

**From:** [COB - Internet E-Mail](#)  
**To:** [BOS District Secretaries](#)  
**Cc:** [McBride, Gary](#); [Blakemore, Michelle](#); [Hernandez, Leonard - CAO](#); [Alexander-Kelley, Penny](#); [Rahhal, Terri](#); [Brizzee, Bart](#); [Michl, Susan \(CAO\)](#); [Andrade, Eva](#); [King, Stephanie](#); [Sonick, Chrystale](#); [Duron, Heidi - LUS](#); [Nieves, Tom](#); [Monell, Lynna](#); [Garzaro, Denise](#)  
**Subject:** FW: mooncamp  
**Date:** Friday, January 3, 2020 2:10:00 PM  
**Attachments:** [Mooncamp Development Hearing.pdf](#)  
[image001.png](#)

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Good afternoon:

Attached please find email correspondence received by the Clerk of the Board on 12/31/19 from Ginny Bingaman regarding the Moon Camp Development.

**Donna A. Young**

Executive Secretary III

***Clerk of the Board of Supervisors***

Phone: 909-387-3848

Fax: 909-387-4554

385 North Arrowhead Avenue, 2nd Floor

San Bernardino, CA 92415-0130

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**From:** ginnylb1@charter.net <ginnylb1@charter.net>

**Sent:** Tuesday, December 31, 2019 5:32 PM

**To:** COB - Internet E-Mail <COB@sbcounty.gov>

**Subject:** mooncamp

**From:** [COB - Internet E-Mail](#)  
**To:** [Rowe, Dawn](#); [BOS District Secretaries](#)  
**Cc:** [McBride, Gary](#); [Blakemore, Michelle](#); [Hernandez, Leonard - CAO](#); [Alexander-Kelley, Penny](#); [Rahhal, Terri](#); [Brizzee, Bart](#); [Duron, Heidi - LUS](#); [Nieves, Tom](#); [Sonick, Chrystale](#); [Michl, Susan \(CAO\)](#); [Andrade, Eva](#); [King, Stephanie](#); [Monell, Lynna](#); [Garzaro, Denise](#)  
**Subject:** FW: Eagles Re: Mooncamp Development  
**Date:** Friday, January 10, 2020 1:02:17 PM  
**Attachments:** [Mooncamp Development Hearing.pdf](#)  
[image001.png](#)

---

Good afternoon:

Attached please find email correspondence received by the Clerk of the Board on 01/10/20 from Caprice Weber regarding the Mooncamp Development.

**Donna A. Young**

Executive Secretary III

***Clerk of the Board of Supervisors***

Phone: 909-387-3848

Fax: 909-387-4554

385 North Arrowhead Avenue, 2nd Floor

San Bernardino, CA 92415-0130

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-----Original Message-----

From: Jeffrey weber <[alexw1350@aol.com](mailto:alexw1350@aol.com)>

Sent: Friday, January 10, 2020 12:17 PM

To: COB - Internet E-Mail <[COB@sbcounty.gov](mailto:COB@sbcounty.gov)>

Subject: Eagles

<https://friendsofbigbearvalley.org/pdf/Mooncamp%20Development%20Hearing.pdf>

Please save our eagles. Luxury housing is not necessary in this location.

Sincerely,

Caprice Weber

**From:** [Young, Donna](#)  
**To:** [Rowe, Dawn](#); [BOS District Secretaries](#)  
**Cc:** [McBride, Gary](#); [Blakemore, Michelle](#); [Hernandez, Leonard - CAO](#); [Alexander-Kelley, Penny](#); [Rahhal, Terri](#); [Brizzee, Bart](#); [Duron, Heidi - LUS](#); [Nieves, Tom](#); [Michl, Susan \(CAO\)](#); [Andrade, Eva](#); [King, Stephanie](#); [Sonick, Chrystale](#); [Monell, Lynna](#); [Garzaro, Denise](#)  
**Subject:** Correspondence Re: Moon Camp Development  
**Date:** Monday, January 13, 2020 8:16:14 AM  
**Attachments:** [Please deny approval of the Zoning Change for Moon Camp in Big Bear!.msg](#)  
[Bald Eagles et al threatened + Fire Risk Prevention.msg](#)  
[image001.png](#)

---

Good morning:

Attached please find email correspondence received by the Clerk of the Board on 01/12/20 regarding the Moon Camp Development.

