

**Exhibit A – Resolution No. PC2025-10**

**CONDITIONS OF APPROVAL FOR ARCHITECTURAL REVIEW NO. 25-02  
CONDITIONAL USE PERMIT NO. 389, AND ENVIRONMENTAL ASSESSMENT NO.  
25-01**

**Armtec Expansion Master Plan**

**General Conditions**

1. AR No. 25-02, CUP No. 389, EA No. 25-01 is approved for the design review of Phase 2 and the environmental review of Phase 2 and 3 of the Armtec Expansion Master Plan at 85901 Avenue 53 (APN: 778-420-013 and 778-390-008) and the determination that the project is compliant with is compliant with California Environmental Quality Act (CEQA) Guidelines Section 15073 - Public Review of a Proposed Negative Declaration or Mitigated Negative Declaration. Phase 2 includes the construction of a new 15,000 SF storage warehouse, a  $\pm 73,200$  truck staging area and retention basin on the northern parcel, and a new 3,000 SF research and development (R&D) and production facility and two retention basins. Phase 3 includes 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.
2. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.
3. The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution.
4. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required.
5. A detailed landscape and irrigation plan shall be submitted that addresses landscape requirements for the project site. Prior to issuance of building permits, a final landscape plan shall be submitted and approved by the Development Services Director or his/her designee.
6. The owner will be required to consult with the Utilities Manager and Environmental Programs Coordinator regarding water and sewer connections, and utility connection impact fees, and any proposed sewer dump connections.
7. Applicant is required to meet all hazardous materials requirements per the Coachella Municipal Code Chapter 8.52 – Hazardous Materials.

8. Prior to building permit issuance, applicant to submit a photometric plan to the building division, to ensure light pollution impacts are reduced as feasible.
9. Armtec Defense Technologies, the applicant, shall sign approved resolution and each sheet of the conditions of approval within 45 days of the approval and return the signed copy to the Development Services Department.
10. At the direction of Development Services Director, City Engineer, or Code Enforcement Manager, the applicant shall install soil stabilizer at regular intervals or as needed to prevent dust. The applicant may propose other sufficient measures to prevent dust.
11. Applicant shall install curb only at the north side of the old Avenue 53 entrance, up to the fence line behind the guard shack.
12. Applicant shall provide a separated sidewalk design for off-site improvements adjacent to the east side of Tyler Street per the direction of the Development Services Director and City Engineer. The Development Services Director and City Engineer shall have the discretion to request and approve an alternative design for the east side of Tyler Street that may include curb adjacent sidewalk, or other high-quality design, due to any impacts related to city or outside agency easements along Tyler Street, or other related impact.
13. The applicant shall landscape the proposed retention basins at the southern parcel with  $\frac{3}{4}$  inch decorative gravel only, to be compatible with the preliminary landscape plans for the new proposed retention basin on the northern parcel.
14. Applicant shall be required to install the following improvements in a future Phase 3 project. Any future approvals for Phase 3 may make modifications to required deferred improvements subject to Planning Commission and/or City Council approval. The deferred improvements to a future Phase 3 include the following:
  - a. Landscaping of the median on Tyler Street adjacent to project, including planting material.
  - b. Landscape of the north and south side of old Avenue 53 entrance, up to the fence line behind the guard shack.
  - c. Landscape of the west side of Tyler Street along APN: 778-390-008.
  - d. Installation of curb, gutter, sidewalk, and landscape along the southern edge of Avenue 53, adjacent to APN 778-420-014, to complete the incomplete pedestrian connection between Shady Lane and Tyler Street.
  - e. Replace existing chain-link fence and install a new wrought-iron fence along Avenue 53, and along Tyler Street.
  - f. Move water meter from its current position inside Armtec's fence line to outside of the fence line, per direction of the Utilities Director.

- g. Revise Landscape Maintenance Agreement to include new landscape areas.

**Building**

- 15. This project must adhere to the California Green Building Standards Code, including the incorporation of shade trees. Please include the mandatory measures in the proposed plans. For your reference, review the attached document outlining the mandatory measures from the California Green Building Standards Code. Document must be completed and submitted at time of building permit application.

