

## Maintenance CFD Annexation Application



CITY OF SAN BERNARDINO

201 North "E" Street,  
San Bernardino, CA 92401

(909) 384-5366  
www.ci.san-bernardino.ca.us

**In order to annex to a maintenance Community Facilities District, the following steps and information must be provided.**

**PLEASE SUBMIT THE FOLLOWING INFORMATION LISTED BELOW:**

- Cover Letter
- Special District Application
- Development Quantities Form
- Signed Petition / Waiver Form
- Acknowledgement Form
- Approved Tract Map or Parcel Map for Project
- Conditions of Approval for the Project
- Legal Description
- Maintenance Exhibit identifying CFD and HOA Maintained Areas
- Title Report prepared within three months of the submittal date
- Check Payable to the City of San Bernardino

### **Deposit Amount**

A \$15,000 flat fee is required at the time of document submittal. If the initial deposit is not sufficient to cover the cost of the annexation, an additional deposit maybe required from the developer/owner. For additional information regarding the deposit requirement amount please contact the Real Property Division, directly at:

Email: [realproperty@sbcity.org](mailto:realproperty@sbcity.org)

Phone: (909) 384-5366

In order to process your application, all documents need to be completed accompanied with a check payable to the City of San Bernardino. Failure to complete these steps will result in a determination of incomplete application and will delay the processing of your application.

If you have questions please contact our Special Tax Consultant, Spicer Consulting Group at (866) 504-2067.

Thank you,  
City of San Bernardino  
Real Property Division



February \_\_\_\_, 2024

Real Property Division  
City of San Bernardino  
201 North "E" Street  
San Bernardino, CA 92401

RE: Maintenance Community Facilities District Annexation  
Assessor's Parcel Number (APN) 0141-252-08

To whom it may concern:

We are submitting the attached Application Form and supporting materials in connection with our request to annex territory into a maintenance Community Facilities District. The annexation would provide the following services including but not limited to: maintenance of landscape and lighting of parks, parkways, streets, roads and open spaces, maintenance and operation of storm drainage facilities, graffiti removal and other public or private services permitted in the area surrounding the subject project.

Enclosed with this letter are the following documents required to initiate the annexation process:

- Annexation Application
- Description of the project or development
- Development Quantities Form
- Acknowledgment Form
- Approved Tract Map or Parcel Map for Project
- Conditions of Approval for the Project
- Legal Description
- Maintenance Exhibit identifying CFD and HOA Maintained Areas
- Title Report prepared within three months of the submittal date
- Check Payable to the City of San Bernardino: Check No. \_\_\_\_ in the amount of \$15,000

We appreciate your consideration of our application and look forward to proceeding with the proposed Maintenance CFD Annexation with the City of San Bernardino. In the meantime, if you have any questions or need additional information, please do not hesitate to contact me at (909) 496-5960.

Sincerely,

A handwritten signature in cursive script that reads "Julie A. Gilbert".

Julie Gilbert  
Director, Real Estate Planning and Development



# SPECIAL FUNDING DISTRICT APPLICATION FORM CFD 2019-1

Proposed Special District:  AD  CFD

Proposed Name of Project: WattEV - Electric Truck Leasing Facility

<b>SPICER CONSULTING GROUP USE ONLY</b>	
Date Received: _____	Amount: _____
Proposed Special District Number: _____	

## DEPOSIT REQUIREMENTS

*Total deposit of \$15,000 is required at the time the application is submitted. The deposit is non-refundable.*

### 1. IDENTIFICATION OF SUBJECT PROPERTY

Description of Property (include N, S, E &/or W, borders, acreage & tract number)

A 4.10 acre parcel located at 1388 S. E Street, located on the west side of S E Street, approximately 0.27 mile south of W Orange Show Road, 0.39 mile north of W Fairway Drive; bounded by E Street on the east, I-215 on the west, commercial on the south; San Bernardino Municipal Water Agency on the north.

A. APN(s) and/or Master Parcel Number  
Attach Backup (if needed)

Include all Assessor Parcel Numbers to be included in the Special District **in their entirety (XXXX-XXX-XX-XX)**

0141-252-08-0000

B. Tract/Tentative Tract Map Number  
Enclose copy of map

C. Recorded Lot Line Adjustments  
Enclose copy of document(s)

D. Mapping Status

Approved

Tentative

E. Environmental Permits Required

Yes

No

F. Status of Permits

Application in Process

G. Conditions of Approval Required

Yes

No

By Whom City DERC - Resolution NO. 2022-044-D/ERC

H. Status of Conditions

In Process

Completed

**2. PROPERTY OWNER INFORMATION (Attach Grant Deed)**

A. Landowner Name(s)  
Attach Backup (if needed) City of Riverside

B. Contact Name Mike Futrell

C. Title City Manager

D. Mailing Information 3900 Main Street, Riverside, CA 92522

E. Phone (951) 826-5771

F. Fax \_\_\_\_\_

G. E-Mail mfutrell@riversideca.gov

**3. CONSULTANT/APPLICANT INFORMATION**

A. Company Name WattEV SB1 (tenant)

B. Contact Name Salim Youssefzadeh

C. Title CEO

D. Mailing Information 444 West Ocean Blvd, Suite 1250, Long Beach, CA 90802

E. Phone (310) 918-0801

F. Fax \_\_\_\_\_

G. E-Mail realestate@wattev.com

**4. ENGINEERING INFORMATION**

A. Company Name Joseph E. Bonadiman & Associates, Inc

B. Contact Name Ed Bonadiman

C. Title Principal

D. Mailing Information 234 N Arrowhead Ave, San Bernardino, CA 92408

E. Phone (909) 885-3806

F. Fax \_\_\_\_\_

G. E-Mail ed@bonadiman.com

**5. PROJECT LAND USE (Per Improvement Area or Zone, When Applicable)**

A. Number of Taxable Units Not Applicable

B. Proposed Product Mix See below

C. Base Sale Price Information See below

D. Number of Taxable Acres  
Attach Backup 4.1

E. Number of Exempt Acres  
Attach Backup Not applicable

F. Desired Tax Rate Burden Not applicable %

G. Anticipated Absorption Not applicable *per month*

**6. COMPOSITION OF DEVELOPABLE ACREAGE**

Attach Additional Backup (if needed)

	Acreage	Commence Occupancy (Quarter & Year)
Residential	Not applicable	
Commercial-Retail	4.1	
Business Park	Not applicable	
School Site	Not applicable	

**PROPOSED RESIDENTIAL PRODUCT MIX**

Plan Number	1	2	3	4
Apartment, Attached, or Detached	Not applicable			
Number of Units	Not applicable			
Average Lot Size	Not applicable		<i>sq. ft.</i>	
Prices	Not applicable			
Square Footage of Living Area	Not applicable			

Occupancies (See Table Below)

Quarter & Year	Plan 1	Plan 2	Plan 3	Plan 4
Not applicable				

**7. FINANCING STRUCTURES OFFERED TO HOMEBUYERS** *Not Applicable*

- FHA       VA       VARIABLE  
 OTHER \_\_\_\_\_

**8. FINANCING MECHANICS**

A. Preparation of Boundary Map  
Attach if possible

Attached

B. Preparation of RMA  
Attach if possible

Not applicable

C. Proposed JCFAs

Not Applicable

Agency Name

Funding Purpose (i.e. fees, facilities)

Name

Contact Name

Mailing Address

Phone

Fax

Email

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Agency Name \_\_\_\_\_  
Funding Purpose (i.e. fees, facilities) \_\_\_\_\_  
Name \_\_\_\_\_  
Contact Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_

D. Additional Land Secured Financings Proposed Not Applicable  
Agency Name & Backup \_\_\_\_\_

E. Overlapping Land Secured Financings List all existing special taxes, assessments, & liens as well as agency name(s)\*  

Not applicable

F. Improvement Area(s)/Zone(s)  Yes  No \_\_\_\_\_

G. Basis for Either Not applicable \_\_\_\_\_

H. Initial Levy Fiscal Year Not applicable \_\_\_\_\_

I. Final Levy Fiscal Year (Anticipated) Not applicable \_\_\_\_\_

J. Proposed Capitalized Interest Not applicable \_\_\_\_\_ Months

K. Proposed Facilities Costs Breakout Between Improvement Area(s)/Zone(s) & Type of Facility/Agency  

Not applicable

L. Summary of Proposed Methodology Proposed Land Use Categories & Method of Apportionment  

Not applicable

Questions? Contact our Special Tax Consultant, Spicer Consulting Group at 866-504-2067. Thank you.

\* Attach backup as needed

CITY OF SAN BERNARDINO  
 MAINTENANCE CFD  
 QUANTITY WORKSHEET



Applicant	Development Name	Tract No.	Res/Comm
Watt EV 444 West Ocean Blvd, Suite 1250 Long Beach, CA 90802 (310) 918-0801	1388 S. "E" Street		
	Gross Acres	Net Acres	Units
	4.91	4.09	

Total Units	0
Net Acres	0.00

	Description	Measure	Unit Cost	CFD	Total	HOA	Total	Grand Total
<b>Landscaping</b>	Street Frontage, Medians	SF						
	Parkways	SF						
	Slopes	SF						
	Open Space - Street Scape	SF						
	Open Space - Fuel Mod (Non-Irrigated)	SF						
	Trees	Qty						
	<b>Subtotal</b>				\$0.00		\$0.00	\$0.00
<b>Lighting</b>	8,000 Lumen, LPSV	Qty						
	22,500 Lumen, LPSV	Qty						
	Traffic Signal	Qty						
	Other Types SOLAR LED STREET LIGHT	Qty		2				
	<b>Subtotal</b>					\$0.00		\$0.00
<b>Streets</b>	Street Sweeping- Interior	LF		0				
	Street Sweeping- Perimeter	LF		0				
	Sidewalks - (20 year replacement)	SF		4,789				
	Pavement Management	SF		28,412				
	<b>Subtotal</b>					\$0.00		\$0.00
<b>Drainage</b>	Detention/Debris Basin	SF						
	Storm Drains Pipe	LF						
	Curb Inlet Catch Basin	EA						
	Bioretention Facility	EA						
	Infiltration Trench	EA						
	Other Types	Qty						
	<b>Subtotal</b>					\$0.00		\$0.00
<b>Parks</b>	Community	Acre						
	Neighborhood	Acre						
	<b>Subtotal</b>					\$0.00		\$0.00
<b>Trails</b>	DG	SF						
	Pavement	SF						
	<b>Subtotal</b>					\$0.00		\$0.00
<b>Graffiti</b>	Abatement	Unit						
	<b>Subtotal</b>					\$0.00		\$0.00
<b>Total Direct Costs</b>						\$0.00		\$0.00
<b>Soft Costs</b>	<b>Description</b>				<b>Total</b>		<b>Total</b>	
	Reserves							
	Administration							
	<b>Total</b>					\$0.00		\$0.00
<b>Total Indirect Costs</b>						\$0.00		\$0.00
<b>Grand Total</b>						\$0.00		\$0.00

**PETITION TO THE CITY COUNCIL OF THE CITY OF SAN BERNARDINO  
REQUESTING ANNEXING TERRITORY INTO A COMMUNITY FACILITIES DISTRICT  
NO. 2019-1 OF THE CITY OF SAN BERNARDINO AND A WAIVER WITH RESPECTS  
TO CERTAIN PROCEDURAL MATTERS UNDER THE MELLO-ROOS COMMUNITY  
FACILITIES ACT OF 1982 AND CONSENTING TO THE LEVY OF SPECIAL TAXES  
THEREON TO PAY THE COSTS OF SERVICES TO BE PROVIDED BY THE  
COMMUNITY FACILITIES DISTRICT**

1. The undersigned requests that the City Council of the City of San Bernardino, initiate and conduct proceedings pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act") (Government Code Section 53311 et seq.), to annex territory into Community Facilities District No. 2019-1 (Maintenance Services) (the "Community Facilities District") of the property described below and consents to the annual levy of special taxes on such property to pay the costs of services to be provided by the community facilities district.

2. The undersigned requests that the community facilities district provide any services that are permitted under the Act including, but not limited to, all necessary service, operations, administration and maintenance required to keep the landscape lighting, street lighting, traffic signals, flood control facilities, ground cover, shrubs, plants and trees, irrigation systems, graffiti removal, sidewalks and masonry walls, fencing entry monuments, tot lot equipment and associated appurtenant facilities within the district in a healthy, vigorous and satisfactory working condition.

3. The undersigned hereby certifies that as of the date indicated opposite its signature, it is the owner of all the property within the proposed boundaries of the Community Facilities District as described in Exhibit A hereto and as shown on the map Exhibit B hereto.

4. The undersigned requests that a special election be held under the Act to authorize the special taxes for the proposed community facilities district. The undersigned waives any requirement for the mailing of the ballot for the special election and expressly agrees that said election may be conducted by mailed or hand-delivered ballot to be returned as quickly as possible to the designated election official, being the office of the City Clerk and the undersigned request that the results of said election be canvassed and reported to the City Council at the same meeting of the City Council as the public hearing on the creation of the Community Facilities District or at the next available meeting.

