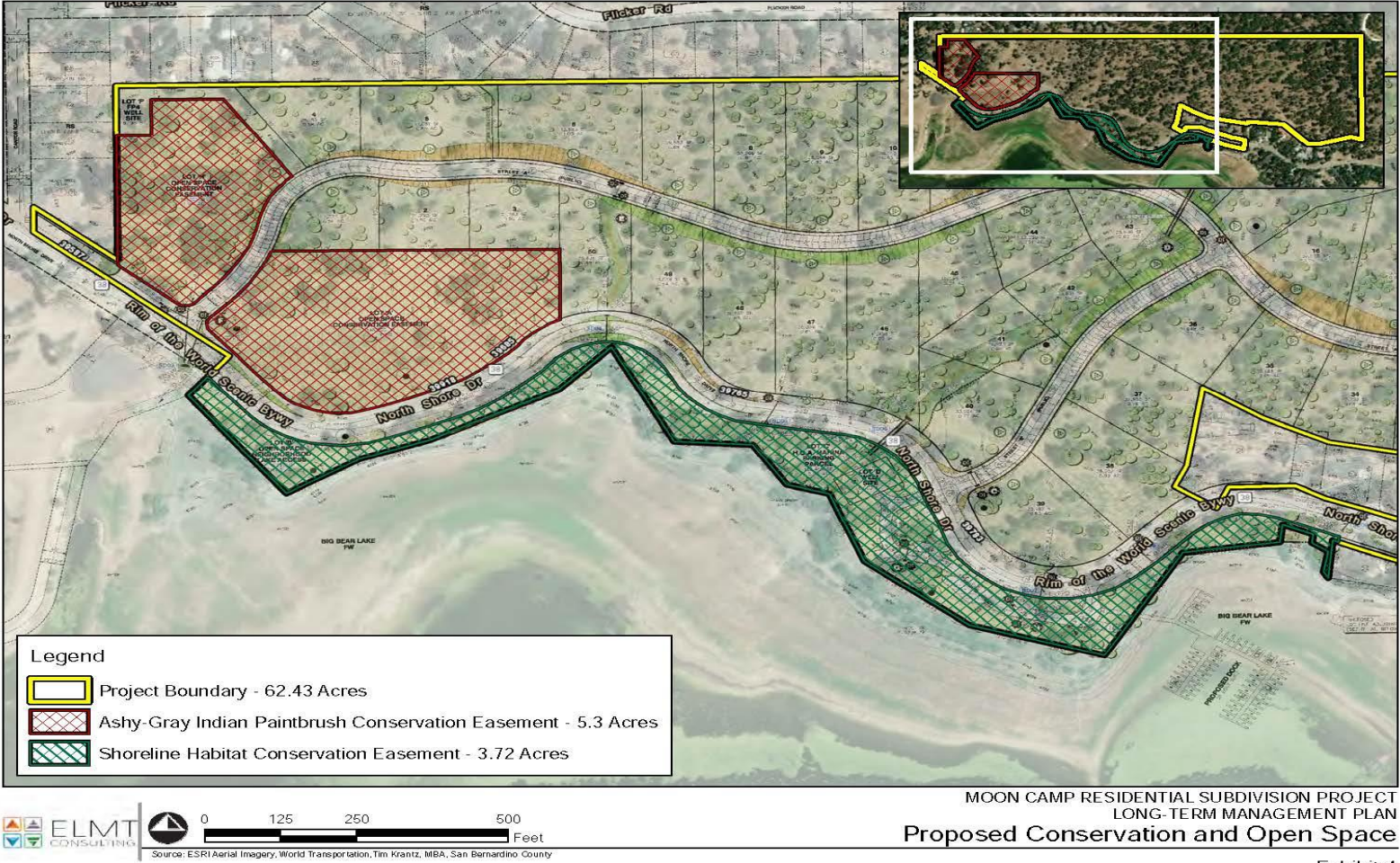


Exhibit 4

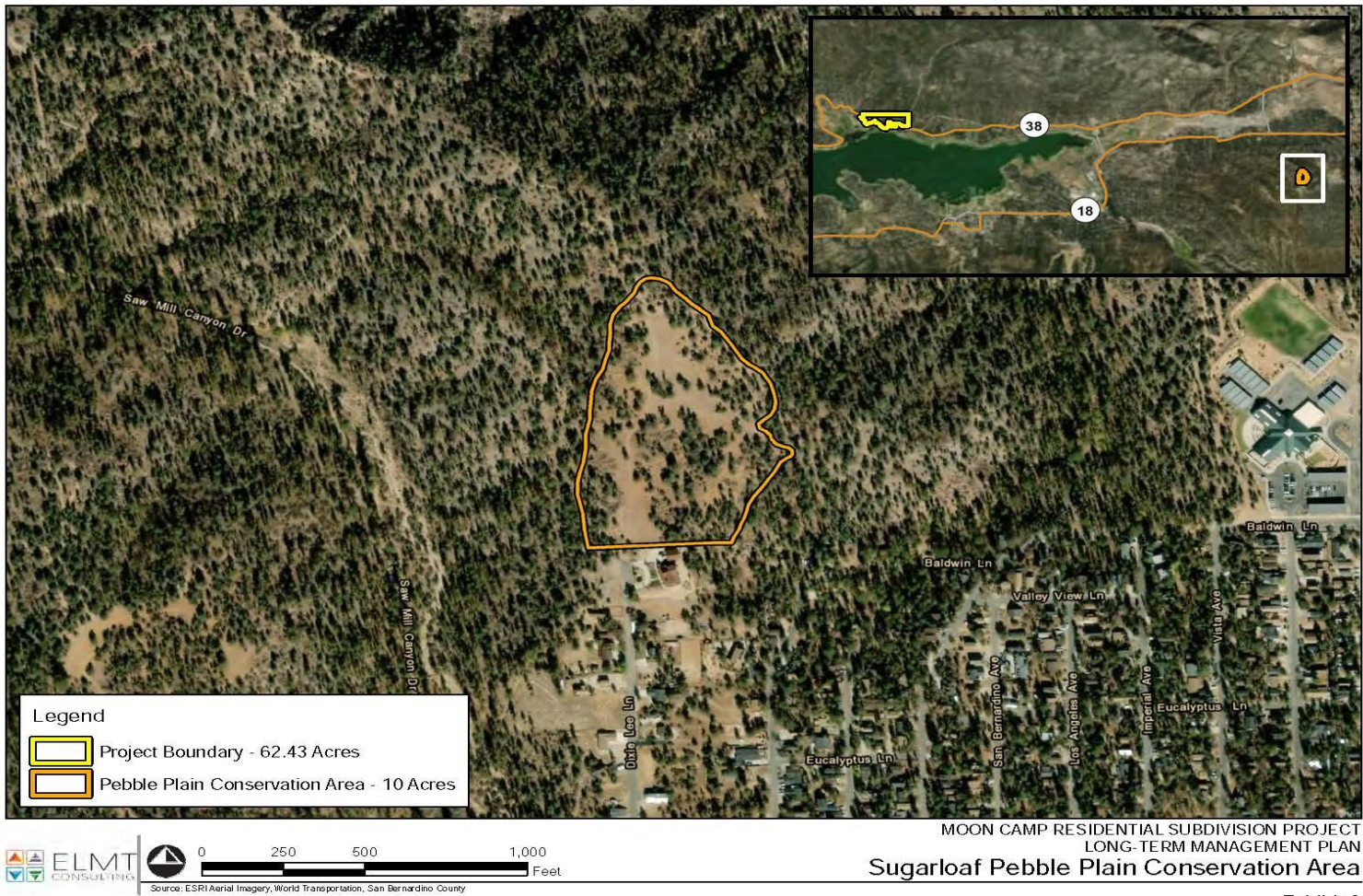


Exhibit 8

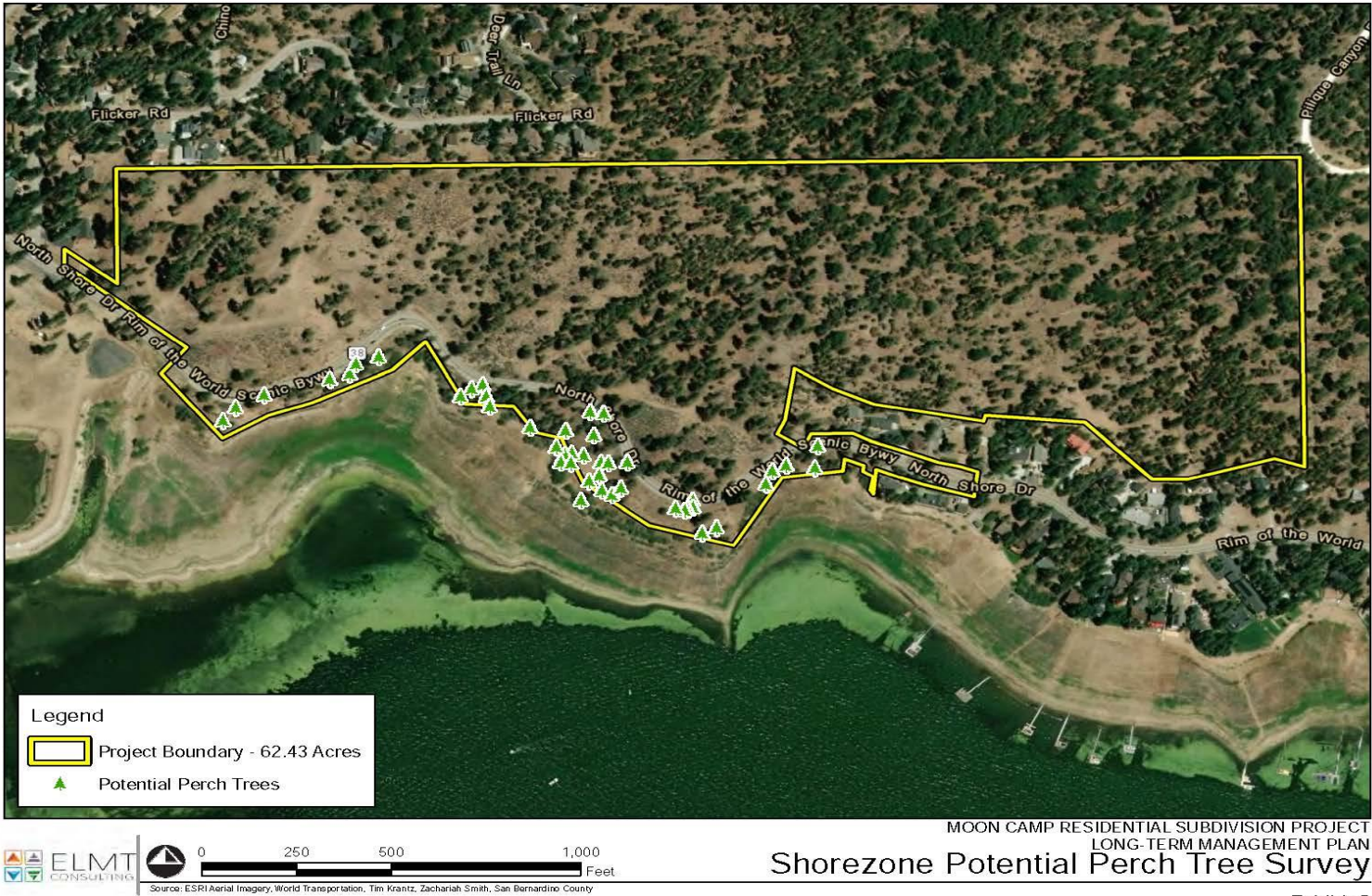


Exhibit 5

- Project EIR concludes that with implementation of recommended mitigation, all environmental impacts of the Project will be less than significant, with the possible exception of impacts to the Bald Eagle.
- A Statement of Overriding Considerations is proposed to document public benefits of the project that offset its adverse impact to the Bald Eagle, including:
 - Major improvements to the Fawnskin water system to provide a new water source, back-up power generator, improved flow pressure and fire hydrants for fire protection.
 - Habitat conservation easements protected by a long-term management plan and endowment.
 - Protection of the shoreline in perpetuity for scenic views from Shoreline Drive, neighborhood lake access and use by Bald Eagles.
