



## OPERATIONS PLAN FOR 6215 EAST ARBOR AVENUE

### PROJECT DESCRIPTION

We are proposing to operate a substance abuse detoxification and treatment center at the vacant building located at 6215 East Arbor Avenue, Mesa, AZ 85206 (APN 14157090). Pending approval of our use by the City of Mesa, we will seek licensure from the Arizona Department of Health Services as a behavioral health inpatient facility. We intend to use the property as is and do not propose any improvements to the property that require permits, such as structural, electrical, plumbing, etc.

The property is currently zoned Limited Commercial (LC). Based on the City's zoning ordinance, Chapter 86 defines a social services facility as "any noncommercial facility, such as *substance abuse detoxification and treatment centers*, that may also provide meals, showers, and/or laundry facilities to individuals with limited ability for self-care, or those persons in need of counseling for employment, or those persons with personal or behavioral disabilities. Specialized programs and services related to the needs of the residents may also be provided." Based on this, our proposed program falls within the definition of a social services facility (see Program Description below for more information). Chapter 6 of Land Use Types identifies a social services facility as requiring a Council Use Permit in LC zoning. As discussed with the Mesa Zoning Administrator, the subject property is in a planned area development for medical purposes. Our proposed use is found to be in compliance with the General Plan, Sub Area Plans and other recognized development plans or policies, including Social Service Facility Guidelines, and will be compatible with surrounding uses.

Our treatment center is a healthcare facility, operated under the direction of our Medical Director. Our Medical Director is a Board Certified Addictionologist with over 20 years' experience in substance abuse detoxification. Further, the leadership team at Soba Mesa has 10 years' experience in the ownership and operation of several other treatment facilities across the United States that provide substance abuse treatment, including detoxification services. Our facility has a capacity for up to 20 patients. We operate 24 hours per day, seven days a week. The single-story building is approximately 5,000 square feet and has a maximum height of 24 feet. Per the City of Mesa requirements, landscaping has been provided with native plantings. Per the City of Mesa parking requirements for our use, 15 parking spaces are required onsite, and 21 spaces have been provided. This includes the required number of handicap spaces per the American Disability Act. The building has eight full bathrooms available to patients and two half bathrooms available to staff and visitors.

As we are not making any changes to the property, the property remains in substantially the same state as previously approved construction plans and is in substantial conformance with all current City Development Standards for our use. As evidence, we have submitted an updated Site Plan and Landscape Plan to the Planning Department with our application for council use permit. One minor modification to the previously approved Landscape Plan is that we are replacing five dead trees with live trees of the same native planting. Our Landscape Plan was revised to reflect this. In addition, we request to replace the existing sign from the previous tenant with a sign of the same material in the same location, simply changing the name to Soba Mesa on the sign. Our proposed signage does not indicate we are a substance abuse treatment program and does not identify us as a detoxification facility. Our sign vendor will submit a request for permit and drawings to the City for approval.



Our inpatient treatment facility will employ approximately 45 individuals at an average salary of \$52,000 annually. Such individuals will be composed of physicians, nurses, counselors, case managers, behavioral health technicians, behavioral health paraprofessionals, administrative staff, janitorial staff, kitchen staff, etc.

## **PROGRAM DESCRIPTION**

Soba Mesa's inpatient treatment program is designed to provide care for individuals seeking primary treatment for drug and alcohol addiction. This program provides assessment and inpatient substance abuse treatment services, including detoxification, in an alcohol and drug free environment. This environment provides structure and supervision to further a patient's ability to improve his/her level of functioning.

For each individual patient, dependence or abuse of alcohol and/or other drugs shall be the primary criterion for participation. Pending assessment, Soba Mesa's inpatient treatment program may be recommended for individuals who require detoxification and/or withdrawal from an addictive substance.

### *Pre-Admission Assessment and Intake*

Potential patients may access our facility through calling our Admissions Line for pre-admission assessment. Potential patients first receive a full assessment to ensure they are appropriate for our program and then are admitted to the facility if they meet our admission criteria. Assessment is performed by a qualified behavioral health professional as defined by the Arizona Department of Health Services. Additionally, urinalysis and breathalyzer screening devices are utilized by staff during assessment. The urinalysis screening device we use is a point of care test, Noble 13 Panel Drug Screen. Confirmation testing is also performed offsite by Millennium Laboratories as needed. Breathalyzer screenings are performed using a Lifeloc FC-10 device, which is calibrated based on manufacturer specifications.

We do not accept violent criminals or patients that require an acute detoxification. Such individuals requiring an acute detoxification, such as those with a dangerously high blood alcohol content, are immediately referred to a hospital for detoxification. Patients requiring sub-acute detoxification may be referred to us by their medical practitioner and will undergo the same pre-admission assessment described above. Once the pre-admission assessment is complete and it is determined the individual is an appropriate patient for our detoxification facility, admission is arranged between the hours of 7am and 9pm. Patients admit voluntarily to our facility and we do not accept patients through a court order. We do not receive patients by medical transport, such as an ambulance, as we do not perform acute detoxification services. Patients also do not arrive by police escort as we do not provide court ordered treatment. This will limit the type of transport activity in the neighborhood. In our ten years' experience owning and operating detoxification treatment centers, we have not encountered a walk-in patient to our facility. In the extremely unlikely event we did have a potential patient walk-in, we would bring the individual into a screening and assessment room for pre-admission assessment and not allow the individual to remain unsupervised outside. If the individual was not a candidate for our program or we are at capacity with our 20 beds, the individual will be referred and transported to another agency.



If the individual refused our referral, we would call a loved one to safely transport the individual or provide transport from one of our staff out of the area so the individual is not meandering throughout the community.

We accept most major health insurance as the primary source of payment in an effort to reduce the financial burden of substance abuse treatment to the patient or their financial guarantor. The patients we serve have active, commercially available insurance policies through carriers such as Aetna, Cigna, Blue Cross Blue Shield of Arizona, HealthNet and United Healthcare. The monthly premiums on such policies do not allow our patients to be indigent. We do not accept Medicare, Medicaid, ACCCS, etc and do not receive any funding from federal, state or county sources.

