Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Seaflower Energy Storage System Project

Lead Agency: City of Menifee | Contact Person: Ryan Fowler, Planning Manager

Mailing Address: 29844 Haun Road | Phone: 951-672-6777

City: Menifee | Zip: 92586 | County: Riverside

Project Location: County: Riverside | City/Nearest Community: Menifee

Cross Streets: McLaughlin Road and Menifee Road | Zip Code: 92585

Longitude/Latitude (degrees, minutes and seconds): 33 ° 44 ′ 07 ″ N / 117 ° 09 ′ 25 ″ W | Total Acres: 3.8

Assessor's Parcel No.: 331-250-021 and 331-250-002 | Section: 14 | Twp.: 05S | Range: 03W | Base: SBM

Within 2 Miles: State Hwy #: SR-74 and I-215 | Waterways: N/A

Airports: N/A | Railways: | Schools: Romoland ES / Boulder Ridge ES

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☒ Site Plan
☐ Rezone ☐ Prezone ☒ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other:

Development Type:

☐ Residential: Units Acres
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☒ Power: Type Energy Storage MW 100 MW / 400 MWh
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☒ Agricultural Land ☒ Air Quality ☒ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☒ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☒ Flood Plain/Flooding ☒ Forest Land/Fire Hazard ☒ Geologic/Seismic ☒ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities
☒ Recreation/Parks ☒ Schools/Universities ☒ Septic Systems ☐ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☒ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation
☒ Vegetation ☒ Water Quality ☒ Water Supply/Groundwater ☒ Wetland/Riparian ☒ Growth Inducement ☒ Land Use ☒ Cumulative Effects ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Present Use: Vehicle storage/lay down yard / GP Designation: Business Park (BP)

Project Description: *(please use a separate page if necessary)*

The Project proposes the construction and operation of an up to 400 MWh (Megawatt-hours) utility scale (lithium iron phosphate or similar) battery energy storage system that will interconnect to 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 batteries will be arranged on storage racks and the battery systems will be located within individual containers and will include relay and communications systems for automated monitoring and managing of the batteries to ensure design performance.

The project would include a security fence/wall. The project would include a permanent parking area for operations and maintenance workers. No permanent onsite workers are anticipated, since as previously mentioned the facility would have a system that allows remote monitoring. The Project site would be visited periodically throughout the year for equipment inspections, monitoring and testing, and maintenance as needed.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

X	Air Resources Board	X	Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 8	X	Public Utilities Commission
	Caltrans Division of Aeronautics	S	Regional WQCB # 8
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
X	Energy Commission		SWRCB: Water Rights
S	Fish & Game Region # 6		Tahoe Regional Planning Agency
	Food & Agriculture, Department of		Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of	S	Other: South Coast AQMD
	Housing & Community Development		Other:
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date September 21, 2026 Ending Date October 21, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Kimley-Horn and Associates, Inc.
Address: 3801 University Ave, Suite 300
City/State/Zip: Riverside, CA 92501
Contact: Miles Eaton, PE
Phone: 951-543-9868

Applicant: Seaflower Energy, LLC
Address: 5521 La Jolla Blvd
City/State/Zip: La Jolla, CA 92037
Phone: 651-332-0767

Signature of Lead Agency Representative: Ryn Fouke **Date:** 9/15/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.