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Monday August 11, 2025

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**Planning & Zoning**  
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Re: Project Name: CAVCO Manufacturing Facility Build-to-Suit  
DLR Group Project No.: {30-25172-00}

## **Pre-Application Project Narrative – Cavco Manufacturing Facility Build-to-Suit**

Dear Jorge Gastelum and Jose Macias,

### **1. Application Request:**

Cavco Industries, Inc. respectfully submits this application to the City of El Mirage for the development of a new state-of-the-art manufactured home production facility. This project seeks site plan approval and necessary permitting to support the establishment of a major manufacturing hub that aligns with long-term economic development goals and industrial land use planning within the City of El Mirage.

### **2. Location and Description:**

The project is located at 13201 W. Joe R. Ramirez Road, El Mirage, AZ 85335. The new Cavco El Mirage Manufacturing Facility will be a climate-controlled, high-performance production campus for manufactured housing.

The facility features:

- Two mirrored production lines sharing a central cabinet shop, mill shop, and countertop build area

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- A dedicated chassis build shop
- Administrative offices, employee lunchrooms, and supporting service buildings
- Covered and uncovered storage areas
- Exterior parking for employees and product staging

**Total approximate facility area:**

**\*See Overall Site Plan for building locations**

<b>Facility Component</b>	<b>Square Feet</b>
Main Manufacturing Building	504,000
Including Offices & Lunchrooms (46,000 SF)	
Material Storage Structures (4)	45,000
Covered Storage (Awnings)	65,000
Chassis Shop Buildings (2)	26,350
<b>Total</b>	<b>640,350 SF</b>

**3. Historical Data:**

The site has been previously surveyed (Land Survey dated May 2019) and is currently undeveloped. There are no known historical structures or constraints on the property.

The site is within the Planned Area Development (PAD) 00-08-01 as approved by Council on 08/24/2000. The site is zoned I-2 Industrial. Industrial development borders the site to the East, North and South. East of the site is also zoned Industrial but remains vacant agricultural land. The Site and surrounding area's current jurisdiction, General Plan designation, zoning, and land use are outlined in Table 1, Surrounding Property Information below.

*Table 1: Surrounding Property Information*

<b>Location</b>	<b>Zoning</b>	<b>El Mirage 2020 General Plan Land Use Designation</b>	<b>Current Use</b>
Project Site	I-2 Industrial	Commerce\ Industry Park	Vacant
North	I-2 Industrial	Commerce\ Industry Park	Consolidated Resources Inc. Recycling & Arcadia Cold Storage
East	I-2 Industrial	Commerce\ Industry Park	Vacant
South	I-2 Industrial	Commerce\ Industry Park	Carmax Wholesale Auction and Production Center
West	I-2 Industrial	Commerce\ Industry Park	Cives Steel Company

**4. Aerial Map:**

See **Appendix A** for the enclosed aerial map, which identifies the project site boundaries, surrounding land uses, and adjacent roadways.

## 5. Operational Aspects of Use:

Once operational, the facility will support full-scale manufactured home production with the following attributes:

- Production of manufactured homes via two independent lines
- Onsite fabrication of components such as cabinetry, countertops, and chassis
- Use of adhesives, paints, and insulation systems consistent with modern home manufacturing
- Exterior staging of completed units on asphalt rear yard prior to shipment
- Integration of Owner-Furnished, Owner-Installed (OFI) equipment, including weld jigs, CNC systems, dust collectors, forklifts, and paint booth systems

### Anticipated number of employees:

- For Day 1 operations: approximately 228 employees (half capacity)
- At maximum capacity: 455 employees
- With both production lines active, Cavco anticipates utilizing around 80% of its maximum manufacturing capacity

**Shift schedule:** one operational shift

**Employee parking:** 465-stall surface lot

**Waste collection and recycling:** Refuse and recyclable materials will be handled by Parks and Sons of Sun City.

## 6. Parking Strategy and Waiver Request

The project proposes surface parking designed to align with the operational realities of Cavco's El Mirage Manufacturing Facility. Based on the anticipated **maximum workforce of approximately 455 employees**, the conceptual site plan currently provides 465 parking spaces to accommodate peak future staffing. At initial occupancy, the facility will employ approximately **228 employees** (about half capacity). When both production lines are active, Cavco anticipates operating at roughly **80% of maximum staffing**, resulting in an estimated **372 employees** on site during peak shifts.