**Donna A. Young**

Executive Secretary III

***Clerk of the Board of Supervisors***

Phone: 909-387-3848

Fax: 909-387-4554

385 North Arrowhead Avenue, 2nd Floor

San Bernardino, CA 92415-0130

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**From:** [riebug.1](#)  
**To:** [COB - Internet E-Mail](#)  
**Cc:** [Lovingood, Robert](#); [Rutherford, Janice](#); [Rowe, Dawn](#); [Hagman, Curt](#); [Gonzales, Josie](#); [Rahhal, Terri](#); [Nieves, Tom](#)  
**Subject:** Mooncamp Development  
**Date:** Wednesday, January 15, 2020 2:04:18 PM  
**Attachments:** [Mooncamp Development Hearing.pdf](#)

---

To whom it may concern,  
please read my letter. Please take time and give it thoughtful consideration.

Sincerely,  
Marie Frentz

**From:** [Tricia Sjogren](#)  
**To:** [COB - Internet E-Mail](#)  
**Cc:** [Lovingood, Robert](#); [Rutherford, Janice](#); [Rowe, Dawn](#); [Hagman, Curt](#); [Gonzales, Josie](#); [Rahhal, Terri](#); [Nieves, Tom](#)  
**Subject:** Proposed Moon Camp development - Supervisors' hearing  
**Date:** Wednesday, January 15, 2020 2:09:27 PM

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

Clerk of the Board, [COB@sbcounty.gov](mailto:COB@sbcounty.gov)

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

Dear Supervisors:

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

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

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

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

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

**From:** [COB - Internet E-Mail](#)  
**To:** [Rowe, Dawn](#); [BOS District Secretaries](#)  
**Cc:** [McBride, Gary](#); [Blakemore, Michelle](#); [Hernandez, Leonard](#) - CAO; [Alexander-Kelley, Penny](#); [Rahhal, Terri](#); [Brizzee, Bart](#); [Michl, Susan](#) (CAO); [Andrade, Eva](#); [King, Stephanie](#); [Sonick, Chrystale](#); [Duron, Heidi](#) - LUS; [Nieves, Tom](#); [Monell, Lynna](#); [Garzaro, Denise](#); [Young, Donna](#)  
**Subject:** Correspondence Re: Moon Camp Development  
**Date:** Wednesday, January 29, 2020 7:37:09 AM  
**Attachments:** [image001.png](#)  
[Mary Oberholzer - Moon Camp.pdf](#)  
[Robin Cawdrey - Moon Camp.pdf](#)  
[Shannon Pesce - Moon Camp.pdf](#)

---

Good morning:

Attached please find correspondence received by the Clerk of the Board on 01/28/2020 regarding the Moon Camp development from:

- Mary Oberholzer
- Robin Cawdrey
- Shannon Pesce

Thank you,

**Jessica Mellinger**

Board Services Supervisor

Clerk of the Board of Supervisors

Phone: (909) 387-4265

Fax: (909) 387-4554

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**From:** [Young, Donna](#)  
**To:** [Rowe, Dawn](#); [BOS District Secretaries](#)  
**Cc:** [McBride, Gary](#); [Blakemore, Michelle](#); [Hernandez, Leonard](#) - CAO; [Alexander-Kelley, Penny](#); [Rahhal, Terri](#); [Brizzee, Bart](#); [Michl, Susan](#) (CAO); [Andrade, Eva](#); [King, Stephanie](#); [Sonick, Chrystale](#); [Duron, Heidi](#) - LUS; [Nieves, Tom](#); [Monell, Lynna](#); [Garzaro, Denise](#)  
**Subject:** Correspondence Re: Moon Camp Development  
**Date:** Friday, February 7, 2020 11:21:53 AM  
**Attachments:** [Not Again Preserve Our Nature and Wildlife.msg](#)  
[image001.png](#)  
[Moon Camp Protest Letter \(Minerva Yeiser\).pdf](#)

---

Good morning:

Attached please find correspondence received the Clerk of the Board on 02/07/20 regarding the Moon Camp development from:

