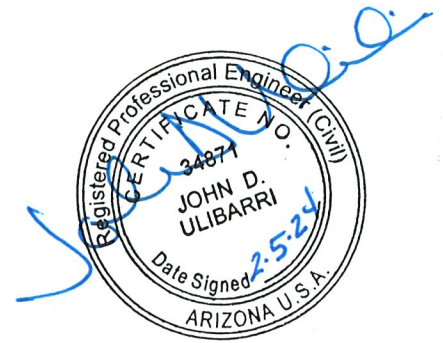


GERVASIO & ASSOC., INC.

CONSULTING ENGINEERS
77 EAST THOMAS ROAD, SUITE 120
PHOENIX, ARIZONA 85012
(602) 285-1720 • (602) 285-1530 (FAX)



RESPONSE MEMORANDUM

TO: Jose Macias, Planner/GIS, jmacias@elmirageaz.com
Bryce Christo, P.E., Assistant City Engineer, bchristo@elmirageaz.com

FROM: John D. Ulibarri, P.E., Gervasio & Assoc.

SUBJECT: PZ23-12-22 Fuel Processing Operators Plant Expansion Conditional Use Permit & Site Plan review
G&A Job #3026.1 C - Olive Ave., 12126 W.

DATE: February 5, 2025

BELOW are the Applicant's response to the City of El Mirage Planning & Zoning Department comments dated January 22, 2024 for the above PZ23-12-22 application.

RESPONSE: The applicant acknowledges the Planning & Zoning list of conditions (Comments 1 thru 20) for future final permit application submittals.

Below are the Applicant's response to the City of El Mirage Engineering Department comments dated January 19, 2024 for the above PZ23-12-22 application.

Narrative (Comments 1 thru 9)

RESPONSE: The attached CUP-NARRATIVE dated February 5, 2024 was revised in response to the above comments and questions.

The Applicant acknowledges the remaining Engineering Department conditions for future final permit application requirements with the following exceptions:

Site Plan (Comments 10 thru 43)

Comment #14 "*dedication of 10 feet of right of way (for a total of 65 feet)*"

RESPONSE: The 55 foot distance from the existing hydrogen and Nitrogen storage tanks to a public right-of-way would be reduced by 10 feet; and restrict the onsite truck movements for loading and unloading of fuel products. The Applicant intends to submit a design exception, if required.

Comment #18 *"The proposed driveway would be an exit only type per the TIA)"*

RESPONSE: The proposed entrance shall become a full access entrance if future improvements to Olive Avenue restrict access to the existing plant entrance. Full access to the plant shall be allowed in the future.

Comment #20 *"6-inch MAG type curbing is required around all driveways and parking lots. Curb that carries drainage shall include a gutter. The curbing shall be no closer than 3 feet to any property line."*

RESPONSE: Removal of any raised barrier in a fuel processing center eliminates obstacles that can cause potential damage to fuel tanker truck tires during offsite transport. Bollards and red striping pavement markings shall be placed along the edge of the pavement.

Comment #38 *"Per City Code Section 155.057, all overhead utility lines, 13kV and under, shall be placed underground."*

RESPONSE: Per the attached APS e-mail from Kurt Warnstedt dated February 2, 2024, their 69kv lines shall remain on the existing overhead power poles along the subject property frontage. Therefore the existing 12kv line shall remain aboveground. The Applicant intends to submit a design exception, if required.

Comment #41 *"A trash enclosure shall be proposed on site per City Detail EM-113"*

RESPONSE: All future dumpsters, as well as the existing dumpster, shall be within the secured fuel processing area, not used for public access.

Comment #42f *"Offsite Improvements – A raised median will be required along the project Frontage."*

RESPONSE: The future median configuration of the property west of the subject parcel is undetermined at this time. All medians within Olive Avenue shall be painted medians.

Preliminary Landscape Plan (Comments 45 thru 52)

Comment #52 *"The raised median shall be landscaped and irrigated. The City can provide examples of other median landscaping upon request."*

RESPONSE: Removal of any raised barrier in a fuel processing center is for safety reasons to eliminate obstacles that can potentially cause damage to tanker truck tires during transport. Bollards and red striping pavement markings shall be placed along the edge of pavement areas.

Preliminary Drainage Report (Comments 54 thru 60)

Comment #57 *"Drainage Area Exhibit - Provide the volume required and provided calculations for the "Containment Area" and the adjacent portion of 121st Avenue."*

RESPONSE: 121st Avenue is contiguous to the designated drainage area of the Agua Fria tributary. Drainage from 121st Avenue shall be allowed to flow directly into the Aqua Fria without containment. The Applicant intends to submit a design exception, if required.

Traffic Impact Analysis (TIA) (Comments 74 thru 88)

Comment #79a *“Would this not be better utilized as a deceleration for the main entrance to the site for the large trucks on a 45 mph roadway?”*

RESPONSE: The distance between 121st Avenue and the existing entrance is less than 260 feet (220+ feet). The right-turn lane for the existing entrance shall be based on the Traffic Engineer’s modified taper length configuration.

Comment #85 *“Olive Avenue is an arterial roadway so all driveways require a right turn deceleration lane. The City requires a minimum of 160 feet of storage and a 100-foot taper. If the developer wishes to remove the requirement for the deceleration lane, a Request for Design Exception must be provided.”*

RESPONSE: The right-turn lane for the proposed entrance shall be in the 3rd lane of Olive Avenue. The turn lane will be based on the Traffic Engineer’s modified curb configuration. The Applicant intends to submit a design exception, if required.

John Ulibarri

From: Michael Brandon <Michael.Brandon@pilottravelcenters.com>
Sent: Friday, February 2, 2024 10:46 AM
To: John Ulibarri
Subject: FW: APS-04404-S6R0F for 12126 W Olive Ave

Follow Up Flag: Follow up
Flag Status: Flagged



Michael Brandon
Sr Plant Manager, El Mirage
Michael.Brandon@pilottravelcenters.com
cell: 865-469-6839
5508 Lonas Drive / Knoxville, TN 37909



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From: Kurt.Warnstedt@aps.com <Kurt.Warnstedt@aps.com>
Sent: Friday, February 2, 2024 9:51 AM
To: Michael Brandon <Michael.Brandon@pilottravelcenters.com>
Subject: [EXTERNAL] APS-04404-S6R0F for 12126 W Olive Ave

Good morning Michael,

It was a pleasure to speak with you earlier!

As per our conversation, our GIS MAP is showing Transmission: MTPOT17455961 IS 69KV and OHDistribution: MTPOT8642772 is 12.5KV. I would like to preface this in saying that the GIS MAP is not always accurate, but based on the numbers matching what you suspected, I assume that it's correct in this case.

As always, I thank you in advance for your time with this, please let me know if you have any questions.

Kurt Warnstedt
Service Coordinator

Customer Construction West
602-695-4685
Kurt.Warnstedt@aps.com

From: Michael Brandon <Michael.Brandon@pilottravelcenters.com>
Sent: Friday, February 2, 2024 9:02 AM
To: Warnstedt, Kurt <Kurt.Warnstedt@aps.com>
Subject: Fuel Processing Operators - Power lines 12126 W Olive Ave
Importance: High

*****CAUTION*****

*****CAUTION*****

*****CAUTION*****

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Kurt,

Can you provide the description of the power lines along Olive Ave. in front of Fuel Processing Operators at 12126 W Olive Ave, (12.5kv & 69kv).

I am asking for this information to identify development project constraints with the City of El Mirage on Feb 5th.

Regards,
Michael Brandon
480-797-4776



Michael Brandon
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