### *Program Services*

Upon admission, our patients are diagnosed by a physician and receive follow-up care and counseling services based on their diagnosis. Each patient receives an individually tailored treatment plan based on his/her admitting diagnosis. The patient receives program services based on his/her treatment plan. During treatment, services are rendered by many staff including physicians, nurses, counselors, case managers, behavioral health technicians and behavioral health paraprofessionals. This team is responsible for assessing and treating with each patient to ensure services are provided based on the patient's treatment plan and that post-treatment recommendations are designed to support ongoing recovery.

Soba Mesa's inpatient detoxification treatment program includes, but is not limited to, the following services:

- Pre-Admission Assessment
- Intake Evaluation, including History & Physical and Nursing Assessment
- Behavioral Health Assessment
- Treatment Planning
- Detoxification Services
- Medication Administration
- Group Counseling Sessions, such as process oriented, psycho-educational and recovery related
- Individual Counseling Sessions
- Case Management
- Psychiatry, as needed
- Crisis Intervention
- 12-Step Meetings
- Urinalysis Drug Screenings
- Breathalyzer Screenings
- Discharge Planning

Patients eat in our Dining Room and have access to recreational activities in our Group Room.

Treatment in the inpatient detoxification program is an intense, focused experience. Once physically able, patients attend structured therapeutic activities, which may include individual and group sessions, and 12-step meetings within the facility to establish a sober support system. Additionally, family



members are encouraged to participate in family counseling sessions and to provide a strong support system for their loved ones.

### *Discharge and Continuing Treatment*

Upon completion of detoxification, patients will be substance free, possess a better understanding of the disease of addiction and recognize the necessity and importance of participation in a 12-step program. Patients should be able to implement the recovery skills developed during the course of their inpatient detoxification treatment program and also have the opportunity to process their experience in a safe and supportive environment. By doing this, they begin to establish a foundation for life long recovery. The end of inpatient treatment provides the beginning of a life long journey of recovery that is measured as continued abstinence from all substances and the ability to be productive members of society.

We believe those afflicted with alcohol and drug addiction require long-term care to achieve long-term recovery. Upon completion of detoxification, we recommend our patients participate in approximately nine to twelve months of further substance abuse treatment. In such time, we assist our patients with implementation of life skills necessary to thrive without alcohol and drugs. We also support our patients into becoming productive members of society through enrollment in school, volunteering in the community, obtaining employment, etc. Based on our previous experience operating substance abuse treatment facilities in other states, we believe this type of long-term treatment allows our patients to achieve long-term recovery.

Upon discharge from our detoxification facility, patients are referred to our residential facility and our outpatient treatment program. Once the patient is at our residential facility, supervisory and general care services are typically provided for 30 days. We do not accept walk-ins to our residential facility. Staff are onsite with our residents 24 hours per day and provide transport to all treatment services located at our outpatient treatment facility at 6262 East Broadway Road, Suite 110, Mesa, AZ 85206. All treatment services are provided under the care of our Medical Director, a Board Certified Addictionologist and the same provider as we will utilize at our detoxification facility. Services include, but are not limited to, individual and group counseling, case management, clinical laboratory services including urinalysis drug screens and medication management. Once 30 days in the residential facility is complete, patients continue receiving outpatient treatment services as long as medically necessary at our outpatient treatment facility. At this point in their recovery, most patients participating in our outpatient treatment program reside either in a sober community or have transitioned back home to their permanent residence locally. We do not accept walk-ins to our outpatient treatment facility and patients are seen by appointment only. It should be noted that both our residential facility and outpatient treatment facility have been operating since the beginning of 2015 without disturbance to the communities we are in. We understand the importance of not causing disruption and being as amiable as possible such that we are a resource to our neighbors and fellow community members.

### **GOOD NEIGHBOR POLICY**

Soba Mesa adopts a “good neighbor policy” to ensure ongoing compatibility with adjacent uses. Our patients are primarily indoors through their stay at our facility. All services are performed indoors and



very minimal activity should occur outside. Most of our patients will be experiencing physical withdrawal symptoms and will likely spend most of their stay in bed recovering. If a patient is outdoors, he/she is always accompanied by a staff member. Upon discharge from the detoxification facility, our patients are transported by our staff to our residential facility to continue treatment. It should be noted that in our experience with substance abuse treatment, given we only accept patients who voluntarily admit, it is the rare exception that a patient does not continue with our program into the residential facility. However, in the rare event that occurs, we contact the patient's loved one that assisted with the pre-admission process prior to detoxification, and release the patient into their care. It should be noted that patients are supervised through transport by their loved one, or our staff if a loved one is not available. If transport by our staff occurs, the patient is transported out of the immediate area and not left to meander the neighborhood. We transport discharged patients to a safe place with security such as the airport if another destination is truly unavailable. This is a last resort and has been used less than a handful of times in our ten years' experience. Patients are not released directly into the neighborhood. It should be noted that we are not treating violent criminals and that our patients voluntarily admit therefore their motivation to receive treatment is high. Further, the patients we serve have active commercially available insurance policies through carriers such as Aetna, Cigna, Blue Cross Blue Shield of Arizona, HealthNet and United Healthcare. The monthly premiums on such policies do not allow our patients to be indigent.

Typically upon discharge from our detoxification facility, patients are referred to our residential facility and our outpatient treatment program. Once the patient is at our residential facility, supervisory and general care services are typically provided for 30 days. We do not accept walk-ins to our residential facility. Staff are onsite with our residents 24 hours per day and provide transport to all treatment services located at our outpatient treatment facility at 6262 East Broadway Road, Suite 110, Mesa, AZ 85206. All treatment services are provided under the care of our Medical Director, a Board Certified Addictionologist and the same provider as we will utilize at our detoxification facility. Services include, but are not limited to, individual and group counseling, case management, clinical laboratory services including urinalysis drug screens and medication management. Once 30 days in the residential facility is complete, patients continue receiving outpatient treatment services as long as medically necessary at our outpatient treatment facility. At this point in their recovery, most patients participating in our outpatient treatment program reside either in a sober community or have transitioned back home to their permanent residence locally. We do not accept walk-ins to our outpatient treatment facility and patients are seen by appointment only. It should be noted that both our residential facility and outpatient treatment facility have been operating since the beginning of 2015 without disturbance to the communities we are in. We understand the importance of not causing disruption and being as amiable as possible such that we are a resource to our neighbors and fellow community members.

