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:	October 28, 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 25-0027 and Conditional Use Permit No. PLN 25-0019 ("Seaflower Battery Energy Storage System")

Project Location: The project is located on an approximately 3.84-acre site located east and north of Matthews Road, south of McLaughlin Road, and west of Menifee Road (APNs 331-250-002 and -021). The current proposal includes two points of access on McLaughlin Road.



General Plan Land Use and Zoning:
Business Park (BP)

The Planning Commission will consider the following project at a public hearing:
Plot Plan No. PLN 25-0027 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.

Conditional Use Permit No. PLN 25-0019 proposes to allow for the utility-scale battery energy storage system use.

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 **September 21, 2026** and close on **October 21, 2026**. All comments on the IS/MND must be submitted in writing to the address or e-mail provided below and received by **Wednesday, October 21, 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, 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