



Citizen Participation Report

Rezoning, Site Plan Review, and Design Review
For The Expansion Of An Existing Industrial Facility

Located at the Southwest Corner of
South Mountain Road and State Route-24
Parcel Nos. 304-34-035G, 304-34-019Q, 304-34-019R,
304-34-019S, 304-34-019X, 304-34-019T, and 304-34-019Y

Prepared By:



Benjamin W. Graff, Esq.
Joshua Mike, AICP, MBA
Quarles & Brady LLP
2 N. Central Ave.
Phoenix, AZ 85004

Submittal Date: September 25, 2023
Resubmittal Date: October 24, 2025

Citizen Participation Plan - FUJIFILM Proposed Expansion

Introduction & Purpose:

Quarles & Brady LLP submits this Citizen Participation Plan on behalf of FUJIFILM Electronic Materials U.S.A., Inc. ("FUJIFILM" or the "Applicant") in regard to the proposed expansion of the existing industrial facility.

The purpose of this Citizen Participation Report is to provide results of the implementation of the Citizen Participation Plan for the Development. The Development will be located at the Southwest Corner of South Mountain Road and State Route-24 ("SR-24") on Maricopa County Assessor Parcel Nos. 304-34-035G, 304-34-019Q, 304-34-019R, 304-34-019S, 304-34-019X, 304-34-019T, and 304-34-019Y consisting of approximately 68.4 acres (the "Property").

To achieve the proposed Development, the Applicant is proposing to amend the existing PAD overlay to **(1)** update the approved development standards and **(2)** expand the PAD boundary by rezoning the North-11, approximately 11 acres, from AG to HI PAD-AF and **(3)** modify the approved master site plan of the existing industrial facility, Case Nos. ZON23-00340 and DRB23-00366.

By providing opportunities for citizen participation, the Applicant will ensure that those interested in this application will have an opportunity to learn about and comment on the proposed plan.

Contact Information:

Zoning Attorney / Applicant

Benjamin Graff
Quarles & Brady LLP
2 N. Central Avenue
Phoenix, AZ 85004
Benjamin.Graff@Quarles.com
(602) 229-5683

Developer

Scott Klamm
FUJIFILM Electronic Materials U.S.A., Inc.
6550 S. Mountain Road
Mesa, AZ 85212
scott.klamm@fujifilm.com
(480) 987-7092

Pre-submittal Outreach:

It is important to note that prior to any formal submittals to the City of Mesa, our goal was to obtain initial feedback from the City to ensure our proposed development was consistent with the future planning and goals within the General Plan for this area. This was only the beginning of our outreach efforts, and we continued to engage with the community throughout the process. Our team met with Mesa Staff on the following date:

- April 6, 2023 - In-person meeting with, Dr. Nana Appiah and Rachel Nettles from Planning & Development, and Bill Jabjiniak and Bryan Smith from Economic Development.

Pre-submittal Meeting:

The pre-submittal meeting (PRS23-00194) was held with City of Mesa planning staff on March 24, 2023. Staff reviewed the application and recommended outreach to adjacent residents within 1000-ft. Staff further confirmed there are no HOAs and registered neighborhoods to be contacted.

Post-submittal Actions:

In order to provide effective citizen participation in conjunction with the application, the following actions provided opportunities to understand and address any real or perceived impacts the development may have on members of the community.

Virtual Neighborhood Meeting

1. A contact list was developed for citizens and agencies in this area. No HOAs or registered neighborhoods with contacts are within the buffer zone per direction from Staff. All persons listed on the contact list received a letter describing the project, the proposed site plan, and an invitation to a virtual neighborhood meeting. The contact list included the following:
 - a. Property owners within 1000-feet from the Property.
2. The Applicant held a formal neighborhood meeting on July 19, 2023, at 6:00pm, noticed as required by the City of Mesa.
 - a. No residents attended the virtual neighborhood meeting nor responded to the notification letter.
 - b. The presentation attached to this report will be available within the City's case file to individuals, groups of citizens, or neighborhood associations upon request.

Public Hearing Actions

The City will present the rezoning request at a public hearing before the Mesa Planning and Zoning Board. As part of the citizen participation process, the City requires public hearing notifications, which includes notification letters and site posting. Affidavit of Public Notice and Notification Letter submitted as part of the case file.

1. **October 24, 2025:** City Staff provided a contact list to notify citizens and agencies in this area including:
 - a. All registered neighborhood associations and Homeowners Associations within one mile of the Property.
 - b. Property owners within 1,000 feet of the Property.
 - c. The Council Member and Council Coordinator.
2. **October 27, 2025:** Notification letters will be sent to all contacts listed in the above notification list describing the project and identifying the date, time, and location for the public hearing before the Planning and Zoning Board.
3. **October 27, 2025:** Two public notice signs will be posted on the Property along the perimeter right-of-way within each quarter-mile of frontage identifying the date, time, and location for the public hearing before Planning and Zoning Board.

Results:

There were approximately 40 contacts on the notification list as of the date of this Citizen Participation Report (see attached).

1. Summary of concerns, issues, and problems:
 - a. No individuals contacted the Development Team to express any concerns.
2. How concerns, issues, and problems were addressed:
 - a. No individuals contacted the Development Team to express any concerns.
3. Concerns, issues, and problems not addressed and why:
 - a. The Development Team has not received any public feedback. The Development Team will continue to be open to any public comments and will address them accordingly.

Schedule:

Pre-submittal Application Filed - March 13, 2023

Pre-submittal meeting – March 24, 2023

Application Submittal – May 1, 2023

Neighborhood meeting – July 19, 2023

Submittal of Citizen Participation Report and Notification materials – September 25, 2023

Submittal of Updated Citizen Participation Report and Notification materials

Planning and Zoning Board Hearing – November 12, 2025

City Council Introduction – December 8, 2025

City Council Final Action – January 12, 2025

Attachments:

