



Date: July 10, 2025

To: City of El Mirage
Planning and Zoning Division
Development Services Department

Re: TUP250005 LCA of Arizona LLC proposed Low Carbon Asphalt Plant Site
APN 501-45-983E

Project Narrative:

LCA of Arizona LLC, a joint venture between BAG2 (a subsidiary of WSP, Inc.) and LCA of America LLC (a subsidiary of CE Innovations) proposes to set up and operate a low carbon emission asphalt materials production facility at the referenced location.

LCA of Arizona is a forward-thinking asphalt materials company dedicated to advancing sustainable infrastructure solutions. LCA of AZ specializes in producing high RAP (reclaimed asphalt pavement) asphalt using proprietary additives and advanced asphalt plant equipment. By integrating cutting-edge technologies and innovative materials, pavement performance is enhanced while significantly reducing the environmental impact of asphalt production.

All equipment for this project is portable and operates under Maricopa County Air Quality Permit #P0012828

APN 501-45-983E is located on the north side of Alice Ave, west of El Mirage Rd. It falls within the PAD00-08-01 development which is regulated by Master Plan approved on 8/24/2000. This Planned Area Development was approved for mixed use including I-1 and I-2 Industrial and B-3 General Services. The proposed facility generally fits the industrial zone requirements with the addition of a Conditional Use Permit.

The proposed site has terrain that is generally flat and already cleared with crushed asphalt millings plating the entire site. There are 8-foot block walls on the west and east sides of the property. The site is currently vacant.

The proposed operations include production and industrial sale of high RAP (Reclaimed Asphalt Pavement) asphalt using proprietary eco-friendly additives. Key planned activities include:

- Material preparation: Storage and resizing old asphalt.
- Product manufacturing: Three (3) employees will be operating a modified portable 250 TPH drum plant for asphalt mixing and proprietary ingredient integration in a single production shift.
- Sales and distribution: The finished high RAP asphalt product will be sold directly to industrial customers, such as paving contractors, municipalities, and construction firms across the region. Temperature optimized mix (not exceeding 300F) will be loaded into dump trucks onsite for transport to job sites. No overnight hot storage of produced mix will occur on this site.
- Standard Hours of Operation will be 5am to 4pm Monday through Saturday (not including maintenance hours) and will comply with all applicable federal, county and local regulations and ordinances regarding environmental health and safety.



We are proposing that the city grant a Conditional Use Permit (CUP) that would be broken into two phases, a temporary improvement phase and a permanent improvement phase. The temporary improvement phase will allow the business to operate while permanent improvements are accomplished.

- Temporary improvement phase will be accomplished within 3 months of CUP issuance and shall include:
 - Dedicating a 30-foot ROW and an 8-foot PUE along Alice Ave
 - Installing a 16-foot-wide temporary pavement section extension (from centerline to face of curb) along the Alice Avenue frontage. The temporary lane extension with temporary asphalt driveways will be constructed at ABC grade (based on proper structural thickness) and paved at 6" thick on compacted sub-grade. Temporary pavement may be used as ABC when final pavement is placed if the temporary pavement exhibits long term pavement qualities. Temporary drives will be replaced with concrete per city requirements.
 - Two temporary driveways will be added per MAG or City details. A stop sign will be installed at exit driveway. Each driveway will have a minimum throat of 50 feet and will be able to accommodate a WB-67 vehicle without encroaching into the adjacent lane.
 - Temporary lighting will be used throughout the site, including at the entrance.
 - Temporary chain-link fencing will be installed at the north and south properties boundaries with fire access gates located at the southside entrances.
 - Temporary water for daily site use will be connected to an adjacent metered fire-hydrant and stored in a Klein tank.
 - Temporary electricity will be provided by a portable Generator Set until a 3-phase electric service is installed.
 - Installation of a portable 250 TPH drum plant, specialized dosing equipment, and additive mixing systems. The SEB (loadout silo) is 40 feet tall. This specialized equipment is designed to reduce energy use by over 40% and emissions by more than 35% compared to similar facilities. See Maricopa County Air Quality Permit #P0012828 for details.
 - A temporary trash enclosure will be installed to meet the dimensions specified in City Detail EM-113 using temporary privacy fence materials.
 - A portable restroom facility will be placed on-site
 - A portable laboratory / office will be placed on-site
 - A permanent LNG system will be installed inside of a containment system designed by the LNG supplier and will be used in daily operations.
 - The crushed asphalt millings plating the site will be re-constituted with an asphalt rejuvenation treatment and recompact. This cold in-place paving method will provide a strong temporary pavement for daily truck traffic and overall dust control. Proper pavement striping will be added for parking areas and designated travel lanes. Emergency access (fire lane) will be provided by these 26' all weather surface travel lanes.
 - Rumble grates or track-out rock will be placed at the egress location to avoid tracking of dirt onto public roads.
 - The entire site will be bermed and will be used as temporary 100-year storm containment.
- The permanent improvement phase will be accomplished within 12 months of CUP issuance and shall include:
 - Installing a 16-foot-wide permanent pavement section extension (from centerline to face of curb) with vertical curb and gutter, 5-foot-wide attached sidewalk, streetlights,



