



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

13 March 2026

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RE: MCP20250007; Takanock Project Baccara (APNs: 501-43-016A, 501-43-028A)

Thank you for providing Luke Air Force Base (LAFB) with the opportunity to comment on the Military Compatibility Permit application for the Takanock, Project Baccara. We have reviewed the proposal for the 159.50-acre site at the northwest corner of Olive Avenue and 143rd Avenue in unincorporated Maricopa County, which includes the development of an electric substation, gas powered turbine generation facility and private data center with two 500,000-square-foot buildings and additional gas-powered generators. The project site is located within a "high noise or accident potential zone" and the "territory in the vicinity of a military airport," as defined by A.R.S. § 28-8461.

#### Compatibility Finding

Recognizing that LAFB is not the final approval authority, we continually appreciate the opportunity to review and comment on development in the vicinity of our installation. We have conducted a diligent review of the proposed project, which included meetings with key stakeholders and mission sustainment professionals. Based on this review, we note that all information provided to us shows Project Baccara is a utility, using a plain language definition, due to Takanock's description as an "electric generation facility for transmission of electricity to the grid and a co-located data center". A.R.S. § 28-8461 states utilities are generally not a permissible land use, absent the military airport determining the plan for development is compatible and consistent with its high noise or accident potential zone. Accordingly, we have determined this particular development is not compatible and consistent with the high noise and accident potential associated with LAFB's operations unless the following conditions are met.

#### Conditions for Compatibility

We ask that the following conditions are met given this area serves as a critical arrival and departure corridor for the Luke AFB mission. To mitigate potential risks to LAFB flight and base operations, the following should be addressed during the design and post-construction phases:

Spectrum utilization and Electromagnetic interference – The project should incorporate proper EMF and RFI shielding to prevent any interference with aircraft or installation-level equipment and to avoid any loss of RADAR coverage.

Impairment of pilot's visibility – The facility's operations must not release at any time any substances into the air, such as steam, dust, high-velocity plumes, or smoke, that could impair pilot visibility or otherwise interfere with the safe operation of aircraft.

Air Quality – To safeguard the health of base personnel and their families, the project will actively control and mitigate all pollutants from its gas-powered turbines. This will be accomplished through rigorous and continuous monitoring to ensure adherence to the most stringent standards set by the Arizona Department of Environmental Quality (ADEQ).

Explosives facilities or similar activities – A catastrophic fire in these facilities could result should an aircraft mishap occur on site. Mitigation measures for a gas plant failure are critical to avoid risking the health/safety of LAFB personnel or the surrounding communities.

Natural Gas Facility – It is our understanding that the facility's design ensures that natural gas is supplied via a direct underground pipeline from an external source and is used exclusively for on-demand electrical power generation. No natural gas will be stored on the Project Baccara site, a critical measure to mitigate terrorist threats and ensure public safety in accordance with A.R.S. § 49-1502.

#### Additional Requirements

- **FAA and FCC Authorizations:** All structures, including new transmission lines, are subject to the results of an FAA Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) and Spectrum Analysis. Full FCC authorizations must be obtained for all equipment that may impact communication and equipment systems.
- **DoD Siting Clearinghouse Review:** The project must be submitted for an informal review through the DoD Siting Clearinghouse for Energy, Installations, and Environment. The project narrative can be sent to: [osd.dod-siting-clearinghouse@mail.mil](mailto:osd.dod-siting-clearinghouse@mail.mil).
- **CFIUS Review:** 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). For more information, please refer to the Department of the Treasury's website at <http://www.treasury.gov/cfius>.
- **Sound Attenuation and Notification:** As the development is within the "territory in the vicinity of a military airport," it will be subject to approximately 170 overflights per day. We recommend a review of the sound attenuation requirements in A.R.S. § 28-8482. A robust notification program is essential to inform all potential occupants about LAFB's operations.

Adherence to the conditions discussed above is essential for ensuring the long-term sustainment of our mission. LAFB reserves the right to provide further comment as the development progresses and amended plans become available. Should you have any questions, please do not hesitate to contact the Community Initiatives Team at [56fw.cit.communityinitiative@us.af.mil](mailto:56fw.cit.communityinitiative@us.af.mil).

Sincerely



DAVID J. BERKLAND  
Brigadier General, USAF  
Commander

cc:

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