



Value from Innovation

6550 S. Mountain Road

Mesa, Arizona 85212

## Rezoning Project Narrative

January 5, 2017

Revised February 6, 2017

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### **Project Summary & Request**

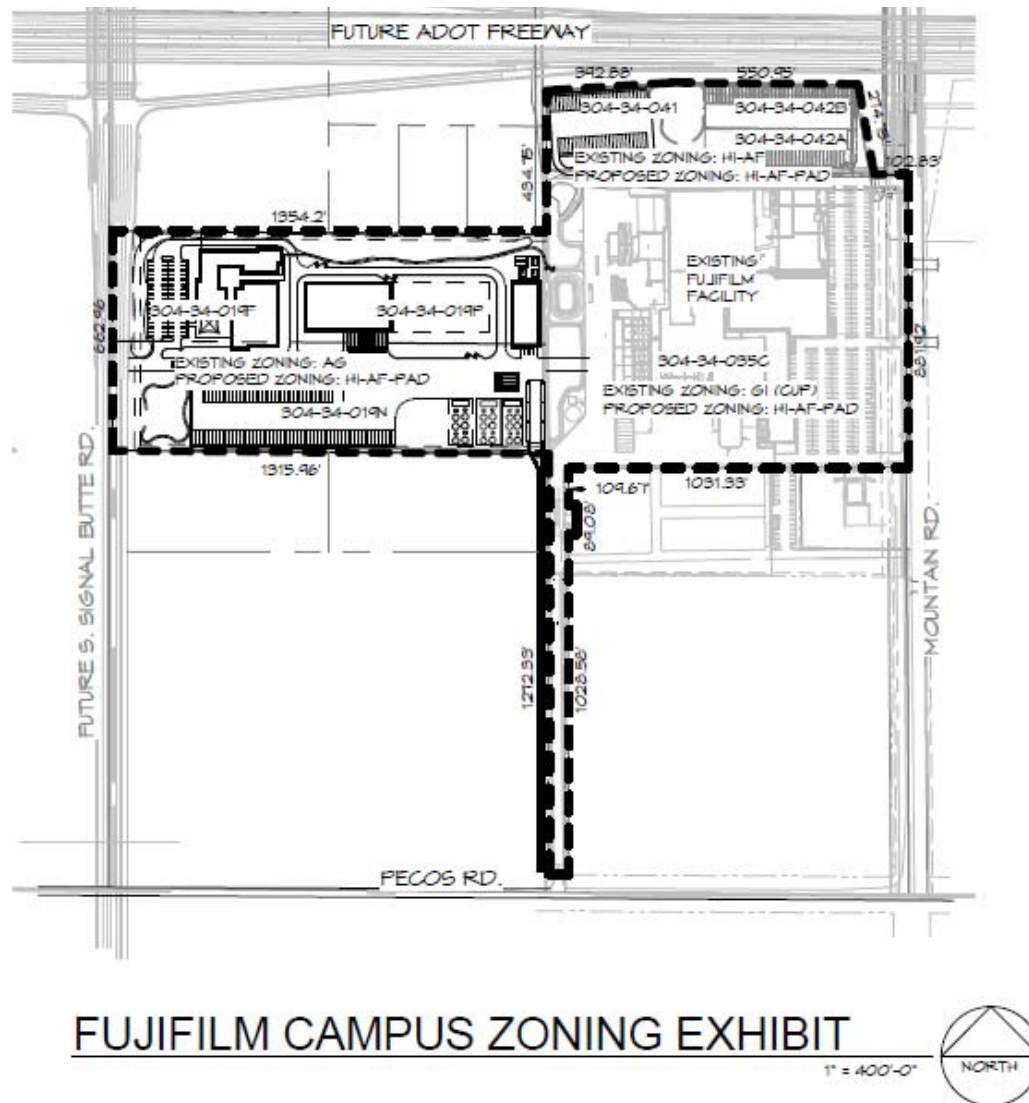
Pew & Lake, PLC, on behalf of FUJIFILM Electronic Materials U.S.A., Inc., a Delaware corporation (hereinafter “Fuji”), hereby submits this Rezoning Project Narrative and supporting documents in support of specifically a zoning change request on the approximate 50.12 acres consisting of the existing Fuji facility and the 20 acres of vacant land located to the west of the existing facility in Mesa, Arizona. The specific requests are as follows:

- (a) Rezoning for the 24.3 +/- acres (existing facility identified as APN 304-34-035C) from GI (CUP-AF) to Heavy Industrial (HI) with an Airfield (AF) and Planned Area Development (PAD) Overlay;
- (b) Rezoning for the 5.82 +/- acres (2016 north expansion area being portions of APNs 304-34-041, 042A and 042B) from HI (AF) to HI (AF-PAD);
- (c) Rezoning for the 20 +/- acres (identified as APNs 304-34-019F, 019N & 019P) from Agricultural (AG) to HI (AF-PAD);
- (d) Site Plan Review over the western 20 acres (APNs 304-34-019F, 019N & 019P), and the 2.5 acres of the North Property (simply identified as a portion of APN 304-34-041); and
- (e) Preliminary Plat approval over the western 20 acres (APNs 304-34-019F, 019N & 019P). See Exhibit “C”, attached hereto for an illustration of the Preliminary Plat, and Exhibit “A” for the legal description.

If approved, these requests will accommodate the development of the expansion of the existing Fuji facility. Fuji is now under contract to purchase the 20 +/- western acres directly to the west of its existing facility, which it needs as part of its planned future expansion. Because the proposed facilities on the western 20 acres are similar to the existing facility, they will qualify as a “Hazardous Material Facility” under the City of Mesa Zoning Ordinance, which necessitates the need for the HI zoning designation. The reason for the AF (Airfield) overlay is because of its proximity to the Phoenix-Mesa Gateway Airport, wherein the property is located within the AO3 overflight area. The legal description of the entire 50.12 acres is attached hereto as Exhibit “A”

and the zoning aspect of these requests are best illustrated in Figure 1, below, and through a colored Zoning Map attached hereto as Exhibit “B”, which further illustrates the various parcels and the current zoning districts.

*Figure 1 — Area to be Rezoned*



The reason for the PAD overlay consists of the following requested modifications to accommodate minor deviations for the development standards on the western 20 acres of the project as well as to recognize all existing conditions on the entire 50.12 acres as currently constituted:

1. Reduction in the landscape setback along the south property line to allow an 8 ft. tall property wall and a small area of the isotainer parking pad to extend beyond the parking blocks) to allow safe movement for employee access and handling of isotainers during periods of connection to the provided power supply and cooling equipment.

2. Elimination of the required shrubs along the north, south and east property lines due to lack of visibility from adjacent properties which will be screened via an 8 ft. high block wall.
3. Allowance of temporary chain link security fencing as shown on the Site Plan and through all portions of Phase 2.
4. Allow shrubs only in isotainer landscape island endcaps.
5. Relative to the existing property, the PAD is solely for the purposes of maintaining the existing conditions of the developed property, as currently constituted. Notably, there are no known violations of the development standards, but such application of the PAD overlay in this instance is being made out of an abundance of caution.

### **Fuji Operational Information**

Fuji is a world leader in the development and manufacturing of materials for the semiconductor industry. The Fuji-Mesa facility, currently located at 6550 S. Mountain Road, opened in 1995 initially to supply process chemicals to the semiconductor industry. Since then, Fuji has expanded manufacturing at the Mesa site to include a wider range of products including CMP (Chemical Mechanical Planarization) and TFS (Thin Film System) type products. The current building configuration (just prior to the 2016 expansion) of the existing Fuji-Mesa site at 6550 S. Mountain Rd., is outlined below in Figure 2:

*Figure 2 — 2015 Fuji Facility*



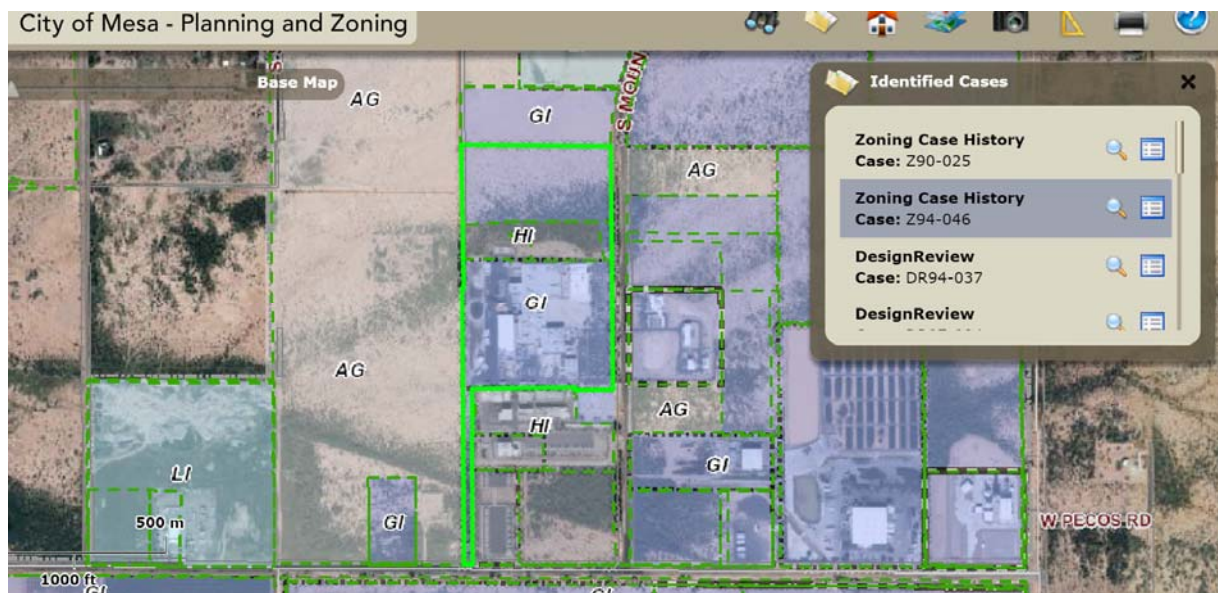


Fuji maintains a market leadership position by utilizing cross-functional work teams, fact-based, data driven engineering concepts, and a focused effort on safety, quality and productivity. Validation of this strong commitment to safety, quality and productivity is evident by the many awards and recognitions Fuji has achieved since establishing the production facility in Mesa.

Fuji continues to reaffirm a strong commitment to meet or exceed health and safety regulations. The Fuji-Mesa team strives to maintain an exceptional workplace by working closely with regulatory agencies and continuously refining safety activities. Fuji specifically works closely with the City of Mesa, Maricopa County, and State of Arizona agencies to meet and exceed regulatory safety and environmental requirements. This includes mandated inspections as well as Fire Department inspections and training tours. Fuji has also participated with the Mesa Police Department and its “active shooter” training exercises.

The current Fuji facility was established in 1995 and operates in the General Industrial (GI) zoning district with a Council Use Permit (CUP), which was issued under the prior version of the City of Mesa Zoning Ordinance (Case No. Z94-46). The CUP was necessary due to the type of work that Fuji does at the plant, which is manufacturing products for the semiconductor industry. The existing zoning of the properties and the surrounding area are shown in Figure 3 below:

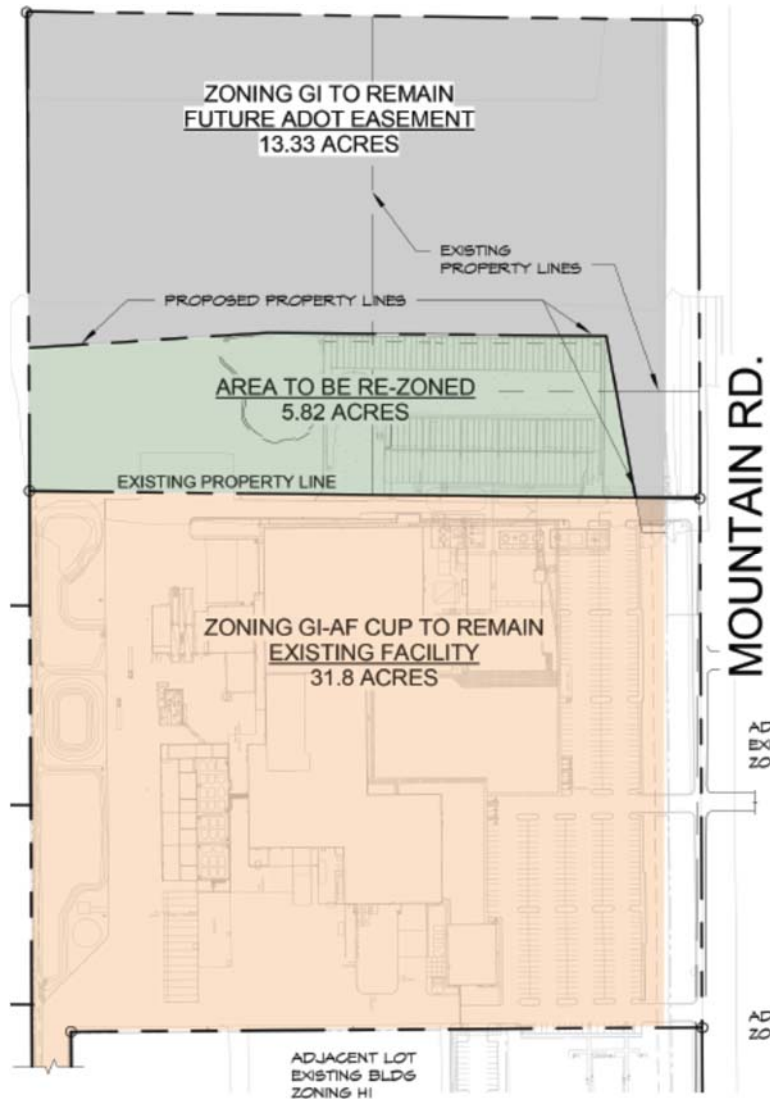
*Figure 3 — Existing Zoning*



Earlier in 2016, a portion of Fuji’s property to the north (that was not zoned for industrial uses) was rezoned to Heavy Industrial (HI-AF) to allow an isotainer parking area. This northern expansion was approved in zoning Case No. Z16-026 and the corresponding site plan was approved through Case No. Z16-025. This expansion is illustrated in Figure 4, below:



*Figure 4 — 2016 Zoning Exhibit of Expansion Area (Approved Via Case No. Z16-26)*



During the technical review phase of the initial rezoning request which was limited to just the west 20 acres, City Planning Staff requested the owner to consider expanding the request to include the rezoning of the entire Fuji site so that it would be consistent under a single zoning case, be governed by a single set of development standards, and could be administered more efficiently in the future. After consideration by the Owner, agreement was reached to rezone the entire 50.12 acres, which will accomplish the City's goal of a single zoning case that is consistent for the entire Fuji campus site. The proposed zoning of the properties are shown in Figure 1, above, and Exhibit "B", which is also attached hereto.

## Adjacent Zoning Districts and Existing Uses

The adjacent zoning districts and land uses are illustrated below in the following table:

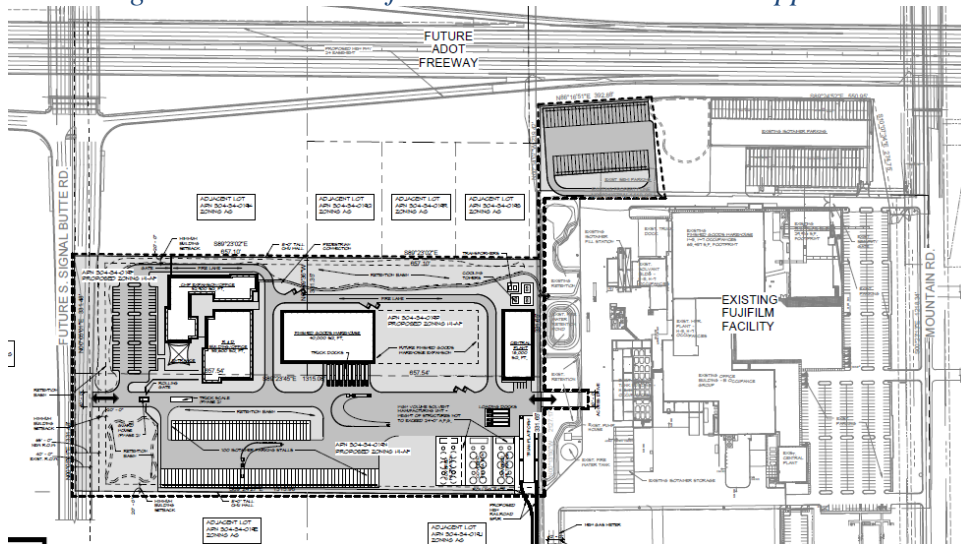
Direction	Current Zoning	Mesa 2040 General Plan	Current Use
North	AG, then 24 Freeway	Employment	Vacant Land & Future 24 Freeway
South	AG	Employment	Vacant Land
East	GI, HI-AF and GI (CUP)	Employment	Industrial Uses, Mountain Road and Existing Fuji Facility
West	RU-43 (county) and LI	Employment	Future Signal Butte Road & Vacant Land
Project Site	AG, HI (AF) and GI (AF-CUP)	Employment	Vacant Land & Existing Fuji Facility

As indicated in the chart above, the change from AG to HI (AF-PAD) will provide for compatible uses to be located near each other and will further provide for similar zoning districts consistent with the General Plan between the subject site and the properties to the north, east and west. In short, the proposed use of the property will be commensurate with the manufacturing facility to the east and the existing uses in the area.