signing/striping and landscaping/irrigation along the Alice Avenue frontage. Temporary pavement placed at the proper structural thickness may be used as ABC when final pavement is placed if the temporary pavement exhibits long term structural qualities.

- Two permanent concrete driveways will be added per MAG or City details. A stop sign will be installed at exit driveway. Each driveway will have a minimum throat of 50 feet and will be able to accommodate a WB-67 vehicle without encroaching into the adjacent lane.
- Permanent water will be brought on-site from the nearest access point, eliminating the need for the Klein tank.
- Installation of a matching block wall on the north side of the property and a decorative block wall on the south side with fire access gates located at each driveway. This will replace the temporary fencing.
- Landscaping per city requirements will be added between the sidewalk and decorative block wall.
- On-site lighting will comply with all city regulations. Since the site width is only 204 feet, we recommend adding one streetlight between the two driveways.
- A proposed retention basin or underground pipes will be constructed to retain the 100-year storm. The basin or pipes shall be located a minimum of 4 feet away from any structures and shall not be located within any building setbacks, easements, or fire lanes. Since the site is responsible for retaining that drainage from the site and the adjacent half right of way of Alice Avenue along the project frontage, a scupper, inlet, catch basins, etc. will be constructed to route the roadway drainage to the onsite retention area. This will replace the berms.
- Fire lane/emergency all weather access road will be 26 feet wide and designed to handle 75,000 lbs. A Geotechnical Report will be provided for this project, and which will provide a recommended design section for the access road. This will be the same road that daily traffic will use on this site. This will replace the temporary roadway.
- Parking requirements will be based on Calculations per Table P of Section 154.104(G) of the City Code to determine the required number of parking spaces. A breakdown will be provided of all of the required and provided parking spaces for the site including the number of ADA spaces (standard and van accessible). This will replace the temporary parking area.
- A trash enclosure shall be constructed on site per City Detail EM-113.
- Install a permanent 3-phase electrical system. This will eliminate the GenSet.

Traffic impact statement:

LCA of Arizona LLC anticipates an average of 50–80 truck trips per day based on the following:

- Daily production = daily sales, which is anticipated to average 500 tons per day.
- Each truck holds approximately 20 tons which equals 25 loads (trips).
- Raw material requirements = daily production. 25 loads (trips) of raw materials will be needed to replenish inventory.
- Total average trips per day under this forecast are 50. Normal business growth may increase the average number of trips per day but should remain at or below 80 as noted in the mentioned range.
- See attached Traffic Impact Study for more information. This analysis used a maximum of 92 trips per day and supports the proposed CUP as written herein.

Emissions: The plant produces half the emissions of comparable facilities and utilizes renewable-based additives. See Maricopa County Air Quality Permit #P0012828 for details. LNG is used as the burner



fuel at this site, which mitigates smell. Liquid asphalt is reduced by 75% due to low carbon mix technology, which also mitigates asphalt odors.

Noise: Typical for industrial plants, not exceeding local sound ordinances.

Dust control and track out:

The entire property is plated with rejuvenated asphalt millings, which acts as a dust palliative. Track out will be monitored and mitigated if paved surfaces are not sufficient.

Project Timeline and Miscellaneous Details:

Upon review and approval, we aim to complete setup and begin phased operations within Q3 2025. Duration of property use will be dictated by proof of concept.

