

From: Ronnie.Gandara@aps.com
To: [Jose Macias](mailto:Jose.Macias); James.Generoso@aps.com
Cc: [Bryce Christo](mailto:Bryce.Christo)
Subject: RE: [EXTERNAL] RE: General Plan Amendment
Date: Tuesday, May 24, 2022 5:16:43 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.jpg](#)
[image009.png](#)
[Easement 2010-0994151.tif](#)
[Easement 62-545.TIF](#)
[Pages from P222-04-01 Agua Fria Commerce Park General Plan Amendment \(PDF\).pdf](#)
[General Design Guidelines for Consent of Use Agreement.pdf](#)

.Hi Jose,

APS has reviewed the General Plan Amendment and would like to provide you with the following information:

- Plan does not reflect existing APS overhead electrical transmission and distribution lines
- Plan does not reflect existing Tucson Electric Power (TEP) electrical transmission lines
- No electrical easements are reflected within the plan
- Potential impacts to existing electrical lines, proposed property structures and proposed roadway

Please see attached PDF with comments and General Design Guidelines for improvements within an APS Transmission R/W.

Adding this information to the plans will assist with providing additional feedback to the plans and help to develop them accordingly.

James Generoso provided the following information regarding the High Voltage Transmission Corridor at the east end of this property.

- The attached 2010-0994151 easement encumbers this property (clips the NE corner) and appears to be for the APS 230kv and TEP 345lv lines. It looks like the APS 69kv running north-south is further east and not on this property in question.
- The attached 62-545 easement appears to cover the APS 69kv line running east-west along the north side of the Cactus Road alignment. It may be just north of the property in question and not actually on it.

I hope that this information is helpful and can assist with decisions regarding the amendment.

Please review and let us know if you have any questions.

Thanks



RON GANDARA

Customer Project Consultant
T&D Construction Program Management
P.O. Box 53933, Phoenix, AZ 85072-3933, M.S. 3177
Tel 602 371 7546 **Cell** 602 320 7069
ronnie.gandara@aps.com aps.com

From: Jose Macias <jmacias@elmirageaz.gov>
Sent: Tuesday, May 17, 2022 8:13 AM
To: Gandara, Ronnie Y <Ronnie.Gandara@aps.com>; Generoso, James <James.Generoso@aps.com>
Cc: Bryce Christo <bchristo@elmirageaz.gov>
Subject: RE: [EXTERNAL] RE: General Plan Amendment

