



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

18 August 2025

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

Mr. Jose A. Macias
City of El Mirage Community & Development Services
10000 N. El Mirage Road
El Mirage AZ 85335

Re: PA25-00-01 Cavco El Mirage Manufacturing Facility (APN: 509-18-970B)

Dear Mr. Macias

Thank you for the opportunity to provide comments on the pre-application for Cavco El Mirage Manufacturing Facility. The proposal is to construct a 500,000sf climate controlled facility for manufactured housing assembly, 90,000sf of administrative space, and four storage buildings of approximately 10,500sf each. The 40.53-acre site is located generally near the northwest corner of Dysart Road and Olive Avenue in El Mirage, AZ. The parcel is located inside the Luke AFB 1988 JLUS APZ 2, 75 & 80 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 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) Steam, dust, and smoke.
- b) Direct or indirect reflective light emissions
- c) Electrical emissions that would interfere with aircraft and air force communications or navigational aid systems or aircraft navigational equipment.
- d) The attraction of birds or waterfowl such as operation of sanitary landfills or maintenance of feeding stations.
- e) Explosives facilities or similar activities (ie. chemical storage)

The risks and hazards as addressed above should be considered as further maturation of the development occurs and on through project completion. We respectfully request the opportunity to comment as more detailed plans become available.

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. In addition, a strong notification program on the part of the applicant is essential to inform potential occupants 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 me at (623) 856-6169.

Sincerely

JAMES.MARK.CHARLES.10378
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MARK JAMES

cc:

Colonel John D. Ryan, Deputy Commander, 56th Fighter Wing
Ms. Demetria Themistocles, Attorney-Advisor, 56th Fighter Wing