## Site Plan Approval Request

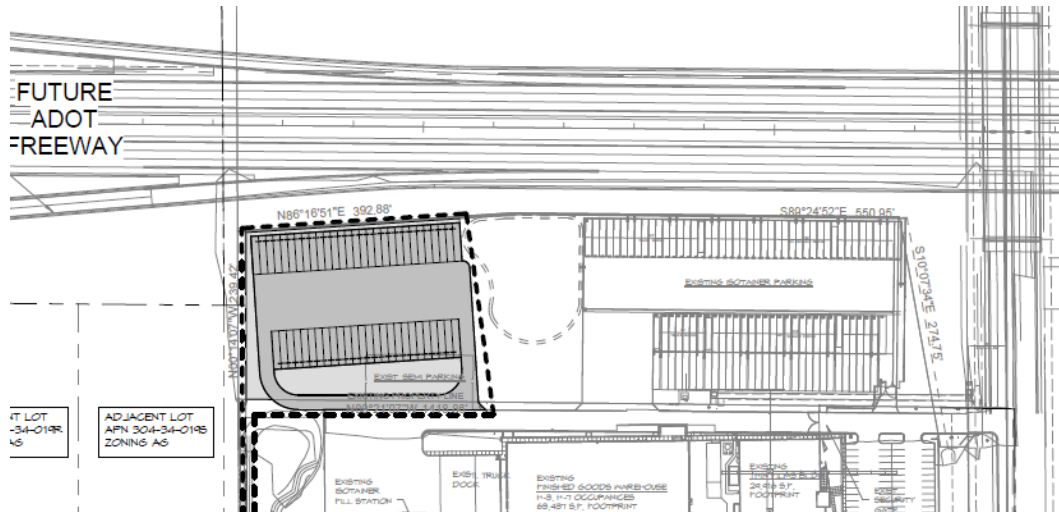
To provide the additional clarification, the shaded areas in Figure 5, below, are included in the request for site plan approval:

*Figure 5 — Areas Subject to Site Plan Review and Approval*



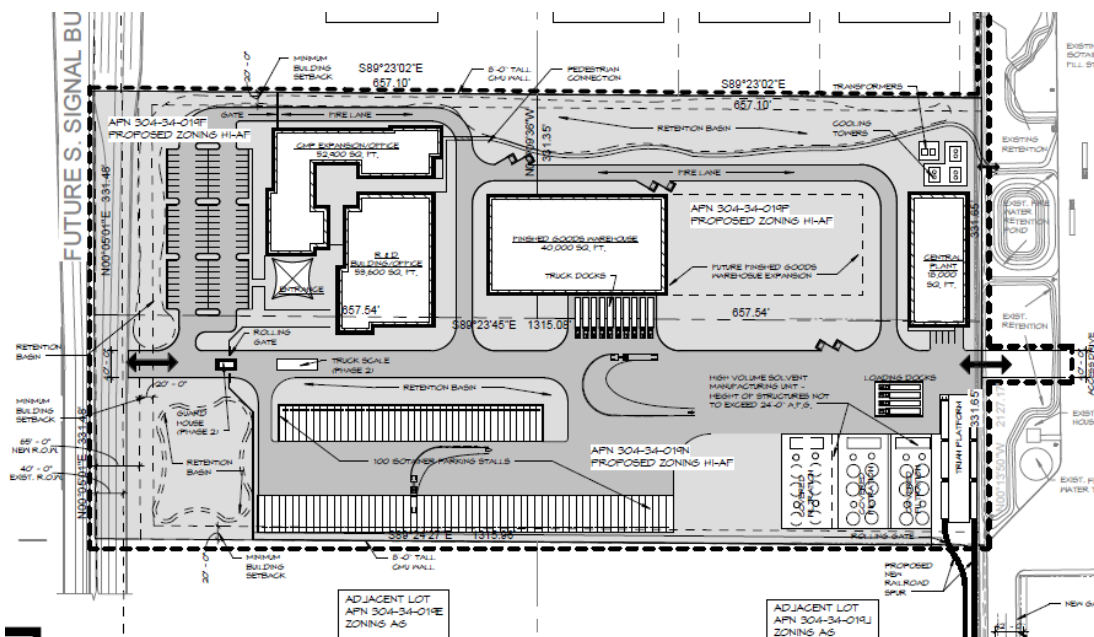
More specifically, this request for site plan approval the 2.5 acres of the northern expansion area previously rezoned in Case No. Z16-26. Thus, this site plan approval request in this application is to satisfy Condition #4 of Case No. Z16-26 in obtaining site plan review approval. This 2.5 acre project area is shown below in Figure 6:

*Figure 6 — 2.5 Acre North Property Included in Site Plan Approval*



The current request for site plan approval also includes the western 20 acre portion of the site shown in Figure 7 below:

*Figure 7 — 20 Acre Property Included in Site Plan Approval*





Fuji is presented with an opportunity to expand production capabilities with the addition of a new Finished Goods Warehouse, a new High Volume Solvent Manufacturing Units (including the possibility a new rail spur), a new CMP Manufacturing Unit, a new R&D center, a new isotainer storage area, and a new office building to meet the current critical and future needs of the semiconductor industry. The facility expansion is planned for the 20 +/- acres directly west of the current location, which is shown in Figure 8, below. Building on the success of the recent consolidation by the company to the Mesa facility, Fuji is committed to following and refining the same systems, models and safety techniques used previously to ensure this facility expansion can be constructed and operated in a completely safe and timely manner.

[illegible]

The site is laid out so that the main entry, offices, manufacturing units, and isotainer storage areas will eventually have access to Signal Butte Rd., once that road is constructed. The buildings and manufacturing units are appropriately spaced per building and fire codes, not only from the property lines, but also from the other adjacent buildings. Stormwater retention areas have also been included in the Site Plan and will be phased with the other developments of the 20 acre site. Until such time that Signal Butte Road is constructed, access to the western 20 acre expansion area

Figure 9 – Master Site Plan for West 20 Acres & Northern 2.5 Acres

[illegible]

Access to the overall site, including the western 20 acres, will be remain from Mountain Road and Pecos Road, with a planned future entrance(s) on Signal Butte Road once it is completed, which will provide excellent access to the planned 24 Freeway. The company will provide private, controlled access internally to the site to provide security and to allow ease of movement between the existing and new facilities. This private access drive is illustrated in the conceptual Site Plan submitted with this application. Parking for employees will continue to be provided on site and will meet or exceed City of Mesa Standards. The primary entrance for visitors is contemplated to remain at the existing facility and use Mountain Rd. as the access point until such time that Signal Butte Road is constructed and the main entrance is moved to the new location and office building.

The architectural design for the proposed project complements and is consistent with the existing industrial uses in the area and the current Fuji facility. The various components of the project will contain building elevations that are consistent with the City's goal for high quality development along arterial roads and in keeping with the surrounding industrial community. Those buildings with visibility along street frontages will have enhanced elevations and detailing to provide the desired streetscape one would expect in this area as it develops.

The site will be landscaped consistent with the surrounding context, and per the standard requirements of the City of Mesa, with specific focus given to the landscaping along Signal Butte

Road. The remainder of the site, given its location and adjacent property uses will be landscaped consistent with City Code, except as modified herein through the PAD overlay. The landscape components are integral to the design of the site and buildings, and are meant to enhance the surrounding context. The proposed landscaping palette will consist of an array of drought tolerant and indigenous plants that will respond to the materials, textures and colors used in the surrounding area.

### **Utilities**

The onsite water and sewer services and other utilities will be supplied via the existing connections for the first phase on the western 20 acres. Project designers will work with City of Mesa staff to meet any on-site looping requirements, if required. Interestingly, and with exception of electricity from SRP, the initial phase of the proposed project on the western 20 acres will require very little in the way of public infrastructure upgrades to support the initial uses on the site. However, we anticipate that Phase 2 of the west 20 acres will require certain improvements in Signal Butte Road such as asphalt, water, sewer and other related utilities. These owners financial participation in these future utilities and the construction of Signal Butte Road, will be addressed through the Development Agreement process that will address the timing and amount of such participation.

### **Phasing**

The proposed plant expansion on the west 20 acres will be developed in phases, as will the north 2.5+/- acres on the northern expansion area. It is anticipated that the first phase will include a new High Volume Solvent Manufacturing Unit and the new isotainer storage area, being approximately 175,000 sq. ft. of the Master Site Plan on the western 20 acres. The new expansion will initially add up to an estimated 25 new jobs by the time production starts in late 2018 or early 2019 (anticipated). The other additional buildings and manufacturing units will be constructed as needed, based on business requirements and market conditions but the owner is hopeful and encouraged that Phase 2 will commence shortly after the new High Volume Solvent Manufacturing Unit commences production. The conceptual Site Plan which illustrates the phasing is attached to this narrative. To clarify, the existing facility is on the east (right) side of the drawing and the expansion site is on the west (left) side of the drawing.

