San Bernardino County
Land Use Services Department
Planning Division
385 North Arrowhead Avenue, 1st Floor • San Bernardino, CA 92415
Phone Number: (909) 387-8311 Fax Number: (909) 387-3223

NOTICE OF PREPARATION

FROM: San Bernardino County Land Use Services Department
385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0187

TO: Interested Agencies, Organizations, and Individuals

DATE: August 26, 2015

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report

The County of San Bernardino, as the lead agency under the California Environmental Quality Act (CEQA), will be coordinating the preparation of an Environmental Impact Report (EIR) for the proposed SkyPark at Santa's Village Project. The County is requesting identification of environmental issues and information that you or your organization believes should be considered in the EIR.

Project Title: SkyPark at Santa's Village

Project Number: P201500051

Project Applicant: Bill Johnson, Project Manager, SkyPark at Santa's Village

Project Location: The Project site is located adjacent to State Route (SR-18), approximately one mile east of the intersection of SR-18 and Kuffel Canyon Road in the unincorporated San Bernardino Mountain community of Sky Forest. The Project site includes the now closed Santa's Village attraction. The site includes land on both the north and south side of SR-18. The Project site is located on the Harrison Mountain quadrangle of the United States Geological Survey's (USGS) 7.5-minute topographic map series in Section 26 of Township 2 north, Range 3 west.

Project Description: The proposed Project requires a General Plan Amendment to change the Official Land Use Zoning District from Lake Arrowhead/ Special Development - Residential (LA/SD-RES) and Lake Arrowhead/ Single Residential-14,000 Square Foot Minimum lot size (LA/RS-14M) to Lake Arrowhead/ Rural

Commercial (LA/CR) on 152.92 Acres. The proposed Project also requires a Conditional Use Permit (CUP).

The Project site is divided into two distinct areas. The northern area includes the existing Santa's Village attraction. The southern portion is currently undeveloped and would be developed into a campground that would accommodate both Recreational vehicles (RV's) and tent camping for visitors.

The Project includes the redevelopment and re-use of the existing Santa's Village attraction. The Project would include the development of a mixed-use adventure park that would include a variety of activities and services. Nineteen original buildings exist on the project site totaling 24,104 square feet. The exteriors of these original buildings would not be drastically altered. Rather, the exterior of the buildings would be restored (re-painted, repaired). The interiors would be re-developed in order to achieve a variety of desired uses. None of the buildings would be demolished. All buildings are proposed to remain on site.

The Project also includes the removal of debris, woodchips, firewood, bark, and trash from the site and restoration of functions of the upstream portions with improvements to restore Hook Creek. Previously, the Project site was used as a storage site for wood material infested by bark beetles and the site was not restored. These materials would be properly disposed of and/or relocated to a suitable location. The Project also includes a watercourse that would allow for expansion and preservation of the wetland by a water aeration system controlled daily by the use of a solar array and water pumps. Ultimately, improvements to the health and beauty and natural resources of the project area would serve as a balanced ecosystem for recreation and wildlife, and encourage opportunities for outdoor education, recreation and wildlife.

Mountain Bike Park (No motorized vehicles)
This feature would include trails, obstacles, bridges, and creek crossings approximately 25 miles in length within the project site. This feature would also include riding paths for persons of all ages and varied interests. This use would utilize many of the existing dirt access roads.

Wilderness Adventure/Zipline and Aerial Park
This feature would include ziplines, rope courses, adventure swings, climbing walls, balance features, log crossings, and exploration trails. The Forest Zipline and tree house is estimated to be an average of 30 feet in height and approximately 1,200 feet in length; however the final designs would determine ultimate measurements. The tree house would have a zipline that is proposed to be approximately 16 feet high. A small children's zipline is proposed that would be approximately 8 feet high and 30 feet long. The tree house would be an engineered structure built among the trees. The final tree house platforms would either be constructed using a tree as the base or a standalone structure as shown within the Photo Figures at the end of this document. Final design would be dependent on County approval. The tree house is the only structure proposed to be developed north of SR-18 at the existing SkyPark at Santa's Village site.

Forest Playground
This feature would include bridges and swings. The playground would also provide seating, natural playscapes and sensory challenges such as log walks, stepping stones and exploration.

Skybike Monorail
The existing bumblebee ride would be converted to a pedal operated bike monorail that would traverse the southern portion of the park.

Fly Fishing Lake and Stream
Fly fishing clinics, guides and lessons, and fly fishing instruction would be offered at the site's improved and existing reservoir/pond system. The on-site ponds and steam would be stocked with fish per the California Department of Fish & Wildlife as permitted. Historically the pond has been stocked with trout. Trout fishing would be provided for catch and keep, or release as the guest wishes.

