

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 #

Project Title: Armtec Expansion Master PlanLead Agency: City of CoachellaContact Person: Adrian Moreno, Assoc. PlannerMailing Address: 53990 Enterprise WayPhone: 760-398-3502 ext 118City: CoachellaZip: 92236County: Riverside**Project Location:** County: RiversideCity/Nearest Community: CoachellaCross Streets: 85901 Avenue 53Zip Code: 92236Longitude/Latitude (degrees, minutes and seconds): 33 ° 39 ' 50 " N / 116 ° 09 ' 59 " W Total Acres: 52.65Assessor's Parcel No.: 778-420-013, 778-390-008Section: 08Twp.: 6SRange: 8EBase: SBBMWithin 2 Miles: State Hwy #: 111Waterways: Whitewater River/Coachella Valley Stormwater ChannelAirports: Jacqueline Cochran Regional AirportRailways: Union Pacific RRSchools: Valley View 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: _____ FONSI _____

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 _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. 55,800 Acres 52.65 Employees 8 Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ 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:

Urban Employment, Industrial District; Urban Employment (U-E), Heavy Industrial (M-H)

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

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 37,900 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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 type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>7</u>
<input type="checkbox"/> Caltrans Planning	<input 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 checked="" 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 checked="" 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 type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date April 22, 2025 Ending Date May 22, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Terra Nova Planning and Research</u>	Applicant: <u>Armtec Defense Products Co.</u>
Address: <u>42635 Melanie Place, Suite 101</u>	Address: <u>85-901 Avenue 53</u>
City/State/Zip: <u>Palm Desert, CA 92211</u>	City/State/Zip: <u>Coachella, CA 92236</u>
Contact: <u>Kelly Clark, Senior Planner</u>	Phone: <u>760-541-8726</u>
Phone: <u>760-341-4800</u>	

Signature of Lead Agency Representative: Adrian Moreno Digitally signed by Adrian Moreno
Date: 2025.04.17 13:47:09 -07'00' Date: 4-17-25

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