Notably, the facility will:

- Reuse over 500,000 plastic bottles annually.
- Eliminate the need for over 600,000 barrels of crude oil.
- Reduce carbon output by 3.5 million kg of CO₂ eq. per year, equivalent to removing 1,200+ gasoline vehicles from the road.

Signature

Patrick Weaver

LCA of Arizona LLC

Phone: 623-340-8894

Email: patrick@ceinnovate.com

Signed: Patrick J. Weaver

Date: July 10, 2025

Current Property Phase



Scale: 1" = 20'
 20'

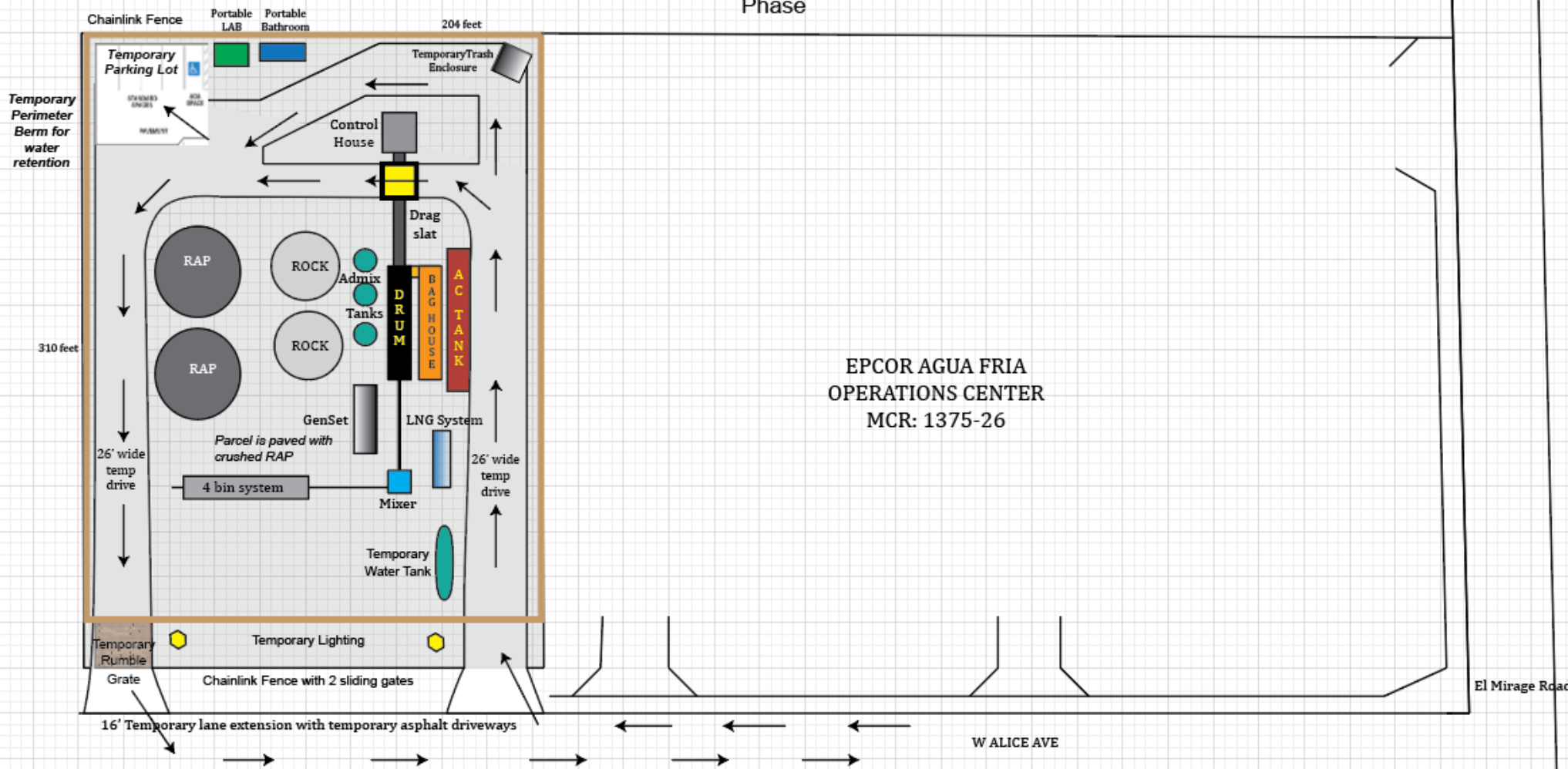
Prepared by: PAT WEAVER LLC,
 consultant for
 LCA of Arizona LLC

Property Owner - Hale Properties LLC
 PO BOX 12140 GLENDALE AZ USA
 85318
 501-45-983E

Legal Description of Property

Lot 5, MINOR LAND DIVISION LOT 3-AVANTI,
 according to the plat of record in the Office of the
 County Recorder of Maricopa County, Arizona
 recorded in Book 1631 of Maps, Page 41.