As noted, phasing will occur on the property with the ultimate buildout being based on market demands. Phase 1 will be approximately 5.1 gross acres and consist of the new High Volume Solvent Manufacturing Unit, a gate house, and the new isotainer storage area as shown on the Site Plan. Following Phase 1, there is no set order of construction contemplated for constructing the remaining buildings or facilities. However, for each component of the project, adequate parking will be provided for the phase that is being completed, if not already provided in a previous phase. Please note that while a new rail spur loading dock is shown on the site plan, it is not shown in Phase 1 because we understand that rail service to this location will likely not occur during the construction of Phase 1. Nevertheless, in the interest of full disclosure, it is shown as a



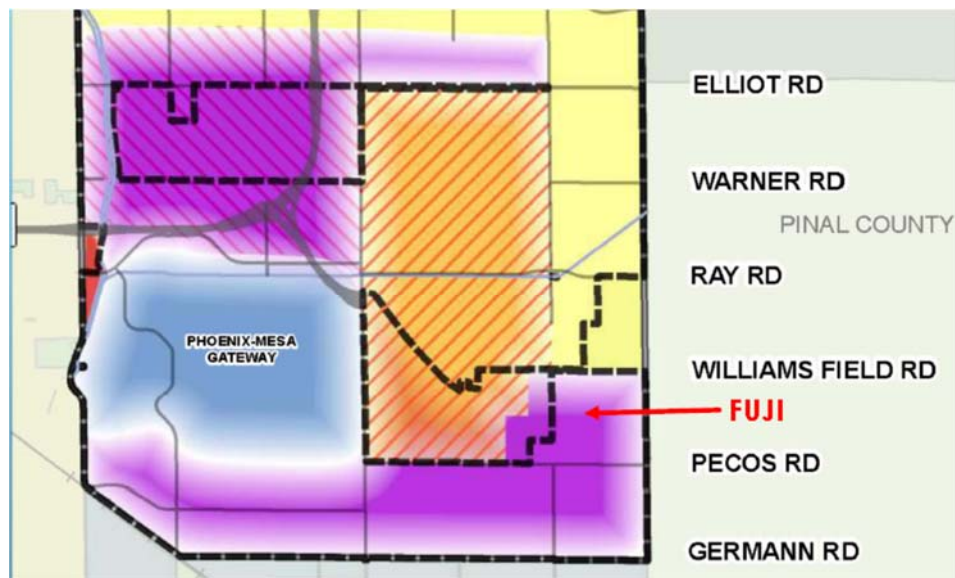


## **Economic Impact and Capital Investment**

Fuji estimates that this proposed expansion will have a significant and positive economic development impact in the City of Mesa. **General Plan Analysis**

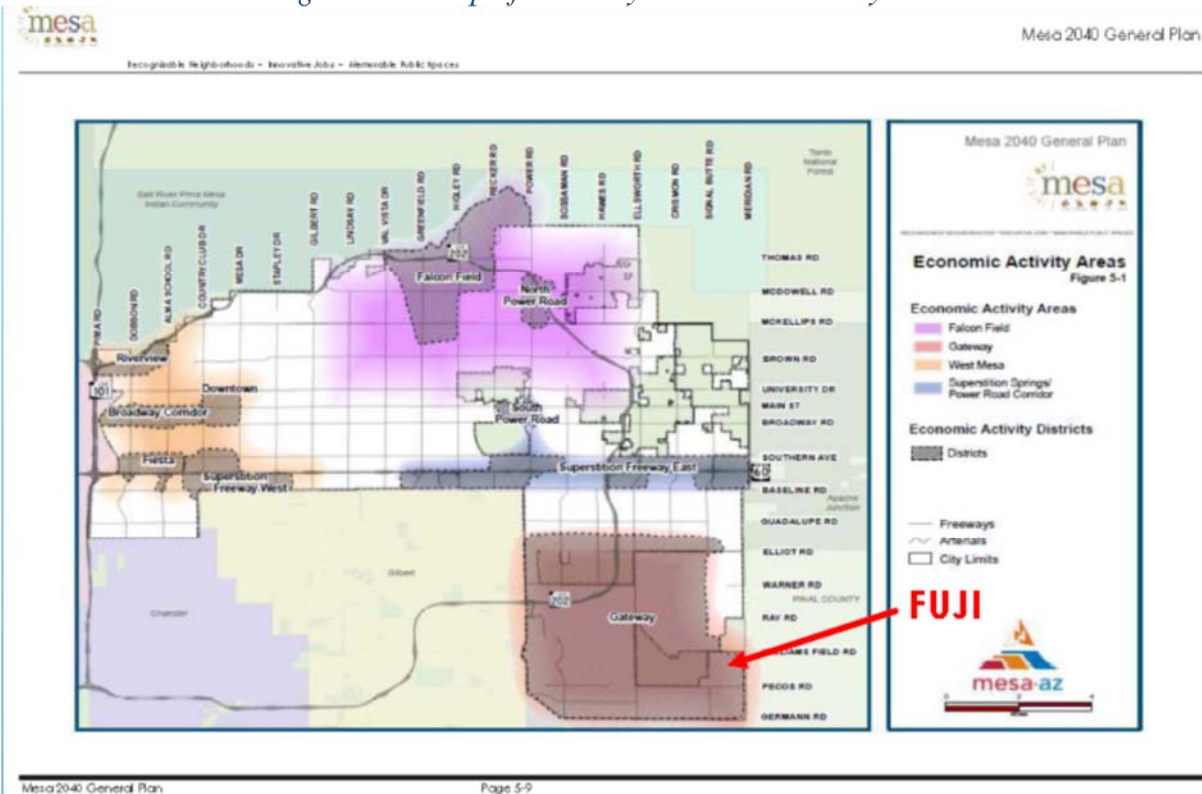
The proposed use is consistent with the Mesa 2040 General Plan for this area of Mesa, which is designated as an “Employment” character area as shown in Figure 12, below. Additionally, Policy 1, and Strategy 1, respectively, on Page 5-15 of the General Plan, state the following in support of this project: “Preserve designated commercial and industrial areas for future job growth” and “Uphold a business service approach that facilitates the successful attraction, expansion, and retention of businesses in Mesa.”

*Figure 12 – Mesa General Plan Character Areas*



The project site is also located within the Gateway Economic Activity Area of the General Plan, which further illustrates that this area is one where the City supports and encourages this type of development, as shown on Figure 13, below.

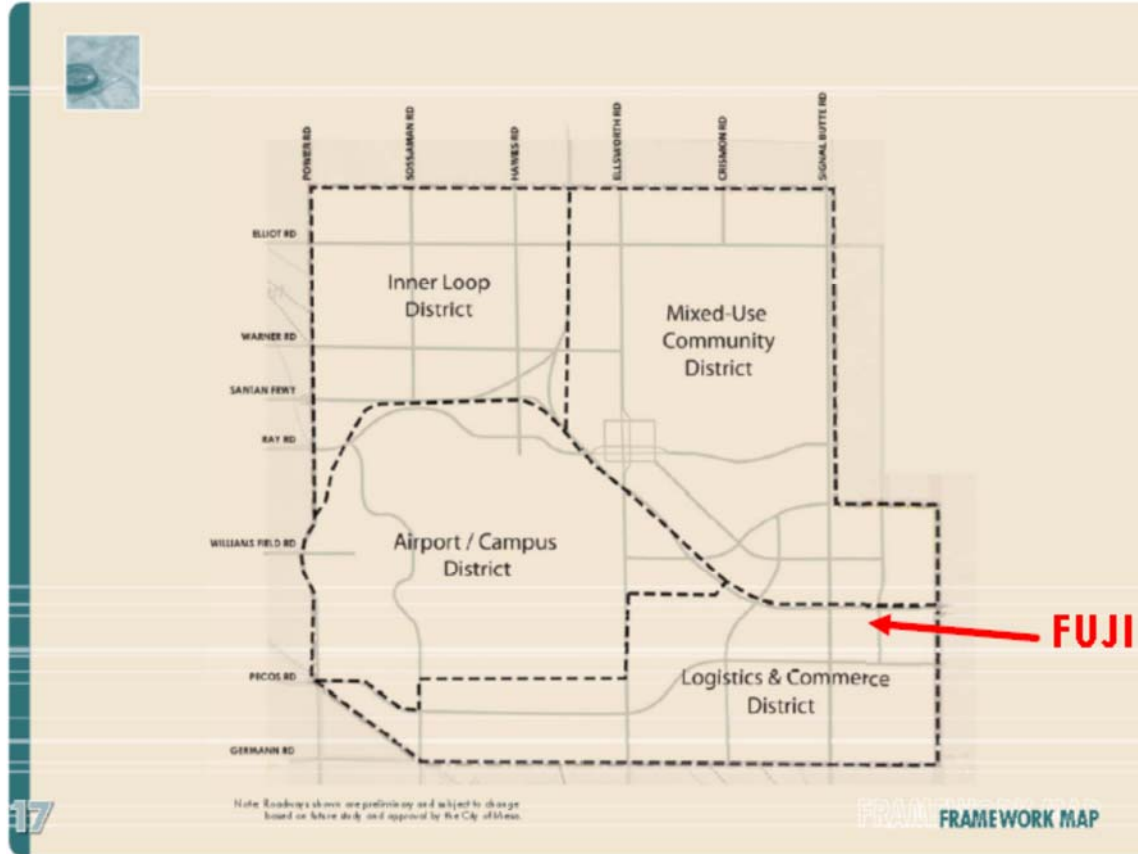
*Figure 13 – Map of Gateway Economic Activity Area*



