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Vulcan Materials Company

*Type 3 Conditional Use
Permit*

Narrative

CUP __-__-22

February 20, 2023

Town of Sahuarita

Project Team

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I. Introduction

A. General Information

1. Project Overview

Vulcan Materials Company (“Vulcan” or the “Company”) proposes to develop a hot mix asphalt plant (the “Plant”) at 18701 South Old Nogales Highway, Sahuarita, AZ (the “Site” or the “Green Valley Site”). The proposed Plant will be located at a project site that already includes allowable uses for a sand and gravel mining operation, including an aggregate plant and a wet plant, and a ready-mixed concrete operation (collectively, the Plant and existing operations are described as the “Project”).

Vulcan proposes developing and operating the new hot mix asphalt plant at the southeast corner of the Site as well as a road to access the Plant extending south from the existing access road. The proposed Plant would be constructed approximately 2,500 feet southeast of the existing access point. The Plant would also be located approximately 600 feet west of the eastern property boundary and 300 feet north of the southern Site boundary.

To ensure optimal Site design and the best integration of the Site into surrounding environs, Vulcan submits the entire Site and Project as an application for consideration by the Town of Sahuarita. However, Vulcan reserves the right to continue the other operations on the Site if the proposed Plant (and this Conditional Use Permit request) is not approved. Vulcan includes the entire Site and Project as a part of the Conditional Use Permit application because the Company believes it would result in better land use planning, better site design, and a better result for surrounding land uses.

The following primary entitlements and discretionary actions are required by the Town of Sahuarita for the Plant:

- a. A Type 3 Conditional Use Permit. This process will require public hearings before the Planning and Zoning Commission and Town Council;
- b. A Preliminary Development Plan would be required as part of Type 3 Conditional Use permit; and
- c. A full Development Plan will be required if the Conditional Use Permit is approved.

2. Legal Description

NW4 LYG ELY OF RR EXC TUC-NOGALES HWY 129.58 AC SEC 31-17-14





3. Ownership

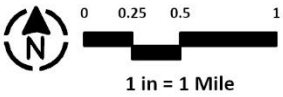
Vulcan Materials Company is the nation’s largest producer of construction aggregates—primarily crushed stone, sand, and gravel—and a major producer of aggregates-based construction materials, including asphalt and ready-mixed concrete. Vulcan has over 400 active aggregates facilities as well as 70 asphalt facilities and 240 concrete facilities, which also consume aggregates. Vulcan has more than 12,000 employees at approximately 720 operations in 22 states, Washington, D.C., Canada, Bahamas, Mexico, and the U.S. Virgin Islands. Once fully operational, the Green Valley site will create 20-25 jobs and supply aggregates, asphalt, and concrete for the local market.

What Vulcan produces is used in nearly all forms of construction. In particular, large quantities of aggregates are used to build and repair valuable infrastructure such as roads, bridges, waterworks and ports, and to construct both residential and nonresidential buildings, such as manufacturing facilities, office buildings, schools, hospitals and churches.



Legend

- | | |
|--|--|
|  Property Boundary |  Interstate Highway |
|  Jurisdictional Boundary |  Major Local Road |



File Name: VUL-01
Sources: Town of Sahuarita, Pima County GIS
Aerial: Pictometry 2022

II. Plan Proposal

A. Preliminary Development Plan

The area that is the subject of this request will consist of four primary areas: Ready-Mixed Concrete Plants, Aggregate Plant, Wet Plant, and Hot Mix Asphalt Plant. Details of the Site are discussed below. Water service to the Site is provided via an on-site well owned by Vulcan.

The Preliminary Development Plan (PDP) ([*Exhibit II.1: Preliminary Development Plan*](#)) depicts the permanent structures existing and proposed on the site. The nature of an aggregate operation is not static. It shifts as the aggregate is mined out in one location, and mining moves to other parts of the Site. Therefore, much of the facility's equipment is not permanently installed and will move as the operations move. This equipment is listed on the PDP notes, and where shown on the plan, it is indicated as a non-fixed location.

PRELIMINARY DEVELOPMENT PLAN

GENERAL NOTES

JURISDICTION: TOWN OF SAHUARITA
PARCEL APN: 30367002H
GENERAL PLAN LAND USE: RESOURCE INDUSTRIAL
EXISTING ZONE: RH
PARCEL SIZE: 129.58 AC

PROJECT DESCRIPTION

- EXISTING CONDITIONS: THE PROJECT SITE FEATURES AN OPEN PIT MINE FOR SAND AND GRAVEL EXTRACTION. THE SITE IS SURROUNDED ON ALL SIDES BY AN EARTHEN SCREEN BERM. ALL AREAS HAVE BEEN DISTURBED. VEHICULAR ROUTES ARE UNPAVED.
- VIEWS: VIEW FROM OFF PROPERTY SEE VERY LITTLE OF THE SITE. DUE TO THE PERIMETER EARTHEN BERM.
- WASHES / DRAINAGE / RIPARIAN HABITAT: THE PROPERTY IS SURROUNDED BY WASHES, WHICH ARE DIVERTED ALONG THE PERIMETER BERM AND DO NOT FLOW THROUGH THE SITE. PIMA COUNTY XEROPARIAN HABITAT (CLASSIFICATION IRA B AND B) IS MAPPED ON THE SITE. FULL RIPARIAN HABITAT EXTENTS TO BE DETERMINED THROUGH FIELD VERIFICATION.
- ACCESS: SITE INGRESS/EGRESS OCCURS AT THE MIDPOINT OF THE PROJECT SITE ALONG OLD NOGALES HIGHWAY. THIS VEHICULAR ACCESS POINT CROSSES THE UNION PACIFIC RAIL LINE.
- OPERATIONS: THIS PROPERTY FUNCTIONS AS A SAND AND GRAVEL OPERATION (INCLUDING ASPHALT PLANT). MOST EQUIPMENT AND STRUCTURES ASSOCIATED WITH THESE OPERATIONS ARE FLEXIBLE AND WILL RELOCATE THROUGHOUT THE SITE AS CONDITIONS CHANGE.
- GRADING: THE ENTIRETY OF THE SITE HAS BEEN GRADED FOR EXTRACTION PURPOSES. DEFUNCT PONDS ARE LOCATED ALONG THE WESTERN BOUNDARY OF THE SITE. PERIMETER BERM EXTENDS ALONG ALL BOUNDARIES. MOST OF THE SITE COMPRISES EXTRACTION PITS. CURRENTLY THE DEEPEST PIT IS APPROXIMATELY 67' BELOW THE TOP OF THE ADJACENT PERIMETER SCREEN BERM.
- PERMANENT STRUCTURES INCLUDE: NONE. ALL STRUCTURES (I.E. EMPLOYEE LAB, RMC PLANT, ETC.) ARE PORTABLE AND MAY MOVE WITHIN THE SUBJECT PROPERTY ACCORDING TO MINING AND ASPHALT ACTIVITIES.

STRUCTURES (PORTABLE EQUIPMENT)

AGGREGATE (AGG) PLANT
WASH PLANT
READY MIX CONCRETE (RMC) PLANT
HOT MIX ASPHALT (HMA) PLANT
EMPLOYEE LAB STORAGE
WATER STORAGE

PARKING NOTES

TOTAL PROVIDED PARKING: 17 SPACES

RECREATION AREA NOTES

THIS PROJECT DOES NOT REQUIRE RECREATION AREA

SIGNIFICANT FEATURES

- PERIMETER SCREEN BERM ON ALL PROPERTY BOUNDARIES
- DEFUNCT PONDS (ALONG WESTERN BOUNDARY)
- SAND AND GRAVEL PIT THROUGHOUT (APPROX 67' DEPTH AT DEEPEST POINT. PRESENTLY)
- TALLEST STRUCTURE (HMA PLANT) IS 69' IN HEIGHT, BUT WILL BE LOCATED AT DEEPEST POINT IN THE PIT.
- HISTORICAL OLD NOGALES HIGHWAY ONCE RAN THROUGH THE SUBJECT PROPERTY, BUT NOW RUNS ALONG THE WEST SIDE OF THE PROPERTY. BOUNDARIES OF THE OLD NOGALES HIGHWAY DELINEATE WHERE IT ONCE RESIDED.