Temporary Improvement Phase



**EPCOR AGUA FRIA
OPERATIONS CENTER
MCR: 1375-26**

16' Temporary lane extension with temporary asphalt driveways will be constructed at ABC grade and paved at 6" thick on compacted sub-grade. Temporary pavement may be used as ABC when final pavement is placed if the temporary pavement exhibits long term pavement qualities. Temporary drives will be replaced with concrete per city requirements.



Scale: 1" = 20'
20'

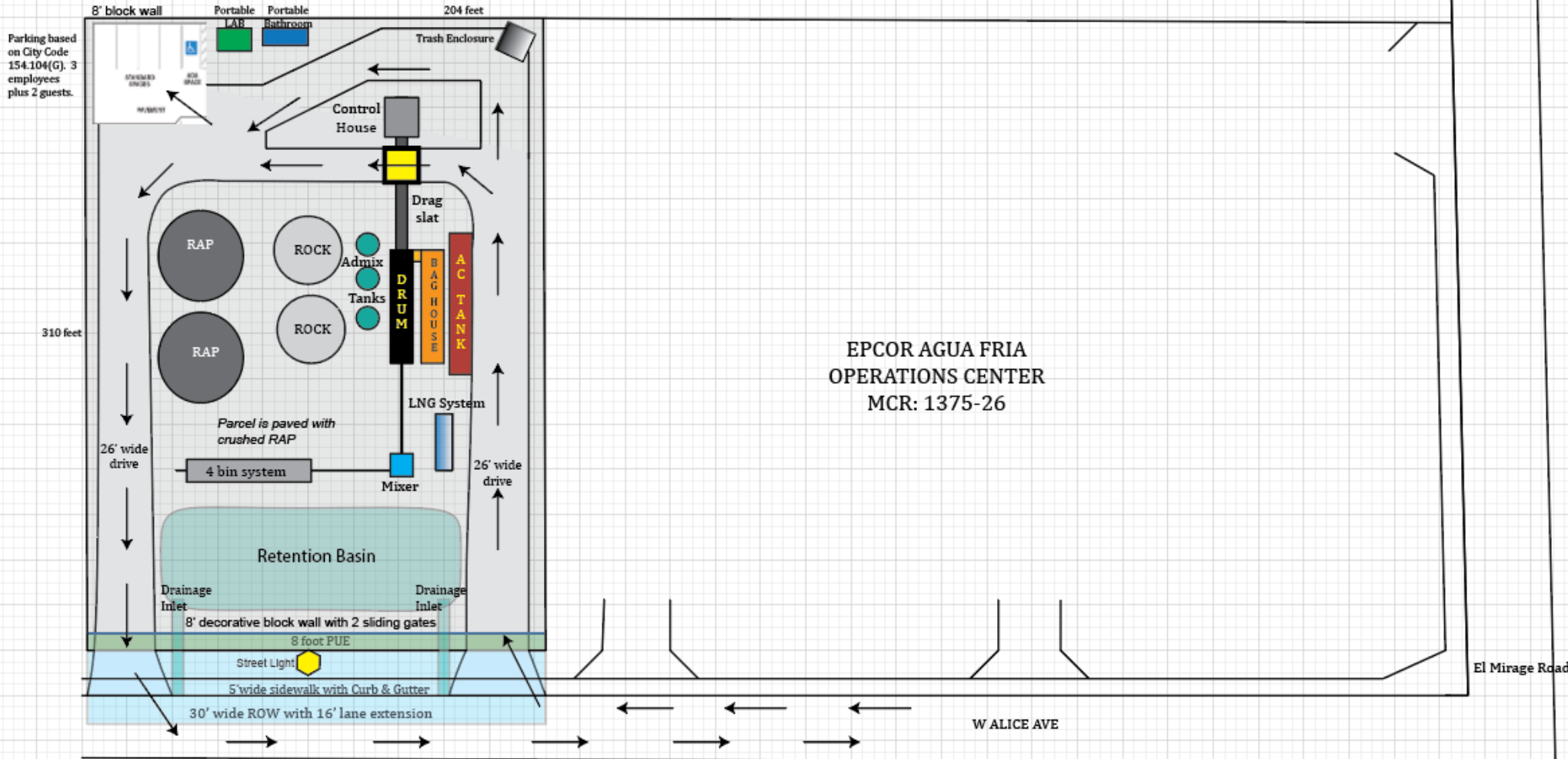
Prepared by: PAT WEAVER LLC,
consultant for
LCA of Arizona LLC