**Utilities**

- 16. Plumbing blueprints depicting water, sanitary, industrial, and/or grease waste line. (all lines that are applicable)
- 17. Domestic water and sewer point of connection to the City's utilities.
- 18. Plumbing code fixture schedule with total DFU's listed.
- 19. Complete wastewater discharge survey.
- 20. Pretreatment equipment/Sample box: (if applicable) Provide manufacture specifications and sizing chart.
  - a. Pretreatment Equipment Minimum Requirements:
    - i. 750 gal minimum
    - ii. Clean outs and vents before and after pretreatment equipment
    - iii. Sample box immediately downstream of the pretreatment equipment
    - iv. Made from precast concrete
- 21. Storm water runoff must be contained within the property.
- 22. Outside drains connected to the sanitary sewer are prohibited unless drains are protected from rain water by having a permanent berm within a shade structure. Storm water is prohibited from entering the sanitary sewer.
- 23. The project may be required to connect to the City's public water and wastewater systems. In the event that new connections are required, the applicant shall submit water and sewer plans for approval.
- 24. New water and sewer connections are subject to the collection of impact fees.
- 25. All fire lines require the installation of Double Check Detector Assemblies.
- 26. Backflow devices are required on all non-residential connections installed within 12" of the meter box.

27. All buildings may require individual meters.
28. Irrigation may require its own meter.
29. All water connections shall install 4G AMI master meters.
30. All service lines shall be copper tubing per the approved list of materials.
31. All materials shall be per the approved list of materials provided by the Engineering Department or the Utilities Department.
32. No new water connections shall be shown on landscaping plans, all connections shall be in the water improvement plans.
33. Trees must have a minimum of 15' separation distance from the Utilities water/sewer mainlines and laterals. Or minimum 10' separation distance from water/sewer mainlines laterals with root barrier.
34. Relocation of the water meter may be deferred to Phase 3
35. No obstructions, buildings, foundations over the City's water line crossing APN 778-420-013 as seen on the exhibit below.

**Engineering**

**GENERAL:**

36. Prepare and record necessary drainage easements to implement the project in accordance with drainage law.
37. The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be subject to review and approval by the City Engineer. No sediment is to leave the site. Additional securities, in bond form, in amount of \$2,000.00 per acre of gross area, and a one-time cash deposit of \$2,000.00 are required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved, the original plans, and executed dust control agreement, are filed in the engineering department at the City of Coachella.
38. Applicant shall submit for review and approval by the City Engineer all documents related to any existing and proposed on-site and off-site easements that may affect the development of the site. All easements shall be identified on the engineering plans.
39. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required.
40. Applicant shall obtain approval of site access and circulation from Fire Marshall.

41. The applicant shall provide necessary utility easements for IID and underground overhead distribution lines within the project boundaries. Applicant shall submit to the City a letter from IID that satisfies this requirement.

42. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.

**ROUGH GRADING:**

43. Prepare and submit rough grading and erosion control plans for the project.

44. The project's soils engineer shall certify to the adequacy of the grading plan.

45. All projects developing one (1) acre or more of total land area, or which are part of a larger phased development that will disturb one acre of land, are required to obtain coverage under the State Water Resources Control Board's (SWRCB) General Permit for storm water discharges associated with construction activity. Proof of filing a Notice of Intent (NOI) with the SWRCB for coverage under this permit is required. The Waste Discharger's Identification Number (WDID), issued by the SWRCB, must be shown on the grading plans. The project's Storm Water Pollution Prevention Plan shall be submitted for the City's review and approval.

**PRECISE GRADING:**

46. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements, and all other pertinent information shall be submitted for review and approval by the City Engineer.

47. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.

48. Provide and record a reciprocal use and maintenance agreement to assure common ingress and egress and joint maintenance of all common access, parking areas and drives.

49. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.

**STREET IMPROVEMENTS:**

50. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for review and approval by the City Engineer. All street improvements including street lights shall be designed and constructed in conformance with City Municipal Code, General Plan, and Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.

51. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the improvements. Driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.

52. Applicant shall construct and dedicate the following Street and street improvements to conform to the General Plan and/or requirements of Traffic Study.

