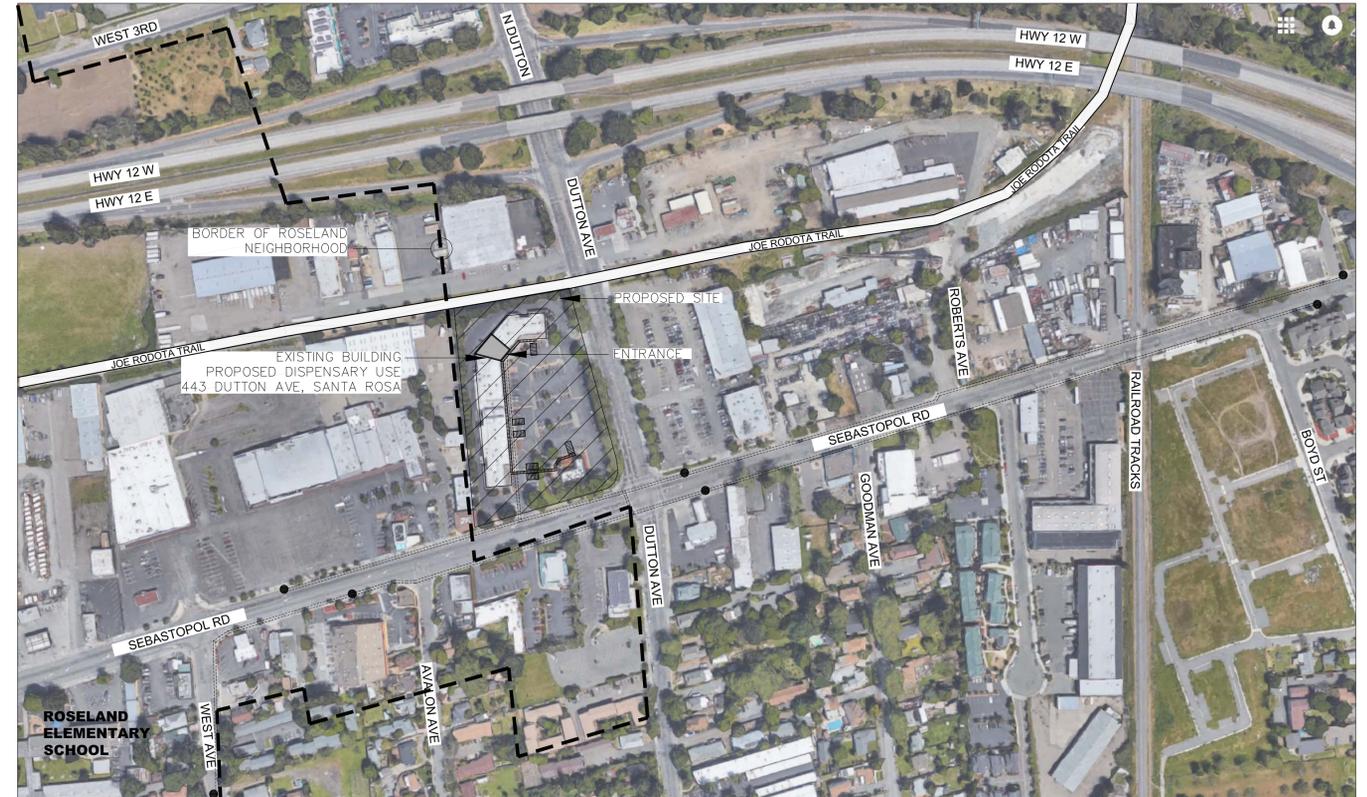


NEIGHBORHOOD CONTEXT MAP  
NOT TO SCALE



