



CANNABIS PERMITTING UPDATE

MAY 25, 2017

The goal of this report is to track both the number and concentration of new medical cannabis businesses in Santa Rosa, and the impacts to other industries that occupy similar zoning. As the City of Santa Rosa implements new medical cannabis regulations, and permits new businesses within the city limits, understanding these impacts will inform policy development in the support of a diverse economy, and the retention of local businesses.

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Under the City of Santa Rosa's interim cannabis policy, medical cannabis operators may locate in Light Industrial (IL), General Industrial (IG) and Business Park (BP) Zoning Districts. There are over 120 business types located within Santa Rosa's Industrial and Business Park zones, including sectors such as contractors, manufacturers, industrial rental services and supplies, as well as professional services such as legal and health care.

Santa Rosa has an approximate total of 10.3 million square feet of industrial space, with a vacancy rate of 5%. At this time, the total square footage of **approved** medical cannabis space accounts for

2.7% of the total space available. This 2.7% represents 16 cannabis business (276,548 square feet) that have received their land use permit, two of which are currently in operation.

In addition to these 16 approved businesses, there are 19 additional cannabis businesses that have either gone through the pre-application process or have submitted an application for review. These 19 as yet unpermitted businesses in review represent an additional **4.5%** (or 461,419 square feet) of Santa Rosa's total available industrial space.

Vacancy rates in the City's industrial zones continue to decline as the price of property increases. Additional detail relating to the cost per square foot will be included in the next update. It is also important to note that in addition to cannabis businesses, the city is processing permits in these areas for breweries, distilleries, food production, and expansion of existing businesses.

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CHART 3: Medical Cannabis Building Sq. Ft. by Type (Pending/Approved)

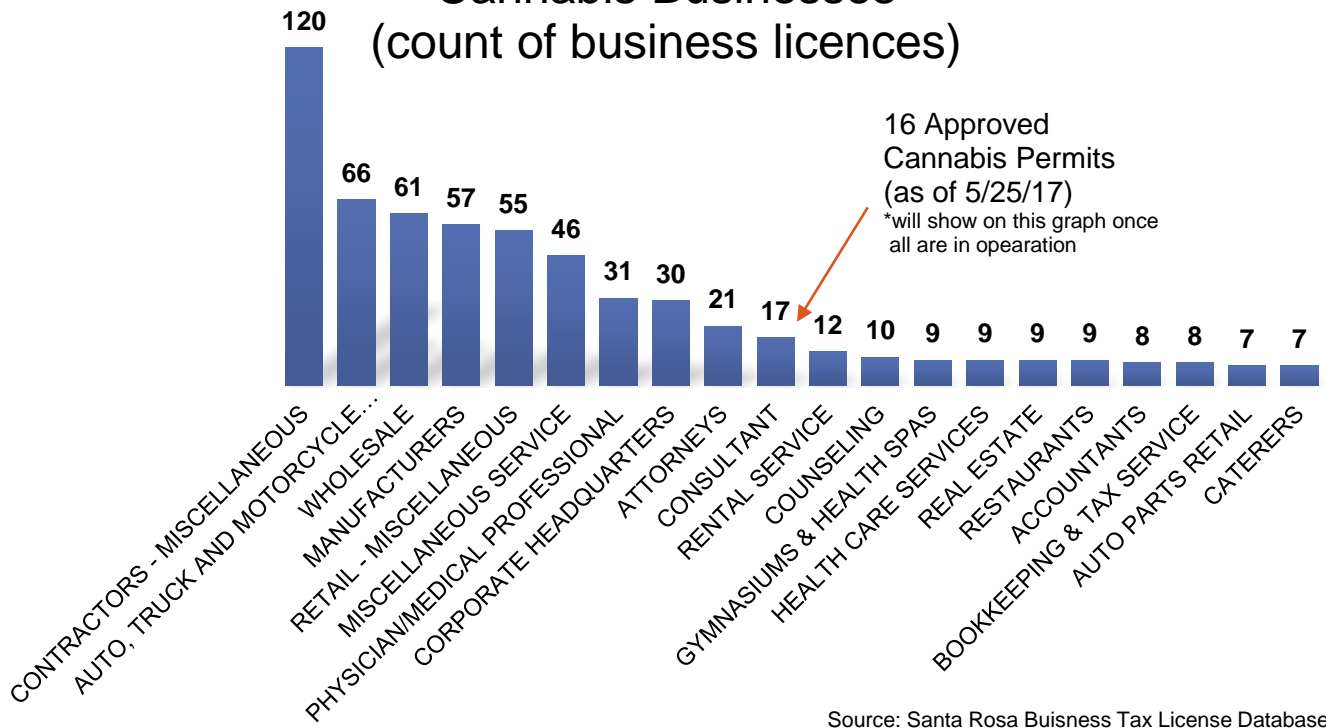
CHART 4: Medical Cannabis Applications by Type (Pending/Approved)

