



NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**City of Hemet Planning Division
445 E. Florida Avenue, Hemet, CA 92543-4209**

PUBLIC HEARING: Notice is hereby given that a public hearing regarding the proposed Project described below has been set for a public hearing before the CITY OF HEMET Planning Commission adopt a Mitigated Negative Declaration for the proposed Project. Date: October 20, 2020 Time: 6:00 PM Location: City Council Chambers, 450 E. Latham Avenue, Hemet, CA 92543

PROJECT NAME: S2A Modular Home Factory Project

PROJECT APPLICANT: S2A Modular

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.

PROJECT 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.

ENVIRONMENTAL DETERMINATION: The City of Hemet intends to adopt a Mitigated Negative Declaration for the Project described above. This notice is made pursuant to Section 15072 of the California Environmental Quality Act (CEQA). Based on the information contained in the Initial Study, and pursuant to the requirements of CEQA; it has determined that this Project, with incorporated mitigation measures, will not have a significant impact upon the environment. The mitigation measures required to reduce or mitigate the impacts of this Project on the environment are included in the Project design and/or the Mitigation Monitoring and Reporting Program, (MMRP) and will be included as part of the Mitigated Negative Declaration for this Project. In accordance with the disclosure requirements of CEQA Guidelines Section 15072 (g)(5), the project site IS NOT listed as a hazardous property as designated under Section 65962.5 of the Government Code. The project IS NOT a project of statewide, regional, or areawide significance as designated in CEQA Guidelines Section 15206. The project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.

PUBLIC REVIEW AND COMMENT: The public review and comment period for the Mitigated Negative Declaration begins Friday **September 11, 2020** and ends **Tuesday October 13, 2020**. Email or written comments received by **5:00 p.m. on 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 the following link:

<http://hemetca.gov/councilchamberlive>

Archived videos of City Council Meetings and Planning Commission meetings can be viewed on the City of Hemet YouTube channel at the following link:

<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 the following link:

<https://www.hemetca.gov/797/Environmental-Documents>

The Hemet City Library is currently closed. Therefore, no documents will be posted at that location.

CONTACT: If you need additional information or have any questions concerning this project, please contact the Project Planner Monique Alaniz-Flejter at (951) 765-2456 or mflejter@cityofhemet.org.

Posted on September 11, 2020