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

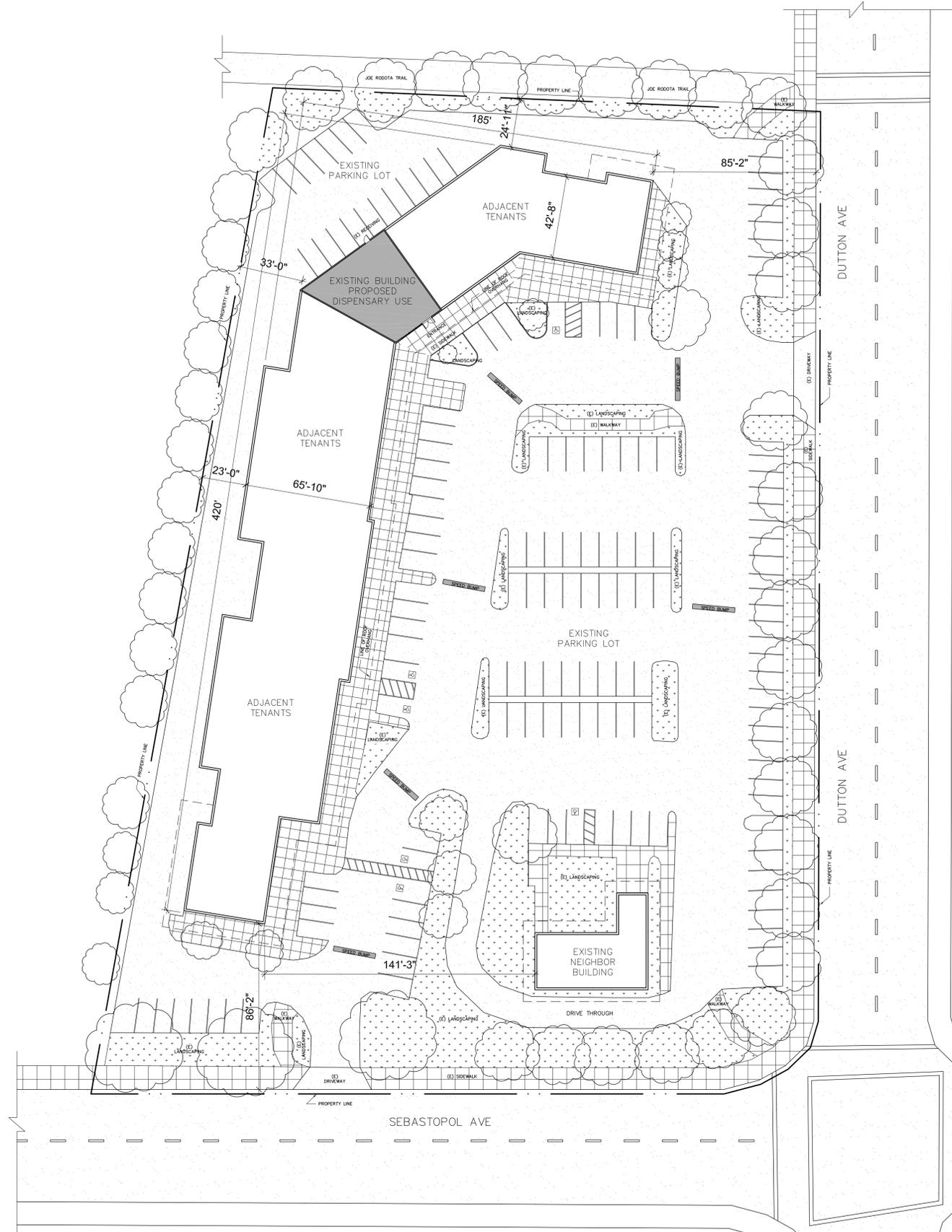
SITE ANALYSIS MAP  
SCALE: 200' = 1'-0"



