



**NOTICE OF PUBLIC HEARING  
AND  
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

TIME OF HEARING: 6:00 p.m. or as soon as possible thereafter.  
DATE OF HEARING: April 22, 2026  
PLACE OF HEARING: **MENIFEE CITY COUNCIL CHAMBERS  
29844 HAUN ROAD MENIFEE, CA 92586**

**A PUBLIC HEARING** has been scheduled, pursuant to the City of Menifee Municipal Code, before the **CITY OF MENIFEE PLANNING COMMISSION** to consider the project shown below:

**Project Title:** Plot Plan No. PLN 22-0154, Conditional Use Permit No. PLN 22-0155, and Tentative Parcel Map No. PLN 22-0283 (“Double Butte Battery Energy Storage System”)

**Project Location:**

The project is located on an approximately 27.3-net acre site located north of McLaughlin Road and a drainage channel, south of Matthews Road, east of San Jacinto Road, and west of Palomar Road (APN 331-190-014, -010, -017, -011, -047, -056, and -060). The current proposal includes two points of access off Palomar Road and an access off San Jacinto Road.



**General Plan Land Use and Zoning:**

Menifee North Specific Plan (SP-11), Planning Area 3

**The Planning Commission will consider the following project at a public hearing:**

**Plot Plan No. PLN 22-0282** proposes the construction and operation of a 500-Megawatt (MW) utility-scale (lithium-ion, flow or other technology) battery energy storage system on 27.3 net acres. This proposed facility will interconnect with the nearby Valley Substation that is owned and operated by Southern California Edison. The primary electrical equipment includes battery modules and power conversion equipment. The battery modules will be racked (akin to server racks) within hundreds of modular, external access-only containers that will connect to associated electrical equipment. Each container is approximately 8 to 10 feet tall and would be located within a metal framed outdoor-rated storage container with insulation and robust thermal management systems.

The project includes a 7-foot-tall wall along the project boundary. The project would include a permanent parking area for operations and maintenance workers (6 parking stalls). According to the Applicant's project narrative, 12 permanent onsite workers are anticipated.

The interconnection to the SCE Valley Substation will include an overhead gen-tie line. The gen-tie line alignment would begin at the proposed onsite substation and extend approximately 1,500 feet to the east crossing over Case Road and will connect to the existing SCE Valley Substation.

**Conditional Use Permit No. PLN 22-0281** proposes to allow for the utility-scale battery energy storage system use.

**Tentative Parcel Map No. PLN 22-0283** proposes to consolidate 7 parcels into one (1) industrial parcel. The Project site is approximately 27.3 net acres.

**Environmental Information:** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The City of Menifee Community Development Department determined the above project would not have a significant effect on the environment and recommends adoption of a Mitigated Negative Declaration. The Menifee Planning Commission will consider the project and Mitigated Negative Declaration along with the Mitigation Monitoring and Reporting Program (MMRP) at the public hearing. Public Review Period:

The IS/MND is being circulated for a 30-day review period pursuant to State law. The public review period will start on **March 13, 2026** and close on **April 13, 2026**. All comments on the IS/MND must be submitted in writing to the address or e-mail provided below and received by **Monday, April 13, 2026**. The IS/MND can be found at the following web address: <http://www.cityofmenifee.us/325/Environmental-Notices-Documents>.

**Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing and be heard at the time and place noted above. All comments must be received prior to the time of public hearing. All such comments will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.**

**If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.**

For further information regarding this project, please contact Ryan Fowler at (951) 723-3740 or e-mail [rfowler@cityofmenifee.us](mailto:rfowler@cityofmenifee.us), or go to the City of Menifee's agenda web page at <http://www.cityofmenifee.us>. To view the case file for the proposed project contact the Community Development Department office at (951) 672-6777 Monday through Friday, from 8:00 A.M. to 5:00 P.M. Please send all written correspondence to:

CITY OF MENIFEE COMMUNITY DEVELOPMENT DEPARTMENT  
Attn: Ryan Fowler, Planning Manager  
29844 Haun Road  
Menifee, CA 92584