



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

5 June 2020

Mr. Christopher P. Toale  
Director, Community Initiatives Team  
56th Fighter Wing  
14185 West Falcon St.  
Luke AFB AZ 85309-1629

Ms. Nichole Flores  
City of Surprise Planning Department  
16000 North Civic Center Plaza  
Surprise AZ 85374

Re: FS20-373; Mesquite Mountain Ranch Phase 1 (APNs: 503-80-053 thru 503-80-407, 503-80-408 thru 503-80-671)

Dear Ms. Flores

Thank you for the opportunity to provide comments on the Final Plat for Mesquite Mountain Ranch Phase 1. The site sits on approximately 105 acres of land. It is located at the northeast quadrant of 227<sup>th</sup> Ave and Beardsley Rd in Surprise AZ. This proposed development is for 386 lots with a density of 3.7 du/ac. The site is approximately 2.1 miles outside Aux-1 2004 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. This project with a density of 3.7 du/ac does fall within these guidelines.

As stated in the narrative, this request will not have a negative impact on Luke AFB Flight Operations. If approved, Mesquite Mountain Ranch Phase 1 will be located within the "territory in the vicinity of a military airport," and will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. 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 would be essential to inform potential residents about Luke AFB operations.

If you have any questions, please contact my Community Planner, Mr. Reggie Christianson at (623) 856-9981.

Sincerely

A handwritten signature in black ink, appearing to read "Ch P. Toale".

CHRISTOPHER P. TOALE

cc:

Colonel Scott W. Walker, Vice Commander, 56th Fighter Wing

Mr. James R. Mitchell, GS-14, 56th Fighter Wing

Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

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