The project site is also within the Logistics & Commerce District of the Gateway Strategic Development Plan. The Framework Map, see Figure 14, on the following page, illustrates the location of the project site within the Framework Plan. The Gateway Strategic Development Plan defines the Logistics & Commerce District as follows: “This designation applies to areas south of the Airport/ Campus District and the Williams Gateway Freeway. Heavy industrial, light industrial, business park, and commercial uses will be predominant within this district. Desired uses include manufacturing facilities, large warehouses, distribution facilities, planned employment parks, and similar uses. This district should provide a high quality employment environment that is compatible with increasing over-flight activities associated with Phoenix-Mesa Gateway Airport. Greater intensity and higher density uses will be encouraged for development approaching the northern boundary of this area as it transitions to the planned freeway.”



Figure 14 – Gateway Strategic Development Plan Framework Map



## Summary

The proposed plant expansion of Fuji is: 1) consistent with the Mesa General Plan, 2) compatible with surrounding structures and uses, and 3) satisfies the goals and policies of the City of Mesa by increasing the employment opportunities in this area. Moreover, all appropriate and applicable safety standards have been evaluated and addressed in the proposed site plan. We kindly urge your support in rezoning the property as described above and approving the site plan and preliminary plat.

**EXHIBIT "A"**  
**(Complete Legal Description of the Rezoning Application)**

**Parcel 1 (304-34-035C)**

COMMENCING at the Southwest corner of Section 36, Township 1 South, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence South 89°27'16" East, along the Southerly line of said Section 36, a distance of 1319.49 feet to the Southwest corner of the Southeast quarter of the Southwest quarter of said Section 36, said point also being the TRUE POINT OF BEGINNING;

thence North 00°13'50" West, along the Westerly line of the East half of the Southwest quarter of said Section 36, a distance of 2182.17 feet to a point from which the Northwest corner of the Northeast quarter of the Southwest quarter of said Section 36, bears North 00°13'50" West, 467.65 feet distant therefrom;

thence South 89°20'53" East, being parallel with the East-West midsection line of said Section 36, a distance of 1094.27 feet to a point on the centerline of that certain road known as Mountain Road as per exhibit "A" M.C.H.D. No. 68623, Mountain Road;

thence continuing South 89°20'53" East, being parallel with the said East-West midsection line of Section 36, a distance of 1.21 feet;

thence South 00°13'50" East, being parallel with and 1095.35 feet Easterly of, as measured at right angles to, the Westerly line of the said East half of the Southwest quarter of Section 36, a distance of 196.23 feet;

thence North 89°24'39" West, 0.67 feet to a point on the said centerline of Mountain Road;

thence South 00°23'13" East, along the said centerline of Mountain Road, a distance of 1022.00 feet to a point from which a point marking the intersection of the said centerline of Mountain Road and the Southerly line of said Section 36, bears South 00°23'13" East, 961.99 feet distant therefrom;

thence North 89°27'16" West, being parallel with the said Southerly line of Section 36, a distance of 1037.56 feet;

thence South 00°13'50" East, being parallel with and 60.00 feet Easterly of the said Westerly line of the East half of the Southwest quarter of Section 36, a distance of 961.95 feet to a point on the said Southerly line of Section 36;

thence North 89°27'16" West, along the said Southerly line of Section 36, a distance of 60.01 feet to the TRUE POINT OF BEGINNING.

Being the same parcel as described in Special Warranty Deed from Pecos Mountain Properties, L.L.C., et al, to Olin Corporation, dated December 2, 1994, and recorded December 5, 1994 at 4:44 pm in the records of the Maricopa County Recorder.

**EXCEPTING THEREFROM THE FOLLOWING PIECE** (Assessor Parcel 304-34-035B):

A parcel of land lying within Section 36, Township 1 South, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 36;

thence along the South line of said section, said line also being the monument line of Pecos Road, South 89°26'55" East, a distance of 2419.65 feet;

thence leaving said section line and said monument line, along the monument line of Mountain Road, North 00°23'13" West, a distance of 961.96 feet, to the POINT OF BEGINNING;

thence leaving said monument line, along a line parallel with the South line of said section, North 89°26'55" West a distance of 1033.62 feet;

thence leaving said parallel line, along a line 64.00 feet Easterly of and parallel with the Westerly line of the East half of the Southwest quarter of said section, North 00°14'09" West, a distance of 120.75 feet;

thence leaving said parallel line, North 88°45'51" East, a distance of 25 .50 feet;

thence along a line 89.50 feet Easterly of and parallel with the Westerly line of the East half of the Southwest quarter of said section. North 00°14'09" West, a distance of 89.06 feet;

thence leaving said parallel line, South 89°45'51" West, a distance of 25.50 feet;

thence along a line 64.00 feet Easterly of and parallel with the Westerly line of the East half of the Southwest quarter of said section, North 00°14'09" West, a distance of 109.65 feet;

thence leaving said parallel line, North 89°36'47" East, a distance of 714.81 feet;

thence along a line parallel with the monument line of Mountain Road, South 00°23'13" East, a distance of 245.17 feet;

thence leaving said parallel line, South 89°26'55" East, a distance of 317.87 feet, to the monument line of Mountain Road;

thence along said monument line, South 00°23'13" East, a distance of 86.01 feet, to the POINT OF BEGINNING;

Said excepted piece is the same as described in Special Warranty Deed from Olin Corporation to MGC Pure Chemicals America, Inc., dated June 8, 1995, and recorded June 16, 1995 at 4:39 pm in the records of the Maricopa County Recorder.

**Parcel 2 (Portions of APNs 304-34-041, 304-34-042A and 304-34-042B):**

A parcel of land being one of those tracts (more specifically First Parcel) as conveyed to Fuji Film Electronic Materials U.S.A., Inc. by deed of record in Instrument 2004-1423101, Maricopa County Records (MCR) and lying within a portion of the West Half of Section 36, Township 1 South, Range 7 East of the Gila & Salt River Meridian, City of Mesa, Maricopa County, Arizona, more particularly described as follows:

Commencing at the south quarter corner of said Section 36 (found 3" Maricopa County Brass Cap flush), from which point the north quarter corner thereof (2" AC in handhole with illegible stamping) bears N 00°23'12" W a distance of 5290.91 feet;



Thence N 00°23'12" W, along the east line of the Southwest Quarter of said Section 36, a distance of 2183.74 feet;

Thence S 89°36'48" W a distance of 218.26 feet to the Point of Beginning;

Thence N 89°21'07" W a distance of 1095.47 feet;

Thence N 00°14'07" W a distance of 467.57 feet to a point on the north line of the Southwest Quarter of said Section 36;

Thence N 00°29'17" W a distance of 327.36 feet;

Thence S 89°23'20" E a distance of 1095.55 feet;

Thence S 00°29'17" E a distance of 328.07 feet to a point on the north line of the Southwest Quarter of said Section 36;

Thence N 89°21'07" W, along the north line of the said Southwest Quarter, a distance of 0.09 feet;

Thence S 00°14'07" E a distance of 467.57 feet to the Point of Beginning;

Said Description contains 20.00 acres (871,108 Sq. ft.) of land, more or less, including any easements of record.

The basis of bearing for the above description is N 00°23'12" W for the east line of the West Half of Section 36, Township 1 South, Range 7 East of the Gila & Salt River Meridian, City of Mesa, Maricopa County, Arizona as shown on Fuji Film North 20 Acres Record of Survey recorded in Book 1247, Page 50, Maricopa County Records.