In addition to our ample pre-admission and discharge policies, we have 24 hour staffing at the detoxification facility such that the property is under constant surveillance and rounds are performed outdoors at least hourly by such staff. The following staff are present onsite 24 hours per day: ample nursing staff, behavioral health paraprofessionals and behavioral health technicians. In addition, a security guard is present on the property from the hours of 8pm to 6am daily. The security guard is outdoors during such hours and performs rounds constantly. In the event of a community disturbance at night, we encourage our neighbors to contact us such that our security guard may assist with any disturbance to their business as well.

The surveillance is a security measure and also ensures noise attenuation, litter control and that all visitors on the property are approved. Further security measures include the building's surveillance system with cameras monitoring the exterior of the property and alarms on exit doors in patient rooms. When a door is opened, an alarm notifies the staff so we can have constant monitoring of patient activity. In the event such alarm is activated, staff and the security guard (if between the hours of 8pm and 6am) immediately determine if a patient is outdoors and escort the patient back inside. It should be noted that in our experience, as patients voluntarily admit and we do not accept violent criminals, we have not encountered violence from a patient. However in the rare event that should occur, the security guard would detain the patient until the police arrive.

Visitors are required to check in at the reception desk upon entering the building and may not be on property without approval. As part of our staff's job description, the property must continue to be aesthetically pleasing. Therefore, any removal of litter is required during each round. We also employ landscaping and janitorial staff who assist with litter control on a daily basis.

It should further be noted that in our experience we have never had potential patients congregating at or near the facility. Our patients are assessed prior to admission and appointments are made for intake and discharge. Further, we are not a methadone or outpatient detoxification clinic, therefore patients do not receive controlled substances from our facility on an outpatient basis. We understand the concern when a controlled substance is administered and the patient is allowed to freely come and go from the facility as this encourages patients to meander throughout the neighborhood. The addictive substance requires the patient to return daily so the patient does not experience withdrawals. Patients of a methadone clinic are in active drug addiction dependent on a controlled substance to function in their daily life. Our patients undergo a medically managed detoxification through voluntary admit to be free from substances such as methadone, opiates, alcohol, benzodiazepines, etc. Our patients are distinctly opposite from those patients at the methadone clinic. If any controlled substances are administered during that our detoxification protocol, it is on an inpatient basis only to ease withdrawal symptoms where we have ample nursing staff to monitor progress. Our patients are tapered off the medication quickly during their detoxification and are not discharged with any controlled medications.

In addition to the above, we apply many principles of the Crime Prevention Through Environmental Design Program as developed by the Mesa Police Department. By doing this, we hope to prevent some of the common crimes that can occur in any business such as shoplifting, internal theft, robbery, burglary and more. Below are many of the principles we have applied at our detoxification facility:

- Ensured all interior and exterior areas have adequate lighting
- Ensured all lighting is even and consistent
- Kept walkways well-lit and free of obstacles
- Installed a monitored digital video surveillance system as described above
- Keep cameras and monitors clean for best results
- Employed a security guard during nighttime hours
- Keep windows and doors free of signage and clutter for clear sight lines from reception area to exterior
- Keep windows, doors, and counter tops clean, especially in the foyer reception area, to show pride of ownership



- Kept displays low and easy to see from reception area in foyer to reduce concealment and entrapment areas
- Use locks between foyer and the rest of the detoxification facility to prevent unwanted visitors from entering the space where patient services are provided and theft
- Used signage on door separating foyer from the rest of the detoxification facility to separate the 'employee only' areas from the 'public use' area
- Keep landscaping trimmed using the '3 foot, 7 foot' rule to increase natural surveillance
- Used crushed rock or gravel in place of larger river rocks in landscaping areas

In addition, we apply many of the principles as designed in the Trespass Enforcement Program (TEP) developed by the Mesa Police Department. Although our business operates 24 hours per day, many principles of the TEP below will be applied to prevent loitering or trespassing on the property.

- Post a No Trespassing sign with the ARS code in a highly visible location on the property
- Register the property with the Mesa Police Department to allow officers to trespass an individual from the property who does not have a legitimate reason to be there without contacting us
- Our staff, including security guard, will utilize the Trespass Warning Log to keep track of trespass warnings on the property.
- To report a trespasser on our property, call the non-emergency number (480) 644-2211 and select option 2 from the main menu
- In the event of multiple warnings to the same trespasser, complete the Trespass Enforcement Request form and contact our crime prevention officer to help address any issues

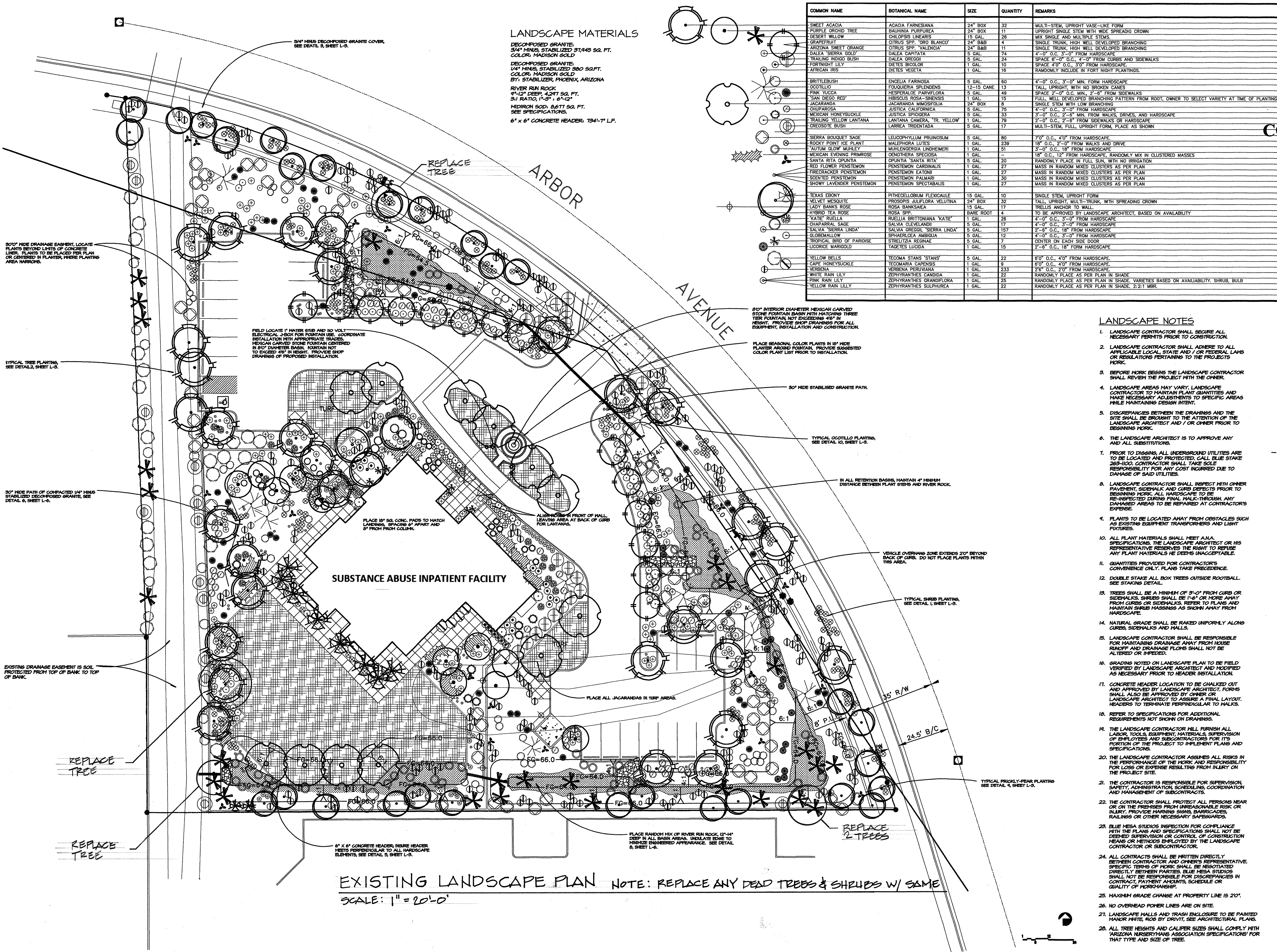
Staff are trained in the above protocols.

