

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # N/A

Project Title: S2A Modular Home Factory

Lead Agency: City of Hemet Contact Person: Monique Alaniz-Flejter
Mailing Address: 445 East Florida Avenue Phone: 951-765-3893
City: Hemet Zip: 92543-4209 County: Riverside

Project Location: County: Riverside City/Nearest Community: Hemet
Cross Streets: North State Street between West Esplanade Avenue and Menlo Avenue Zip Code: 92543
Longitude/Latitude (degrees, minutes and seconds): 33 ° 46 ' 09 " N / 116 ° 58 ' 30 " W Total Acres: 32.1
Assessor's Parcel No.: 439-030-009 & 439-030-010 Section: 3 Twp.: 5 South Range: 1 West Base: SBBM
Within 2 Miles: State Hwy #: SR-79 (Florida Avenue) Waterways: N/A
Airports: N/A Railways: N/A Schools: Edward Hyat Elementary

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 232K Acres 32.1 Employees 100
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Commercial-Manufacturing / Industrial

Project Description: (please use a separate page if necessary)

The 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 32.1 acres. The Project consists of five buildings including manufacturing space, a model home display village, and offices. 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 on-site passenger vehicle parking, truck trailer parking, interior drives, and ornamental landscaping. Additionally, the completed modular homes will be delivered to the final destination with TESLA electric-power semi-trucks.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".


<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<input type="checkbox"/> Caltrans Planning	<input checked="" type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date September 11, 2020 Ending Date October 13, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>MIG, Inc.</u>	Applicant: <u>S2A Modular</u>
Address: <u>1650 Spruce Street, Suite 102</u>	Address: <u>1000 Elwell Court, Suite 115</u>
City/State/Zip: <u>Riverside, CA 92507</u>	City/State/Zip: <u>Palo Alto, California 94303</u>
Contact: <u>Kent Norton</u>	Phone: <u>N/A https://www.s2amodular.com/contact/</u>
Phone: <u>951-787-9222 x8320</u>	

Signature of Lead Agency Representative:  **Date:** 9/9/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.