



San Bernardino County
Land Use Services Department
Planning Division

385 North Arrowhead Avenue, 1st Floor • San Bernardino, CA 92415
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NOTICE OF PREPARATION

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

TO: Office of Planning and Research, Responsible and Trustee Agencies/Interested Organizations and Individuals

DATE: December 13, 2021

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, Section 15082(a), 15103, and 15375 or the California Code of Regulations

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 Speedway Commerce Center II Specific Plan. The County is requesting identification of environmental issues and information that you or your organization believes should be considered in the EIR.

Project Title: Speedway Commerce Center II

Project Number: PROJ-2021-000150

Project Applicant: Candyce Burnett, Kimley Horn & Associates, Inc.

Project Location: The Speedway Commerce Center II Specific Plan Project (Project) is located in an unincorporated area of southwestern San Bernardino County and within the City of Fontana Sphere of Influence (SOI). The Project site is approximately 40 miles east of downtown Los Angeles, 20 miles west of downtown San Bernardino, and 30 miles northeast of central Orange County. The approximately 522-acre site is located north of the San Bernardino Freeway (I-10) and San Bernardino Avenue and is bounded by Cherry Avenue to the east, the Burlington Northern and Santa Fe (BNSF) Railroad to the north, the West Valley Materials Recycling Facility to the west, and California Steel Industries to the south. The Speedway Commerce Center II Specific Plan Project (Project) would facilitate the redevelopment of approximately 433 acres of the 522 acre-site of the existing Auto Club Speedway (ACS). Approximately 90 acres of the existing

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ACS site are not a part of this Project and will be developed with the Next Gen in California motorsports facility approved by the County in June 2021. The City of Fontana is located to the north, east, and south of the site. The City of Rancho Cucamonga is located to the west and northwest and the City of Ontario is located to the southwest, (see **Figure 1: Regional Location Map**).

The entire Project site includes the following Assessor Parcel Numbers (APNs) as summarized in **Table-1: Project Assessor Parcel Numbers**, below.

Table 1: Project Assessor Parcel Numbers

Assessor Parcel Number				
023101109	023101110	023101111	023101112	023111106
023111110	023111117	023111118	023111119	023111120

A. Historical Site Background/Setting

The Project site is located within the former boundaries of the Kaiser Steel Mill, which was originally located on approximately 1,200 acres in the County. The Kaiser Steel Mill was owned and operated by the Kaiser Steel Corporation from approximately 1942 to 1983. By the late 1970s, the steel mill was the biggest integrated steel mill on the West Coast. By 1983 the facility closed, portions of the property were sold or transferred, and Kaiser Steel entered bankruptcy, re-emerging in 1988 as Kaiser Steel Resources, Inc.

Existing Conditions and Previous Entitlements

The Project site is presently developed with the ACS, formerly known as the California Speedway. The majority of the site is developed with the Speedway improvements, including a two (2)-mile, D-shaped oval track and grandstands, ancillary buildings associated with the Speedway, and utility infrastructure. Surface parking lots for 36,866 vehicles are located at the infield of the track and around the periphery of the site. There is an existing drag strip, Go-Kart track, and parking facilities around the primary racing facility. Primary access is via Cherry Avenue, San Bernardino Avenue, and Napa Street.

The ACS is governed by the California Speedway Planned Development Permit (PD), originally approved by the County in 1995 along with certification of an EIR. The PD has been revised in subsequent years by the County. In 2020, California Speedway, LLC, the owner of the ACS, applied to the County for a Major Revision to an Approved Action for the “Next Gen in California” motor sports facility, to revise the PD to replace the existing 2-mile track with a 0.5-mile short track and reduce seating capacity to a maximum capacity of 50,000, persons (as compared to the previously approved maximum capacity of 107,000 persons), with approximately 35,000 grandstands seats. An Addendum under CEQA was prepared for the Next Gen Project which concluded that the Next Gen Project would not cause any new significant impacts or an increase in the severity of previously identified impacts set forth in the prior environmental review documents for the ACS. The Next Gen Project was approved in December 2020.

In May 2021, California Speedway, LLC applied to the County for a subsequent Revision to an Approved Action, requesting minor revisions to the approved facility, including to adjust the project to develop a 0.67-mile track in lieu of the previously approved 0.5-mile short track. This revision was approved in June 2021, along with an Addendum to ensure

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consistency of the revision with the 2020 Addendum and the prior ACS environmental review documents.

The Next Gen motorsports facility has received all necessary approvals and CEQA clearance for its construction and operation, and it is not a part of the current Project. But the Project will be designed and developed to be compatible with the Next Gen motorsports facility, and the Project EIR will analyze issues associated with the development and operation of both the Next Gen motorsports facility and the Project.