Tab A: Virtual Neighborhood Meeting Notification Distribution List and Letter

Tab B: Virtual Neighborhood Meeting Presentation

Tab C: Public Hearing Notification Distribution List and Letter

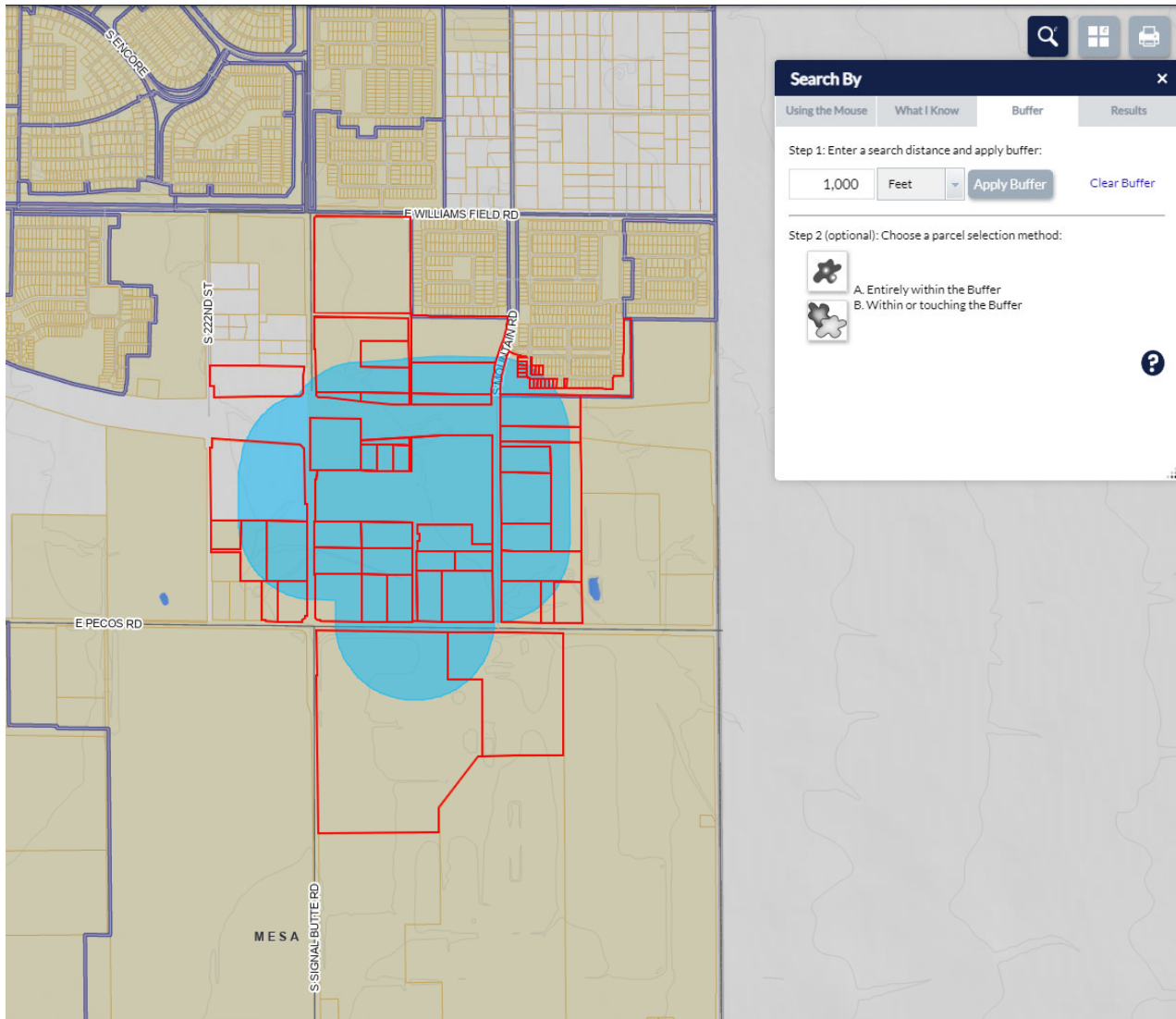
Tab D: Site Posting Photos

TAB A

CASE NO. ZON23-00340 AND DRB23-00366
NEIGHBORHOOD MEETING NOTIFICATION - 1000-FT

Parcel Number	Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
304-34-019Q	FUJIFILM ELECTRONIC MATERIALS USA	6550 S MOUNTAIN RD	MESA	AZ	85212
304-34-019W	FUJIFILM ELECTRONIC MATERIALS USA	6550 S MOUNTAIN RD	MESA	AZ	85212
304-34-019R	FUJIFILM ELECTRONIC MATERIALS USA	6550 S MOUNTAIN RD	MESA	AZ	85212
304-34-019S	FUJIFILM ELECTRONIC MATERIALS USA	6550 S MOUNTAIN RD	MESA	AZ	85212
304-34-019T	FUJIFILM ELECTRONIC MATERIALS USA	6550 S MOUNTAIN RD	MESA	AZ	85212
304-34-035G	FUJIFILM ELECTRONIC MATERIALS USA INC	80 CIRCUIT DR	NORTH KINGSTOWN	RI	2852
304-34-019D	SIGNAL BUTTE 20 DJB LLC	2251 N 32ND ST 30	MESA	AZ	85213
304-34-019J	SIGNAL BUTTE 20 DJB LLC	2251 N 32ND ST 30	MESA	AZ	85213
304-34-019K	ARIZONA STATE OF	205 S 17TH AVE MD	PHOENIX	AZ	85007
304-34-019Q	FUJIFILM ELECTRONIC MATERIALS USA	6550 S MOUNTAIN RD	MESA	AZ	85212
304-34-019R	FUJIFILM ELECTRONIC MATERIALS USA	6550 S MOUNTAIN RD	MESA	AZ	85212
304-34-019S	FUJIFILM ELECTRONIC MATERIALS USA	6550 S MOUNTAIN RD	MESA	AZ	85212
304-34-019T	FUJIFILM ELECTRONIC MATERIALS USA	6550 S MOUNTAIN RD	MESA	AZ	85212
304-34-019U	SIGNAL BUTTE 20 DJB LLC	2251 N 32ND ST 30	MESA	AZ	85213
304-34-019V	SIGNAL BUTTE 20 DJB LLC	2251 N 32ND ST 30	MESA	AZ	85213
304-34-019W	FUJIFILM ELECTRONIC MATERIALS USA	6550 S MOUNTAIN RD	MESA	AZ	85212
304-34-021S	BCB GROUP INVESTMENTS LLC	2401 W BELL RD	PHOENIX	AZ	85023
304-34-035B	MGC PURE CHEMICALS AMERICA INC	6560 S MOUNTAIN RD	MESA	AZ	85201
304-34-035F	BCB GROUP INVESTMENTS LLC	2401 W BELL RD	PHOENIX	AZ	85041
304-34-035G	FUJIFILM ELECTRONIC MATERIALS USA INC	80 CIRCUIT DR	NORTH KINGSTOWN	RI	2852
304-34-036A	ALLIED WASTE TRANSPORTATION INC	18500 N ALLIED WAY STE 100	PHOENIX	AZ	85054
304-34-036C	BRIDGESTONE AMERICAS TIRE OPERATIONS LLC	535 MARIOTT DR	NASHVILLE	TN	37214
304-34-036D	WOUDENBERG PROPERTIES LLC	17200 N PERIMETER DR STE 103	SCOTTSDALE	AZ	85255
304-34-037A	MGC PURE CHEMICALS AMERICA INC	6560 S MOUNTAIN RD	MESA	AZ	85201
304-34-037C	MGC PURE CHEMICALS AMERICA INC	6560 S MOUNTAIN RD	MESA	AZ	85201
304-34-037D	MGC PURE CHEMICALS AMERICA INC	6560 S MOUNTAIN RD	MESA	AZ	85201
304-34-037E	MGC PURE CHEMICALS AMERICA INC	6560 S MOUNTAIN RD	MESA	AZ	85201
304-34-038	CACTUS WASTE SYSTEMS LLC	PO BOX 29246	PHOENIX	AZ	85038
304-34-043	GATEWAY LAND INVESTMENTS LLC	1465 E MOTORPLEX LOOP STE 200	GILBERT	AZ	85297
304-34-044	MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
304-34-203A	BCB GROUP INVESTMENTS LLC	2401 W BELL RD	PHOENIX	AZ	85023
304-34-203B	BCB GROUP INVESTMENTS LLC/BERGE DEBORAH I	2401 W BELL RD	PHOENIX	AZ	85023
304-34-204B	BCB-GROUP INVESTMENTS LLC	16025 S 222ND ST	MESA	AZ	85212
304-34-926	ARIZONA STATE OF DEPT OF TRANS	205 S 17TH AVE MD	PHOENIX	AZ	85007
304-34-927	ARIZONA STATE OF	205 S 17TH AVE	PHOENIX	AZ	85007
304-34-928A	TWC PROPERTIES LLC	1476 W HARVARD AVE	GILBERT	AZ	85233
304-34-929A	DAWSON FAMILY TRUST	17251 E SHEA BLVD UNIT 100	FOUNTAIN HILLS	AZ	85268
304-34-929B	HIGH VOLTAGE HOLDINGS LLC	1330 W BOXWOOD AVE	GILBERT	AZ	85233
304-34-930	CRM OF AMERICA HOLDINGS LLC	1301 DOVE ST 940	NEWPORT BEACH	CA	92660
304-34-933	GATEWAY LAND INVESTMENTS LLC	1465 E MOTORPLEX LOOP STE 200	GILBERT	AZ	85297
304-34-934	GATEWAY LAND INVESTMENTS LLC	1465 E MOTORPLEX LOOP STE 200	GILBERT	AZ	85297
304-36-003	HORNE REAL ESTATE INVESTMENTS LLC	1465 E MOTORPLEX LOOP STE 200	GILBERT	AZ	85297
304-36-005	GATEWAY LAND INVESTMENTS LLC	1465 E MOTORPLEX LOOP STE 200	GILBERT	AZ	85297
304-36-006	GATEWAY LAND INVESTMENTS LLC	1465 E MOTORPLEX LOOP STE 200	GILBERT	AZ	85297
304-36-007	SIGNAL BUTTE 10 LLC	2251 N 32ND ST UNIT 30	MESA	AZ	85213
304-36-227	BCB GROUP INVESTMENTS LLC	2401 W BELL RD	PHOENIX	AZ	85023
304-36-228	BCB GROUP INVESTMENTS LLC	2401 W BELL RD	PHOENIX	AZ	85023
304-37-047C	BCB GROUP INVESTMENTS LLC	7500 E MCDONALD DR STE 100A	SCOTTSDALE	AZ	85250
304-37-493	JEN ARIZONA 47 LLC		PHOENIX	AZ	85027
304-37-494	JEN ARIZONA 47 LLC		PHOENIX	AZ	85027
304-37-495	JEN ARIZONA 47 LLC		PHOENIX	AZ	85027
304-37-496	JEN ARIZONA 47 LLC		PHOENIX	AZ	85027
304-37-497	DOSER SETH	11224 E UNGER AVE	MESA	AZ	85212
304-37-498	ASHTON WOODS ARIZONA L L C		SCOTTSDALE	AZ	85258
304-37-499	ULMEN CYNTHIA/DAVID	11232 E UNGER AVE	MESA	AZ	85212
304-37-515	FRANCISCO ABIGAIL MARIE	11223 E UNGER AVE	MESA	AZ	85212
304-37-516	SALAS JAIMIE/AGUIRRE MICHAEL	11227 E UNGER AVE	MESA	AZ	85212
304-37-517	GARCIA JAVIER ALONSO OLIVAS/LEYVA CAROLINA GAMEZ	11231 E UNGER AVE	MESA	AZ	85212
304-37-518	FOSTER SHAWN KEVIN/NICOLE MARIE	11239 E UNGER AVE	MESA	AZ	85212
304-37-519	FELLBAUM SUSAN K	11243 E UNGER AVE	MESA	AZ	85212
304-37-520	SILVA ANTONIO/JOANNE	5931 DUNN AVE	SAN JOSE	CA	95123
304-37-521	WESSEL DAVID/JUDY	11255 E UNGER AVE	MESA	AZ	85212
304-37-588	DESTINATION AT GATEWAY HOMEOWNERS ASSOCIATION		SCOTTSDALE	AZ	85258
304-37-589	DESTINATION AT GATEWAY HOMEOWNERS ASSOCIATION		SCOTTSDALE	AZ	85258
304-63-005A	SIGNAL BUTTE LAND LLC	11202 E GERMANN RD	MESA	AZ	85212
304-63-005B	CMC STEEL FABRICATORS INC	6565 N MACARTHUR BLVD STE 800	IRVING	TX	75039
312-19-886	YBL LLC	8525 N 75TH AVE	PEORIA	AZ	85345

CASE NO. ZON23-00340 AND DRB23-00366
NEIGHBORHOOD MEETING NOTIFICATION - 1000-FT





Renaissance One
Two North Central Avenue
Phoenix, Arizona 85004-2391
602.229.5200
Fax 602.229.5690
www.quarles.com

Benjamin W. Graff
Direct Dial: (602) 229-5696
E-Mail: Benjamin.Graff@Quarles.com

Attorneys at Law in
Chicago
Denver
Indianapolis
Madison
Milwaukee
Minneapolis
Naples
Phoenix
San Diego
Tampa
Tucson
Washington, D.C.

July 6, 2023

RE: Proposed Rezoning for the Expansion of Existing Industrial Facility Located at the Southwest Corner of South Mountain Road and State Route-24, Case No. ZON23-00365.

Dear Neighbor,

Our firm represents FUJIFILM Electronic Materials U.S.A., Inc. ("FUJIFILM" or the "Applicant") in regard to the proposed expansion comprising of multiple buildings (the "Project") on the existing facility located at 6550 South Mountain Road, Mesa, AZ (the "Property"). Please see the attached Vicinity Map showing the location of the Property. The purpose of this letter is to inform you that we have recently filed a Planning and Zoning application for a rezone/site plan review (ZON22-00340) and design review (DRB 23-00366).

The Property includes two zoning districts: **(1)** Heavy Industrial with both a Planned Area Development Overlay and the Airfield Overlay District ("HI PAD-AF") on approximately 49.8 acres and **(2)** Agricultural ("AG") on approximately 6 acres. The proposed development of the site includes a request to expand the existing HI PAD-AF portion of Property by rezoning approximately 6 acres of land from AG to HI PAD-AF. The existing PAD Overlay allows minor modifications to specific development standards applicable to this unique location and will be updated based on the proposed expansion. The proposed expansion development is compatible with the long-term goals for the area and will provide new, high-quality jobs for this area of Mesa.

This letter is being sent to all property owners within 1000-feet of the property in compliance with the Mesa Zoning Ordinance. Enclosed for your review is a copy of the site plan and elevations of the proposed development. As part of our rezoning process, we invite you to attend a virtual (online) meeting to give you an opportunity to discuss the application. Our team will show the site plan layout/design at this meeting, and we are looking forward to the opportunity to speak with you:

Virtual (Online) Meeting
July 19, 2023 at 6:00pm
Zoom Link: <https://rb.gy/gkxh5>
Meeting ID: 820 9541 2763
Passcode: 636178
Phone/Audio Only: +1 305 224 1968

The City of Mesa has assigned this case to Jennifer Merrill of the Planning Division staff. She can be reached at 480-644- 6439 or Jennifer.merrill@mesaaz.gov, should you have any questions regarding this proposal. The City development services address is 55 N. Center, Mesa, AZ 85211. If you have any questions regarding this proposal, please feel free to call me at 602-229-5683 or e-mail me at Benjamin.Graff@Quarles.com. Our office address is Quarles & Brady, LLP, Two N. Central Ave, Suite 600 Phoenix, AZ 85004.