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CHART 5: Medical Cannabis Applications – Complete List

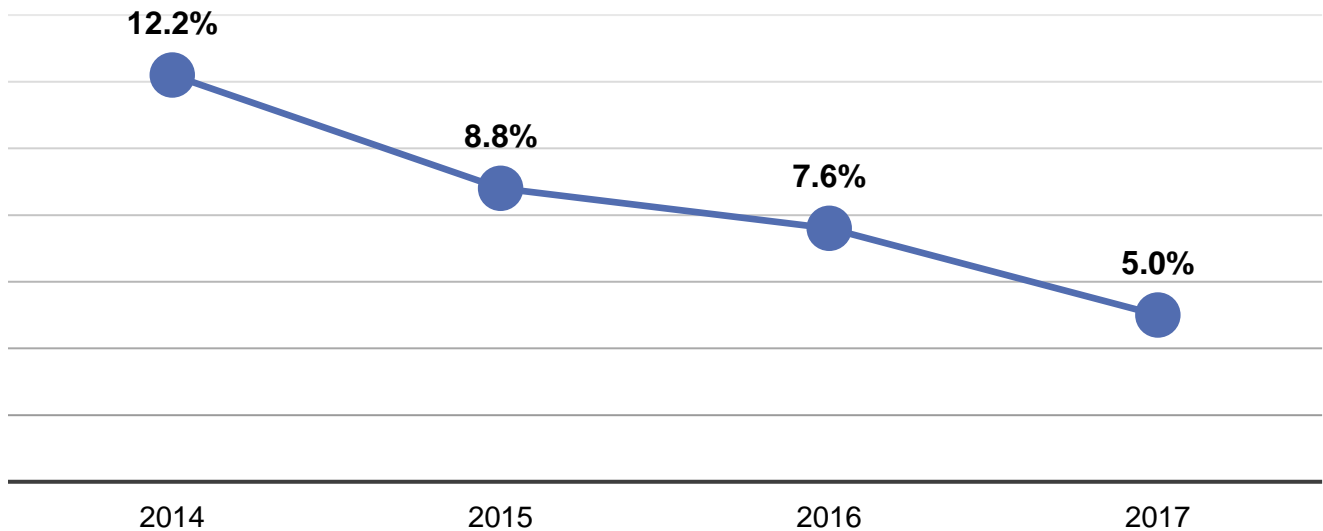


Chart 1:
Top 20 Business Types
in Zoning Allowed for Commerical Medical
Cannabis Businesses
(count of business licences)



