

Citizen Participation Plan

ROCKALL POWER, LLC ("ROCKALL") – SEC of Power & Elliot Roads Case # ZON20-00876

Date: April 1, 2021

Purpose:

The purpose of this Citizen Participation Plan (CPP) is to inform the citizens, property owners, neighborhood associations, agencies, and businesses of a Site Plan Review application submitted by Rockall Power, LLC ("Rockall") for approval of a proposed development of a high-quality climate-controlled Self-Storage Facility located at the southeast corner of Power Road and Elliot Road ("Site"). The Site is currently vacant and Rockall intends to build a 3-story climate-controlled facility that is 97,542 SF with a maximum building height of 40 feet.

The proposed self-storage facility is part of an approximately 40-acre Master Conceptual Plan that is being rezoned to a new. The CPP will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plans and actions addressed in this application.

Contacts:

The person coordinating the Citizen Participation Plan activities is Ricki Horowitz with Burch & Cracchiolo at (602) 234-8728 / rhorowitz@bcattorneys.com.

Preapplication Meeting:

A preapplication meeting with City of Mesa planning staff was held on August 25, 2020. Staff reviewed the application and recommended that adjacent residents, nearby registered neighbors, and interested parties 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, of the development, that members of the community may have.

1. Contact lists have been developed for citizens and agencies in this area including
 - a. Property owners within 1,000 feet of the site and map (**Exhibit 1**).
 - b. Homeowner's associations within ½ mile of the site (**Exhibit 2**).
 - c. Registered neighborhoods within 1 mile of the site (There are none).
2. All persons listed on the contact lists will receive a letter describing the proposed development, hearing date, site plan, and an invitation to provide input (**Exhibit 3**).
3. Input received from the interested parties will be recorded and used to prepare the Citizen Participation Report (CPR).
4. A written Citizen Participation Report will be prepared and submitted to the City (10) days prior to the scheduled public hearing. At a minimum, the report will include:
 - a. Details of techniques the applicant used to involve the public.
 - b. A summary of concerns, issues and problems expressed during the process.
 - c. How concerns issues and problems were addressed.

Pre-application meeting – August 25, 2020

PAD Overlay Application submitted – December 21, 2020

Mailed letter to 1000' owners around the Site, registered neighborhood organizations within 1 mile, and HOAs within 1/2 mile – TBD

Submittal of Citizen Participation Report and Notification materials – To be submitted to the City (10) days prior to the scheduled public hearing.

Design Review Board Work Session – TBD

Planning and Zoning Board Hearing – TBD

Exhibit 1

Rockall Power – Power Rd.