- Janet Yochmowitz
- Minerva Yeiser

**Donna A. Young**

Executive Secretary III

***Clerk of the Board of Supervisors***

Phone: 909-387-3848

Fax: 909-387-4554

385 North Arrowhead Avenue, 2nd Floor

San Bernardino, CA 92415-0130

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**From:** [COB - Internet E-Mail](#)  
**To:** [Rowe, Dawn](#); [BOS District Secretaries](#)  
**Cc:** [McBride, Gary](#); [Blakemore, Michelle](#); [Hernandez, Leonard](#) - CAO; [Alexander-Kelley, Penny](#); [Rahhal, Terri](#); [Brizzee, Bart](#); [Michl, Susan](#) (CAO); [Andrade, Eva](#); [King, Stephanie](#); [Sonick, Chrystale](#); [Duron, Heidi](#) - LUS; [Nieves, Tom](#); [Monell, Lynna](#); [Garzaro, Denise](#)  
**Subject:** FW: Clerk of the Board - Big Bear Bald Eagle  
**Date:** Monday, February 10, 2020 4:07:43 PM  
**Attachments:** [image001.jpg](#)  
[Save the Eagles - Big Bear.pdf](#)  
[image002.png](#)

---

Good afternoon:

Attached please find correspondence received by the Clerk of the Board on 02/07/20 from Rhonda Healey regarding the Moon Camp development.

**Donna A. Young**

Executive Secretary III

***Clerk of the Board of Supervisors***

Phone: 909-387-3848

Fax: 909-387-4554

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San Bernardino, CA 92415-0130

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---

**From:** Rhonda Healey <rh@healeycpas.com>  
**Sent:** Friday, February 7, 2020 12:56 PM  
**To:** COB - Internet E-Mail <COB@sbcounty.gov>  
**Subject:** Clerk of the Board - Big Bear Bald Eagle

I hope this helps.

**Rhonda Healey**  
**General Manager**



Phone: 760.320.2107      Fax: 760.320.6428

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**From:** [Young, Donna](#)  
**To:** [COB - Internet E-Mail](#); [Rowe, Dawn](#); [BOS District Secretaries](#)  
**Cc:** [McBride, Gary](#); [Blakemore, Michelle](#); [Hernandez, Leonard - CAO](#); [Alexander-Kelley, Penny](#); [Rahhal, Terri](#); [Brizzee, Bart](#); [Michl, Susan \(CAO\)](#); [Andrade, Eva](#); [King, Stephanie](#); [Sonick, Chrystale](#); [Duron, Heidi - LUS](#); [Nieves, Tom](#); [Monell, Lynna](#); [Garzaro, Denise](#)  
**Subject:** Correspondence Re: Moon Camp Development (Gabriele Hollerith)  
**Date:** Thursday, February 13, 2020 5:01:57 PM  
**Attachments:** [Proposed Moon Camp Development \(Gabriele Hollerith\).pdf](#)  
[image002.png](#)

---

Good evening:

Attached please find correspondence received by the Clerk of the Board on 02/13/20 from Gabriele Hollerith regarding the Moon Camp Development.

**Donna A. Young**

Executive Secretary III

***Clerk of the Board of Supervisors***

Phone: 909-387-3848

Fax: 909-387-4554

385 North Arrowhead Avenue, 2nd Floor

San Bernardino, CA 92415-0130

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**From:** [COB - Internet E-Mail](#)  
**To:** [Rowe, Dawn](#); [BOS District Secretaries](#)  
**Cc:** [McBride, Gary](#); [Blakemore, Michelle](#); [Hernandez, Leonard](#) - CAO; [Alexander-Kelley, Penny](#); [Rahhal, Terri](#); [Brizzee, Bart](#); [Michl, Susan](#) (CAO); [Andrade, Eva](#); [King, Stephanie](#); [Sonick, Chrystale](#); [Duron, Heidi](#) - LUS; [Nieves, Tom](#); [Monell, Lynna](#); [Garzaro, Denise](#)  
**Subject:** FW: DENial for the detrimental zone change and project proposal for the Moon Camp development in Fawnskin.  
**Date:** Thursday, February 13, 2020 9:13:59 AM  
**Attachments:** [image001.jpg](#)  
[Mooncamp Development Hearing \(1\) signed.pdf](#)  
[image002.png](#)

---

Good morning:

Attached please find correspondence received by the Clerk of the Board on 02/11/20 from Kennedy Alpi regarding the Mooncamp Development.

