

## **Exhibit "A" - Citizen Participation Plan**

### **FujiFilm Expansion ¼ north and ¼ west of NWC Mountain & Pecos Roads Citizen Participation Plan November 2016**

#### **Purpose:**

The purpose of the Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for the following:

1. Combined rezone and site plan approval of approximately 20 acres a quarter of a mile north and a quarter mile west of the northwest corner of Mountain and Pecos Roads from Agricultural (AG) and Heavy Industrial (HI).

By providing opportunities for citizen participation, the applicant will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plan.

#### **Contact Information:**

Those coordinating the Citizen Participation activities are as follows:

Reese L. Anderson  
Pew & Lake, PLC.  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480)461-4670 (office)  
(480)461-4676 (fax)  
Reese.anderson@pewandlake.com

Valerie Claussen  
Pew & Lake, PLC.  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480)461-4670 (office)  
(480)461-4676 (fax)  
vclaussen@pewandlake.com

#### **Actions:**

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities for feedback from surrounding property owners:

1. A neighborhood meeting will be held with property owners, citizens and interested parties to discuss the proposed project. The notification list for the neighborhood meeting includes all property owners within 1000' of the subject property. Additionally, registered neighborhood contacts within 1-mile of the property will also be notified (the registered neighborhood contacts list has been obtained from the City of Mesa Neighborhood Outreach Division). A draft copy of the notification letter for the neighborhood meeting is included with this Citizen Participation Plan.

2. An e-mail distribution list will be collected at the neighborhood meeting in an effort to have continued dialogue with those in attendance at the meeting concerning changes, if any, to the proposed development plans.

**Attached Exhibits:**

- A) List of property owners within 1000' feet of the subject property and registered neighborhood contacts within 1 mile of the property.
- B) Notification Map of surrounding property owners.
- C) Draft Notification letter for the neighborhood meeting.

**Schedule:**

<i>Meeting/Key Milestone</i>	<i>Scheduled Date</i>
Pre-Application Conference	November 7, 2106
Formal Application	November 28, 2016
Neighborhood Meeting	Mid-December 2016 (TBD)
Second Submittal	January 10, 2017
Planning and Zoning Board Hearing	February 22, 2017
City Council Introduction	March 6, 2017
City Council Final Action	March 20, 2017