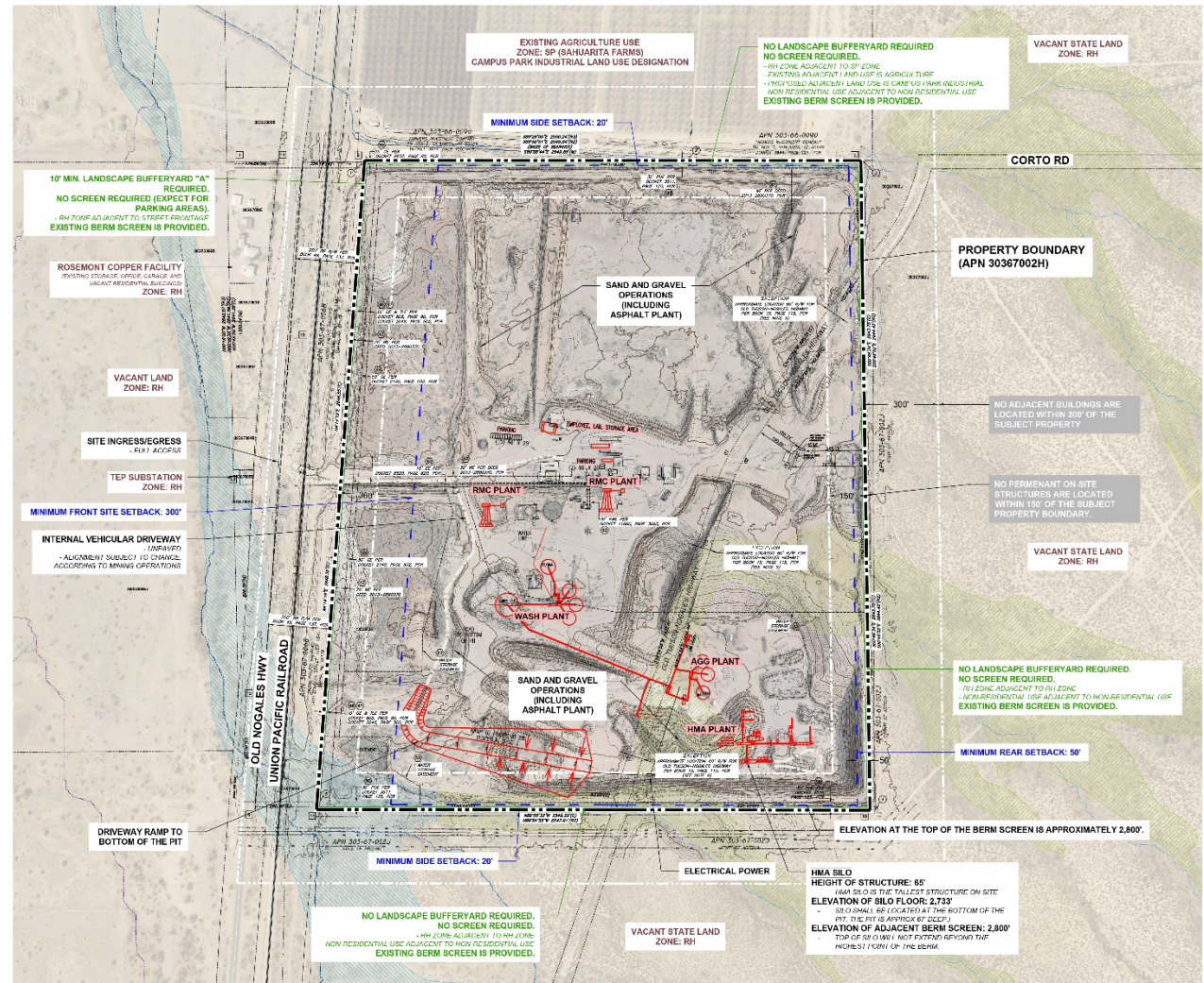
LANDSCAPE BUFFERYARD NOTES

REQUIRED BUFFERYARD AND SCREEN (OLD NOGALES HWY): 10' MIN. BUFFERYARD AND PARKING SCREEN.
REQUIRED BUFFERYARD AND SCREEN (NORTHERN BOUNDARY): NONE.
REQUIRED BUFFERYARD (EASTERN BOUNDARY): NONE.
REQUIRED BUFFERYARD (SOUTHERN BOUNDARY): NONE.

PROVIDED BUFFERYARD AND SCREEN (OLD NOGALES HWY): 10' MIN. BUFFERYARD AND EXISTING BERM.
PROVIDED BUFFERYARD AND SCREEN (NORTHERN BOUNDARY): EXISTING BERM.
PROVIDED BUFFERYARD (EASTERN BOUNDARY): EXISTING BERM.
PROVIDED BUFFERYARD (SOUTHERN BOUNDARY): EXISTING BERM.

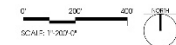
LEGEND

- PROPERTY BOUNDARY
- EASEMENTS
- CONTOURS
- WASHES UNDER 500 CFS
- WASHES BETWEEN 1,000-2,000 CFS
- WASHES BETWEEN 5,000-10,000 CFS
- PIMA COUNTY RIPARIAN HABITAT IRA B
- PIMA COUNTY RIPARIAN HABITAT CLASS B
- BUILDING SETBACK



VULCAN MATERIALS

PROJECT: M1.01 DATE: 1/15/2022
P1P NAME: Vill. 01 P1P_1100572602



B. Operations

1. Ready-Mixed Concrete Plants

The Ready-Mixed Concrete Plants are used for mixing concrete for direct use and delivery to customers. These areas consist of the following improvements:

1. Storage Bins
2. Cement Silos
3. Weigh Batch/Hopper
4. Loading Area
5. Water Tank
6. Mixer
7. MCC (motor control container)

Traffic in this area enters and exits from the main access road off S Old Nogales Hwy. Trucks enter the northern access road, circle through the Ready-Mixed Concrete Plants and re-enter the main access road. Trucks that enter this area of the Site do not go to other areas of the Site. There are 15 parking spaces in this area located near the employee area north of the main access road. Berms are located around the perimeter of the Site to mitigate dust and noise.

2. Aggregate Plant

The Aggregate Plant area produces the aggregate required for concrete and asphalt. This area is divided into four main areas: (1) the feeding system, (2) crushing and sand making, (3) primary screening, and (4) secondary screening. This area consists of the following improvements:

1. Vibrating Grizzly Feeder
2. Jaw Crusher
3. Cone Crusher
4. Conveyors
5. Stockpiles
6. Vibrating Screens
7. Lime Silo
8. MCC (motor control container)

Traffic in this area enters and exits from the main access road off S Old Nogales Hwy. Trucks enter the northern access road, circle through the Aggregate Plant and re-enter the main access road. Trucks that enter this area of the Site do not go to other areas of the Site. There are no parking spaces in this area. Berms are located around the perimeter of the Site to mitigate dust and noise.

3. Wet Plant

The Wet Plant area is used to produce clean, washed aggregates and sand by removing clay, silt and other debris. This area will contain the following improvements:

1. Surge Pile
2. Feeder
3. Vibrating Screens
4. Sand Screws
5. Attritioners
6. Conveyors
7. Stockpiles
8. Cyclones
9. Water Tank
10. MCC (motor control container)

Traffic in this area enters and exits from the main access road off S Old Nogales Hwy. Trucks enter the northern access road, circle through the Wet Plant and re-enter the main access road. Trucks that enter this area of the Site do not go to other areas of the Site. There are no parking spaces in this area. Berms are located around the perimeter of the Site to mitigate dust and noise.

4. Proposed Hot Mix Asphalt Plant

The Proposed Hot Mix Asphalt Plant will be used to produce hot mixed asphalt. The production of hot mix asphalt will be done in batches of specific sizes in a continuous process. The starting point of the process is to provide continuous feed of cold aggregates into feeder bins. The aggregates are sorted by size into different feeder bins and the number of feeder bins vary. The flow of aggregates from each bin into the asphalt drum is controlled per the mix desired.

A vibrating screen is used to screen oversized material before aggregates enter the drum for heating and mixing. The asphalt drum mixer is used to apply heat to the aggregates. While the aggregates are within the asphalt drum, asphalt is applied to uniformly coat the aggregates with bitumen as the aggregates pass from one end of the drum to the other. The asphalt drum is slowly inclined and rotating throughout the process to facilitate the flow of the aggregates through the drum.

Aggregates will be weighed and then discharged into a mixing unit by the opening of cylinders as set in a control panel. Bitumen and filler material are also added by weight into the mixing unit to complete a batch. Batch mixing time is set in a control panel, and after the mixing time is over, gates below the mixing unit will open to discharge hot mix asphalt into a storage silo or directly into waiting trucks.

This area consists of the following improvements:

1. Vibrating Screens
2. Aggregate Bins/Feed Bins
3. RAP Bins/Cold Feed Bins
4. Primary/Secondary Dust Collectors
5. Burner Fuel Tanks
6. Asphalt Tanks

7. Liquid-Asphalt Tank
8. Drum Mixer
9. Hot Storage Silos
10. Truck Scale
11. Drag and Traverse Slat Containers
12. Scalping Screen
13. Collecting Conveyor
14. Loading Area
15. Mineral Filler Silo
16. MCC (motor control container)

Traffic in this area enters and exits from the main access road off S Old Nogales Hwy. Trucks enter the southern access road, circle through the Hot Mix Asphalt Plant and re-enter the main access road. Trucks that enter this area of the Site do not go to other areas of the Site. There are no parking spaces in this area. Berms are located around the perimeter of the Site to mitigate dust and noise.

In aggregate, the operation is anticipated to generate approximately 225 trucks per day.

C. Compliance with General Plan Land Use and Zoning

1. General Plan Land Use

As shown on Exhibit II.2: Comprehensive Plan Land Uses, the Site is designated as Resource Industrial by the Town of Sahuarita (the “Town”) General Plan adopted June 22, 2015, and amended January 24, 2022 (the “Aspire 2035” or the “General Plan”). As noted in the General Plan, sand and gravel extraction is necessary for all construction and reconstruction activities within the Town and must continue to be a valid recognized use. The General Plan notes that the Town recognizes that it is important not to create land use conflicts adjacent to these uses and has designated these areas as Resource Industrial. The General Plan further notes that these lands may be available for re-planning and development but not likely during the life of the General Plan.

As noted below, the Project complies with and advances the policies and objectives of the General Plan. The Project specifically advances and complies with the following policies and objectives of the General Plan:

TRANSPORTATION ELEMENT

“The primary goals of the Town’s Transportation Element are to improve the mobility of people and goods, provide viable alternatives to the “drive alone” mode, protect the natural environment, support economic development, and sustain public support for transportation planning and funding efforts. The factors considered in the development of a comprehensive Transportation Element include supporting the economic viability of the area, increasing the safety of the transportation system, and improving accessibility and mobility options for people and goods. This element promotes the continual development of a balanced, comprehensive transportation system within the Town of Sahuarita. It serves as the framework for providing a dependable, efficient, safe, aesthetic, and economically sustainable transportation system that offers residents choices of routes and modes of travel.”

“POLICIES TRN-3.1: Plan and design the transportation system to accommodate international trade corridors, such as the CANAMEX and Sun Corridors.”

- The Project and Proposed Plant will provide materials necessary to construct and maintain the local and regional transportation system to accommodate international trade corridors such as the CANAMEX and Sun Corridors as well as the Town’s local transportation network.

“TRN-3.3: Assist in the implementation of regional transportation corridors by: 1. Designing corridors in a manner that benefits the Town as well as the region; 2. Providing local direct access to I-19 and Nogales Highway; and 3. Identifying and soliciting State and Federal funding sources for the assessment, alignment, design and construction of the corridors.”

- The Project and proposed Plant fill critical roles in ensuring the Town can efficiently and dependably provide materials necessary to support the development of local and regional corridors that provide direct access to I-19 and Nogales Highway.

ENVIRONMENTAL ELEMENT

“The Environmental Planning Element contains goals and policies that address natural systems and the impacts of development as it relates to air and water quality, habitat preservation, the conservation of

natural resources and the protection of cultural resources that are located within and throughout our community.”

“GOAL ENV-4: Provide opportunities to improve local air quality.”

“POLICIES ENV-4.1: Pave or treat unpaved public roads to minimize air quality impacts, as well as other environmental impacts, when practical and feasible.”