5. Pursuant to Sections 53326(a) and 53327(b) of the Act, the undersigned expressly waives all applicable waiting periods for the election and waives the requirement for analysis and arguments relating to the special election, and consents to not having such materials provided to the landowner in the ballot packet, and expressly waives any requirements as to the form of the ballot. The undersigned expressly waives all notice requirements relating to hearings and special elections (except for published notices required by the Act), and whether such requirements are found in the California Elections Code, the California Government Code or other laws or procedures, including but not limited to any notice provided for by compliance with the provisions of Section 4101 of the California Elections Code.

6. The undersigned hereby consents to and expressly waives any and all claims based on any irregularity, error, mistake or departure from the provisions of the Act or other laws of the State and any and all laws and requirements incorporated therein, and no step or action in any proceeding relative to annexing territory into Community Facilities District No. 2019-1 of the portion of the incorporated area of the



City of San Bernardino or the special election therein shall be invalidated or affected by any such irregularity, error mistake or departure.

IN WITNESS WHEREOF, I hereunto set my hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

[NAME OF LANDOWNER]  
**CITY OF RIVERSIDE**

By: \_\_\_\_\_

Name:

Title:

OWNER'S PROPERTY:

TRACT MAP OR PARCEL MAP NO.

or PROJECT NO. 0141-252-08

OWNER'S MAILING ADDRESS:

3900 Main Street

Riverside, CA 92522

Approved as to Form:



**Ruthann M. Salera**  
**Deputy City Attorney**

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY COUNCIL OF THE CITY OF  
SAN BERNARDINO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
City Clerk of the City Council of the  
City of San Bernardino

INSERT EXHIBIT A: BOUNDARY DESCRIPTION

Acknowledgment Regarding Property to be Included into Community Facilities District No. \_\_\_\_\_

The developer/property owner of (Tract No. / Assessor's Parcel No.) 0141-252-08  
hereby acknowledges that:

If the landscaping, drainage, lighting and eligible public improvements within the Community Facilities District No. \_\_\_\_\_ the maintenance areas of (Assessor's Parcel Nos.) \_\_\_\_\_, which is to be included in the Community Facilities District No. \_\_\_\_\_ of the City of San Bernardino are completed prior to the levy and collection of special taxes upon property within said tract for the maintenance of such landscape and improvements, the developer/property owner will continue to be responsible for and will maintain the landscaping, drainage, lighting, and eligible public improvements within such maintenance areas at its sole expense, and the City will not assume responsibility for the maintenance of such landscaping, drainage, lighting and eligible public improvements until such time as the City is able to collect such special taxes to pay the costs of the maintenance of such landscaping, drainage, lighting, and eligible public improvements.

DATED:

\_\_\_\_\_

OWNER(S):

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Title)

Approved as to Form:

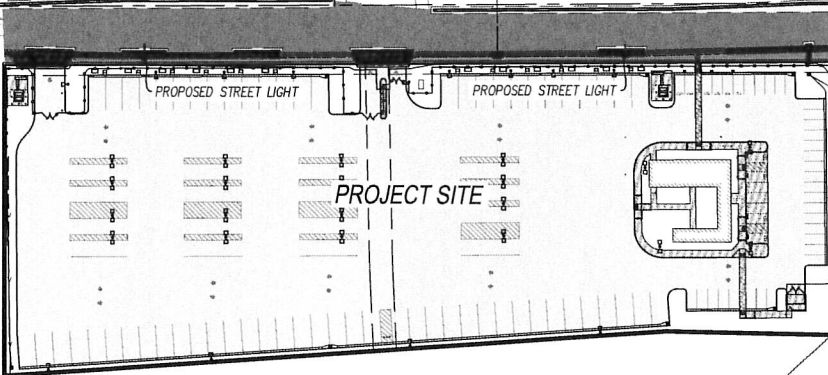


By: \_\_\_\_\_  
**Ruthann M. Salera**  
**Deputy City Attorney**

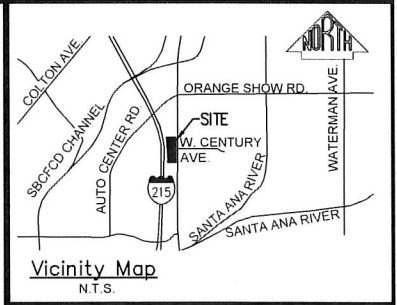
1388 S. "E" STREET  
C.F.D. MAINTENANCE  
SITE PLAN EXHIBIT

W CENTURY AVE.






E STREET



N.T.S.



**C.F.D. MAINTENANCE AREA:**

-  LANDSCAPING 2,564 SF  
DG only, no plants or irrigation
-  STREET 28,412 SF (718 LF)
-  SIDEWALK 4,789 SF
-  STREET LIGHT 2 EA.  
Solar only - two extra heads provided to City Maintenance
-  PROPERTY LINE

SHEET 1  
OF 1

OCTOBER 24, 2023

**Conditions of Approval**  
**City Resolution NO. 2022-044-D/ERC**

RESOLUTION NO. 2022-044-D/ERC

A RESOLUTION OF THE DEVELOPMENT AND ENVIRONMENTAL REVIEW COMMITTEE OF THE CITY OF SAN BERNARDINO CALIFORNIA, APPROVING DEVELOPMENT PERMIT TYPE-D 22-06 FOR THE DEVELOPMENT AND ESTABLISHMENT OF AN ELECTRIC TRUCK LEASING FACILITY CONSISTING OF A LEASING OFFICE CONTAINING APPROXIMATELY 2,660 SQUARE FEET AND EIGHTY (80) ELECTRIC VEHICLE CHARGING STALLS ON A PROPERTY CONTAINING A TOTAL OF APPROXIMATELY 4.10 ACRES, LOCATED ON THE WEST SIDE OF SOUTH E STREET (APN: 0141-252-08) AT THE INTERSECTION OF W. CENTURY AVENUE, WITHIN THE COMMERCIAL GENERAL-1 (CG-1) ZONE; AND ADOPTING THE CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, on March 29, 2022, pursuant to the requirements of Section 19.44.020 (Administrative and Development Permits-Applications) of the City of San Bernardino Development Code, an application for Development Permit Type-D 22-06 was duly submitted by:

Property Owner: City of Riverside  
3900 Main Street  
Riverside, CA 92522  
  
Project Applicant: WATT EV SB1  
Attn: Salim Youssefzadeh  
444 W. Ocean Boulevard, Suite 1250  
Long Beach, CA 90802  
  
APN: 0141-252-08  
Lot Area: 4.10 acres

WHEREAS, pursuant to Section 19.06.20 (Commercial Zones List of Permitted, Development Permitted, and Conditionally Permitted Uses) and Section 19.06.030 (Development Standards) of the City of San Bernardino Development Code Development Permit Type-D 22-06 is a request to allow for the development and establishment of an electric truck leasing facility consisting of eighty (80) electric vehicle charging stalls and a leasing office containing approximately 2,660 square feet, along with the construction of the on-site and off-site improvements on a property containing a total of approximately 4.10 acres. The project site is located on the west side of South E Street, at the intersection of W. Century Avenue, within the Commercial General (CG-1) zone, Ward 3, APN: 0141-252-08;

**RESOLUTION NO. 2022-044-D/ERC**

**WHEREAS**, the Planning Division of the Community and Economic Development Department of the City of San Bernardino has reviewed Development Permit Type-D 22-06 for consistency with the City of San Bernardino General Plan and compliance with the City of San Bernardino Development Code;

**WHEREAS**, pursuant to requirements of Section 15063 of the California Environmental Quality Act (CEQA), the Planning Division of the Community and Economic Development Department evaluated Development Permit Type-D 22-06 and determined that it is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2 (Exceptions);

**WHEREAS**, on September 3, 2022, pursuant to the requirements of Section 19.52.020 (Hearings and Appeals-Application Processing) of the City of San Bernardino Development Code, the City gave public notice by advertising in the San Bernardino Sun, a newspaper of general circulation within the City of San Bernardino, and by mailing notices to the property owners within 1000 feet of the subject property of the holding of a public hearing at which the Categorical Exemption and Development Permit Type-D 22-06 would be considered;

**WHEREAS**, on September 14, 2022, pursuant to the requirements of Sections 19.52.040 (Hearings and Appeals-Hearing Procedure) of the City of San Bernardino Development Code, the Development and Environmental Review Committee held the duly noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to Development Permit Type-D 22-06, and at which meeting the Development and Environmental Review Committee considered the Categorical Exemption and Development Permit Type-D 22-06;

**WHEREAS**, during the said duly noticed hearing, there were no public comments expressed in opposition of Development Permit Type-D 22-06; and

**WHEREAS**, pursuant to the requirements of Chapter 19.44 (Administrative and Development Permits) of the City of San Bernardino Development Code, the Development and Environmental Review Committee has the authority to take action on the Categorical Exemption and Development Permit Type-D 22-06.

**NOW THEREFORE**, the Development and Environmental Review Committee of the City of San Bernardino does hereby resolve, determine, find, and order as follows:

**SECTION 1. ENVIRONMENTAL DETERMINATION:**

As the decision-making body for the project, the Development and Environmental Review Committee has independently reviewed and considered the entire record before it, including the information contained in the Environmental Determination prepared for the project and Development Permit Type-D 22-06. In accordance with Section 15060 of the California Environmental Quality Act (CEQA), The Planning Division of the Community and Economic Development Department conducted an Environmental evaluation in connection with the proposed Development Permit Type-D 22-06 and is found to be Exempt under Section 15061 (b) (2) of CEQA. Pursuant to Section 15332 (In-fill Development Projects) of CEQA.

**RESOLUTION NO. 2022-044-D/ERC**

A Class 32 Categorical Exemption consist of projects characterized as in-fill development meeting the conditions contained within Section 15332. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Development and Environmental Review Committee, the Development and Environmental Review Committee finds as follows:

(1) The administrative record has been completed in compliance with the California Environmental Quality Act, the State CEQA Guidelines, and the City's Local CEQA Guidelines, and

(2) The proposed project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15332 (In-fill Development Projects) of the CEQA Guidelines; and

(3) The application of the Categorical Exemption is not barred by one of the exceptions set forth in the CEQA Guidelines Section 15300.2; and

(4) The determination of CEQA exemption reflects the independent judgment of the Development and Environmental Review Committee.

**SECTION 2. FINDINGS FOR DEVELOPMENT PERMIT TYPE-D 22-06:**

Pursuant to Section 19.44.040 (Findings) of the City of San Bernardino Development Code requires that Development Permit applications meet certain findings prior to their approval by the Development and Environmental Review Committee. Accordingly, the following findings are provided in support of the approval of Development Permit Type-D 22-06:

**Finding No. 1:** The proposed development is permitted within the subject zoning district and complies with all applicable provisions of the Development Code, including prescribed site development standards and applicable design guidelines.

**Finding of Fact:** The proposed development and operation of electric truck leasing facility consisting of eighty (80) electric vehicle charging stalls and a leasing office containing approximately 2,660 square feet on a property containing a total of approximately 4.10 acres is a permitted land use within the Commercial General-1 (CG-1) zone, subject to the approval of a Development Permit with the appropriate Conditions of Approval and CEQA determination.

The project will also be consistent with Section 19.06.030 (Development Standards) of the City of San Bernardino Development Code in that the proposed electric truck leasing facility will have adequate parking, screening, and landscaping. The proposed electric truck leasing facility will also be developed and operated subject to all of the applicable provisions of the City of San Bernardino Development Code, including development standards and applicable design guidelines.



**RESOLUTION NO. 2022-044-D/ERC**

The project would improve the appearance of the project site that would otherwise remain vacant and underutilized and would also be compatible with the surrounding commercial developments. Therefore, the proposal would not impair the integrity and character of the subject zoning district.

**Finding No. 2:** The proposed use is consistent with the General Plan.

**Finding of Fact:** The proposed project consisting of an electric truck leasing facility consisting of eighty (80) electric vehicle charging stalls and a leasing office containing approximately 2,660 square feet on a property containing a total of approximately 4.10 acres is a permitted land use within the Commercial General-1 (CG-1) zone, subject to the approval of a Development Permit with the appropriate Conditions of Approval, and CEQA determination; and is consistent with the commercial land use designation set forth by the General Plan Land Use Map.

The project is consistent with Policy 2.4 of the Land Use Element, which requires the City of San Bernardino to “*Enhance the quality of life and economic vitality in San Bernardino by strategic infill of new development and revitalization of existing development*”. The proposed project is a revitalization of a vacant underutilized property that would aid in the transportation and distribution sector by providing a permitted, sustainable viable option for alternative fuel for the distribution industry as well as community members within the city that is conditioned, per the Development Code, for operations.

**Finding No. 3** The proposed development is harmonious and compatible with existing and future developments within the land use district and general area, as well as the land uses presently on the subject property.

