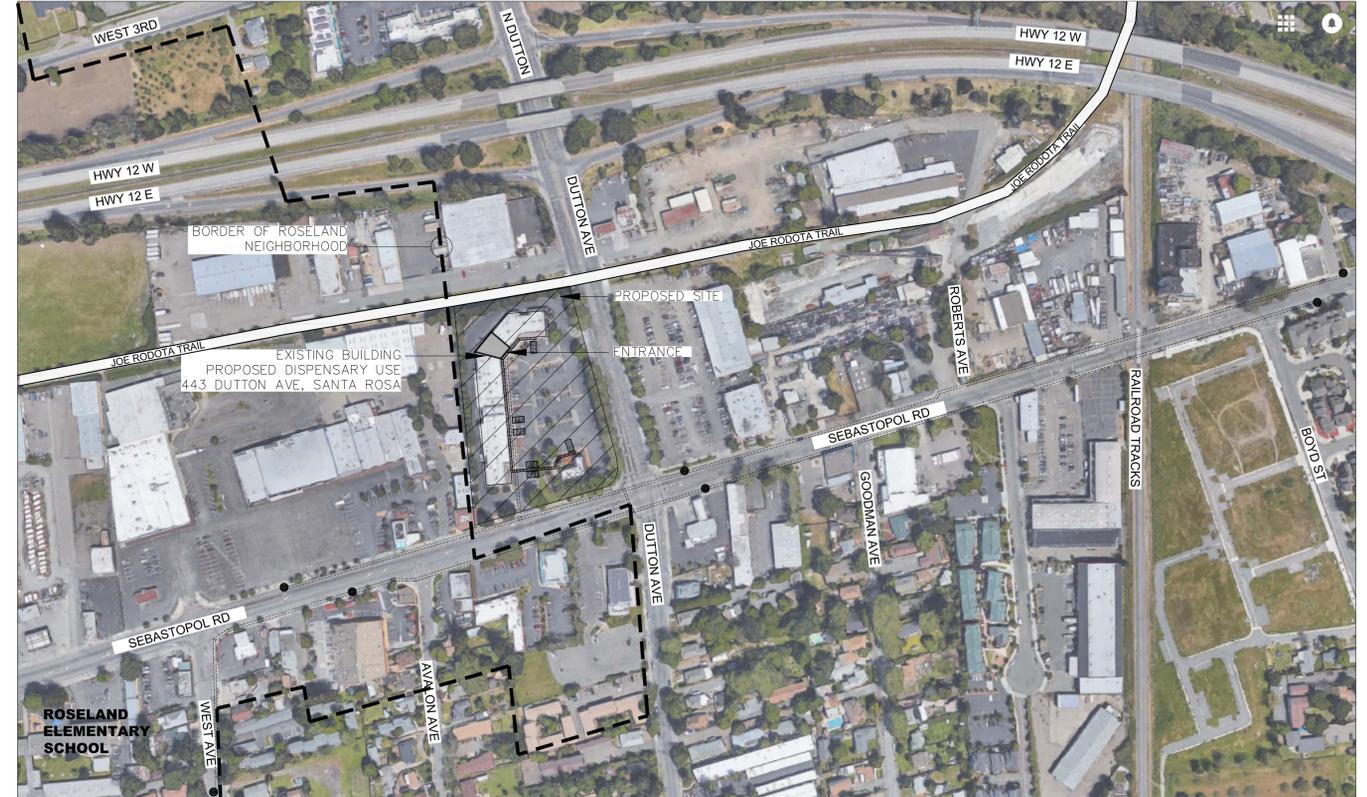


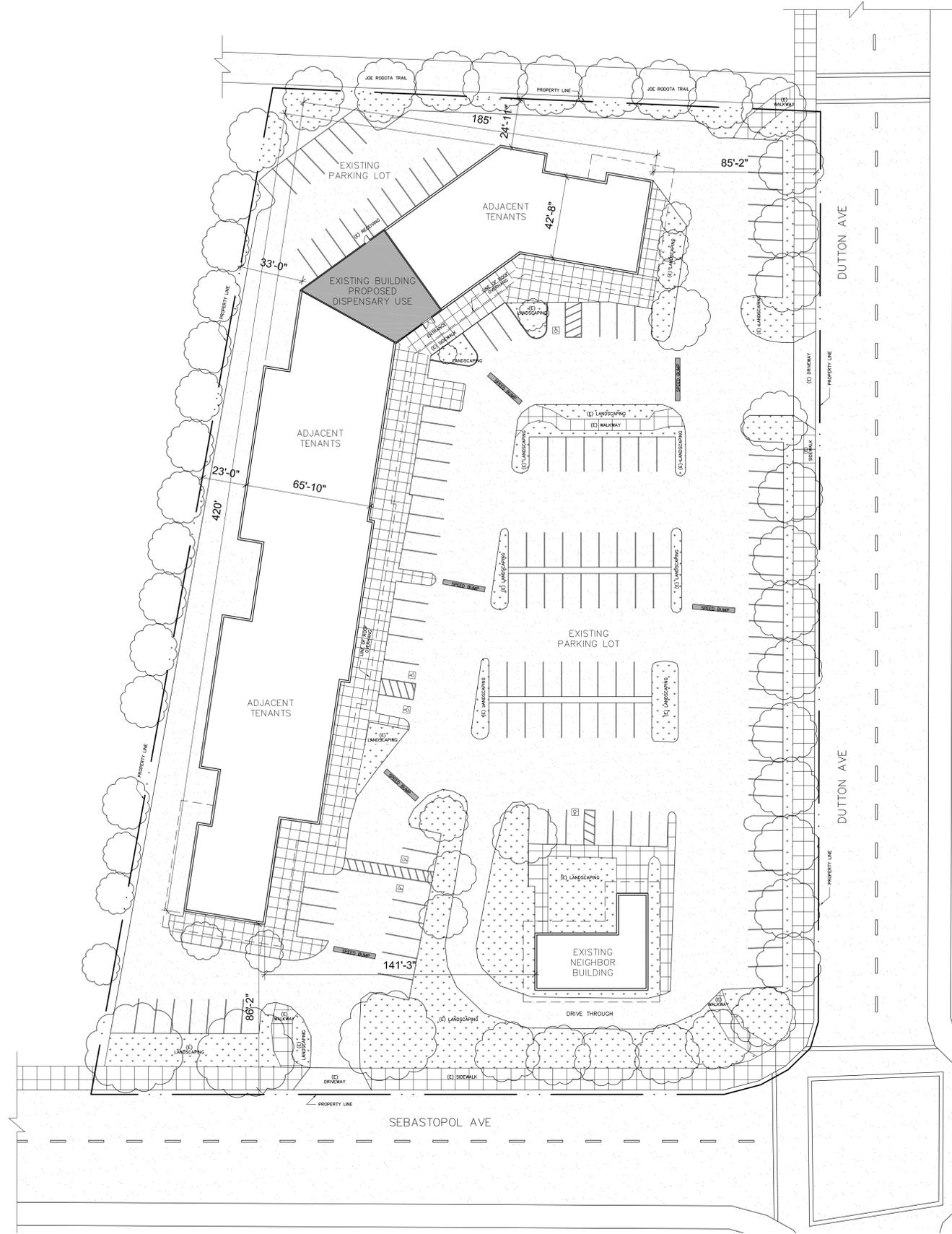
NEIGHBORHOOD CONTEXT MAP