- a. 53rd Avenue- Public Roadway as shown on the RAC and per these comments shall include the following as part of phase 3 improvements:
  - i. This street is classified as Industrial Collector with 80 feet of right-of-way as per City of Coachella General Plan.
  - ii. Applicant shall install all sidewalk, curb and gutter transitions to uniformly connect to existing adjacent improvements located at Shady Lane and all other appurtenances as required to the satisfaction of the City Engineer.
  - iii. Applicant shall construct all appurtenant roadway components within project limits such as, but not limited to: sidewalk, ADA ramps, legends, Traffic control signs and street name signs within project limits to satisfaction of the City Engineer.
  - iv. Applicant shall remain and protect in place existing Streetlights and make sure that existing Street Lights and new sidewalk have room clearance for ADA path of travel to the satisfaction of the City Engineer.
- b. Tyler Street- Public Roadway as shown on the RAC and per these comments shall include the following:
  - i. This street is classified as Primary Arterial with bicycle lane with 94 feet of right-of-way as per City of Coachella General Plan.
  - ii. Applicant shall protect existing curb adjacent to the project frontage in place. It is understood that the existing curb and gutter does not exist at the approved ultimate right of way location.
  - iii. Along the Eastern edge of Tyler Street along the entire property frontages, applicant shall install all sidewalk, curb and gutter transitions to uniformly connect to existing adjacent improvements all other appurtenances as required to the satisfaction of the City Engineer. Curb face shall be placed 32.5 east of Center line to coincide with existing curb face located south of the proposed improvements at APN 763-141-014.
  - iv. Applicant shall install new asphalt concrete along the eastern shoulder of the roadway to complete the roadway section adjacent to the new proposed curb. Proposed lane configurations shall include 2 north bound lanes and two south bound lanes with widths of not less than 11 feet and a center median with a width of 14 feet. Project shall also include painted Class II bike lanes in both the north and south bound lanes at a width of not less than 5 feet. Applicant shall construct all appurtenant roadway components within project limits such as, but not limited to: raised center medians, turn lanes, sidewalk (east side only), ADA ramps (east side only), legends,

Traffic control signs and street name signs within project limits to satisfaction of the City Engineer.

- v. Applicant shall remain and protect in place existing Streetlights and make sure that existing Street Lights and new sidewalk have clearance for ADA path of travel to the satisfaction of the City Engineer.
- vi. Applicant shall install a new raised median between Ave 53 and the southerly project driveway located approximately 220 feet north of the properties southern edge. Applicant shall install a 14 foot wide two way turn lane within the center lane between the southerly driveway and the southerly property line.
- vii. Applicant shall install additional landscape improvements, lighting, and decorative fencing as required by planning within the median and westerly side of Tyler street as part of the phase 3 improvements at a future date. It is recommended that the applicant install empty utility sleeves within the roadway to accommodate future electrical and irrigation needs.

**SEWER and WATER IMPROVEMENTS:**

- 53. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
- 54. Applicant shall construct all off-site and on-site water improvements and any other incidental works necessary to complete the improvements. Size and location of sewer and water improvements shall be approved by the City Engineer.

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

- 55. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
- 56. Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval. The proposed CC&Rs shall contain the Association's/Owner's maintenance obligations with respect to various facilities including, but not limited to, right-of-way and private landscaping, private streets, sidewalks, utilities, street lights, and Water Quality Management Plan (WQMP) features. This document must be submitted to and approved by the City before it is submitted to any other governmental

**Fire**

- 57. Access. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code and Riverside County Fire Department Standards. Plans must be submitted to the Fire Marshal's office for review and approval prior to building permit issuance.
- 58. Water. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

59. Conditions Timeframe. Conditions of approval are subject to change with adoption of new codes, ordinances, laws, or when building permits are not obtained within twelve months.

**GENERAL – CONSTRUCTION CONDITIONS**

60. ACCESS – WITHIN DISTANCE OF STRUCTURE. Approved fire apparatus access road shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to with 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building measured by an approved route around the exterior of the building or facility.
61. ACCESS CAPACITY, SURFACE & GRADE. Fire Department emergency vehicular access road (public or private) shall be all weather surface capable of sustaining the imposed load of 80,000 lbs. GVW, bases on street standard approved but the Transportation and Fire Marshal's offices. All Fire Department access roads or driveway shall not exceed 16 percent grade.
62. ACCESS WIDTH & HEIGHT. Fire apparatus access roads and fire lanes shall have an unobstructed width of not less than twenty-four (24) feet and unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches.
63. ACCESS SURFACE. Prior to construction, all locations where structure are to be built shall have an approved Fire Department access based on street standard approved by the Fire Marshal's office
64. ACCESS DRIVEWAY TURNAROUND. Fire apparatus road over 150 feet in length shall have a turn-around as determined by the Fire Marshal's office capable of accommodating fire apparatus
65. ACCESS DEAD-END. Dead-end street and/or fire apparatus roads in excess of 150 feet in length shall be provided with an approved turnaround for fire apparatus
66. ACCESS ANGLE OF APPROACH. Angle of approach and departure for any means of Fire Department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m) and the design limitation of the fire apparatus of the Fire Department shall be subject to approved by the AHJ
67. ACCESS FIRE LANES. An approved site plan for fire lanes and signage shall be review and approved by Fire Marshal's office, prior to issuance of Building Permit
68. ACCESS GATE AUTOMATIC OPENER. New motorized gates shall be provided with means to be automatically open remotely by emergency vehicles and shall be approved by the Fire Marshal's office.
69. ADDRESS COMMERCIAL. Prior to issuance of Certificate of Occupancy or Building Final, all commercial building shall displace street numbers in a prominent location on the street side and rear access location. The number shall be a minimum of twelve (12) inches in height visible and in a contrasting color to the background.