Surrounding Land Uses

The Project site is surrounded by railroad and warehouses to the north, light industrial to the south, warehouses and commercial uses to the east, and warehouses and light industrial to the west. The City of Fontana is located to the north, east, and south of the site. The City of Rancho Cucamonga is located to the west and northwest and the City of Ontario is located to the southwest.

Existing Zoning and General Plan

The zoning for the Project in the County of San Bernardino is Special Development Commercial (SD-Com). The General Plan land use category is Commercial (C). The Project site is located in the City of Fontana’s Sphere of Influence (SOI).

Table 2: Surrounding Zoning and General Plan Land Uses

Zoning and General Plan Designations			
	General Plan	Zoning	Jurisdiction
North	General Industrial (GI)/Limited Industrial (LI)	Regional Industrial (IR)/Community Industrial (IC)	County and City of Fontana
South	General Industrial (GI)/Limited Industrial (LI)	Regional Industrial (IR)/Community Industrial (IC)	County and City of Fontana
East	Commercial	Special Development-Commercial (SD-COM)	County
West	Regional Industrial (IR)	General Industrial (GI)/Kaiser Center Specific Plan (KC/SP)	County and City of Fontana

Infrastructure

The Project site is minimally served by water, power, and natural gas. The Project site would tie into existing utility lines within the existing roadways and rights-of-way adjacent to the site.

There are currently approximately 29 existing wood and Laminated Wood Systems (LWS) poles containing 66kv, 12kv distribution overhead SCE powerlines present generally north of the existing 2-mile oval track and along Backstraight Road. These powerlines extend east to west north of the existing 2-mile oval track near the northern

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portion of the site. The SCE poles and lines would be relocated and realigned near the northern property line south of the existing BNSF Railroad prior to the development of the Next Gen motorsports facility in order to avoid damages to the existing poles and lines.

An existing railroad easement is present along the northern boundary of the Project site and serves Metrolink during certain race events and BNSF. Additionally, existing spur lines traverse the westerly and southern edge of the site and serve offsite uses south of the Project site. A 12-foot diameter Metropolitan Water District water supply line is located north of the existing 2-mile track, parallel to Napa Street through the site from the westerly property boundary to Rancho Vista Drive.

B. Project Overview

Requested Project Approvals

The Project includes a Specific Plan, Tentative Parcel Map, and a Development Agreement for the Speedway Commerce Center II Specific Plan Project and other related approvals. A Revision to an Approved Action will also be required to amend the existing Planned Development for the ACS to remove from its coverage approximately 433 acres of the ACS site that will be governed by the new Specific Plan.

Project Description

The Project includes the Speedway Commerce Center II Specific Plan for the future development of approximately 433 acres of the approximately 522-acre site that is currently developed with the ACS, formerly known as the California Speedway, in San Bernardino County. The Project consists of the development of six separate planning areas with up to 6,600,000 square feet of high cube warehouse and e-commerce uses, approximately 261,360 square feet of accessory commercial uses, approximately 98 acres of vehicle parking/drop lot areas and associated open space and internal public roadways. Each planning area contains sub-areas to accommodate the vehicle parking, drop lots, and open space uses. The Project would surround the Next Gen in California Project approved by the County in June 2021 and to be developed on approximately 90 acres of the existing ACS site. Construction of the Project, including recordation of final subdivision map(s), and design review may be progressively implemented in stages, provided that vehicular access, public facilities, and infrastructure are constructed to adequately service the development, or as needed for public health and safety. However, the actual phasing sequence and timeframe may vary depending on market conditions.

The Specific Plan's Land Use Plan is divided into six planning areas comprised of ten parcels. A Conceptual Site Plan, **Figure 3, Conceptual Site Plan**, is an illustration of the potential configuration of the Project area, taking the square footage in **Table 2, Proposed Land Use Plan** into consideration. In order to ensure the orderly development of the Project, land use development standards will be created. These specific standards would assist in accommodating the future proposed development and provide adequate transitions to neighboring land uses.

Future development under the plan would consist of industrial and commercial structures in addition to loading docks, truck trailer and automobile parking, and associated

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infrastructure improvements. The Specific Plan area contains 11 dedicated parking fields which will provide vehicular parking for the adjacent Next Gen motorsports facility use during event times on approximately 20 days per year. During the remainder of the year, the lots serve as drop lots for trailers or other large vehicles.

The Project will identify the permitted uses within the Development Regulations Section of the Specific Plan and will include high cube warehouse, e-commerce, accessory commercial, and flexible vehicular parking and drop lot areas. The permitted uses are consistent with the existing County Development Code and General Plan.