## Exhibit "B" - Neighborhood Meeting Mailing List

ALLIED WASTE TRANSPORTATION  
INC  
18500 N ALLIED WAY STE 100  
PHOENIX, AZ 85054

ARIZONA STATE OF  
205 SOUTH 17TH AVE  
PHOENIX, AZ 85007

ASPIRE PROPERTIES LLC  
1043 N 47TH AVE  
PHOENIX, AZ 85043

BAWOLEK EDWARD J/SUSAN J TR  
2200 W SAGEBRUSH CT  
CHANDLER, AZ 85224

BRIDGESTONE AMERICAS TIRE  
OPERATIONS LLC  
535 MARRIOTT DR  
NASHVILLE, TN 37214

BRUCE NAEGELI GST EXEMPT  
DECEDENTS TRUST  
9626 N 34TH PL  
PHOENIX, AZ 85028

CACTUS WASTE SYSTEMS LLC  
P O BOX 29246  
PHOENIX, AZ 85038

CHROME INC  
2500 S POWER RD  
MESA, AZ 85209

CRM OF AMERICA HOLDINGS LLC  
1301 DOVE ST SUITE 940  
NEWPORT BEACH, CA 92660

DASIA EQUITIES LLC  
1884 W ASPEN AVE  
GILBERT, AZ 85233

DASIA HOLDINGS LLC  
631 W COMMERCE AVE  
GILBERT, AZ 85233

DAWSON MARTIN L/BARBARA  
SUSAN  
17251 E SHEA BLVD #100  
FOUNTAIN HILLS, AZ 85268

DEMURO EUGENE TR/BALDELLI  
JOSEPH  
100 E HURON ST #3504  
CHICAGO, IL 60611

DEMURO PROPERTIES  
114 MARY ST  
WINNETKA, IL 60093

DEMURO SUSAN A TRUST  
30831 N 56TH ST  
PHOENIX, AZ 85331

DMW PROPERTIES LLC  
PO BOX 1190  
CANBY, OR 97013

EB REZZONICO PROPERTIES LLLP  
PO BOX 42838  
PHOENIX, AZ 85080

FEMCON INC  
2618 W MESQUITE  
CHANDLER, AZ 85224

FRYE SIGNAL BUTTE VENTURES L L  
P O BOX 1988  
TEMPE, AZ 85280

FUJIFILM ELECTRONIC MATERIALS  
USA INC  
80 CIRCUIT DR  
NORTH KINGSTOWN, RI 02852

HANSON LARRY R/PAMELA TR  
PO BOX 440  
ROOSEVELT, AZ 85545

MESA CITY OF  
20 E MAIN ST STE 650  
MESA, AZ 85211

METRIC GROUP LLC  
4008 E PRESIDIO ST  
MESA, AZ 85215

MGC PURE CHEMICALS AMERICA  
INC  
6560 S MOUNTAIN RD  
MESA, AZ 85201

SCHUERMAN MICHAEL G  
2675 W MONTGOMERY DR  
CHANDLER, AZ 85224

SIGNAL BUTTE 10 LLC  
2251 N 32ND ST UNIT 30  
MESA, AZ 85213

SIGNAL BUTTE 20 DJB LLC  
2251 N 32ND ST NO 30  
MESA, AZ 85213

SIGNAL BUTTE 20 LLC  
2251 N 32ND ST NO 30  
MESA, AZ 85213

SIGNAL BUTTE GATEWAY LLC  
2251 N 32ND ST STE 30  
MESA, AZ 85213

STEHLY FAMILY TRUST/LERNER  