- The Project and proposed Plant generate convenient, locally-produced materials that can efficiently and dependably provide materials required to pave or treat unpaved roads to help improve air quality as well as other environmental impacts.

ECONOMIC DEVELOPMENT ELEMENT

“The Town of Sahuarita and the Greater Tucson region are facing globally driven business location dynamics that are directly impacting the local, regional and state economies. The Town of Sahuarita envisions an agenda for advancing its economic development in a manner that will ensure a sustained and prosperous economy and community for its residents – those who are here today and those who will inevitably come in the future. The Economic Development Element contains goals and policies to create a diverse, sustainable economy that supports the Town’s economic growth and prosperity and outstanding quality of life.”

“GOAL ED-1.4: Support the Town’s existing economic pillars: mining, tourism, entrepreneurship, home building, and small business, as well as complimentary sectors within the region such as aerospace and defense and information and communications technology.”

- The Project and proposed Plant will support one of the Town’s existing economic pillars: mining. It will also support all the other economic pillars by providing the materials necessary to support the infrastructure and construction materials necessary for development in the Town.

“ED-2.3: Work with Pima County and State of Arizona partners and agencies to support major transportation improvements that will enhance the Town’s and the region’s economic development capacity, and engage Sahuarita business and economic development stakeholders in these endeavors.”

- The Project and proposed Plant will help the Town work with the County and State by providing materials necessary to enhance the major transportation improvements necessary to develop the Town’s economic development capacity.

2. Zoning

As seen in [Exhibit II.3: Zoning](#), the property is zoned Rural Homestead (RH). This zoning district is “intended to preserve the character and encourage the orderly growth of rural areas in the Town. It is intended to encourage rural development in areas lacking facilities for urban development and to provide for commercial and industrial development only where appropriate and necessary to serve the needs of the rural area.”

The Project and proposed Plant are allowed as Type 3 conditional uses within the Town of Sahuarita Rural Homestead zoning district in accordance with the conditional use procedures and the below standards and conditions (Sahuarita Town Code 18.13.030.B.23):

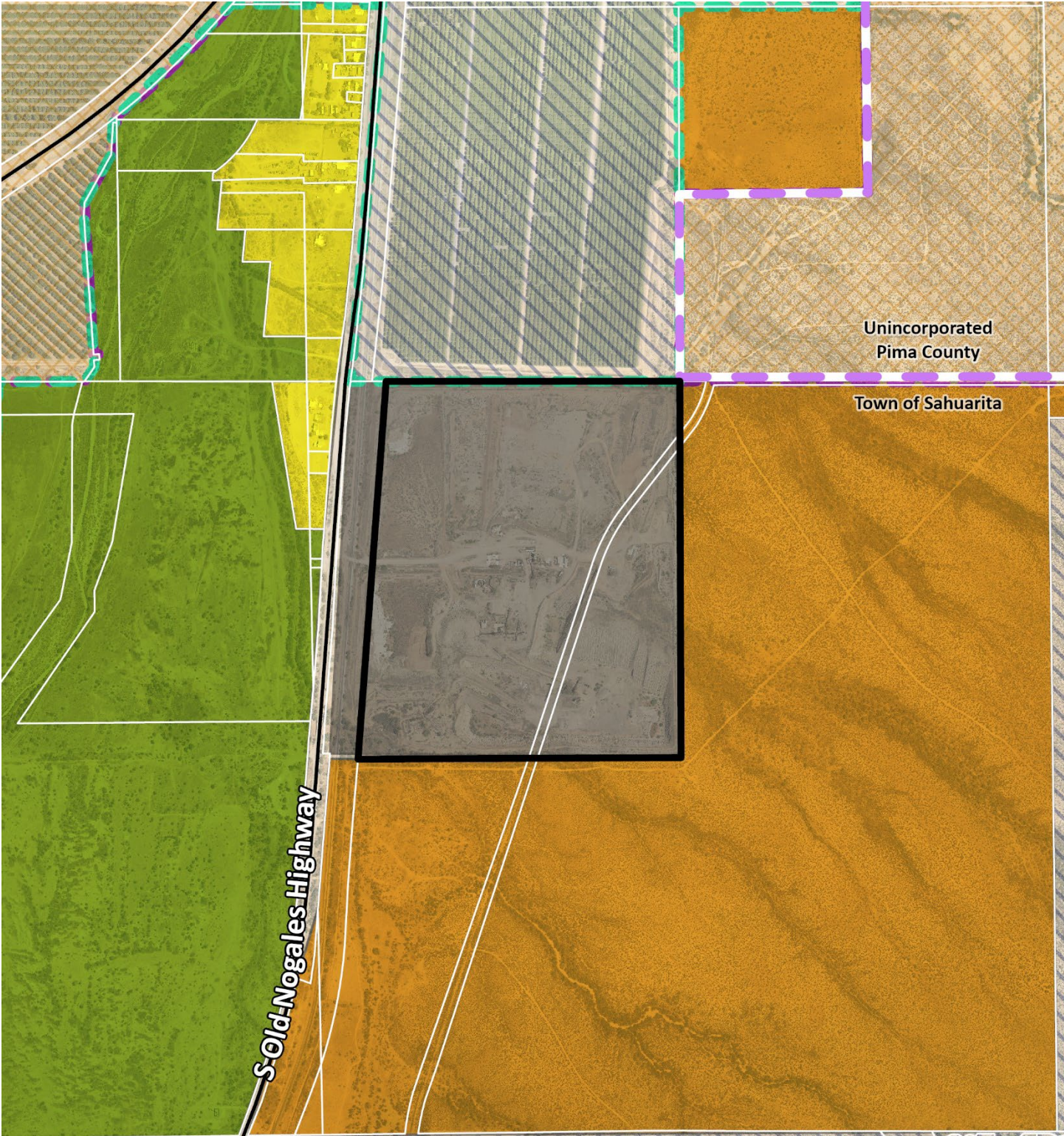
“Sand and gravel operation, including asphalt and cement plants:

- a. Type 3 procedure,
- b. Minimum front site setback: 300 feet from any property line, and
- c. Controls be established and used to minimize the generation of dust.
- d. Notification area: 1,000 feet.”

D. Adjacent Property and Surrounding Areas

As can be seen in [Exhibit II.4: Surrounding Uses](#), the area surrounding the Site is largely vacant or used for agricultural purposes (Farmer’s Investment Company pecan groves). The land to the northeast is vacant land within unincorporated Pima County. Approximately a quarter mile north of The Site are several single-family homes fronting on Old Nogales Highway. The entrance to the Quail Creek community is located approximately 1 mile south of the southernmost point of the Site. The nearest residences within the Quail Creek community are located more than a ½ mile from the southern boundary of the project site. The Site, which has been in existence since at least the mid-1990s and before it was annexed into the Town of Sahuarita in 2000, provides material to the surrounding developing community.

Exhibit II.2: General Plan Land Use Map



Legend

- Project Boundary
- Parcels
- Jurisdictional Boundaries

Land Use

- Low Density Residential
- Medium Density Residential
- Open Space
- Resource Industrial
- Special Planning Area