 - Class 2 bike lane on Shore Line Drive, consistent with Big Bear Bike & Trail Master Plan.

Planning Commission public hearing on October 4, 2018:

- PC recommended certification of the EIR and approval of the GPA and TTM 16136 by a vote of 3-2 (Commissioners Allard and Smith opposed).
- Opposing votes were based on concerns regarding impacts to the Bald Eagle.

Following the Planning Commission hearing:

- Applicant proceeded with additional study and evaluation of eagle perch trees and preparation of habitat management plans, pursuant to mitigation monitoring program.
- Project plans as reviewed by the Planning Commission remain unchanged.

That the Board of Supervisors:

1. Conduct a public hearing for the Moon Camp Development Project General Plan Amendment and Tentative Tract Map No. 16136 on 62.43 acres in the Community of Big Bear (Fawnskin) and declare an intent to:
 - a. Certify the Environmental Impact Report.
 - b. Adopt the California Environmental Quality Act Findings of Fact and Statement of Overriding Considerations.
 - c. Adopt the Mitigation Monitoring and Reporting Program.
 - d. Adopt the recommended Findings for approval of the General Plan Amendment and Tentative Tract Map.
 - e. Adopt the General Plan Amendment from Rural Living, 40-acre minimum lot size (RL-40) to Single Residential, 20,000-square foot minimum lot size (RS-20m).
 - f. Approve Tentative Tract Map No. 16136, subject to the recommended Conditions of Approval.
 - g. Direct the Clerk of the Board to file a Notice of Determination.
2. Continue the item for final action with the Second Cycle General Plan Land Use Element Amendment for 2020.