FAMILY TRUST/ETAL  
3602 PLUMROSA DR  
SAN DIEGO, CA 92106

STEHLY J/C TR/LERNER FRED/CAROL  
TR/MESA EH I  
3602 PLUMROSA DR  
SAN DIEGO, CA 92106

TRW VEHICLE SAFETY SYSTEMS INC  
11202 E GERMAIN RD  
QUEEN CREEK, AZ 85242

Eastmark  
Suzanne Walden-Wells  
10100 E Ray Rd.  
Mesa, AZ 85212

City of Mesa  
Andrea Alicoate  
PO Box 1466 Unit 250  
Mesa, AZ 85211-1466

City of Mesa  
Matthew Clark  
PO Box 1466 Unit 750  
Mesa, AZ 85211-1466

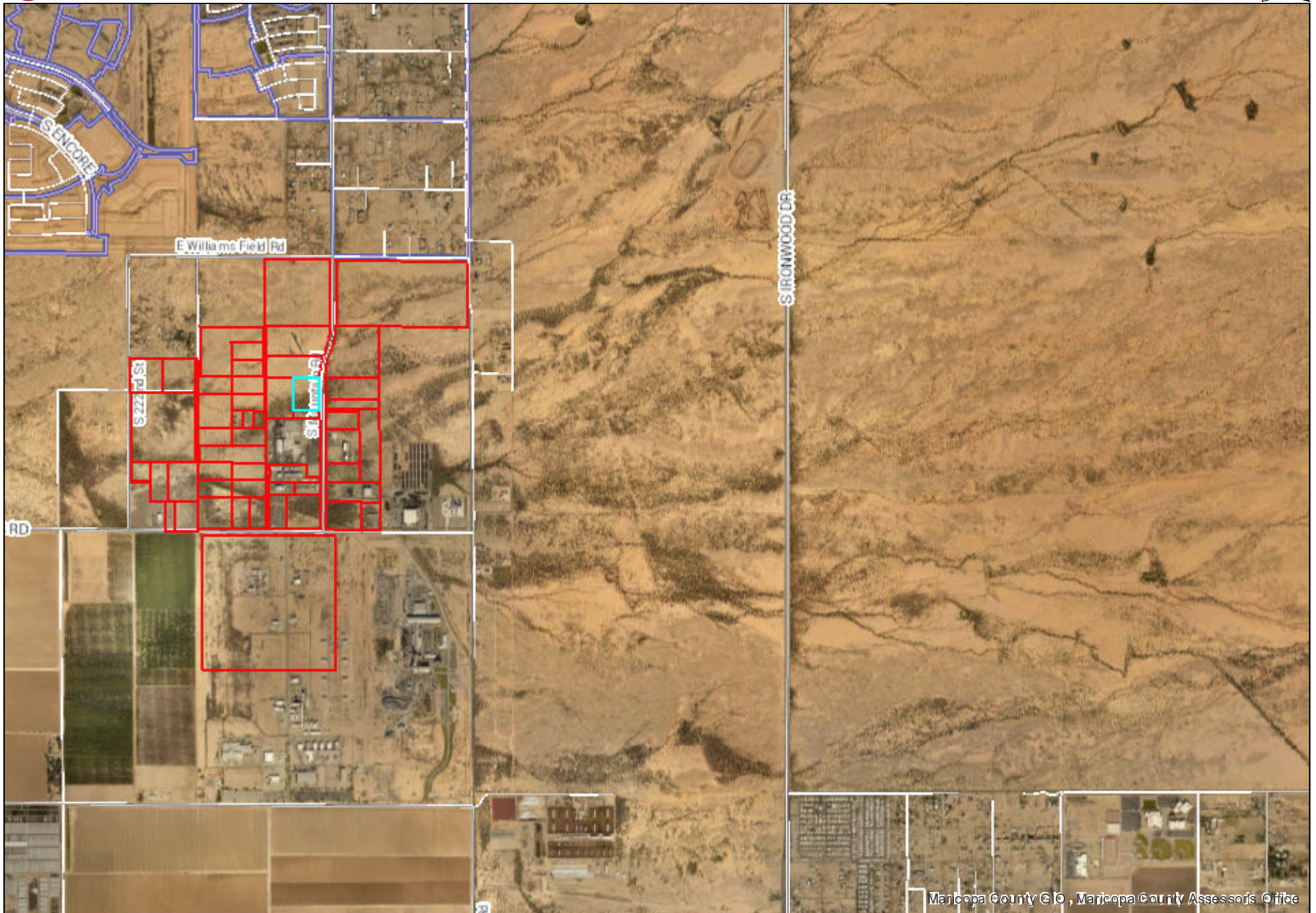
Eastmark Community Alliance, Inc  
7600 E DOUBLETREE RANCH RD  
#300  
SCOTTSDALE, AZ 85258

Desert Valley HOA  
Brown Community management  
7255 E Hampton Ave. #101  
Mesa, AZ 85209

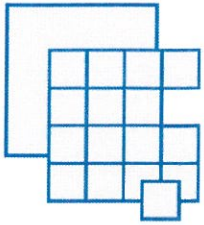
Keighley Place Community Association  
4645 E Cotton Gin Loop  
Phoenix, AZ 85040



## Exhibit "C" - 1,000 Foot Neighborhood Meeting Notification Map







## Exhibit "D" - Neighborhood Meeting Notification Letter

**Pew & Lake, P.L.C.**  
Real Estate and Land Use Attorneys

W. Ralph Pew  
Certified Real Estate Specialist  
Sean B. Lake  
Reese L. Anderson

November 22, 2016

Dear Neighbor:

Together with our client, FujiFilm Electronic Materials, we are pleased to invite you to a neighborhood meeting to receive your comment on our proposal to the City of Mesa for an expansion of our facilities located approximately a quarter of a mile northwest of the northwest corner of Mountain and Pecos Roads. The proposed development site includes Maricopa County Assessor parcel numbers 304-34-019F, -019N and -019P.

Our request to the City of Mesa consists of the following components: (1) a request to rezone the property from Agricultural (AG) to Heavy Industrial (HI) with an Airfield (AF) overlay and (2) site plan approval; and (3) preliminary plat approval. These requests, if approved, will allow for the development of approximately 20 acres immediately to the west of the existing facility, to expand operations allow the construction of new office and warehouse buildings.