NOT TO SCALE



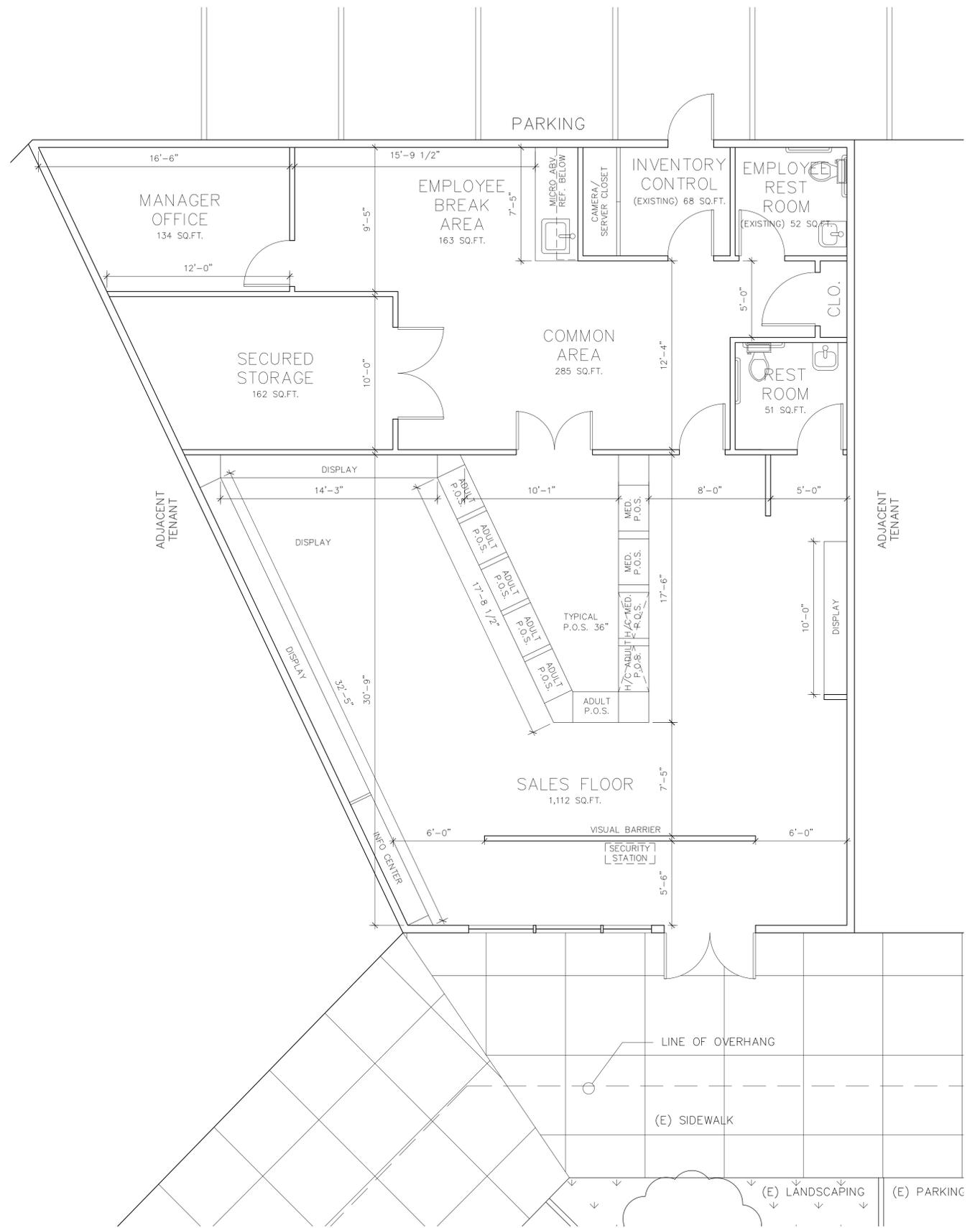
- ROSELAND NEIGHBORHOOD BORDER
- - - PATH OF TRAVEL FROM BUS
- PUBLIC BUS STOP
- ACCESSIBLE PARKING SPACE
- ▨ ACCESSIBLE PATH OF TRAVEL

SITE ANALYSIS MAP
SCALE: 200' = 1'-0"