**Finding of Fact:** The subject site is located within the Commercial General-1 (CG-1) zone within the Commercial Land Use District of the City of San Bernardino General Plan, and is surrounded by commercial related uses, such as Moss Bros. vehicle sales, The County of San Bernardino Durham Bus maintenance yard, Interstate Battery Distribution Center, and Gerber Collision and Glass. The proposed development of an electric truck leasing facility consisting of eighty (80) electric vehicle charging stalls and a leasing office containing approximately 2,660 square feet on a property containing a total of approximately 4.10 acres would be harmonious and compatible with the land use district and General Plan area, including existing and future land uses surrounding the site.

**Finding No. 4** The approval of the Development Permit for the proposed development is in compliance with the requirements of the California Environmental Quality Act and Section 19.20.030 (6) of the Development Code.

**Finding of Fact:** The proposed development and operation of an electric truck leasing facility consisting of eighty (80) electric vehicle charging stalls and a leasing office containing approximately 2,660 square feet on a property containing a total of approximately 4.10 acres is exempt from CEQA pursuant to Section 15332 (In-fill Development Projects) of the CEQA Guidelines.

This is due to the fact that the proposed project meets the required criteria to qualify as a “In-fill Development” project by the City of San Bernardino city staff as defined by Section 15332 of the CEQA Guidelines due to the fact that Conditions of Approval will be imposed to alleviate potential impacts and ensure compatibility with surrounding land uses and the site is currently partially developed and is in existing disturbed conditions.

**Finding No. 5:** There will be no potentially significant negative impacts upon environmental quality and natural resources that could not be properly mitigated and monitored.

**Finding of Fact:** Development Permit Type-D 22-06 has been evaluated pursuant to the CEQA Guidelines. Based upon the fact that the proposed construction of an electric truck leasing facility consisting of eighty (80) electric vehicle charging stalls and a leasing office containing approximately 2,660 square feet on a property containing a total of approximately 4.10 acres is developed on a parcel that is in existing disturbed conditions, abutting parcels developed with similar land uses, assigned appropriate Conditions of Approval, and has been designed to comply with Development Code standards; it been determined that the project will not create any negative impacts upon the environmental quality or natural resources within the project site or its vicinity.

**Finding No. 6:** The subject site is physically suitable for the type and density/intensity of use being proposed.

**Finding of Fact:** The site is physically suitable for the type and density/intensity of the project being proposed as evidenced by project compliance with all applicable Development Code Standards. There are no physical constraints on the site that would limit the establishment of the commercial use as proposed.

**Finding No. 7** There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety. There are adequate provisions for public access, water, sanitation, public utilities, and services, to ensure that the proposed would not be detrimental to the health, safety, or welfare of the community.

**RESOLUTION NO. 2022-044-D/ERC**

**Finding of Fact:** Establishment of the proposed project subject to a Development Permit Type-D with the applicable Conditions of Approval will not be detrimental to public services or public health and safety.

**Finding No. 8** The location, size, design, and operating characteristics of the proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare of the city.

**Finding of Fact:** The proposed development and establishment of an electric truck leasing facility consisting of eighty (80) electric vehicle charging stalls and a leasing office containing approximately 2,660 square feet on a property containing a total of approximately 4.10 acres conforms to all applicable development standards and land use regulations of the Commercial General-1 (CG-1) zone. The location, size, design, and character of the proposed development will enhance the neighborhood to the benefit of the public interest and general welfare of the city.

**SECTION 3. CONDITIONS OF APPROVAL:**

The approval of Development Permit Type-D 22-06 shall be subject to the following Conditions of Approval:

1. This is an approval to develop and establish an electric truck leasing facility consisting of eighty (80) electric vehicle charging stalls and a leasing office containing approximately 2,660 square feet on a property containing a total of approximately 4.10 acres.
2. The site shall be maintained in accordance with the plans stamped **September 14, 2022** (EXHIBIT "A"), approved by the City, which includes a complete set of plans, on file in the Planning Division; the conditions contained herein; and the City's Municipal Code regulations.
3. Within two (2) years of the Development Permit Type-D 22-06 approval, commencement of construction shall have occurred, or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of one year, then the permit/approval shall become null and void. However, approval of the Development Permit Type-D 22-06 does not authorize commencement of construction. All necessary permits must be obtained prior to commencement of specified construction activities included in the Conditions of Approval.

**EXPIRATION DATE: September 14, 2024**

4. The review authority may, upon application being filed thirty (30) days prior to the expiration date of Development Permit Type-D 22-06 and for good cause, grant a time extension not to exceed twelve (12) months. The review authority shall ensure that the project complies with all current Development Code provisions.

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5. In the event this approval is legally challenged, the City will promptly notify the applicant of any claim, action or proceeding and will cooperate fully in the defense of this matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City of San Bernardino (City), any departments, agencies, divisions, boards, or commission of the City as well as predecessors, successors, assigns, agents, directors, elected officials, officers, employees, representatives, and attorneys of the City from any claim, action or proceeding against any of the foregoing persons or entities.
6. The applicant further agrees to reimburse the City for any costs and attorneys' fees which the City may be required by a court to pay because of such action, but such participation shall not relieve applicant of his or her obligation under this condition. The costs, salaries, and expenses of the City Attorney and employees of his office shall be considered as "Attorney's fees" for the purpose of this condition. As part of the consideration for issuing this Development Permit, this condition shall remain in effect if the Development Permit is rescinded or revoked, whether at the request of applicant or not.
7. Any expansion of proposed services may be subject to review by the Planning Division.
8. The property owner(s), facility operator and property management will be responsible for regular maintenance of the site. Vandalism, graffiti, trash, and other debris must be removed within 24 hours of being reported.
9. Signs are not approved as a part of this permit. Prior to establishing signs, the applicant must submit an application for approval by the Planning Division. Banners, flags, pennant, and similar signs are prohibited unless a Temporary Sign Permit is obtained. No pole signs shall be utilized, any remaining pole signage or its base must be demolished.
10. The applicant/owner shall always maintain all existing landscaping in the parking lot and setbacks in a weed and disease-free condition and any dead or missing vegetation must be promptly replaced.
11. Construction-related activities may not occur between the hours of 8:00 pm and 7:00 am. No construction vehicles, equipment, or employees may be delivered to, or arrive at the construction site before 7:00 am or leave the site after 8:00 pm. Construction activities may only occur Monday through Friday.
12. If the color or architecture of the building is proposed to be modified in the future, the revised color scheme and or architecture shall be submitted to the Planning Division prior to any modification of the building exterior, for evaluation for substantial conformance to the approved plans.
13. Submittal requirements for permit applications with the Building and Safety Division shall include all Conditions of Approval issued with this approval, printed on the plan sheets.

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14. Outside storage shall be confined to the rear of the principal structure(s) or the rear two-thirds of the site, whichever is the more restrictive, and screened from public view from any adjoining properties and public rights-of-way by appropriate walls, fencing and landscaping. If there are no buildings present than storage would not be an option.
15. Service and associated truck storage areas shall be completely screened from public view.
16. All vehicles associated with the business shall be parked or stored on-site and not in adjoining streets and alleys.
17. The premises shall be always kept in a neat and orderly condition.
18. Schedule all grading activities to ensure that repeated grading will not be required, and that implementation of the desired land use (e.g. planting, paving or construction) will occur as soon as possible after grading.
19. It shall be unlawful for the driver, owner or operator of any commercial vehicle having a manufacturer's Gross Vehicle Weight rating (GVWR) exceeding 10,000 pounds to park, or cause to be parked, except for the immediate loading and unloading of goods, any such vehicle upon any public street, or alley, or on any residentially zoned property, within any residential land use district in the City. This prohibition shall not apply to construction sites during the construction process or to recreational vehicles.
20. No fence, wall, hedge, sign or other structure, shrubbery, mounds of earth, or other visual obstruction over 36 inches in height above the nearest street curb elevation shall be erected or placed within a Traffic Safety Sight Area. A Traffic Safety Sight Area is a triangular portion of a lot formed by three distances measured along and/or perpendicular to property lines at the intersection of two street rights-of-way or at intersections of driveways, parking entrances, and alleys with a street right-of-way.
21. All conditions of the Public Works Department shall be met to the satisfaction of the City Engineer.
22. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within thirty (30) days of the effective date of this approval.
23. The project shall comply with all applicable requirements of the Building and Safety Division, Police Department, Municipal Water Department, Public Works Department, and the City Clerk's Office/Business Registration Division.
24. This approval shall comply with the requirements of other outside agencies (i.e. Caltrans, San Bernardino County Health Department, Division of Environmental Health Services, San Bernardino County Consolidated Fire District, and California Board of Equalization), as applicable.
25. No final Certificate of Occupancy will be issued until all conditions of approval have been completed.

26. A minimum twenty-five (25) foot easement is required for the existing 12” and 6” asbestos cement pipes (ACP) crossing parcel 0141-252-08 in the east-west direction of the alignment of Century Avenue.

**Land Development Division – Standard Requirements**

27. Drainage and Flood Control

- a. All drainage from the development shall be directed to an approved public drainage facility. If not feasible, proper drainage facilities and easements shall be provided to the satisfaction of the City Engineer.
- b. If site drainage is to be discharged into the public street, the drainage shall be conveyed into the public street through a parkway culvert constructed in accordance with City Standard No. 400. Conveyance of site drainage over the Driveway approaches will not be permitted.
- c. A Preliminary Full-Categorical Water Quality Management Plan (WQMP) has been approved.
- d. A Final Full-Categorical Water Quality Management Plan (WQMP) is required for this project. The applicant is directed to the County of San Bernardino’s Flood Control web page for the template and Technical Guidance Document. The Land Development Division, prior to issuance of any permit, shall approve the WQMP. A CD copy of the approved WQMP and Hydrology Study shall be required prior to grading permit issuance.
- e. If applicable a Storm Water Pollution Prevention Plan (SWPPP) will be required. The applicant is directed to State Water Resources Control Board (SWRCB) SMART Login system. **The SWPPP shall be approved by the State and a CD copy of the approved SWPPP shall be submitted to City prior to grading permit issuance.**
- f. A "Notice of Intent (NOI)" shall be filed with the State Water Resources Control Board for construction disturbing 1 acre or more of land (including the project area, construction yards, storage areas, etc.). A WDID number issued by the State of California is required prior to the issuance of grading permit.
- g. The Land Development Division, prior to grading plan approval, shall approve an Erosion Control Plan. The plan shall be designed to control erosion due to water and wind, including blowing dust, during all phases of construction, including graded areas which are not proposed to be immediately built upon.

28. Grading and Landscaping

- a. The grading and on-site improvement plan shall be signed by a Registered Civil Engineer and a grading permit will be required. The grading plan shall be prepared in strict accordance with the City's "Grading Policies and Procedures" and the City's "Standard Drawings", unless otherwise approved by the Building Official.

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- b. All existing fence and wall shall be shown and detailed on the on-site improvement plan and if gated a Knox box or access by means of gate key, code, or remote shall be provided to the Fire Department.
- c. The On-site improvement plan shall include details of on-site lighting, including light location, type of poles and fixtures, foundation design, conduit location, material and size, and number and size of conductors in each conduit run. Also, Photometric plot shall be provided which show that the proposed on-site lighting design will provide:
  - 1 foot-candle of illumination uniformly distributed over the surface of the parking lot during hours of operation.
  - 0.25 foot-candles security lighting during all other hours
- d. The site shall be paved with either ACC or PCC (Asphalt or Concrete).
- e. The design of on-site improvements shall also comply with all requirements of The California Building Code, Title 24, relating to accessible parking and accessibility, including retrofitting of existing building access points for accessibility, if applicable.
- f. An accessible path of travel shall be provided from the public way to the building entrance. All pathways shall be paved and shall provide a minimum clear width of 4 feet. Where parking overhangs the pathway, the minimum paved width shall be 6.5 feet. All accessible parking spaces shall be a minimum of 18 feet by 9 feet net.
- g. The refuse enclosure(s) shall be constructed in accordance with City Standard Drawing No. 508 with an accessible path of travel. The minimum size of the refuse enclosure shall be 8 feet x 15 feet for bins storage area. Where a refuse enclosure is proposed to be constructed adjacent to spaces for parking passenger vehicles, a 3' wide by 6 "high concrete planter shall be provided to separate the enclosure from the adjacent parking. The placement of the enclosure and design of the planter shall preclude the enclosure doors from opening into drive aisles or impacting against adjacent parked cars.
- h. The project Landscape Plan shall be reviewed and approved by the Land Development Division prior to issuance of a grading permit. Submit 3 copies to the Land Development Division for Checking.
- i. Continuous concrete curbing at least 6 inches high and 6 inches wide shall be provided at least 3 feet from any wall, fence, property line, walkway, or structure where parking and/or drive aisles are located adjacent thereto. Curbing may be left out at structure access points. The space between the curb and wall, fence, property line, walkway or structure shall be landscaped, except as allowed by the Development Review Committee.
- j. Retaining walls, block walls, and all on-site fencing (wrought iron) shall be designed and detailed on the on-site improvement Plan. This work shall be part of the on-site improvement permit issued by Land Development. All masonry walls shall be constructed of decorative block with architectural features acceptable to the City Planner.

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- k. Prior to occupancy of any building, the developer shall post a bond to guarantee the maintenance and survival of project landscaping for a period of one year.
- l. The public right-of-way, between the property line and top of curb (also known as “parkway”) along adjoining streets shall be landscaped by the developer and maintained in perpetuity by the property owner. Details of the parkway landscaping shall be included in the project’s on-site landscape plan.
- m. Adequate lighting shall be provided for the Easterly and Southerly portion of the project site.

**29. Street Improvements and Dedications**

- a. For the streets listed below, dedication of adequate street right-of-way (R.W.) per the General Plan and Municipal Code shall provide the distance from street centerline to property line and placement of the curb line (C.L.) in relation to the street centerline shall be as follows:

<u>Street Name</u>	<u>Right-of-Way</u>	<u>Curb Line (ft)</u>
E Street (0141-252-08)	Dedication shall be from centerline 50’ existing No Dedication for a total ½ width of 50’ “Major Arterial”	Curb Widening shall be from Centerline 72’ to 80’+/- Existing None Proposed Per General Plan

- b. E Avenue-TI=11.0: \* - \*\*
  - i. The street is in fair condition and no improvements are needed at this time.
  - ii. For transitioning from new curb alignment to existing edge of pavement outside project limits the edge shall be a deepened or thickened. Use Caltrans Design Manual or A Policy on Geometric Design of Highways and Streets for taper requirements.
  - iii. If a Radius type Driveway Approach is proposed in lieu of the standard drive approach, truck turning, and curb radius shall be 35’. An accessible bypass crossing the approach shall be provided to comply with current ADA standard, or Construct Commercial Driveway Approach per City Standard No. 204, Type II, including an accessible by-pass around the top of the drive approach, thickness and reinforcement shall be determined by R value and TI.
  - iv. Driveways in the Commercial and Industrial zones shall not place a gate closer than 40 feet from the back of the sidewalk nor impede closer.
  - v. When replacing/re-constructing curb and gutter panels Construct 8" Curb and Gutter per City Standard No. 200, type “B”.



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- vi. When replacing/re-constructing sidewalk panels construct panels per city standard No. 202; Case "A" (6' wide adjacent to curb).
  - vii. Remove existing driveways that are not being utilized under the project plans and replace with curb, gutter, and sidewalk per city standards.
  - viii. Median Landscaping and Irrigation shall be improved to the City Standards.
  - ix. Appropriate permits from all governing agencies (Caltrans, County) shall be procured when adjacent to or need be from any of the municipalities.
  - x. Survey Monuments and ties shall be placed, replaced, tied out and recorded at any corner or alignment changes that are adjacent to the project area in accordance with California Land Surveyors Association – Monument Preservation Guidelines.
  - xi. When Striping, all striping shall be thermoplastic paint per section 84 of the Caltrans specifications.
  - xii. Install LED Street Lights System adjacent to the site in accordance with City Standard No's. SL-1, SL-2, and SL-3. Also, when more than three (3) streetlights a separate light sheet shall be submitted in accordance with the City of San Bernardino Street Lighting Design Policies. Install ID Plate on Street light pole. Connect to Existing Street Light System.
  - xiii. The existing curb and gutter, sidewalk, and driveway fronting the site are in good condition, if it's found that any of the curb and gutter, sidewalk or driveways are cracked, lifted or not ADA compatible, they will be replaced per City Standard.
  - xiv. Construct a 2' median on E Street along the frontage of the project, per city standard 206. Use Hospitality Lane from E Street to Hunts Lane as an example, as directed by the city engineer.
  - xv. Right turn in and out only (no left turns allowed) except at signals.
  - xvi. No parking shall be allowed on E Street, install signs that depict this verbiage.
  - xvii. Install type II bike lanes per "Manual Uniform Traffic Control Devices-California"
- These Conditions are set for an estimated construction with-in two years. If construction exceeds two years from DERC Approval these conditions shall be reviewed and updated as needed.
  - If a Scoping Form is required, this form shall indicate the need of a Traffic Report, the results of the traffic report shall become conditions of this project which may increase or extend the above requirements in section 1(b) and 5(a).

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- c. With Submittal of improvement plans including but not limited to grading plans, Street improvement plans, storm drain and retention/detention basin plans, and erosion/sediment control plans, The Applicant shall cause to be formed, or shall be annexed into an existing, Community Facilities District(s) (CFD) (2019-Maintenance) for landscaping, lighting, streets, drainage facilities, street sweeping, graffiti removal, or other infrastructure as required by the City to the satisfaction of the City Engineer.
- d. The Applicant shall initiate the maintenance and benefit assessment district(s) formation, or annexation, by submitting a landowner petition and consent form (provided by the City) and deposited necessary fees concurrent with the application for street and grading plan review and approval; and said maintenance and benefit assessment district(s) shall be established concurrent with the approval of the final map in the case of the subdivision of land, or prior issuance of any certificate of occupancy where there is no subdivision of land, and as approved by the City Engineer.
- e. If a drainage report is required by Land Development, A second copy of the drainage report will be delivered to public works, if offsite or overflow storm drain systems are identified, all systems shall be identified on the street improvement plans, and public storm drain shall be on a separate set of plans.
- f. City approved trash screens and filtration devices shall be installed in all catch basins or manhole connections.
- g. A temporary construction encroachment permit from Public Works Department shall be required for utility cuts into existing streets or any work within City's right-of-way. Pavement restoration or trench repair shall be in conformance with City Standard No. 310. Public facilities shall be restored or constructed back to Public Works Department satisfaction.
- h. Any pavement works affecting the traffic loop detectors shall be coordinated and subjected to Public Works Traffic Division requirements.
- i. The applicant must post a performance bond (insurance deposit) prior to issuance of the off-site permit. The amount of the bond is to be determined by Public Works Department.
- j. The above conditions shall comply with current codes, policies, and standards at time of construction.
- k. Prior to Certificate of Occupancy or Completion of Project all As-builts shall be submitted to Public Works.

### 30. Required Engineering Plans

- a. A complete submittal for plan checking shall consist of (*MC19.30.170, City of San Bernardino Public Works - Improvement Policies*):
  - street improvement plans (include general notes, engineering conditions, city standards, and cross sections in these plans),

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- if storm drain plans are required then public storm drains must be included on separate sheets with profiles in the street improvement plans, private storm drains shall be shown separate sheets with profiles in the on-site improvement plans,
  - if traffic signal modifications are required, then traffic signal plans shall be submitted on separate plan sheets included in the street improvement plans,
  - if signing and striping are required, then the signing and striping plan shall be on separate sheets included in the street improvement plans,
  - if lighting is required (more than 2) then the lighting for offsite plans shall be on separate sheets included in the street improvement plans, if two (2) or less then they can be included directly on the street improvement sheets,
  - lighting (on-site lighting may be included in on-site improvement plan or may be on a separate stand-alone plan),
  - grading (may be incorporated with on-site improvement plan and the demolition plan),
  - on-site improvement plans and on-site landscaping and irrigation,
  - water plans (shall be submitted to San Bernardino Municipal Water Department),
  - CFD's are required, the CFD Plans shall include Landscaping, Irrigation, Basins, etc. items that are included in the CFD that are not listed in the plans above, shall be on separate sheets included in the street improvement plans.
  - other plans as required. Piecemeal submittal of various types of plans for the same project will not be allowed.
  - All required supporting calculations, studies and reports must be included in the initial submittal (including but not limited to drainage studies, soils reports, structural calculations)
- b. All off-site improvement plans submitted for plan check shall be prepared on the City's standard 24" x 36" sheets. A signature block (city standard block) satisfactory to the City Engineer or his designee can be found on the City Web Site [http://www.sbcity.org/city\\_hall/public\\_works/engineering\\_division/engineering\\_development\\_resources](http://www.sbcity.org/city_hall/public_works/engineering_division/engineering_development_resources) Engineering conditions of the project shall be inserted in the last pages of the plans.
- c. After completion of plan checking, final mylar drawings with city standard block, stamped and signed by the Registered Civil Engineer in charge, shall be submitted to the City Engineer for approval.
- d. Electronic files of all improvement plans/drawings shall be submitted to the City Engineer. The files shall be compatible with AutoCAD 2021 and include a .dxf file of the project. Files shall be on CD and shall be submitted at the same time the final mylar drawings are submitted for approval.

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- e. Copies of the City's policies and procedures and standard drawings are available at the Public Works Counter for the cost of reproduction. They are also available at no charge at the Public Works Web Site at [http://www.sbcity.org/city\\_hall/public\\_works/engineering\\_division/design\\_policy\\_and\\_procedure\\_documents](http://www.sbcity.org/city_hall/public_works/engineering_division/design_policy_and_procedure_documents).

### 31. Traffic Requirements

- a. All Traffic mitigation measures shall be implemented according to the recommendations of the City Traffic Engineer prior to Street Improvement plan approval.
- b. All Public Works offsite Mitigation Monitoring and Reporting Program items shall be shown with the Conditions of Approval on the last pages of Public Works Offsite Plans.
- c. The applicant submitted a scope of study form and a vehicle Miles Traveled (VMT) assessment. The scope was approved and will not require a traffic impact Analysis study, and the Vehicle Miles Traveled (VMT) screening will not require a detailed screening analysis since the project is Local Serving.

### 32. Required Engineering Permits

- a. On-site improvements construction permit (except buildings - see Development Services-Building Division), including landscaping.
- b. Off-site improvement construction permits for the sidewalks and drive approaches.

### 33. Applicable Engineering Fees

- c. The current fee schedule is available at the Public Works Counter and at <http://www.sbcity.org>

### 34. Integrated Solid Waste Management

- a. During demolition and/or construction, services are to be provided through the City of San Bernardino's franchised hauler Burrtec Waste Industries, Inc.
- b. Burrtec Waste's review of the Site Plan dated 9/6/2022, to construct an electric truck leasing facility identifies a single trash enclosure located at the southwest corner of the parcel. Overall enclosure dimensions are approximately 11'x17' with rear pedestrian access. Enclosure access is provided by a looped driveway with a minimum width of 27 feet.
- c. Construct a City Standard Plan 508 Refuse Enclosure and meet or exceed the minimum 8'-0"x 15'-0" clear interior dimensions required for the container storage area, unless a potential tenant/business is involved in the production, manufacture, distribution, or sale of food products.
- d. Display the refuse enclosure's interior dimensions on the Site Plan.

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- e. If the proposed business is involved in the production, manufacture, distribution, or sale of food products, participation in a food waste recycling program is required per Assembly Bill 1826. This will require additional space within refuse enclosures for food waste containers. Therefore, modify (enlarge) City Standard Plan 508 Refuse Enclosure to accommodate the following:

- Trash – one 4 cubic yard container
- Recycling – one 4 cubic yard container
- Food Waste – one 2 cubic yard container

- f. Modified refuse enclosures shall be reviewed and approved by the Public Works Department, the Building and Safety Division, and Burrtec Waste. Food waste generators with low volume yields may contact the Public Works Department to inquire about the use of 65-gallon barrels.
- g. Contact the Building & Safety Division to determine ADA accessibility requirements. Modifications made to refuse enclosures to meet ADA accessibility requirements shall not decrease the minimum clear interior dimensions needed for the container storage area.
- h. Refuse enclosures within five (5) feet of combustible construction shall install an automatic fire sprinkler as approved by the Building & Safety Division and the San Bernardino County Fire Department. (See City Standard Plan 508)
- i. Refuse enclosure roofs shall be a minimum of eight (8) feet high interior at its lowest point, with minimal front protrusions that can be damaged during container servicing and must extend over any open side or the rear of the refuse enclosure by at least six (6) inches or as approved by the City.
- j. Burrtec Waste Truck Turning Radius – All corners and intersections on streets and driveways leading to refuse enclosures shall have a turning radius adequate for a 35-foot long, three-axle collection truck. The minimum inside curb radius shall be at least 28 feet. The minimum outside curb radius shall be at least 42 feet. All streets and driveways shall comply with applicable City standards. Burrtec Waste's truck turning template may be obtained from the Public Works Department in PDF and CAD.
- k. Vertical and Horizontal Clearances – The minimum vertical clearance for collection trucks along the entire route to the refuse enclosure is fifteen (15) feet. The minimum vertical clearance in front of the refuse enclosure where the truck will empty the container shall be twenty-six (26) feet. The clear height shall be free of building overhangs, trees, and utility lines. The minimum horizontal clearance along the entire route to an enclosure is 12 feet.
- j. Hammerhead Turnarounds – Shall meet or exceed San Bernardino County Fire Protection District Diagram A-1.12: Hammerhead Turnaround Detail dated July 1, 2021. San Bernardino County Hammerhead detail may be obtained from the Public Works Department.

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- k. Based upon the information provided, Burrtec Waste will provide standard commercial collection services for trash, mixed recyclables, and if applicable organics/food waste. It is also recommended that consideration be given to future tenant waste and recycling needs.
- l. PLEASE NOTE: Any changes to the overall project design, enclosure specifications, location, or access may adversely impact Burrtec Waste's ability to provide service. Any design modifications that could impact Burrtec Waste's service are subject to review and approval by Burrtec Waste.
- m. If gated, access shall be provided by means of a key, code, or remote.
- n. Assembly Bill 341 Mandatory Commercial Recycling may apply.
- o. Assembly Bill 1826 Mandatory Commercial Organics Recycling may apply.
- p. Senate Bill 1383 Short-Lived Climate Pollutants Reduction Act may apply.
- q. Upon completion, service is provided through the City of San Bernardino's franchised hauler Burrtec Waste Industries, Inc. 111 E. Mill Street, San Bernardino, CA 92408 (909) 804-4222.

