



COUNTY OF SAN BERNARDINO
NOTICE OF AVAILABILITY (NOA)
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 Draft Environmental Impact Report (EIR) 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

Project No.: PROJ-2021-000150

Project Location: 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 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. However, the actual phasing sequence and timeframe may vary depending on market conditions.

Environmental Review and Public Comment: The circulation of the Draft EIR is to encourage written public comments. 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**

You may obtain the document in electronic format at <http://cms.sbcounty.gov/lus/Planning/Environmental/Valley.aspx> or by emailing the Planner at 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.

The comment period on the Draft EIR closes on **July 18, 2022 at 4:30 PM**. Please submit comments to Steven.Valdez@lus.sbcounty.gov or to:

Steven Valdez, Senior Planner
909-387-3067
County of San Bernardino

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