Please be advised hearings before the Mesa Planning & Zoning Board, and Mesa City Council will be scheduled to review this case in the future. Specific meeting and hearing dates have not yet been set. You should receive a second mailing in the future identifying the date and location of the hearings. You are welcome to attend the hearings to learn about the case and make your opinions known. Please confirm the hearing details with the City of Mesa Planning Department and City Clerk before attending as they are subject to change.

Please do not hesitate to contact me if you have any questions or require any additional information regarding this matter. If you have sold this property in the interim, please forward this correspondence to the new owner.

Very truly yours,
Quarles & Brady LLP

A handwritten signature in black ink, appearing to read 'B. W. Graff', with a stylized flourish at the end.

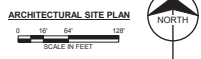
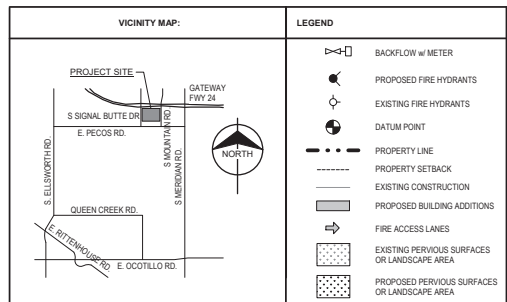
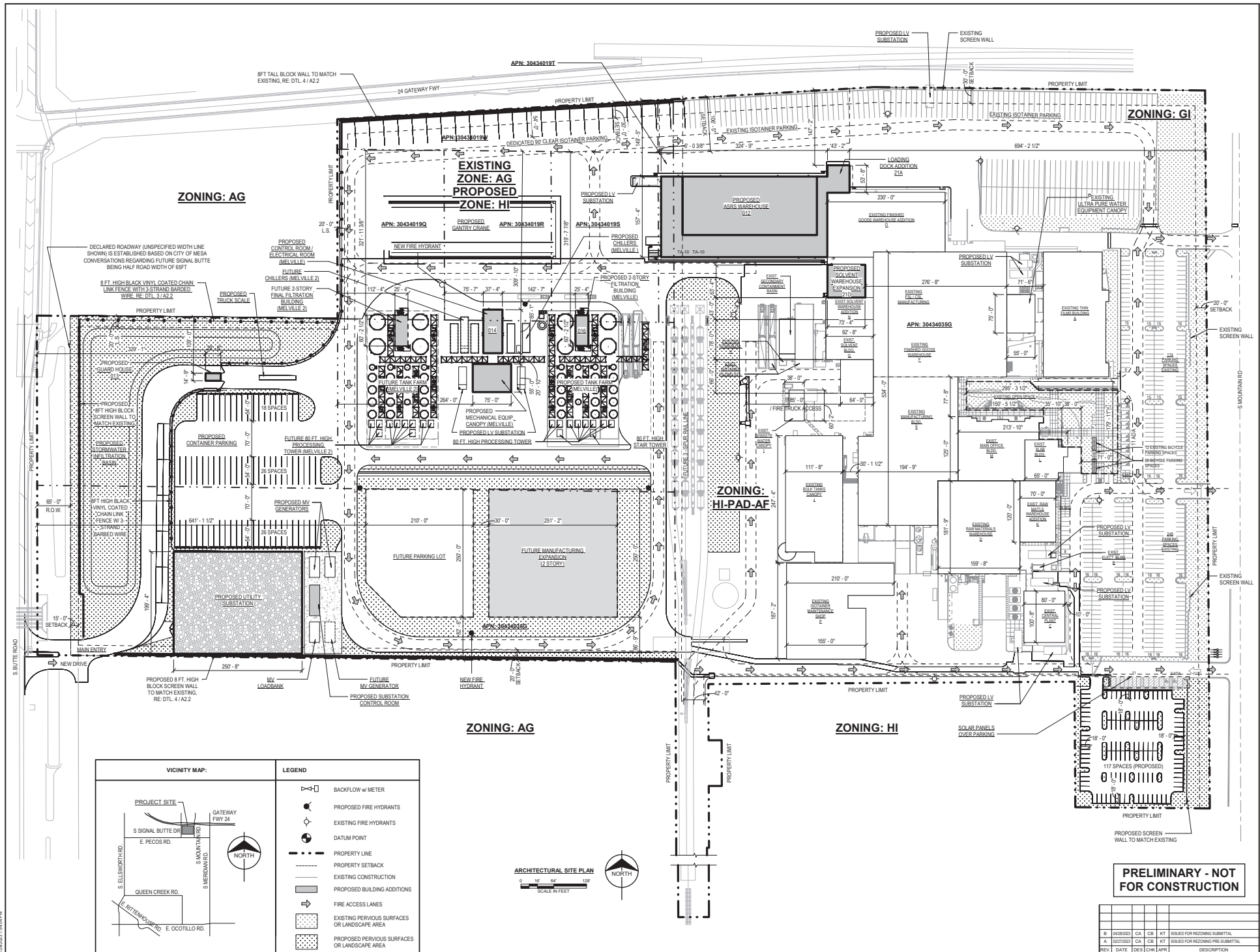
Benjamin W. Graff

Attachments: Vicinity Map, Site Plan, and Elevations

ZONING MAP



4/28/2023 1:44:04 PM



PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DES	CHK	APP	DESCRIPTION
B	4/28/2023	CA	CB	KT	ISSUED FOR REZONING SUBMITTAL
A	10/27/2023	CA	CB	KT	ISSUED FOR REZONING PRE-SUBMITTAL

REGISTRANT
Fujifilm North America, Inc.
10000 N. CENTRAL AVE. 9TH FLOOR
MESA, AZ 85205
TEL: 480.225.5600
WWW.FUJIFILM.COM

APPLICANT
Fujifilm North America, Inc.
10000 N. CENTRAL AVE. 9TH FLOOR
MESA, AZ 85205
TEL: 480.225.5600
WWW.FUJIFILM.COM

OWNER / DEVELOPER
Fujifilm North America, Inc.
10000 N. CENTRAL AVE. 9TH FLOOR
MESA, AZ 85205
TEL: 480.225.5600
WWW.FUJIFILM.COM

DESIGNER
Burns & McDonnell
10000 N. CENTRAL AVE. 9TH FLOOR
MESA, AZ 85205
TEL: 480.225.5600
WWW.BURNSANDMCDONNELL.COM

ARCHITECTURAL SITE PLAN

FUJIFILM
FUJIFILM Electronic Materials U.S.A., Inc.
860 SOUTH MOUNTAIN ROAD
MESA, AZ 85202

DATE
4/28/2023

SCALE
AS SHOWN

PROJECT
FUJIFILM-MESA AZ SITE EXPANSION

SHEET
01

TAB B

EXPANSION OF EXISTING INDUSTRIAL FACILITY

Virtual Neighborhood Meeting

CASE NO. ZON23-00340

CASE NO. DRB23-00366

FUJIFILM ELECTRONIC MATERIALS U.S.A., INC.

JULY 19, 2023, 6:00 P.M.

Welcome and Introduction

Thank you for
joining us virtually

Applicant: FUJIFILM Electronic Materials U.S.A., Inc.

- Scott Klamm, Vice President-Operation
- Mark Jones, Operations Director

Design Team: Burns & McDonnell

- Darin Richardson, Associate Project Manager
- Kayla Truss-Borden, Senior Architect

Quarles & Brady Team

- T.J. Mitchell, Land Use Attorney
- Josh Mike, Senior Land Planner
- Crissy Jung, Paralegal



To ensure an efficient meeting, please note the following guidelines:



To assist with the live stream of the presentation, attendees' microphones are muted, and videos are turned off. Both features will remain off for participants throughout the duration of the meeting.



We Welcome Public Comment: Attendees may send questions & comments by chat message directly to the host (instructions on next slide).



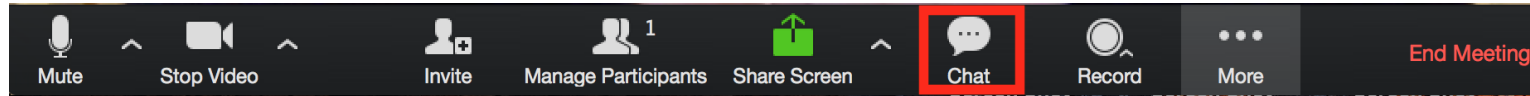
If you are participating by phone only, please make sure to email **crissy.jung@quarles.com** for any questions before, during, or after the meeting.



This meeting is an open, public meeting which will be recorded.

Q&A: How to ask a question or make a comment

4



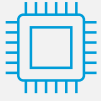
Participants can use the "chat" function to "Sign-In" or ask a question or submit a comment directly to the host. The host will be sure to answer questions in the order they are received.



As an attendee, "chat" will be in the controls at the bottom of your screen.



Type your message and press "Enter" to send it.



FUJIFILM is a world leader in development and manufacturing of materials for the semiconductor industry and is a leading producer of specialty chemicals.



FUJIFILM has been a corporate partner and employer in Mesa for over 25 years.



FUJIFILM focuses on partnerships with individuals and communities ensure solid economic growth.



After FUJIFILM completed a recent expansion in 2021, the industry demands demonstrates continued need for increased production.

About FUJIFILM

Property Overview

- FUJIFILM proposes to expand an existing industrial complex comprising of multiple buildings
- Located on Southwest Corner of South Mountain Road and SR-24 in Mesa, AZ
- The Property includes two zoning districts: (1) HI PAD-AF (approximately 49.8 acres) (2) AG (approximately 6 acres)
- Case No. Z17-002 previously rezoned the Property to expand the existing facility on the "West-20"
- FUJIFILM has acquired a small group of parcels adjacent to SR-24, the "North-6"