A neighborhood meeting has been scheduled to give adjacent property owners in this area an opportunity to meet with the applicant and learn more about the proposed project. If you are aware of any other parties interested in this project, please let them know about it. The details of the meeting are as follows:

**Date: Tuesday, December 13, 2016**

**Time: 6:00 p.m.**

**Place: FujiFilm Electronics  
6550 South Mountain Road  
Mesa, AZ 85212**

If you have any questions regarding this matter prior to the neighborhood meeting, please contact me, or Valerie Claussen, in our office (480) 461-4670. You may also contact Wahid Alam, with the City of Mesa, at (480) 644-4933 or [wahid.alam@mesaaz.gov](mailto:wahid.alam@mesaaz.gov).

Sincerely,

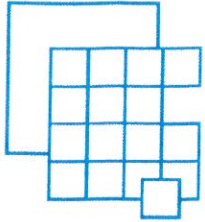
Reese L. Anderson  
PEW & LAKE, PLC







Exhibit "G" Copy of P&Z Meeting Notification Letter & Attachments



Pew & Lake, P.L.C.  
Real Estate and Land Use Attorneys

W. Ralph Pew  
Certified Real Estate Specialist  
Sean B. Lake  
Reese L. Anderson

January 29, 2017

Dear Neighbor:

Pew and Lake, PLC, on behalf of FUJIFILM Electronic Materials, has made a rezoning application to the City of Mesa for a request consisting of the following, and graphically illustrated on the attached exhibit (*color of parcels referenced from exhibit are listed in italics*):

- 1) Rezoning for 24.3 +/- acres, the existing facility (APN 304-34-035C) from GI (CUP-AF) to Heavy Industrial (HI) with an Airfield (AF) and Planned Area Development (PAD) Overlay; (*Property shown in light blue*)
- 2) Rezoning and Site Plan Approval for the 5.82 +/- acres (portions of APNs 304-34-041, 042A and 042B) from HI (AF) to HI (AF-PAD); (*Property shown in green*)
- 3) Rezoning, Site Plan and Preliminary Plat approval for the 20 +/- acres (identified as APNs 304-34-019F, 019N & 019P) from Agricultural (AG) to HI (AF-PAD); (*Property shown in purple*)

This letter is being sent to all property owners within: (i) 500 feet, and (ii) all registered neighborhoods and HOAs within ½ mile of the property, at the request of the Mesa Planning Division. Also enclosed for your review is a copy of the site plan of the project.

This request, **Case No. Z17-002**, is scheduled to be considered by the Mesa Planning and Zoning Board and you are invited to attend this meeting and provide any input you may have regarding this proposal. The details of the meeting are as follows:

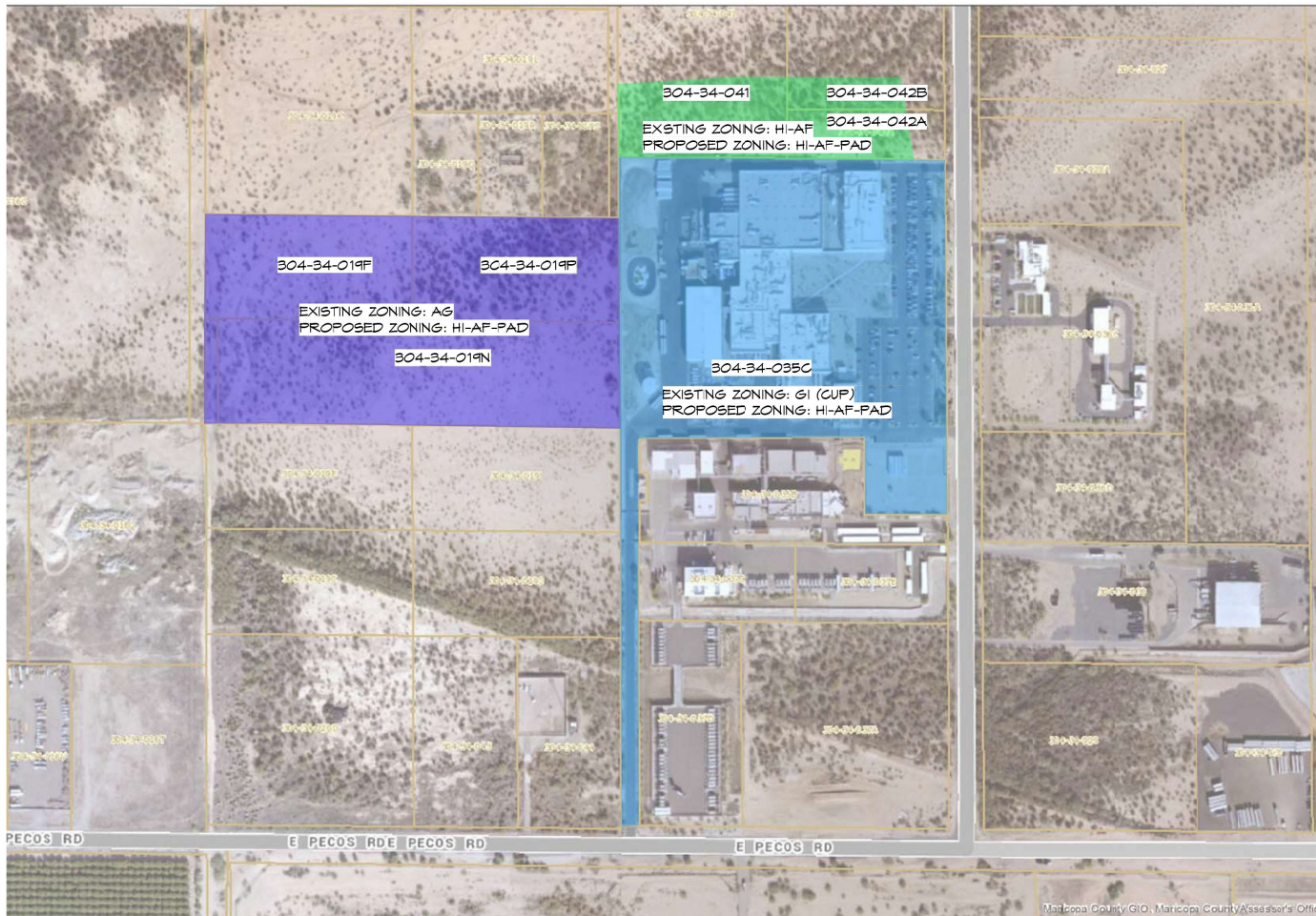
Date: **Wednesday, February 15, 2017**  
Time: **4:00 p.m.**  
Place: **Mesa City Council Chambers**  
**57 East First Street**  
**Mesa, AZ 85201**

If you have any questions regarding the proposal prior to the meeting, please contact me at my office at 480-461-4670. The City of Mesa has assigned this case to Wahid Alam of the Planning Division Staff, who can be reached at (480) 644-4933 should you have any questions regarding the public hearing process.

Sincerely,

  
Reese L. Anderson  
PEW & LAKE, PLC

Attachments



## FUJIFILM CAMPUS ZONING EXHIBIT

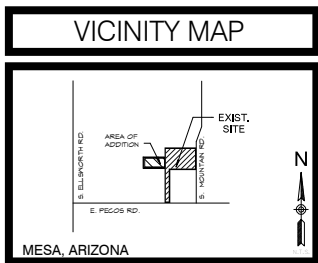
1" = 400'-0"