**Donna A. Young**

Executive Secretary III

***Clerk of the Board of Supervisors***

Phone: 909-387-3848

Fax: 909-387-4554

385 North Arrowhead Avenue, 2nd Floor

San Bernardino, CA 92415-0130

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---

**From:** Alpi, Kennedy <Kennedy.Alpi@millercoors.com>

**Sent:** Tuesday, February 11, 2020 6:08 PM

**To:** COB - Internet E-Mail <COB@sbcounty.gov>

**Subject:** DENial for the detrimental zone change and project proposal for the Moon Camp development in Fawnskin.

To whom it may concern,

I am sending this email due to the recent discovery that the bald eagles located in Big bear are facing danger due to the new zone change and project proposal for the moon camp development. I have attached a signed petition.

**Kennedy Alpi • Analytical/Microbiological Specialist**

15801 E. First Street • Irwindale, California • 91706

**[Kennedy.alpi@MillerCoors.com](mailto:Kennedy.alpi@MillerCoors.com)**

• Office (626) 969-6427

cid:image001.jpg@01C9F813.DFFC70E0

**From:** [COB - Internet E-Mail](#)  
**To:** [Rowe, Dawn](#); [BOS District Secretaries](#)  
**Cc:** [McBride, Gary](#); [Blakemore, Michelle](#); [Hernandez, Leonard](#) - CAO; [Alexander-Kelley, Penny](#); [Rahhal, Terri](#); [Brizzee, Bart](#); [Michl, Susan](#) (CAO); [Andrade, Eva](#); [King, Stephanie](#); [Sonick, Chrystale](#); [Duron, Heidi](#) - LUS; [Nieves, Tom](#); [Monell, Lynna](#); [Garzaro, Denise](#)  
**Subject:** FW: Proposed Moon Camp development - BOS Correspondence  
**Date:** Tuesday, April 7, 2020 8:40:47 AM  
**Attachments:** [image001.png](#)

---

Good morning:

Attached please find email correspondence received by the Clerk of the Board on 04/07/20 regarding the Moon Camp Development from Candence Ricanati.

**Donna A. Young**

Executive Secretary III

***Clerk of the Board of Supervisors***

Phone: 909-387-3848

Fax: 909-387-4554

385 North Arrowhead Avenue, 2nd Floor

San Bernardino, CA 92415-0130

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**From:** Ricadencern <[ricadencern@protonmail.com](mailto:ricadencern@protonmail.com)>

**Sent:** Tuesday, April 7, 2020 8:33 AM

**To:** COB - Internet E-Mail <[COB@sbcounty.gov](mailto:COB@sbcounty.gov)>

**Cc:** Lovingood, Robert <[Robert.Lovingood@bos.sbcounty.gov](mailto:Robert.Lovingood@bos.sbcounty.gov)>; Rutherford, Janice <[Janice.Rutherford@bos.sbcounty.gov](mailto:Janice.Rutherford@bos.sbcounty.gov)>; Rowe, Dawn <[Dawn.Rowe@bos.sbcounty.gov](mailto:Dawn.Rowe@bos.sbcounty.gov)>; Hagman, Curt <[Curt.Hagman@bos.sbcounty.gov](mailto:Curt.Hagman@bos.sbcounty.gov)>; Gonzales, Josie <[jgonzales@sbcounty.gov](mailto:jgonzales@sbcounty.gov)>; Nieves, Tom <[Tom.Nieves@lus.sbcounty.gov](mailto:Tom.Nieves@lus.sbcounty.gov)>; Rahhal, Terri <[Terri.Rahhal@lus.sbcounty.gov](mailto:Terri.Rahhal@lus.sbcounty.gov)>

**Subject:** Proposed Moon Camp development

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

Clerk of the Board, [COB@sbcounty.gov](mailto:COB@sbcounty.gov)

Re: Proposed Moon Camp development

Dear Supervisors:

I am asking you to DENY the detrimental zone change and project proposal for the Moon Camp development in Fawnskin. Increasing housing density in this area would cause major

irreversible harm to the bald eagles that nest nearby and forage on the site.