The City of El Mirage has authorized the project team to proceed with a **Request for Design Exception** to reduce the total number of required parking spaces. This request is supported by the following factors:

- The facility is a single-user, shift-based operation with predictable staffing levels and minimal visitor traffic.
- Customer or retail traffic is nonexistent, as all production and assembly occur within a secured, climate-controlled manufacturing environment.
- A significant portion of the building's ground-level square footage will be occupied by manufactured homes under construction, further reducing the functional intensity compared to generalized industrial uses.
- The reduced parking plan will minimize unnecessary paving and impervious surface area, aligning with sustainable site design practices.

The Design Exception is intended to right-size the parking supply to match the facility's operational needs while maintaining adequate circulation, emergency access, and capacity for future growth.

We look forward to working with City staff to finalize the Design Exception and ensure the parking supply is **right-sized** to the facility's actual needs while maintaining adequate circulation, emergency access, and future flexibility.

**7. Proposed Building/Structure Heights:**

- The primary manufacturing building and other vertical structures will reach a maximum height of approximately 56 feet to the top of the highest parapet.

**8. Proposed Infrastructure:**

**Water & Wastewater Infrastructure:**

- Internal looped water distribution system for water and fire services connecting to the existing water line in Joe R. Ramirez Road
- Business sewer connection to the existing sewer interceptor in Joe R. Ramirez Road

**Utilities and Services:**

- **Water** – EPCOR
- **Wastewater** – EPCOR
- **Electrical** – Arizona Public Service (APS)
- **Communications** – Cox and/or CenturyLink
- **Refuse** – Parks and Sons of Sun City
- **Natural Gas** – Southwest Gas
- **Police & Fire** – City of El Mirage

**Onsite Systems & Equipment:**

- Full automatic sprinkler system installed in accordance with NFPA 13 throughout the facility
- Central compressed air system and utility trenches to distribute services to production line points-of-use
- Fall protection and multiple overhead crane lifting infrastructure
- Dust and fume collection systems with code-compliant suppression
- Roof system engineered for solar panel load and overhead cranes

**9. Conditional Use Permit – Outdoor Storage of Manufactured Homes**

This application includes a request for a Conditional Use Permit (CUP) to allow the outdoor storage of completed manufactured homes in the rear portion of the Cavco El Mirage facility site. The storage area is essential to facility operations, providing temporary staging space for units that are finished and awaiting shipment or transport.

Outdoor storage is proposed only for fully assembled, factory-built homes that are ready for delivery. The homes will be stored in a designated asphalt-surfaced rear yard on the South, Southeast, and Southwest portions of the site, behind the primary manufacturing building.

The storage area will be fully screened by an 8-foot-high concrete masonry unit (CMU) wall along the front (North) side facing Joe R. Ramirez Road with chain-link fence that wraps around the remaining perimeter of the site, consistent with zoning ordinance requirements. The West, South, and East property lines are interior lot lines within the PAD zoning and do not face a public way. No storage will occur in the front yard visible from Joe R. Ramirez Road, with exception of Display Model Homes as shown on the enclosed Site Plan.

This use supports the core manufacturing function of the site and meets the intent of the Employment/Industry (EI) zoning district and PAD00-08-01 by enabling efficient logistics and streamlined product movement. The following considerations further support the CUP request:

- **Compatibility:** The site is within an industrial district (I-2) and surrounded by similar or complementary uses. The stored units are not active inventory or raw materials, but completed homes staged for a limited time.
- **Screening and Visual Impact:** The 8-foot-high opaque CMU wall facing North toward W Joe R Ramirez Road and perimeter chain-link fencing along the three interior lot lines will prevent visibility from public rights-of-way or adjacent properties, minimizing visual and aesthetic impacts.
- **Traffic and Access:** Deliveries and outbound shipments will be managed internally with circulation coordinated to prevent congestion or disruption to public streets.
- **Safety and Operations:** The homes will be stored in a stable, unoccupied condition. No utilities will be active in the units during storage. Fire access and emergency vehicle clearances will be maintained throughout the rear yard.