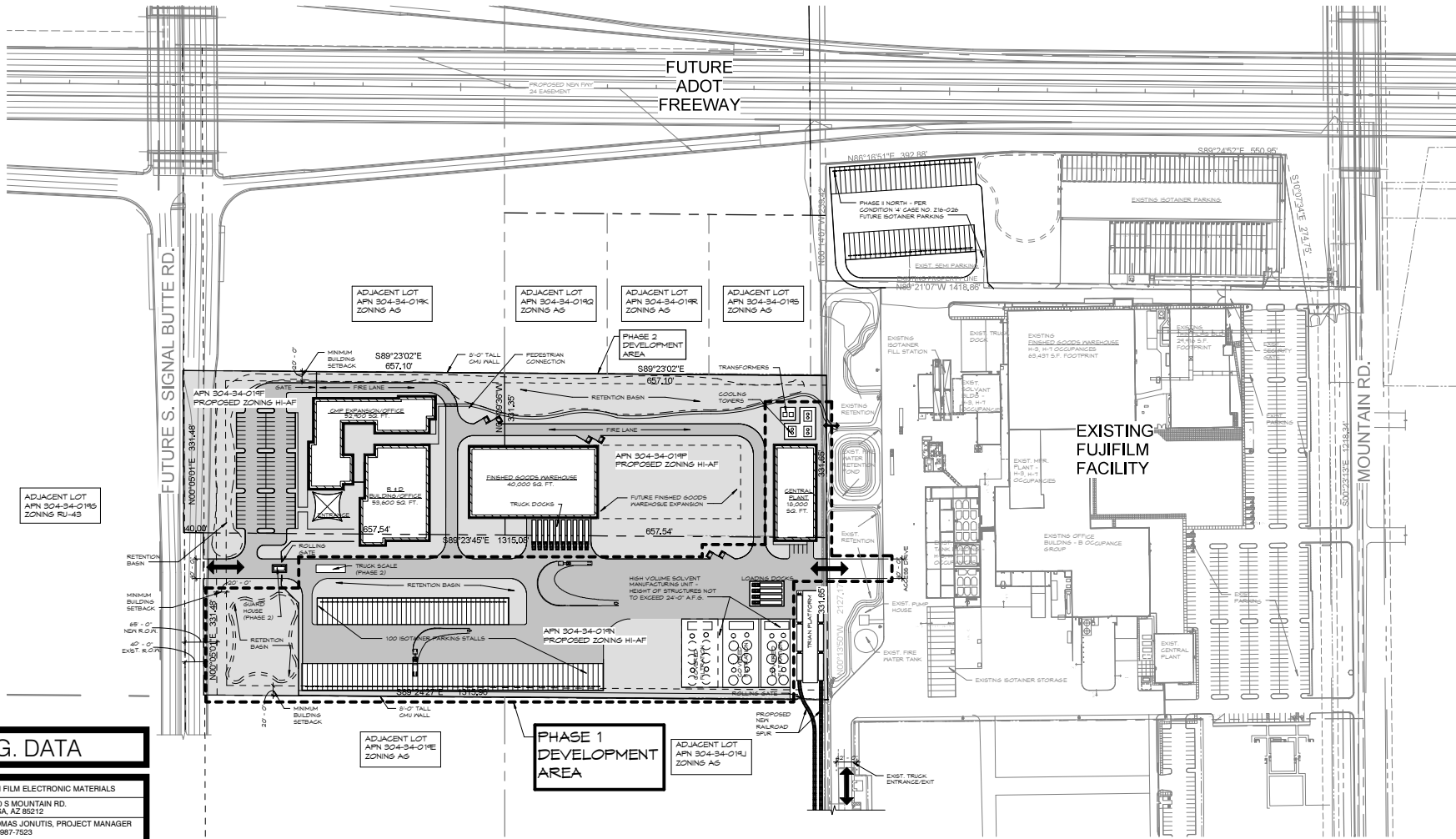
APPROVED BY:	A NEW ADDITION FUJIFILM ELECTRONIC MATERIALS 6550 S. MOUNTAIN RD. MESA, AZ 85212	A-10
DATE: 01/05/17		<b>EXHIBIT A</b> SCALE: 1" = 400'-0"

6 E. Palo Verde St., Suite 1: - Gilbert, Arizona 85296 - Phone (480) 964-8451 - Fax (480) 964-1787  
email@associated-architects.com - www.associated-architects.com