Hiking and Tours
Eco-tours, education, and wildlife would be offered. The Project will promote wildlife and habitat education. Job skills will be introduced through "Pathways" an ongoing ROP program through local school districts. Ecotourism involving bird watching blinds, trails and assisted programs will be implemented to educate the public and students on the importance of wildlife preservation.

Santa's Village/Winter Attractions
Winter attractions at Santa's Village, would operate during the months of November and December. Winter attractions would include an outdoor ice rink, snow shoeing, sledding, and snow play. It is anticipated that these attractions would attract the largest number of visitors for the year.

Retail
A variety of related retail shops would be developed throughout the property. These uses would include gift shops, equipment rentals/purchases, and a variety of other retail uses which would be located within the existing buildings.

Restaurants
A full service restaurant, snack bar, pub, and bakery/candy store are proposed within the existing buildings.

Wedding Services
A wedding chapel, outdoor reception area, and full service wedding event center (including bridal room) would be developed within the existing buildings.

Campground Site
A campground is proposed to be located south of the SkyPark site, across SR-18. The campground would provide accommodations for RV and 5th wheel support and would provide partial hookups (electricity and water). 70 RV sites and approximately 35 tent campsites are proposed within the 20 acre campground.

Restrooms
Restrooms would be located throughout the park. In addition, a full service restroom (including showers) would be constructed onsite, south of SR-18 to service campers. The restroom on the campground site would utilize a septic system that would be sized per restroom requirements and would have a tank with a leach field in the same design standards as the existing septic systems in the Santa's Village site. The current Santa's Village site has five existing septic systems with separating chambers and leach fields. The chambers that separate the solids are pumped out periodically as needed. The proposed campground restroom is to be approximately 1,450-1,500 square feet. It would include a laundry facility with two washers and dryers. The men's restroom would have two showers, two urinals, two toilets, and two sinks. The women's restroom would have two showers, two sinks, and four toilets. An RV septic dump station would not be included at the campsite.

Parking and Circulation
575 car parking spaces are proposed: 275 located in the primary parking lot and 300 in secondary overflow lot located south across SR-18. A pedestrian signal, tunnel or bridge are options to aid in getting visitors from the overflow parking area across Highway 18 to the project site.

Operating Hours
Peak season for the proposed project is anticipated to be November and December (approximately 2,000 visitors per day). Low season is anticipated to be during spring and early fall. Summer is anticipated to have an average of 1,000 visitors per day. Operating hours are proposed to be 8:00 a.m. to 10:00 p.m. The project is proposed to be fully operational year round, with no planned closures.

Offsite Improvements
Offsite improvements would be included with the proposed project and would involve new dedicated left turn lanes, pedestrian access of one of the following: crosswalk, bridge or tunnel. SR- 18 would be widened to accommodate two left-turn lanes into the driveways of the campground site and the Santa's Village site as vehicles approach from both directions of SR-18. Trees would be trimmed to provide improved vision if the trees surrounding the driveways conflict with vehicles safely exiting from the proposed Project driveways. The at-grade pedestrian crosswalk would traverse SR-18 at the proposed project driveways or a pedestrian bridge or tunnel will direct visitors north and south across SR-18.

Potential Environmental Effects: An EIR will be prepared to evaluate the Project's potential environmental impacts and analyze project alternatives. The topic areas to be analyzed in detail in the EIR are Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation and Traffic, Utilities and Service Systems, and Cumulative Impacts. The EIR will evaluate the Project's potential to generate additional traffic in the region, in particular on SR-18 and safety related to vehicles and pedestrians accessing the park and the campground. The EIR will also evaluate the Project's potential to

result in emissions from construction and operation activities that could affect air quality and climate change and noise from construction and operation activities that could affect nearby sensitive receptors. The EIR will evaluate the Project's potential to affect any species identified as a candidate, sensitive, or special status, riparian habitat or other sensitive natural community, federally protected wetlands, or wildlife movement. The EIR will identify if there are any archaeological, historic, or paleontological resources onsite that could be adversely affected by Project. The potential for the Project to affect the existing drainage patterns of the site or to affect water quality for downstream waters will also be evaluated in the EIR. Potential impacts to the forest, including forest fires, will also be evaluated.

Public Review Period: August 26, 2015 and ends on September 24, 2015.

Responses and Comments: Please send your responses and comments by September 24, 2015 to Kevin White, Senior Planner at Kevin.White@lus.sbcounty.gov or at the following address:

Kevin White, Senior Planner
County of San Bernardino
Land Use Services Department – Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

Scoping Meeting: The County will hold a scoping meeting for the Project to receive comments on the scope and content of the EIR. You are welcome to attend the scoping meeting and present environmental information that you believe should be considered in the EIR. The scoping meeting is scheduled as follows:

Date:	**Tuesday September 8, 2015**
Time:	**6:00 p.m.**
Place:	**Lake Arrowhead Resort, 27984 Highway 189, Lake Arrowhead, CA, 92352**

Agencies: In accordance with California Code Regulations, Title 14, Section 15082 (b), the County requests your agency's view on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed Project. Your agency will need to use the EIR prepared by the County when considering any permits that your agency must issue, or other approval for the Project.