AERIAL MAP

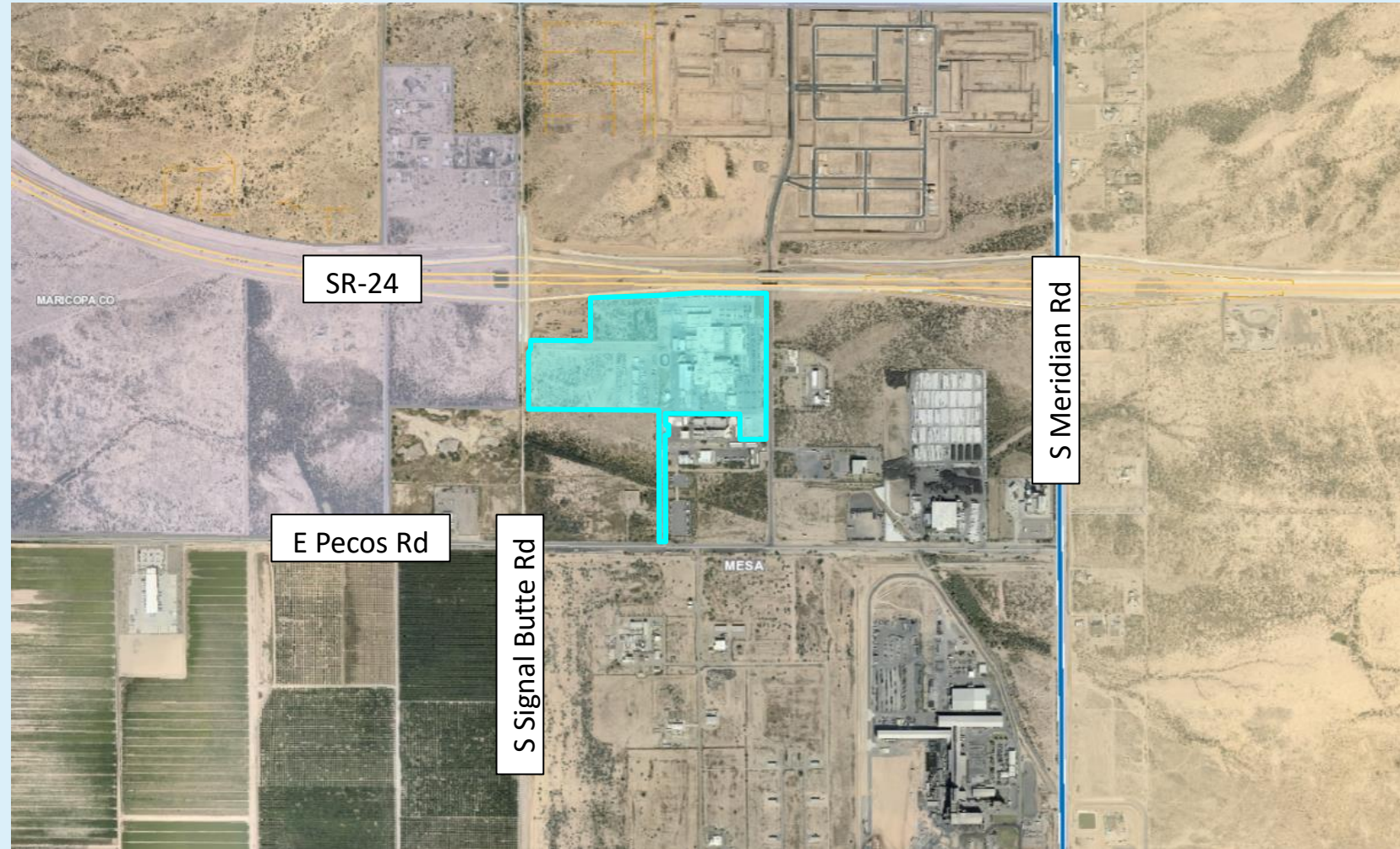
Parcel Nos.

Primary parcel: 304-34-035G

Expansion Parcels:

304-34-019Q, 304-34-019R,
304-34-019S, 304-34-019W,
and 304-34-019T

6550 S Mountain Rd,
Mesa, AZ 85210



AERIAL MAP

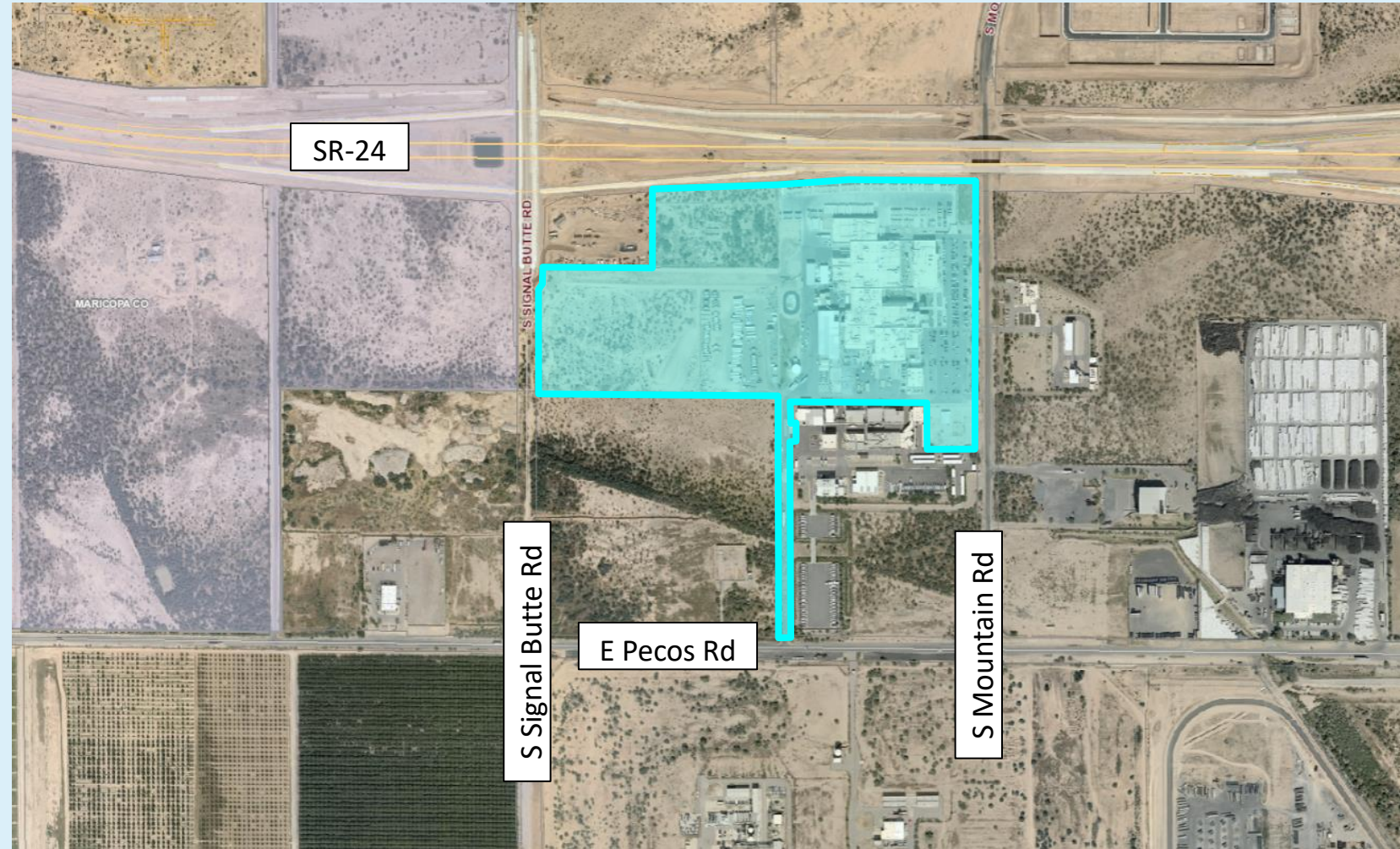
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Primary parcel: 304-34-035G

Expansion Parcels:

304-34-019Q, 304-34-019R,
304-34-019S, 304-34-019W,
and 304-34-019T

6550 S Mountain Rd,
Mesa, AZ 85210



PROPERTY BOUNDARY MAP

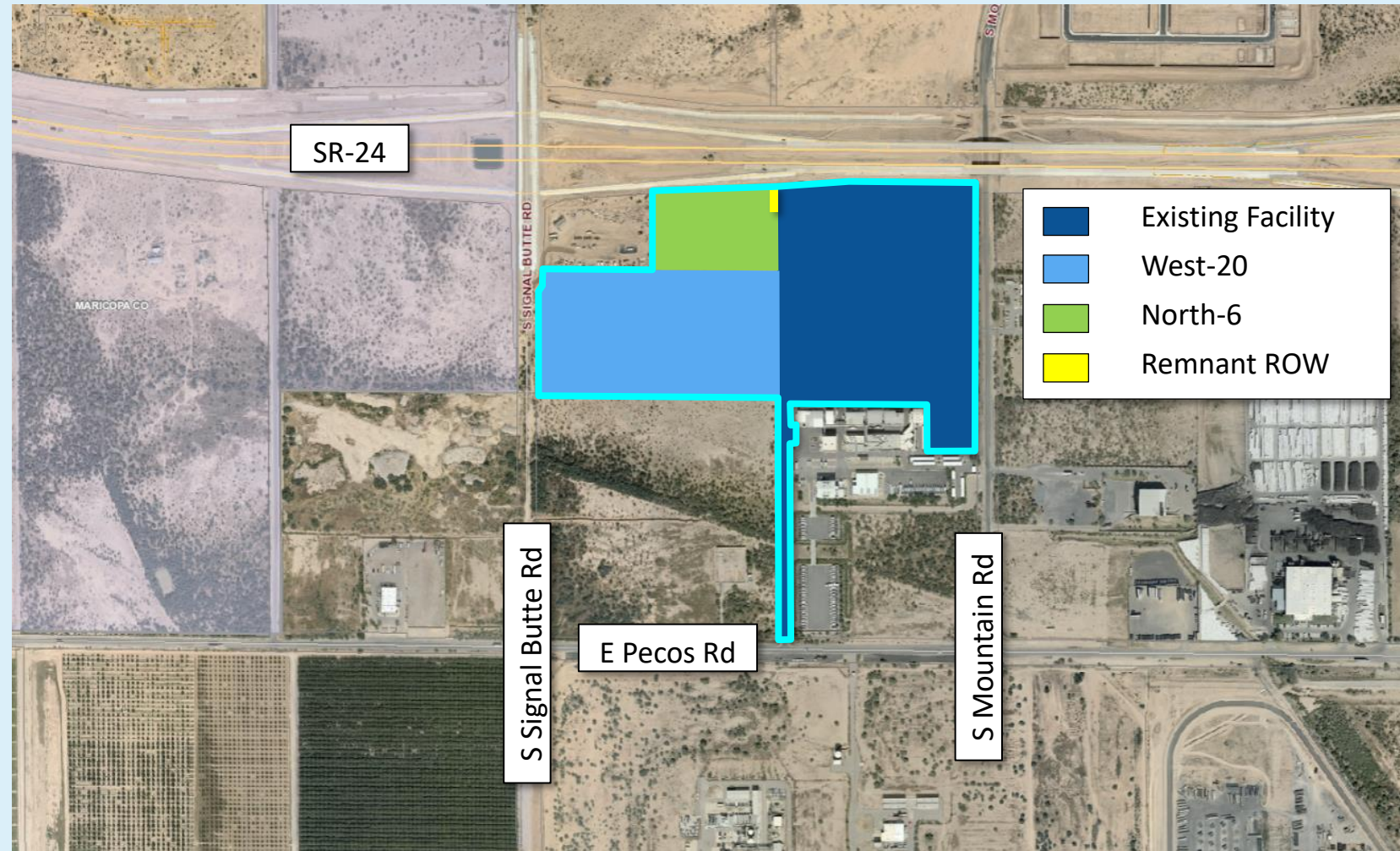
Parcel Nos.