1,000' Ownership List

304-17-008S
EVO 2 LAND HOLDINGS LLC
2161 E PECOS RD
GILBERT, AZ 85295

304-17-008U
PEK TRUST
PO BOX 18-2144
CORONADO, CA 92178

304-17-001M
ROOSEVELT WATER CONSERVATION
DISTRICT
2344 S HIGLEY RD
GILBERT, AZ 85212

304-17-003A
VERTUCCIO FAMILY LIMITED PARTNERSHIP
30800 N GARY RD
QUEEN CREEK, AZ 85142

304-17-770
GRHH PERFORMANCE MESA LLC
855 W BROAD ST STE 300
BOISE, ID 83702

304-17-008X&Y, 009B&C
POWER LENDER PARTNERS LLC
39000 COUNTRY CLUB DR
FARMINGTON HILLS, MI 48331

304-17-771
ROOSEVELT WATER CONSERVATION
DISTRICT
PO BOX 100
HIGLEY, AZ 85236

304-17-213to217
LESUEUR INVEST VI LLC/ETAL
1223 S CLEARVIEW AVE SUITE 105
MESA, AZ 85209

304-17-008W
ROCKALL POWER LLC
14207 E COYOTE RD
SCOTTSDALE, AZ 85259

304-18-005C,008B&014C
THE DALE C MORRISON TRUST
1733 N GREENFIELD RD STE 101
MESA, AZ 85205

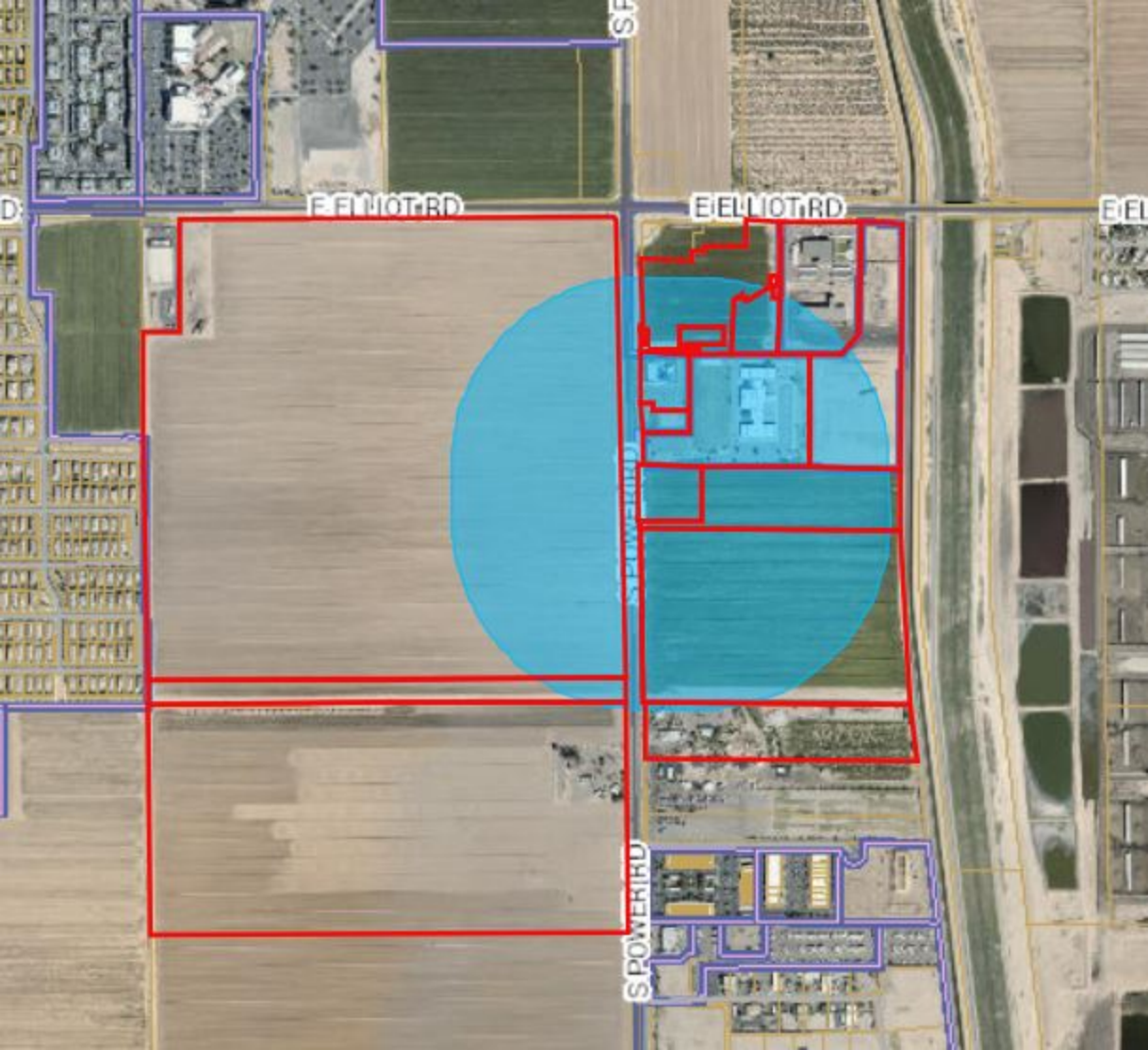


Exhibit 2

Rockall Power – Power Rd.

HOA

Pierpont San Tan Two LLC
4852 E. Baseline Rd. Suite 105
Mesa, AZ 85206

Pierpont San Tan LLC
7255 E. Hampton Ave Suite 101
Mesa, AZ 85209

Morrison Ranch Community Council
8360 E. Via De Ventura Suite 100 Bldg L
Scottsdale, AZ 85258

Exhibit 3