- Specific Planned Communities
- Growth Areas
- Major Local Road

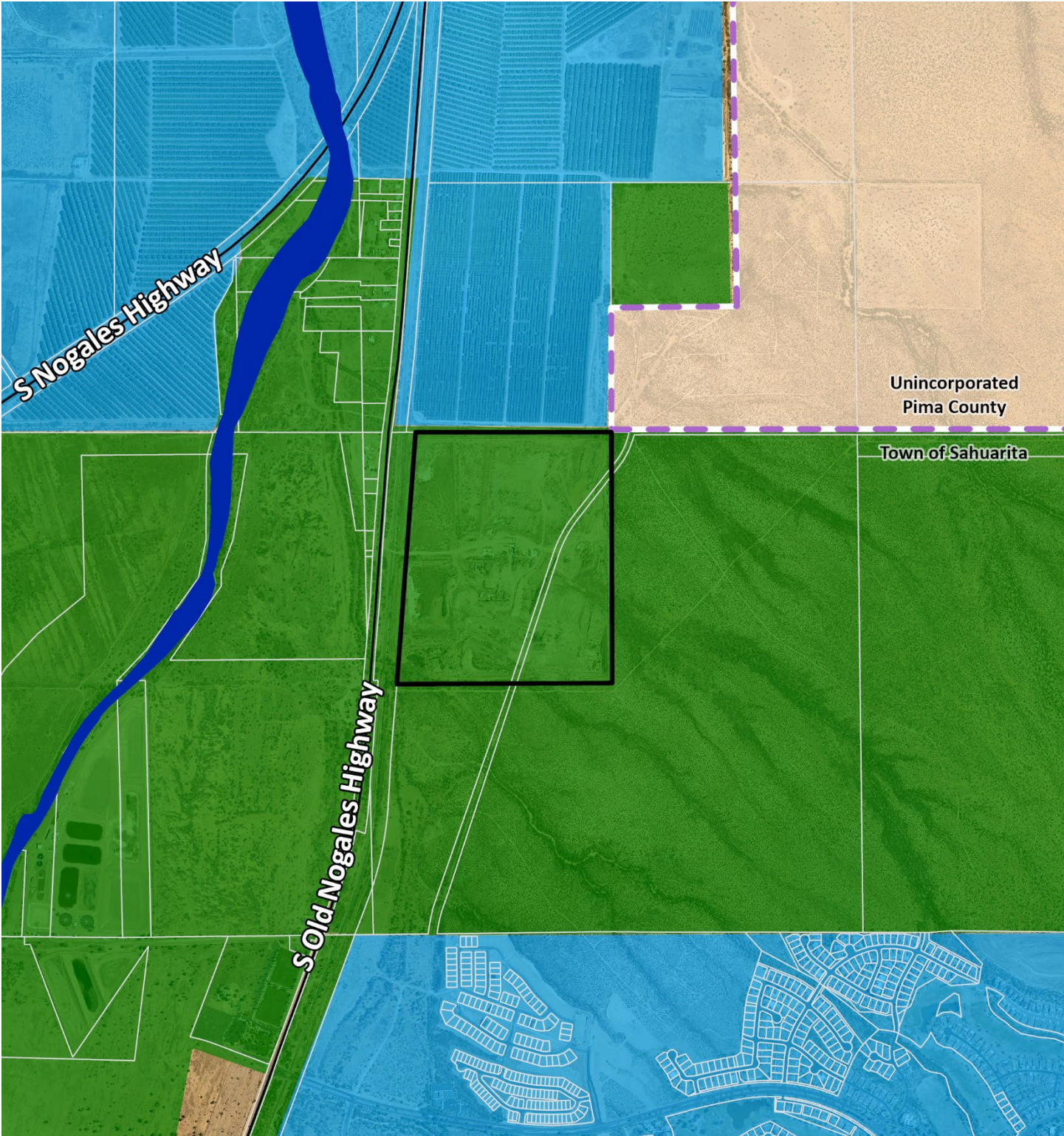
N

0 250 500 1,000

1 in = 1,000 feet

File Name: VUL-01
Sources: Town of Sahuarita, Pima County GIS

Exhibit II.3: Town of Sahuarita Zoning Map

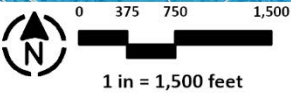


Legend

- Project Boundary
- Parcels
- Jurisdictional Boundary
- Santa Cruz River

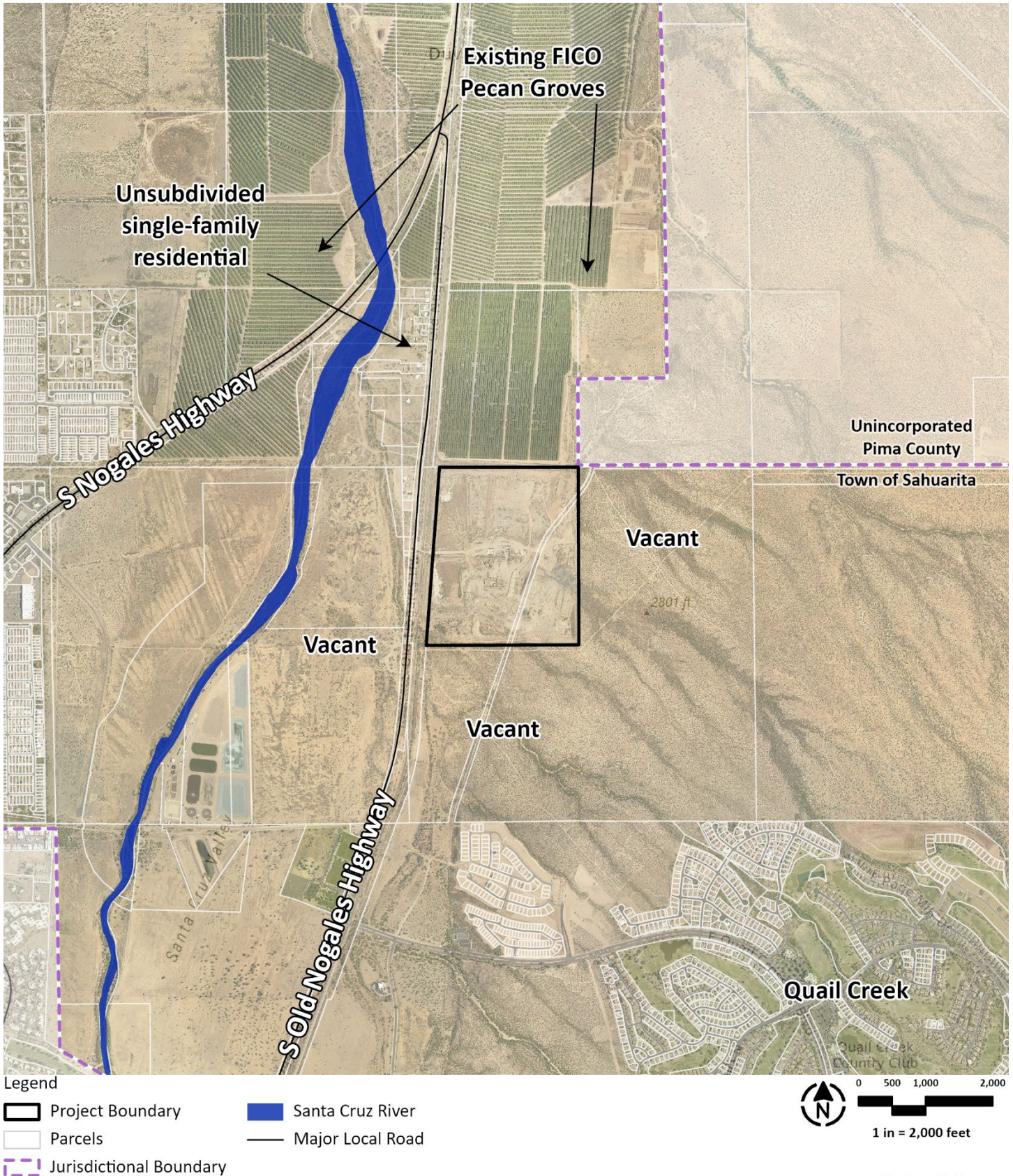
- Pima County Zoning**
- RH
- Sahuarita Zoning Designations**
- RH Rural Homestead

- SP Specific Plan
- Major Local Road



File Name: VUL-01
Sources: Town of Sahuarita,
Pima County GIS

Exhibit II.4: Adjacent and Surrounding Properties



File Name: VUL-01
Sources: Town of Sahuarita,
Pima County GIS

E. Infrastructure

The Site has all water, electric, roadway and other public infrastructure required to operate the Project and proposed Plant.

Access to the Site will continue to be through Old Nogales Highway, a public street as identified by the Town of Sahuarita's Public and Private Streets map. No other streets border the Site. Corto Road's right-of-way transitions to the Old Nogales Highway right-of-way east of the northeast corner of the Site. This right-of-way will be abandoned because Old Nogales Highway was constructed along the western boundary of the Site adjacent to the Union Pacific Railroad (UPRR) right-of-way.

The Site currently uses an on-site septic system which will continue to be adequate for future use. The nearest connection to the Pima County Regional Wastewater Reclamation system is south of the site at manhole 7199-09, east of the Union Pacific Railroad within Quail Creek owned property. The existing and proposed uses produce very little wastewater and therefore do not require an expanded septic system or sanitary sewer connection.

Water is provided by an existing on-site well owned by Vulcan. Electric service is provided by Tucson Electric Power (TEP). Current roadway conditions are more than adequate for anticipated trip needs.

Fire protection is provided by Green Valley Fire.

F. Standards and Conditions

1. Mitigation

The Site has been designed to include the following improvements to ensure compatible operations and design with surrounding uses and to ensure there will be no adverse impacts from the Site, the Project or the proposed Plant:

- All traffic will enter and exit the site from the main access road off S Old Nogales Hwy;
- On-site mobile equipment will be equipped with alternative back-up alarms to reduce audible impacts from alarm sounds and beeping;
- A water truck will be used to water on-site roads and stockpiles;
- Conveyors, crushers, and fixed plant equipment will be equipped with mounted water spray bars; and
- The hot-mix asphalt plant will be equipped with a baghouse to collect dust during the operation of the plant.

The Site will meet or exceed all necessary standards to mitigate for air, noise, water, ground, and light pollution generated by on-site operations.

G. Public Participation Summary

The public participation program for the Site began in January 2023, prior to submitting the Conditional Use Permit application. Notice of the proposed project and an invitation to an informational open house was sent via the US Postal Service to all property owners within 1,200 feet of the project site on January 6, 2023, exceeding the minimum requirement of 1,000 feet notice. An email version of the letter was also sent to Melani Caron, General Manager of Quail Creek, who then distributed the letter to the entire Quail Creek community via email. The Quail Creek version of the letter included a note stating that Quail Creek is outside the regular Town notice area and notice was provided as courtesy to residents. Notice letters can be found in [Exhibit II.5: Notification Letters](#).

The applicant held the open house on January 23, 2023, at the American Legion in Sahuarita. The open house lasted approximately 2 hours with approximately 25 attendees, all of whom were from the Quail Creek community. See [Exhibit II.6: Attendee Sign-in Sheets](#). Five stations were set up to provide attendees with information related to the following topics:

- General Information about Vulcan Materials Company
- Information about Aggregates and Materials Produced (including samples)
- Operations, Infrastructure and Mitigation Measures
- Health, Safety, Environment and Corporate Responsibility
- Existing and Proposed Site Features

Following the meeting, presenters compiled a list of commonly asked questions. From this list, the team developed a Frequently Asked Questions Fact Sheet. This fact sheet as well as a .pdf file of the display boards from the Open House were distributed to all attendees who signed in at the open house, as well as two Quail Creek residents who were unable to attend but emailed for more information. The fact sheet and the images of the boards are attached as [Exhibit II.7: Fact Sheet and Open House Display Boards](#).

Since sending these emails, we have had one recipient reply with follow up questions and another request for a possible presentation to a community group. The team will continue to follow up with responses and attend meetings as requested and appropriate.



On behalf of Vulcan Materials Company, The Planning Center invites you to an open house to discuss a conditional use permit for a new hot mix asphalt plant to be added to the existing sand and gravel operation at 18701 S Old Nogales Hwy in Sahuarita (see location map at right). Hot mix asphalt is a material primarily used to pave and repair roadways. Vulcan's operations currently include an active sand and gravel mining operation, an aggregate plant, a wet plant, and a ready-mix concrete plant.

The proposed plant will be located in the southeast portion of the site in the existing pit. This location will preclude it from being visible from neighboring properties. The existing berm along the property boundary will remain in place to continue screening the operations from view.



Project Site

Once fully operational, this site will create 20-25 jobs and supply aggregates, asphalt, and concrete for the local market.

We hope you will join us to learn more about Vulcan and this project.

Date: Monday, January 23rd, 2023

Time: 6:00 PM

Location: American Legion Post 66, 1560 W Duval Mine Road, Green Valley, AZ 85614

Feel free to contact me at lmorales@azplanningcenter.com or (520) 623-6146 if you have questions or need further information about this Open House

Sincerely,
The Planning Center

Linda Morales, AICP
CEO

201 Congress St. #600 Tucson AZ 85701
o 520.623.6146
f 520.622.1950
w azplanningcenter.com

Additional Information

Vulcan Materials Company is the nation's largest producer of construction aggregates—primarily crushed stone, sand, and gravel—and a major producer of aggregates-based construction materials, including asphalt and ready-mixed concrete. Vulcan has over 400 active aggregate facilities, 70 asphalt facilities, and 240 concrete facilities, which also consume aggregates. Vulcan has more than 12,000 employees at approximately 720 operations in 22 states, Washington, D.C., Canada, Bahamas, Mexico, and the U.S. Virgin Islands.