Property Owner - Hale Properties LLC
PO BOX 12140 GLENDALE AZ USA
85318
501-45-983E

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Permanent Improvement
Phase



EPCOR AGUA FRIA
OPERATIONS CENTER
MCR: 1375-26

Legal Description of Property

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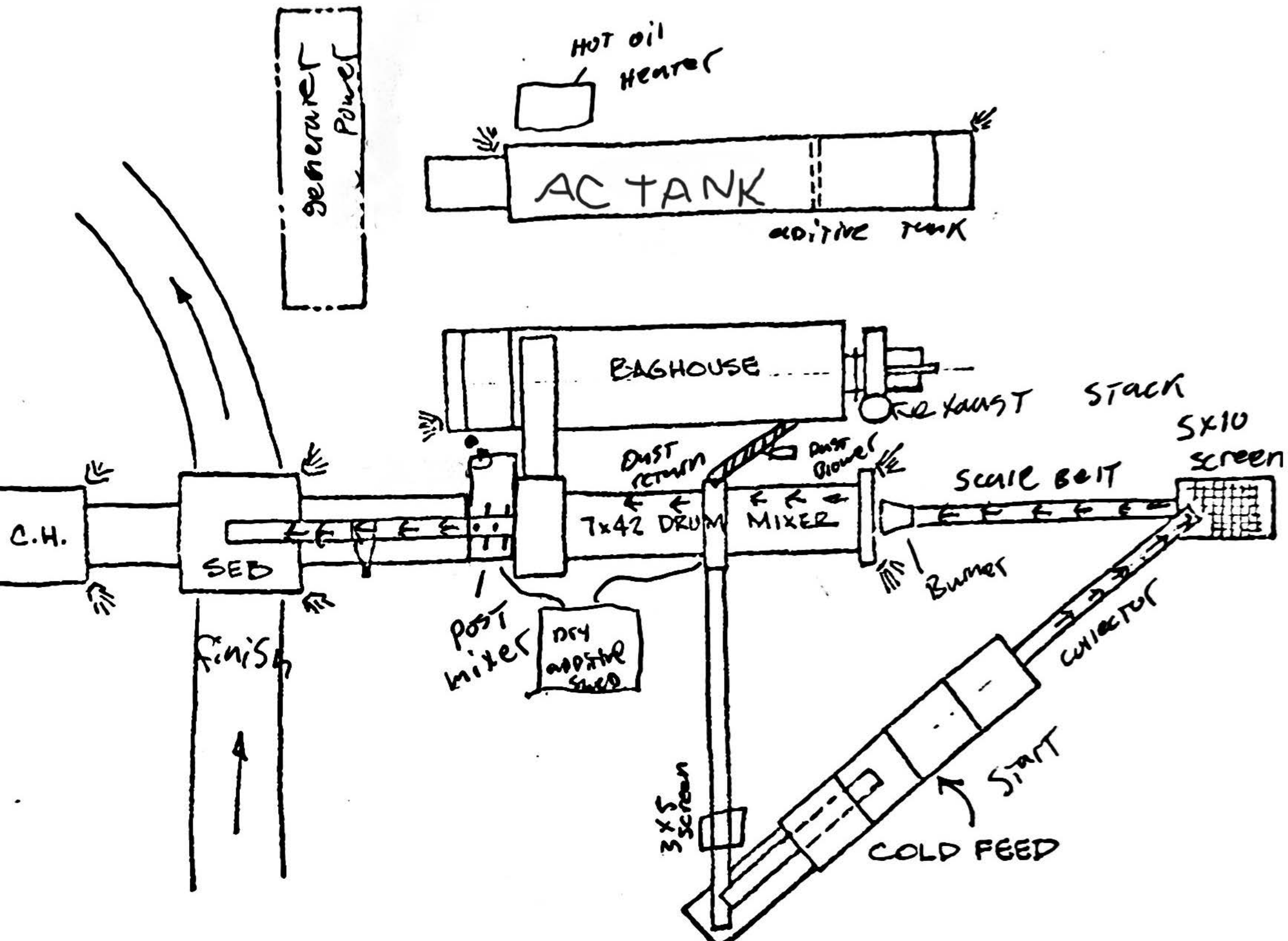


