



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

TIME OF HEARING: **6:00 pm or as soon as possible thereafter**  
DATE OF HEARING: **April 26, 2023**  
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** and Conditional Use Permit No. **PLN 22-0155** (“Nova Power Bank Project”)

**Project Location:** The project is located on a 44.22-acre site at 26226 Antelope Road in the City of Menifee, County of Riverside, State of California (APN 331-180-021 and -022). The site is located bounded by Antelope Road to the west, railroad tracks and Case Road to the northeast, a drainage canal, electrical transmission corridor and McLaughlin Road to the south, Matthews Road and vacant parcel to the east, and a concrete batch plant, Ethanac Road, and State Route 74 to the north.



**The Planning Commission will consider the adoption of a Mitigation Negative Declaration for the following project at a public hearing:**

**Plot Plan No. PLN 22-0154** proposes the re-development of the Inland Empire Energy Center (IEEC) generation plant, which has been decommissioned. Some of the existing infrastructure is proposed to remain, such as the switchyard, control room, warehouse, storm water drainage system, etc. For this redevelopment,

the Applicant is proposing a battery energy storage system, which will use lithium-ion, flow battery, or other battery technology to store electrical energy from the grid to be discharged later when customer demand is high. The project's capacity would not exceed the interconnection capacity of 680 MW.

The project may be constructed in phases or all at once depending on when full capability is needed. The project will interconnect with the grid at the Southern California Edison's Valley Substation using the facilities already in place at the decommissioned IEEC. No additional transmission facilities will be needed. The project proposes to repurpose the former IEEC's operations buildings as well as many of the existing interconnections for water, sewer, and retail electricity service. The project site proposed to include 47 parking spaces including 2 accessible spaces.

**Conditional Use Permit No. PLN 22-0155** proposes to allow for the utility-scale battery energy storage system use.

**Project Data: General Plan Land Use:** Menifee North Specific Plan No. 260 – Planning Area 3 (“Industrial”) and Heavy Industrial; **Zoning:** Menifee North Specific Plan No. 260 – Planning Area 3 (“Industrial”) and Heavy Industrial

**Environmental Information:** The City of Menifee Community Development Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a Mitigated Negative Declaration (MND). The Menifee Planning Commission will consider the proposed project and the proposed MND at the public hearing. In addition, the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

**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, Principal Planner, 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>. The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Community Development Department office, located at 29844 Haun Road, Menifee, CA 92586.

**Public Review Period:** The IS/MND is being circulated for a **20-day review period** pursuant to State law, estimated to start on **April 3, 2023** and close on **April 24, 2023**. The IS/MND can be found at the following web address: <http://www.cityofmenifee.us/325/Environmental-Notices-Documents>.

Please send all written correspondence to:  
CITY OF MENIFEE COMMUNITY DEVELOPMENT DEPARTMENT  
Attn: Ryan Fowler, Principal Planner  
29844 Haun Road  
Menifee, CA 92586