### **Building and Safety Division – Standard Requirements**

- 35. After the Public Hearing appeal period ends, the applicant shall submit construction plans to the Building and Safety division for plan check to obtain required permits.
- 36. The project shall conform to 2019 California Building Codes as adopted and amended by the City of San Bernardino municipal code title 15.
- 37. The proposed project/building/structure shall be fully fire sprinklered and comply with all other relevant laws, ordinances and resolutions governing sprinklers as adopted by the City of San Bernardino.
- 38. A geotechnical investigation prepared by a qualified engineer.
- 39. Provide all disabled access requirements and complete details on plans prior to plan review submittal and conform to Chapter 11B.
- 40. There shall be a formal plan submittal prior to all issuance of permits.
- 41. Refer to Chapter 7 of the California Building Code for Fire/Smoke Protection Requirements.

### **Fire Department – Standard Requirements**

- 42. The development shall have a minimum of two points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. a. Single Story Road Access Width. All buildings shall have access provided by approved roads, alleys, and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions.

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43. In addition to the Fire requirements stated herein, other onsite and offsite improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
44. Building Plans shall be submitted to the Fire Department for review.
45. Prior to combustibles being placed on the project site an approved all-weather fire apparatus access surface and operable fire hydrants with acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy.
46. Combustible vegetation shall be removed as follows: a. Where the average slope of the site is less than 15% -Combustible vegetation shall be removed a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less. b. Where the average slope of the site is 15% or greater - Combustible vegetation shall be removed a minimum one hundred (100) feet from all structures or to the property line, whichever is less.
47. Commercial and industrial developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum six (6) inches in height and with a three quarter (3/4) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances.
48. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.
49. The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division.
50. Your submittal did not include a flow test report to establish whether the public water supply is capable of meeting your project fire flow demand. You will be required to produce a current flow test report from your water purveyor demonstrating that the fire flow demand is satisfied. This requirement shall be completed prior to combination inspection by Building and Safety.
51. The applicant shall submit a fire lane plan to the Fire Department for review and approval. Fire lane curbs shall be painted red. The "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan.
52. The applicant shall contact the San Bernardino County Fire Department/Hazardous Materials Division (909) 386-8401 for review and approval of building plans, where the planned use of such buildings will or may use hazardous materials or generate hazardous waste materials.

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53. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road.
54. Permission to occupy or use the building (certificate of Occupancy or shell release) will not be granted until the Fire Department inspects, approves, and signs off on the Building and Safety job card for "fire final".
55. The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein "Fire Department". Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable status, codes, ordinances, and standards of the Fire Department.
56. The applicant shall install Fire Department approved material identification placards on the outside of all buildings and/or storage tanks that store or plan to store hazardous or flammable materials in all locations deemed appropriate by the Fire Department. Additional placards shall be required inside the buildings when chemicals are segregated into separate areas. Any business with an N.F.P.A. 704 rating of 2-3-3 or above shall be required to install an approved key box vault on the premises, which shall contain business access keys and a business plan.
57. Where an automatic electric security gate is used, an approved Fire Department override switch (Knox ®) is required.
58. Prior to building permits being issued to any new structure, the primary access road shall be paved or an all-weather surface and shall be installed as specified in the General Requirement conditions, including width, vertical clearance, and turnouts.
59. Prior to building permits being issued to any new structure, the secondary access road shall be paved or an all-weather surface and shall be installed as specified in the General Requirement conditions including width, vertical clearance, and turnouts.
60. This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed.
61. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using California Fire Code. The Fire Flow for this project shall be: 1,500 GPM for a 2-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 2,660 sqft. structure.



62. A water system approved and inspected by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. Fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than three hundred (300) feet from any portion of a structure.

**SECTION 4. DEVELOPMENT AND ENVIRONMENTAL REVIEW COMMITTEE ACTION:**

The Development and Environmental Review Committee hereby takes the following action:

1. Adoption of Development and Environmental Review Committee Resolution No.2022-044 - D/ERC:
  - a. **Finding** the Categorical Exemption pursuant to Section 15332: (In-fill Development Projects) for Development Permit Type-D 22-06 in accordance with Section 15061 (b) (2) of the California Environmental Quality Act, and directing the Community and Economic Development Director to prepare and file with the Clerk of the County of San Bernardino a Notice of Exemption (NOE) as provided under Public Resources Code Section 21152 (b) and CEQA Guidelines Section 15062; and
  - b. **Approving** Development Permit Type-D 22-06 based on the Finding of Fact and subject to the Conditions of Approval.

**SECTION 5. SEVERABILITY:**

If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications, and to this end the provisions of this Resolution are declared to be severable.

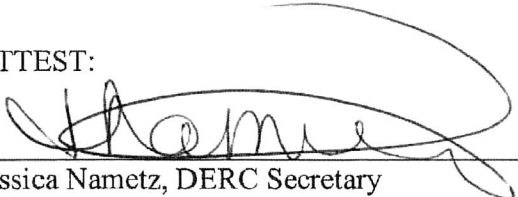
**SECTION 6. CUSTODIAN OF RECORDS.**

The location and custodian of the documents and any other material, which constitute the record of proceedings upon which the Development and Environmental Review Committee based its decision, is as follows: Genoveva Rocha, City Clerk, 201 North E Street (Building A), 909-384-5002.

**PASSED, APPROVED AND ADOPTED** this 14<sup>th</sup> day of September 2022.

  
\_\_\_\_\_  
David Murray, Chairperson  
San Bernardino DERC

ATTEST:

  
\_\_\_\_\_  
Jessica Nametz, DERC Secretary  
City of San Bernardino, California

**RESOLUTION NO. 2022-044-D/ERC**

**CERTIFICATION:**

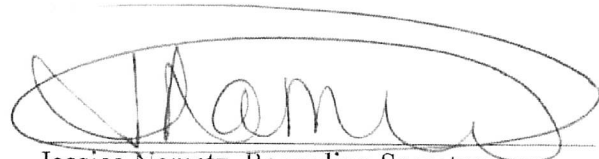
I, Jessica Nametz, Recording Secretary of the Development and Environmental Review Committee of the City of San Bernardino, California, do hereby certify that the foregoing Resolution, No. 2022-044 was duly adopted by the Development and Environmental Review Committee of the City of San Bernardino, California, at a regular meeting thereof held on the 14<sup>th</sup> day of September 2022, by the following vote, to wit:

AYES: Luna, Hadley, Bishara, Sepulveda, Lindberg, Jabsheh

NOES: None

ABSENT: Johnson, Castro, and English

ABSTAIN: None

A handwritten signature in black ink, appearing to read "J. Nametz", is written over a horizontal line. The signature is enclosed within a large, loopy oval shape.

Jessica Nametz, Recording Secretary  
City of San Bernardino, California

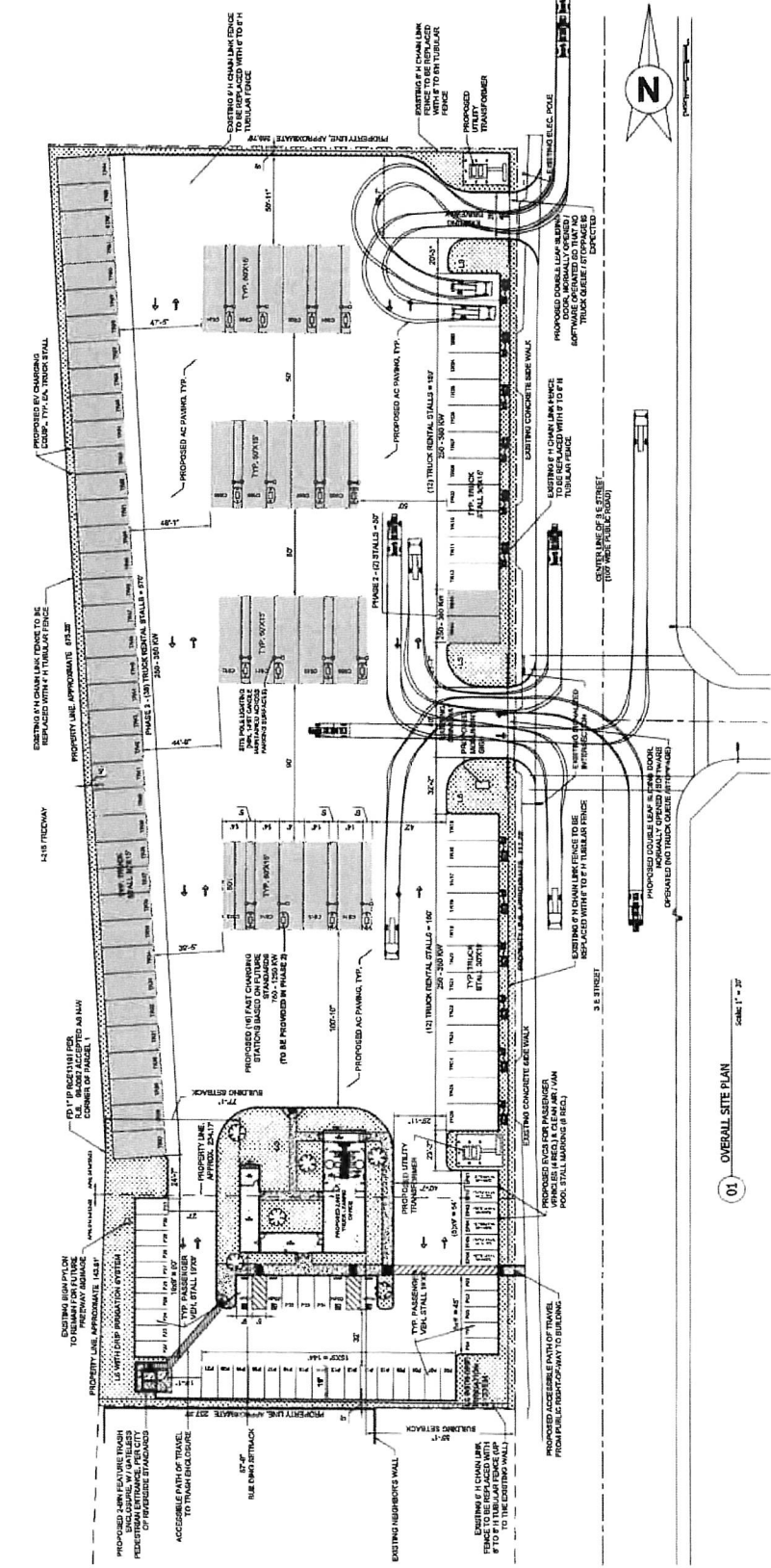
**EXHIBIT “A”**  
Approved Plans

# WattEV

TRUCK LEASING FACILITY

3. S. STREET & WEST CENTURY AVENUE  
SAN BERNARDINO, CA

DATE: 09/14/22  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: [Number]  
 SHEET NO.: [Number]



01 - OVERALL SITE PLAN  
 SCALE: 1" = 20'

**CONTACT INFORMATION:**

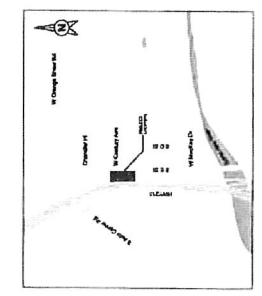
CITY OF SAN BERNARDINO  
 PROJECT NUMBER: [Number]  
 ADDRESS: [Address]  
 APPLICANT: [Name]  
 ARCHITECT: [Name]  
 ENGINEER: [Name]

**PROJECT DESCRIPTION:**

- PROPOSED TRUCK LEASING FACILITY (TRUCKS 1-14)
- PROPOSED 100' X 20' TRUCK STALLS (TRUCKS 1-14)
- PROPOSED 100' X 20' TRUCK STALLS (TRUCKS 15-28)
- PROPOSED 100' X 20' TRUCK STALLS (TRUCKS 29-42)
- PROPOSED 100' X 20' TRUCK STALLS (TRUCKS 43-56)
- PROPOSED 100' X 20' TRUCK STALLS (TRUCKS 57-70)
- PROPOSED 100' X 20' TRUCK STALLS (TRUCKS 71-84)
- PROPOSED 100' X 20' TRUCK STALLS (TRUCKS 85-98)
- PROPOSED 100' X 20' TRUCK STALLS (TRUCKS 99-112)

**SITE & PROJECT INFORMATION:**

ADDRESS: [Address]  
 APPLICANT: [Name]  
 PROJECT NO.: [Number]  
 SHEET NO.: [Number]  
 DATE: [Date]



02 - VICINITY MAP  
 SCALE: N.T.S.