*****CAUTION*****

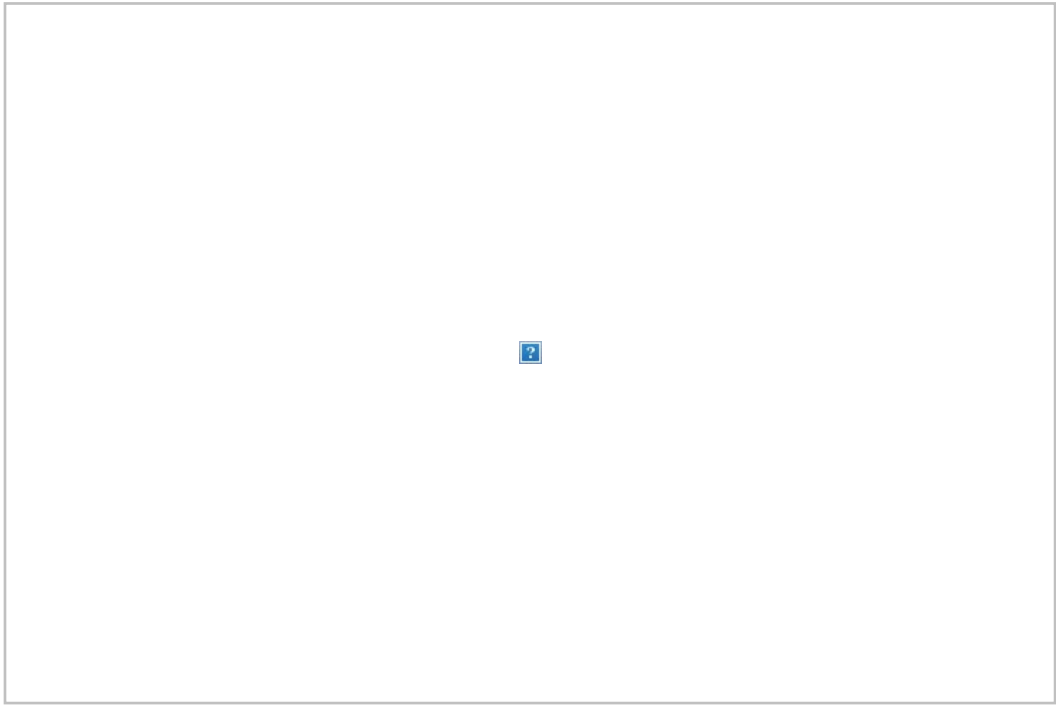
*****CAUTION*****

*****CAUTION*****

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Ronnie & James.

The City of El Mirage received one General Plan Amendment Application for 2022, GPA22-04-01 Agua Fria Commerce Park. The 60-Day Review period runs from Monday May 23, 2022, thru Thursday July 14, 2022. Please review the material and send comments to Jose A. Macias, Senior Planner to jmacias@elmirageaz.gov by no later than July 14, 2022. If you are not the right individual for reviewing the



Feel free to contact my office if you have any questions.

Regards,

Jose A. Macias

Senior Planner | GIS
Development Services - Planning & Zoning | GIS Division
P: 623.876.2996 | F: 623.876.4605 | E: jmacias@elmirageaz.gov



El Mirage City Hall Hours: Mon – Thurs 7:00 am to 5:30 pm & Closed Fridays.

From: Bryce Christo <bchristo@elmirageaz.gov>
Sent: Monday, May 16, 2022 4:33 PM
To: Ronnie.Gandara@aps.com
Cc: Jose Macias <jmacias@elmirageaz.gov>
Subject: RE: [EXTERNAL] RE: General Plan Amendment

Jose, can you respond to Ronnie?

Thank you,

Bryce Christo, P.E. – Assistant City Engineer
10000 N. El Mirage Road, El Mirage, AZ 85335
P: 623-876-2974 | C: 623-980-9980 | F: 623-876-4605 | E: bchristo@elmirageaz.gov



City of El Mirage offices are open Monday through Thursday from 7:00 am to 5:30 pm. Our office is closed on Friday.

From: Ronnie.Gandara@aps.com <Ronnie.Gandara@aps.com>
Sent: Monday, May 16, 2022 4:32 PM
To: Bryce Christo <bchristo@elmirageaz.gov>
Cc: Jose Macias <jmacias@elmirageaz.gov>
Subject: [EXTERNAL] RE: General Plan Amendment

Hi Bryce,

Yes we do have a planning department that would review planned land uses and determine projected loads based on this. Are these the types of amendments that will be made to the El Mirage General Plan?

Please let me know.

Thanks



RON GANDARA

Customer Project Consultant
T&D Construction Program Management
P.O. Box 53933, Phoenix, AZ 85072-3933, M.S. 3177
Tel 602 371 7546 Cell 602 320 7069
ronnie.gandara@aps.com aps.com

From: Bryce Christo <bchristo@elmirageaz.gov>
Sent: Monday, May 16, 2022 2:08 PM
To: Gandara, Ronnie Y <Ronnie.Gandara@aps.com>
Cc: Jose Macias <jmacias@elmirageaz.gov>
Subject: General Plan Amendment

*****CAUTION*****

*****CAUTION*****

*****CAUTION*****

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Ronnie,

Who at APS would be responsible for reviewing General Plan Amendments? DO you have a planning department?

