



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

19 August 2024

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
City of El Mirage Planning Department
10000 N. El Mirage Rd
El Mirage AZ 85335

Re: CUP24-07-01; Guardian Storage El Mirage (APNs: 501-37-948, 501-37-949B)

Dear Mr. Macias

Thank you for the opportunity to provide comments on the Guardian Storage Center application. Guardian proposes a phased development of the Property with a high-quality self-storage project and multiple retail pads along the Thunderbird Road frontage. The subject parcel is 8.1 acres and is located east of the southeast corner of 127th Ave and Thunderbird Rd in El Mirage, AZ. The site is located inside the Luke AFB 1988 JLUS 65 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.

As stated in the narrative, this project will not negatively affect Luke AFB operations; however, any proposed buildings, structures or cranes will be subject to the results of an FAA Obstruction Evaluation/Airport Airspace Analysis and Spectrum Analysis (OE/AAA). Since the development will be located within the “territory in the vicinity of a military airport,” it will be subjected to approximately 170 over flights a day. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. A strong notification program on the part of the applicant is essential to inform potential occupant(s) about Luke AFB operations.

If applicable, it should be noted that certain investments and real estate transactions within the military installation footprint of Luke AFB may be subject to review by the Committee on Foreign Investment in the United States (CFIUS) to determine the effect of such transactions on the national security of the United States. The CFIUS regulations, Foreign Investment Risk Review Modernization Act of 2018 (FIRRMA) provisions, and related resources can be found on the Department of the Treasury’s website:
<http://www.treasury.gov/cfius>.

If you have any questions, please contact Mr. Mark James at (623) 856-6175.

Sincerely

CHRISTOPHER P. TOALE

cc:

Colonel Matthew Johnston, Deputy Commander, 56th Fighter Wing

Ms. Demetria Themistocles, General Law Attorney, 56th Fighter Wing