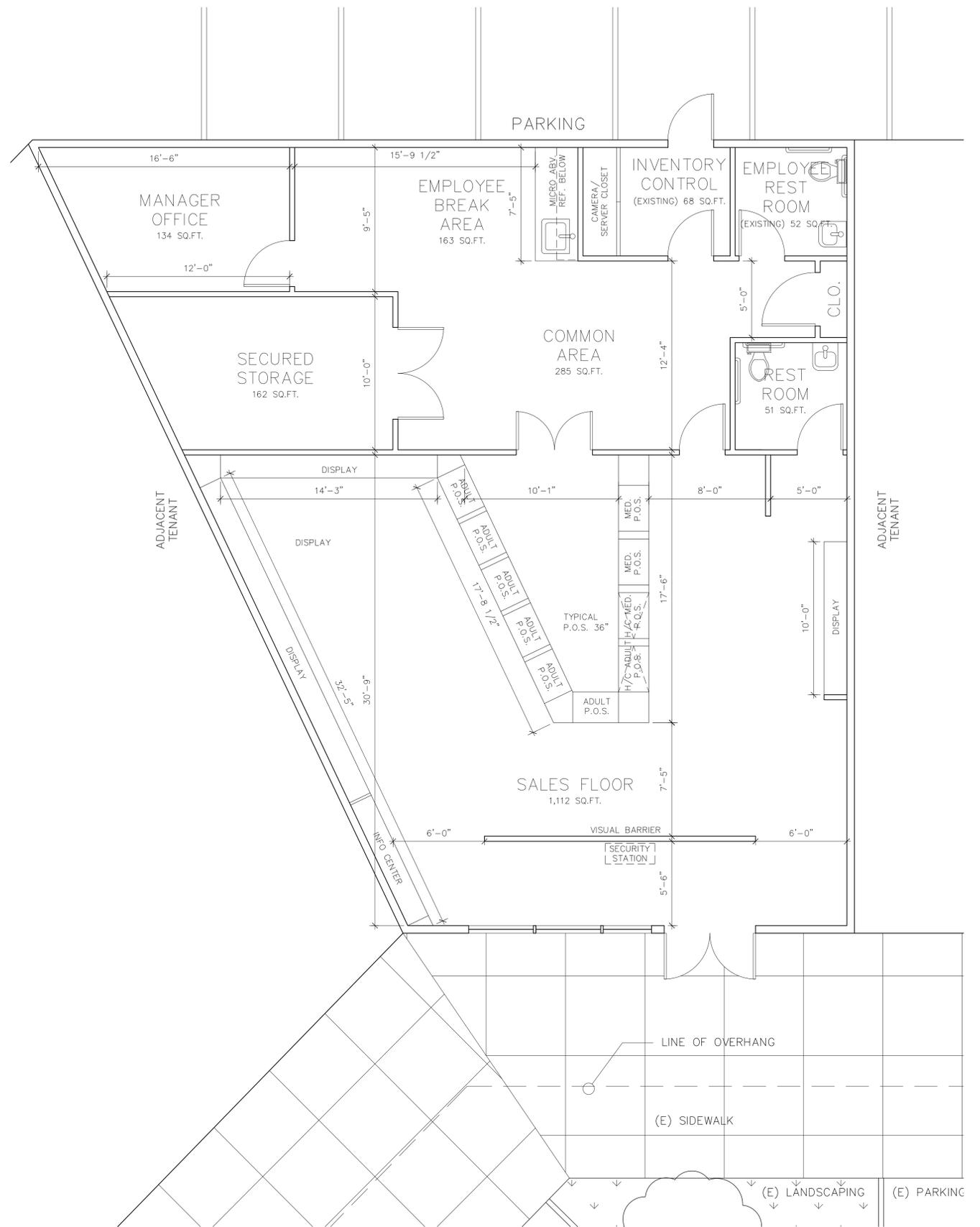
DRAFTING:  
**OCEAN ROGOFF**  
(707) 775-1393  
OCEANROGOFF@GMAIL.COM

CONSULTING:  
**CRAIG LITWIN**  
421 GROUP  
(707) 849-1622 CRAIG@421.GROUP

**PROPOSED DISPENSARY USE IN EXISTING BUILDING**  
443 DUTTON AVE. SANTA ROSA, CA 95407



