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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: N/A

Project Title: S2A Modular Factory Project

Lead Agency: City of Hemet

Contact Name: Monique Alaniz-Flejter, Senior Planner

Email: MFlejter@cityofhemet.org Phone Number: (951) 765-2456

Project Location: Hemet (*City*) Riverside (*County*)

Project Description (Proposed actions, location, and/or consequences).

The proposed Project includes the development of 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 site is located on the west side of North State Street between West Esplanade Avenue and Menlo Avenue in the City of Hemet. The proposed 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Project will have less than significant impacts with implementation of the mitigation measures shown below:

BIO-1 Pre-Construction Burrowing Owl Survey
BIO-2 Pre-Construction Nesting Bird Survey
CUL-1 Conduct Archaeological Monitoring
CUL-2 Cultural Resource Management Plan
CUL-3 Tribal Monitoring
CUL-4 Inadvertent Discoveries
CUL-5 Discovery of Human Remains
GEO-1 Seismic Building Code Compliance
GEO-2 Paleontological Training for Construction
GEO-3 Paleontological Monitoring
GEO-4 Paleontological Resource Treatment Plan
GEO-5 Paleo Completion Report
HWQ-1 Hydrology Study
HWQ-2 Storm Water Pollution Prevention Plan
HWQ-3 Water Quality Management Plan

BIO-1 to reduce potential impacts to Burrowing owls, and MM BIO-2 to reduce impacts to nesting birds; MMs CULT-1

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of controversy.

Provide a list of the responsible or trustee agencies for the project.

California Department of Transportation
California Department of Fish and Wildlife
Riverside County Flood Control and Water Conservation District
City of San Jacinto
Santa Ana Regional Water Quality Control Board