Thank you,

Bryce Christo, P.E. – Assistant City Engineer
10000 N. El Mirage Road, El Mirage, AZ 85335
P: 623-876-2974 | C: 623-980-9980 | F: 623-876-4605 | E: bchristo@elmirageaz.gov



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From: [Hjertstedt, Peiter H](#)
To: [Jose Macias](#)
Subject: RE: [EXTERNAL] RE: City of El Mirage, 2022 General Plan Amendment: GPA22-04-01 Agua Fria Commerce Park
Date: Tuesday, May 31, 2022 8:28:39 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image007.jpg](#)
[image008.png](#)

Jose,

I don't see any issue where it would conflict with BNSF interests.

We are ok with the amendment.

Thank you.

Peiter Hjertstedt, CECD, AZED Pro
Regional Manager Economic Development | BNSF Railway Company |
☎ 623.463.4133 | ☎ Cell 701.330.8624 | 3877 N 7th Street, Suite 210 Phoenix, AZ 85014
"We Create Quality Growth"
www.bnsf.com/rail-development

From: Jose Macias <jmacias@elmirageaz.gov>
Sent: Monday, May 30, 2022 8:52 PM
To: Hjertstedt, Peiter H <Peiter.Hjertstedt@bnsf.com>
Subject: RE: [EXTERNAL] RE: City of El Mirage, 2022 General Plan Amendment: GPA22-04-01 Agua Fria Commerce Park

EXTERNAL EMAIL

Peiter,

The file is too large, try the link below. Let me know if you have any trouble accessing the file. Thank you for your participation.

<https://content.civicplus.com/api/assets/6312f14a-2b7f-4567-b694-7042aa3c94da>

Regard,

Jose A. Macias
Senior Planner | GIS
Development Services - Planning & Zoning | GIS Division
P: 623.876.2996 | F: 623.876.4605 | E: jmacias@elmirageaz.gov



El Mirage City Hall Hours: Mon – Thurs 7:00 am to 5:30 pm & Closed Fridays.

From: Hjertstedt, Peiter H <Peiter.Hjertstedt@bnsf.com>

Sent: Monday, May 30, 2022 8:35 PM

To: Jose Macias <jmacias@elmirageaz.gov>

Subject: [EXTERNAL] RE: City of El Mirage, 2022 General Plan Amendment: GPA22-04-01 Agua Fria Commerce Park

Jose,

I cannot open this.

Can you send it in a PDF or is it too large?

Thank you.

Peiter Hjertstedt, CECD, AZED Pro

Regional Manager Economic Development | BNSF Railway Company |

☎ 623.463.4133 | ☎ Cell 701.330.8624 | 3877 N 7th Street, Suite 210 Phoenix, AZ 85014

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www.bnsf.com/rail-development

From: Jose Macias <jmacias@elmirageaz.gov>

Sent: Monday, May 16, 2022 12:27 PM

Subject: FW: City of El Mirage, 2022 General Plan Amendment: GPA22-04-01 Agua Fria Commerce Park

EXTERNAL EMAIL

The City of El Mirage received one General Plan Amendment Application for 2022, GPA22-04-01 Agua Fria Commerce Park. The 60-Day Review period runs from Monday May 23, 2022, thru Thursday July 14, 2022. Please review the material and send comments to Jose A. Macias, Senior Planner to jmacias@elmirageaz.gov by no later than July 14, 2022. If you are not the right individual for reviewing the application, please feel free to forward the application to the appropriate person.

Click here to access the application: www.elmirageaz.gov/generalplanamendment

If you have any questions regarding this matter, please feel free to contact my office during normal City of El Mirage business hours, Monday thru Thursday, 7 am to 5:30 pm.

Thank you in advance for your participation.

Regards,

Jose A. Macias
Senior Planner | GIS
Development Services - Planning & Zoning | GIS Division
10000 N. El Mirage Road, El Mirage, AZ 85335
P: 623.876.2996 | F: 623.876.4605 | E: jmacias@elmirageaz.gov



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May 17, 2022

Jose Macias
City of El Mirage
10000 N. El Mirage Road
El Mirage, AZ 85335

Subject: District Comments RE GPA22-04-01 Agua Fria Commerce Park

Mr. Macias,

Please see the following comments regarding the above project. While there are no major objections, the district wishes to raise traffic concerns and suggestions at the Main St and Cactus Rd intersection. Thank you for consideration of the district's needs.