Source: Santa Rosa Buisness Tax License Database

Chart 2:
Vacancy Rates in Industrial Zoning



Source: Keegan & Coppin Company, Inc 1st Qtr Industiral Vaccancy Rates

CHART 3: MEDICAL CANNABIS BUILDING SQ. FT BY TYPE

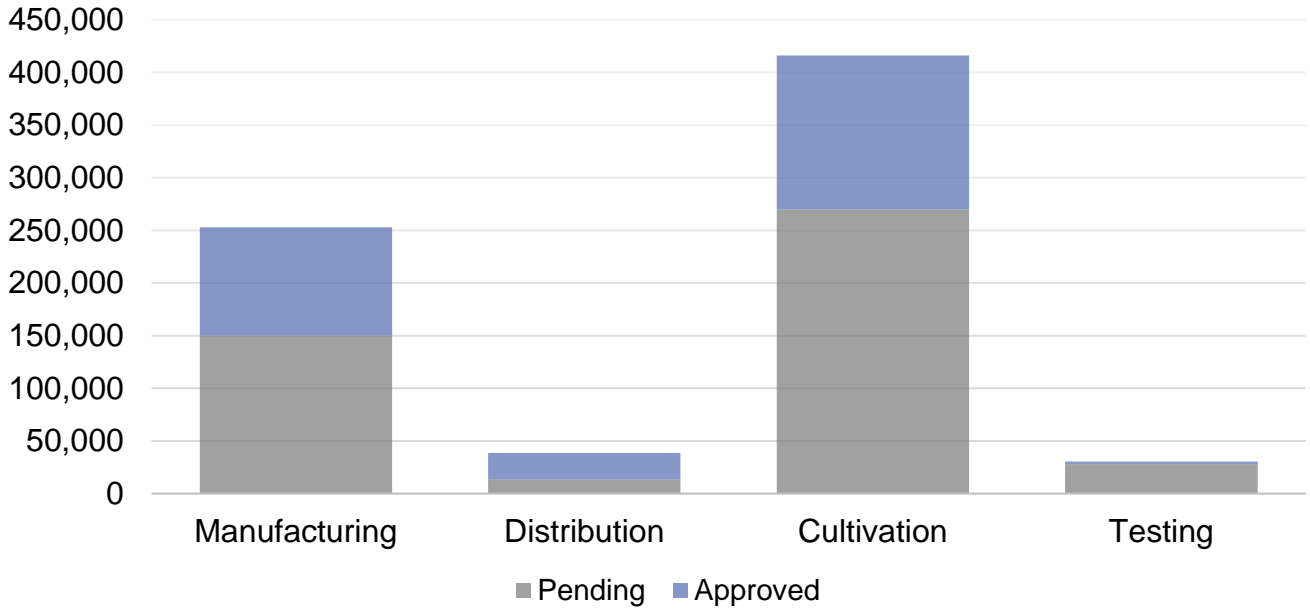


CHART 4: MEDICAL CANNABIS APPLICATIONS BY TYPE

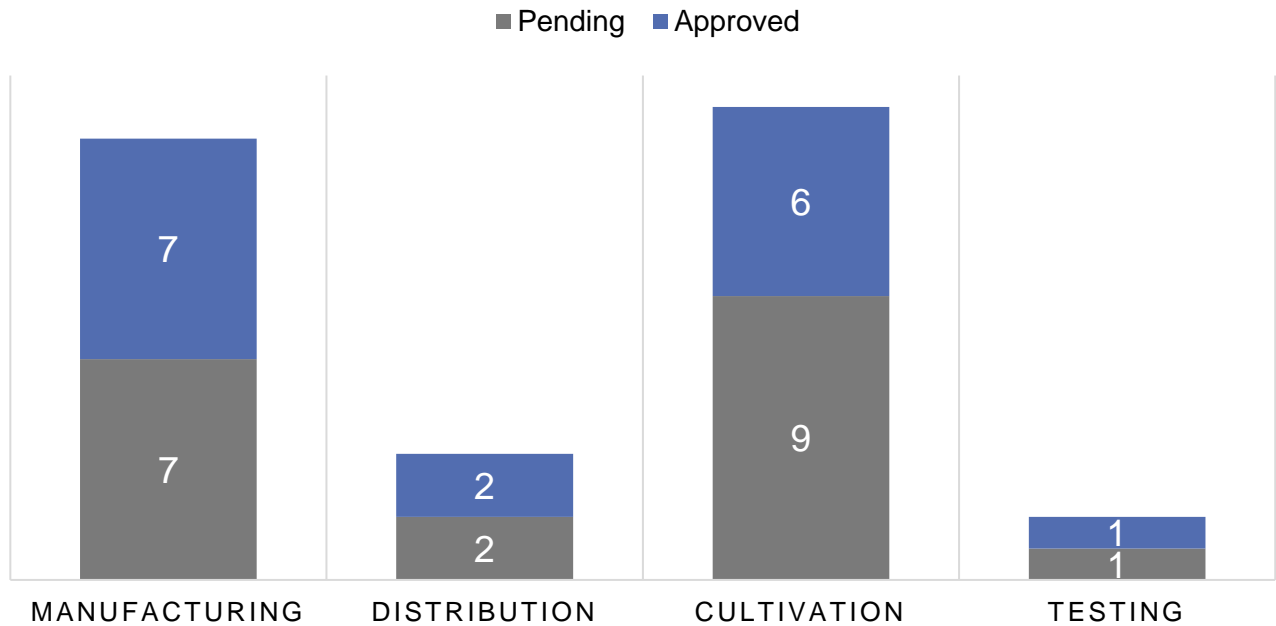


CHART 5: MEDICAL CANNABIS APPLICATIONS

	Street Address	Zoning	Primary Land Use	Building Sq. Ft.	Land Use Permit	Building Permit	Operational
1	3440 Airway Dr	IL	Manufacturing	21,000	pending		
2	2133 Bluebell Dr	IL	Distribution	1,281	pending		
3	2150 Bluebell Dr	IL	Cultivation	31,870	pending		
4	1215 Briggs Ave	IL-SA	Cultivation	5,600	pending		
5	2330 Circadian Way	BP	Manufacturing	32,847	Approved	Finalized	Yes
	2330 Circadian Way	BP	Testing	2,448	Approved	Finalized	Yes
6	2351 Circadian Way	BP	Manufacturing	14,880	Approved		
7	3187 Coffey Ln	IL	Cultivation	11,354	pending		
8	2967 Coors Ct	IL	Cultivation	6,000	Approved		
	2967 Coors Ct	IL	Manufacturing	4,000	pending		
9	975 Corporate Center Pkwy	BP	Manufacturing	5,200	Approved	Issued	No
10	2835 Duke Ct	IL	Cultivation	24,510	Approved		
11	2960 Dutton Ave	IL	Cultivation	107,040	pending		
	2970 Dutton Ave	IL	Manufacturing	87,492	pending		