NO.	DATE	DESCRIPTION
1	09/14/22	ISSUED FOR PERMIT
2	09/14/22	ISSUED FOR PERMIT
3	09/14/22	ISSUED FOR PERMIT
4	09/14/22	ISSUED FOR PERMIT
5	09/14/22	ISSUED FOR PERMIT
6	09/14/22	ISSUED FOR PERMIT
7	09/14/22	ISSUED FOR PERMIT
8	09/14/22	ISSUED FOR PERMIT
9	09/14/22	ISSUED FOR PERMIT
10	09/14/22	ISSUED FOR PERMIT

SITE PLAN AND FUTURE ARRANGEMENT	
DATE:	09/14/22
SCALE:	N.T.S.
PROJECT NO.:	[Number]
SHEET NO.:	[Number]

City of San Bernardino  
 Economic Development Department  
 Community Planning Division  
 Approved: [Signature]  
 Date: 9/14/22



**THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.**

DATE: 07/17/22  
 PROJECT NAME: WATTEV PROJECT  
 CLIENT NAME: WATTEV U.S. SLATE

**FLOOR PLAN & GENERAL NOTES**

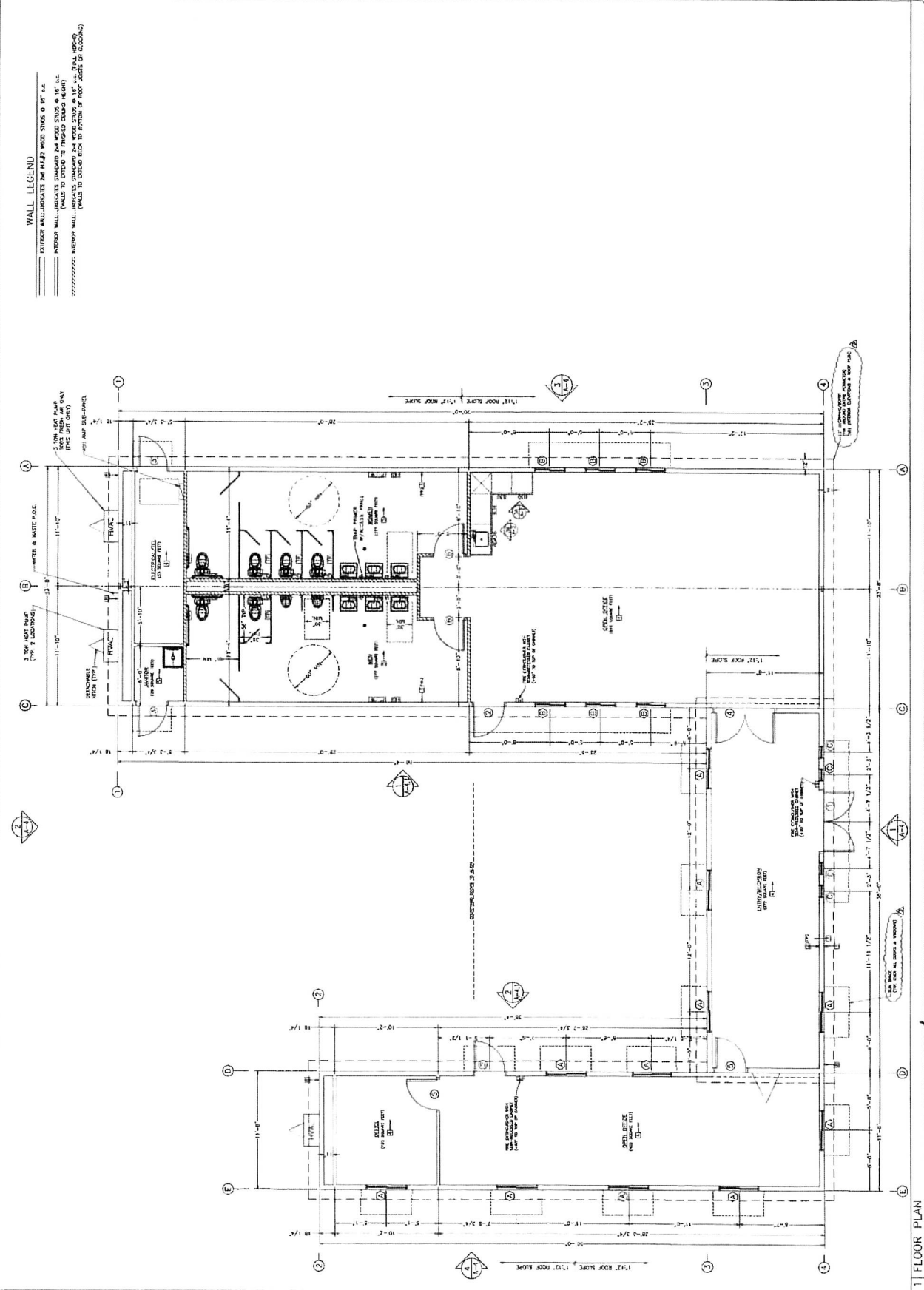
CLIENT NAME: WATTEV  
 PROJECT NAME: WATTEV U.S. SLATE  
 ARCHITECT: WATTEV ARCHITECTS  
 305 S. STANFORD AVENUE  
 SAN BERNARDINO, CA 92408

DRAWN BY: [Blank]  
 PROJECT NUMBER: [Blank]  
 DATE: 7/17/22  
 SCALE: [Blank]  
 SHEET NUMBER: [Blank]

PRELIMINARY  
 07/17/22  
 SHEET NO. A-1

**WALL LEGEND**

EXTerior WALL - REDICATED 2x4 W/2" WOOD STUDS @ 16" O.C.  
 Interior WALL - REDICATED 2x4 WOOD STUDS @ 16" O.C.  
 (WALL TO BE BUILT TO FINISHED CEILING HEIGHT) - (SEE PLAN AND SECTION)  
 INTERIOR WALL - 1/2" GYPSUM BOARD ON 2x4 WOOD STUDS @ 16" O.C.  
 (WALL TO BE BUILT TO FINISHED CEILING HEIGHT) - (SEE PLAN AND SECTION)



City of San Bernardino  
 Community & Economic Development Department  
 Planning Division  
 Approved: [Signature]  
 Date: 7/19/22

1 FLOOR PLAN



THIS DOCUMENT IS THE PROPERTY  
 OF PMST AND IS TO BE USED ONLY  
 FOR THE PROJECT AND SITE  
 SPECIFICALLY IDENTIFIED ON  
 THESE PLANS. ANY REUSE OR  
 MODIFICATION OF THIS DOCUMENT  
 WITHOUT THE WRITTEN CONSENT  
 OF PMST IS STRICTLY PROHIBITED.

1. 08/29/22 10:00 AM
2. 07/13/22 10:00 AM
3. 07/17/21 10:00 AM
4.
5.
6.

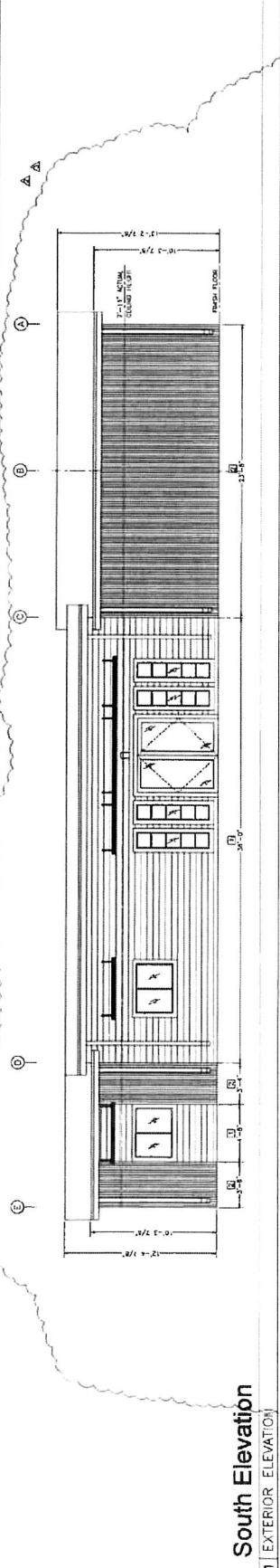
PROJECT NAME  
 WATT EV PROJECT  
 L-SHARE

DRAWN BY  
 WATT EV  
 5, T STREET  
 SAN BERNARDINO, CA 92408

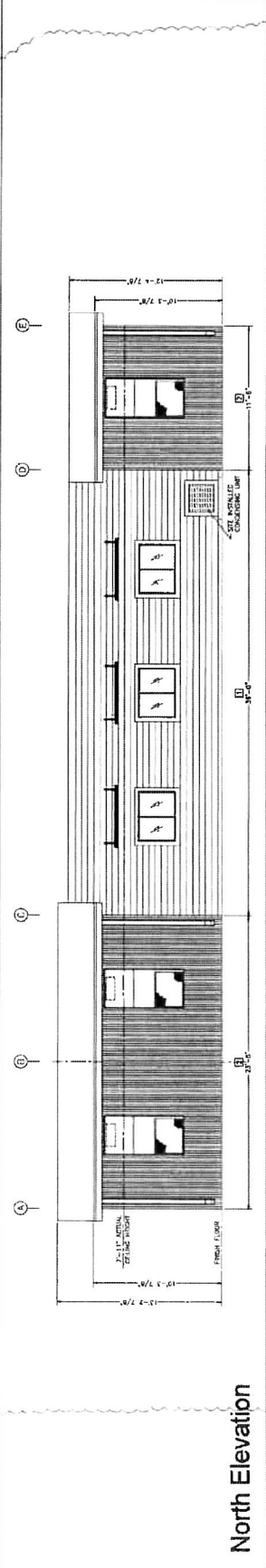
CHECKED BY  
 EXTERIOR ELEVATIONS  
 PROJECT NUMBER  
 14-2022-0001 (1403)  
 DATE  
 SHEET NUMBER  
 001

FOR A SET TO BE MADE OR REVISIONS  
 TO BE MADE, THE FOLLOWING MUST  
 BE COMPLETED:  
 PLANS APPROVED  
 (BY ARCH) (BY ENGINEER)  
 DATE  
 SIGNATURE

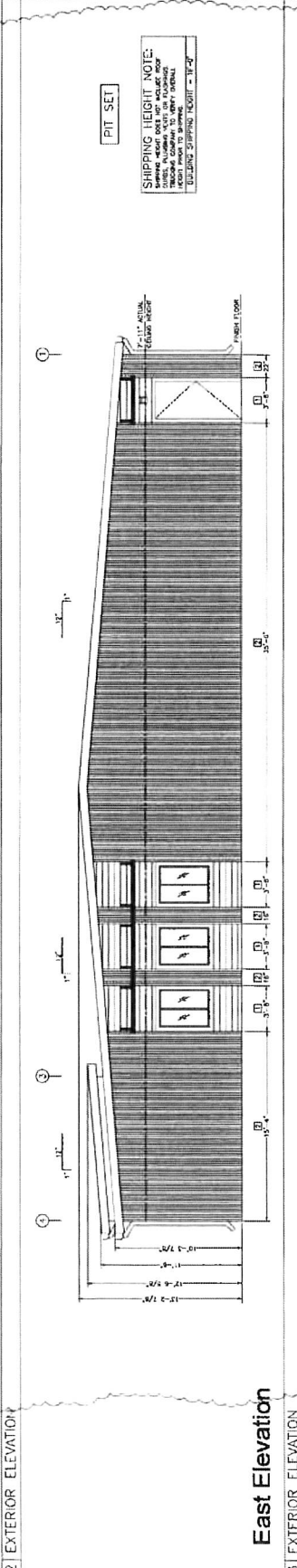
PRELIMINARY  
 07/17/22  
 SHEET NO.  
 A-4



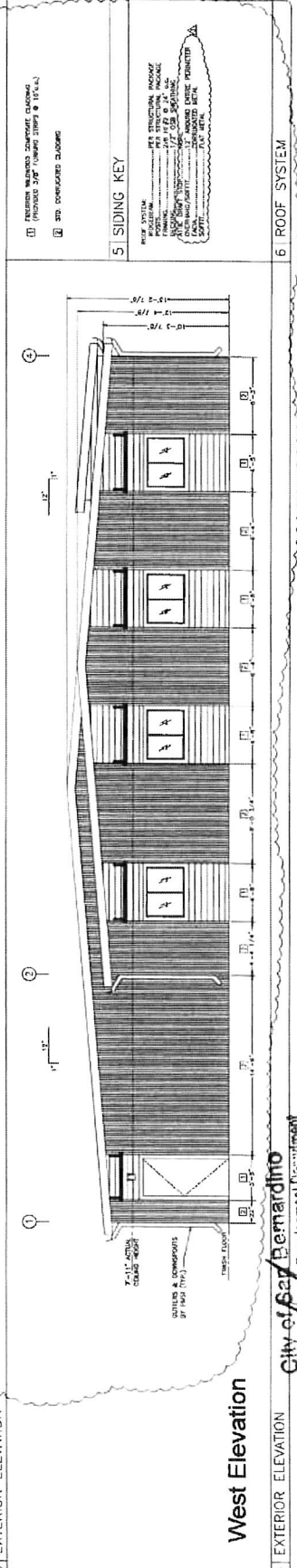
1 | EXTERIOR ELEVATION



2 | EXTERIOR ELEVATION



3 | EXTERIOR ELEVATION



4 | EXTERIOR ELEVATION

**SHIPPING HEIGHT NOTE:**  
 THESE ELEVATIONS ARE SHOWN FOR  
 SHIPPING HEIGHT. TO OBTAIN  
 FINISH HEIGHTS, ADD THE  
 FINISH TO FINISH HEIGHTS  
 FROM THE FINISH FLOOR TO  
 THE FINISH FLOOR.

