



CITY OF MENIFEE

Community Development Department

Orlando Hernandez – Community Development Director

Notice of Determination

TO:
 Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County Clerk
County of Riverside
2720 Gateway Drive, Riverside, CA 92507

FROM:
Lead Agency: City of Menifee
Community Development Department
Address: 29844 Haun Road
Menifee, CA 92586
Contact Person: Ryan Fowler, Planning Manager
Phone Number: 951-723-3740

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the California Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2026030538

Project Title: Plot Plan No. PLN 22-0282, Conditional Use Permit No. PLN 22-0281, and Tentative Parcel Map No. PLN 22-0283 (“Double Butte Battery Energy Storage System”)

Project Applicant: The AES Corporation (Attn: Ken Koch, Permitting Project Manager), 1420 Kettner Blvd. #343, San Diego, CA 92101 (Tel: 800-396-8481, E-mail: ken.koch@aes.com)

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.

Project Description:

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).

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.

This is to advise that the City of Menifee Planning Commission, as the lead agency, has approved the above-referenced project on April 22, 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. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the CEQA.

NOTICE OF DETERMINATION

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- 3. Mitigation measures were made a condition of the approval of the project.
- 4. A Mitigation Monitoring and Reporting Plan/Program was adopted for this project.
- 5. A Statement of Overriding Considerations was not adopted for the project.
- 6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration and record of project approval is available to the general public at the City of Menifee Community Development Department, 29844 Haun Road, Menifee, CA 92586 or by contacting the Community Development Department office at (951) 672-6777 Monday through Friday, from 8:00 A.M. to 5:00 P.M.

Ryan Fowler
City Contact Person

(951) 723-3740
Phone Number



Signature

Planning Manger
Title

4/22/26
Date

Date Received for Filing and Posting at OPR: _____

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