Excepting therefrom the following parcel:

A parcel of land lying within a portion of the west half of Section 36, Township 1 South, Range 7 East of the Gila & Salt River Meridian, City of Mesa, Maricopa County, Arizona, more particularly described as follows:

Commencing at the south quarter corner of said Section 36 (found 3" Maricopa County Brass Cap flush), from which point the north quarter corner thereof (2" AC in handhole with illegible stamping) bears N 00°23'12" W a distance of 5290.91 feet;

Thence N 00°23'12" W, along the east line of the Southwest Quarter of said Section 36, a distance of 2183.74 feet;

Thence S 89°36'48" W a distance of 218.26 feet to the Point of Beginning;

Thence N 89°21'07" W a distance of 105.12 feet;

Thence N 10°07'34" W a distance of 274.75 feet;

Thence N 89°24'52" W a distance of 550.95 feet;

Thence S 86°16'51" W a distance of 392.88 feet;

Thence N 00°14'07" W a distance of 228.15 feet to a point on the north line of the Southwest Quarter of said Section 36;

Thence N 00°29'17" W a distance of 327.36 feet;

Thence S 89°23'20" E a distance of 1095.55 feet;

Thence S 00°29' 17" E a distance of 328.07 feet to a point on the north line of the Southwest Quarter of said Section 36;

Thence N 89°21 '07" W, along the north line of said Southwest Quarter, a distance of 0.09 feet;

Thence S 00°14'07" E a distance of 467.57 feet to the Point of Beginning;

Said Description contains 14.15 acres (616,444 Sq. ft.) of land, more or less, including any easements of record.

The basis of bearing for the above description is N 00°23' 12" W for the east line of the West Half of Section 36, Township 1 South, Range 7 East of the Gila & Salt River Meridian, City of Mesa, Maricopa County, Arizona as shown on Fuji Film North 20 Acres Record of Survey recorded in Book 1247, Page 50, Maricopa County Records.

**Parcel 3 (APNs 304-34-019N & 019P)**

The South half of the South half of the Northwest quarter of the Southwest quarter and the North half of the Southeast quarter of the Northwest quarter of the Southwest quarter of Section 36, Township 1 South, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

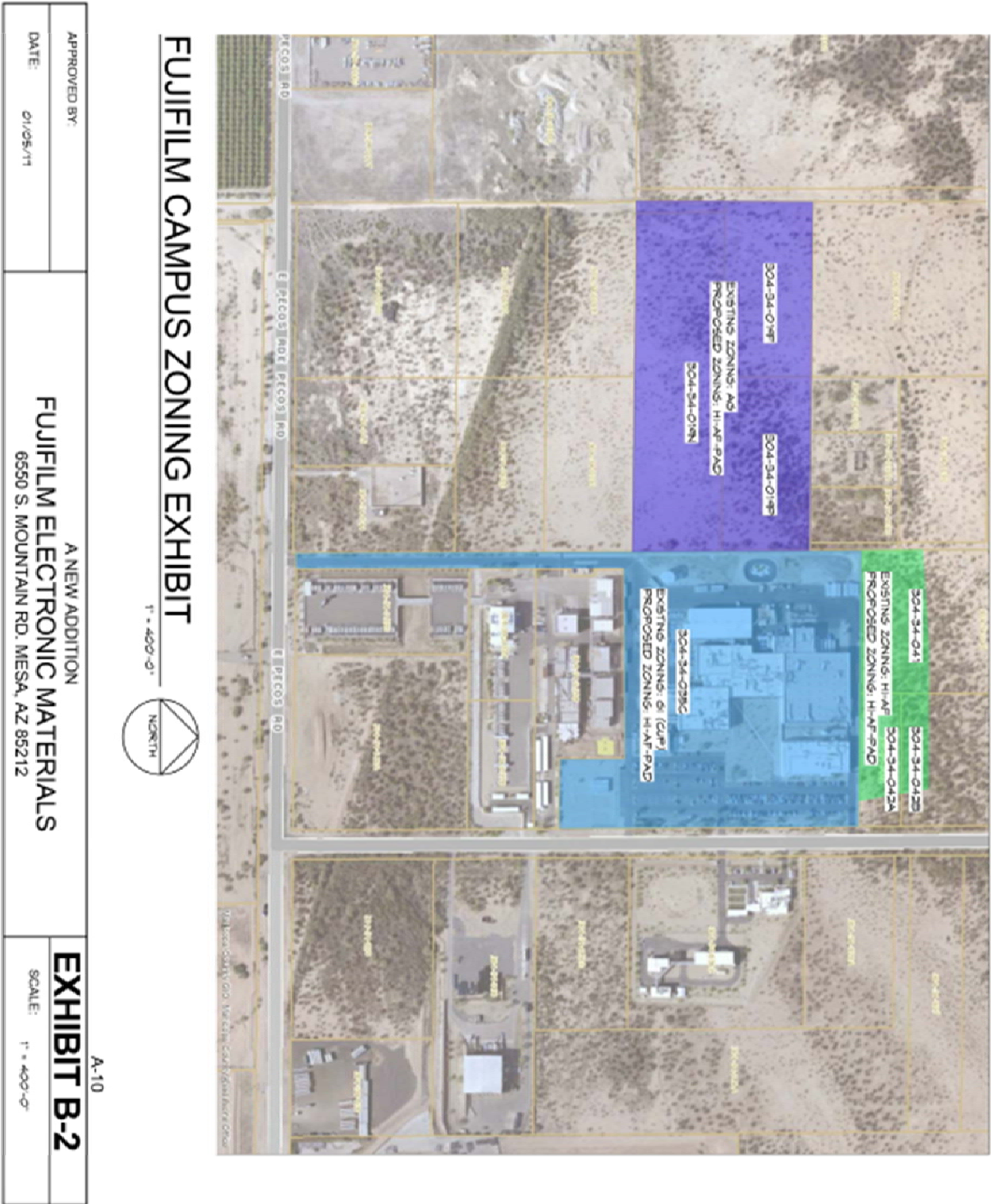
EXCEPT all oil, gas, and mineral rights as reserved in Deed recorded in Docket 8464, Page 630, records of Maricopa County, Arizona.

**Parcel 4 (APN 304-34-019F)**

The North half of the Southwest quarter of the Northwest quarter of the Southwest quarter of Section 36, Township 1 South, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT all oil, gas, and mineral rights as reserved in Deed recorded in Docket 8464, Page 630, records of Maricopa County, Arizona.

**EXHIBIT “B”**  
**(FUJI Campus Rezoning Exhibit)**



[illegible]

**EXHIBIT C**

SCALE: 1" = 400'-0"

[esmond@associated-architects.com](mailto:esmond@associated-architects.com) • [www.associated-architects.com](http://www.associated-architects.com)



## **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

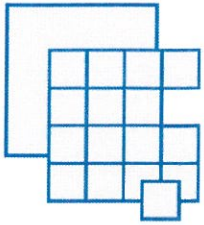
Desert Valley HOA  
Brown Community management  
7255 E Hampton Ave. #101  
Mesa, AZ 85209

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









## Exhibit "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,

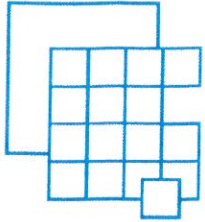
Reese L. Anderson  
PEW & LAKE, PLC







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:

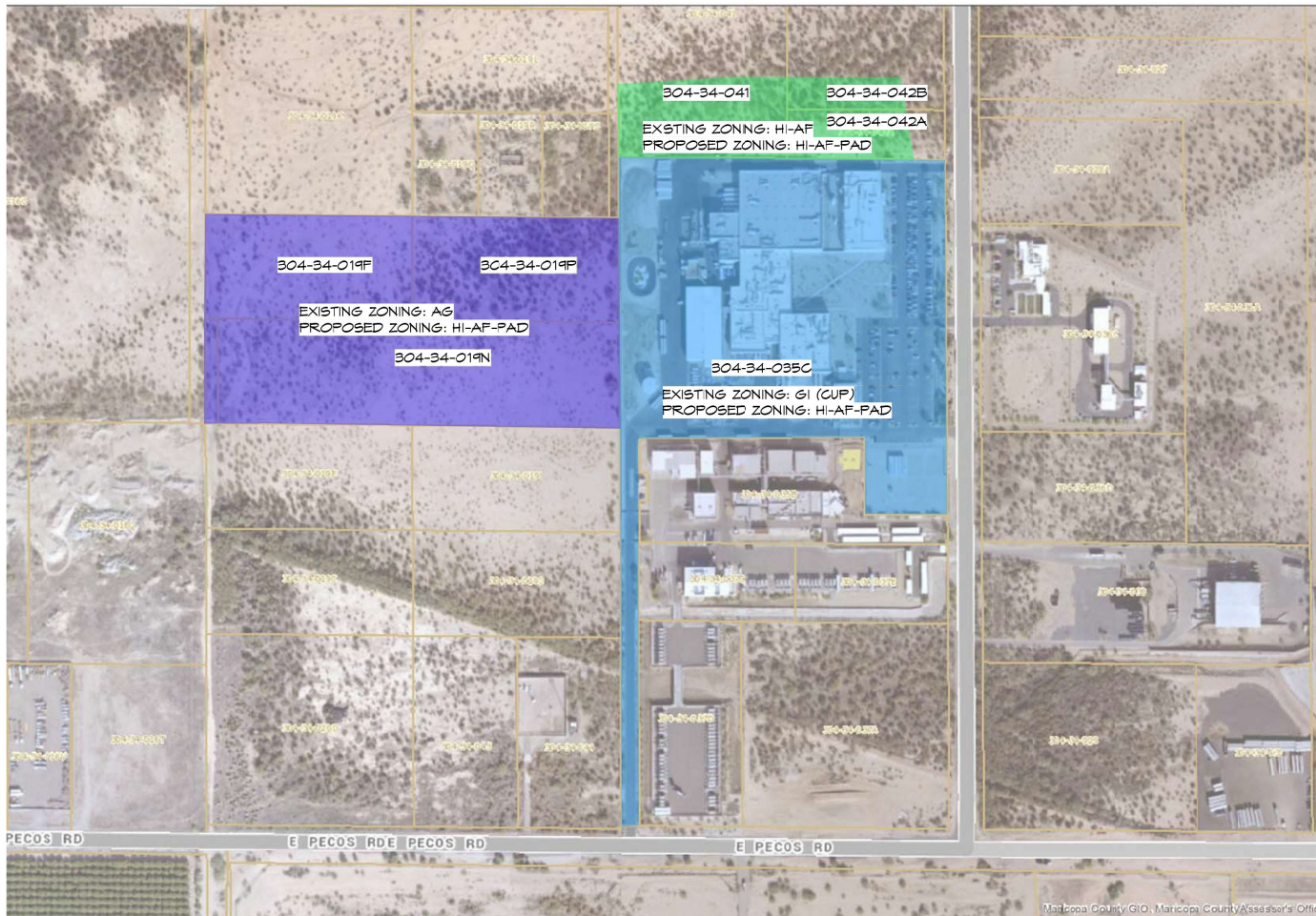
Date: **Wednesday, February 15, 2017**  
Time: **4:00 p.m.**  
Place: **Mesa City Council Chambers**  
**57 East First Street**  
**Mesa, AZ 85201**

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"



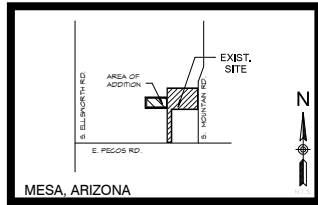
APPROVED BY:	A NEW ADDITION FUJIFILM ELECTRONIC MATERIALS 6550 S. MOUNTAIN RD. MESA, AZ 85212	A-10
DATE: 01/05/17		<b>EXHIBIT A</b> SCALE: 1" = 400'-0"

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

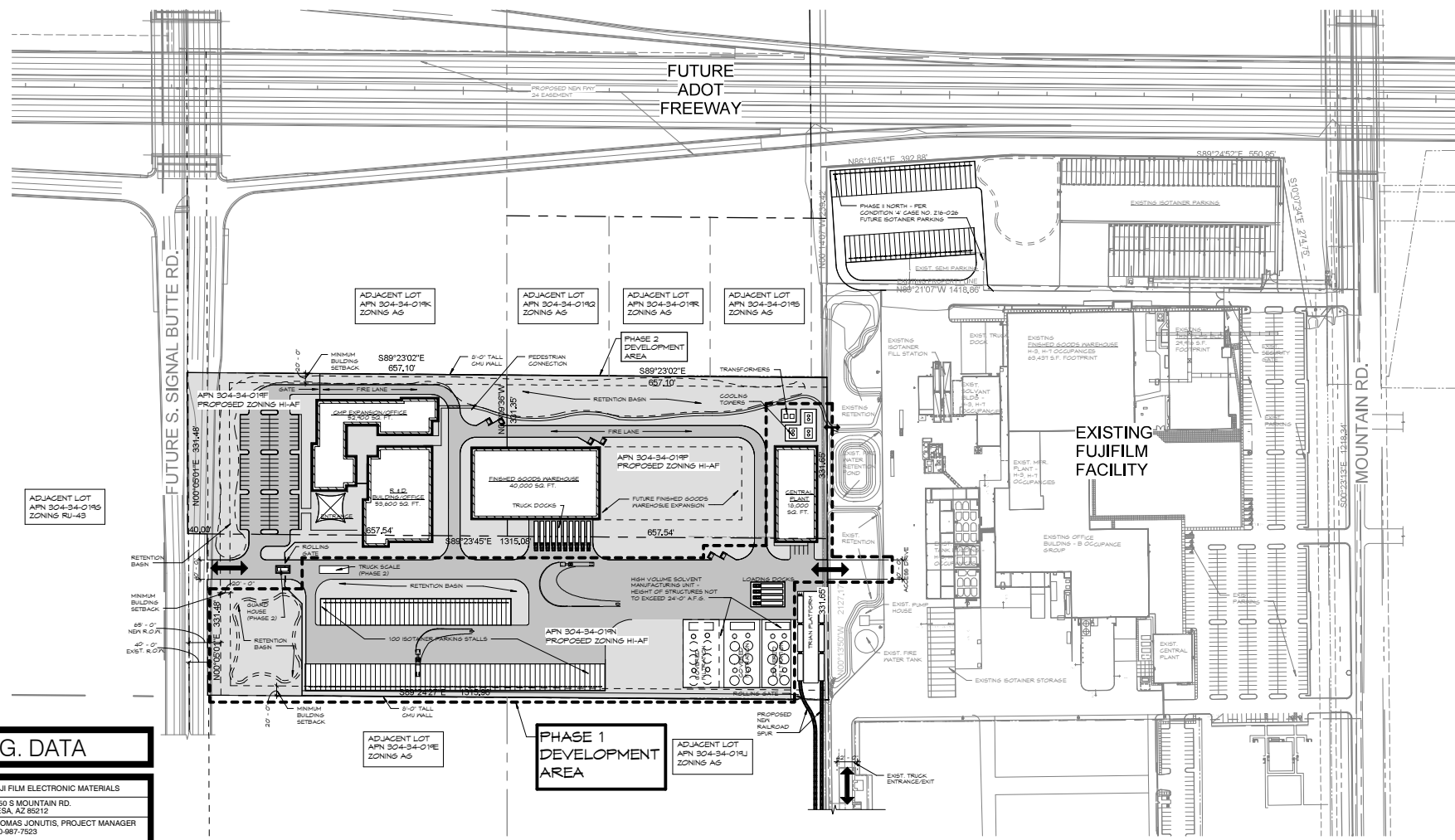
OWNER:	FUJI FILM ELECTRONIC MATERIALS
BUILDING ADDRESS:	6550 S MOUNTAIN RD. MESA, AZ 85212
CONTACT:	THOMAS JONUTIS, PROJECT MANAGER 480-987-7523
FUJIFILM REPRESENTATIVE	
BUILDING CODES:	2006 I.B.C. 2009 I.E.C.C. 2006 I.R.C. 2006 I.F.G.C. 2006 I.M.C. 2006 N.E.C. 2006 U.P.C. 2006 L.F.C. 2006 I.P.C. 2010 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.