What Vulcan produces is used in nearly all forms of construction. In particular, large quantities of aggregates are used to build and repair valuable infrastructure, such as roads and bridges, and to construct both residential and nonresidential buildings, such as manufacturing facilities, office buildings, schools, hospitals, and churches.



Meeting Location





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Project Site

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We hope you will join us to learn more about Vulcan and this project.

Date: Monday, January 23rd, 2023

Time: 6:00 PM

Location: American Legion Post 66, 1560 W Duval Mine Road, Green Valley, AZ 85614

Feel free to contact me at lmorales@azplanningcenter.com or (520) 623-6146 if you have questions or need further information about this Open House

Sincerely,
The Planning Center

Linda Morales, AICP
CEO

To Quail Creek Residents: The Town of Sahuarita's conditional use permit process requires notification of all property owners within 1,000 feet of the site. Quail Creek is outside the official notice area, but we wanted to invite the community to the open house and inform residents of the project. Official notice for future hearings will be provided by the Town only to those properties within 1,000 feet of the project.

a 2 c. congress ste 600 tucson az 85701
o 520.623.6146
f 520.622.1950
w azplanningcenter.com

Additional Information

Vulcan Materials Company is the nation's largest producer of construction aggregates—primarily crushed stone, sand, and gravel—and a major producer of aggregates-based construction materials, including asphalt and ready-mixed concrete. Vulcan has over 400 active aggregate facilities, 70 asphalt facilities, and 240 concrete facilities, which also consume aggregates. Vulcan has more than 12,000 employees at approximately 720 operations in 22 states, Washington, D.C., Canada, Bahamas, Mexico, and the U.S. Virgin Islands.

What Vulcan produces is used in nearly all forms of construction. In particular, large quantities of aggregates are used to build and repair valuable infrastructure, such as roads and bridges, and to construct both residential and nonresidential buildings, such as manufacturing facilities, office buildings, schools, hospitals, and churches.



Meeting Location

**Vulcan Materials Company
Green Valley Site
Sign-in Sheet**



1/23/23

Name	Address, Zip Code	Phone	Email Address
Jeanne Hughes	2398 E Glen Panyon Rd Green Valley ⁸⁵⁶¹⁴	316 755 8250	jmhug15@gmail.com
DAVE HUGHES	" "	316 644-4383	"
Mercedes Mangarpan	2295 E. Thunder Bluffs Dr. ^{Green Valley}	928-254-1445	mmangarpan@gmail.com
SCOTT MANGARPAN	" "	928-254-0239	SCOTT@MIANGARPAN.COM
Ed Kraft	1441 E. Claystone Dr. ^{GV} 85614	360-370-8293	ekraft17@gmail.com
Bill Oldread	1932 N. Pinyon Ln	650-305-1036	bholdread@hotmail.com
Beth Oldread	" " "		
Donald Armour	1849 E Orchid Lane GV 85614	303- 257 -9126	donaldbjarmour@gmail.com
DEBORAH PARKER	2090 E CYPRESS CANYON DR. ^{GV} 85614	703-346-3348	deb.parker310@live.com
Rennie King	1100 N. DESERT DR PAS	360-391-4302	R2INACME@AOL.COM
JOEL SWAN PEARSON	1517 E BASALT, GV, A2 85614	509-388-5679	JOEL_PEARSON@YAHOO.COM
DENNIS BREALEY	2455 E WIGGATTON VIEW DR	760-567-3249	DENNIS.BREALEY@OUTLOOK.COM
Diana + Michael King	1361 E Golden Rock Way ^{GV} 85614	303-530-1860	dianaking@boulder@gmail.com

W. 1



**Vulcan Materials Company
Green Valley Site
Sign-in Sheet**

1/23/23

Name	Address, Zip Code	Phone	Email Address
Kim Klock	2290 E. PALE MILL DR. GV 85614	520-367-4003	KKLOCK@NORTHSTAR-LD.COM
Jeff Peters	2300 E. Pale Mill Dr. gv	2146514732	jlpeters1755@gmail.com
Via email:			
Waid Reynolds	1421 N. Miranda Lane		waid@waidreynolds.com

[illegible]

[illegible]



FAQs

Green Valley Site

Neighbor Experience

A hot mixed asphalt (HMA) plant is proposed as part of the **existing operations and** Conditional Use Permit Vulcan is submitting to the Planning and Zoning Division of the Town of Sahuarita. The HMA plant is proposed to be located in the current pit (**which was operating even before it was annexed into the Town of Sahuarita in 2000**), which is below ground level. If approved, the top of the HMA plant will be below the height of the existing berm and is thus not likely to be visible from ground level. Additionally, with a distance of over a half mile to the closest neighbors, and the prevailing wind direction away from those residences, Vulcan does not expect any odors that might be produced by the HMA plant to impact our neighbors. However, if neighbors do find themselves experiencing odors from the HMA plant, Vulcan is committed to working with neighbors to mitigate the odors.

Environmental Responsibility

Vulcan has established a strong record of environmental stewardship across Arizona and operates all of its facilities in a manner that is considered by local, state and federal regulatory officials to be protective of public health and safety. As with Vulcan's other operations, the Vulcan Green Valley site will include air quality controls that ensure the safety of our employees inside the gate and our neighbors beyond the property line, such as:

- Water truck to water roads and stockpiles
- Mounted water spray bars on conveyors, crushers and fixed plant equipment
- Comprehensive and Method 9 Dust Control Training
- Primary and secondary filtration systems on the HMA plant

The primary and secondary filtration systems on the HMA plant will remove large dust particles and fine particulate matter from the exhaust gases generated during the asphalt production process. Filtering this material from the exhaust gases ensures the HMA plant is protective of public health and safety and in compliance with regulations set forth by the Pima County Department of Environmental Quality (PDEQ), Arizona Department of Environmental Quality (ADEQ), and the U.S. Environmental Protection Agency (U.S. EPA). In fact, emissions from the HMA plant will be below the permitted limits set by PDEQ.

Mining Process

Loose rock, gravel, sand, and dirt are extracted from the ground using an excavator that breaks the material loose. A loader transfers the material to a primary crusher, which breaks the rocks into smaller ones. The aggregates are then transported via conveyor to the plant where the rock is crushed, sized and sorted. Most of the finished material is used at the facility for the production of HMA or concrete. Importantly, Vulcan does not use any explosives as part of its mining process or chemicals to strip, extract, leach, or smelt materials from the extracted rock.

HMA Production

- Asphalt pavement is composed of approximately 94 percent aggregates (stone, sand and gravel) and approximately 6 percent asphalt cement.
- HMA is made by drying and heating aggregates in a drum and then coating those aggregates with asphalt cement, which acts as the “glue.” The product is then taken by truck to a job site.
- HMA facilities are heavily regulated by federal, state and local agencies and are not considered major sources of air pollution, according to the U.S. EPA.
- Asphalt is entirely recyclable and reused more often than newspapers, aluminum cans and glass. Approximately 80 percent of asphalt pavement that is removed is recycled annually.

Regulated Industry

Vulcan is bound by guidelines and regulations set by:

- Occupational Safety and Health Administration (OSHA)
- Mine Safety and Health Administration (MSHA)
- U.S. Environmental Protection Agency (EPA)
- Arizona Department of Environmental Quality (ADEQ)
- Arizona State Mine Inspector (ASMI)
- Pima County Department of Environmental Quality (PDEQ)

Traffic

Vulcan is expecting a maximum of 300 trucks per day will enter and exit the site. However, on most operating days, truck traffic will be less than 300 trucks per day. The direction of truck traffic will largely be determined by job location, but Vulcan expects most trucks will turn right or northbound (away from Quail Creek Crossing) when exiting the facility.

Hours of Operations

The standard operating hours for the sand and gravel plant, ready-mixed concrete plant, and HMA plant will be from 5:00 AM to 3:30 PM. The ready-mixed concrete plant and the HMA plant may occasionally operate outside of these hours, including overnight work, on a project by project basis. The standard maintenance hours for all three plants will be from 3:30 PM to 9:30 PM.

Water Usage

Vulcan anticipates using approximately 80 acre-feet of water annually. While this water will be used for aggregate processing and dust mitigation, the vast majority of this water will remain on site and be recycled.

