



COUNTY OF SAN BERNARDINO
NOTICE OF AVAILABILITY (NOA) / NOTICE OF INTENT (NOI) TO DISTRIBUTE A DRAFT
ENVIRONMENTAL IMPACT REPORT
Moon Camp Project

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff has prepared for recirculation a partial revision to the previously adopted Draft Environmental Impact Report, now identified as Environmental Impact Report No. 3 (PRDEIR No. 3), to respond to a San Bernardino County Superior Court Writ of Mandate ruling to re-evaluate specific components of the document. This Recirculated Draft Environmental Impact is for the Moon Camp 50-lot Residential Division, TT No. 16136 Big Bear Lake, San Bernardino County, California SCH No. 2002021105. PRDEIR No. 3 identifies and evaluates these specific environmental impacts of the proposed Moon Camp Project.

Project Title: Moon Camp Project

Project No.: PMISC-2020-00016

Project Location: North and South of North Shore Drive (SR-38), 180 feet east of Canyon Road in the unincorporated community of Fawnskin within San Bernardino County. The Project site is located in the Section 13, Township 2 North, Range 1 West, San Bernardino Baseline and Meridian (SBBM), within the Fawnskin, CA USGS 7.5-minute topographic map. San Bernardino County parcel numbers for the site include Assessor's Parcel Numbers (APN) 0304-082-04, 0304-091-12, 0304-091-22, and 0304-091-21. The geographical coordinates for the proposed Project are 34.264°, -116.933°.

Project Description: The Project consists of the subdivision of the site per TT No. 16136 into 58 lots within the 62.43-acre site—50 numbered lots (single family residential lots) to be sold individually and developed into custom homes, and 8 lettered lots described as follows:

- 3 designated as Open Space/Conservation easements and Neighborhood Lake Access;
- 3 designated as well sites;
- 1 designated as a potential reservoir site; and
- 1 would be developed as the marina parking lot, the majority of which has been reserved as a conservation easement for bald eagle and rare plant habitat conservation.

The Project also includes a 55-boat slip marina that would be open for a designated portion of the year between April 2 and November 30 annually. The marina parking lot also includes some open space for the preservation of existing trees. However, because of the development of the parking lot, the lot is not considered part of the Project's total provided Open Space.

Environmental Review and Public Comment: The purpose of the circulation of PRDEIR No. 3 is to encourage written public comments and to respond to the Writ of Mandate, and address (1) those issues that the Court found deficient in its January 20, 2022 decision, and (2) focus on the issue of Project land use consistency as a result of the recently adopted San Bernardino Countywide Plan. The PRDEIR No. 3 focuses solely on the topics of Biological Resources (impacts to ashy-gray Indian paintbrush and pebble plain habitat), Hazards and Hazardous Materials (wildfire evacuation), and Land Use and Planning (consistency with the San Bernardino Countywide Plan). No new significant effects were identified in the PRDEIR No. 3 that were not identified in the 2020 FEIR. Interested persons can review the Draft EIR at the following physical location:

Land Use Services Department - Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

Review Period and Comments: Only new comments submitted on the recirculated portions of the PRDEIR No. 3 will be considered by the County. In accordance with CEQA, comments on the Moon Camp PRDEIR No. 3 must be received by the County no later than 45 days after publication of this notice. The comment period on the PRDEIR No. 3 opens **February 1, 2024**, and closes on **March 18, 2024 at 4:30 PM**. The County requests that comments on the Moon Camp PRDEIR No. 3 be received no later than **March 18, 2024 at 5:00 PM**. Electronic copies of the entire Moon Camp PRDEIR No. 3 can be accessed on the San Bernardino County Planning Division Web Site at: <https://lus.sbcounty.gov/planning-home/environmental/mountain-region/> or by emailing the Planner at Jim.Morrissey@lus.sbcounty.gov. To request a PDF version of the document from the Land Use Services Department database, please reference the project number above. All documents incorporated by reference in the EIR are available at the County. Any person wishing to comment on the PRDEIR No. 3 may provide written comments to:

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909-387-4234
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