
Commercial Metals Company Mesa Expansion

**Northwest Corner of the Meridian Road Alignment and
Germann Road**

Citizen Participation Plan

Prepared for
City of Mesa, Arizona

December 7, 2020

Purpose

The Citizen Participation Plan was prepared in accordance with the City of Mesa Citizen Participation Ordinance (CPO). The purpose of this plan is to inform citizens, property owners, neighborhood associations, agencies and businesses in the vicinity of the proposed steel micro mill expansion at the existing Commercial Metals Company (CMC) Steel Arizona facility located at the northwest corner of the Meridian Road alignment and Germann Road. This Citizen Participation Plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal expansion.

CMC will expand its existing operations with the addition of another steel micro mill to the west of the existing mill on CMC's property. The property is on approximately 227 acres zoned M-2 (General Industrial), Bonus Intensity Zone (BIZ), Council Use Permit (CUP), and designated on the City of Mesa General Plan as General Industrial. The existing mill operates on approximately 64 acres and the expansion will operate on another 84 acres. The expansion is located strategically to continue the extensive on-site buffering of the manufacturing process from surrounding properties planned for future residential/commercial development. The expansion mill will produce concrete reinforcing rebar and merchant products from recycled metal. The steel mill will comply with all local, state and federal environmental standards, and the use will not adversely affect the designated industrial area. CMC anticipates adding 186 new jobs to the over 240 employees currently working at the facility.

Contact

Ricardo Toris of Earl and Curley, P.C.

3101 N. Central Avenue, Suite 1000

Phoenix, AZ 85012

Phone: (602) 265-0094

Fax: (602) 265-2195

Email: rtoris@EarlCurley.com

Pre-application Meeting

The pre-application meeting was held with the City of Mesa Planning Department on November 17, 2020.

Action Plan

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

- Prepare a contact list for citizens and interested parties in this area including:
 - Interested property owners within 500 feet of the project;
 - Registered neighbors, neighborhood associations and homeowner's associations within 1000' of the project;
 - Mayor and City Council offices; and,
 - Planning Department.
- Send a letter by first class mail to the above outlined contact list to advise them of the proposed expansion, the timeline and a brief narrative of the process and request feedback of any issues or concerns they may have concerning the proposal.
- Prepare a record of any conversations or written responses from the persons notified. A list of questions, answers and issues will be recorded for the Citizen Participation Final Report. The issues will be identified as resolved or unresolved.
- Hold a neighborhood meeting with the surrounding property owners or interested parties if it appears that there are sufficient issues or concerns to

warrant a meeting. The need for this meeting will be discussed with the Planning Department prior to scheduling.

- Hold follow-up discussions and meetings with the surrounding property owners or interested parties on an as needed basis.
- Submit the Citizen Participation Final Report to the Planning Department.

Schedule for Completion

It is anticipated that the Citizen Participation process will have the following schedule:

ACTION	DATE
Pre-application meeting	November 17, 2020
Citizen Participation Plan Approval	December 2020
Send out project informational letters to interested property owners and registered neighbors	December 2020
Discuss with the Planning Department on follow-up issues if necessary.	January 2020
Hold neighborhood meeting, if necessary.	Late January 2020
Hold individual meetings with adjacent owners, as needed	February 2020
Submit Citizen Participation Final Report and Notification materials.	February 2020