



# STORMWATER AGREEMENT & WATER QUALITY MANAGEMENT PLAN – 1388 SOUTH E. STREET, SAN BERNARDINO

Community & Economic Development Department

**City Council**  
August 6, 2024

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## 1388 SOUTH E STREET - BACKGROUND

1. On October 12, 2021, City Council approved a Commercial Lease Agreement with WattEV, SB1, Inc., for an initial 15-year term plus three optional five-year extensions for the City owned property located at 1388 South E Street, San Bernardino.
  
2. On June 20, 2023, City Council approved a First Amendment to Commercial Lease Agreement with WattEV, amending the Rent Commencement Date from February 12, 2023 to October 1, 2023 and expiration date from February 11, 2038 to September 30, 2038.
  
3. On February 13, 2024, City Council approved a Grant of Easement with Southern California Edison for high voltage electrical services needed for Watt EV to power vehicle charging stations on the Property.

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# DISCUSSION

1. As part of the entitlement process, WattEV was required to obtain all required permits and comply with the City of San Bernardino's Conditions of Approval.
  - a. The implementation of the Water Quality Management Plan
  - b. Execution of the Stormwater Treatment Device and Control Measure Access and Maintenance Agreement
2. Installation of on-site stormwater treatment devices is required to satisfy California State requirements on virtually all new commercial development projects.
3. Agreement establishes the owner's responsibility to maintain the stormwater treatment devices.
4. WattEV is responsible for all maintenance and fees for the entirety of the Lease Agreement and any extensions thereof.



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# STRATEGIC PLAN ALIGNMENT



## Priority 5. - High Performing Government

Goal 5.4. - Achieve and maintain financial health by addressing gaps between revenues and expenditures and aligning resources with strategic priorities to yield the greatest impact.

### Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability & Resiliency



Equity



Innovation



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# RECOMMENDATIONS

That the City Council:

1. Approve the Stormwater Treatment Device and Control Measure Access and Maintenance Agreement with the City of San Bernardino for City owned property located at 1388 South E. Street, San Bernardino, California;
2. Approve the Water Quality Management Plan with the City of San Bernardino for City owned property located at 1388 South E. Street, San Bernardino, California; and
3. Authorize the City Manager, or designee, to execute the Stormwater Treatment Device and Control Measure Access and Maintenance Agreement and Water Quality Management Plan, including making minor, non-substantive changes, and to sign all documents and instruments necessary to complete the transaction.