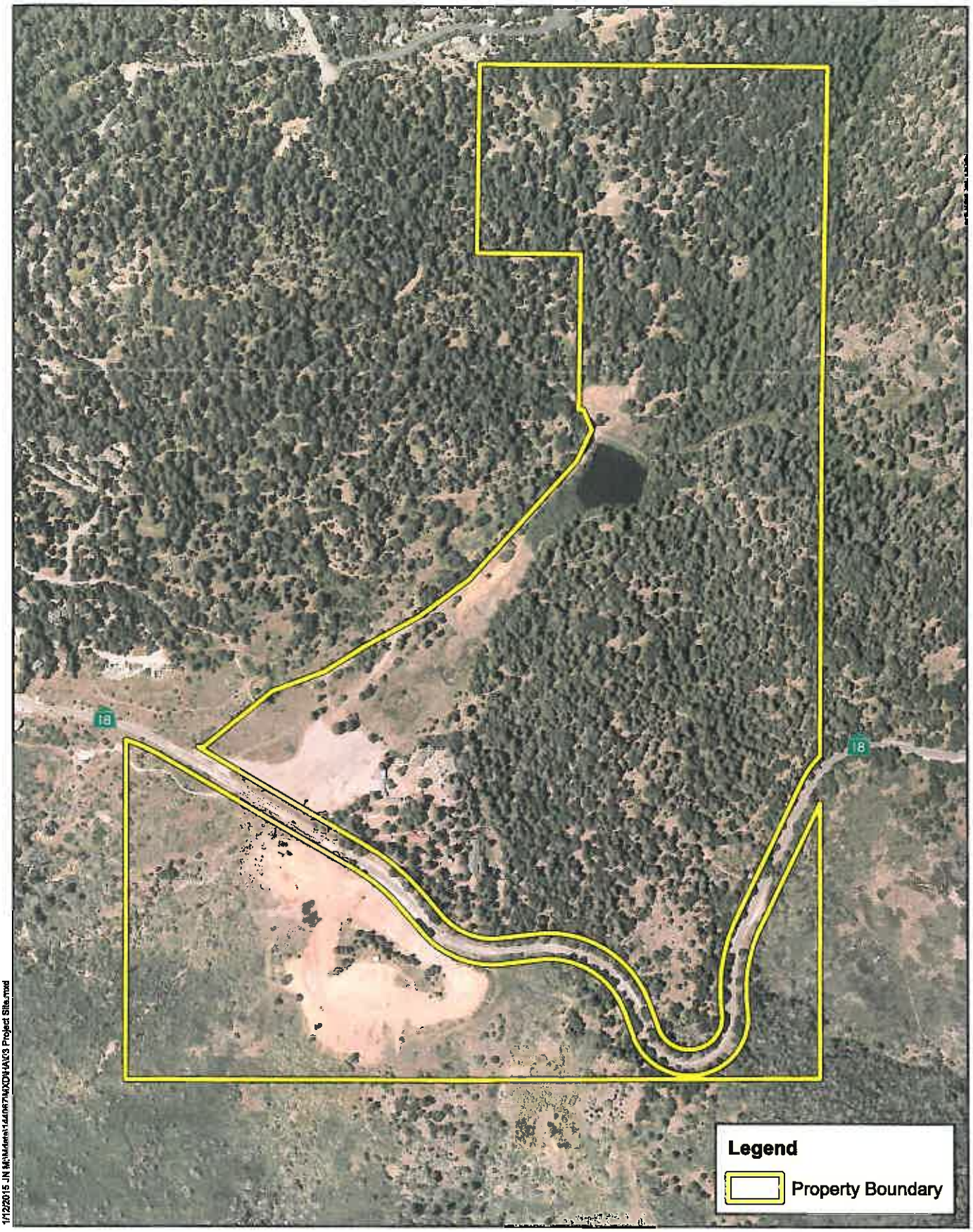
Document Availability: This Notice of Preparation can be viewed on the County of San Bernardino website at:
http://www.sbcounty.gov/uploads/lus//Environmental/skypark/skyparknop.pdf. The documents are also available during regular business hours at:

- County of San Bernardino Land Use Services Department, Planning Division, 385 North Arrowhead Avenue, San Bernardino, CA 92415; between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday.