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



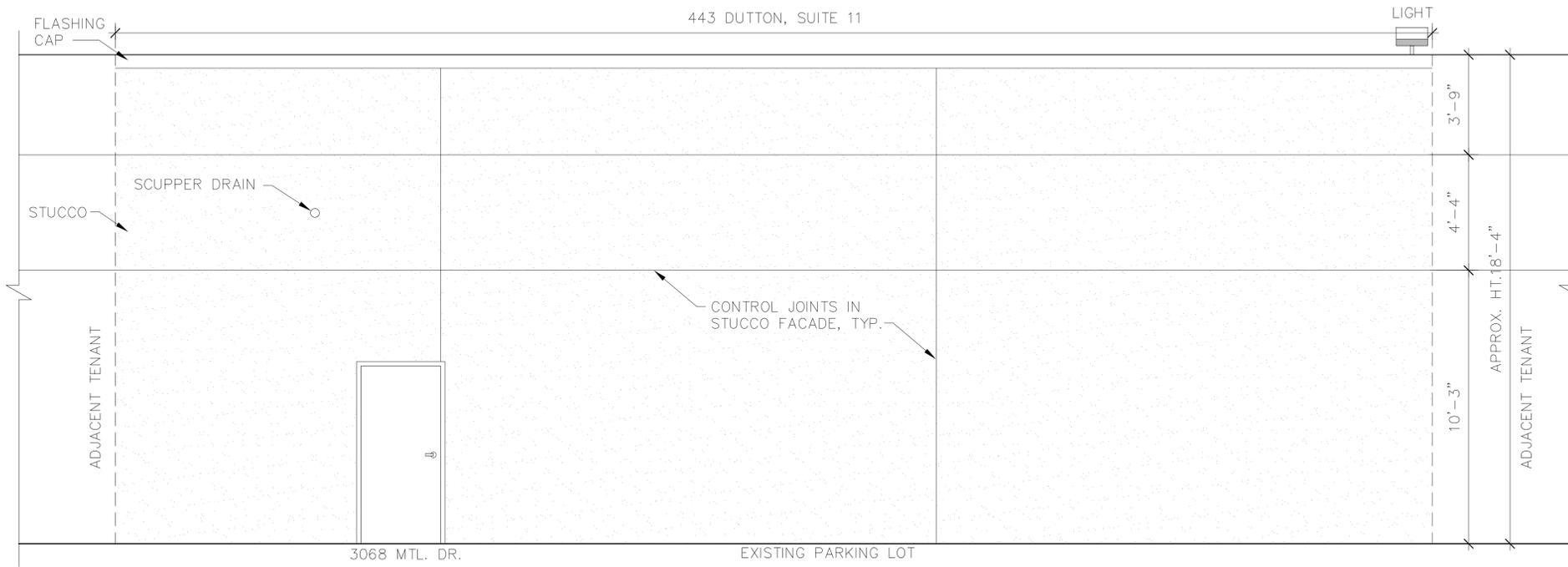
**FLOOR PLAN**  
SCALE: 1/4" = 1'-0" 



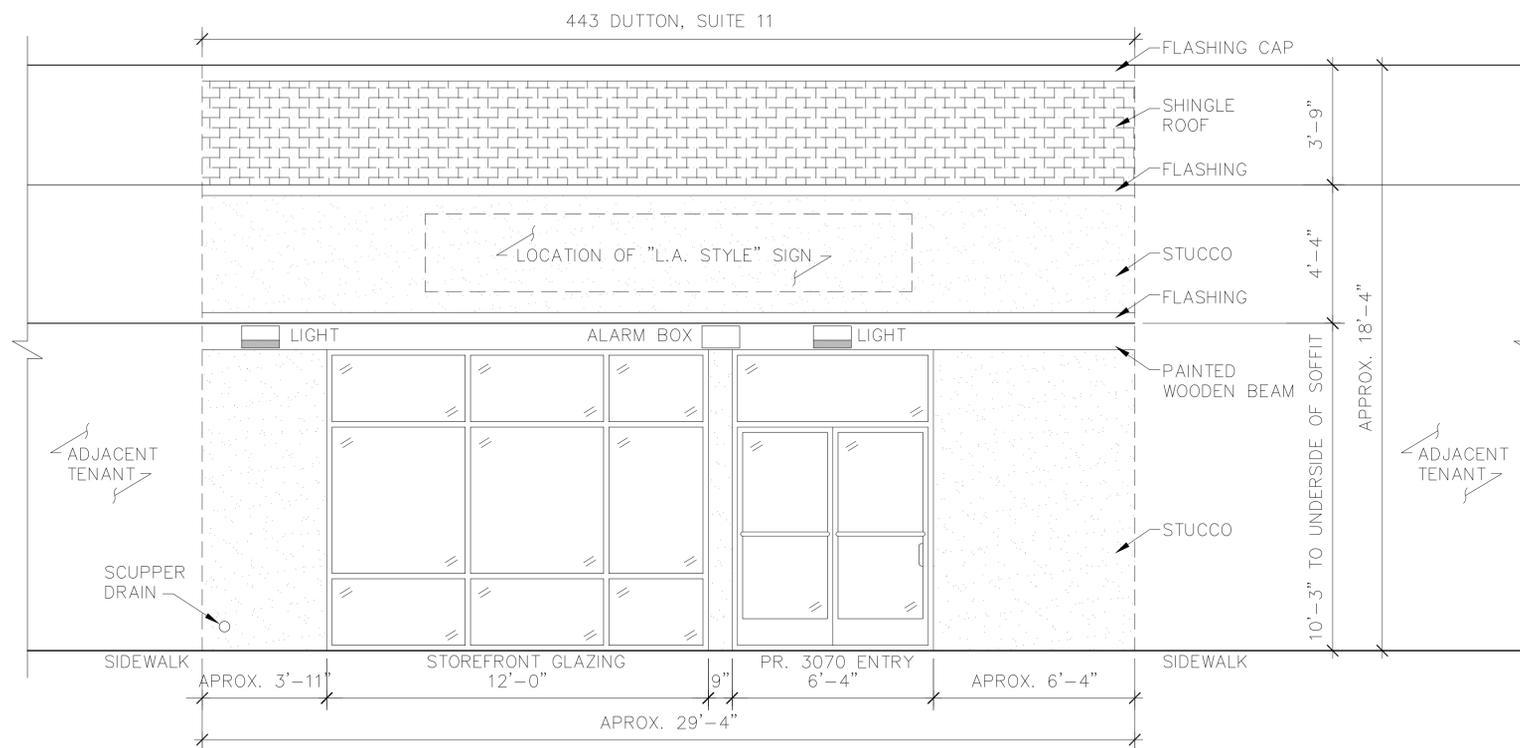
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2 REAR ELEVATION  
SCALE: 3/8" = 1'-0"



