



## NOTICE OF INTENT TO ADOPT A MITGATED NEGATIVE DECLARATION (MND)

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**Date:** October 13, 2021

**Project Title:** Condor Battery Energy Storage System (BESS) Facility

**Lead Agency:**

City of Grand Terrace  
Planning and Development Services Department  
22795 Barton Road  
Grand Terrace, California 92313  
(909) 824-6621 ext. 225  
Contact: Steven Weiss, AICP, Planning and Development Services Director

**Applicant:**

Upstream Energy Systems  
7650 Girard Avenue, Suite 300  
La Jolla, California 92037  
(239) 728-8476

**Project Location:** The Project site is located at Assessor's Parcel Number: 1167-151-77-0000, in the City of Grand Terrace, San Bernardino County, California. The Project site is comprised of a single undeveloped parcel totaling approximately 9.86 acres and generally located at the northwest corner of Main Street and Taylor Street.

**Description of Project:** The Project will consist of lithium-ion energy batteries installed on racks, inverters, switchgear, and other associated equipment to directly interconnect into the Southern California Edison (SCE) Highgrove Substation (point of interconnection) located immediately adjacent to the north of the Project site (See Attachment 1, Site Plan). The proposed Project will interconnect with the Highgrove Substation via an enclosed transformer substation area located at the north-central portion of the Project site. The 0.42-acre enclosed transformer substation area includes a 34.5 kV/115kV main power transformer, a substation control enclosure, a switch and gear station, a 50-foot tall static mast for lightning, and a 40-foot tall overhead interconnection tower. Because the static mast and overhead interconnection tower will exceed the maximum allowable height of thirty-five (35) for the M-2 zone, the Project includes a Variance (V 21-01). The proposed lithium-ion batteries will be installed in purpose-built containers, which will be designed for aesthetic compatibility with the surrounding area. The structures will have battery storage racks separated with relay and communications systems for automated monitoring and managing of the batteries to ensure design performance. Batteries operate with direct current (DC) electricity that must be converted to alternating current (AC) for compatibility with the existing electric grid. Power inverters to convert between AC and DC will be located outside the purpose-built containers, along with transformers to step up the voltage. The proposed facility will provide a service by receiving energy (charging) from the transmission system via the Highgrove Substation, storing energy, and then later delivering energy (discharging) back to the point of interconnection. The facility is intended to operate year-round and will be available to receive or deliver energy 24 hours a day, 365 days a year. There is an approximately 4,000-square foot corrugated metal building located in the southeastern portion of the Project site that would be demolished in order to develop the proposed Project.

**Environmental Determination:** The City of Grand Terrace has reviewed the above Project and proposes to adopt a Mitigated Negative Declaration for the Project. The City of Grand Terrace has prepared an Initial Study/Mitigated Negative Declaration in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15070. The Initial Study/Mitigated Negative Declaration represents the City's independent judgment and analysis. Based upon the Initial Study/Mitigated Negative Declaration, the proposed Project will not have a significant effect on the environment with the implementation of mitigation measures. Further, the City did not identify any significant, unavoidable impacts that require further analysis in an Environmental Impact Report.

**Mitigation Measures:** The Initial Study/Mitigated Negative Declaration evaluated potential environmental impacts to aesthetics, agricultural and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, tribal cultural resources, utilities and service systems and wildfires. Of all potential effects evaluated, impacts in the areas of biological resources, cultural resources, geology and soils, and Tribal cultural resources were identified, but will be reduced to less than significant levels with implementation of the mitigation measures identified in the Initial Study/Mitigated Negative Declaration.

**Public Circulation/Review:** The Draft Initial Study/Mitigated Negative Declaration is being circulated for review and comment by interested agencies, organizations, and persons for a period of 30 days in accordance with Section 21091 of the State CEQA Guidelines. The 30-day public review period to solicit comments on the Draft IS/MND starts **October 14, 2021** and ends **November 15, 2021**.

**Public Outreach Meeting:** The City is conducting a public outreach meeting regarding this Project to be held on Tuesday, November 2, 2021, at 6:00 p.m. within the City Council Chambers located at Grand Terrace City Hall, 22795 Barton Road in the City of Grand Terrace, California.

**Document Availability:** Upon request, copies of the Draft Initial Study/Mitigated Negative Declaration will be made available to the public for review at the Grand Terrace City Hall, located at 22795 Barton Road in the City of Grand Terrace, California. To request a copy of the Draft Initial Study/Mitigated Negative Declaration, or for any questions related to the Draft Initial Study/Mitigated Negative Declaration, please contact Steven Weiss, Planning and Development Services Director, at 909-824-6621 Ext. 225 or [sweiss@grandterrace-ca.gov](mailto:sweiss@grandterrace-ca.gov). The Draft Initial Study/Mitigated Negative Declaration is also available on the City's website at:

- [https://www.grandterrace-ca.gov/departments/planning\\_development\\_services](https://www.grandterrace-ca.gov/departments/planning_development_services)

**Public Hearing:** Written and oral comments regarding the Initial Study/Mitigated Negative Declaration and Project may also be submitted at public hearings that will be held before the City of Grand Terrace Planning Commission. The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements. Copies of all relevant material, including the Project specifications, the Initial Study/Mitigated Negative Declaration, and supporting documents, are available for review at the City of Grand Terrace Planning Division located at the address stated above.

**Hazardous Materials Statement:** The proposed Project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