Primary parcel: 304-34-035G

Expansion Parcels:

304-34-019Q, 304-34-019R,
304-34-019S, 304-34-019W,
and 304-34-019T

6550 S Mountain Rd,
Mesa, AZ 85210



REMNANT RIGHT-OF-WAY MAP

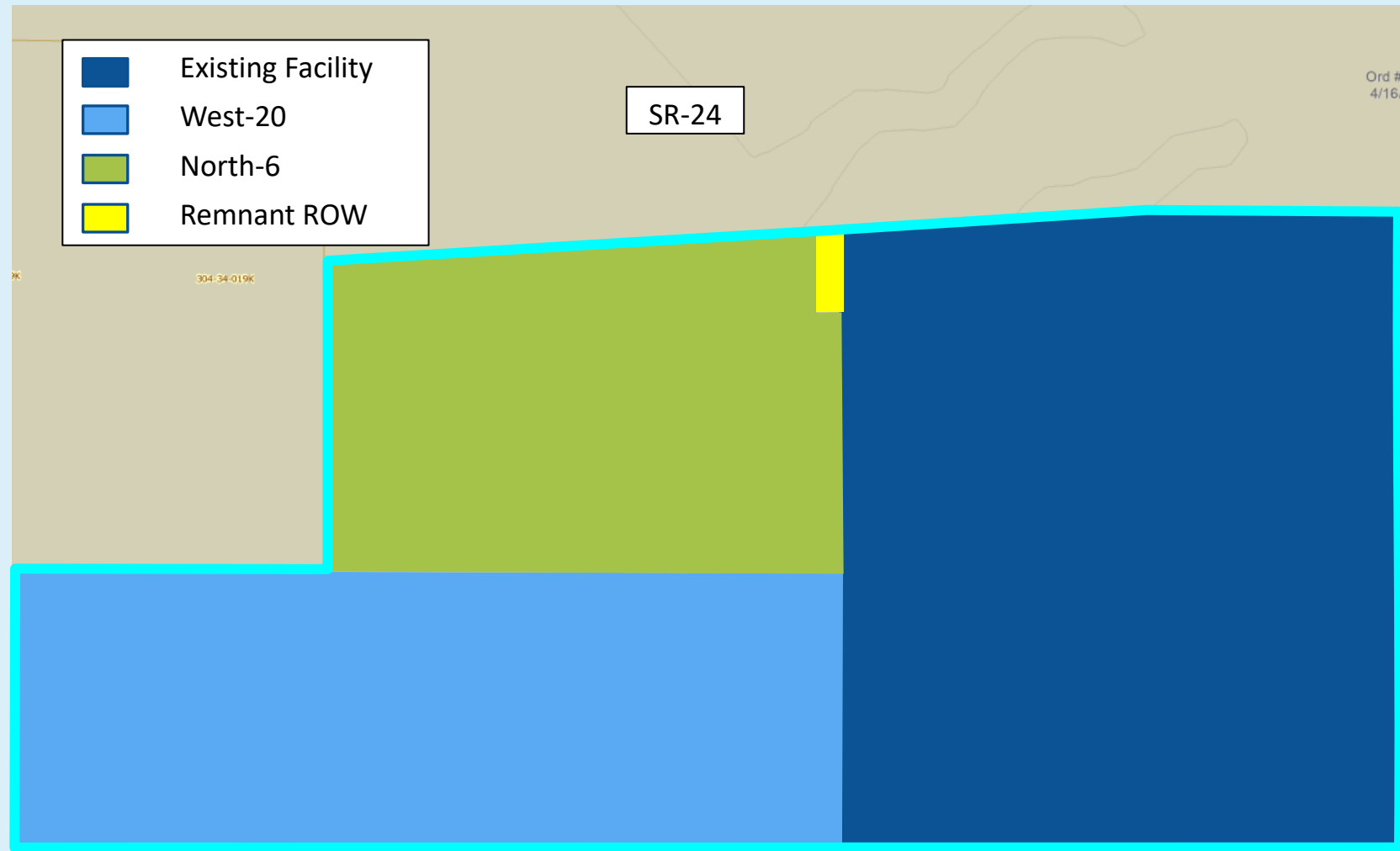
Parcel Nos.

Primary parcel: 304-34-035G

Expansion Parcels:

304-34-019Q, 304-34-019R,
304-34-019S, 304-34-019W,
and 304-34-019T

6550 S Mountain Rd,
Mesa, AZ 85210



BASE ZONING MAP

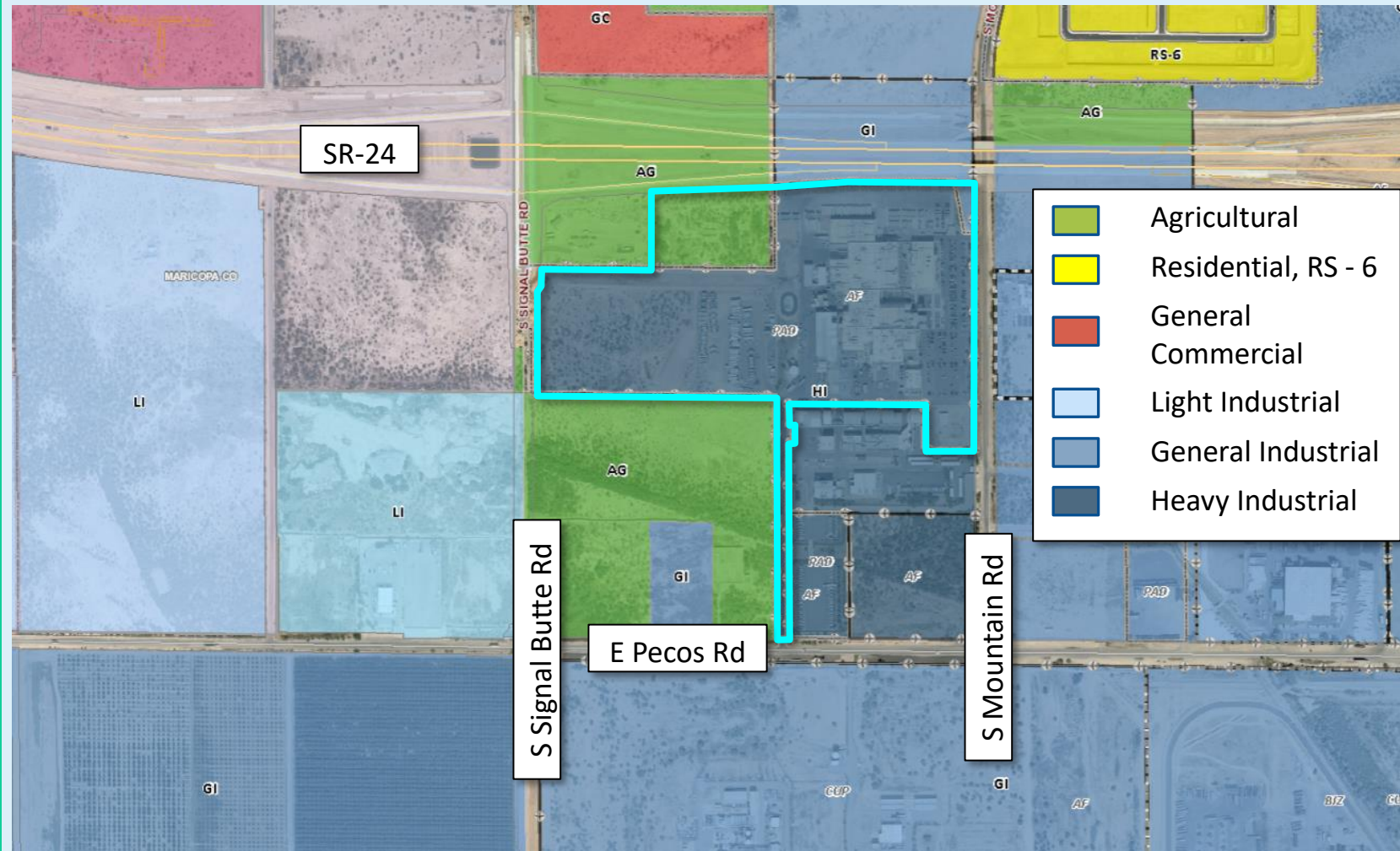
Parcel Nos.

Primary parcel: 304-34-035G

Expansion Parcels:

304-34-019Q, 304-34-019R,
304-34-019S, 304-34-019W,
and 304-34-019T

6550 S Mountain Rd,
Mesa, AZ 85210



OVERLAY ZONING MAP

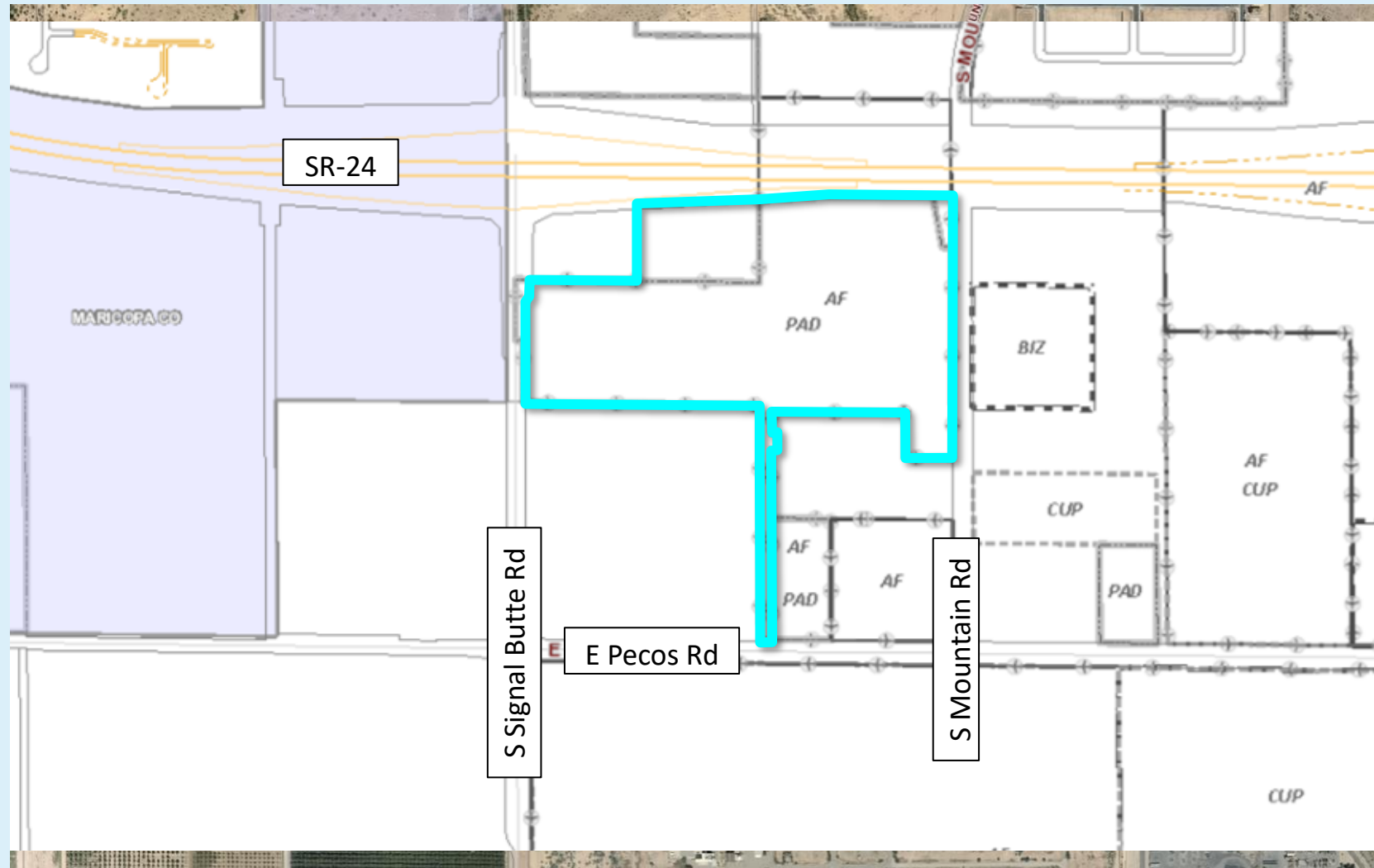
Parcel Nos.