Steve Schauer, Senior Operations Manager, is responsible for the operation of the facility and can be reached at 480.664.4053. In the event of a complaint, he performs an investigation and determines how to best remedy the situation. The nature of the complaint determines the remedy; however it often includes a follow-up conversation with the complainant after his investigation is complete to report the solution and implementation of additional protocol for our staff (such as the adding rounds, etc). Our priority is to seamlessly blend into the community, therefore communication with our neighbors is of the utmost importance to us.

## **SUMMARY**

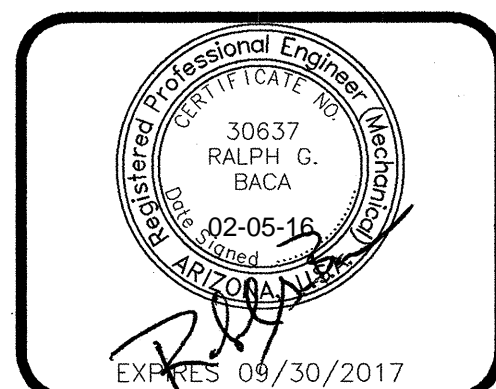
This Plan of Operation has been submitted with our application for council use permit, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building and fire safety regulations. We are excited to partner with the City of Mesa as a long-term treatment provider and employer within the community. The ownership of Soba Mesa currently owns and operates 8 other substance abuse treatment centers, primarily in Southern California, that offer long-term care. We know our model is very effective at treating those afflicted with drug and alcohol addiction and allowing them to live a life in recovery. We are excited at the prospect of helping to heal those suffering in this community!