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Property Owner - Hale Properties LLC
PO BOX 12140 GLENDALE AZ USA
85318
501-45-983E







Transportation Impact Study

1. Project Summary

This Transportation Impact Study (TIS) is prepared for LCA of Arizona LLC's proposed asphalt plant located at APN 501-45-983E in El Mirage, Arizona. The plant will operate as a pilot production facility for 18 months and transition to permanent production thereafter. The site is accessed from W. Alice Avenue and will be served by two driveways: one for ingress and one for egress, each capable of accommodating 18-wheel trucks.

2. Site and Operational Details

- Parcel Number: 501-45-983E
- Operator: LCA of Arizona LLC
- Site Access: W. Alice Avenue (2 driveways: ingress and egress)
- Production: 400 to 1000 tons per day
- Operating Hours: 5:00 AM – 4:00 PM, Monday through Saturday
- Employees: 3 per shift
- Duration: 18-month pilot, then full production at same traffic level
- Truck Type: 20-ton capacity, 18-wheelers
- Peak Daily Truck Trips: 92 (including inbound and outbound)

3. Trip Generation Estimate

The asphalt plant is expected to generate 50-80 (with a peak of 92) vehicle trips per day, composed primarily of heavy truck traffic, including deliveries of raw materials and shipments of finished asphalt. The estimate includes the following maximum trips:

- 46 Inbound Material Delivery Trips (23 trucks)
- 46 Outbound Product Delivery Trips (23 trucks)
- 3 Employee Vehicle Trips

Assuming arrival is spread across the operating window, peak hour truck volumes are estimated at ~10-12 trips per hour during the busiest hours (early morning).

4. Roadway Network and Access

W. Alice Avenue is a local collector road serving the industrial corridor in El Mirage. The proposed site has two gated driveways for truck ingress and egress. Each will be designed to accommodate full turning movements of 18-wheel trucks. There are currently no known

truck restrictions in the area. No significant residential or sensitive uses are located adjacent to the site.

5. Site Access and Internal Circulation

Ingress and egress will be separated to minimize conflict points. Trucks will enter through the eastern driveway, proceed through loading/unloading areas, and exit through the western driveway. Employee parking is provided internally and will not conflict with truck paths.

6. Summary and Recommendations

This TIS supports the proposed asphalt production facility based on the estimated 92 (max) daily truck trips and limited staff vehicle movements. No signalization or roadway widening is anticipated. However, the following best practices are recommended:

- Maintain clear signage for truck ingress/egress
- Implement dust and debris controls to prevent off-site track-out
- Monitor site access for potential queuing or sight distance issues during peak morning operations

Prepared by: Pat Weaver LLC | Date: July 03, 2025



Planning & Zoning
Development Services Department
 10000 N. El Mirage Road, El Mirage, Arizona 85335
 623-876-8116; Fax 623-876-4605; TDD 623-933-3258
 www.elmirageaz.gov

Owner/Applicant Authorization

Project Name: LCA of Arizona LLC
 Project Address: Parcel 50145983E
 City: El Mirage, AZ State: _____ Zip: 85335

I hereby designate and authorize the person listed below to act on my behalf, or my corporation, as the applicant in the processing of this zoning application and to furnish on request supplemental information in support, and to bind me, or my corporation, to perform any requirement which may be necessary to procure the zoning application.

I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C Section 1001.

Owner's Authorization

Name: Haile Properties
 Phone: 603-581-3318
 Email: DevonK@jwexcavating.com
 Signature: [Signature] Date: 6/8/25

Applicant's Authorization

Name: Patrick Weaver
 Phone: 623-340-8894
 Email: patrick@ceinnovate.com
 Signature: [Signature] Date: 07/15/2025