We respectfully request approval of the CUP as part of this application and are prepared to coordinate with staff on any conditions of approval related to site screening, storage limits, or layout adjustments.

#### **10. Proposed Phasing:**

The project is anticipated to be developed in a single phase to allow for unified commissioning and streamlined startup of manufacturing operations. If construction or permitting constraints arise, limited phasing may occur but will not affect the overall operational functionality upon completion.

#### **11. Planning Staff Coordination:**

Following coordination with the City of El Mirage planning staff (specifically Jose A. Macias), we were advised that a formal solar glare study is not required at this stage of review. Per the planner's direction, this narrative serves to affirm that the rooftop solar Photovoltaic (PV) system will be designed and located to avoid glare impacts on Luke Air Force Base flight paths. Measures such as appropriate panel tilt, anti-reflective coating, and solar layout design will ensure no adverse impacts on air traffic or pilot visibility.

#### **12. Other Pertinent Information:**

- **Hazardous Materials:** The project will store and use materials typical of a homebuilding facility (e.g., adhesives, paint, and sealants). All hazardous materials will be stored in designated areas compliant with local fire and environmental safety codes.

See attached **APPENDIX B – HAZARDOUS MATERIALS INVENTORY & COMPLIANCE SUMMARY**, for more information.

- **Combustible Materials & High-Piled Storage Considerations:**

Cavco anticipates storing significant quantities of combustible building materials such as lumber, plywood, and OSB sheathing used in the production of manufactured homes. These materials will be stored in four dedicated open Materials Storage Structures (1-4), each ranging from approximately 10,500 to 12,000 square feet with 30-foot building heights, as shown on the enclosed Site Plan. These structures will be constructed of pre-engineered metal and are separated from the main manufacturing building by a minimum of 25 feet to the rear of the site.

Storage racks within these open storage structures will exceed 12 feet in height, which constitutes high-piled combustible storage per applicable fire codes. As such, it is anticipated that these buildings will be required to be equipped with automatic sprinkler systems and designed in accordance with the applicable provisions of the 2018 International Fire Code (IFC) Chapter 32 – High-Piled Combustible Storage, adopted by the City of El Mirage. While final sprinkler system design will be as a deferred submittal, Cavco is committed to full compliance with fire protection regulations, including coordination with the El Mirage Fire Marshal to confirm hazard classifications, aisle spacing, storage layouts, and suppression requirements.

- **Security:** The site will include perimeter fencing, a controlled access gate system, and both interior and exterior surveillance cameras.
- **Sustainability:** Rooftop solar panels are integral to the energy strategy, reducing grid reliance and aligning with Cavco's long-term sustainability goals.
- **Design Excellence:** The facility aims to achieve a 30-year useful life with durable exterior materials such as tilt-up concrete, pre-cast systems, or PEMB are under consideration. The final design will prioritize durability, performance, and aesthetic alignment with Cavco's brand.

Sincerely,  
DLR Group



Tim Thielke, AIA, NCARB  
Workplace Leader | Principal

Encl: Project Narrative, Site Plan, Traffic Impact Statement, Owner's Authorization Letter

cc:

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**APPENDIX B – HAZARDOUS MATERIALS INVENTORY & COMPLIANCE SUMMARY**

**A.1 Purpose Of This Appendix**

This appendix provides a preliminary summary of hazardous materials anticipated to be used, stored, or handled at the proposed facility. The purpose is to support code compliance reviews under the International Fire Code (IFC), City of El Mirage Fire Department requirements, and applicable zoning and site development standards. This inventory is based on representative materials currently used at similar Cavco facilities.