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Expansion Parcels:

304-34-019Q, 304-34-019R,
304-34-019S, 304-34-019W,
and 304-34-019T

6550 S Mountain Rd,
Mesa, AZ 85210



GENERAL PLAN LAND USE MAP

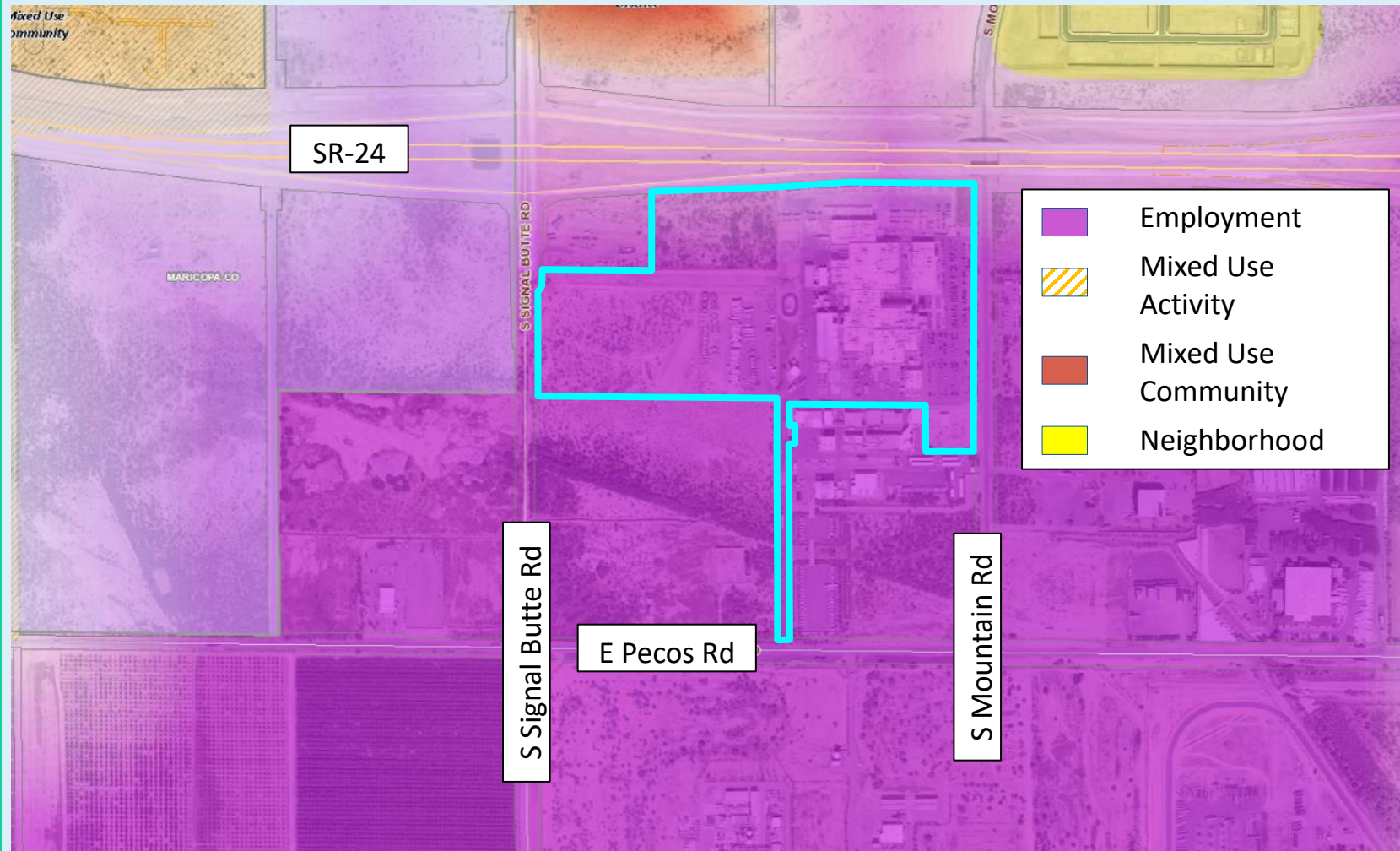
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6550 S Mountain Rd,
Mesa, AZ 85210



PLANNING AREAS MAP

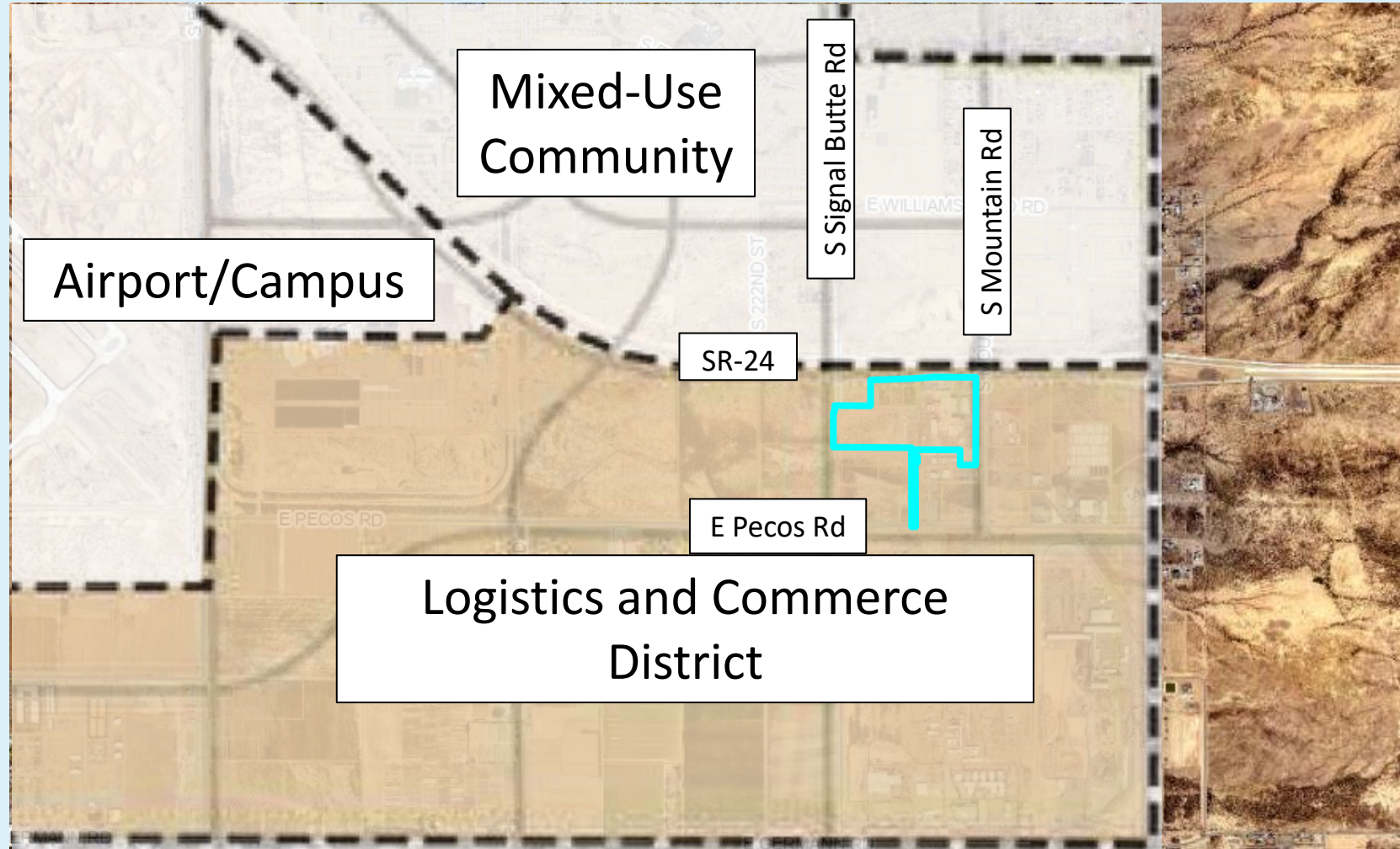
Parcel Nos.

