

CITY OF COACHELLA
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
ARMTEC EXPANSION MASTER PLAN

LEAD AGENCY: City of Coachella
53990 Enterprise Way
Coachella, CA 92236

CONTACT PERSON: Adrian Moreno, Associate Planner
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PROJECT TITLE: Armtec Expansion Master Plan

PROJECT LOCATION: Armtec Defense Technologies
85901 Avenue 53,
Coachella, California 92236

PROJECT DESCRIPTION: The project site consists of the existing Armtec Defense Technologies (Armtec) located at 85901 Avenue 53 in Coachella. The site consists of two parcels totaling approximately 52.65 acres in size. Armtec's existing industrial and manufacturing operations are located on the southern parcel, and the northern parcel contains a ±33,900 SF ground mounted solar grid located on the eastern half of the parcel. The proposed project is Phase 2 and Phase 3 of the three phase Armtec Expansion Master Plan. Phase 1 of the Master Plan, which is not part of the project, was the construction of the solar grid located on the northern parcel and seven solar parking canopies.

Phase 2 includes the construction of a new 15,000 SF storage warehouse, a ±73,200 truck staging area and 9,900 SF retention basin on the northern parcel, and a new 3,000 SF research and development (R&D) and production facility and two retention basins totaling 65,750 SF on the southern parcel. Phase 2 includes an Architectural Review (AR 25-02) and a Conditional Use Permit (CUP 389) to allow the storage warehouse building and truck staging area on the northern parcel zoned U-E Urban Employment and to allow the R&D and production facility on the southern parcel zoned M-H Heavy Industrial.

Phase 3 includes the construction of a new 15,000 SF production facility, a new 15,000 SF storage warehouse, two new 900 SF storage structures, and a 6,000 SF expansion of an existing storage warehouse, all located on the southern parcel. The timing for construction of Phase 3 is currently undetermined. Future site plans for the Phase 3 portion of the Project will be required to undergo a separate Architectural Review prior to approval, and a CUP will be required to allow the production facility on the southern parcel zoned M-H.

In total, the Project proposes 37,800 SF in new storage facilities, 3,000 SF in new research and development/small production facilities, 15,000 SF in new production facilities, a

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±73,200 SF truck staging area, and three retention basins. The project also includes off-site improvements adjacent to the site, including the widening and improvements of Tyler Street.

ENVIRONMENTAL DETERMINATION: The City of Coachella, acting as Lead Agency, has prepared a Draft Initial Study / Mitigated Negative Declaration (IS/MND) pursuant to the statutes and guidelines of the California Environmental Quality Act (CEQA). The purpose of the IS/MND is to evaluate the environmental impacts associated with the development of the project. The City has reviewed the project and concludes the project would not have a significant impact on the environment with the implementation of mitigation measures.

30-DAY PUBLIC REVIEW PERIOD: The City invites written public comment on the Draft Initial Study / Mitigated Negative Declaration from April 22, 2025 through May 22, 2025. Written comments on the Draft IS/MND must be received within the public review period at the Development Services Department address (53990 Enterprise Way, Coachella, CA 92236). Comments may also be submitted via email to amoreno@coachella.org. The Draft IS/MND is available for review at the Development Services Department and on the City's website at: <https://www.coachella.org/departments/development-services/environmental-reviews>

PUBLIC MEETING: The Planning Commission will hold a public hearing to consider the Armtec Expansion Master Plan at a future date (to be determined) in a separate notice pursuant to City of Coachella noticing requirements.

