



NOTICE OF AVAILABILITY AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

This serves as the City of Industry's Notice of Availability and Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the below-named project, prepared in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines.

Name of Project: Marici Battery Energy Storage System Facility Project

Project Location: 16233, 16207, and 16253 Gale Avenue, Industry, CA 91744 (Assessor's Parcel Numbers 8242-016-033, -034, -036, -044, and -061).

Lead Agency: City of Industry, Development Services Department – Planning Division, 15625 Mayor Dave Way, Industry, CA 91744

Applicant: Marici Project, LLC

Project Description: The Marici Battery Energy Storage System Facility Project (Proposed Project) is located at 16233, 16207, and 16253 Gale Avenue (project site) in the City of Industry (City) and includes redevelopment of a 9.2-acre site and minor improvements to SCE Walnut Substation that abuts the project site. The Proposed Project includes the construction and operation of an approximately 400-megawatt battery energy storage system (BESS) facility and associated site and infrastructure improvements on the project site. Development of the BESS facility requires demolition of all existing buildings, structures, hardscapes, and minimal landscaping on-site. The minor improvements to the SCE Walnut Substation would help interconnect and transfer power between the proposed BESS facility and SCE Walnut Substation. At the end of the Proposed Project's operational term, which is anticipated to be 35 years, the project applicant may determine that the BESS facility could be decommissioned and deconstructed, or it may seek an extension of its use permit.

The Proposed Project would utilize lithium-ion batteries and ancillary equipment to store energy received from the regional electric grid to then be returned to the grid when needed. The containers or enclosures would have battery storage racks, with relay and communications systems for automated monitoring and management of the batteries to ensure design

performance. A battery management system would be provided to control the charging/discharging of the batteries, along with temperature monitoring and control of the individual battery cell temperature with an integrated cooling system. Batteries operate with direct current (DC) electricity, which must be converted to alternating current (AC) for compatibility with the existing electric grid. Power inverters to convert between AC and DC, along with transformers to step up the voltage, would also be included.

Project battery modules would be housed in purpose-built enclosures. Inverters and transformers will convert between low-voltage direct current (DC) conveyed in and out of the batteries and the regional electric grid's high-voltage alternating current (AC). The rapid response batteries can be utilized to stabilize rapid changes in electric power demand, which reinforces grid stability. The Proposed Project will include an onsite substation and an overhead 220 kV electric line across the eastern site boundary into the adjacent Southern California Edison (SCE) Walnut Substation. Additional ancillary features include auxiliary equipment pads with transformers and control equipment, paved access and Fire Lane, fire hydrant system, stormwater drainage controls, a 10-foot-high perimeter wall designed to City and fire department requirements, landscaping, and a storage building and containers for spare parts and equipment. Development of the BESS facility requires demolition of all existing buildings, structures, hardscapes, and minimal landscaping on-site. Also, SCE identified a need for various modifications and improvements to the Walnut Substation to accommodate and support the Proposed Project's interconnection.

The Project would require the following permits and approvals: CEQA Approval, adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, approval of a Zone Code text amendment to allow the use with a Conditional Use Permit (CUP), approval of a CUP, approval of Development Plan Application – Long Form, and approval of a Development/Community Benefit Agreement. Additional permits and approvals will include National Pollutant Discharge Elimination System (NPDES) Construction General Permit would be required from the Los Angeles Regional Water Quality Control Board, General Construction Stormwater Permit, Demolition Permit, and Subsequent Approvals including issuance of applicable grading and building permits.

NOTICE IS HEREBY GIVEN THAT the City proposes to adopt an IS/MND for the above-referenced Project. The IS/MND is based on the finding that by implementing identified mitigation measures, the Project's potentially significant environmental effects would be reduced to a less

than significant level. The reasons to support such a finding are documented in the IS/MND prepared by the City.

The IS/MND and supporting materials are available for review at the following locations:

- City of Industry Development Services Department – Planning Division,
15625 Mayor Dave Way, Industry, CA 91744.
- City of Industry Website: www.cityofindustry.org

Written comments regarding the above-referenced IS/MND must be submitted to the City of Industry Development Services Department – Planning Division prior to 5:00 p.m. on January 5, 2026. All correspondence and any questions regarding the above-referenced IS/MND should be directed to the following:

Contact: Mike Poland, Contract Senior Project Manager
Eduardo Manriquez, Contract Senior Planner

Address: City of Industry Development Services Department – Planning Division
15625 Mayor Dave Way, Industry, CA 91744

Phone: 626.333.2211

E-mail: planning@cityofindustry.org

Public Review Period: Begins – December 16, 2025, Ends – January 5, 2026

Public Hearing: A public hearing has not yet been scheduled. A separate notice of public hearing will be circulated pursuant to all applicable City of Industry public noticing requirements once a public hearing has been scheduled.