CITY OF COVINA
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the City of Covina is considering a recommendation that the project herein identified will have no significant environmental impact in compliance with Section 15070 of State of California Environmental Quality Act (CEQA) guidelines. A copy of the **MITIGATED NEGATIVE DECLARATION** and the **INITIAL STUDY** which supports the proposed findings are on file at the City of Covina.

DATE OF NOTICE: January 5, 2026

PROJECT TITLE: Covina Reliability Battery Energy Storage System Project

PROJECT APPLICANT: Covina Reliability Project LLC

PROJECT LOCATION: The Covina Reliability Battery Energy Storage System Project (Project) site is located in the City of Covina (City), north of San Bernardino Freeway/Interstate (I) 10 and south of I-210, in the southeast portion of Los Angeles County (County). The Project site is located within a developed industrial and commercial area, located south of East Edna Place and west of Barranca Avenue. The Project comprises two sites (east and west), with a total area of approximately 3.4 acres of private land, on Assessor's Parcel Numbers (APNs) 8429-008-029, 8429-008-028, 8429-007-007, 8429-007-006 and 8429-007-005 (Project site). The west site (APNs 8429-008-029 and 8429-008-028) is developed with two buildings currently operating with commercial, manufacturing, and light industrial uses and associated surface parking. The east site (APNs 8429-007-007, 8429-007-006 and 8429-007-005) is developed with a surface parking lot where recreational and commercial vehicles and boats are currently stored. The west site is bordered directly to the east by the Southern California Edison (SCE) Cortez Substation (APN 8429-008-800), which occupies approximately 1.32 acres of private land currently operating electrical distribution infrastructure.

PROJECT DESCRIPTION: The Project consists of the construction, operation, and decommissioning of a 110-megawatt (MW) battery energy storage system (BESS). The Project is designed to charge or discharge electricity to and from the grid via a BESS with associated on-site support components consisting of inverters, collector lines, fencing, access roads, supervisory control, a Supervisory Control and Data Acquisition (SCADA) system, and other ancillary facilities or equipment. The Project would include construction of an on-site Project substation on the west site, which will allow interconnection to the existing and adjacent SCE Cortez Substation via an overhead generation transmission (gen-tie) line. To facilitate operation of the Project, SCE would make various improvements to the Cortez Substation. SCE's improvements would occur within areas previously disturbed and occupied by existing electrical facilities within and adjacent to the substation. The Project is anticipated to be built over an approximately 14-month period from the onset of site preparation activities through testing and commissioning of the facility. Once constructed, the Project would operate 7 days per week, 365 days per year. The BESS would be recycled at the expiration of the Project's life (30 years). Development of the Project would require the following discretionary permits and approvals from the City: a Site Plan Review, Conditional Use Permit, adoption of this Mitigated Negative Declaration, and ministerial approvals and permits necessary to execute the Project, including, but not limited to; grading permits, building permits, and construction encroachment permits.

CEQA DETERMINATION: In accordance with CEQA, the City of Covina has completed an Initial Study to determine whether the Project may have a significant effect on the environment. The Initial Study, which

reflects the independent judgment of the City, concludes that the Project will not have a significant effect on the environment. The City has therefore prepared a Mitigated Negative Declaration, to be considered by the Planning Commission and City Council. Pursuant to Section 15072 of the State CEQA Guidelines, the Project site is not on any of the lists enumerated under Section 65962.5 of the Government Code.

PUBLIC REVIEW: The public review and comment period for the Initial Study/Mitigated Negative Declaration is from Monday, January 5, 2026, to Monday, January 26, 2026 (comment letters must be received by 5:00 pm on January 26, 2026). The Mitigated Negative Declaration and Initial Study will be available for public review at the City of Covina Planning Division – 125 E. College Street, Covina, California 91723 and at https://covinaca.gov/Major%20Projects/522-east-edna-place/.

PUBLIC COMMENTS: All comments must be addressed to *Brian K. Lee, Director of Community Development, City of Covina Planning Division, 125 E. College Street, Covina, California 91723* or sent via email to blee@covinaca.gov. If you have any questions or would like any additional information, please contact Brian K. Lee of the City of Covina at (626) 384-5450 or blee@covinaca.gov.

PUBLIC HEARING: The Project will require Public Hearings before the City of Covina Planning Commission and City Council. An additional notice will be sent to advise of the date, place, and time of each public hearing, when the hearing date is determined. Hearing dates will be posted on the City's webpage at http://www.covinaca.gov/.

Signature

12.23.25
Date