

GV News Stories

Vulcan proposes asphalt plant near Quail Creek (Feb 25):

https://www.gvnews.com/news/vulcan-proposes-asphalt-plant-near-quail-creek/article_ad8d7a64-b4a1-11ed-80b1-e30883d46a7e.html

Quail Creek Residents say asphalt plant 'not consistent' with vision for town (Mar 14):

https://www.gvnews.com/news/quail-creek-residents-say-asphalt-plant-not-consistent-with-vision-for-town/article_e8419242-c29a-11ed-b8a0-830e2e2d89a1.html

Asphalt plant (Mar 17) in Opinions:

https://www.gvnews.com/opinion/asphalt-plant/article_094d4486-c516-11ed-9c81-bb98c1309bf1.html

NIMBY approach (Mar 21):

https://www.gvnews.com/opinion/nimby-approach/article_e12810a6-c83c-11ed-a09f-d7113bca96ca.html/?utm_medium=internal&utm_source=readerShare&utm_campaign=bButton

Vulcan's Marana operation: Company vows to work with local residents on concerns (Mar 21):

https://www.gvnews.com/news/vulcans-marana-operation-company-vows-to-work-with-local-residents-on-concerns/article_644a9a2c-c83c-11ed-a813-53da821522fa.html

David Wolf Opinion submitted to GV News on 3/22/2023:

In response to Bob Simmons (Mar 17) opinion, I respectfully ask you to educate yourself about the issue. Of course we need asphalt. However, zoning from decades ago did not preclude the Town of Sahuarita from continuing to allow residential development to the point where industrial and residential now encroach on each other. There are real traffic, safety and health issues associated with living near this asphalt plant. The Town of Sahuarita has boxed itself into a corner. Best case they will look for a practical solution rather than pushing the problem down the line. And this is not a Quail Creek issue. This is a Sahuarita and Green Valley issue. All of you, including your children, will be impacted by the town council's decision. These facts are easily obtained for anyone that is willing to do the research.

Posted on GV News NABUR Site: <https://gvnews.nabur.org/post/641b50acf7027d9ee5178e6a>.



David Wolf
just now



I found the words of Jack Bonnickson of Vulcan Materials to be empty and misleading. It is easy to search for articles on Vulcan Materials and the controversy from nearby homeowners. The Arizona Republic ran an article in 2018 about a Mesa neighborhood nearby a Vulcan Materials asphalt plant. Complaints to the Maricopa County Air Quality Dept were plentiful. The neighbors formed a social media group about community health, with frequent posts about how bad the asphalt smells on a given day. Burning eyes, chronic coughs and seemingly healthy pets are inexplicably sick.

Jack Bonnickson was quoted by the GV News "We encourage people that may be living, working or playing nearby to stay engaged with us." Yet Vulcan sought out Mary Glen Hatcher, a reporter at the GV News, to invite her to join the tour of the Marana Plant, without reaching out to a very vocal public at all. In fact, when I asked Mary Glen Hatcher for Mr. Bonnickson's contact information, she declined and instead directed me to a community engagement person stationed in San Diego.

Vulcan Materials only bottom line is profit. I do not have any evidence that they are interested in spending any time with our community. I look forward to being proven wrong.

Email sent on 03/02/2023:

----- Forwarded message -----

From: David Wolf <dave@wolfffamily.us>
Date: Mar 2, 2023 at 9:39:25 AM
Subject: More on the proposed asphalt plant in the town of Sahuarita
To: kmurphy@gvnews.com

Hello Kevin,

John O'Rourke has been keeping me up-to-date on his actions to mitigate the asphalt plant proposal. I am also working towards that end along with several other Quail Creek residents.

I have created a Google doc to track our efforts. The main page is here:

<https://docs.google.com/document/d/1oTTIV4jGk331oyUmJujqBcT2uCnCroEsHaX6ar5q7NM/edit>.

I plan to keep this site current as we continue to contact school districts, housing communities, GVPC, elected officials and the Union Pacific Railroad.

Yesterday I met with the Town of Sahuarita Planning & Zoning department to better understand the process and timing of the application from Vulcan Materials Co. A copy of the full application is now posted on the Town of Sahuarita website. Here are notes relating to the Planning & Zoning dept.:

<https://docs.google.com/document/d/1n-rdwOZQoyfM8-z8ohRfpwtwrBn3TnDr-tkY46-pQ4M/edit#>.

Best regards,

David Wolf
Quail Creek - Town of Sahuarita
1372 E Quartzite Way, Green Valley, AZ 85614
Cell: 206-224-5000
dave@wolfffamily.us

----- Forwarded message -----

From: David Wolf <dave@wolfffamily.us>
Date: Mar 2, 2023 at 9:23:17 PM
Subject: Town of Sahuarita and Vulcan Materials Co. Permit Application for a new Hot Mix Asphalt Plant
To: mhatcher@gvnews.com

Hello Ms. Hatcher,

My name is David Wolf. I am a resident of Quail Creek in the Town of Sahuarita. I am writing to ensure that you are aware of our community activities relating to the Vulcan Materials Company permit application for the hot mix asphalt plant. John O'Rourke has been keeping me up-to-date on his actions to mitigate the asphalt plant proposal. I am also working towards that end along with several other Quail Creek residents. Yesterday I met with the Town of Sahuarita Planning & Zoning department to better understand the process and timing of the application from Vulcan Materials Co. A copy of the full application is now posted on the Town of Sahuarita website.

Below is the summary that I am sharing with the media, school districts, nearby housing communities, GVPC, elected officials and the Union Pacific Railroad. Also, I have created a Google doc to track our efforts. The main page is here:

<https://docs.google.com/document/d/1oTTIV4jGk331oyUmJuigBcT2uCnCroEsHaX6ar5q7NM/edit>.

Sahuarita is home to over 35,000 residents. It is a fast-growing residential community with some manufacturing in the area. More demographic details are [available here](#). Quail Creek has over 2,200 homes and almost 4,000 residents. The developer plans to double the size of this Sahuarita community in the coming years.

Approximately 1/2-mile north of Quail Creek is the Vulcan Materials Co. concrete and aggregate facility. It has co-existed with the residential communities in this area for years. This includes a nearby soccer field and playground. The Old Nogales Highway is the sole corridor for school bus traffic, numerous bicyclists, auto traffic as well as construction and the concrete facility traffic. This rural highway has narrow shoulders and only one lane in each direction. In addition, the Union Pacific Railroad track runs parallel to the 2-lane highway, and all truck traffic coming and going from the concrete plant must cross the railroad tracks.

On February 20, 2023, the Vulcan Materials Company submitted a permit application to the Planning and Zoning Division of the Town of Sahuarita to operate a hot mixed asphalt (HMA) plant. Asphalt production has very different qualities than a standard concrete and aggregate facility. The proposed HMA plant is to be located approximately 1/2-mile north of Quail Creek. Many residents of the Town of Sahuarita are deeply concerned about the planned increase of truck traffic on Old Nogales Hwy, believing that it will create a safety and traffic congestion issue. In addition, the odor and particulates could be a quality of life and health concern for residents living in the vicinity.

Sahuarita residents are urging the Town Council to ensure that qualifications and strict limits be placed on any permit approval in order to ensure that traffic and community health guidelines are measurable and enforceable - should the permit be approved. Better yet, an alternate location may best serve the applicant and our community.

Vulcan Materials Company recently shared FAQ's with the community for their proposed "Green Valley Site" that resides within the limits of the Town of Sahuarita.

FAQ's: [Vulcan Materials Co.](#)

Here's what the Vulcan FAQs say about truck 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."

Please Note: 300 trucks per day is 28.6 trucks per hour in a 10-1/2 hour daily operation as stated in the FAQs. Or a truck either entering or exiting the facility every 1-minute between 5:00am and 3:30pm. This corridor is already filled with cars and trucks accessing and bypassing this thriving residential area. The additional truck traffic planned as part of this permit represents a dramatic increase and should be examined carefully.

Here's what the Vulcan FAQs say about odor:

"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."

Please Note: Quail Creek begins 0.55 miles from the site. Although prevailing winds are to the north, plenty of wind will head south towards Quail Creek as well. (Reference wcc.nrcs.usda.gov.) Odor and particulates are likely to be a recurring issue in our community.

Again, many Sahuarita residents urge the Town Council to ensure that qualifications and strict limits be placed on any permit approval in order to ensure that traffic and community health guidelines are measurable and enforceable - should the permit be approved. Better yet, an alternate location may best serve the applicant and our community.

The Quail Creek Property Owners Association has requested that Vulcan Materials Co. come onsite to meet with the local residents. To-date they have not received a reply. Meanwhile, I am working with other residents to ensure that others are aware of the issue, including the Green Valley Pecan Company, the Continental School District, the Sahuarita Unified Schools, Robson Communities, LLC, Union Pacific Railroad, state representatives, and the nearby communities of Madera Highlands, Stone House and La Posada. We recently met with the Town of Sahuarita Planning & Zoning Department to better understand the application process and timing. It is likely that the application will go in front of the Sahuarita Town Council in April or May of this year.

More information is available on the Town of Sahuarita Planning & Zoning website on the 'other' tab: <https://sahuaritaaz.gov/799/Planning-Projects>.

[Copy of Vulcan Materials Co. Application for Permit to the Town of Sahuarita](#)

Best regards,

David Wolf

1372 E Quartzite Way, Green Valley, AZ 85614 (Sahuarita)

Cell: 206-224-5000

dave@wolfffamily.us

----- Forwarded message -----

From: Mary Glen Hatcher <mhatcher@gvnews.com>

Date: Mar 3, 2023 at 10:05:20 AM

Subject: Re: Town of Sahuarita and Vulcan Materials Co. Permit Application for a new Hot Mix Asphalt Plant

To: David Wolf <dave@wolfffamily.us>

Thanks for sharing this information with us, David!

I'm currently working on an update story that will share a bit about QC POA's special announcement, and what they're now asking residents to do. We'll be tracking the permit as it moves through this process.

Please keep me in the loop of any upcoming public forums or events with Robson, Vulcan or the broader community – would love to attend. Thanks again!