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



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

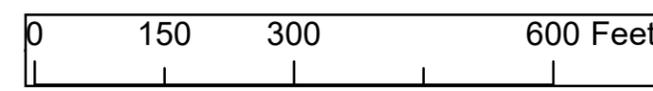
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**Legend**

- 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

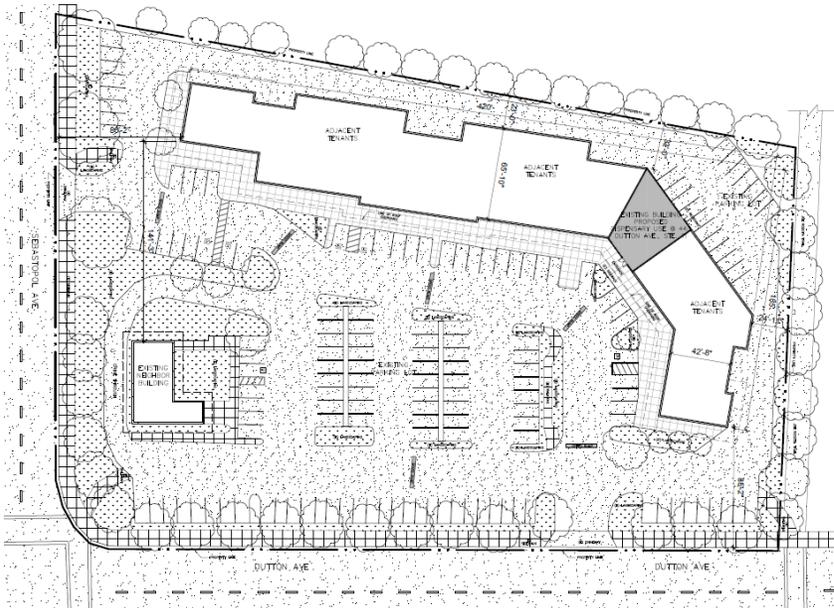


- Fully compliant with Santa Rosa General Plan policies
- Fully compliant with Santa Rosa City Code

