

**From:** [Dave Rath](#)  
**To:** [Jose Macias](#)  
**Cc:** [David Nuttall](#); [Tesla Caperton](#); [David DeLong](#)  
**Subject:** Zoning Public Meeting  
**Date:** Friday, August 1, 2025 2:29:19 PM  
**Attachments:** [20250801134527.pdf](#)

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**External Sender** - From: (Dave Rath <[drath@swcp.us](mailto:drath@swcp.us)>)

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Mr. Macias,

I am writing on behalf of Southwest Concrete Paving Co., owner of the property at 12313 W. Alice Avenue in El Mirage since January of 2019. We own the property both here and at 8686 North El Mirage Road, using it as a joint facility to operate our concrete paving business from. I was surprised to have been handed the attached notice of public meeting document regarding a potential conditional use permit for an asphalt plant to operate directly across the street from our property on Alice Avenue. The purpose of this email is to express our strong opposition to the conditional use permit submitted by LCA Arizona LLC for the construction and operation of a “low carbon” asphalt plant.

Our business, and many others in the area, rely on a safe, clean, and commercially compatible environment to function effectively. The introduction of a heavy industrial operation such as an asphalt plant poses a direct threat to that environment. Our street is not equipped to handle large volumes of truck traffic, and the daily movement of industrial vehicles would create significant safety risks for our employees, neighbors, vendors, and customers who frequent our facility. Of specific concern is the Alice and El Mirage intersection – which is small and not even remotely designed to handle the heavy axle truck traffic or volume that an asphalt plant would bring. The risk of serious accident at that intersection would increase exponentially overnight. The associated noise, odor, and emissions are incompatible with surrounding commercial operations and will degrade the quality of life and working conditions in the area.

This proposal is also in direct conflict with the City’s adopted General Plan, which calls for compatible development, protection of existing employment centers, and infrastructure alignment with the intensity of land use. Alice Avenue lacks the roadway capacity and buffering necessary for this kind of operation, and this use would violate the planning principles the City has committed to uphold. Additionally, the General Plan identifies economic development goals that prioritize attracting quality businesses and preserving the integrity of existing commercial areas. Approving this facility undermines those goals.

Our company made significant investments in this location based on the reasonable expectation that the zoning would remain stable and that incompatible industrial uses would not be introduced

directly adjacent to commercial properties. Since purchasing the property, we have made significant site improvements and facilities upgrades. We keep our premises clean and well-manicured, and quite frankly have been good tenants. Had we known that a project of this nature would be considered, we would not have purchased property or established operations here. We enjoy this neighborhood and recoil at the proposition that has been distributed.

We respectfully urge the Commission to deny this application. The long-term harm to local businesses, safety, and land use integrity far outweighs any benefit the applicant may claim. This type of facility belongs in a designated industrial corridor with appropriate infrastructure—not inserted into a mixed commercial zone at the expense of surrounding stakeholders.

**David J. Rath**  
**Vice President**

***Southwest Concrete Paving***

Office: (623) 516-0013

**Mobile: (602) 550-1514**

Fax: (623) 516-8090

[www.swcp.us](http://www.swcp.us)



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