- Lake Arrowhead Branch Library, 27235 Highway 189, Blue Jay, CA 92317; Library Hours: Monday – Wednesday 11:00 a.m. to 7:00 p.m., Thursday 10:00 a.m. to 6:00 p.m., Saturday 9:00 a.m. to 5:00 p.m. This branch is closed Friday and Sunday.

If you require additional information please contact Kevin White, Senior Planner, at (909) 387-3067.

Attachments: Aerial Photo, Site Vicinity.



1/12/2015 JN M:\Models\144\067\MXD\HA\3 Project Site.mxd

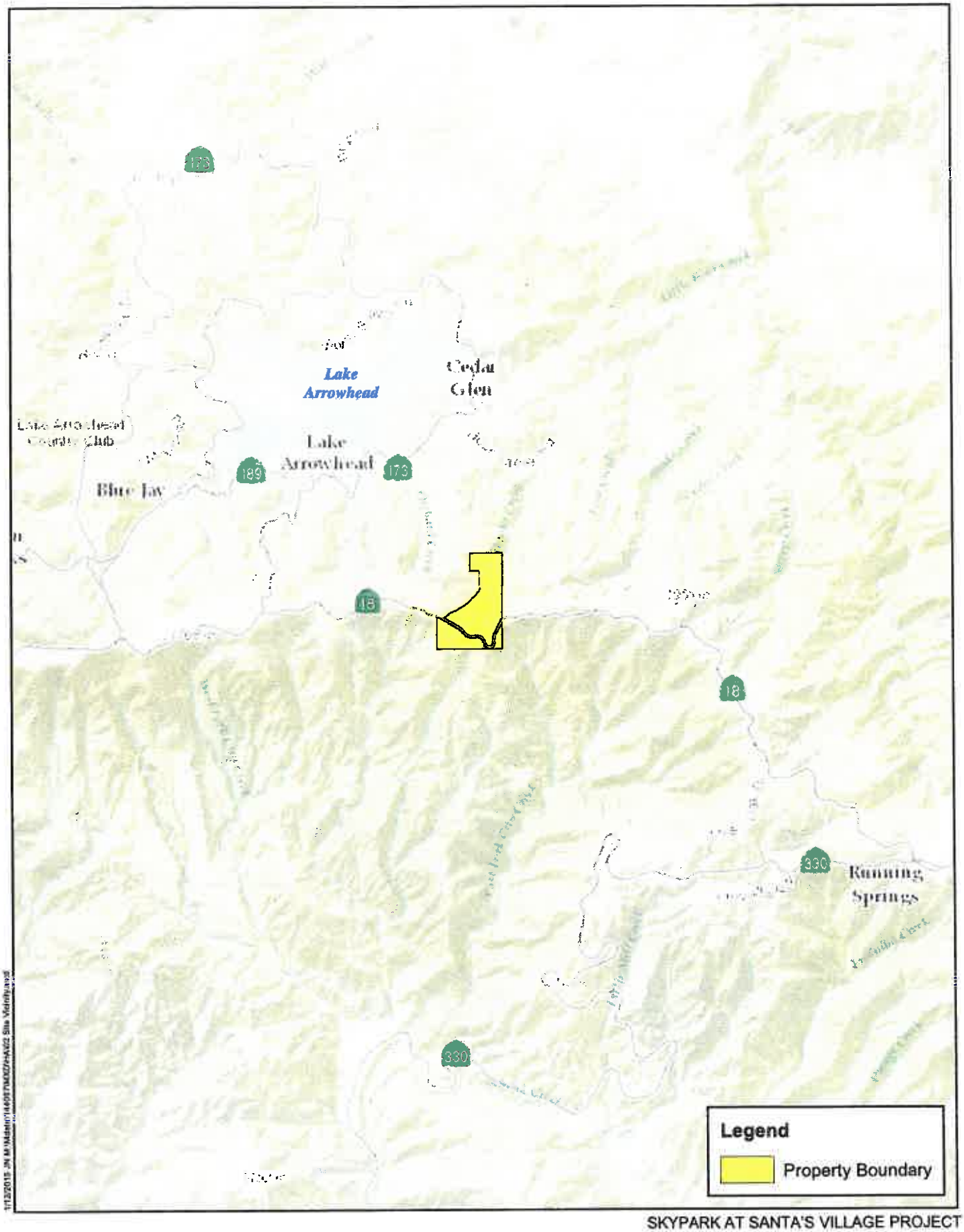
SKYPARK AT SANTA'S VILLAGE PROJECT

Michael Baker INTERNATIONAL

0 250 500 1,000 Feet

Source: San Bernardino County, Eagle Aerial 2013

Aerial Photo



SKYPARK AT SANTA'S VILLAGE PROJECT

Michael Baker INTERNATIONAL

0 0.5 1 2 Miles

Source: San Bernardino County, USGS, ESRI World Topographic Map

Site Vicinity