SOBA MESA, LLC  
dba SOBA RECOVERY CENTER  
6215 EAST ARBOR AVENUE  
MESA, ARIZONA 85206

No.	Revision/Issue	Date



BBACA ENGINEERING, LLC  
2401 E. TAXIDEA WAY  
PHOENIX, AZ 85048  
PHONE: 480-706-6222

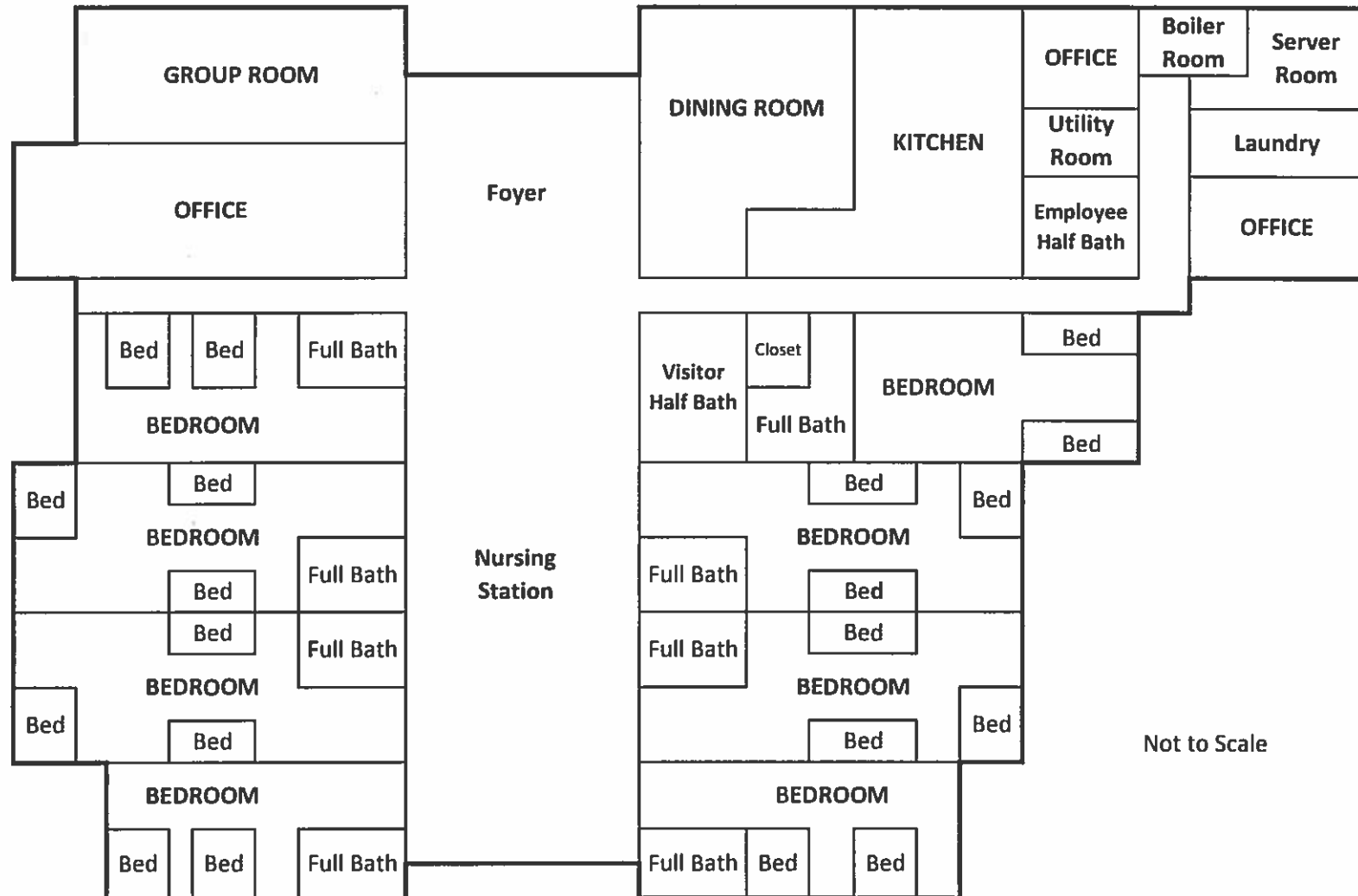


Project	Sheet
Date	L1
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**SOBA MESA LLC  
6215 EAST ARBOR AVENUE  
FLOOR PLAN**





**SOCIAL SERVICE  
FACILITIES  
GUIDELINES**

*June 6, 1990  
February 1, 1995 (Revised)  
Updated, September 6, 2011*

**PLANNING DIVISION**





## **SOCIAL SERVICE FACILITIES GUIDELINES**

### **I. Introduction:**

As Mesa has grown to be the third largest city in Arizona, the number of social service facilities has increased in response to rising demands for these services. This expanding service base has concentrated many of its facilities in Downtown Mesa. The need to address the location impact of such facilities, and the associated housing and other uses which accompany the growth of social service facilities, has become apparent.

A number of the social services focus on homeless individuals or those living in sometimes overcrowded housing units rented to unrelated individuals.

With the adoption of changes to the Mesa Zoning Ordinance, social service providers are required to apply for a Council Use Permit before locating in the appropriate zoning district. The following guidelines are written to assist the staff, the Planning and Zoning Board, and City Council in evaluating these Council use requests. The Guidelines should also be used by service providers when planning and designing their proposed facilities. Existing facilities which significantly expand or change uses from one type of service to another will also be subject to the Council Use Permit process.

### **II. Application of the Guidelines:**

- A. Under these Guidelines, social service facilities proposing to locate in Mesa would be able to do so after obtaining a Council Use Permit. The guidelines contained in this document are to be applied as representative examples of the quality and type of facilities and amenities which should be provided by those applying for such a permit. These Guidelines should be used on a case-by-case basis, and may be modified as deemed appropriate by the city Council to ensure that the proposed facility will operate efficiently without detriment to adjacent land uses.
- B. Whether these Guidelines are applied as written or modified to suit a particular situation, the restrictions and requirements established as part of the approval of a Council Use Permit should be objective and measurable. Measurable requirements such as those contained herein can be readily understood and followed by the facility operator, as well as provide observable criteria to determine future compliance with the use conditions established through the permit process.

### **III. Issuance of Permits:**

- A. All requests for Council Use Permits shall follow the procedures set forth in Section 11-70-6 of the Mesa Zoning Ordinance.
- B. Social service facilities approved through a Council Use Permit must comply with all provisions of the Mesa City Code and any specific conditions designated by the City Council. Failure to comply with any conditions of approval of the Council Use Permit will be grounds for revocations pursuant to Section 11-70-6 of the Mesa Zoning Ordinance.
- C. Any significant modification or expansion of a structure, facility, or use will require that a Council Use Permit be approved in accordance with Section 11-70-6 of the Mesa Zoning Ordinance.

IV. General Policies:

- A. New social service facilities should be located in a manner consistent with existing zoning and land use. Over time, a social service facility location plan should be designed by and approved by, social service providers and the City Council.
- B. Social service facilities should be designed in such a way as to provide patrons with basic amenities such as restrooms, drinking water, and seating areas.
- C. Proposed new services should be supportive of existing services and should avoid being duplicative of similar programs already in operation. There should also be administrative cooperation among existing service providers.
- D. In general, social services providing homeless shelters, charity dining facilities, and similar uses should not be located along Main Street in the DC zone.

V. Operational Guidelines for Social Service Facilities:

- A. Shelters, charity dining facilities, and similar communal facilities should be operated in a manner which ensures that all guests are treated with dignity and are provided a sanitary, healthy, and safe environment.
- B. Shelters must provide information to the City on the hours of operation, number of beds to be provided, and at the time of application, whether this is a permanent or temporary location (e.g. indicate length of lease or property ownership).
- C. Shelters should be limited in size to contain no more than fifty (50) beds.
- D. Shelters offering overnight sleeping facilities should provide at least thirty (30) sq. ft. of useable open space per each bed. When services will regularly be provided for children, at least forty (40) sq. ft. of open space per bed should be provided. This open space must be enclosed by appropriate screening such as a fence or landscaping.
- E. Shelters providing overnight sleeping facilities should contain restroom facilities meeting requirements set forth in Appendix C of the Uniform Plumbing Code, as amended (e.g. one (1) urinal for each twelve (12) men; one (1) toilet for each eight (8) women; one (1) toilet for each ten (10) men, etc.).
- F. Facilities providing food at minimal or no cost, including charity dining services, must serve such meals within buildings or in enclosed courtyards or patio areas. When meals are served outside, screening must be provided through construction of a wall or landscaping around the eating area.
- G. Charity dining services and other facilities providing food at minimal or no cost must provide to the City a schedule and guidelines of their operations (including such things as days, hours, loitering control policy, and security provisions).
- H. Social service facilities, other than shelters, must provide handicapped-accessible restrooms on site, including lavatories, with at least one toilet for men and one for women. Such restrooms facilities must be available for use by guest for a period beginning one-half hour before food is served until one-half hour the posted closing time or the final meal is served, whichever is later.
- I. Shelters providing overnight sleeping facilities for stays of more than one (1) night must provide secure storage for guests' personal property such as sleeping bags and suitcases.
- J. Facilities which frequently have people waiting outside for services must provide an adequate waiting area which must be screened by a fence or landscaping.