ABOUT VULCAN MATERIALS COMPANY

Vulcan by the Numbers



Founded in
1957



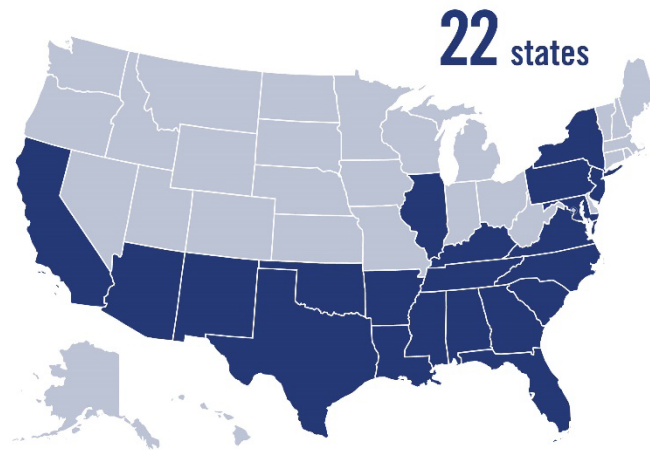
Headquartered in
BIRMINGHAM,
Alabama



65 YEARS
as a publicly traded
company



12,000
employees



22 states

4 countries

USA

BAHAMAS

CANADA

MEXICO



404 aggregates
facilities



240 concrete
facilities



70 asphalt
facilities



2 marine
terminals

British Columbia, Canada and
the Quintana Roo, Mexico



1 innovation
laboratory

WELCOME

Vulcan
Materials Company
Green Valley Site

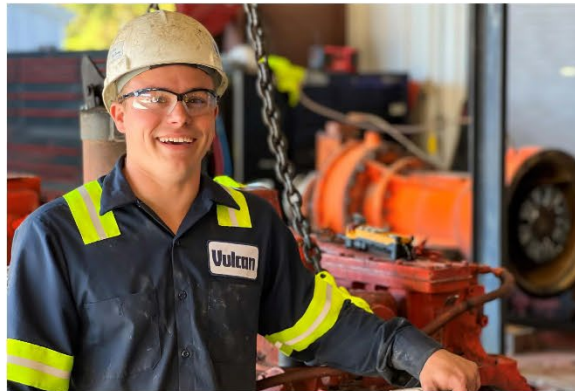
ABOUT VULCAN in ARIZONA

State-Wide

329 employees

14 Aggregate production facilities

16 Asphalt plants



Green Valley Site

Mining began prior to 1996

Vulcan purchased in 2015

Approximately 130 acres

20-25 Jobs

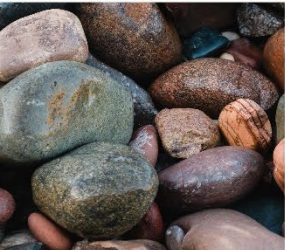
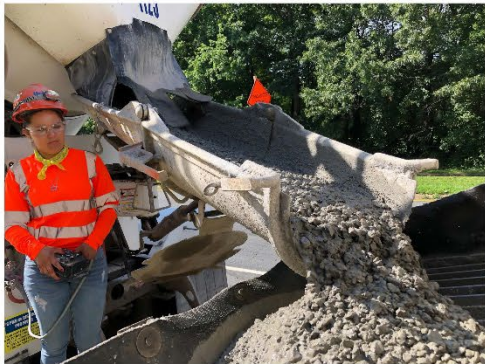
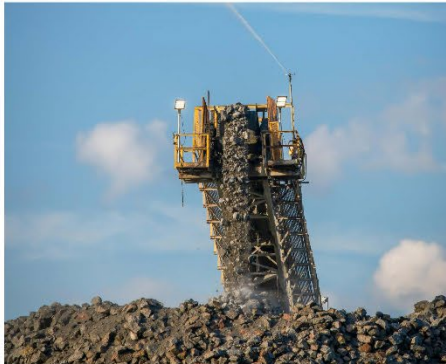


WELCOME

Vulcan
Materials Company
Green Valley Site

CONSTRUCTION AGGREGATES

Drive our economy.



**How much
do we need?**

38,000 tons
builds one lane-mile of a
four-lane interstate highway

400 tons
builds the
average home

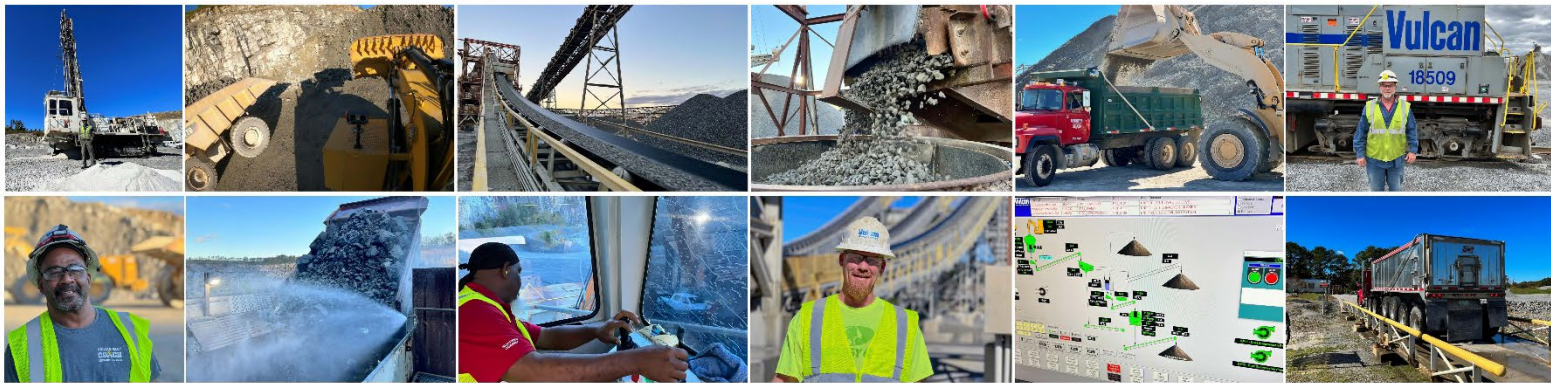
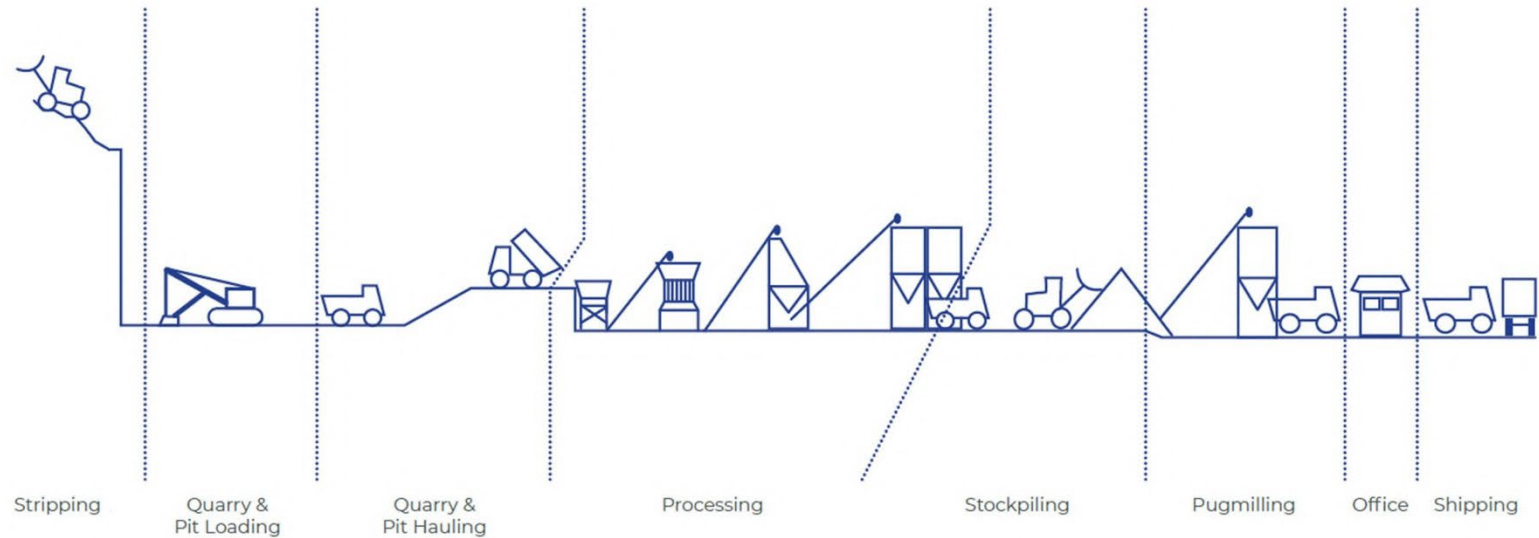
80%
amount of aggregate
in concrete

94%
amount of aggregate
in asphalt pavement

PRODUCTS

Vulcan
Materials Company
Green Valley Site

WE MAKE BIG ROCKS INTO SMALL ROCKS

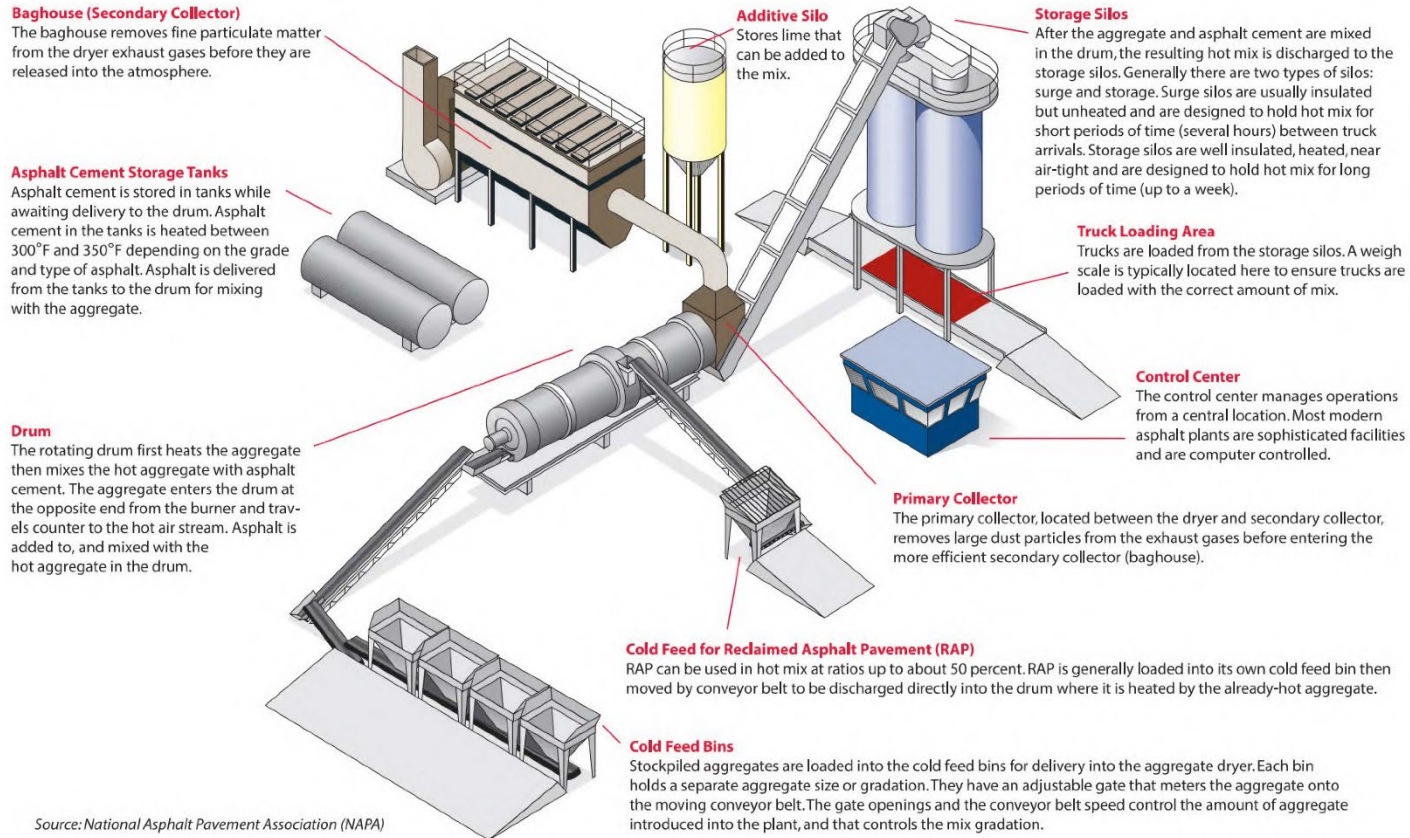


OPERATIONS

Vulcan
Materials Company
Green Valley Site

HOW IT WORKS

Hot Mix Asphalt (HMA) Plant



Source: National Asphalt Pavement Association (NAPA)