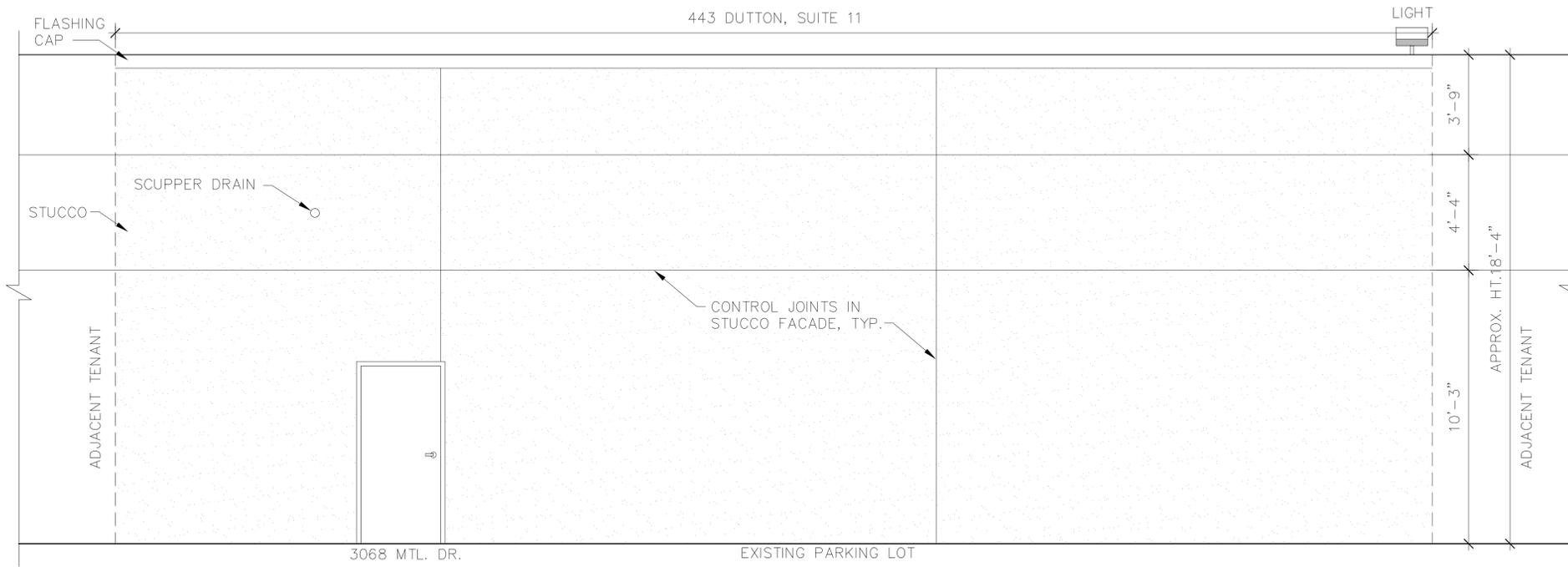


SITE PLAN
SCALE: 1/32" = 1'-0" 

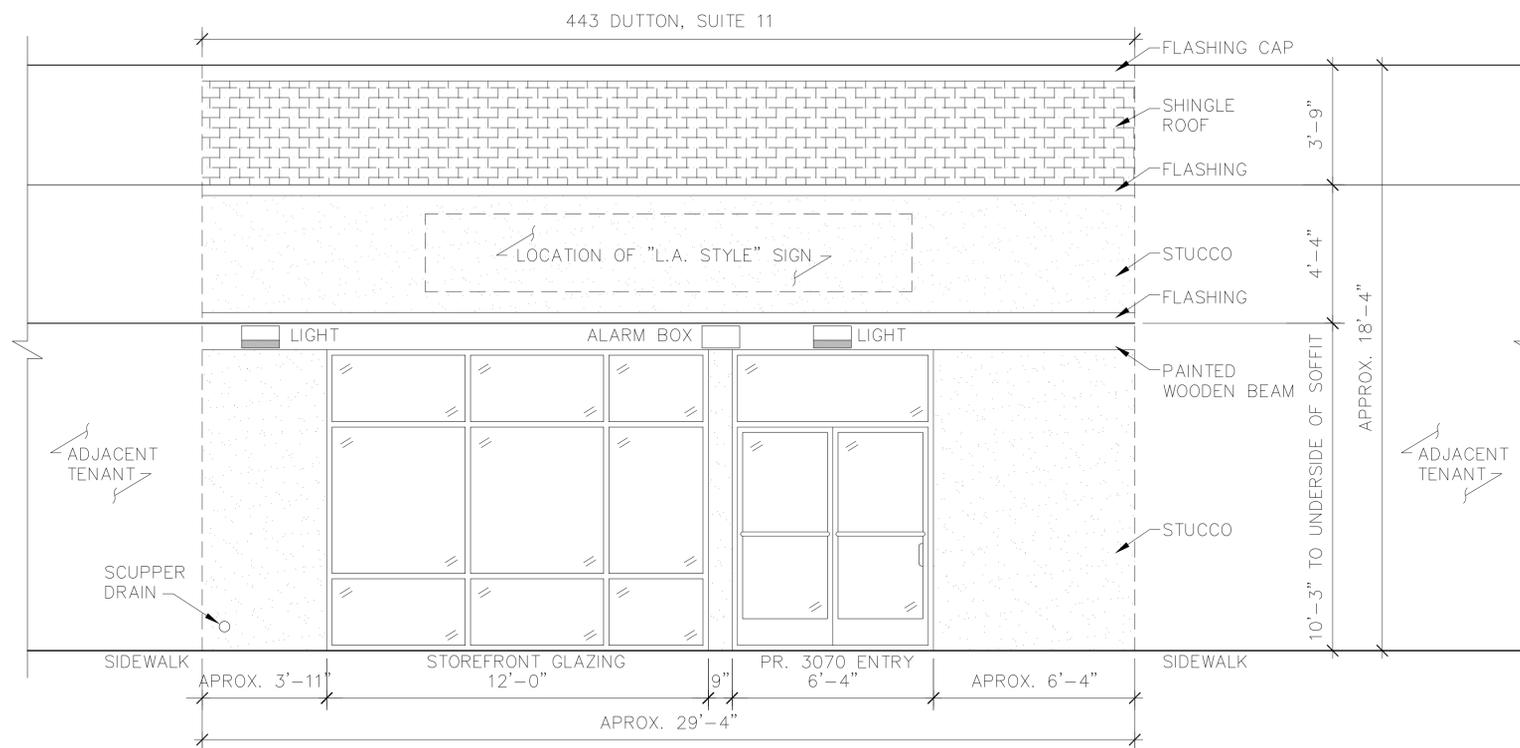


FLOOR PLAN
SCALE: 1/4" = 1'-0" 