- K. Facilities providing food or drink in disposable containers or which use disposable utensils should provide at least one trash container of not less than thirty (30) gallons for each fifty (50) meals served. Such trash containers must also gather little within seventy-five (75) feet of all entrances and exits to the facility after each meal.
- L. All social service facilities must show compliance with all building and fire safety regulations either by issuance of a Certificate of Occupancy or Certificate of Completion by the City. Any existing facility proposed to accommodate dining, sleeping, or assembly services should first be assessed by a registered architect to determine compliance with requirements for building construction and safety.
- M. All facilities providing meals must provide at least one seat for each two guests served during the meal period.
- N. Homeless shelters must have on-site security personnel during the hours of operation. Operation must also ensure that neither guests nor others are sleeping in areas not within the designated and approved locations.
- O. Shelters must have at least one (1) telephone available for guest use during the normal hours of operation. Food services facilities should have at least one (1) telephone available.



## Citizen Participation Plan

**Date:** January 14, 2016

**Purpose:** The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations and businesses in the vicinity of the site of an application for a council use permit to operate a substance abuse detoxification and treatment center. This site is located at 6215 East Arbor Avenue, on the west of the corner of Arbor Avenue and 63<sup>rd</sup> street. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

**Contact:**

Steve Schauer  
6262 East Broadway Road, Suite 101  
Mesa, Arizona 85206  
(480) 664-4053  
email: steves@sobamesa.com

**Pre-Application Meeting:** The pre-application meeting with City of Mesa planning staff was held on January 11, 2016. Staff reviewed the application and recommended that adjacent property owners, homeowners associations and nearby registered neighborhoods be contacted.

**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 regarding the proposed use.

1. A contact list will be developed for citizens and agencies in this area including:
  - Property owners within 1,000 feet from the site
  - Registered neighborhoods within one mile of the site
  - Homeowners Associations within one half mile of the site
2. All persons listed on the contact list will receive an informational letter describing the proposed use and site plan for review. In addition, the letter will include an invitation to our neighborhood meeting on February 18, 2016 held at 6262 East Broadway Road, Suite 110, Mesa, AZ 85206.
3. The neighborhood meeting will be an introduction to our proposed use and an opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Mesa planner assigned to this project.

**Schedule:** Pre-Application Meeting: January 11, 2016

Informational Mailing: February 2, 2016

Application Submittal: February 9, 2016

Neighborhood Meeting: February 18, 2016

Submittal of Citizen Participation Report and Notification Materials: March 9, 2016

Planning and Zoning Board Hearing: March 23, 2016



## Citizen Participation Report

**Date:** March 3, 2016

**Purpose:** The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations and businesses in the vicinity of the site of an application for a council use permit to operate a substance abuse detoxification and treatment center. This site is located at 6215 East Arbor Avenue, on the west of the corner of Arbor Avenue and 63<sup>rd</sup> street. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

**Contact:**

Steve Schauer  
6262 East Broadway Road, Suite 101  
Mesa, Arizona 85206  
(480) 664-4053  
email: steves@sobamesa.com

**Pre-Application Meeting:** The pre-application meeting with City of Mesa planning staff was held on January 11, 2016. Staff reviewed the application and recommended that adjacent property owners, homeowners associations and nearby registered neighborhoods be contacted.

**Action Plan:** In order to provide effective citizen participation in conjunction with the application, the following actions were taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have had regarding the proposed use.

1. A contact list was developed for citizens and agencies in this area including:
  - Property owners within 1,000 feet from the site
  - Registered neighborhoods within one mile of the site
  - Homeowners Associations within one half mile of the site
2. All persons listed on the contact list received an informational letter describing the proposed use and site plan for review. In addition, the letter included an invitation to our neighborhood meeting on February 18, 2016 held at 6262 East Broadway Road, Suite 110, Mesa, AZ 85206.
3. The neighborhood meeting was an introduction to our proposed use and an opportunity to ask questions and state concerns. A sign-in list was obtained, identifying 11 attendees from the community. A copy of the sign-in list is attached to this report for the City of Mesa planner assigned to this project. In summary, meeting attendees were primarily concerned about security of their properties in the neighborhood and our business bringing indigent criminals into the neighborhood. Concerns were addressed individually for approximately an hour until one meeting participant (Jerry Owensby MD) spoke. She indicated that she had contacted most of the attendees at the meeting and our local councilmember with her concerns. She said that after meeting us and understanding our business, she had no further concerns and would be contacting the councilmember again to let him know her concerns were alleviated. She further stated that most of the concerns raised came from their experience with a methadone clinic in the neighborhood, and she understands that we are not in the same business, therefore we do not present the same security and safety issues. At the request of our City Planner, Mia, our Operations Plan was updated with detailed comments regarding the concerns raised to the councilmember and resubmitted to the City on February 23, 2015.





4. Notification letters of our Planning & Zoning Board Hearing were drafted to all property owners within 500 feet, sealed and stamped for delivery to our City Planner no later than March 9, 2016.

**Schedule:** Pre-Application Meeting: January 11, 2016

Informational Mailing: February 2, 2016

Application Submittal: February 9, 2016

Neighborhood Meeting: February 18, 2016

Submittal of Citizen Participation Report and Notification Materials: March 9, 2016

Planning and Zoning Board Hearing: March 23, 2016

# SOBA Mesa - Arbor Ave Informational Meeting 2/18/16

## SIGN IN SHEET

Name	Representative of	Contact Information (if desired)
Jenn O'Hara, Executive Director	Soba Mesa	(480) 664-4053
Phil Wechsler Operations manager	Soba Mesa	480-664-4053
Bobbie Boyd CRAM, Cardiovascular Associates of Mesa →		480-773-1816 boyd@cram.com

Jessica Higby →	BROOKDALE East Arbor →	480-807-6600 jhigby@brookdale.com
Barbara Winston → Director of Operations	BROOKDALE Senior Living →	BARWINSTON@brookdale.com 480-672-4188
Cindy Burski Executive Director	Brookdale East mesa	CYNTHIA.BURSKI@brookdale.com 480-832-1300
Lynn Rowley	<sup>OWENSBY</sup> <del>ED</del> Ontario medicine	480-610-8183