PIT SET

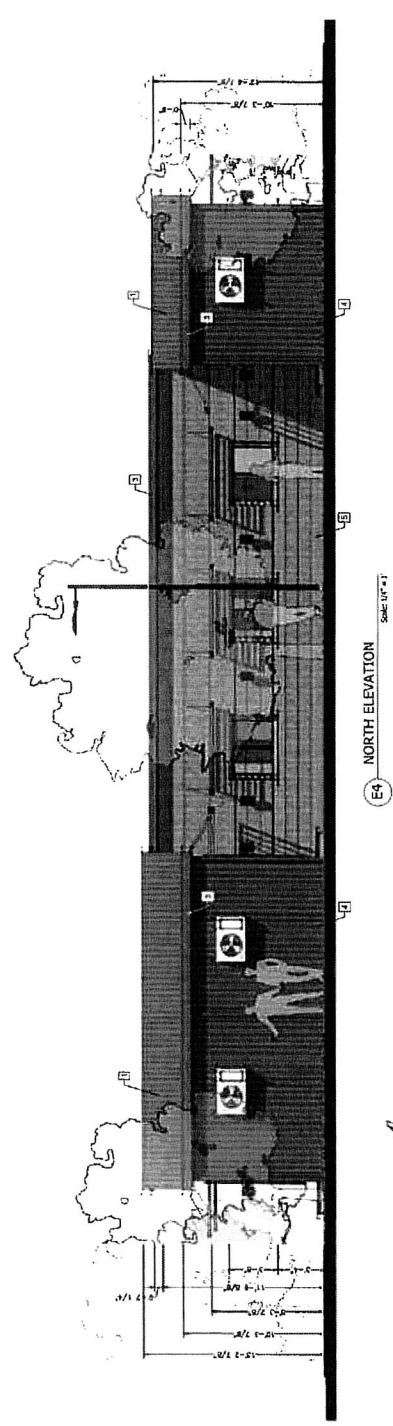
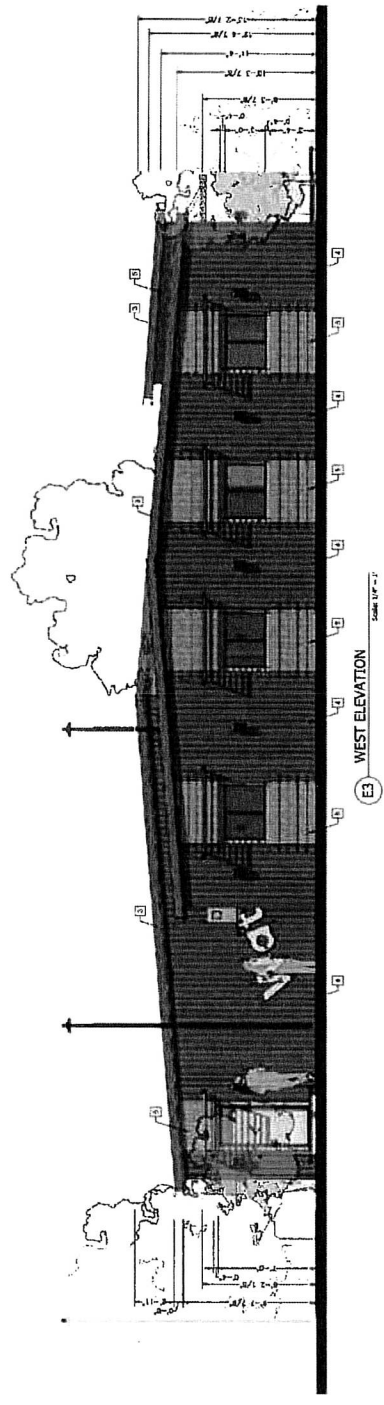
- 5 | SIDING KEY
- 1. EXTERIOR WOODEN SHINGLES (RANDOM STRIPS @ 10% S/L)
  - 2. 3RD COURSEWOOD SHINGLES
- 6 | ROOF SYSTEM
- ROOF SYSTEM  
 1. 2\"/>

City of San Bernardino  
 Community Economic Development Department  
 Planning Division  
 Approved 11/1/22  
 By: [Signature] Date:

**WATTEV**  
 TRUCK LEASING  
 FACILITY  
 S. E STREET  
 &  
 WEST CEMETARY AVENUE  
 SAN BERNARDINO, CA

NO.	DATE	DESCRIPTION

COLORED ELEVATIONS  
 WEST & NORTH ELEV.  
 DATE: 4/14/22  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 SCALE: 1/8" = 1'-0"

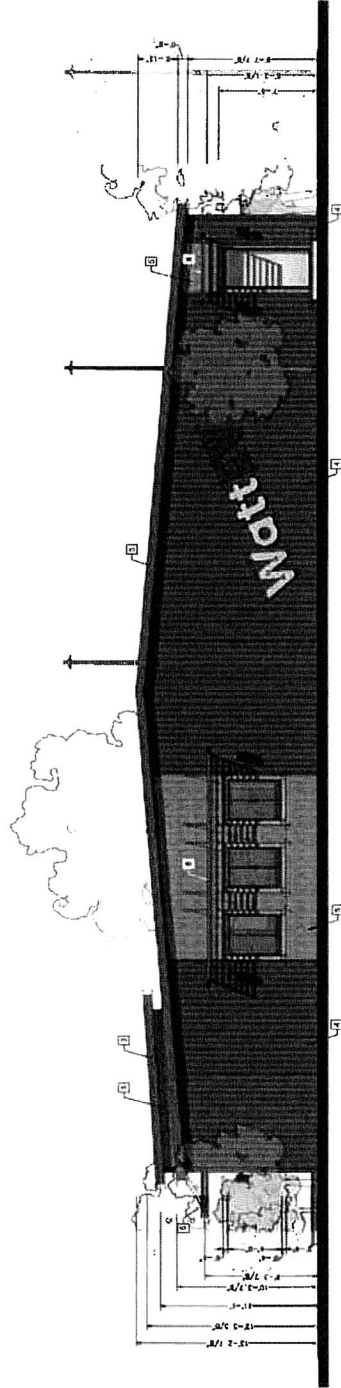


City of San Bernardino  
 Economic Development Department  
 Community Planning Division  
 Approved: [Signature] Date: 4/14/22

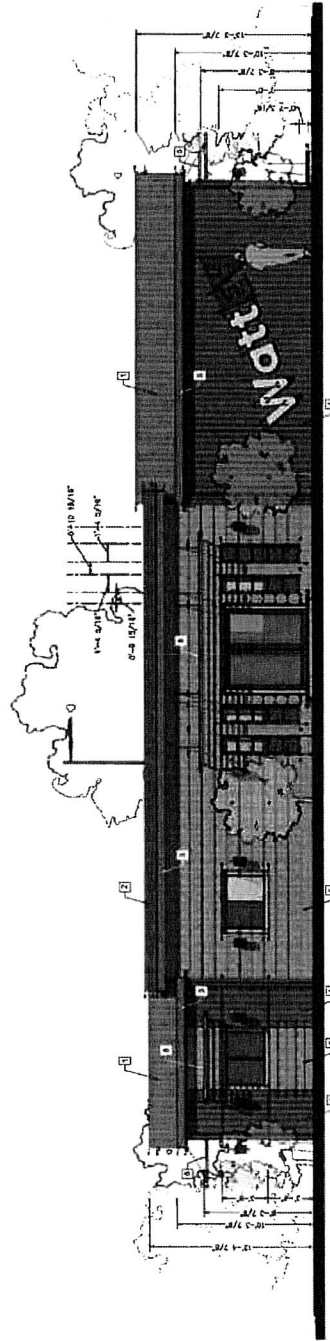
**WATTEV**

TRUCK LEASING  
FACILITY

S. 1<sup>ST</sup> STREET  
&  
WEST CENTRY AVENUE  
SAN BERNARDINO, CA



E1 EAST ELEVATION  
SCALE: 1/8" = 1'



E2 SOUTH ELEVATION  
SCALE: 1/8" = 1'

NO.	DATE	DESCRIPTION

APPROVALS

COLORS ELEVATIONS  
EAST & SOUTH ELEV.

DATE: 11 JULY 2022  
SCALE: 1/8" = 1'

DESIGNER: [Signature]  
DATE: [Signature]

City of San Bernardino  
Community & Economic Development Department  
Planning Division  
Approved: [Signature] Date: 8/11/22



**EXHIBIT “B”**  
**Environmental Determination**  
**CEQA Exemption**



## **E. V. Watt Facility Project CEQA Exemption**

---

**Development Permit Type-D 22-06**

**September 14, 2022**

***Lead Agency:***

**City of San Bernardino**

201 North "E" Street

San Bernardino, CA 92418

David Murray Deputy Director/City Planner

(909) 384-7272

## **E.V. Watt Facility Project CEQA Review**

### **Introduction**

Pursuant to the requirements of the California Environmental Quality Act (CEQA) Guidelines, a Notice of Exemption (NOE) may be filed if the City of San Bernardino, in its capacity as the lead agency, determines that a proposed action or project is exempt from the environmental review requirements of CEQA. According to the CEQA Guidelines, a NOE must contain the following:

- ✓ A brief description of the proposed action or project;
- ✓ A finding that the proposed action or project is exempt, including a citation to the State CEQA Guidelines section or statute under which the project is found to be exempt; and,
- ✓ A brief statement in support of the finding.

This NOE provides a description of the proposed electric truck leasing facility with vehicle charging (the "Project"), indicates the applicable sections of CEQA that support the findings for a CEQA exemption, and discusses the City of San Bernardino's findings that are applicable to the proposed Project.

### **Background & Project Description**

#### **Project Title**

**E.V. Watt Facility Project**

#### **Lead Agency Name and Address**

City of San Bernardino  
Community Development Department – Planning Division  
201 North "E" Street  
San Bernardino, CA 92418

#### **Project Manager and Phone Number**

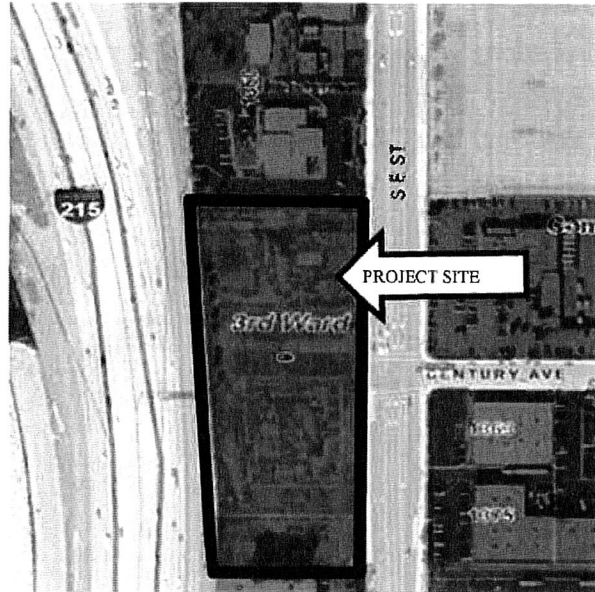
Michael Rosales, Associate Planner  
Phone: 909-384-5930  
[rosales\\_mi@sbcity.org](mailto:rosales_mi@sbcity.org)

#### **Project Applicant's/Sponsor's Name and Address**

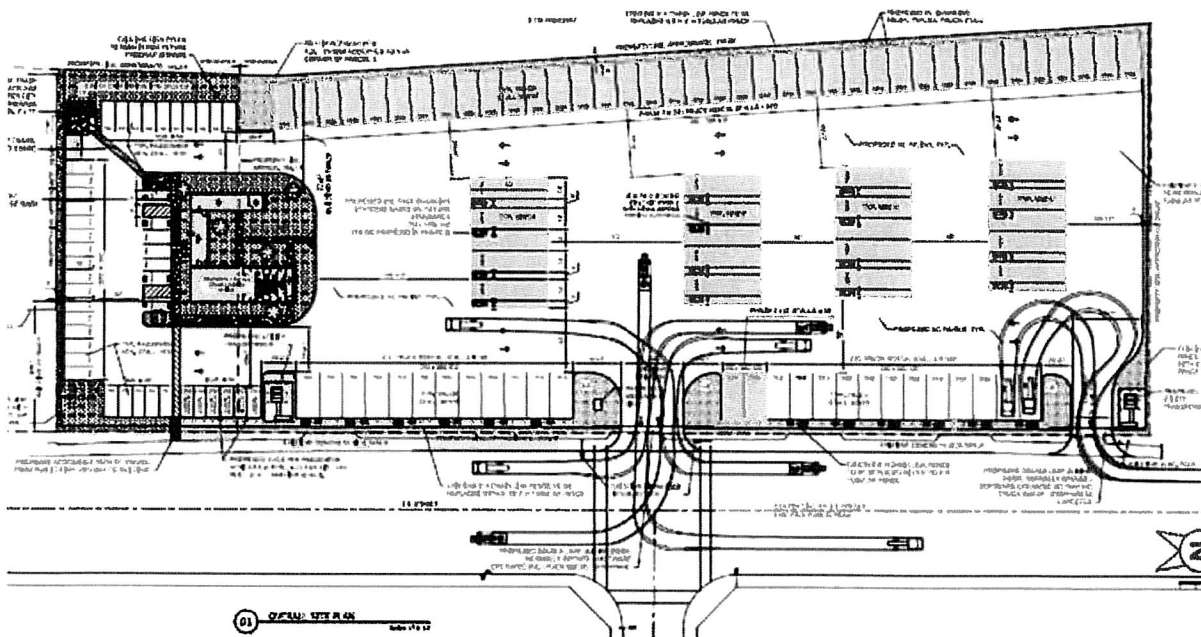
WATT E.V SB1/Salim Youssefzadeh  
444 W. Ocean Boulevard Suite 1250  
Long Beach, CA 90802

### Brief Project Description

The proposed Project is located on a 4.10-acre site located on the west side of South E Street, at the intersection of W. Century Avenue, within the Commercial General (CG-1) zone.



The applicant is requesting the approval of Development Permit Type-D 22-06 to allow the development and establishment of an electric truck leasing facility consisting of a leasing office containing approximately 2,660 square feet and eighty (80) electric vehicle charging stalls, on a property containing a total of approximately 4.10 acres (APN:0141-252-08).



The proposed electric truck leasing facility consisting of a leasing office containing approximately 2,660 square feet and eighty (80) electric vehicle charging stalls is located on a partially developed site containing approximately 4.10 acres within the Commercial General-1 (CG-1) zone. The Commercial General-1 (CG-1) zone is provided for the continued use, enhancement, and new development of retail, personal service, entertainment, office and related commercial uses along major transportation corridors and intersections to service the needs of the residents; reinforcing existing commercial corridors and centers and establishing new locations as residential growth occurs. The development and establishment of an electric truck leasing facility, along with the construction of the required on-site and off-site improvements is a permitted use within the Commercial General-1 (CG-1) zone subject to a Development Permit and the necessary Conditions of Approval. The project will meet all Development Code standards set forth in the City of San Bernardino Development Code including parking (Section 19.24), Landscaping (Section 19.28) at 15% of the total parking area, which will integrate with the surrounding natural landscape in the vicinity, and the project meets all the General Standards found within Section 19.20.030 (1-28) of the City of San Bernardino Development Code.

## Environmental Setting

### Project Location

West side of South E Street, at the intersection of W. Century Avenue, within the Commercial General (CG-1) zone APNs:0141-252-08.

### Project/Surrounding Setting

Table 1 below provides a summary of the surrounding land use characteristics of the subject site and surrounding properties.

**TABLE 1: SITE AND SURROUNDING LAND USES**

<b>LOCATION</b>	<b>LAND USE</b>	<b>ZONE</b>	<b>GENERAL PLAN DESIGNATION</b>
Site	Partially Developed Proposed electric truck leasing facility	Commercial General-1 (CG-1)	Commercial
North	Industrial	Commercial General-1 (CG-1)	Commercial
South	Industrial	Commercial General-1 (CG-1)	Commercial
East	Industrial	Commercial General-1 (CG-1)	Commercial
West	215 Freeway	Caltrans	Caltrans

Table 2 below provides a site design analysis that illustrates the consistency of the project with the Development Code.

**TABLE 2: DEVELOPMENT CODE CONSISTENCY**

	<b>PROPOSED</b>	<b>DEVELOPMENT CODE</b>
Land Use	Electric truck leasing facility	Commercial
Lot Size	178,596 square feet (4.10 acres)	10,000 Square Feet Required
Height	Leasing office (1-story)	2-story (30 feet)
Setbacks		
- Front	10 Feet	10 Feet
- Rear	10 Feet (max)	10 Feet
- Side	10 Feet (max)	10 Feet along secondary or major
Lot Coverage	11%	50% Maximum
Parking	80 spaces	11

**General Plan Designation**

Current: Commercial  
 Proposed: Commercial

**Zoning Designation**

Current: Commercial General-1 (CG-1)  
 Proposed: Commercial General-1 (CG-1)

**Project Approvals**

Development Permit Type-D 22-06/Applicable CEQA Notice of Exemption

**Class 32 SECTION 15332 Exemption (Infill Development Projects)**

The Community Development Department - Planning Division of the City of San Bernardino conducted an environmental evaluation in connection with the proposed project and concluded that Development Permit Type-D 22-06 is found exempt under Section 15332 (In-fill Development Projects) of CEQA. Section 15332 covers projects characterized as small developments surrounded by urban uses meeting the conditions contained within Section 15332. Development Permit Type-D 22-06 has been found to be Categorical Exempt from CEQA pursuant to Section 15332 of the CEQA Guidelines due to the fact that:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies, as well as with the applicable zoning designation and regulations and,
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses and,
- c) The project site has no value as habitat for endangered, rare, or threatened species and,
- d) Approval of the project would not result in any significant effects of relating to traffic, noise, air quality, or water quality; and,
- e) The site can be served by all required utilities and public services.

### **Findings Supporting the Applicable CEQA Exemption**

The City of San Bernardino determined, following a preliminary evaluation of the E.V. Watt Facility Project, that the proposed Project would not result in any significant effects on the environment. This determination is based on the following, which is substantiated within the “Environmental Assessment in Support of Findings” section below:

- a. Section 15332 (a) requires that *projects are consistent with the applicable general plan designation and all applicable general plan policies, as well as with the applicable zoning designation and regulations.*

The proposed project is consistent with General Plan goals and policies and Development Code standard requirements including the following:

The project is consistent with Policy 2.4 of the Land Use Element, which requires the City of San Bernardino “*Enhance the quality of life and economic vitality in San Bernardino by strategic infill of new development and revitalization of existing development*”. The proposed project is a revitalization of a vacant underutilized property that would aid in the transportation and distribution sector by providing a permitted, sustainable viable option for alternative fuel for the distribution industry as well as community members within the city that is conditioned, per the Development Code, for operations.

- b. Section 15332 (b) requires that *the proposed development occurs within the city limits on a project site of no more than five (5) acres substantially surrounded by urban uses.*

The Project site contains approximately 4.10 acres, completely surrounded by properties developed with commercial land uses. Therefore, the proposed project satisfies Section 15332 (b) of the California Environmental Quality Act.

- c. Section 15332 (c) requires that *the project site has no value as habitat for endangered, rare, or threatened species.*

The project site is located within an area that is primarily surrounded by existing commercial developments that have undergone a conversion from natural habitats into commercial land uses as the project site is bordered by commercial like land uses to the east and south, and the 215 Freeway to the west. The project site contains a land cover type that would be classified as disturbed as a result of the on-going weed abatement activities and past development, and replaced with successional and non-native plant species which now compose a portion of the project site. The project site is also currently partially paved and in disturbed conditions.

- d. Section 15332 (d) requires that *the project would not result in any significant effects relating to traffic, noise, air quality or water quality.*
- i. **Traffic** - Given the nature and scope of the proposed project, the City's Traffic Engineer determined that the project would not require a Traffic Impact Analysis.
  - ii. **Noise** - The City of San Bernardino General Plan Figure N-1, Land Use Compatibility for Community Noise Exposure presents a land use compatibility chart for community noise prepared by the California Office of Noise Control. Figure N-1 identifies acceptable exterior noise levels for Industrial uses at 75 CNEL (Community Noise Equivalent Level). The project is located on S. E Street, which has a speed limit of 35 miles per hour and is identified in the Circulation Element of the general plan as a Major Arterial Street. The site is located within an Commercial zone that is surrounded by like uses, including adjacent to the 215 Freeway which generates approximately the same if not more noise than the proposed project. Therefore, the proposed electric truck leasing facility project will not create excessive levels of noise and future tenants will not be significantly impacted by noise.
  - iii. **Air Quality** - Air quality is significantly impacted by traffic as well as land uses that produce criteria pollutant air emissions. In this case, a CALEEMOD analysis will need to be ran for the proposed project and the following shall be noted:
    - ✓ Sensitive receptors are considered land uses or other types of population groups that are more sensitive to air pollution exposure. Sensitive population groups include children, the elderly, the acutely and chronically ill, and those with cardio-respiratory diseases. For CEQA purposes, the SCAQMD considers a sensitive receptor to be a location where a sensitive individual could remain for 24-hours or longer, such as residencies, hospitals, and schools (etc.), as described in the Localized Significance Threshold Methodology (SCAQMD 2008a, page 3-2). **No sensitive receptors have been identified within 500 meters of the project site.**
    - ✓ Any Permits needed from SCAQMD will be obtained prior to construction.
    - ✓ The numbers of peak hour and daily trips for the project are far below the number that would significantly impact traffic and air quality criteria.



- iv. **Water Quality** - The City of San Bernardino Municipal Water Department has reviewed the project and determined that the existing services for water and sewer capacity are sufficient to meet the needs of the proposed commercial land use. The project would not violate water quality standards for water discharge requirements and will follow state National Pollutant Discharge Elimination Systems (NPDES) and county Best Management Practices (BMPs) for construction activities. The project is located in Flood Zone AE which has less than a 1% chance at flooding annually and is not located within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map. There are no bodies of water within the project vicinity that could result in inundation by a natural disaster. Therefore, the project will not have significant impacts on water quality.

Reviewed and Approved By:

A handwritten signature in black ink, appearing to read "Michael Rosales", with a large, sweeping flourish underneath.

Michael Rosales  
Associate Planner



**CITY OF SAN BERNARDINO  
ACCEPTANCE OF CONDITIONS AFFIDAVIT**

I/we, the undersigned below, hereby attest to and agree to the following:

I/we, the undersigned applicant/property owner who applied for a permit under Planning Division Action Application Development Permit Type-D 22-06, a request to allow for the development and establishment of an electric truck leasing facility consisting of a leasing office containing approximately 2,660 square feet and eighty (80) electric vehicle charging stalls, along with the construction of the on-site and off-site improvements on a property containing a total of approximately 4.10 acres. The project site is located on the west side of South E Street, at the intersection of W. Century Avenue, within the Commercial General (CG-1) zone, Ward 3, APN: 0141-252-08, hereby acknowledge that I/we received a copy of the decision granting said permit ("Approval Document"), which decision was made at the Development and Environmental Review Committee meeting of September 14, 2022 ("Approval Date").

I/we further attest that I/we have read, understand, accept, and agree to comply with all the terms and conditions of approval related to said permit contained in the Approval Document that I/we received, beginning with executing and returning this Acceptance of Conditions Affidavit to the City of San Bernardino Planning Division within thirty (30) days of the Approval Date.

I/we further acknowledge that if any of the terms and/or conditions of this approval are violated or held to be invalid, or if I/we violate any law, statute, or ordinance applicable to the approved permit, the permit and the privileges granted therein may be subject to revocation.

The statements I/we have made herein are true and correct to the best of my knowledge and I/we make them under penalty of perjury.

Signed this 11 day of October, 2022

**APPLICANT**

Name WATTEV SB1, INC.  
(Print Name)  
Address 444 W OCEAN BLVD STE 1250  
LONG BEACH, CA 90802  
Phone Number (949) 916-2751  
Email: realestate@wattev.com

**PROPERTY OWNER**

Name CITY OF RIVERSIDE  
(Print Name)  
Address 3900 MAIN STREET  
RIVERSIDE, CA 92522  
Phone Number (951) 826-5556  
Email: tmaryanski@riversideca.gov

Signature [Signature]

Signature [Signature]

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

### ALL-PURPOSE ACKNOWLEDGMENT NOTARY FOR CALIFORNIA

STATE OF CALIFORNIA  
COUNTY OF Los Angeles

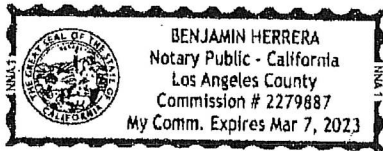
On 10/11/2022, before me, Benjamin Herrera, Notary Public,

personally appeared Salim Youssefzadeh,

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



[Signature]  
Signature of Notary Public

#### OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

#### CAPACITY CLAIMED BY SIGNER

- Individual
- Corporate Officer

Title(s)

- Partner(s)
  - Limited
  - General
- Attorney-In-Fact
- Trustee(s)
- Guardian/Conservator
- Other: \_\_\_\_\_

Signer is representing:  
Name Of Person(s) Or Entity(ies)

#### DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document

Number Of Pages

Date Of Document

Signer(s) Other Than Named Above

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside } <sup>ss</sup>

On October 20, 2022, before me, Teresa Sophia Maryanski,  
notary public, personally appeared, Todd M. Corbin

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Handwritten Signature]  
Notary Signature