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

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

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

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

Most sincerely,  
Cadence Ricanati

cc: Supervisor Robert A. Lovingood, [Robert.Lovingood@bos.sbcounty.gov](mailto:Robert.Lovingood@bos.sbcounty.gov)

County LUS Director, Terri Rahhal  
County Planner, Tom Nieves, [tom.nieves@lus.sbcounty.gov](mailto:tom.nieves@lus.sbcounty.gov)

Supervisor Janice Rutherford, [Janice.Rutherford@bos.sbcounty.gov](mailto:Janice.Rutherford@bos.sbcounty.gov) Supervisor Dawn Rowe, [Dawn.Rowe@bos.sbcounty.gov](mailto:Dawn.Rowe@bos.sbcounty.gov) Supervisor Curt Hagman, [Curt.Hagman@bos.sbcounty.gov](mailto:Curt.Hagman@bos.sbcounty.gov) Supervisor Josie Gonzalez, [jgonzales@sbcounty.gov](mailto:jgonzales@sbcounty.gov)

Sent with [ProtonMail](#) Secure Email.

**From:** [COB - Internet E-Mail](#)  
**To:** [Rowe, Dawn](#); [BOS District Secretaries](#)  
**Cc:** [McBride, Gary](#); [Blakemore, Michelle](#); [Hernandez, Leonard - CAO](#); [Alexander-Kelley, Penny](#); [Rahhal, Terri](#); [Brizzee, Bart](#); [Michl, Susan \(CAO\)](#); [Andrade, Eva](#); [King, Stephanie](#); [Sonick, Chrystale](#); [Duron, Heidi - LUS](#); [Nieves, Tom](#); [Monell, Lynna](#); [Garzaro, Denise](#)  
**Subject:** FW: Environmental Costs Outweigh  
**Date:** Tuesday, April 14, 2020 9:22:09 AM  
**Attachments:** [Mooncamp Development Hearing.pdf](#)  
[image001.png](#)

---

Good morning:

Attached please find email correspondence received by the Clerk of the Board on 04/12/20 regarding the Moon Camp development from Tyler Johnson.

**Donna A. Young**

Executive Secretary III

***Clerk of the Board of Supervisors***

Phone: 909-387-3848

Fax: 909-387-4554

385 North Arrowhead Avenue, 2nd Floor

San Bernardino, CA 92415-0130

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-----Original Message-----

From: Tyler Johnson <Tylerjohnson27@yahoo.com>

Sent: Sunday, April 12, 2020 12:47 AM

To: COB - Internet E-Mail <COB@sbcounty.gov>

Subject: Environmental Costs Outweigh

Please forward to the supervisors listed at end of letter. Thank you for reading. Please make the right decision! Nature is key! If we took care of nature, COVID-19 wouldn't exist for us humans, many scientists say.

I respectfully sign,

Tyler Johnson

**From:** [COB - Internet E-Mail](#)  
**To:** [Rowe, Dawn](#); [BOS District Secretaries](#)  
**Cc:** [McBride, Gary](#); [Blakemore, Michelle](#); [Hernandez, Leonard](#) - CAO; [Alexander-Kelley, Penny](#); [Rahhal, Terri](#); [Nieves, Tom](#); [Michl, Susan](#) (CAO); [Andrade, Eva](#); [Sonick, Chrystale](#); [Toothaker, Sarah](#); [Monell, Lynna](#); [Garzaro, Denise](#)  
**Subject:** FW: Moon Camp 50 lot Residential Subdivision  
**Date:** Tuesday, July 14, 2020 4:32:12 PM  
**Attachments:** [Moon Camo- July 28,2020 Meeting.docx](#)  
[image001.png](#)

---

Good afternoon:

Attached please find correspondence received by the Clerk of the Board on 07/14/20 from Ed Wallace, Conservation Chair, Big Bear Group Sierra Club, regarding the Moon Camp Project. Please note that it is anticipated that a Public Hearing on this subject will be on the agenda for the Board of Supervisors meeting on 07/28/20.

**Donna A. Young**

Executive Secretary III

***Clerk of the Board of Supervisors***

Phone: 909-387-3848

Fax: 909-387-4554

385 North Arrowhead Avenue, 2nd Floor

San Bernardino, CA 92415-0130

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---

**From:** Ed Wallace <[rushewallace@yahoo.com](mailto:rushewallace@yahoo.com)>

**Sent:** Tuesday, July 14, 2020 3:41 PM

**To:** COB - Internet E-Mail <[COB@sbcounty.gov](mailto:COB@sbcounty.gov)>; Lovingood, Robert <[Robert.Lovingood@bos.sbcounty.gov](mailto:Robert.Lovingood@bos.sbcounty.gov)>; Rutherford, Janice <[Janice.Rutherford@bos.sbcounty.gov](mailto:Janice.Rutherford@bos.sbcounty.gov)>; Rowe, Dawn <[Dawn.Rowe@bos.sbcounty.gov](mailto:Dawn.Rowe@bos.sbcounty.gov)>; Hagman, Curt <[Curt.Hagman@bos.sbcounty.gov](mailto:Curt.Hagman@bos.sbcounty.gov)>; Supervisor Gonzales <[SupervisorGonzales@sbcounty.gov](mailto:SupervisorGonzales@sbcounty.gov)>