- Marked Crosswalk(s) - The N Main St and W Cactus Rd intersection allows for Riverview Elementary students to move North/South while traveling to/from school. This 4-way stop we need a marked crossing, and DUSD may need to staff with Crossing Guard. A marked N/S crossing on the East side of the intersection would allow student crossing with the least traffic.
- Construction Traffic - During construction, increased volumes and construction traffic may interfere with student travel. Avoiding N Main St during school arrival and dismissal times and keeping an eye out for student pedestrian, bus, and parent traffic should help limit any disruption. The district and school calendars and start times respectively can be found below.
<https://www.dysart.org/Sites/Default.aspx?pgID=1581>
<https://www.dysart.org/schoolsite/?schoolid=127>
- Eastbound Cactus Rd Safety - Eastbound Cactus Rd traffic would approach the 4-way stop with a 40 mph speed limit. Trees may impact stop-sign visibility. Eastbound Cactus through traffic at higher speed would benefit from additional warnings in advance of the 4-way stop such as rumble strips, advanced signage, pedestrian warnings, flashing signage, etc.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Shipman".

Kevin Shipman

Planning Administrator
Dysart Unified School District

p: 623-876-7976

a: 15802 N Parkview Place, Surprise, AZ 85374

w: www.dysart.org **e:** kevin.shipman@dysart.org

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Governing Board: Chrystal Chaffin, Dawn Densmore, Jo Grant, Christine A.K. Pritchard, Traci Sawyer-Sinkbeil

From: [Caroline Klebacha](#)
To: [Jose Macias](#)
Subject: [EXTERNAL] City of El Mirage, 2022 General Plan Amendment: GPA22-04-01 Agua Fria Commerce Park [SHPO-2022-0572]
Date: Tuesday, June 7, 2022 1:59:38 PM

Good afternoon Jose,

We recommend that cultural resources be considered for re-zoning projects such as this. The city can review cultural resource information by accessing AZSITE, the Arizona's Cultural Resource Inventory. Access can be obtained by completing the Access Application found [here](#).

Although we do not do AZSITE searches for applicants or municipalities, I did take a look at this location while reviewing this project. The subject area was previously surveyed in 2000 by Northland Research. The project meets current survey standards and no sites were found within the parcel. No additional archaeological work is recommended for this project.

Sincerely,

Caroline Klebacha, M.A.
Archaeological Compliance Specialist
State Historic Preservation Office
A Division of Arizona State Parks & Trails
Please use azshpo@azstateparks.gov for all consultation!

1110 West Washington Street, Suite 100

Phoenix, AZ 85007-2957

Phone: 602-542-7140

Email: cklebacha@azstateparks.gov

Web: <http://AZStateParks.com/SHPO>



VIA EMAIL ONLY

(jmacias@elmirageaz.gov)

June 14, 2022

Jose A. Macias, Senior Planner
Planning and Zoning Development Services Department
City of El Mirage
10000 N. El Mirage Rd
El Mirage, AZ 85335

Re: General Plan Amendment Application GPA22-04-01

Dear Mr. Macias:

Our firm represents Sundial West IV Homeowners Association (“Association”) in this matter. The Association writes to oppose the proposed amendment to the General Plan set forth in Application GPA22-04-01. Applicant Whitney Morris, LLC (“Applicant”) proposes a Cactus Road and Agua Fria River RV, Boat and Storage Campus (“RV Campus”) on Parcel 501-45-369 (“Parcel”). The Association is a residential community of 429 lots to the west of the proposed RV Campus. The Parcel directly abuts more than 40 single family homes and an Association park on the southwest side of the Association. The Application seeks approval for more than 2,000 RV and boat storage spaces. Applicant also proposes to extend Cactus Road east and include an access point from within the Association.