The majority of the Specific Plan area is comprised of high cube warehouse/e-commerce uses consistent with the zoning of the site, which may include light industrial buildings, warehousing and distribution, fulfillment, cold storage, and showroom space.

Table 3: Proposed Land Use, provides the overall vision for the Project and guides the development of the anticipated industrial, warehouse, and flexible commercial uses.

Table 3: Proposed Land Use

Land Use	Speedway Commerce SP	Planning Area
Warehouse/E-Commerce	278.8 acres/6.6 Million sq.ft.	PA 1a, PA 2a, PA 3a and PA 4a
Parking/Accessory Commercial	261,360 sq.ft/ 27.1 acres	PA 5a, PA 1c, and PA 2c
Parking/Drop lot	78.0 Acre	PA 1b, PA 2b, PA 3b, PA 4c, PA 5b, PA 6a, PA 6b, PA 6c
Open Space Trail/walking paths	10.2 acres	PA 4b and PA 5c
Roads, utilities, etc.	33.2 acres	NA
Total	432.1 acres	NA

Source: Kimley-Horn. 2021. Speedway Commerce Center II Specific Plan. Table 3-1: Land Use.

A diagram of the proposed Project site shown in **Figure 3: Primary Site Plan** provides an overall view of the site and Planning Areas included in the proposed Project.

Circulation

The Project site currently has access at Merrill Avenue, Rancho Vista Drive, and Randall Avenue off of Cherry Avenue on the site’s eastern edge, and Napa Street and VIP Road on the site’s western edge. The access at Randall Avenue and Merrill Avenue is signalized. Internal circulation currently includes Perimeter Road, Calabash Avenue, Back Straight Road, VIP Road, Entry Road, and Rancho Vista Drive.

Four new public roads would be constructed to provide access to the Specific Plan area’s

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land uses and the Next Gen motorsports facility. Public roads would be designed with varying right-of-way widths and landscape conditions. On-site traffic signage and striping would more specifically be defined during the Precise Development Plan process and would be implemented in conjunction with construction documents for the Project.

Scoping Meeting: The County will hold a scoping meeting for the project to receive comments on the scope and content of the EIR at a later time. When the date and time for the Scoping Meeting is chosen, a Notice of Scoping Meeting will be sent to all agencies, interested parties, and to all property owners located within a 1,300-foot radius of the boundaries of the project site

Environmental Issues to be Evaluated in the EIR

The County of San Bernardino is the lead CEQA and permitting agency for the proposed Project, which is subject to environmental review under CEQA. CEQA Guidelines §15063 provides that if a lead agency determines that an EIR will clearly be required for a project, an Initial Study is not required. In this case, the County has already determined that an EIR will need to be prepared based on the Project’s potential to create short-term, long-term and cumulative impacts associated with other development along Interstate 10. Therefore, an EIR will be prepared to fully evaluate the potential impacts of the proposed Project. The EIR will be comprehensive, evaluating all identified issues from the 2019 CEQA Initial Study Checklist. The following issues are anticipated to be addressed in the EIR:

• Aesthetics	• Hazards and Hazardous Materials
• Agriculture and Forestry Resources	• Hydrology and Water Quality
• Air Quality	• Land Use and Planning
• Biological Resources	• Mineral Resources
• Cultural Resources	• Energy
• Geology and Soils	• Noise
• Greenhouse Gas Emissions	• Population and Housing
• Public Services	• Recreation
• Transportation	• Tribal Cultural Resources
• Utilities and Service Systems	• Wildfire

The EIR will address the short- and long-term effects of the Project on the environment, including the impacts of any off-site improvements. It will also evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project will be evaluated that may reduce impacts that are determined to be significant in the EIR. Mitigation may be proposed for those impacts that are determined to be significant. A mitigation monitoring and reporting program will also be developed as required by §15097 of the CEQA Guidelines. The Notice of Preparation is subject to a 30-day public review period per Public Resources Code §21080.4 and CEQA Guidelines §15082. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project, to identify those environmental issues, potentially affected by the Project which should be addressed further by the County of San Bernardino in the EIR.

**NOTICE OF PREPARATION/PUBLIC SCOPING MEETING NOTICE
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Cortese List Notice: Pursuant to Public Resources Code 21092.6(a), the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

Public Review Period: December 13, 2021 and ends on January 13, 2022.

Responses and Comments: Please send your responses and comments by January 13, 2022, to Steven Valdez, Senior Planner at Steven.Valdez@lus.sbcounty.gov or at the following address:

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

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/Speedwaycommercecenter2.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.

If you require additional information please contact Steven Valdez, Senior Planner, at (909) 601-4743.