

P. S. Devirian
439 Sierra Madre North
Palm Desert, CA 92260

June 3, 1991

John Croswhite
Director of Community Development
City of Coachella
1515 Sixth Street
Coachella, CA 92236

Subject: Armtec. Conditional Use Permit No. 151/
Architectural Review No. 91-16
Public Hearing June 6, 1991

Dear Mr. Croswhite

Being a respected employer of several hundred people for many years, Armtec is deserving of consideration of their requests for improvements in their facilities to meet the requirements of contracts with the Department of Defense. This we do not question.

In the past few years, however, it should be noted that their expansion has resulted in more of the combustible and hazardous materials being located closer and closer to the adjacent property, which our family owns and is currently attempting to develop into a high quality industrial park. A few years ago, when Armtec had requested permission to locate storage of the highly combustible nitro-cellulose material used for ammunition cartridge cases closer to our property, the incumbent City planner agreed with my request that a berm, wall or other protection should be provided between our respective properties as a condition to the approval. The permission, however, was granted without such protection provision.

In discussing our development efforts with persons expert in real estate developments, several have commented in no uncertain terms that having Armtec's operations adjacent to our land significantly degrades our property value. While, with due credit for good effort on the part of Armtec to conduct their operation in as safe a manner as possible, as we all know, very serious problems have occurred.

I do not question the sincerity of Armtec's management efforts to run a safe operation; but people are only human, so one can expect occasional mistakes will be made. (And we cannot ignore the possibility of sabotage.)

I do question, however, why Armtec is now requesting permission to place the proposed hazardous waste building so close to our property, instead of somewhere near the center

of their property. If they want to place it as far away from their main office building as possible for their own safety reasons, we certainly do have the right to object to its being placed close to our property where buildings are being planned and people will be working!

Despite Armtec's good efforts on safety, the explosion and fires that have occurred have created a very poor image in the minds of many people in the community. This poor image carries over to others who may be interested in locating a business on our property; and this is creating a problem for us regarding lots along Armtec's boundary. Whether the concern of safety by these persons is justified or not, the fact clearly remains that Armtec's operations are of concern to them; which results not only a serious degradation of our property value; but it will likely delay and severely handicap our being able to attract good industries to this area of the City of Coachella. This should also be of concern to the City of Coachella in it's attempts to attract good industries with the attendant tax and employment benefits.

We must request, therefore, that the location of the proposed hazardous waste storage building close to our property be denied. If such a building is necessary or advisable, then please require that it be located near the center of the Armtec land, not where they have shown it on their drawing.

Further, since it is the Armtec operations that have created the concern about safety, we request that as a condition of approval for any of their new buildings or expansions, that Armtec be required to build the six foot high wall around the common property line. It seems only just and reasonable that the one creating the hazard be required to pay for the protection needed.

We will appreciate your providing the above to the Planning Commission for their consideration at the public hearing on June 6, 1991.

Sincerely yours,