JERRY OWENSBY, MD      JERRY@OWENSBYMD.COM      480.610.8183

Cathie Fisk RN retired	granflyer@gmail.	313 462-1503
Carol Moore	Leisure World Resident	602-770-5588
Cathy Dreifort	Leisure World	480 349 5507
Charina Telson MP	Charina Telson MD PC	480 325 1123
Charlene Tidd	Jerry Owensby MD	480-610-8183

INFORMATIONAL MAILING LISTS  
(with invitation to Feb 18 meeting)

PROPERTY OWNERS WITHIN 1000 FEET OF 6215 E ARBOR AVE  
SOURCE: Maricopa County Assessor's Office

Owner	Mailing Address	CITY	STATE	ZIP	APN
NATIONWIDE HEALTH PROPERTIES INC	610 NEWPORT CENTER DR STE 1150	NEWPORT BEACH	CA	92660	14157094
NATIONWIDE HEALTH PROPERTIES INC	610 NEWPORT CENTER DR STE 1150	NEWPORT BEACH	CA	92660	14157095
DISCOVERY POINT APARTMENTS LLC	11627 AIRPORT RD SUITE B	EVERETT	WA	98204	14157107
STILLPROP L L C	3302 E DRAPER CIRCLE	MESA	AZ	85213	14157017C
ALC BAYWOOD SIXTY THREE LLC	215 SPOWER RD NO 105	MESA	AZ	85206	14157184
SOBA MESA LLC	6262 E BROADWAY RD SUITE 101	MESA	AZ	85206	14157090
OSORIO PROPERTIES LLC	1355 S SPARTAN ST	GILBERT	AZ	85233	14157133
DESOLATION CREW LLC	5316 E CALLE DEL MEDIA	PHOENIX	AZ	85018	14157183
DISCOVERY POINT APARTMENTS LLC	11627 AIRPORT RD SUITE B	EVERETT	WA	98204	14157106
EMERIMESA LLC	3131 ELLIOTT AVE STE 500	SEATTLE	WA	98121	14157087
CKPK LLC	PO BOX 6423	CHANDLER	AZ	85246	14157093
MESA MAIN STREET PLAZA LLC	299 S MAIN	SALT LAKE CITY	UT	84111	14157194
OSORIO PROPERTIES LLC	1355 S SPARTAN ST	GILBERT	AZ	85233	14157132
BREA EAST MESA LLC	3131 ELLIOTT AVE STE 500	SEATTLE	WA	98121	14157091
FOOT AND ANKLE INTERNATIONAL LLC	6116 E ARBOR AVE STE 118	MESA	AZ	85206	14157144
CVAM LLC	6116 E ARBOR AVE SUITE 112	MESA	AZ	85206	14157149
WELLS FARGO BANK N A	1 INDEPENDENT DR STE 615 MAC Z3094-065	JACKSONVILLE	FL	32202	141570818
BREA EAST MESA LLC	3131 ELLIOTT AVE STE 500	SEATTLE	WA	98121	14157092
BAYWOOD MEDICAL CENTER LLC	2711 E INDIAN SCHOOL RD STE 201	PHOENIX	AZ	85016	14157178
ATC REALY SIXTEEN INC	1 INDEPENDENT DR STE 615 MAC Z3094-065	JACKSONVILLE	FL	32202	14157146
WESTERN HEALTH NETWORK INC	1441 N 12TH ST 2ND FL	PHOENIX	AZ	85006	14157046
OWENSBY JERRY ELLEN MD PC	6242 E ARBOR AVE NO 111	MESA	AZ	85206	14157129
DESERT ROSE MEDICAL OFFICE BUILDING LLP	6242 E ARBOR AVE STE 107	MESA	AZ	85206	14157127
SWAGEL-WOOTTON EYE CENTER LTD	3940 S ALMA SCHOOL RD STE 3	CHANDLER	AZ	85248	141570868
ALC BAYWOOD SIXTY THREE LLC	215 SPOWER RD NO 105	MESA	AZ	85206	14157185
KARL AND CLAUDIA ALDER TRUST	2933 N KASHMIR	MESA	AZ	85215	14157098
ALC BAYWOOD SIXTY THREE LLC	215 SPOWER RD NO 105	MESA	AZ	85206	14157186
BREINHOLT C LEROY JR/GLENNA F TR	PO BOX 6316	MESA	AZ	85216	14157134
BAYWOOD PROFESSIONAL PLAZA LLC	PO BOX 4029	TUSTIN	CA	92781	14157145
ENDOCRINE PROPERTIES LLC	217 S 63RD ST 105	MESA	AZ	85206	14157137
TIMOTHY E WALKER M D PC	6116 E ARBOR 106	MESA	AZ	85206	14157148
MESA UNITED REAL ESTATE INVESTORS LLC	3570 KEITH ST NW	CLEVELAND	TN	37312	14157089

