

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021120259

Project Title: Speedway Commerce Center II Specific Plan

Lead Agency: County of San Bernardino

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Project Location: County of San Bernardino
City *County*

Project Description (Proposed actions, location, and/or consequences).

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 roads, 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.

Identify the project’s significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Projects potentially significant impacts are defined in Section 4.1: Aesthetics through Section 4.20: Wildfire of the Draft EIR. Most of the potentially significant impacts identified can be mitigated to a less than significant level through implementation of Project design features, standard conditions, and feasible mitigation measures. There are unavoidable significant impacts associated with air quality, energy, greenhouse gas emissions, and noise.

Potential mitigation measures include installation of EV facilities, creation of TDMS, pre construction surveys, Workers’ Environmental Awareness Program, Soil Management Plans, Native American Monitor, and protection of burial and funerary remains.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The following issues of concern have been identified during the review period of the distribution of the NOP and public meetings:

- Health Risk Assessment of all potential health risks from Project-related diesel emissions sources and cumulative cancer risk impact on nearby residential unit(s). (Draft EIR Section 4.3: Air Quality and Section 4.8: Greenhouse Gas Emissions)
- Potential impacts to Aesthetics. (Draft EIR Section 4.1: Aesthetics)
- Potential impacts to Air Quality. (Draft EIR Section 4.3: Air Quality)
- Mitigation of adverse air quality impacts beyond what is minimally required. (Draft EIR Section 4.3: Air Quality)
- Potential impacts to GHG emissions. (Draft EIR Section 4.8: Greenhouse Gas Emissions)
- Potential impacts to storm drain facilities. (Draft EIR Section 4.10: Hydrology and Water Quality)
- Potential impacts to noise generated by traffic (Draft EIR Section 4.13: Noise and Section 4.17: Transportation)
- Potential impacts to public safety and emergency access (Draft EIR Section 4.15: Public Services)
- Potential impacts to traffic circulation and vehicle miles traveled. (Draft EIR Section 4.17: Transportation)
- Project considerations to bicycling infrastructure to both reduce traffic impacts and improve access for bicyclists including considerations to the viability of bicycle commuting, alternatives to traffic light intersections, and other safety concerns. (Draft EIR Section 4.17: Transportation)
- Potential impacts to utilities and utility-related services. (Draft EIR Section 4.19: Utilities and Service Systems)

Provide a list of the responsible or trustee agencies for the project.

Responsible and trustee agencies include:

- California Department of Fish and Wildlife (CDFW)
- City of Fontana
- County of San Bernardino
- Inland Empire Utilities Agency (IEUA)
- Metropolitan Water District (MWD)
- California Public Utilities Commission (CPUC)
- Regional Water Quality Control Board (RWQCB)
- San Bernardino County Flood Control District
- San Bernardino County Special Districts
- South Coast Air Quality Management District
- United States Army Corps of Engineers (USACE)