OPERATIONS

Vulcan
Materials Company
Green Valley Site

HOW IT WORKS

Ready-Mix Concrete (RMC) Plant

Concrete Ingredients



Coarse Aggregates



Fine Aggregates



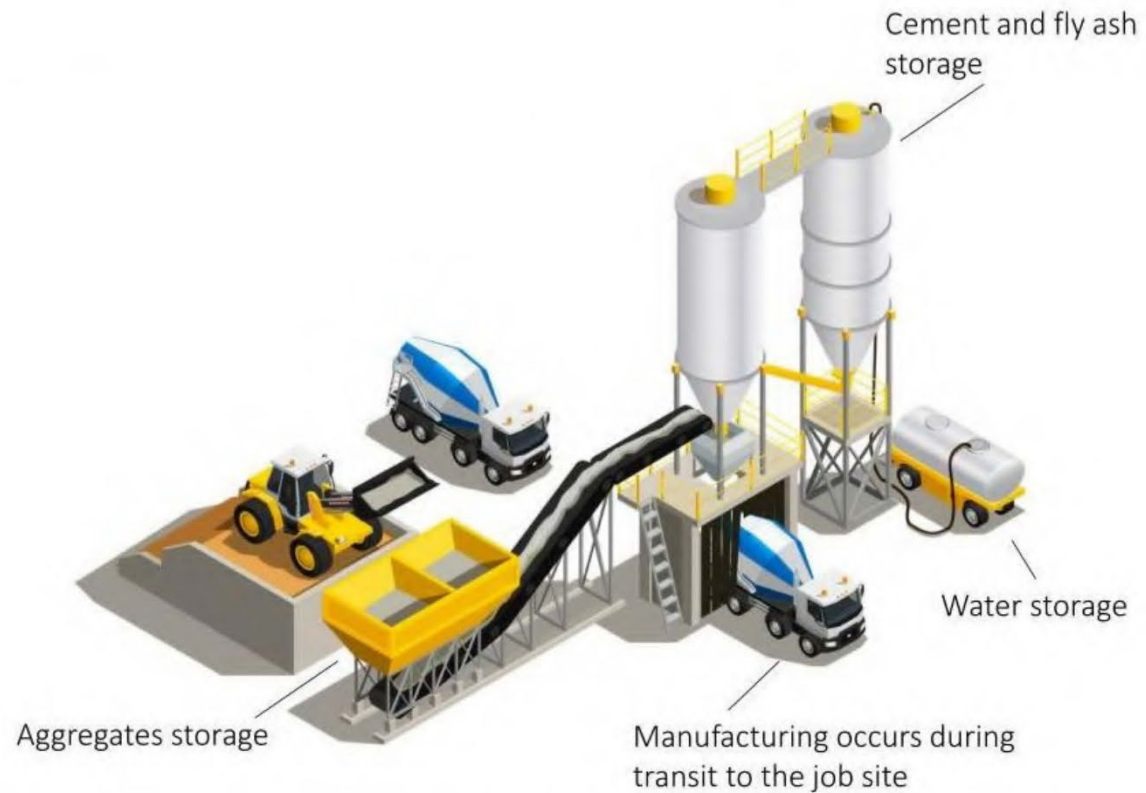
Cement



Water



Admixtures



OPERATIONS

Vulcan
Materials Company
Green Valley Site

GENERAL OPERATIONS

Mitigation Measures & On-Site Infrastructure

Mitigation Measures

- All traffic will enter/exit from the main access road off South Old Nogales Highway
- On-site mobile equipment equipped with alternative back-up alarms to reduce audible impacts
- Customer truck roads will be paved and include rumble gates to prevent track out onto local roads
- Water truck used to water on-site roads and stockpiles
- On-site paved roads and entrance/exit points swept with a street sweeper
- Conveyors, crushers, and fixed plant equipment will be equipped with mounted spray bars
- Hot-mix asphalt plant will be equipped with a baghouse to collect dust during operation
- Site will meet or exceed all necessary standards to mitigate for air, noise, water, ground, and light pollution

On-Site Infrastructure

- The site has all water, electric, roadway, and other public infrastructure required to operate the current and proposed plants



OPERATIONS

Vulcan
Materials Company
Green Valley Site

EXISTING SITE FEATURES

GENERAL NOTES

JURISDICTION: TOWN OF SAHARITA
 PARCEL APN: 30967002H
 GENERAL PLAN LAND USE: RESOURCE INDUSTRIAL
 EXISTING ZONE: RH
 PARCEL SIZE: 129.58 AC

PROJECT DESCRIPTION

- EXISTING CONDITIONS: THE PROJECT SITE FEATURES AN OPEN PIT MINE FOR SAND AND GRAVEL EXTRACTION. THE SITE IS SURROUNDED ON ALL SIDES BY AN EARTHEN SCREEN BERM. ALL AREAS HAVE BEEN DISTURBED. VEHICULAR ROUTES ARE UNPAVED.
- VIEWS: VIEW FROM OFF PROPERTY SEE VERY LITTLE OF THE SITE, DUE TO THE PERIMETER EARTHEN BERM.
- WASHES / DRAINAGE / RIPARIAN HABITAT: THE PROPERTY IS SURROUNDED BY WASHES, WHICH ARE DIVERTED ALONG THE PERIMETER BERM AND DO NOT FLOW THROUGH THE SITE. PIMA COUNTY XEROPARLAN HABITAT (CLASSIFICATION IRA B AND B) IS MAPPED ON THE SITE. FULL RIPARIAN HABITAT EXTENTS TO BE DETERMINED THROUGH FIELD VERIFICATION.
- ACCESS: SITE INGRESS/EGRESS OCCURS AT THE MIDPOINT OF THE PROJECT SITE ALONG OLD NOGALES HIGHWAY. THIS VEHICULAR ACCESS POINT CROSSES THE UNION PACIFIC RAIL LINE.
- OPERATIONS: THIS PROPERTY FUNCTIONS AS A SAND AND GRAVEL OPERATION (INCLUDING ASPHALT PLANT). MOST EQUIPMENT AND STRUCTURES ASSOCIATED WITH THESE OPERATIONS ARE FLEXIBLE AND WILL RELOCATE THROUGHOUT THE SITE AS CONDITIONS CHANGE.
- GRADING: THE ENTIRETY OF THE SITE HAS BEEN GRADED FOR EXTRACTION PURPOSES. DEFUNCT PONDS ARE LOCATED ALONG THE WESTERN BOUNDARY OF THE SITE. PERIMETER BERM EXTENDS ALONG ALL BOUNDARIES. MOST OF THE SITE COMPRISES EXTRACTION PITS. CURRENTLY THE DEEPEST PIT IS APPROXIMATELY 67' BELOW THE TOP OF THE ADJACENT PERIMETER SCREEN BERM.
- PERMANENT STRUCTURES INCLUDE: NONE. ALL STRUCTURES (I.E. EMPLOYEE LAB, RMC PLANT, ETC.) ARE PORTABLE AND MAY MOVE WITHIN THE SUBJECT PROPERTY ACCORDING TO MINING AND ASPHALT ACTIVITIES.

STRUCTURES (PORTABLE EQUIPMENT)

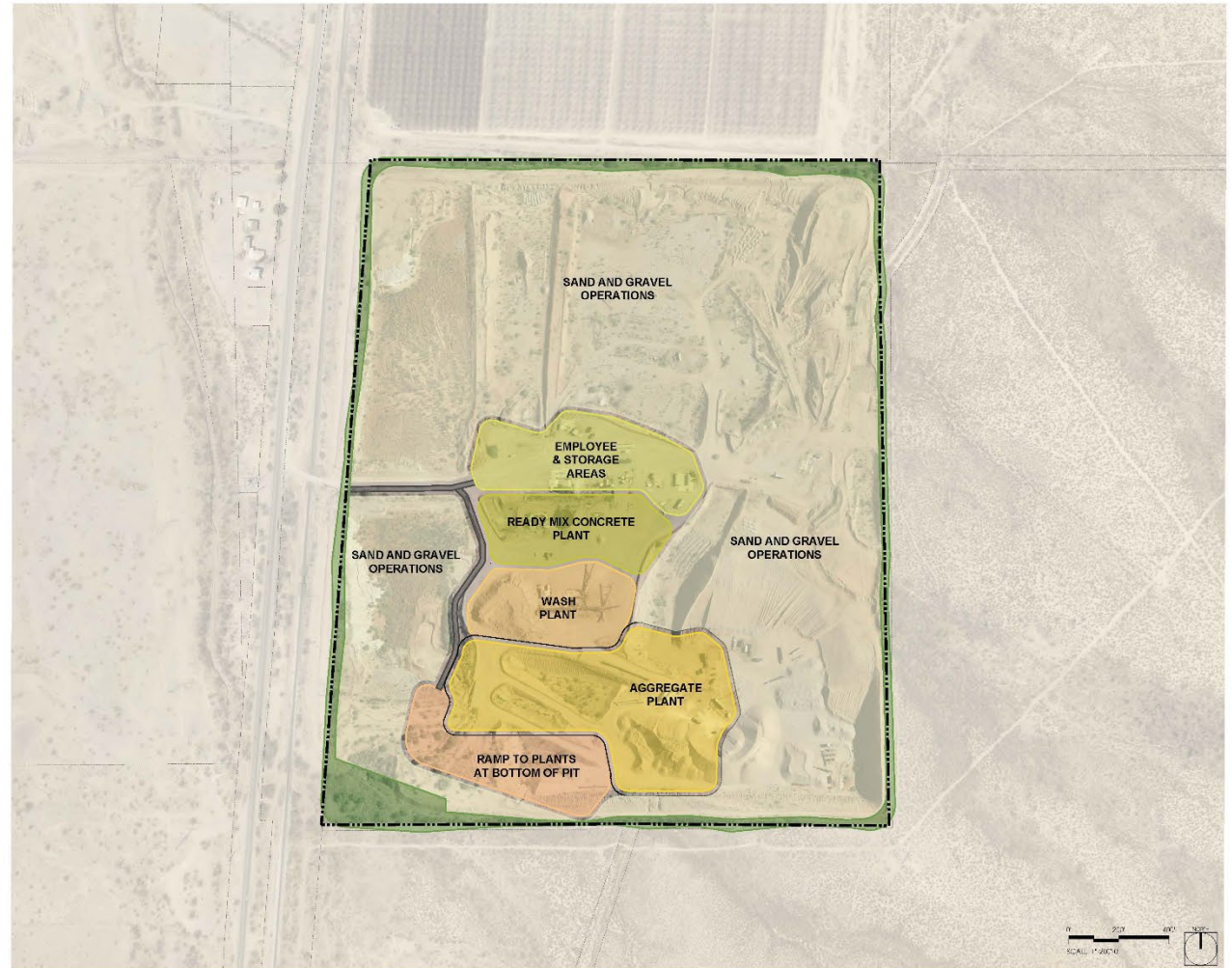
AGGREGATE (AGG) PLANT
 WASH PLANT
 READY MIX CONCRETE (RMC) PLANT
 EMPLOYEE LAB STORAGE
 WATER STORAGE