2 REAR ELEVATION
SCALE: 3/8" = 1'-0"



1 FRONT ELEVATION
SCALE: 3/8" = 1'-0"



PROPOSED DISPENSARY USE IN EXISTING BUILDING
443 DUTTON AVE. STE. #11, SANTA ROSA, CA 95407

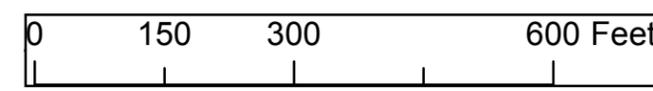
CONSULTING:
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421 GROUP
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DRAFTING:
OCEAN ROGOFF
(707) 775-1393
OCEANROGOFF@GMAIL.COM



Legend

- 443 Dutton Ave
- 300' Buffer
- 600' Buffer
- BufferParcels (69)
- City Limits 2018
- Street Centerlines
- Santa Rosa Parcels
- Zoning - Dec 2017
- Existing Land Use - 2018
- General Plan Land Use
- K-12 Schools
- SchoolParcels



443 Dutton Ave, Santa Rosa, CA 95407
 APN: 125-111-039
 Zone: CG - General Commercial
 Existing Land Use: B-SH - Shopping Center
 General Plan Land Use: Retail/ Med Residential

443 Dutton Ave, Santa Rosa, CA 95407
 Neighborhood Context Map for Proposed Cannabis Dispensary Facility
 CG Zone - No Sensitive Uses Within 600'
 Prepared by: Elizabeth Welsh - Anthony Law Group (2/12/2018)



PHENOTOPIA

COMMERCIAL CANNABIS DISPENSARY
443 DUTTON AVENUE, SUITE 11, SANTA ROSA

LOCAL AND STATE COMPLIANCE



BUREAU OF
CANNABIS
CONTROL
CALIFORNIA

- Fully compliant with latest version of BCC regulations
- Active participation in regulatory process

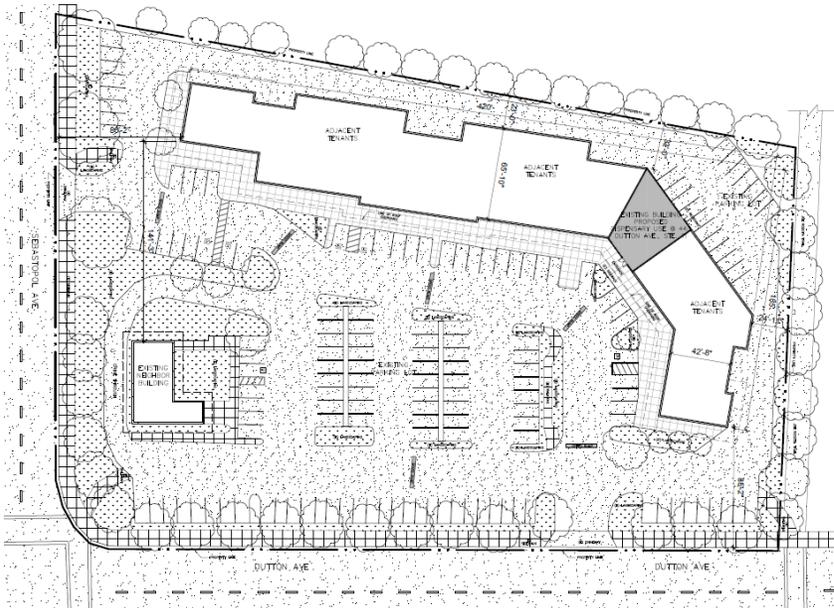


- Fully compliant with Santa Rosa General Plan policies
- Fully compliant with Santa Rosa City Code