GILES CHESTER H	345 BONAFACE PKWY	ANCHORAGE	AK	99504	14157192
ALC BAYWOOD SIXTY THREE LLC	215 SPOWER RD NO 105	MESA	AZ	85206	14157188
BANNER HEATH SYSTEMS	1441 N 12TH ST	PHOENIX	AZ	85006	14157135
BROOKDALE LIV COMMUNITIES OF ARIZONA EM LLC	500 N DEARBORN ST STE 400	CHICAGO	IL	60654	14157088
PAIN RELEASE L L C	4222 E MCLELLAN NO 14	MESA	AZ	85205	14157048B
ATC REALY SIXTEEN INC	1 INDEPENDENT DR STE 615 MAC Z3094-065	JACKSONVILLE	FL	32202	14157147
SCHROETER WALTER G/MARILYN H	6101 E MAIN ST	MESA	AZ	85205	14157003G
WESTERN HEALTH NETWORK INC	1441 N 12TH ST 2ND FL	PHOENIX	AZ	85006	14157047
JS ABDO LLC	6125 N CAMELBACK MANOR DR	PARADISE VALLEY	AZ	85253	14157140
DESOLATION CREW LLC	5316 E CALLE DEL MEDIA	PHOENIX	AZ	85018	14157181
ALC BAYWOOD SIXTY THREE LLC	215 SPOWER RD NO 105	MESA	AZ	85206	14157187
BAYWOOD MEDICAL CENTER LLC	2711 E INDIAN SCHOOL RD STE 201	PHOENIX	AZ	85016	14157180
LGE CORPORATION	740 N 52ND ST STE 200	PHOENIX	AZ	85008	14157113
MESA MAIN STREET PLAZA LLC	299 S MAIN	SALT LAKE CITY	UT	84111	14157193
DESOLATION CREW LLC	5316 E CALLE DEL MEDIA	PHOENIX	AZ	85018	14157182
SALT RIVER SURGEONS LLC	6242 E ARBOR AVE STE 101	MESA	AZ	85206	14157125
EAST VALLEY UROLOGY BUILDING LLC	130 S 63RD ST STE 101	MESA	AZ	85206	14157176
OWENSBY JERRY ELLEN MD PC	6242 E ARBOR AVE NO 111	MESA	AZ	85206	14157128
DISCOVERY POINT APARTMENTS LLC	11627 AIRPORT RD SUITE B	EVERETT	WA	98204	14157105
RAUL A OSORIO MDPC	6242 E ARBOR DR NO 118	MESA	AZ	85206	14157130
BAYCLIFF LLC	7439 E LINCOLN DR	SCOTTSDALE	AZ	85253	14157179
MESA MAIN STREET PLAZA LLC	299 S MAIN	SALT LAKE CITY	UT	84111	14157191
MONICA ABRANTE MID PLC	6242 E ARBOR AVE NO 103	MESA	AZ	85206	14157126
SIXTY-THREE MAIN PROPERTIES EAST L L C	6315 E MAIN ST	MESA	AZ	85205	14157015B
PACKARD CURTIS LLC	217 S 63RD ST	MESA	AZ	85206	14157136
ALS WEST INC	6737 W WASHINGTON ST SUITE 2300	MILWAUKEE	WI	53214	14157080A
CONCORDIA ONCOLOGY PC	6242 E ARBOR STE 116	MESA	AZ	85206	14157131
BAYWOOD MEDICAL CENTER LLC	2711 E INDIAN SCHOOL RD STE 201	PHOENIX	AZ	85016	14157189
MESATX PROPERTIES LLC	5532 E CROCUS DR	SCOTTSDALE	AZ	85254	14157139
J & T HOLDINGS LLC	31 S 63RD ST #2	MESA	AZ	85206	14157099
WILSHIRE OIL COMPANY OF TEXAS	100 EAGLE ROCK AVE STE 100	EAST HANOVER	NJ	7936	14157097
FOUNTAIN EAST	PO BOX 1848	PROVO	UT	84603	14157003D
SIXTY THIRD PROFESSIONAL CENTER LLC	PO BOX 6316	MESA	AZ	85216	14157138
GILES CHESTER A	345 BONAFACE PRKWAY	ANCHORAGE	AK	99504	14157190
EAST VALLEY UROLOGY BUILDING LLC	130 S 63RD ST STE 101	MESA	AZ	85206	14157177

# HOME OWNERS ASSOCIATIONS WITHIN 1/2 MILE OF 6215 E ARBOR AVE

SOURCE: City of Mesa, Andrea Alicote, Neighborhood Outreach Coordinator District 2 & 6

HOA Name	Mailing Address	City	State	Zip	Parcel
Apache Desert Cove Homeowners Association	2400 E ARIZONA BILTMORE CI STE 1300	Phoenix	AZ	85016	141-59-285
Apache Desert Cove Homeowners Association	2400 E ARIZONA BILTMORE CI STE 1300	Phoenix	AZ	85016	141-59-287
Villas Tuscany Homeowners Association	222 S POWER RD STE 205	Mesa	AZ	85206	141-61-275
Villas Tuscany Homeowners Association	222 S POWER RD STE 205	Mesa	AZ	85206	141-61-276
Villas Tuscany Homeowners Association	222 S POWER RD STE 205	Mesa	AZ	85206	141-61-277
Villas Tuscany Homeowners Association	222 S POWER RD STE 205	Mesa	AZ	85206	141-61-278
Villas Tuscany Homeowners Association	222 S POWER RD STE 205	Mesa	AZ	85206	141-61-279
Villas Tuscany Homeowners Association	222 S POWER RD STE 205	Mesa	AZ	85206	141-61-281
Villas Tuscany Homeowners Association	222 S POWER RD STE 205	Mesa	AZ	85206	141-61-282
Villas Tuscany Homeowners Association	222 S POWER RD STE 205	Mesa	AZ	85206	141-61-283
Villas Tuscany Homeowners Association	222 S POWER RD STE 205	Mesa	AZ	85206	141-61-284
Villas Tuscany Homeowners Association	222 S POWER RD STE 205	Mesa	AZ	85206	141-61-274



# REGISTERED NEIGHBORHOODS WITHIN ONE MILE OF 6215 E ARBOR AVE

SOURCE: City of Mesa, Andrea Alicote, Neighborhood Outreach Coordinator District 2 & 6

Neighborhood Name	First Name	Last Name	Mailing Address	City	State	Zip
Golden Hills	Lou	Disette	836 S 72nd St	Mesa	AZ	85208
Golden Hills	Marcus	Klinger	42 S Hamilton St #101	Mesa	AZ	85233
Desert Wells II	Myra	Blakely	6504 E Aspen Ave	Mesa	AZ	85206
Desert Wells II	Merlyn	Johnson	6619 E Aspen Ave	Mesa	AZ	85206
Desert Wells II	Dee	Butren	6710 E Aspen Ave	Mesa	AZ	85206
Desert Wells II	Juan	Chavez	6424 E Arbor Ave	Mesa	AZ	85206
Desert Wells II	Richard	Hart	6632 E Arbor Ave	Mesa	AZ	85206
Desert Wells II	Florence	Bollinger	6703 E Aspen Ave	Mesa	AZ	85206
Desert Wells II	Lena	Ortiz	6738 E Aspen Ave	Mesa	AZ	85206
Aspenwood Manufactured Home Community	Terri	Sholl	245 S 56th St	Mesa	AZ	85206
Aspenwood Manufactured Home Community	Carolyn	Anderson	245 S 56th St	Mesa	AZ	85206
New Hope Park Place	John	Serenio	306 S Recker Rd	Mesa	AZ	85205
City of Mesa	Andrea	Alicoate	PO Box 1466	Mesa	AZ	85211
City of Mesa	Randy	Policar	PO Box 1466	Mesa	AZ	85211