



CITY OF MENIFEE

Community Development Department

Cheryl Kitzerow – 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 Meniffee
Community Development Department
Address: 29844 Haun Road
Meniffee, CA 92586
Contact Person: Ryan Fowler, Principal Planner
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): 2023040028

Project Title: Plot Plan No. PLN 22-0154 and Conditional Use Permit No. PLN 22-0155 (“Nova Power Bank Project”)

Project Applicant: Nova Power, LLC (Attn: Mitchell D. Weinberg), 3003 Oak Road, Suite 400, Walnut Creek, CA 94597 (Tel: 925-557-2272)

Project Location: The project is located on a 44.22-acre site at 26226 Antelope Road in the City of Meniffee, County of Riverside, State of California (APN 331-180-021 and -022). Under this Project, APN 331-180-021 is proposed to only be used as a staging area for construction. APN 331-180-021 measures 1.94 acres. 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.

Project Description:

Plot Plan No. PLN 22-0154 proposes the re-development of the Inland Empire Energy Center (IEEC) generation plant, which has been decommissioned since 2020. 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 which is presently 680 MW.

The project includes an existing administrative maintenance building, water treatment building, and water tank and proposes (new) 323,030 sq. ft. of proposed battery energy storage system equipment enclosures, 19,383 sq. ft. of generator set-up transformers (GSUs) and switchgear, 1,214 sq. ft. of control enclosures, and 90 sq. ft. of accessory use and storage. The individual enclosures are proposed to be 8’2” high by 42’3” long by 11’5” wide.

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.

This is to advise that the City of Meniffee Planning Commission, as the lead agency, has approved the above-referenced project on April 26, 2023, 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

Principal Planner
Title

5/9/23
Date

Date Received for Filing and Posting at OPR: _____

CDFW fees of \$2,764.00 and County filing fee of \$50.00 are applicable for this project.

FOR COUNTY CLERK'S USE ONLY