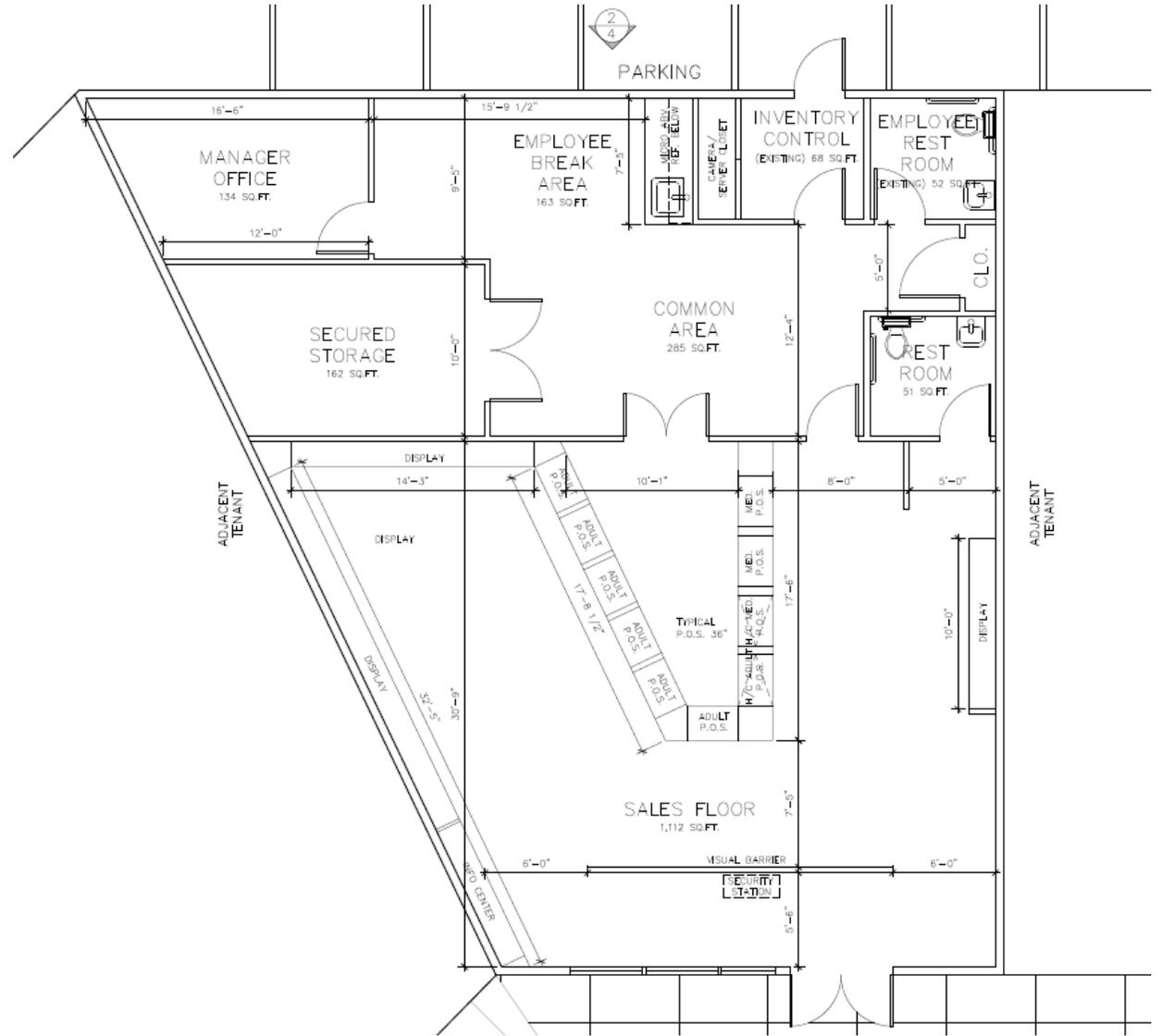
NEIGHBORHOOD COMPATIBILITY



NEIGHBORHOOD



SITE MAP



FLOOR PLAN

NEIGHBORHOOD ENHANCEMENT

- Vacant retail space
- Improvement to façade
- High quality materials
- Installing bike racks
- Added security to shopping center and neighborhood



NEIGHBORHOOD ENHANCEMENT

SUSTAINABILITY PLAN Implementation Phases

PROGRAM GOALS:

- Energy:** 35 % below standard operations
- Water:** 50% below standard operations
- Solid Waste:** 90% diversion rate from 100% landfilled materials
- Pollution Prevention:** 100% reduction of pollution from onsite activities

POTENTIAL REDUCTION

CO₂ 131,282 POUNDS OF CO₂ = 4,200 TREES PLANTED = 395,964 MILES DRIVEN

WATER

3E's of Sustainability - Benefits:

- 01 Environment:** Decrease Greenhouse Gases associated with energy consumption from treating wastewater
- 02 Economy:** Lower operational costs, reduce equipment maintenance, and decrease long term upkeep costs
- 03 Equity:** Improve air quality, reduce wasted water, and lower chance of exposure to contaminated water

Water consumption below standard operations:

Phase I	05%
Phase II	25%
Phase III	20%
Phase IV	05%
TOTAL	55%

POTENTIAL REDUCTION

CO₂ 69,144 POUNDS OF CO₂ = 816 TREES PLANTED = 76,872 MILES DRIVEN

ENERGY

3E's of Sustainability - Benefits:

- 01 Environment:** Lower Greenhouse Gases associated with energy consumption and reduce toxic waste
- 02 Economy:** Reduce operational costs, increase lifespan of equipment, and additional funds for Sonoma Clean Power
- 03 Equity:** Improve air quality and lower exposure to toxic elements associated with energy production

Energy consumption below standard operations:

Phase I	10%
Phase II	15%
Phase III	10%
Phase IV	05%
TOTAL	40%

POTENTIAL REDUCTION

CO₂ 14,594 POUNDS OF CO₂ = 2,820 TREES PLANTED = 266,232 MILES DRIVEN

SOLID WASTE

3E's of Sustainability - Benefits:

- 01 Environment:** Lower landfill gas emissions, water contamination, and required space for landfill sites
- 02 Economy:** Reduce business operational costs associated with waste and decrease materials supply costs
- 03 Equity:** Decrease citizens' chance of exposure to contaminated bodies of land, air, and water

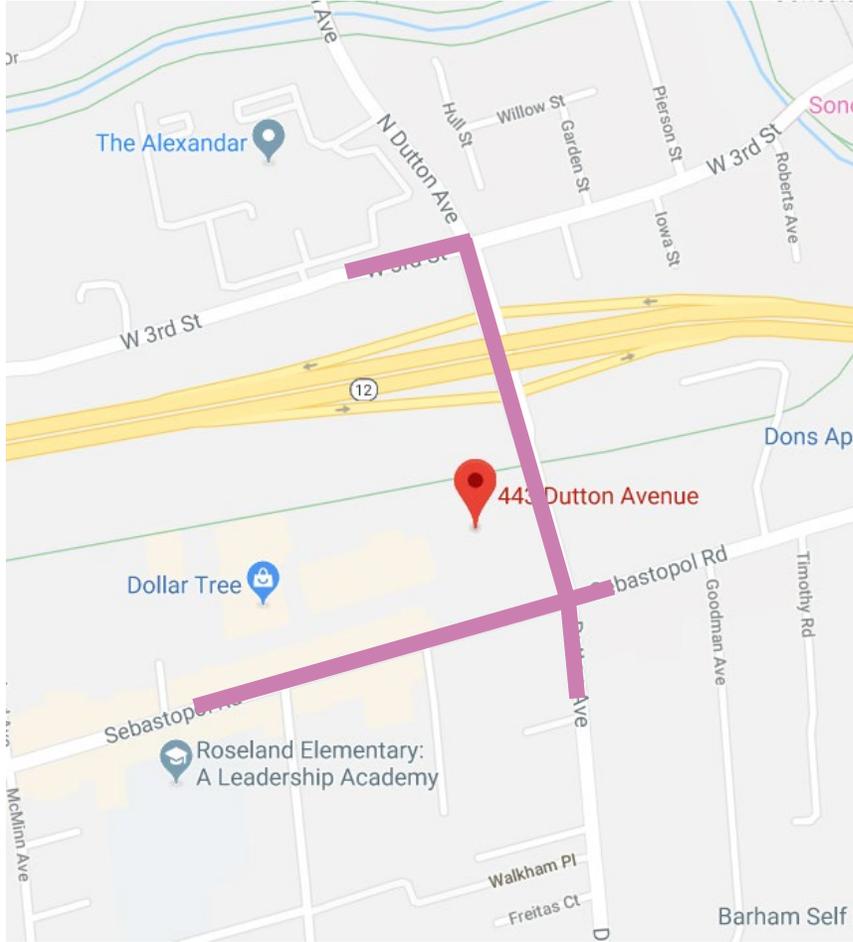
Landfill materials below standard operations:

Phase I	60%
Phase II	15%
Phase III	10%
Phase IV	05%
TOTAL	90%

POTENTIAL REDUCTION

CO₂ 47,544 POUNDS OF CO₂ = 564 TREES PLANTED = 52,860 MILES DRIVEN

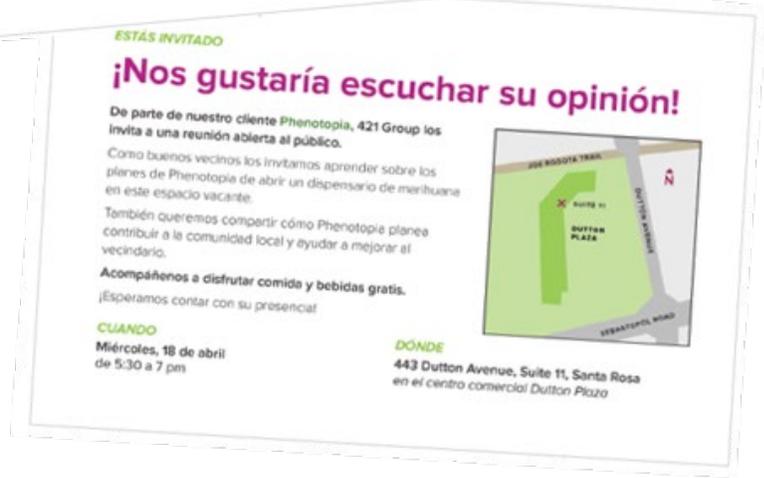
NEIGHBORHOOD ENHANCEMENT



CANVASSING



OPEN HOUSE



GIVING

SITE MANAGEMENT



Padraic Fahey

Founder & CEO



Johnny Nolen

Chief Operations Officer



Craig Litwin

Public Affairs Advisor



James Anthony

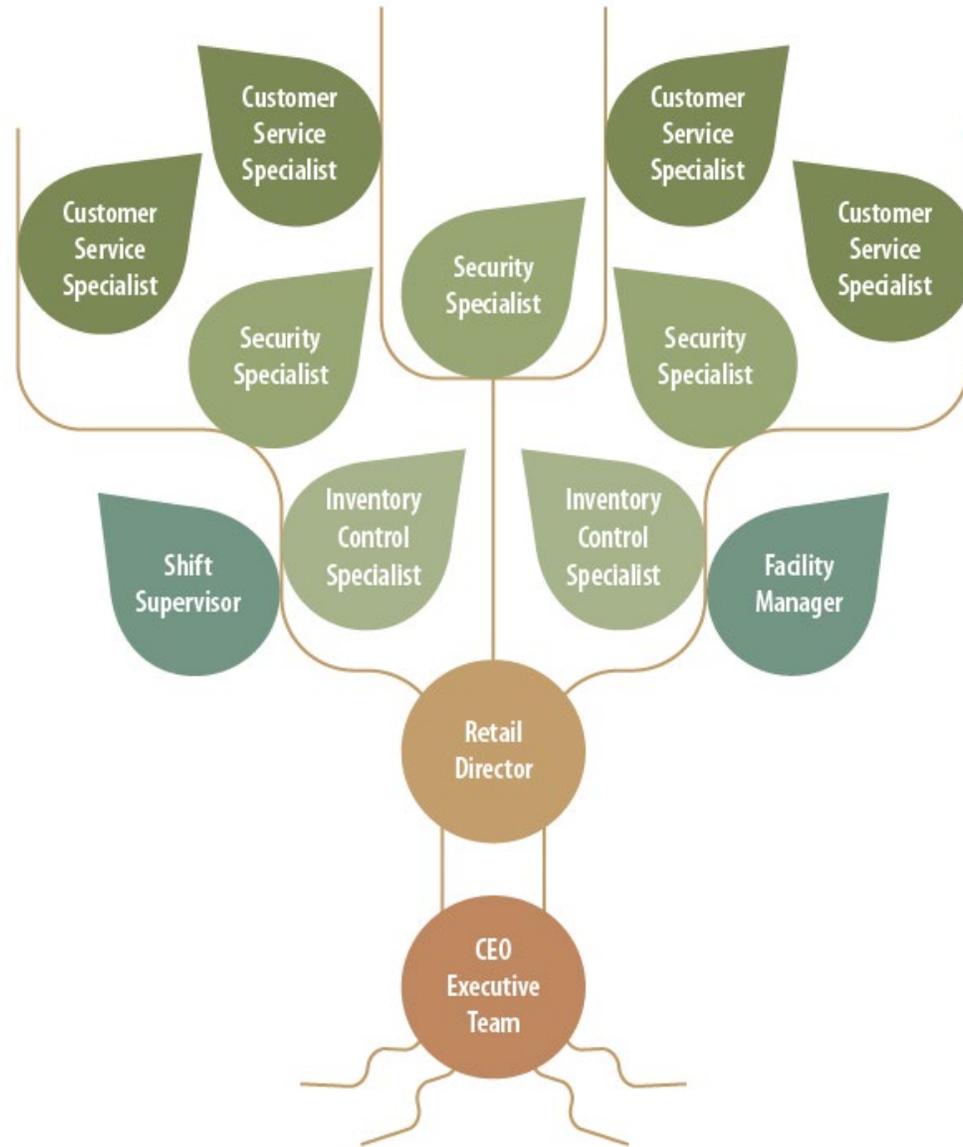
Legal Counsel



Lizette De Arkos

Community Liaison

SITE MANAGEMENT



THANK YOU

PHENOTOPIA

COMMERCIAL CANNABIS DISPENSARY
443 DUTTON AVENUE, SUITE 11, SANTA ROSA

