



COUNTY OF SAN BERNARDINO  
NOTICE OF AVAILABILITY (NOA) AND NOTICE OF INTENT (NOI) TO CERTIFY A  
FINAL ENVIRONMENTAL IMPACT REPORT  
SPEEDWAY COMMERCE CENTER II SPECIFIC PLAN

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared a Final Environmental Impact Report (FEIR) that identifies and evaluates the environmental impacts of the proposed Speedway Commerce Center II Specific Plan Project.

**Project Title:** Speedway Commerce Center II Specific Plan and EIR

**Project No.:** PROJ-2021-000150

**Project Location:** The Project is located in an unincorporated area of Southwestern San Bernardino County and within the City of Fontana sphere of influence (SOI). The Project is located north of the San Bernardino Freeway (I-10) and San Bernardino Avenue and is bounded by Cherry Avenue to the east, an active freight and passenger rail line to the north, the West Valley Materials Recycling Facility to the west, and California Steel Industries to the south.

**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 Auto Club Speedway (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 logistics and e-commerce uses with 261,360 sf of ancillary commercial uses, and approximately 98 acres of parking fields/drop lot areas as well as ancillary open space to support the Project. The Project site would also be developed with greenbelts, public road improvements, other support amenity features, and water detention areas. A new County assessment district will be created to maintain certain facilities within the Project area. The Project would surround the future Next Gen in California Project (motorsports facility) which was approved by the County in June 2021 and is proposed 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.

**Environmental Review and Public Comment:** The Final Environmental Impact report (FEIR) responds to the comments and includes text revisions to the Draft EIR in response to input received on the Draft EIR. Unlike the Draft EIR, comments on the Final EIR are not required to be responded to by the County. If written comments are received, they will be provided to the Board of Supervisors as part of the public record for the Project. The Draft EIR and FEIR will be submitted to the Board of Supervisors for action on the Project. Interested persons can review the Final EIR at the following physical location:

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

You may obtain the document in electronic format at <https://lus.sbcounty.gov/planning-home/environmental/valley-region/> or by emailing the Planner at [Steven.Valdez@lus.sbcounty.gov](mailto:Steven.Valdez@lus.sbcounty.gov). To request a PDF version of the document from the Land Use Services Department database, please reference the project number above.

[

A Board of Supervisors meeting is scheduled for **October 25, 2022 at 10:00 AM** to hear public comments and consider project approval. Please submit comments to [Steven.Valdez@lus.sbcounty.gov](mailto:Steven.Valdez@lus.sbcounty.gov) or to:

Steven Valdez, Senior Planner  
909-387-3067  
County of San Bernardino  
Land Use Services Department - Planning Division  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187