**A.2 Summary Of Materials**

Material Type	Representative Products/Trade Names	Typical Use Case	Typical Container Size	Storage Type
<b>Adhesives</b>	Pemco 5100, N5200A/B, Sta-Put Red, Tile Epoxy, Fastbond 30NF	Cabinet, wall panel, tile setting	1–5 gal cans, 55-gal drums	Flammable Storage Cabinet
<b>Sealants/Mastics</b>	DS50 mastic, roof cement, silicone caulk, butyl tape	Weather sealant, roof, joint work	10-oz tubes, 1–5 gal pails	General Storage / Flammable Storage
<b>Paints &amp; Coatings</b>	PPG/I.C.I. paints, spray paints, clear poly, PittTech primers	Interior/exterior finishing	1–5 gal cans, 13-oz spray	Flammable Storage Cabinet
<b>Solvents/Cleaners</b>	Lacquer thinner, adhesive remover, equipment cleaner	Surface prep, cleaning	1–5 gal containers	Flammable Storage Cabinet
<b>Compressed Gases</b>	Propane cylinders	Torch work, forklift fuel	20–100 lb cylinders	Exterior Cage/UL-Approved
<b>Cements &amp; Glues</b>	PVC/CPVC/ABS cement, primer, wood glue	Plumbing and cabinetry adhesives	Pint–1-gal containers	General Storage
<b>Grouts &amp; Compounds</b>	Pro Set Plus thinset, grout, spackle, joint compound	Flooring, wall finishes	25–50 lb bags, 5-gal pails	Dry Storage / General Storage
<b>Specialty Products</b>	Solid surface adhesives, hot melt glue, HVAC mastic	Manufacturing processes	1-gal kits, glue sticks	General Storage

**A.3 Hazard Classifications**

**Regulatory Category**

**Flammable Liquids (Class IB/IC)**

**Examples from Inventory**

PU adhesives, lacquer thinner, spray paints, epoxy components

<b>Regulatory Category</b>	<b>Examples from Inventory</b>
<b>Combustible Liquids (Class II/IIIA)</b>	Oil-based caulks, mastics, clear poly
<b>Pressurized Gas (Class 2.1)</b>	Propane cylinders
<b>Irritants / Sensitizers</b>	Polyurethane Part A (isocyanate), solvent-based cleaners
<b>VOC-Emitting Materials</b>	Adhesives, thinners, paints

#### A.4 Estimated Maximum Quantities On Site

<b>Material Category</b>	<b>Estimated Daily-Use Volume</b>	<b>Estimated Bulk Storage (Max)</b>
Adhesives & Sealants	<10 gallons	~55 gallons (1 drum)
Paints & Coatings	<15 gallons	~30 gallons (multiple cans)
Solvents / Cleaners	<5 gallons	~10 gallons
Propane (Forklifts)	2-4 tanks (20-40 lbs ea.)	Stored in exterior cage
Cement/Joint Compounds	On-demand use only	<500 lbs dry

All quantities are **below the Maximum Allowable Quantities (MAQs)** per IFC Table 5003.1.1(1) for control areas in sprinklered buildings.

#### A.5 Storage & Safety Provisions

- Indoor Flammable Liquids will be stored in UL-listed flammable storage cabinets with spill containment.
- Outdoor Compressed Gas (Propane) will be stored in approved gas cages on concrete pads per NFPA 58.
- Eye wash stations, ventilation, and spill control kits will be provided per OSHA and IFC standards in manufacturing and chemical storage areas.
- Secondary containment will be used for all large-volume liquid containers.
- SDS sheets will be maintained on site and available to emergency responders.
- A full Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) will be prepared during the construction permit phase if required by the Fire Department.

#### A.6 Code Compliance Summary

<b>Code / Regulation</b>	<b>Compliance Strategy</b>
<b>IFC Chapter 50</b>	Inventory < MAQ; storage cabinets used; fire sprinklered
<b>NFPA 30 / 58</b>	Flammable and gas storage separated and compliant
<b>OSHA 29 CFR 1910</b>	Labeling, ventilation, PPE, and training in place
<b>City of El Mirage</b>	Pre-App disclosure provided; full submittal upon permit

**A.7 Notes**

- Quantities and materials will be verified and finalized during construction drawings and permitting phase.
- No hazardous waste is generated or stored on-site beyond typical construction-related residue.
- The project team is committed to safe handling, labeling, training, and compliance with all applicable fire, environmental, and worker safety regulations.