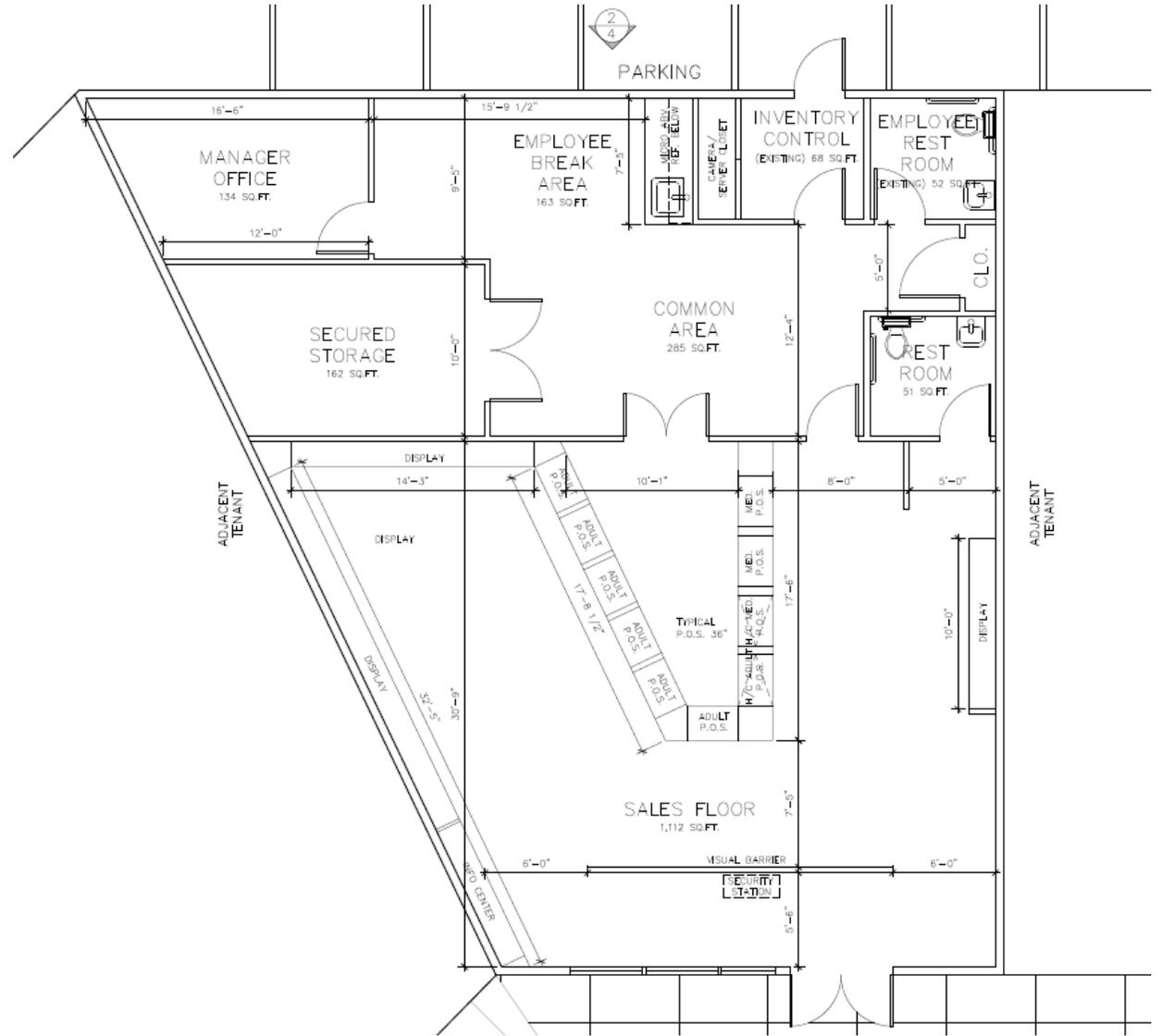
# NEIGHBORHOOD COMPATIBILITY



## 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**

CO<sub>2</sub> 131,282 POUNDS OF CO<sub>2</sub> = 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%
<b>TOTAL</b>	<b>55%</b>

**POTENTIAL REDUCTION**

CO<sub>2</sub> 69,144 POUNDS OF CO<sub>2</sub> = 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%
<b>TOTAL</b>	<b>40%</b>

**POTENTIAL REDUCTION**

CO<sub>2</sub> 14,594 POUNDS OF CO<sub>2</sub> = 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