A. Negative Impact to Association Residents

The construction of the RV Campus will negatively impact the residents of the Association. First, the Applicant proposes to remove a wall on the Association’s property at Olive Street, which is a cul-de-sac, in order to create an access point into the Association. Such an access point would allow individuals driving and/or towing RVs and boats to travel directly through the Association to the RV Campus. The Applicant does not include a consideration for the added wear and tear on the streets, the increased traffic in the Association, or the safety concerns of a high volume of large vehicles driving or being towed through residential streets. If the Applicant were to move the access point to Main Street, then the access point would go directly through the Association’s community park. The Association opposes the destruction of its community park that is used by its members.

1. Safety Risk to Children

The traffic impact study provided by Applicant is flawed. Individuals use their RVs and boats on the weekend in much greater numbers than during the week. The study did not consider the weekend traffic to and from the RV Campus.

Also, there is an elementary school located a short distance from Cactus Road. Children frequently cross Cactus Road to get to and from school. The increased traffic with large vehicles poses a significant risk to the children in the area.

2. Decreased Aesthetics of Replacing Desert Wash

There is a community park to the east of Main Street just north of where Main Street turns into Pablo Street. The RV Campus would directly abut the community park. The community park would be enclosed by the wall of the RV campus rather than the open space over the riverbed currently in place. The Applicant has not proposed any visibility or sight barriers to mitigate the impact of the eyesore that will be created by the construction of the RV Campus or the lighting. Bright lights may now illuminate the residential homes where the area was a dark zone from the natural desert wash.

3. Drainage Concerns

The RV Campus is proposed to be built in a designated flood plan. The Application states it intends to raise the site with fill. However, the Applicant does not address how raising the area will impact the flood plan or the potential impact of flooding in the Association. Currently, there is a sloping natural desert scape into the Agua Fria River flood plan for water runoff. The Applicant failed to include adequate information regarding from the Flood Control District and FEMA to address the impact of by the proposed RV Campus on drainage. The Applicant also failed to address the impact on wildlife in the area and the desertscape.

4. Use of Parcel

There is no assurance that Applicant would not use the Parcel in a different manner than proposed if the Parcel is re-zoned to Employment/Industry (E/I). The Applicant has indicated to residents in the Association that it intends to use the Parcel to sell boats and RVs. This use would increase the traffic to and from the RV Campus. Such use of the Parcel would be an immense concern to the residents in the Association and impact their daily lives in a much greater manner.

Additionally, there is a storage facility approximately half a mile south in the riverbed. There is increased trash and debris around this storage facility. There is no proposal to deal with the potential for significant trash and debris in the Association.

B. Conclusion

The Association has serious concerns over how the RV Campus will impact home values in its community, the safety of its residents with the increased traffic of large vehicles, and destruction of the Association's property to create an access point for the RV Campus. In conclusion, the Association the RV Campus will change the fundamental character of the community and the Association requests that the City of El Mirage deny the Application.

Members of the Association request the opportunity to address the Planning Commission at the upcoming August 18, 2022 hearing and any future hearings on the proposed Application. Please contact me if you wish to discuss this matter.

Sincerely,

/s/ Melissa S. Doolan

Melissa S. Doolan

cc: Board of Directors



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

1 June 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: PZ22-04-01; Major General Plan Amendment

Dear Mr. Macias

Thank you for the opportunity to provide comments on the Major General Plan Amendment, Agua Fria Commerce Park. The amendment proposes a change to the property's land use category from Agua Fria (AF) to Commerce/Industry Park (CI). This amendment will allow for development of a RV, Boat and Storage Campus on the 36 acres. The land area is located east of the southeast corner of Cactus Rd and Main St in El Mirage, AZ. The subject property is located partially inside to 1/4 mile outside the Luke AFB 1988 JLUS 65 DNL "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.

As described in the narrative, this Major General Plan Amendment and future development of a RV, Boat and Storage Campus will not negatively impact the flying operations at Luke AFB. As always, we recommend a strong notification program to inform future land occupants and developers 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 Luke B. Casper, Vice Commander, 56th Fighter Wing
Ms. Timothy A. Forero, GS-13, General Law Attorney, 56th Fighter Wing