BLDG. DATA	
OWNER:	FUJI FILM ELECTRONIC MATERIALS
BUILDING ADDRESS:	6550 S MOUNTAIN RD. MESA, AZ 85212
CONTACT:	THOMAS JONUTIS, PROJECT MANAGER 480-987-7523
FUJIFILM REPRESENTATIVE	
BUILDING CODES:	2006 I.B.C. 2009 I.E.C.C. 2006 I.R.C. 2006 I.F.G.C. 2006 I.M.C. 2006 N.E.C. 2006 U.P.C. 2006 L.F.C. 2006 I.P.C. 2010 ADAAG
EXISTING ZONING:	AG
PROPOSED ZONING:	HI-AF WITH PAD OVERLAY
PARCELS:	304-34-019F, 304-34-019N 304-34-019P
USE:	MANUFACTURING
GROSS SITE AREA:	859,604 S.F. - 19.73 ACRES
NET SITE AREA:	828,418 S.F. - 19.02 ACRES
BUILDING AREA:	PHASE 1 CENTRAL PLANT 18,000 SQ. FT. PHASE 2 FINISHED GOODS WAREHOUSE 40,000 SQ. FT. CMP EXPANSION 52,900 SQ. FT. R&D BUILDING 53,600 SQ. FT. TOTAL: 164,500 SQ. FT.



A 20 ACRE ADDITION  
FOR  
FUJIFILM ELECTRONIC  
MATERIALS  
6550 S. MOUNTAIN RD. MESA, AZ 85212



SITE PLAN

1" = 100'-0"

BUILDING SETBACK TABLE PER TABLE 11-1.9, MESA ZONING ORDINANCE	
FRONT & REAR: FACES SIDE	INDUSTRIAL/COMMERCIAL COLLECTOR: 30 FT.
INTERIOR SIDE & REAR: ADJACENT TO AS DISTRICTS	1 FT. OF SETBACK FOR EACH FOOT OF BUILDING HEIGHT WITH MINIMUM 20 TH. SETBACK.
INTERIOR SIDE & REAR: ADJACENT TO H. DISTRICTS	0 FOR A BUILDING SETBACK

Owner Name	Mailing Address1	Mailing Address City	State	Zip Code
ALLIED WASTE TRANSPORTATION INC	18500 N ALLIED WAY STE 100	PHOENIX	AZ	85054
ARIZONA STATE OF	205 SOUTH 17TH AVE	PHOENIX	AZ	85007
BAWOLEK EDWARD J/SUSAN J TR	2200 W SAGEBRUSH CT	CHANDLER	AZ	85224
BRIDGESTONE AMERICAS TIRE OPERATIONS LLC	535 MARRIOTT DR	NASHVILLE	TN	37214
BRUCE NAEGELI GST EXEMPT DECEDENTS TRUST	9626 N 34TH PL	PHOENIX	AZ	85028
CACTUS WASTE SYSTEMS LLC	P O BOX 29246	PHOENIX	AZ	85038
CHROME INC	2500 S POWER RD	MESA	AZ	85209
DAWSON MARTIN L/BARBARA SUSAN	17251 E SHEA BLVD #100	FOUNTAIN HILLS	AZ	85268
DEMURO SUSAN A TRUST	30831 N 56TH ST	PHOENIX	AZ	85331
EB REZZONICO PROPERTIES LLLP	PO BOX 42838	PHOENIX	AZ	85080
EB REZZONICO PROPERTIES LLLP	PO BOX 42838	PHOENIX	AZ	42838
FEMCON INC	2618 W MESQUITE	CHANDLER	AZ	85224
FRYE SIGNAL BUTTE VENTURES L L C	P O BOX 1988	TEMPE	AZ	85280
FUJIFILM ELECTRONIC MATERIALS USA INC	80 CIRCUIT DR	NORTH KINGSTOWN	RI	2852
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
MGC PURE CHEMICALS AMERICA INC	6560 S MOUNTAIN RD	MESA	AZ	85201
SIGNAL BUTTE 20 DJB LLC	2251 N 32ND ST NO 30	MESA	AZ	85213
SIGNAL BUTTE 20 LLC	2251 N 32ND ST NO 30	MESA	AZ	85213
SIGNAL BUTTE GATEWAY LLC	2251 N 32ND ST STE 30	MESA	AZ	85213
STEHLY FAMILY TRUST/LERNER FAMILY TRUST/ETAL	3602 PLUMROSA DR	SAN DIEGO	CA	92106
STEHLY J/C TR/LERNER FRED/CAROL TR/MESA EH I	3602 PLUMROSA DR	SAN DIEGO	CA	92106
TRW VEHICLE SAFETY SYSTEMS INC	11202 E GERMAIN RD	QUEEN CREEK	AZ	85242-9361