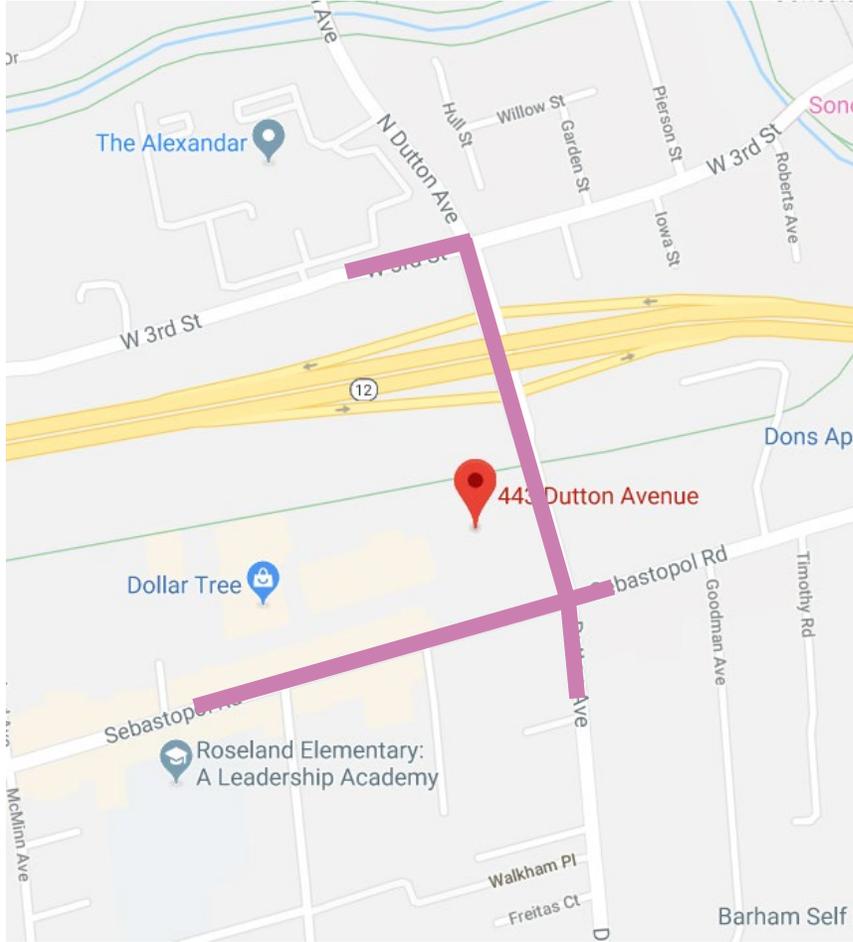
Landfill materials below standard operations:

Phase I	60%
Phase II	15%
Phase III	10%
Phase IV	05%
<b>TOTAL</b>	<b>90%</b>

**POTENTIAL REDUCTION**

CO<sub>2</sub> 47,544 POUNDS OF CO<sub>2</sub> = 564 TREES PLANTED = 52,860 MILES DRIVEN