Primary parcel: 304-34-035G

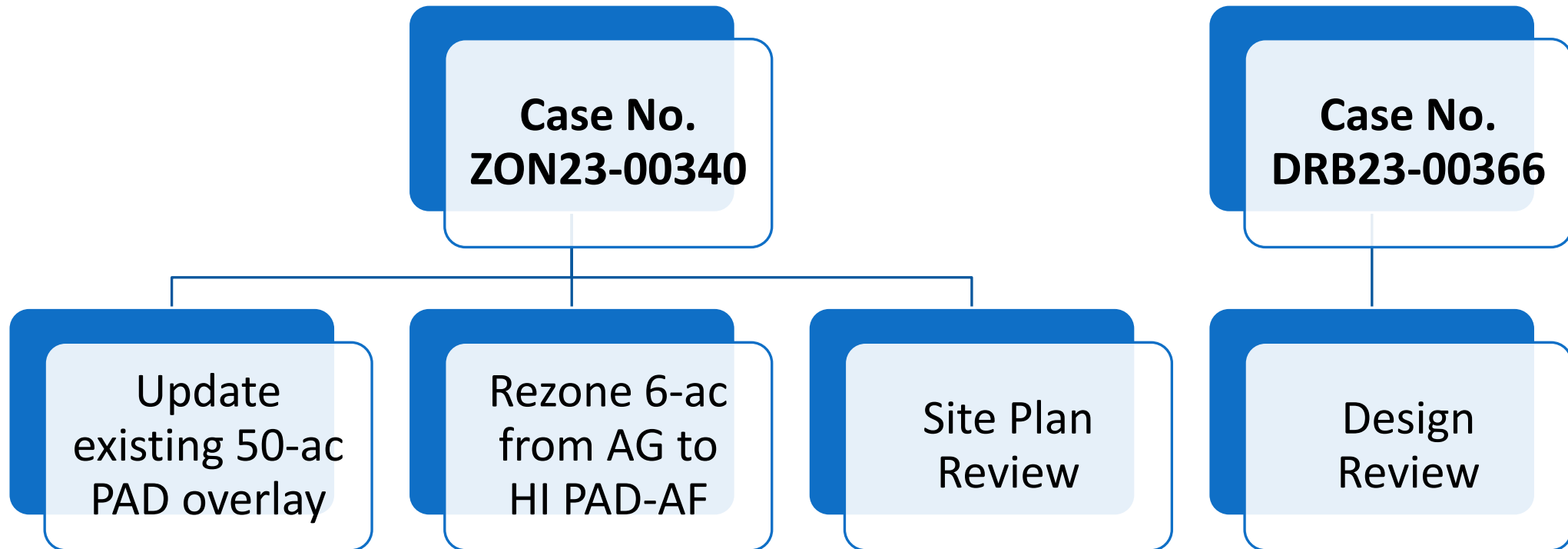
Expansion Parcels:

304-34-019Q, 304-34-019R,
304-34-019S, 304-34-019W,
and 304-34-019T

6550 S Mountain Rd,
Mesa, AZ 85210



Requests



Proposed Use

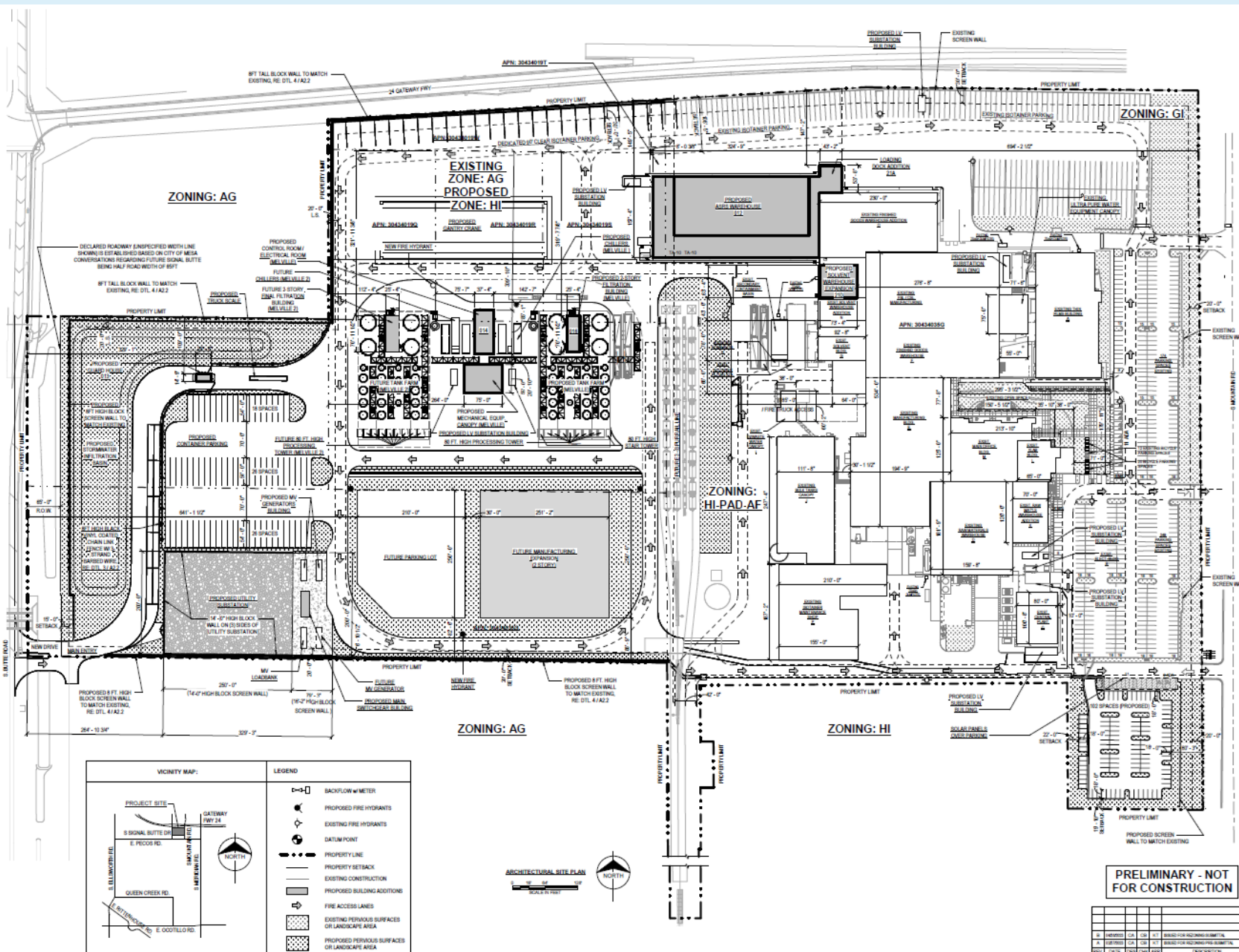
Existing 30-acre industrial facility completed expansion in 2021.
Fujifilm needs to expand to respond to the frequent spikes in demand.

West-20 expansion area was approved in 2018.
North-6 expansion area to be included in this request.

Expansion will include new automated storage and retrieval system ("ASRS") with office space, a new loading dock addition, a new solvent warehouse addition, and a new outdoor material processing area with processing towers.

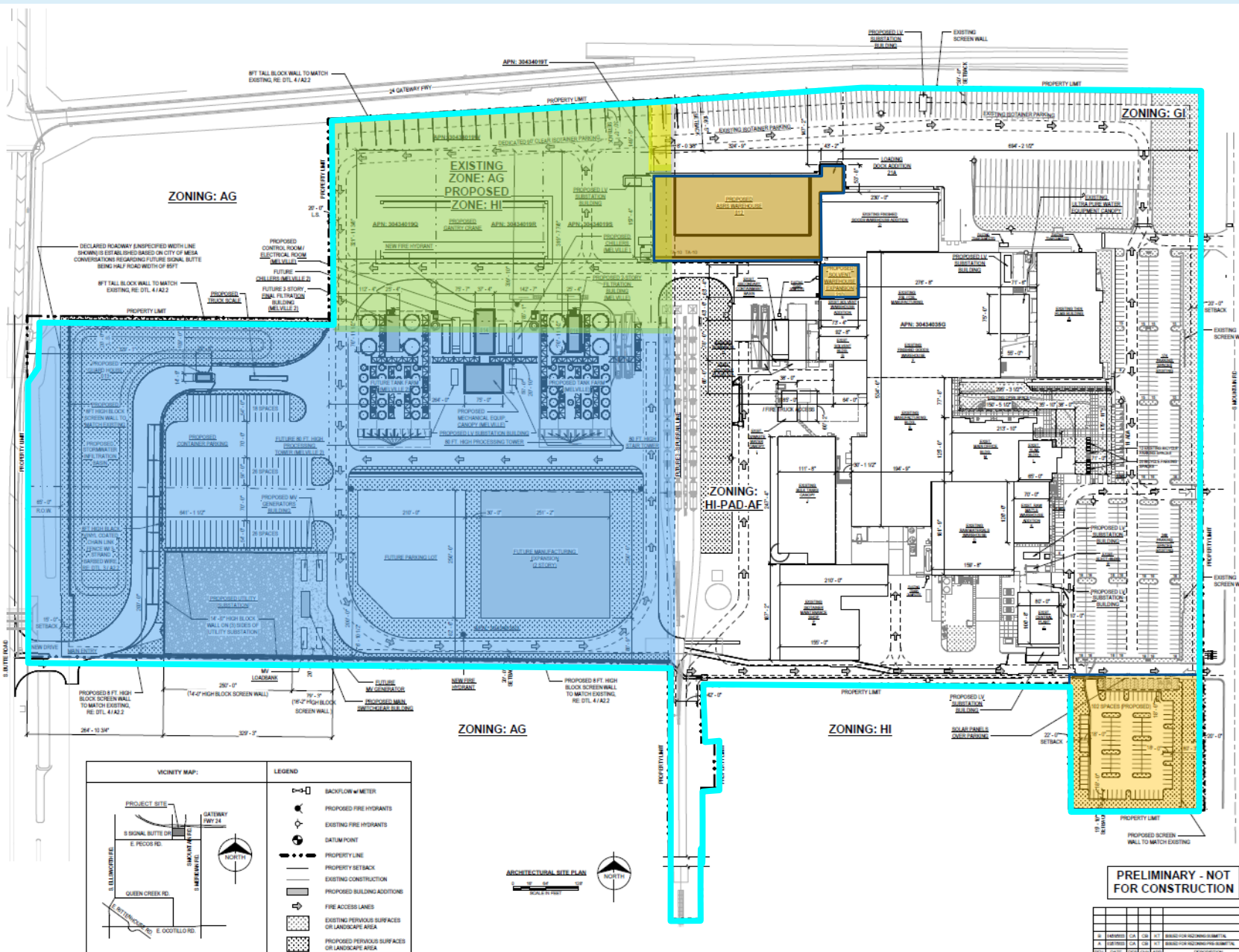
Proposed Design

- The overall design complies with "Site Design" and "Architectural Design" sections of Chapter 5-Industrial in the Mesa Quality Development Design Guidelines.
- The facility expansion is comprised of building additions that will physically connect to the existing structure on the west side of the facility.
- The tank farm and associated support buildings are located to the west of the existing facility to minimize visibility from the adjacent roadways along Mountain Road.
- The various components of the project will contain building elevations that are consistent with the City's goal for high quality development and in keeping with the surrounding industrial community.
- The height and mass of the ASRS Warehouse makes it visible from SR-24 and will be only viewed by occupants traveling on the freeway.