SIGNIFICANT FEATURES

- PERIMETER SCREEN BERM ON ALL PROPERTY BOUNDARIES
- DEFUNCT PONDS ALONG WESTERN BOUNDARY
- SAND AND GRAVEL PIT THROUGHOUT (APPROX 67' DEPTH AT DEEPEST POINT, PRESENTLY)
- HISTORICAL OLD NOGALES HIGHWAY ONCE RAN THROUGH THE SUBJECT PROPERTY, BUT NOW RUNS ALONG THE WEST SIDE OF THE PROPERTY. BOUNDARIES OF THE OLD NOGALES HIGHWAY DELINEATE WHERE IT ONCE RESIDED.

LEGEND

- READY MIX CONCRETE (RMC) PLANT
- WASH PLANT
- AGGREGATE (AGG) PLANT
- RAMP TO PLANTS AT BOTTOM OF PIT
- EMPLOYEE / STORAGE
- LANDSCAPE BUFFER
- SAND & GRAVEL OPERATIONS



EXISTING SITE FEATURES

Vulcan
 Materials Company
 Green Valley Site

PROPOSED SITE FEATURES

GENERAL NOTES

JURISDICTION: TOWN OF SAHARITA
PARCEL APN: 30967002H
GENERAL PLAN LAND USE: RESOURCE INDUSTRIAL
EXISTING ZONE: RH
PARCEL SIZE: 129.58 AC

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- EXISTING CONDITIONS: THE PROJECT SITE FEATURES AN OPEN PIT MINE FOR SAND AND GRAVEL EXTRACTION. THE SITE IS SURROUNDED ON ALL SIDES BY AN EARTHEN SCREEN BERM. ALL AREAS HAVE BEEN DISTURBED. VEHICULAR ROUTES ARE UNPAVED.
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- ACCESS: SITE ACCESS OCCURS AT THE MIDPOINT OF THE PROJECT SITE ALONG OLD NOGALES HIGHWAY. THIS VEHICULAR ACCESS POINT CROSSES THE UNION PACIFIC RAIL LINE.
- OPERATIONS: THIS PROPERTY FUNCTIONS AS A SAND AND GRAVEL OPERATION (INCLUDING ASPHALT PLANT). MOST EQUIPMENT AND STRUCTURES ASSOCIATED WITH THESE OPERATIONS ARE FLEXIBLE AND WILL RELOCATE THROUGHOUT THE SITE AS CONDITIONS CHANGE.
- GRADING: MOST OF THE SITE COMPRESES EXTRACTION PITS.
- PERMANENT STRUCTURES INCLUDE: NONE.

STRUCTURES (PORTABLE EQUIPMENT)

AGGREGATE (AGG) PLANT
WASH PLANT
READY MIX CONCRETE (RMC) PLANT
HOT MIX ASPHALT (HMA) PLANT
EMPLOYEE LAB STORAGE
WATER STORAGE

PARKING

TOTAL PROVIDED PARKING: 17 SPACES

SIGNIFICANT FEATURES

- PERIMETER SCREEN BERM ON ALL PROPERTY BOUNDARIES
- DISTINCT POND(S) ALONG WESTERN BOUNDARY
- SAND AND GRAVEL PIT THROUGHOUT (APPROX 67' DEPTH AT DEEPEST POINT, PRESENTLY)
- HISTORICAL OLD NOGALES HIGHWAY ONCE RAN THROUGH THE SUBJECT PROPERTY, BUT NOW RUNS ALONG THE WEST SIDE OF THE PROPERTY.

RECREATION AREA NOTES

THIS PROJECT DOES NOT REQUIRE RECREATION AREA

LANDSCAPE BUFFERYARD NOTES

REQUIRED BUFFERYARD AND SCREEN (OLD NOGALES HWY): 10' MIN. BUFFERYARD AND PARKING SCREEN
REQUIRED BUFFERYARD AND SCREEN (NORTHERN BOUNDARY): NONE
REQUIRED BUFFERYARD (EASTERN BOUNDARY): NONE
REQUIRED BUFFERYARD (SOUTHERN BOUNDARY): NONE

PROVIDED BUFFERYARD AND SCREEN (OLD NOGALES HWY): 10' MIN. BUFFERYARD AND EXISTING BERM.
PROVIDED BUFFERYARD AND SCREEN (NORTHERN BOUNDARY): EXISTING BERM.
PROVIDED BUFFERYARD (EASTERN BOUNDARY): EXISTING BERM.
PROVIDED BUFFERYARD (SOUTHERN BOUNDARY): EXISTING BERM.

LEGEND

- READY MIX CONCRETE (RMC) PLANT
- WASH PLANT
- AGGREGATE (AGG) PLANT
- HOT MIX ASPHALT (HMA) PLANT
- RAMP TO PLANTS AT BOTTOM OF PIT
- EMPLOYEE / STORAGE
- LANDSCAPE BUFFER
- SAND & GRAVEL OPERATIONS



PROPOSED SITE FEATURES

Vulcan
Materials Company
Green Valley Site

PROTECTING OUR PEOPLE & COMMUNITY

Safety guides us in everything we do.

Our commitments

- Prioritizing a safe work culture by recruiting and hiring people who are as committed to safety as we are
- In 2021, we achieved an MSHA/OSHA safety record of 1.01
- More than 94% of our facilities had no lost-time injuries or fatalities in 2021
- MSHA Citation Rate: consistently lower than the Industry



Safety is a core tenet of Vulcan's culture.

We strive to ensure a safe and healthy workplace that also promotes the well-being of our employees, contractors and communities. Our entire organization is committed to ensuring that our people return home as healthy and safe as when they left for work.

Our safety goal is zero accidents and injuries.

SAFETY & HEALTH

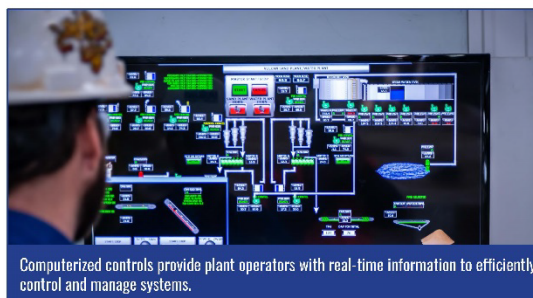
Vulcan
Materials Company
Green Valley Site

SERVING THE ENVIRONMENT RESPONSIBLY

Stewards of water, land and wildlife.

Our commitments

- Meets or exceeds local, state and federal requirements
- Preserving and protecting local water resources by recycling water, managing stormwater and utilizing effective dust-control measures
- Vegetated berms and buffer areas surround the site
- Partnering with organizations that share our environmental commitment including Friends of Madera Canyon



We believe responsible, sustainable operations benefit our communities and drive long-term results.

As an industry leader, we meet and strive to exceed environmental regulations. Sustainability for us means going beyond compliance: streamlining operations, improving efficiencies, deploying new technologies and exploring alternative energy sources.

We continue to make progress on reducing our carbon footprint, increasing our energy efficiency, measuring water use, reducing waste and managing our land with biodiversity in mind.

It's the right thing to do for society, for our business and our stakeholders.



70%
Mining Sites That Recycle
Water (estimated)
2020



-90%
Mobile Equipment Emissions
Reduction - Tier 4 vs. Tier 0 Engine



~6,300+
Acres in Mitigation Banks
& Conservation Easements
2020

ENVIRONMENT

Vulcan
Materials Company
Green Valley Site

STRENGTHENING OUR COMMUNITY

Good neighbors in Pima County.

Throughout our history as a public company, we have been guided by a fundamental belief that we will do well as a company by doing good – for our own people and for the communities where we operate.

This philosophy has been instrumental in our continuing growth and prosperity across our operations.

Our stewardship begins with people, continues with our land and extends outward. We believe that it is essential that we always serve as good citizens who are engaged with our neighbors and the communities in which we operate.



Partnered with Friends of Madera Canyon and other local organizations to restore an eroded slope.



We support the Sahuarita Police Department and the Sahuarita Unified School District by helping to fund the SPD Comfort Dog, Smiley.

Our commitments

- Supporting local community and civic groups including Desert Club Kiwanis and Friends of Madera Canyon
- Maintaining education partnerships to foster student learning including Sahuarita and Vail Unified School Districts
- Supporting first responders including Sahuarita Police Department
- Partnering with organizations that assist members of the community that are hungry including Greater Vail Community ReSources

COMMUNITY

Vulcan
Materials Company
Green Valley Site