

Notice of Determination

Appendix D

To: Office of Planning and Research
U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95814

County Clerk
County of: Los Angeles
Address: 12400 Imperial Highway
Norwalk, CA 90650

From: Public Agency: City of Industry
Address: 15625 Mayor Dave Way
City of Industry, Ca 91744
Contact: Eduardo Manriquez
Phone: (626)333-2211

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2025120872

Project Title: Marici Battery Energy Storage System Facility

Project Applicant: Marici Project LLC

Project Location (include county): 16207, 16233, & 16253 Gale Avenue, City of Industry, Los Angeles County, CA 91745

Project Description:

See attached Project Description.

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FEB 12 2026

LOS ANGELES, COUNTY CLERK

This is to advise that the City of Industry (Lead Agency or Responsible Agency) has approved the above

described project on 02/12/2026 and has made the following determinations regarding the above described project.

- 1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Industry City Hall, Planning Department, 15625 Mayor Dave Way, City of Industry, CA 91744

Signature (Public Agency): Eduardo Manriquez Title: Contract Senior Planner

Date: 02/12/2026 Date Received for filing at OPR: 02/12/2026

# 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.