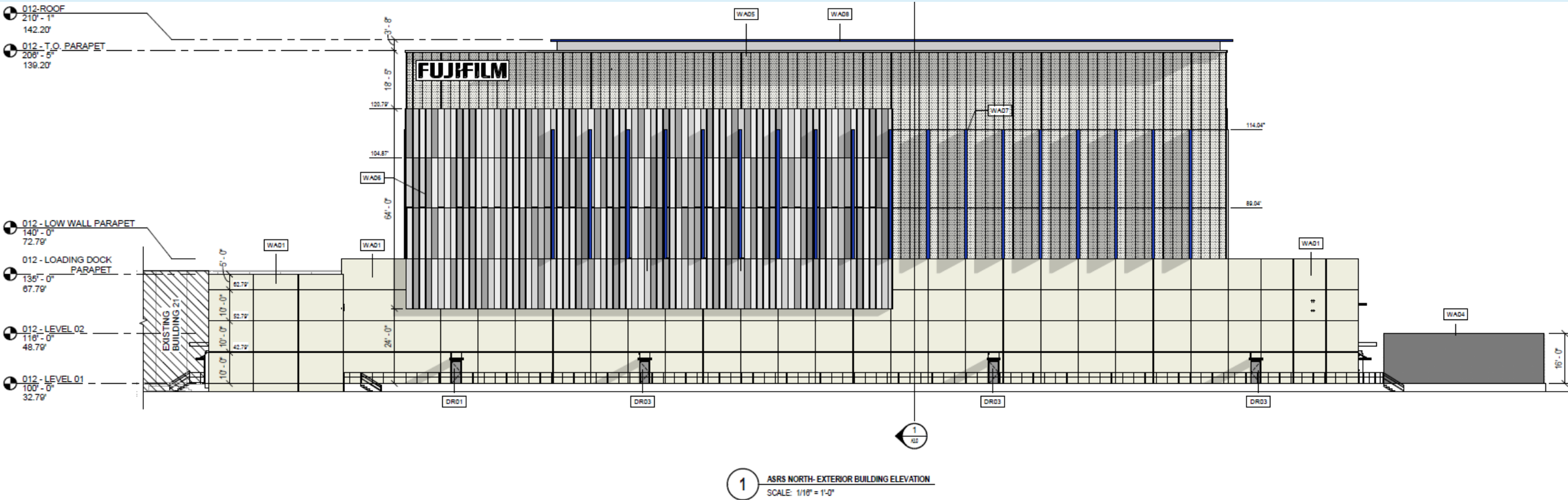


Proposed Site Plan

Expansion Area Proposed Site Plan



Proposed Design



General Plan Compatibility

Mesa General Plan 2040:

- Employment Character Area focuses on employment land uses of at least 20 acres.

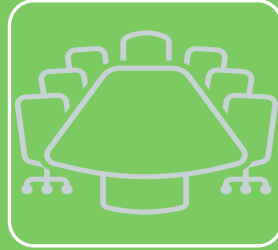
Mesa Gateway Strategic Development Plan:

- Logistics and Commerce District focuses on bringing heavy industrial, light industrial, business park, and commercial uses to the areas south and east of the Phoenix-Mesa Gateway Airport.

Phoenix-Mesa Gateway Airport

- Goal 1: Maximizes potential of Phoenix-Mesa Gateway Airport.
- Goal 2: Provides opportunities for a variety of new employees.
- Goal 3: Freight connectivity to airport, Signal Butte, and SR-24.
- Goal 4: Sustainable development and construction practices.

Meetings



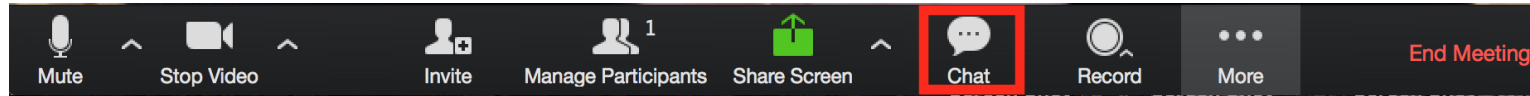
PZ Board, DR Board, and City Council Hearing dates are TBD.



Notifications will be provided once public hearings are scheduled.

Q&A: How to ask a question or make a comment

23



Participants can use the "chat" function to "Sign-In" or ask a question or submit a comment directly to the host. The host will be sure to answer questions in the order they are received.



As an attendee, "chat" will be in the controls at the bottom of your screen.



Type your message and press "Enter" to send it.

EXPANSION OF EXISTING INDUSTRIAL FACILITY

QUESTIONS?

CASE NO. ZON23-00340

CASE NO. DRB23-00366

FUJIFILM ELECTRONIC MATERIALS U.S.A., INC.

JULY 19, 2023, 6:00 P.M.

TAB C



One Renaissance Square
Two North Central Avenue
Suite 600
Phoenix, Arizona 85004-2322
602-229-5200
Fax 602-229-5690
www.quarles.com

Attorneys at Law in
Chicago
Denver
Indianapolis
Madison
Milwaukee
Minneapolis
Naples
Phoenix
San Diego
St. Louis
Tampa
Tucson
Washington, D.C.

Writer's Direct Dial: 602-229-5683
E-Mail: Benjamin.Graff@quarles.com

October 24, 2025

Re: Proposed Rezoning for the Expansion of Existing Industrial Facility Located at the Southwest Corner of South Mountain Road and State Route 24, Case No. ZON23-00365.

Dear *Property Owner* or *Neighborhood Association Representative*,

The law firm of Quarles & Brady LLP represents FUJIFILM Electronic Materials U.S.A., Inc. ("FUJIFILM" or the "**Applicant**"), in regard to the proposed expansion (the "**Development**") located at the Southeast Corner of South Signal Butte Road and State Route 24 ("SR-24") on Maricopa County Assessor Parcel Nos. 304-34-035G, 304-34-019Q, 304-34-019R, 304-34-019S, 304-34-019X, 304-34-019T, and 304-34-019Y (the "**Property**"). Please see the attached Vicinity Map showing the location of the Property. The case number assigned to this Development is **ZON23-00365**.

The Development includes amending the existing 20-acre portion of the western half of their Property ("**West-20**") and incorporates approximately 11 acres on the northwest portion of the Property ("**North-11**") into the existing Planned Area Development ("**PAD**") to accommodate the increased demand in the semiconductor industry and specialty chemicals. The request will expand an existing industrial complex including: **(1)** an update the approved development standards; **(2)** an expansion of the existing Heavy Industrial Planned Area Development Overlay and the Airfield Overlay District ("**HI PAD-AF**") boundary by rezoning North-11 from Agricultural ("**AG**") to HI PAD-AF; and **(3)** modification to the approved master site plan for the existing industrial facility. The Development is compatible with the long-term goals for this area in Mesa.

This letter is being sent to all property owners within 1000 feet of the property and to nearby Homeowners Associations and Neighborhood Associations per the notification processes set forth by the City of Mesa Planning Division at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 602-229-5683 or e-mail me at Benjamin.Graff@Quarles.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on **November 12, 2025, at 4:00 PM. The meeting will be held at Mesa City Hall located at 20 East Main Street.**

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts.

If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at **least 1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call 888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and **following the prompts, prior to the start of the meeting**. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak. For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

If you are unable to attend, or would simply like to discuss the project, please contact me via email at Benjamin.Graff@Quarles.com or by phone at 602-229-5683 to learn more about the Development and/or ask any questions. I encourage you to reach out to me first if you have any questions. You can also reach out to the City Planner assigned to this case Jennifer Merrill at 480-644-6439 or Jennifer.Merrill@MesaAZ.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

You are welcome to attend the hearing to learn about the case and make your opinions known. Please confirm the hearing details with the City of Mesa Planning Department before attending as they are subject to change.

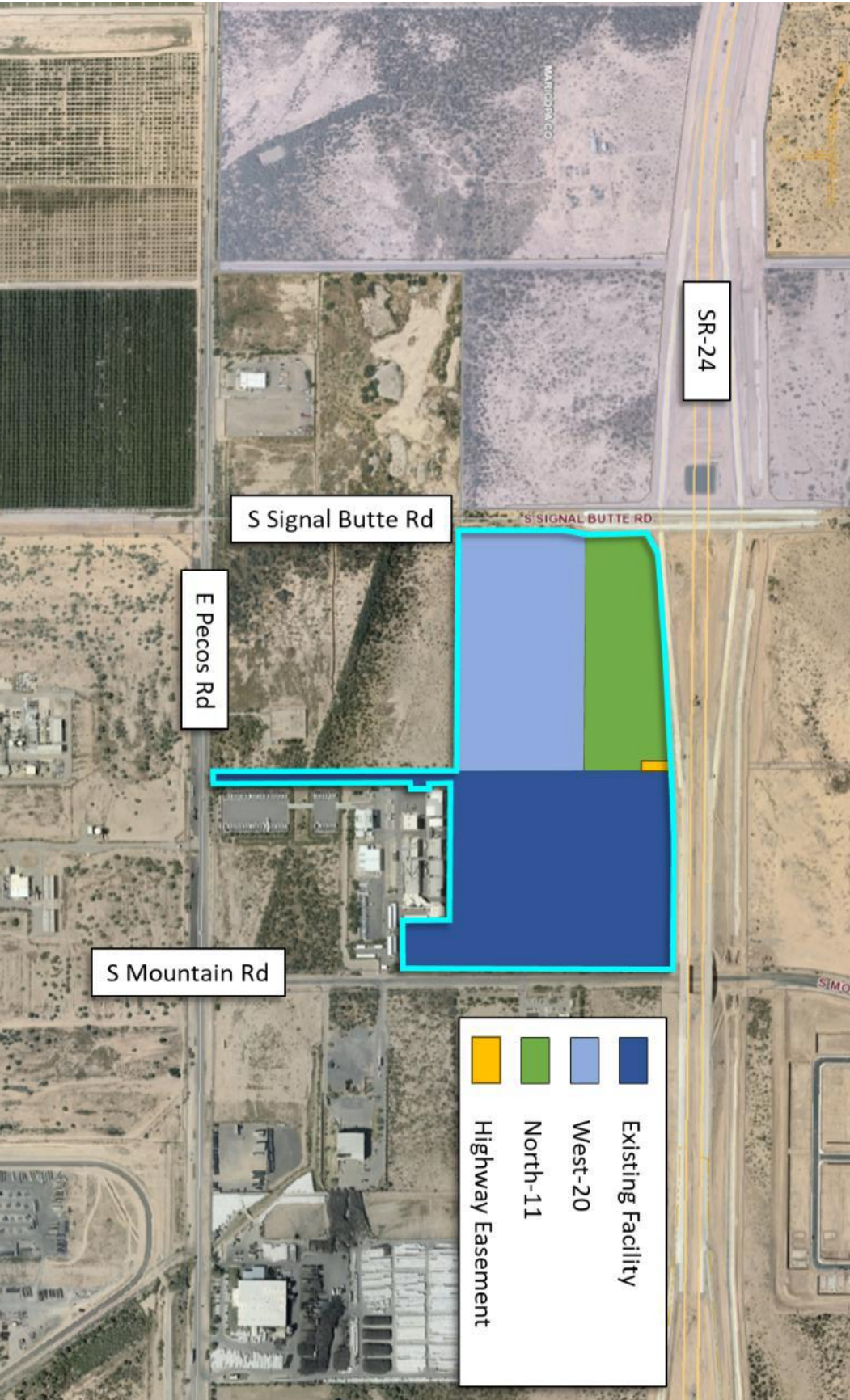
Please do not hesitate to contact me if you have any questions or require any additional information regarding this matter.

Very truly yours,
QUARLES & BRADY LLP



Benjamin W. Graff

Attachments: Vicinity Map, Proposed Site Plan, Proposed Elevations



TAB D