## VICINITY MAP



# A 20 ACRE ADDITION FOR FUJIFILM ELECTRONIC MATERIALS

6550 S. MOUNTAIN RD. MESA, AZ 85212



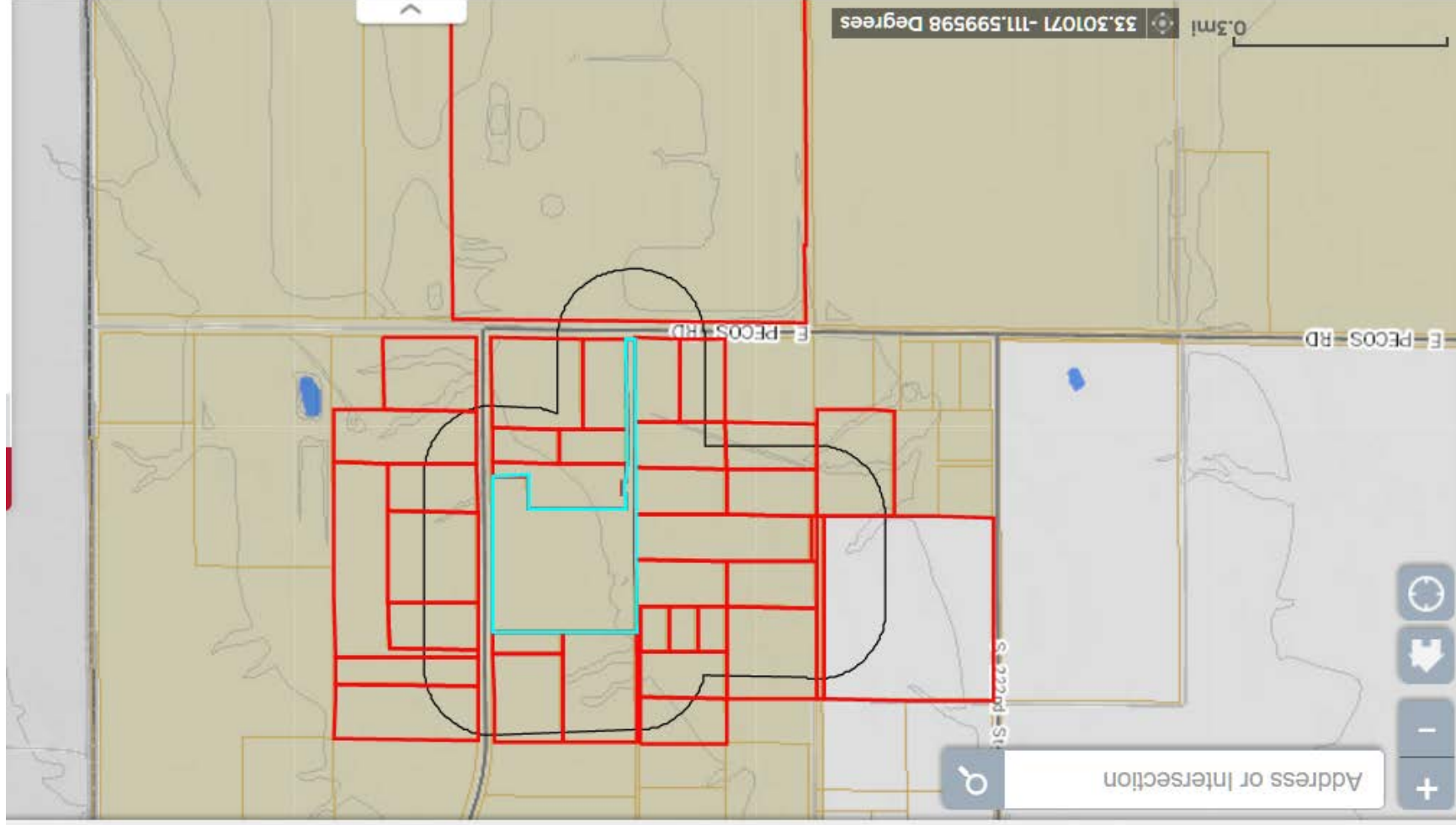
## SITE PLAN



BUILDING SETBACK TABLE PER TABLE 11-1.9, MESA ZONING ORDINANCE	
FRONT & REAR: FACED 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







**FUJIFILM EXPANSION & EXISTING CAMPUS REZONING**  
**¼ North of Pecos Rd., West side of Signal Butte Rd., and**  
**6550 S. Mountain Rd., Mesa, Arizona**

**CITIZEN PARTICIPATION REPORT**

**January 6, 2017**

**Rev. January 26, 2017**

**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:

- (a) Rezoning for the 24.3 +/- acres (existing facility identified as APN 304-34-035C) from GI (CUP-AF) to Heavy Industrial (HI) with an Airfield (AF) and Planned Area Development (PAD) Overlay;
- (b) Rezoning for the 5.82 +/- acres (2016 north expansion are being portions of APNs 304-34-041, 042A and 042B) from HI (AF) to HI (AF-PAD);
- (c) Rezoning for the 20 +/- acres (identified as APNs 304-34-019F, 019N & 019P) from Agricultural (AG) to HI (AF-PAD);
- (d) Site Plan Review over the western 20 acres (APNs 304-34-019F, 019N & 019P) and the 2.5 acres of the North Property (simply identified as a portion of APN 304-34-041); and
- (e) Preliminary Plat approval over the western 20 acres (APNs 304-34-019F, 019N & 019P).

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:**

A total of 38 notifications were sent for the neighborhood hood meeting held on December 13, 2016. Notices were mailed to all property owners within 1000, ft. of the 20 acre site and all registered neighborhood within 1 mile of the 20 acre site. The registered neighborhood contacts list were provided by the City of Mesa Neighborhood Outreach Division. A summary of the neighborhood meeting (i.e., the minutes of the meeting), plus the sign in sheets are attached to this Report.

For the upcoming P&Z Board hearing, notification will be sent to all property owners within 500 ft. of the entire 50.12 acres, given the expansion of the rezoning application, including those who signed in at the Dec. 13<sup>th</sup> neighborhood meeting. Such map, mailing list and the final version of the notification letter will be provided at a later date, as well as the affidavit of posting of the site.

**Attached Exhibits:**

- A) Copy of Citizen Participation Plan made with formal zoning submittal.
- B) List of property owners within 1000' feet of the subject property and registered neighborhood contacts within 1 mile of the property.
- C) Notification Map of surrounding property owners.
- D) Copy of the Notification letter for the neighborhood meeting.
- E) Neighborhood Meeting Sign-In Sheet
- F) Minutes from Neighborhood Meeting
- G) Draft copy of the P&Z Board notification letter.

**Schedule:**

<i>Meeting/Key Milestone</i>	<i>Scheduled Date</i>
Pre-Application Conference	November 7, 2106
Formal Application	November 28, 2016
Neighborhood Meeting	December 13, 2016
Second Submittal	January 9, 2017
Planning and Zoning Board Hearing	February 15, 2017
City Council Introduction	February 27, 2017
City Council Final Action	March 6, 2017

December 13, 2016

Neighborhood Meeting

Project: 20 Acre addition

Sign in:

## Exhibit "E" - Neighborhood Meeting Sign In Sheet

Name	Initial	Company	Phone	E-Mail
Marlene Kanta	M.K.	Femcon, Inc.	602-380-8134	marlene_femcon@msn.com
Doug Pejak	D.P.	Femcon, Inc.	602-903-1073	doug_femcon@msn.com
BRIAN JOHNS	B/J	ASSOCIATED ARCHITECTS	602-964-8451	BRIAN@ASSOCIATED-ARCHITECTS.COM
Tony Martinez	TM	MPCA	480-987-9100	TMARTINEZ@MGCPORE.COM
VALERIE CLAUSSEN	VC	PEW & LAKE	480-461-4670	VCLAUSSEN@PEWANDLAKE.COM
Don Palano	DW	Real/ty Inc.	480-688-8144	DonPalano@Realty.com
Scott Kuhn	SK	FUJIFILM	480-987-7092	SCOTT_KUHN@FUJIFILM-FFEM.COM
Mike Barker	MB	FUJIFILM	480-987-7001	Michael_Barker@FUJIFILM-FFEM.COM
Georganna Lagen	GL	FujiFilm	480-987-7057	georganna-lagen@fuji-film-ffem.com
REESE ANDERSON	RA	Pew & Lake	480-461-4670	reese.anderson@pewandlake.com

## Exhibit "F" - Neighborhood Meeting Minutes

Fuji Expansion Neighborhood Meeting Minutes	
December 13, 2016 at 6 pm	
FujiFilm Conference Room 6550 S Mountain Rd, Mesa, AZ 85212 (on-site)	

Meeting began at 6:04 pm

Mr. Anderson made introductions.

Mr. Anderson made a presentation regarding the project, including the following:

- Background on existing site and recent rezoning of property to the north
- Description of adjacent properties and uses
- Description on Mesa's General Plan and land use classifications
- Description of anticipated future freeway expansion
- Overview of master site plan for additional 20 acres
- Overview of Phase 1 Site Plan
- Long term vision of rail spur to site and throughout area

*Questions, Answers and Comments were taken. (See table below)*

Meeting concluded at 6:25 pm

Public Comments	Applicant Response
<i>What is the timing ADOT Freeway construction?</i>	Not sure. ADOT hasn't indicated specific timing. At one point in a recent meeting ADOT stated anywhere between 5 to 25 years.
<i>Does Fuji own additional property? And hasn't ADOT bought the property to the north yet?</i>	Other than what we showed you tonight, Fuji does not own additional property in the area at this time. As explained, Fuji recently completed the expansion to the north but only on that property not affected by the future freeway. ADOT has not bought any property yet from Fuji.
<i>Is the freeway location pretty much set?</i>	Yes, as far as we know. Our design team has been working closely with ADOT on the alignment / location of the freeway. The "line work" on our architectural site plans came directly from ADOT.
<i>My clients completely support this project and it's right on path with what should be done [developed] here. [Property owners are off of 222<sup>nd</sup> St approx. ½ mile west of the site.]</i>	(N/A)

Public Comments	Applicant Response
<p><i>How does this project impact us? Do we need to talk to ADOT? [Property owners are directly to the north of site.]</i></p>	<p>It's an expansion extremely similar to the current facility. The development of this property is not directly related to the new freeway extension or alignment. It is highly recommended you talk to ADOT directly about concerns you have regarding your access and the alignment.</p>