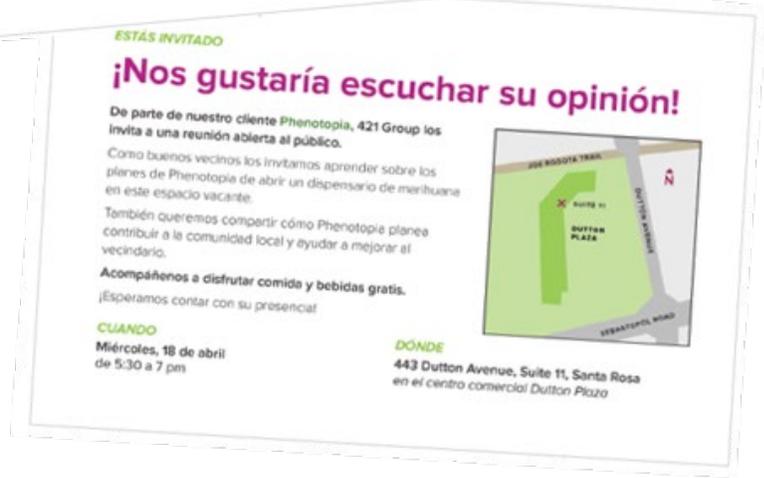
# NEIGHBORHOOD ENHANCEMENT



CANVASSING



OPEN HOUSE



GIVING

# SITE MANAGEMENT



**Padraic Fahey**

Founder & CEO



**Johnny Nolen**

Chief Operations Officer



**Craig Litwin**

Public Affairs Advisor



**James Anthony**

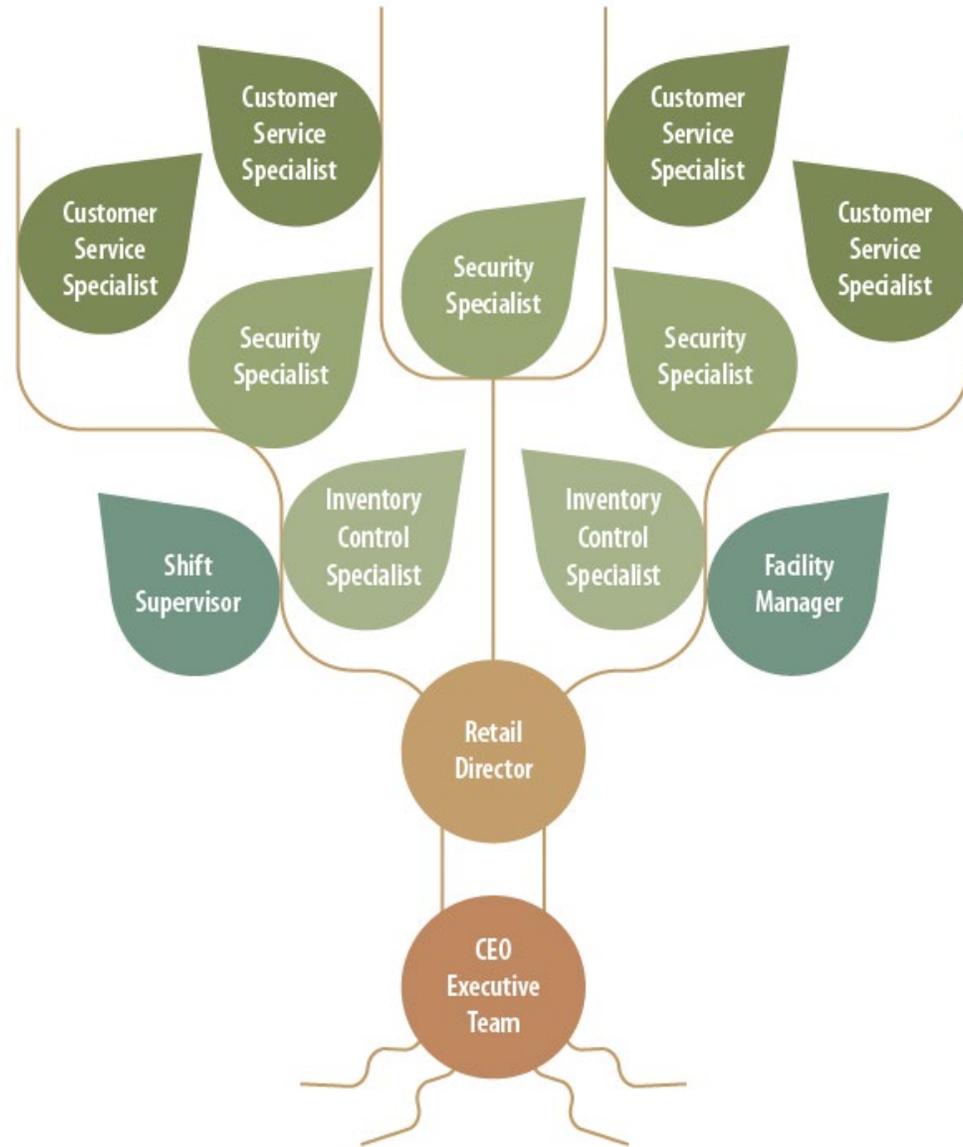
Legal Counsel



**Lizette De Arkos**

Community Liaison

# SITE MANAGEMENT



THANK YOU

**PHENOTOPIA**

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