70. **FIRE FLOW.** The Fire Marshal's office is required to set a minimum fire flow for the remodel or construction of all building per CFC Appendix B and Table B05.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 hours duration at 20-PSI residual operation pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type or automatic fire protection measure as approve the Fire Marshal's office. Specific requirements for the project will be determined at the time of submittal
71. **FIRE HYDRANT COMMERCIAL.** The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC, NFPA 24 and Riverside County Ordinance. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection of the building protected with a fire sprinkler system. The size and numbers of outlet require for the approval fire hydrants are (6" X 4" X 2 ½" X 2 ½")
72. **FIRE HYDRANT PRIVATE.** Plans for private water mains supplying fire sprinklers systems and/or private fire hydrants shall be submitted to the Fire Marshal's office for approval.
73. **FIRE HYDRANT EXITING ON PUBLIC STREETS.** Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access road extend between properties and easement are established to provide obstruction of such road. A – After the local water company signs the plans, the original shall be present to the Fire Marshal's office for signatures. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Fire Marshal's office prior to beginning construction. They shall be maintained accessible
74. **FIRE HYDRANT STREET-BLUE REFLECTIVE MARKER.** Fire hydrant location shall be visually indicated with blue reflective markers. Any hydrant marker damaged or removed during street construction or repair shall be immediately replaced.
75. **FINAL FIRE & LIFE SAFETY.** Final fire and life safety conditions will be address with the Fire Marshal's Office review building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC) and related codes, which are in effect at the time of building plan submittal
76. **PHASE ACCESS.** If construction is phased, each phase shall provide an approved emergency vehicular access way for fire protection prior to any building construction
77. **PHASE CONSTRUCTION.** During phasing construction, dead end roadways and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus.
78. **PRIOR TO PERMIT PAVED ACCESS.** Prior to issuance of the building permit for development, independent paved access to the nearest paved road shall be designed and constructed by the developer with the public right of way.

79. FIRE SAFETY DURING CONSTRUCTION. The Fire Chief Official is authorized to enforce the fire safety during construction requirement of Chapter 33

80. BUILDING CONDITIONS

81. STANDARD CONDITIONS – OCCUPANCY

82. PRIOR TO FINAL- FIRE SPRINKLERS. Prior to issuance of Certification of Occupancy or Building Final, the applicant/developer shall install a fire sprinkler system based on square footage and type of construction, occupancy or use. Fire sprinklers plans shall be submitted to Fire Marshal's office for approval prior to installation

83. PRIOR TO FINAL- FIRE ALARM. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire alarm system monitored by an approved Underwriters Laboratory listed central station or as approved by Riverside County Fire, based on a requirement for monitoring the sprinkler system, occupancy, or use. Fire alarm panel shall be accessible from the exterior of building in an approved location. Plans shall be submitted to the Fire Marshal's office for approval prior to installation.

84. PRIOR TO FINAL- HAZMAT PLAN. Prior to issuance of Certificate of Occupancy, approval shall be required from the County of Riverside Community Health Agency (Department of Environmental Health) and Fire Marshal's office to maintain, store, use, handle materials, or conduct process which produce conditions hazardous to life or property, and to install equipment used in connection with such activities.

85. PRIOR TO FINAL- FIRE EXTINGUISHERS. Prior to issuance of Certificate of Occupancy, fire extinguishers of appropriate type and size shall be mounted in an accessible location within adequate travel distance.

86. PRIOR TO FINAL KNOX BOX. Prior to issuance of Certificate of Occupancy, a "Knox Box Rapid Entry System" shall be provided. The Knox Box shall be installed in an accessible location approved by the Fire Code Official. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switch for access by emergency personnel.

87. PRIOR TO FINAL EGRESS & DELAY EGRESS ACCESS. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall provide plans and permits for any delayed egress and access systems to be installed at the facility.

88. PRIOR TO FINAL HIGH/SOLID PILE. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall submit plans and permits for high pile and solid pile of combustible materials.

89. PRIOR TO FINAL RACK STORAGE. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall submit plans and permits for rack storage of materials.

90. The applicant shall comply with all mitigation measures and the mitigation monitoring reporting program of the project Initial Study Mitigated Negative Declaration.