

Notice of Exemption

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: San Bernardino County
Department of Public Works
Environmental Management Division
825 E. Third Street, Room 201
San Bernardino, CA 92415-0835

Clerk of the Board of Supervisors
San Bernardino County
385 North Arrowhead Avenue, Second Floor
San Bernardino, CA 92415-0130

Project Description

Project Title: Easement Vacation/Quitclaim Requested by Hillwood (Developer) on Behalf of Speedway SBC Development, LLC; Portion Of APN 0231-011-26, APN 0231-011-25, APN 0231-011-28, APN 0231-011-29, APN 0231-291-02, APN 0231-291-05, & APN 0231-291-04 (TRDVA-2025-00007)

Project Location: The project is westerly adjacent of Cherry Avenue, easterly .50 miles of Etiwanda Avenue, northerly .50 miles of San Bernardino Avenue, and southerly adjacent to APN 0231-111-09 & -13 owned by San Bernardino County Transportation Authority (Southern Pacific Railroad line), in the unincorporated area of Fontana.

Project Description: A proposal to the San Bernardino County Department of Public Works has been made by Hillwood on behalf Speedway SBC Development, LLC, to initiate the Vacation/Abandonment procedures to quitclaim and provide adequate compensation for the release of the easements across said portions of APN 0231-011-26, APN 0231-011-25, APN 0231-011-28, APN 0231-011-29, APN 0231-291-02, APN 0231-291-05, & APN 0231-291-04. This request is needed to facilitate the development of approximately 6.6 million square feet of high-cube logistics and e-commerce development, 98 acres of support parking facilities, and 12 acres of parking/general commercial uses, with support landscaping and facilities on approximately 433 acres of the 522-acre site, located in the unincorporated area of Fontana. Any future development is subject to separate review under CEQA.

Patrick Egle, Planner III

Lead Agency Contact Person

(909) 387-8109

Exempt Status: (check one)

Ministerial [Sec. 21080(B)(1); 15268];
 Declared Emergency [Sec. 21080(B)(3); 15269(a)];
 Emergency Project [Sec. 21080(B)(4); 15269(b)];
 Categorical Exemption. State type and section: Class 12, Section 15312 Surplus Govt Property Sales
 Statutory Exemptions. State code number:
 Other Exemption: 15061(b)(3) – Common Sense Exemption

Reasons why project is exempt: This surplus government property for vacation of easement is not located in an area of statewide, regional, or area-wide concern as identified in Section 15206(b)(3) and no significant values for biological or cultural resources have been identified on the site. Additionally, the Common-Sense Exemption applies when it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.


Signature Arlene B. Chun, M.S., P.E.

Engineering Manager, Environmental Mgmt. Div.

Title

09/19/2025
Date

Signed by Lead Agency Signed by Applicant

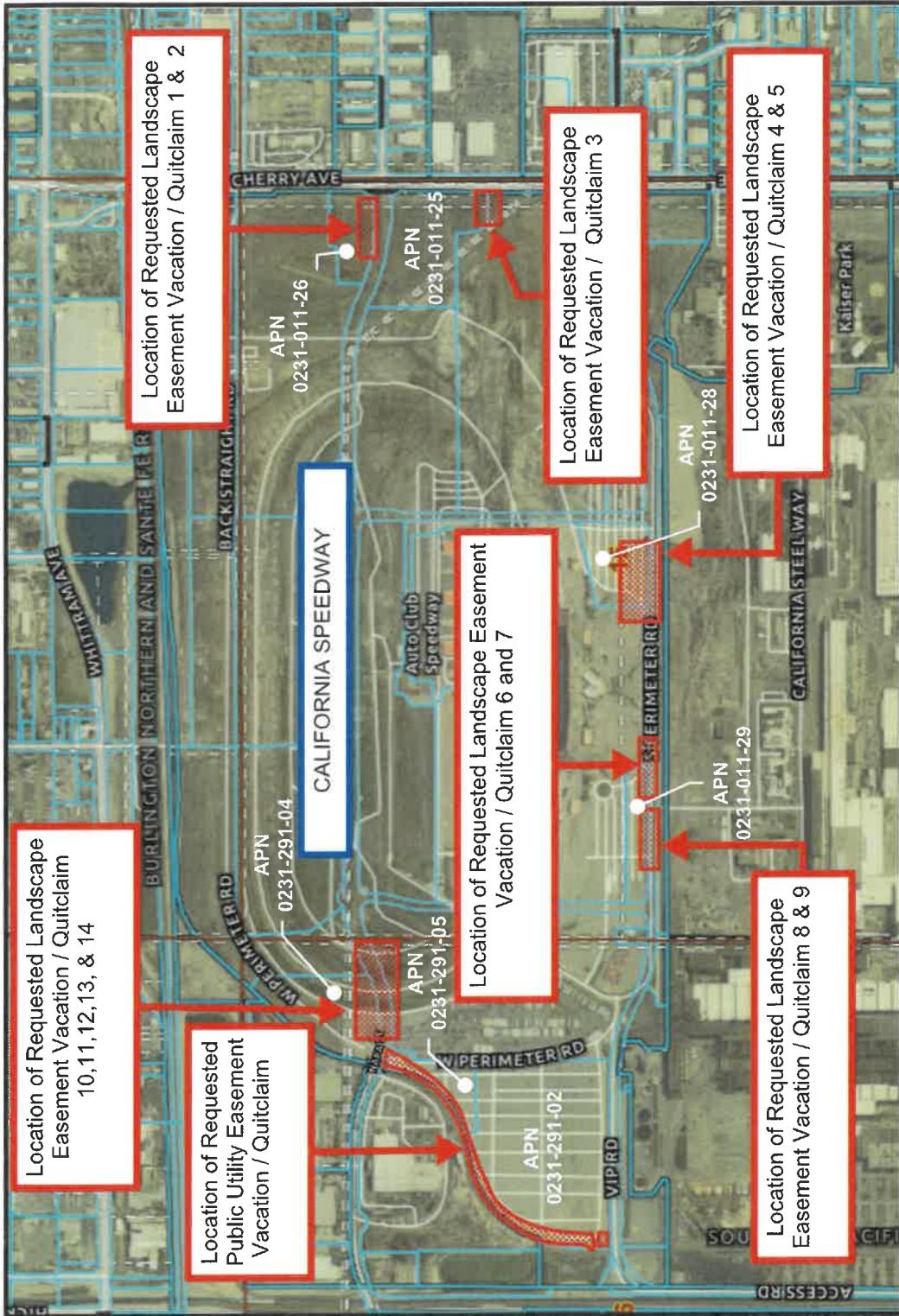
Date received for filing at OPR: N/A

DATE FILED & POSTED

Posted On: 01/21/2026

Removed On: 2/26/2026

Receipt No: 36-01212026-037



Latitude 34.0887°
Longitude -117.5013°

Section 15 & 16
T.1 S., R. 6 W.
S.B.M. >

2026 JAN 21 AM 11:53
CLERK OF THE BOARD OF SUPERVISORS
SAN BERNARDINO COUNTY CALIFORNIA
SPEEDWAY SBC DEVELOPMENT LLC

This vacation request affects the following property: APN 0231-011-26, APN 0231-011-25, APN 0231-011-28, APN 0231-011-29, APN 0231-291-02, APN 0231-291-05, & APN 0231-291-04 - SPEEDWAY SBC DEVELOPMENT LLC

**San Bernardino County
Department of Public Works
SUPERVISORIAL DISTRICT 2**



LOCATION MAP

California Speedway

Fontana City Area