

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 #: _____

Project Title: Armtec Expansion Master PlanLead Agency: City of CoachellaContact Name: Adrian MorenoEmail: amoreno@coachella.org Phone Number: 760-398-3502 ext 118Project Location: Coachella, Riverside

City

County

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

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 ±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.

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

Biological Resources: Potential impacts to burrowing owl will be mitigated by pre-construction surveys.

Cultural/Tribal Resources: Potential impacts to tribal and archaeological resources will be mitigated by archaeological and Tribal monitoring during ground disturbing activities, a Worker's Environmental Awareness Program (WEAP), and detailed procedures for the mitigation, monitoring, handling, and documentation of discovered resources.

Geological Hazards: Potential Impacts from geological hazards will be mitigated by adherence to recommendations set forth in a site-specific geotechnical report.

Paleontological Resources: Potential impacts to paleontological resources will be mitigated by archaeological monitoring during ground disturbing activities (see Cultural, above), a Worker's Environmental Awareness Program (WEAP), and detailed procedures for the mitigation, monitoring, handling, and documentation of discovered resources.

Hazards Materials: Potential impacts from hazardous materials will be mitigated by completion of a Phase II Environmental Site Assessment prior to construction on the southern parcel.

Transportation/Traffic: Potential impacts to traffic will be mitigated with upgraded signage and striping at the sites entrances per the Traffic report and fair-share contribution towards the provision of a traffic signal at the intersection of Tyler St. at Grapefruit Blvd and Hwy 111 to remedy an LOS deficiency.

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

Hazardous materials being stored/handled on-site and related safety concerns to surrounding properties.

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

NA