**Cc:** Miller, Jim <[Jim.Miller@bos.sbcounty.gov](mailto:Jim.Miller@bos.sbcounty.gov)>

**Subject:** Moon Camp 50 lot Residential Subdivision

Please see attached letter from the Bug Bear Group - Sierra Club





## Big Bear Group

San Gorgonio Chapter

PO Box 3048 Big Bear Lake CA. 92315

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

Clerk of the Board, [COB@sbcounty.gov](mailto:COB@sbcounty.gov)  
cc: Supervisor Robert A. Lovingood, [Robert.Lovingood@bos.sbcounty.gov](mailto:Robert.Lovingood@bos.sbcounty.gov)  
Supervisor Janice Rutherford, [Janice.Rutherford@bos.sbcounty.gov](mailto:Janice.Rutherford@bos.sbcounty.gov)  
Supervisor Dawn Rowe, [Dawn.Rowe@bos.sbcounty.gov](mailto:Dawn.Rowe@bos.sbcounty.gov)  
Supervisor Curt Hagman, [Curt.Hagman@bos.sbcounty.gov](mailto:Curt.Hagman@bos.sbcounty.gov)  
Supervisor Josie Gonzales, [Supervisorgonzales@sbcounty.gov](mailto:Supervisorgonzales@sbcounty.gov)  
County LUS Director, Terri Rahhal [Terri.Rahhal@lus.sbcounty.gov](mailto:Terri.Rahhal@lus.sbcounty.gov)  
County Planner, Tom Nieves, [tom.nieves@lus.sbcounty.gov](mailto:tom.nieves@lus.sbcounty.gov)

RE: Moon Camp 50-lot Residential Subdivision -

The Big Bear Group of the Sierra Club with over 200 members in the Big Bear Valley has recently been notified that a public hearing on the proposed Moon Camp Subdivision will be held on July 28, 2020. The hearing will be an **In-Person** hearing held in the county building. We vehemently object to the date and venue of this meeting for the following reasons.

- With the COVID-19 increases in the county it would seem foolish, to say the least, to hold an **In-Person** public meeting at this time unless you are trying to limit public input. Many of your constituents who have expressed interest in testifying are older and would be reluctant to attend a meeting in this format. For your safety and the safety of those that would like to comment on this impact of this subdivision we request that this hearing be a virtual event.
- The expressed reason for postponing this hearing last October was that there was a new revision of the final EIR that needed to be circulated to the public before a meeting could be held. We are now being told that there will be no public circulation of this document, but it will appear on the county website sometime this week. This would be less than two weeks before the hearing. In fairness to your constituents that have commented at public hearings or in writing in

the past on this subdivision, they should have received notification that this revision was available and have been given ample time to review it. For the most part these interested citizens are not experts in these matters, and it takes them time to research or consult with those that have more expertise. They should be given adequate time.

Please take the above into consideration and reschedule this virtual hearing to a later date.

Respectively submitted

Ed Wallace

Conservation Chair – Big Bear Group Sierra Club

Most sincerely,  
Patricia Sjogren

1535 Huntington Drive

South Pasadena, CA 91030

*Big Bear Valley has so much to offer everyone. We cannot let it become a Concrete Jungle! With it's fragile eco system it MUST be protected. Please do not let the housing project happen.*

**From:** [Babak Naficy](#)  
**To:** [Nieves, Tom](#)  
**Cc:** [Duron, Heidi - LUS](#); [Rahhal, Terri](#)  
**Subject:** Questions and document request re Moon Camp  
**Date:** Thursday, July 16, 2020 4:38:56 PM

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Dear Mr. Nieves,

I understand that you are still the principle planner for the Moon Camp Project. In light of the upcoming scheduled hearing, I ask that you respond to this email as soon as possible, but certainly by July 23, 2020, so I can incorporate the information into my comments to the Board of Supervisors.

