

City of Hemet

445 East Florida Avenue
Hemet, California 92543-4209



Notice of Availability & Notice of Intent to Adopt a Mitigated Negative Declaration S2A Modular Home Factory Project

The City of Hemet is pleased to announce the public release of the Draft Initial Study Mitigated Negative Declaration for S2A Modular Factory Project, Conditional Use Permit (CUP) 19-004 and Site Development Review (SDR) 19-009.

Project Description: S2A Modular is proposing to construct a new TESLA-powered modular “smart home” factory and showroom/model display buildings with a total of 231,669 square feet of building area on approximately 32.1 acres. The Project consists of five buildings including manufacturing space, a model home display village, and offices. The model home display village will include five fully functioning model homes. This will be a “Net Zero” facility with all solar use, a battery storage system, and Tesla truck delivery system. The Project will also include onsite passenger vehicle parking, truck trailer parking, interior drives, and ornamental landscaping. This project will employ approximately 100 factory workers of various construction trades (skilled labor), and operated as a “Net Zero” facility, powered by electricity generated by the solar panels on site. Additionally, the completed modular homes will be delivered to the final destination with TESLA electric powered semi-trucks.

Location: The Project site is located on the west side of North State Street between West Esplanade Avenue to the north and Menlo Avenue to the south in the City of Hemet. APN # 439-030-009, 439-030-010, and 439-040-023. The Project is not on a list of hazmat sites compiled pursuant to Government Code Section 65962.5.

In accordance with Section 15072(a) of the CEQA Guidelines, this Public Notice officially notifies the general public, public agencies, and landowners that a **30-day public review period** will begin on Friday, September 11, 2020. Comments on the Draft Initial Study and Mitigated Negative Declaration (MND) should focus on environmental issues and must be received by **Tuesday, October 13, 2020**. Please submit email comments to mflejter@cityofhemet.org and/or written comments by mail to the following person/location:

Monique Alaniz-Flejter
Senior Planner
City of Hemet Planning Division
445 East Florida Avenue
Hemet, CA 92543-4209

Email or written comments received by **Tuesday, October 13, 2020** will be considered before action is taken on the MND by the Hemet Planning Commission. Comments received will be considered by the Planning Commission at a future, publicly advertised meeting. In accordance with the Governor’s Declarations of Emergency for the State of California (Executive Orders N-25-20 and N-29-20) and the Governor’s Stay at Home Order (Executive Order N-33-20), the City of Hemet is providing alternative measures for the public to attend/view Planning Commission Meetings. In-person participation is limited in the Council Chamber in order to maintain social distancing room capacity. Members of the Public who wish to comment on matters before the Commission, in lieu of attending in person, may submit comments on or before 2:00 p.m. the day of the meeting by using the following link: <https://hemetca.civicweb.net/Portal/CitizenEngagement.aspx>. Meetings are live streamed and can be viewed at <http://hemetca.gov/councilchamberlive>. Archived videos of City Council Meetings and Planning Commission meetings can be viewed on the [City of Hemet Youtube channel](https://www.youtube.com/user/thecityofhemet) (<https://www.youtube.com/user/thecityofhemet>). Please see the City website for details. The meetings are held electronically at 6pm on the 2nd and 4th Tuesdays of each month:

Copies of the Draft Initial Study/Mitigated Negative Declaration are available for review at City Hall (address above) and online at <https://www.hemetca.gov/797/Environmental-Documents>. The Hemet City Library is currently closed. Therefore, no documents will be posted at that location.