



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

26 July 2022

Mr. Christopher P. Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Mr. Jose Macias
Senior Planner
El Mirage Development Services Division
10000 N. El Mirage Road, El Mirage, AZ 85335

Re: PZ22-07-22; SFG Warehouse Distribution (APN: a portion of 501-45-014R)

Dear Mr. Macias

Thank you for the opportunity to provide comments on the SFG Warehouse Distribution development. The development will include a light industrial building with an overall height of 32 feet. The 18.6-acre site is located at the southeast corner of El Mirage Rd. & Joe R. Ramirez Rd. and is located inside the Luke AFB 1988 JLUS 65 and 70 Ldn “high noise or accident potential zone” as identified by A.R.S. §28-8461 and is within the “territory in the vicinity of a military airport” also defined by A.R.S. §28-8461.

We recognize this is a pre-application only, which presents an early opportunity for Luke AFB to express concerns it has based on the location of the development. We continually appreciate the opportunity to provide comments, acknowledging that we are not the approval authority. Given the location of this development project, we have identified actual and/or potential mission risks and hazards should the development encompass the following:

- a. Light interference – Buildings or structures that would produce light interference at night and or glint/glare during the day that would distract or interfere with pilot vision.
- b. Radio frequency interference – To avoid radio frequency interference, developers and or end users should not use radio equipment that would interfere with Luke’s frequency or operate on a military frequency.
- c. Impairment of pilot’s visibility – Any production that would release substances into the air that would impair visibility or otherwise interfere with operating aircraft such as: steam, dust or smoke. These items create a negative impact and should be eliminated.

The risks and hazards as addressed above should be considered as further maturation of the development occurs and on through project completion.

Luke AFB follows A.R.S. § 28-8481 when evaluating compatible land use within the “territory in the vicinity of a military airport”. Subject to the results of an FAA Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) for building heights as well as equipment used during construction, this request will not negatively impact the flying and base operations at Luke AFB.

Since the development will be located within the “territory in the vicinity of a military airport,” it will be subjected to approximately 165 over flights a day. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential occupants about Luke AFB operations.

If you have any questions, please contact my Community Planner, Mr. Mark James at (623) 856-9981.

Sincerely

CHRISTOPHER P. TOALE

cc:

Colonel Keagan L. McLeese, Vice Commander, 56th Fighter Wing

Mr. Timothy A. Forero, GS-13, General Law Attorney, 56th Fighter Wing