“Sugarloaf Pebble Plain”

According to the Moon Camp Long-term Management Plan for Bald Eagle and Rare Plant Habitat (LTMP) the Sugarloaf Pebble Plain is a 10-acre site of high-quality pebble plain habitat that has been fenced and protected from off-highway vehicles since the mid-1980s. The LTMP proposes the acquisition and management of this property “as partial mitigation” for the Moon Camp Development’s impact on pebble plain habitat that would be impacted by the Project. According to the LTMP, the Sugarloaf Pebble Plain was acquired in the 1980s as mitigation for the construction of the Big Bear High School. The LTMP does not make clear who acquired the Sugarloaf or who officially owns it today.

The LTMP asserts that “the intention, as per County Planning Department correspondence at the time, was to set aside a 2-acre portion of the 10-acre parcel as mitigation for impacts to pebble plain resources for the High School site, and use the remaining eight (8) acres for mitigation of other projects. The parcel was surveyed by Hicks & Hartwick Engineering in 1981, but was never formally recorded.”

According to the LTMP,

A non-wasting financial endowment shall be deposited by the Responsible Party into an escrow account. Proceeds and interest accruing to the account may be used solely for the purpose of implementation of mitigation measures, maintenance of the habitat, and monitoring of the biological resources. An annual report will be provided to the Homeowners Association (HOA) and to the CDFW.

On behalf of Friends of Big Bear Valley, I ask that you answer the following questions concerning the Sugarloaf Pebble Plain property and its potential to play a part in the long-term mitigation of Moon Camp's biological impacts. Moreover, pursuant to the Public Records Act, please provide a copy of all documents requested below.

Please provide a copy of all documents that show the County was required and intended only to use 2 acres of the 10 acre Sugarloaf Pebble Plain as mitigation for the Big Bear High School, including the "County Planning Department correspondence" referenced in the LTMP.

Relatedly, please provide a copy of all documents that describe, relate or refer to the biological impacts and the related mitigation measures that were implemented in connection with the construction of Big Bear High School.

The LTMP explains the site was surveyed in 1981, nearly 40 years ago. Has the County or any other entity undertaken any survey or study of the site to establish its current conditions? If so, please provide a copy of any such survey or similar document that describes, refers or relates to the conditions of the Sugarloaf Pebble Plain.

The LTMP states the parcel was surveyed, but not recorded. This is confusing. What documents establish legal ownership of the parcel? Please provide a copy of the legal title to the parcel or any document that established the ownership of the parcel.

The LTMP states that the parcel has been “fenced and protected from off-highway vehicles since the mid-1980s.” The LTMP does not otherwise indicate whether and how the parcel has been managed since it was fenced. It is not clear, for example, if the parcel was actively managed and monitored, or whether in addition to off-road vehicles, it was also closed off to hikers, pedestrians, or others. Please explain whether the parcel has been managed, and if so, by whom and pursuant to what management plan or similar document. Similarly, please provide a copy of any monitoring reports or similar documents related to the Sugarloaf Pebble Plain.

The LTMP states that a non-wasting endowment would be created in order to fund the implementation of the proposed mitigation measures, including maintenance of the habitat, monitoring of the biological resources, and preparation of annual reports that are to be submitted to both the HOA and Fish and Wildlife Department. The LTMP does not, however, include any information about how much money would be required to successfully implement these tasks and how much money would be required for the endowment. This information must be included in the final conditions of approval. Please provide any document that describes, related or refers to County's calculation of the funds needed to adequately manage and monitor Sugarloaf Pebble Plain pursuant to the LTMP.

Finally, and perhaps most importantly, we note that the LTMP does not include or proposed any performance standards or metric by which to judge the success or failure of the proposed acquisition and management of the Sugarloaf Pebble Plain would be judged. Without such criteria, it would be impossible to determine, on an ongoing basis, whether this mitigation measure is a success or failure. Without any such criteria, the HOA, for example, would have no incentive to ensure the mitigation is ultimately successful. Please provide a copy of any documents that describes, mentions or refers to performance standards for the proposed long-term management of the Sugarloaf Pebble Plain.

Thank you for expected courtesy and cooperation

Babak Naficy

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Babak Naficy  
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