	2970 Dutton Ave	IL	Testing	28,000	pending		
12	1805 Empire Industrial Ct	PD (IL)	Cultivation	9,722	pending		
13	1809 Empire Industrial Ct	PD (IL)	Cultivation	7,000	pending		
14	2739 Giffen Ave	IL	Cultivation	67,630	Approved		
	2753 Giffen Ave	IL	Manufacturing	5,425	Approved		
	2765 Giffen Ave	IL	Distribution	15,580	Approved		
15	3401 Industrial Dr	IL	Manufacturing	6,702	pending		
16	3499 Industrial Dr	IL	Cultivation	9,036	pending		
17	3310 Industrial Dr	IL	Cultivation	12,110	Approved		
18	3192 Juniper Ave	IG	Manufacturing	4,964	pending		
19	60 Maxwell Ct	TV-R-SA-LIL	Cultivation	10,972	Approved		
20	1626 Piner Rd	IL	Manufacturing	4,130	Approved		
21	965 Piner Place	IL	Manufacturing	7,816	Approved		
22	947 Piner Place	IL	Distribution	9,700	Approved		
23	970 Piner Rd	IL	Cultivation	2,300	pending		
	970 Piner Rd	IL	Manufacturing	2,058	pending		
24	2875 Sebastopol Rd	IL	Cultivation	25,000	Approved		
25	2049 Steele Ln, West	IL	Manufacturing	32,300	Approved		
26	800 Yolanda Ave	IL	Cultivation	86,000	pending		
	800 Yolanda Ave	IL	Manufacturing	24,000	pending		
	800 Yolanda Ave	IL	Distribution	12,000	pending		

	Total Sq. Ft. Potential	Approved Sq. Ft.
Cultivation	416,144	146,222
Manufacturing	252,814	102,598
Testing	30,448	2,448
Distribution	38,561	25,280
TOTAL	737,967	276,548