Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 26-329797

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	$3,093.75
	# Pages	2
	Document #	E-202600966
	Filing Type	2
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Negative Declaration		$3,043.75
F&G Clerk Handling Fee		$50.00
Total		$3,093.75
Tender (On Account)		$3,093.75
Account#	CEQACOM	
Account Name	CEQACOM - CITY OF MENIFEE	
Balance	$10,488.00	

11/2/26, 9:58 AM PST
Gateway Clerk

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: 26-329797

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF MENIFEE	RFOWLER@MENIFEE.CA.GOV	11/02/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
RIVERSIDE	E-202600966

PROJECT TITLE

PLOT PLAN NO. PLN 25-0027 AND CONDITIONAL USE PERMIT NO. PLN 25-0019 ("SEAFLOWER BATTERY ENERGY STORAGE SYSTEM")

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
IOWN, ATTN: BRITTNEY SCHOPF	BRITNEY.SCHOPF@JOWNRENEWABLES.COM	(651) 332-0767

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
5521 LA JOLLA BLVD.,	LA JOLLA	CA	92037

PROJECT APPLICANT *(Check appropriate box)*

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,227.50	$	
☒ Mitigated/Negative Declaration (MND)(ND)	$3,043.75	$	$3,043.75
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,437.25	$	

☐ Exempt from fee

- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	
☒ County documentary handling fee		$	$50.00
☐ Other		$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other **TOTAL RECEIVED** $ $3,093.75

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X C. Sandoval	Deputy C. Sandoval

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): 2026090844

Project Title: Plot Plan No. PLN 25-0027 and Conditional Use Permit No. PLN 25-0019 ("Seaflower Battery Energy Storage System")

Project Applicant: IOWN (Attn: Britney Schopf, Project Manager), 5521 La Jolla Blvd., La Jolla, CA 92037 (Tel: 651-332-0767, E-mail: britney.schopf@iownrenewables.com)

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.

Project Description:

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.

This is to advise that the City of Menifee Planning Commission, as the lead agency, has approved the above-referenced project on October 28, 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.
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.

F I L E D / P O S T E D
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder
E-202600966
11/02/2026 09:58 AM Fee: $ 3093.75
Page 1 of 2
Removed: By: Deputy

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	(951) 723-3740
City Contact Person	*Phone Number*

Signature	Planning Manger	10/29/26
Signature	**Title**	**Date**

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY