

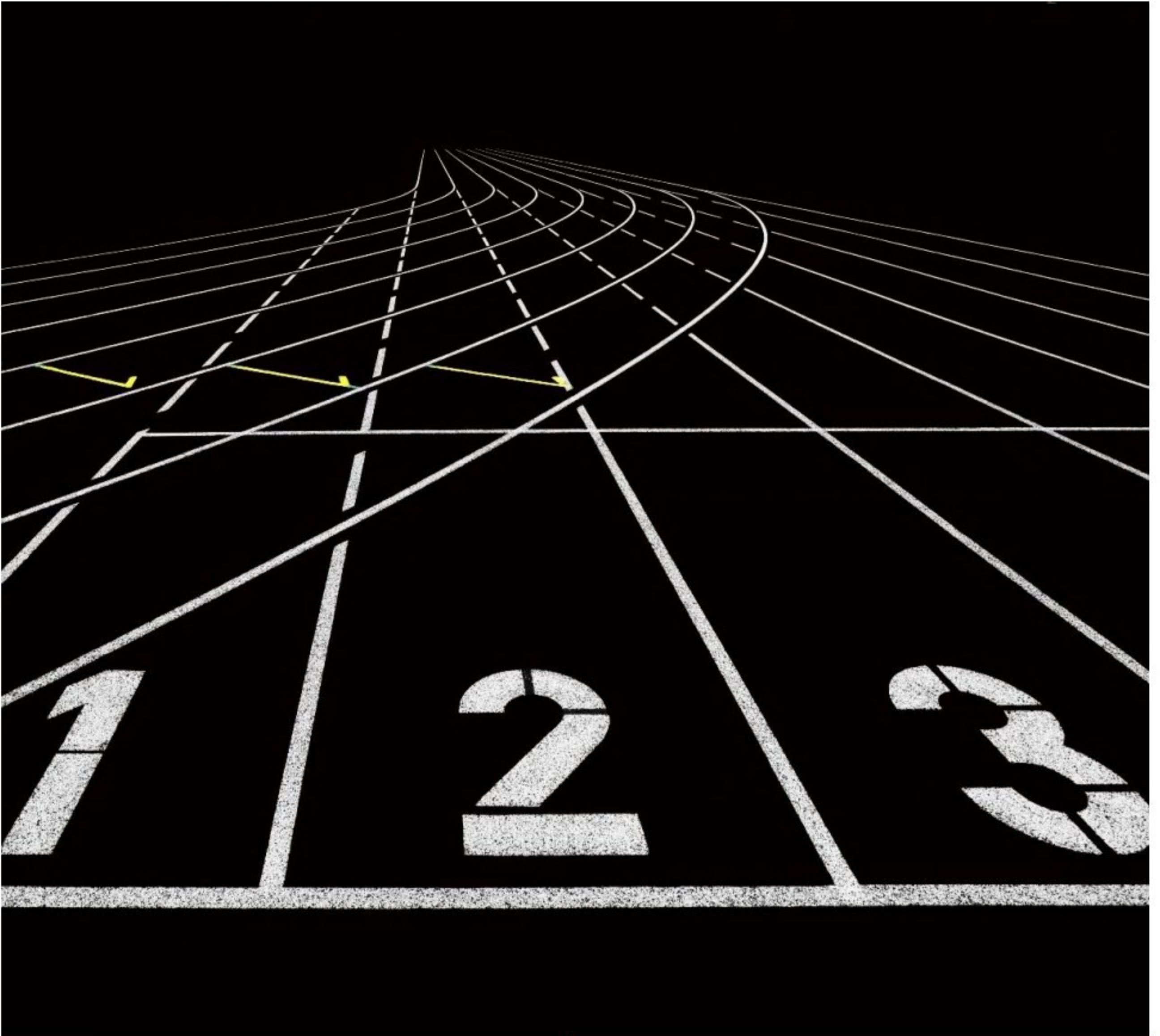


# MASTER PROJECT PLAN

MENDOCINO INDIAN INDUSTRIAL CULTIVATION &  
ANCILLARY CANNABIS BUSINESS PROJECTS

PREPARED BY: BROAD RANGE ENERGY

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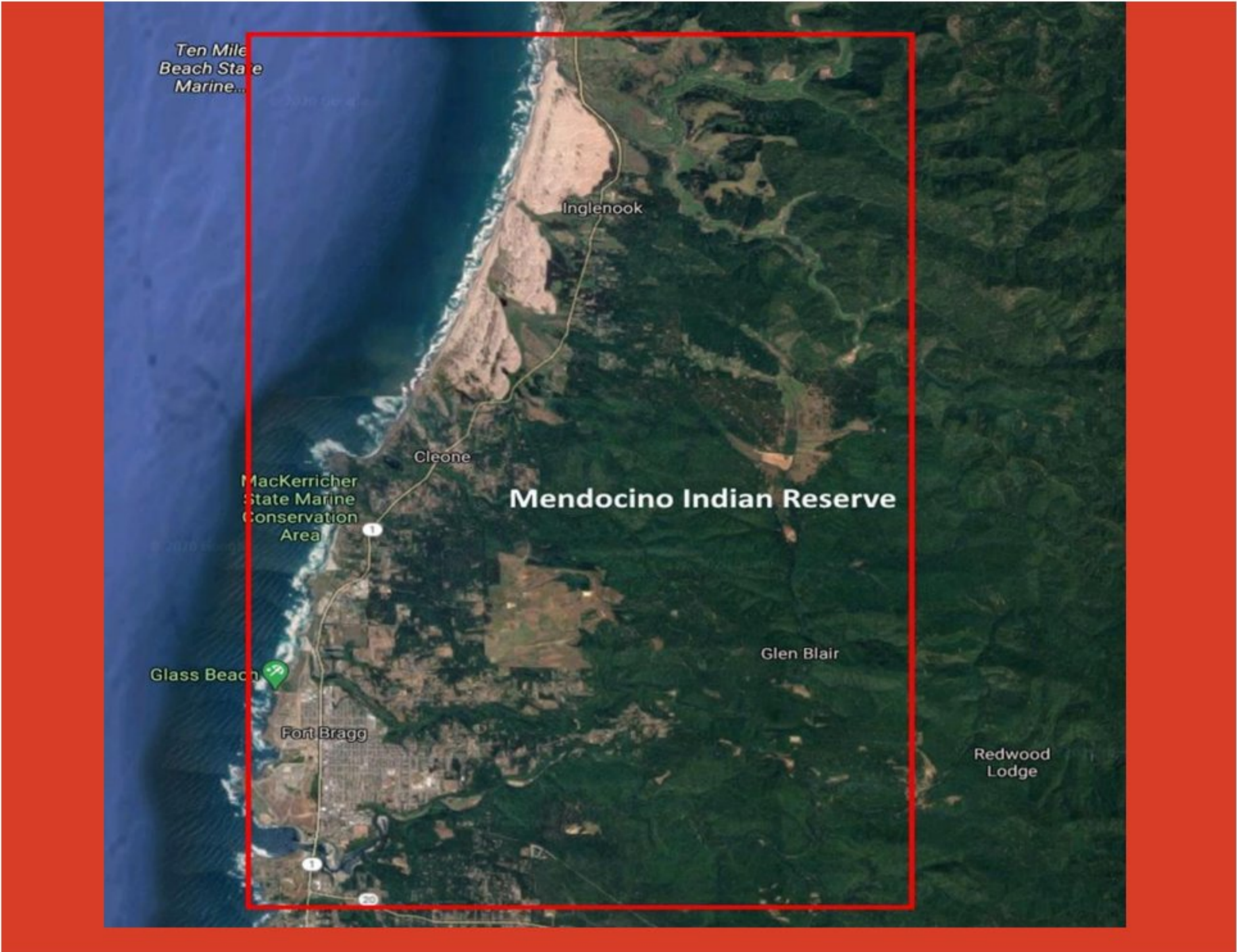
# PREPARATION

Prepared By: Broad Range Energy, Inc.

Prepared For: Mendocino Indian Reserve Tribal Council, Medicino Indian Reserve

Project Title: Mendocino Indian Reserve Cultivation & Ancillary Cannabis Business Projects

Project Location: 24,930 Acres of the Mendocino Indian Reservation as defined by President Franklin Pierce on May 22, 1856 and surveyed by the US Surveyor General's Office, May 14, 1869 per an Act of Congress approved July 27, 1868. These projects will encompass the entire reservation.



**Project Site Map**

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# PROJECT TECHNICAL TEAM

## Owner Developer

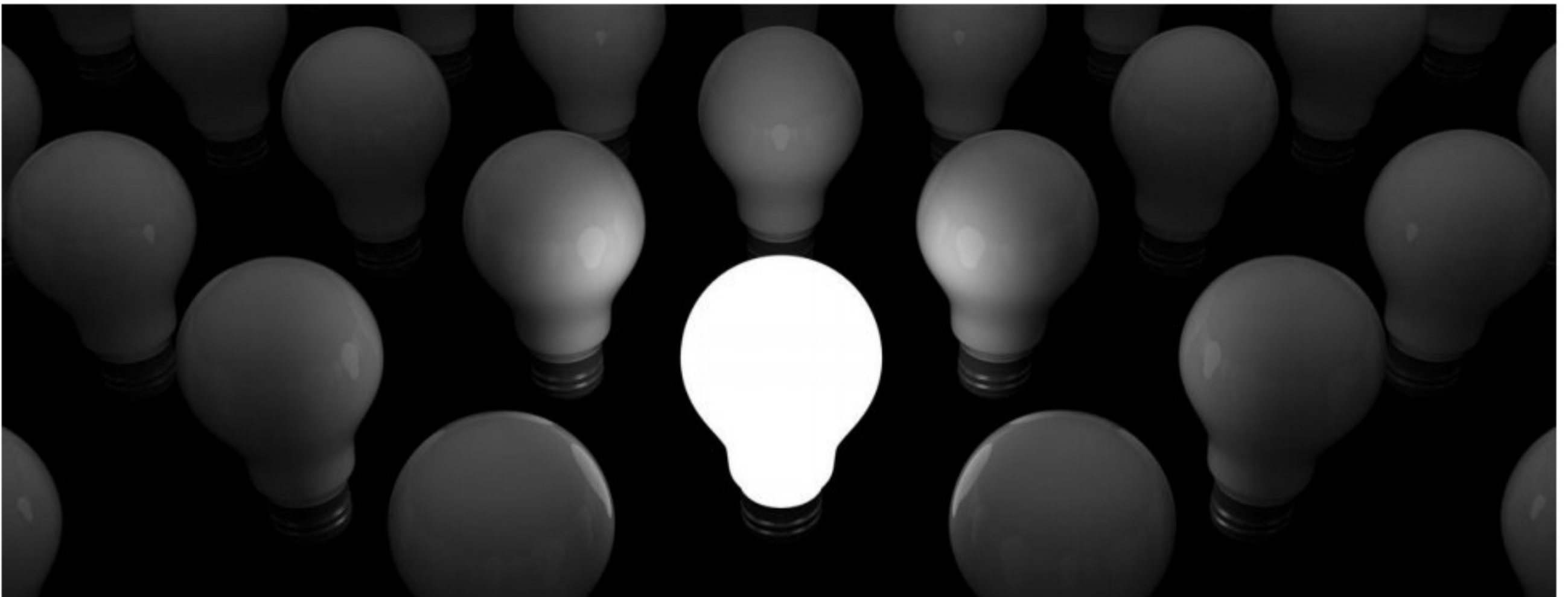
TBD

## General Contractor

TBD

## Civil Engineering

TBD



Focus

## SUB-PROJECTS

### Agriculture

TBD (Insert AG Here)

### Community

Multiple Community Projects will include Police, Fire, Education and Forest Management.

### Cultivation

Multiple Cultivation Projects will be designed on approximately 2,000 dedicated acres.

## **Education / Training**

TBD (Insert ED/Train Here)

## **Energy**

TBD (Insert Energy Here)

## **Entertainment**

TBD (Insert Entertainment Here)

## **Hospitality**

TBD (Insert Hospitality Here)

## **Housing**

TBD (Insert Housing Here)

## **Medical**

TBD (Insert Medical Here)

## **Security**

TBD (Insert Security Here)

## **Transportation**

TBD (Insert Transport Here)

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# 1.0 INTRODUCTION

## 1.1 Project Summary

This Master Project Plan is a guide to the proposed Mendocino Indian Reserve Industrial Cultivation & Ancillary Canna-Business development consisting of 2,000 gross acres of the Mendocino Indian Reserve (24,930 net acres)

This Specific Plan provides for the orderly development and improvement of a project site, which is bounded by TBD (Insert Site Definition for Cultivation) This Specific Plan provides direction on the location, intensity, and types of uses as well as the design guidelines for development of the project site.

The Mendocino Indian Reserve Master Project Plan, presented by TBD (the “Applicant”) proposes to develop a Mendocino Indian Reserve Industrial Cultivation & Ancillary Canna-Business Park, including multiple critical and ancillary businesses which –at full buildout– will make up approximately 2,000 acres of industrial cultivation and ancillary facilities.

The mixed-use project includes cultivation, processing, manufacturing, testing & sales of cannabis; a security operations center, an education and touring facility, restaurants, as well as many other uses outlined in more detail throughout this document. This Specific Plan incorporates the land use and zoning regulations, infrastructure plans, design guidelines, and the development approval processes for future uses and structures within the plan area.

The Plan’s objectives provide for the successful, responsive and valuable development of this property in a manner consistent with the City of Ft Bragg General Plan and other applicable planning documents. This Plan meets all requirements of California Planning Law and represents the results of a collaborative planning effort by the Mendocino Indian Tribe, Agency Tribal Nations, The City of Ft Bragg, legal counsel, property owners, designers, environmental consultants and service agencies.

## 1.2 Plan Document Organizational Overview

All Plans will adhere to the following structure:

- Plan Summary
- Planning Discussion
- Specific Plan – Land Use Planning and Regulatory Provisions
- Design Guidelines and Development Standards
- Infrastructure Plans – As Needed
- Program of Implementation Measures
- Relationship of the Specific Plan’s Environmental Document to Subsequent Discretionary Projects
- Specific Plan Administration
- Specific Plan Enforcement

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### **1.3 Specific Plan Purpose, Issues, Objectives & Goals**

Purpose / Planning Background (TBD)

**The Mendocino Indian Reserve Council allows cultivation of cannabis for medical and recreational use within Certain Industrial Districts or Zones.**

Zones with approval of a Conditional Use Permit (CUP) and Medical Cannabis Regulatory Permit. The proposed project is located on a qualifying Light Industrial (LI) zoned site. In addition to providing a vehicle to address the provisions of the Reserve's Cannabis Program, the Mendocino Indian Reserve Specific Plan as proposed, addresses the implementation of the following: California Senate Bill 94 (Medicinal and Adult-Use Cannabis Regulation and Safety Act; "MAUCRSA"), and Tax Adult Use of Marijuana Act ("AUMA" aka Proposition 64).

### **1.4 Planning Area Description: Issues & Objectives**

Issues / Objectives (TBD)

### **1.5 Project Setting**

Insert Figures to show the multiple site settings to illustrate site(s) and settings. Add additional Parcel Maps as necessary.

### **1.6 Project History**

History of current land usage and what land use applications will be applied.

### **1.7 Summary of Preparation Process**

The Mendocino Indian Reserve Specific Plan is the result of careful planning and analysis undertaken by the property owners to provide the guidelines which will allow for a development that complies with the intent of the Governing Council.

### **1.8 Summary of the Implementation Program**

Standards & Criteria by Which the Development Will Proceed:

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# 2.0 PLANNING FOR CANNABIS CULTIVATION

## 2.1 Regulatory Authority

California Government Code Section §65430 et seq. provides authority to cities to prepare Specific Plans for the systematic implementation of the General Plan. Section §65451 provides for the following:

- A. A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:
  - a. The distribution, location, and extent of the uses of land, including open space within the area covered by the plan.
  - b. The proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
  - c. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
  - d. A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out paragraphs (1), (2), and (3).
- B. The specific plan shall include a statement of the relationship of the specific plan to the general plan.

Section §65452 provides that the specific plan may address any other subjects which the planning agency determines are desirable to implement the General Plan.

## 2.2 Scope and Purpose of the Specific Plan

The Mendocino Indian Reserve Specific Plan covers TBD gross acres (of 24,903 net acres) of the Mendocino Indian Reserve. This plan is being developed according to the Guidelines for Specific Plans from the Governor's Office of Planning and Research and City of Ft Bragg Planning requirements.

The overall purpose of the Mendocino Indian Reserve Specific Plan is to facilitate comprehensive planning to result in the valuable development of this site through the establishment of a comprehensive and coordinated planning program that is consistent with the City of Ft Bragg General Plan and the Tribal Council General Plan.

This specific plan also recognizes the opportunities and constraints inherent in the subject property, (and location), creating an overall approach to development that adds significant benefit to the City and capitalizes on the available potential of the subject property.

The Mendocino Indian Reserve Specific Plan is a regulatory document that once adopted, will serve as the specific overlay for the City's General Plan as well as the Tribal Council's General Plan for development of Tribal Lands, Zoning Ordinance, Development Code and Design Guidelines for the Plan Area.

The adopted Plan will incorporate by reference the City of Ft Bragg General Plan making it consistent with and an extension of that document. Future development and use must be found to be consistent with the adopted Specific Plan and any subsequent amendments.

This Specific Plan is intended to allow some flexibility in its requirements. Should an applicant have a unique idea, design, or other situation related to only the following 1) heights, 2) setbacks, 3) screening or 4) parking requirements that renders the strict application of the Specific Plan infeasible, the applicant may apply to the Planning Commission for approval of their project/structure. The consideration of the application by the Planning Commission need not be a public hearing. The Planning Commission's determination of the application shall be discretionary and up to the Planning Commission.

## **2.3 Relationship to the City of Ft Bragg General Plan**

California Planning Law requires that Specific Plans maintain consistency with the adopted General Plan. The Specific Plan has been created using the goals and policies of the General Plan as a basis, with additional standards and site-specific conditions added for refinement. Consistency is commonly demonstrated through the statement of the Specific Plan to the General Plan or through a discussion of the individual policies and programs and how each implements the General Plan.

Zoning, subdivision, and public works projects must also be consistent with both the General Plan and with the Specific Plan. The official California Attorney General position defines consistency as meaning "agreement with, and harmonious with". The Mendocino Indian Reserve Specific Plan provides for a General Plan consistency analysis of this Specific Plan.

## **2.4 General Plan Elements / Policies**

**Land Use** the Plan currently designates the Project site as "Light Industrial". The proposed Project includes land uses beyond those set forth in the "Light Industrial" designation. The proposed use includes Industrial Park, tourist and retail commercial, on-site residential-security, on-site power generation, onsite water storage reservoir, onsite agricultural crop production (agricultural, vegetable, herb, date & citrus groves), and industrial distribution & support uses. The proposed mixed-use development is best addressed with a Specific Plan zoning overlay.

*See Land Use Plan Figures and Tables in this document.*

**Circulation** Adequate circulation facilities exist, are under construction, or will be constructed as part of the proposed Project to serve the surrounding area and the Project. The proposed Project complies with all other applicable circulation policies of the General Plan.

*Update with Traffic Studies and Requirements*

**Housing** The proposed Project does include on-site security housing in support of the industrial park. On-site security personnel will be headquartered in a Security Operations Center facility, which will have "bunk-house" areas for off-duty guards to reside on the premises while they are "on-call". The housing component can be thought of just like a Fire Station, where firefighters live while they are on-call. On-site Security Team housing is important to ensure that additional off-duty security personnel are readily available.

**Parks and Recreation** Mendocino Indian Reserve Cannabis Cultivation Facilities are not a residential development; however, there will be passive common spaces for enjoyment by workers on break around the tourist-commercial facilities and restaurant.

**Community Design** the Mendocino Indian Reserve Specific Plan includes focused development standards and design guidelines that are unique to the Indian Reserve. Except as otherwise specifically stated in this Specific Plan, development within the Specific Plan shall comply with the Design Guidelines in Appendix TBD. As part of our Art in Public Places design, an Art in Public Places Application will be submitted to the City of Ft Bragg for review and consideration of the artistic decorative perimeter wall, monument signs, and any other proposed art.

**Economic Development** The proposed Project meets with all applicable Economic Development policies of the General Plan by creating an environment for over 1,100 new jobs and businesses producing City tax revenues and tourist-commercial generating activities.

**A Conservative Tax Benefit Study of the Proposed Mendocino Indian Reserve Industrial Cultivation & Ancillary Canna-Business Park: A Proposed Mixed-Use Cannabis Cultivation, Lab/Extraction, Distribution-Transport, Storage Industrial Park; was prepared by Mike Scarcella; Capital Realty Analysts.**

## **2.3 Relationship to the City of Ft Bragg General Plan**

California Planning Law requires that Specific Plans maintain consistency with the adopted General Plan. The Specific Plan has been created using the goals and policies of the General Plan as a basis, with additional standards and site-specific conditions added for refinement. Consistency is commonly demonstrated through the statement of the Specific Plan to the General Plan or through a discussion of the individual policies and programs and how each implements the General Plan.

Zoning, subdivision, and public works projects must also be consistent with both the General Plan and with the Specific Plan. The official California Attorney General position defines consistency as meaning “agreement with, and harmonious with”. The Mendocino Indian Reserve Specific Plan provides for a General Plan consistency analysis of this Specific Plan.

## **2.4 Tax Benefit Analysis Summary**

Insert here...

Include the following:

- 560 Ordinance Product Sales Tax
- Sales Tax on Ancillary Products
- 559 Ordinance Cultivation Tax
- User Utility Tax

## **2.5 Other Resources**

**Biological Resources** the proposed site is not considered to be a significant biological resource and has been previously approved for an Industrial park development. An updated biological resources survey will be prepared and will be implemented during the appropriate stages of project development.

**Archeological and Historical Resources** the proposed site is a significant archeological and historical resource. An updated Archeological and Historical Resource survey will be prepared and will be implemented during the appropriate stages of Project development.

**Water Resources** the proposed site has been previously assessed for water resources and approved for an Industrial park development. A Water Supply Assessment & Water Supply Verification will be completed.

**Conclusion** The Project's estimated annual water demand falls within the available and projected water supplies for normal, single-dry, and multiple-dry years for a 20-year period, and TBD has the capacity to serve the proposed Project over the long-term. However, TBD will need to continue to carefully monitor long-term District-wide supplies and demands to assure the proposed Project and similar future projects do not substantially disrupt its water balance and ability to serve its customers.

The Project will install high-efficiency urinals that use only 1/8-gallon (one pint) of water per flush. This fixture reduces water use by 87 percent compared to the conventional one gallon per flush urinal. The 1/8-gallon urinal also requires less maintenance than waterless urinals, making this the better option for Project. All restroom sinks will use sensor-activated 1/2 gallon per minute high-efficiency faucets. These faucets reduce water usage by approximately 75 percent compared to mandated 1992 EPA Standards. During use, water flows through turbines built into the faucets to generate the electricity needed to operate the motion sensors. All restroom toilets will be highly efficient and reduce water use. The fixture uses 20 percent less water compared to mandated EPA Standards, of 1.6 gallon per flush fixtures. The toilets utilize built-in water turbines to generate the power required to activate the flush mechanism. These turbines save energy and material by eliminating electrical conduits required to power automatic flush valve sensors.

The Water Resources Assessment (WSA) shall be prepared by TBD & TBD WD for the Project and shall present the following information:

The conservation measures to be applied by authority of the Mendocino Reserve & TBD PROPERTY OWNERS ASSOCIATION Design Guidelines are that the cultivation water which is supplied to each building is separate and distinct from the potable water service and fire protection water service as supplied by the TBD Water District.

The potable water is to be used by employees for office, kitchen and bathroom purposes. The application of all water conservation plumbing fixtures is stressed and will be installed. Wastewater discharge to the sewer service is kitchen and bathroom sink and toilet water closet/ urinals only.

Shower discharge for employees is acceptable.

The Cultivation Water which is to be used by the growers is to be managed and collected into a separate drain system with holding facilities to be stored, mixed with mandatory grey water captured from buildings, clarified and then reused as Landscape Irrigation water or as fresh Cultivation Water. Sewer discharge process into the septic tank disposal system will be used for potable water sewerage discharge only.

**Air Quality** The proposed project evaluated emissions using an updated air emissions model and the currently proposed land uses and phasing. Impacts are below all thresholds with mitigation. The proposed Project will influence air quality during construction and due to increases in traffic related to the Project's commercial/retail, Industrial, and business park uses. In the mitigation measures section of the Initial Study, all applicable Air Quality Element policies are discussed. As the proposed Project is consistent with the current land use designation of the site, the Project will not conflict with or obstruct implementation of the Air Quality Management Plan for the TBD or the TBD Implementation Plan.

During construction, the Project would employ dust control and air quality measures such as frequent watering of the site, reduction of the idling of construction vehicles, provision of construction entrances, and other such measures as outlined in the AQMD / PM10 plan to be in place and enforced.

The proposed cultivation facility will be compatible with the existing land use designation on and around the property and is not expected to conflict with the General Plan buildout conditions or obstruct with implementation of its applicable air quality objectives.

**Open Space and Conservation** As non-residential development, the proposed Project is not required to provide recreational facilities or open space. However, the proposed design concept includes common plazas, courtyards, and patios for customer and employee interaction. No natural open space land will be required to be preserved within the boundaries of this Project. Open space for the entire Project will meet and/or exceed current City open space requirements (75% Lot Coverage); however, they will not be accessible by the general public. The Project will feel very open in comparison to the highest quality Industrial park in North America; this is due to the following:

Maximum Building Coverage per the Design Guidelines is 80%; approximately 20% Open Area on each Parcel is created by minimum building setbacks.

Qualifying Open Space areas within the project (e.g. Groves, WQMP Basins, Water Reservoir, Perimeter Gathering basins, and common Landscaped Areas) account for approximately TBD acres. Open Space areas represent approximately 16% (for the entire project as a whole), prior to / not counting any individual Parcel's improvements.

Factoring in the 20% individual parcel's Open Area (created by building minimum setbacks), the Total Open Area (excluding roadways) will be at least 36%.

Therefore, at the maximum buildout case scenario:

If every individual parcel is developed in accordance with the 80% maximum building site-coverage (afforded by the Mendocino Indian Reserve Specific Plan Design Guidelines), the Mendocino Indian Reserve Cannabis Cultivation Project –as a whole– would only reach ±64% total coverage) of it's available area.

**Energy and Mineral Resources** the Cannabis Cultivation Project site is not located within an area identified as having important mineral resources. The applicant intends to install solar elements throughout the Project in covered car-port parking as well as on building rooftops. Additionally, the CC&R's are written to allow many Parcel owners to put smaller wind turbines both rooftop and strategically on their individual properties. The wind turbines are capable of providing approximately 10-40MW of electricity depending on local production and off-site Power Purchase Agreements (PPA's).

**Geotechnical** the Project will be required to implement site-specific recommendations in an updated Preliminary Geotechnical Investigation Report. The proposed development must be designed in accordance with the requirements of the latest edition of the Uniform Building Code (UBC) or the California Building Code (CB). The UBC/CBC provides procedures for earthquake resistant structural design that include considerations for on-site soil conditions, seismic zoning, occupancy, and the configuration of the structure including the structural system and height. The seismic design parameters shall be presented in the Preliminary Geotechnical Investigation Report based on the seismic zone, soil profile, and the proximity of known faults with respect to the subject site.

**Flooding and Hydrology** Based upon the findings of a hydrology report, the construction and implementation of the proposed facilities, detention basins, and basin outlet structure shall adequately protect the Project site as well as the surrounding downstream areas from flood damage associated with the development of the site. The proposed facilities, with ultimate developments of the tributary areas, necessary connections, and adequate maintenance of the facilities, will convey flows safely through the region in accordance to Flood Control & Water Conservation requirements. The construction of storm drains and/or other flood control devices are required by the regulatory requirements and are enforced through the Project's Conditions of Approval (COAs). Potential impacts to site drainage after construction of the proposed Project will be less than significant.

**Noise** The cumulative study area for noise shall include the entire project area listed on the cumulative projects within 0.5 mile of the proposed project. Increases in noise in the vicinity of sensitive uses would occur during construction of the proposed project. Simultaneous construction of the proposed projects and related projects in the vicinity of the proposed project area is not anticipated. As there is the potential that construction noise from this project, when combined with construction noise from the other projects, could be potentially significant. Compliance with the Code would place limits on construction activities and would also prohibit construction activities on Sundays and public holidays. Because compliance with this construction time limit is required by the Code for all construction projects, the construction noise associated with the proposed project and all other cumulative development would be considered less than significant.

Lastly, because construction-related noise generated under the proposed project would be addressed by implementation of mitigation measures, construction related impacts from the proposed project would not result in a considerable contribution to cumulative noise impacts. Operations noise is less than significant and does not require mitigation. Operations noise would be additionally lowered by the presence of fencing and landscaping around the perimeter of the property. The project is not anticipated to have a cumulatively considerable contribution to significant noise impacts.

**Hazardous and Toxic Materials** Development of the proposed Cannabis Cultivation Industrial/Business Park land uses will incrementally increase the use and disposal of substances such as cleaning products, fertilizers, pesticides, and standard office supplies, etc. The proposed project buildings are to be used for light Industrial and warehouse/distribution uses under the existing LI (Light Industrial) zoning. These zoning designations allow certain land uses which might use hazardous materials. Such uses, if ever proposed on the site in the future, would be subject to standard Department of Environmental Health policies and permitting procedures. These will be implemented through business license, zoning and building permit application processes.

However, aside from the cultivation water, the Project as proposed, will not involve transport, use or disposal of hazardous materials. The cultivation water which is to be used by the growers will be managed and collected into a separate drain system with holding facilities to be stored and then pumped for external disposal to an approved hazardous waste treatment site. The proposed project

will not create a significant hazard to the public or environment; potential impacts are less than significant.

**Odor Control** Control of odors coming from the cultivation businesses and other ancillary cannabis businesses shall be controlled using the most current and best practices of the industry. It is the responsibility of each proprietor to maintain systems, equipment, and other mitigation measures for odor control always.

**Water, Sewer and Utilities** The development will utilize three (3) categories and sources of water:

**Domestic Water** The water service to the Project will be provided from TBD.

**Cultivation & Irrigation Water** Will be provided by TBD

**Sewer** There are no sewer facilities adjacent to the site. The applicant intends to handle all waste created on site with onsite wastewater septic systems located in the southern portion of the Project. The septic system will be an "interim use" until such time as a plant is constructed the Project shall install a septic system with a nitrogen element removal element which has been approved by the California Water Board.

**Electric** TBD

A complete electrical load analysis will need to be performed.

Solar, Wind, and Biofuel are all considered energy generation options and shall be invested in as much as possible.

The goal shall be to develop plans to provide 40MW of sustainable power generated on-site in the Project.

**Gas** service to the Project will be provided by TBD

**Telephone/Broadband** The latest technological advances, such as armored fiber optic cable lines and cat7 dedicated direct lines will be privately installed and owned in the Mendocino Indian Reserve Project. Each facility will be granted multiple dedicated high-speed lines from the closest of several junction boxes, with the highest speed broadband data connections via the armored fiber optic cable loop throughout the Project. Mendocino Indian Reserve Technology, LLC (or one of its subsidiaries) shall offer private Internet Service Provider (ISP) services to the facilities within the Mendocino Indian Reserve project, allowing for maximum symmetrical up/down bandwidth speeds at a fraction of the cost of the major cable providers. Also distributed throughout the Project will be telephone lines (though VOIP services are also available; though the private Mendocino Indian Reserve Technology ISP), and the opportunity will be given to major television providers to lay conduit in joint-trenching efforts to serve the various facilities in the Project with TV/cable service (should anyone desire television/cable services in their facility). Basic service, consisting of an "always on" Internet service that is faster than DSL or cable modem service, and a community intranet network for dedicated closed-loop security tech networking will be given to the Project tenants.

**Fire and Police** TBD provide patrol officers, motorcycle officers, school resource officers, community service officers, investigators, gang task force members, narcotics task force, Special Enforcement Team, traffic reconstruction unit, a community policing office and citizen volunteers.

The Mendocino Indian Reserve development will provide internal private security on a contract basis administered and/or approved by the TBD

**Schools and Libraries** Although the Project does not include residential uses (except for a Security “bunkhouse” for off-duty/on-call security personnel), the Project will, however, result in additional employment opportunities. If employees live near the Project site, potential impacts to schools in the area may occur. Such potential impacts are reduced to below the level of significance through the payment of school fees in accordance with State law. Library services are provided by TBD. The proposed Industrial Park will insignificantly increase the demand for library services. The closest library is TBD

**Health Services** This is not a residential development; however, the entire Project is a vehicle for developing and promoting medical cannabis which is gaining increasing awareness as an alternative for some pharmaceutical drugs. Via the proposed dispensary, tours, and education facility, Public education on cannabis medicine(s) and nutraceuticals will be provided daily. The Project through its Tour & Education Facility will have a measurable impact on increasing the awareness.

**Emergency Preparedness** The proposed Project has allowed for sufficient provision of emergency response services to the future business activities of this Project. The proposed Project will be built per building code regulations and will meet with all other applicable Safety Element policies.

The entire Mendocino Indian Reserve Project will be designed in harmony with the existing mountainous surroundings and minimize impacts on all neighboring vacant land & properties. The entire Security Team shall be trained in all aspects of military emergency preparedness.

**Public Buildings and Facilities** the Project is not a residential development and will have very little impact on public buildings and facilities. The Mendocino Indian Reserve Industrial Cultivation & Ancillary Canna-Business Park is designed to be a secured campus with detailed accessibility components for business owners, workers, patients, distributors, etc. The TBD or its designee will be responsible for cultivation water distribution, common area maintenance, landscape area maintenance, whole project harmony.

## **2.6 Environmental Documentation / Issues**

The Project is subject to the requirements of the California Environmental Quality Act (CEQA), and the provisions of CEQA will be implemented as part of the review process for the Specific Plan.

The Specific Plan will implement, and an Initial Study shall be prepared to describe the environmental impacts of the proposed project.

# California Environmental Quality Act (CEQA) Authority to Prepare a Mitigated Negative Declaration Addendum.

The Project, as defined by the CEQA Guidelines, means “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following: enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements there of pursuant to Government Code Sections 65100–65700” (14 Cal. Code of Reg. 15378[a]).

This Addendum addresses the minor changes that the proposed project makes to the Previous Project, which was analyzed in the adopted MND (SCH No. 2008081058). Pursuant to CEQA Guidelines Section 15164, the City of Desert Hot Springs shall consider this Addendum with the Final MND for the Previous Project prior to deciding on the proposed project.

The proposed project has been evaluated using the most recent CEQA Initial Study checklist. The evaluation uses current regulations and thresholds, including new technical studies, to reflect current conditions.

CEQA Guidelines Criteria for an MND Addendum

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## **3.0 SPECIFIC PLAN LAND USE PLANNING AND REGULATORY PROVISIONS**

### **3.1 Industrial Mixed Use Business Park Concept**

This SPECIFIC PLAN is a guide to the proposed Mendocino Indian Reserve Industrial Cultivation & Ancillary Canna-Business Park development consisting of 2,000 gross acres (24,903 net acres). The Specific Plan provides for the orderly development and improvement of the project site, which is bounded by TBD

The Mendocino Indian Reserve Specific Plan, presented by TBD (the “Applicant”) proposes to develop a Mendocino Indian Reserve Industrial Cultivation & Ancillary Canna-Business Park, including multiple critical and ancillary businesses which –at full buildout– will make up approximately 2,000 square acres of industrial cultivation and ancillary facilities. The mixed-use project includes cultivation, processing, manufacturing, testing & sales of cannabis; a security operations center, an education and touring facility, restaurants, as well as many other uses outlined in more detail throughout this document. This Specific plan incorporates the land use and zoning regulations, infrastructure plans, design guidelines, and the development approval processes for future uses and structures within the plan area.

The Plan’s objectives provide for the successful, responsive, and valuable development of this vacant property in a manner consistent with the City of Ft Bragg General Plan and other applicable planning documents. This Plan meets all requirements of California Planning Law and represents the results of a collaborative planning effort by the Mendocino Tribal Council, the City of Ft Bragg, legal counsel, property owners, designers, environmental consultants, and service agencies.

### **3.2 Additional Mixed-Use Zoning and Amenities**

TBD

### **3.3 Land Use by Planning Area**

The Mendocino Indian Reserve Specific Plan includes multiple planning area designations altogether comprising the SP overlay. See Specific Plan Land Use Map TBD

### **3.4 Land Use / General Plan Context**

TBD

The TBD -acre Specific Plan for Mendocino Indian Reserve reflects the development goal of providing an industrial cultivation oriented, environmentally friendly mixed-use business park. The Mendocino Indian Reserve Specific Plan, when approved and adopted by ordinance, will serve as the regulatory document governing the facets of Project development on the subject property, including the distribution of land uses, location, and sizing of supporting infrastructure, as well as development standards and regulations for uses within the planning areas.

The location and alignment of the land uses depicted within the Mendocino Indian Reserve Specific Plan document are both “diagrammatic” and “programmatically”. Diagrammatic in that the exact location of certain fixed uses (as shown on Figures TBD) are identified such as Retail and Research and Development (Phase I) and in the Public Utilities and Infrastructure such as electrical power substation (awaiting official determination from TBD on engineering of a substation on Parcel #TBD), water well site, water storage reservoir and retention basins. The Land Use Plan is also “programmatically” in that future development parcels will apply for individual uses at the time of development.

The Mendocino Indian Reserve Specific Plan is prepared as a link between the General Plan guidelines and subsequent development build-out proposed for the Project Area. The Land Use Element of the Plan identifies and establishes the City’s policy relative to the planned future pattern, intensity, density, and relationships of land uses in the City. The Mendocino Indian Reserve Specific Plan has utilized the City’s General Plan policies as the framework for the development of Mendocino Indian Reserve as presented in this section and analyzed in Section TBD.

The purpose of the Land Use Element within the City’s General Plan and within this Specific Plan is to:

- Identify the general types, location and distribution of land use and adopted policies at build-out;
- Identify standards of land uses relative to building intensity character and compatibility of land uses;
- Identify desired courses of action and strategies which provide the means to implementing the community’s land use policies as well as those policies of the Specific Plan; Mendocino Indian Reserve Specific Plan implements the City’s General Plan by:
  - Specifying and implementing the land uses in the overall plan area; and
  - Delineating and implementing standards for land use compatibility with the City’s goals and policies;
  - Providing the framework for development in an orderly manner; and
  - Providing consistency between and within the Specific Plan Land Use and Zoning Category for the subject site and the City’s General Plan.

INSERT TABLE POTENTIAL ACREAGE

### **3.5 Existing and Proposed Zoning**

The proposed zoning is SP (Specific Plan to allow Mixed Use

Insert Specific Plan Exhibit DWG here.

Proposed Land Use DWG

### **3.6 Master Plan of Land Use**

The Master Plan of Land Use is the heart of the valuable and creative approach to development proposed by Mendocino Indian Reserve. The purpose of the Master Plan of Land Use is to identify and define uses and activities within the Specific Plan, and to promote creativity through flexible development standards.

The Mendocino Indian Reserve Master Plan of Land Use includes development standards to address the following objectives:

- Within the Specific Plan, the Mendocino Indian Reserve Plan provides the basis for a unique clustering concept of an industrial cultivation theme. The development creates value for new business, the City of Ft Bragg and the community at large.
- Create a framework within the Specific Plan that is consistent with the City of Ft Bragg General Plan and the goals that also creates entitlement value for new and expanding business coming into the business park.

**Land Use Concept** The central theme of Mendocino Indian Reserve is a Plan based on the siting and development of a unique “commercial-Industrial cluster” affording complimentary business development opportunities and economies of scale for new and newly locating businesses to the City of Ft Bragg and the Mendocino Indian Reserve.

To accomplish this, the Mendocino Indian Reserve Industrial Cultivation & Ancillary Canna-Business Park is utilizing the preferred tool of California Planning, the “Specific Plan” to enable the sophisticated and creative employment of site planning and land use clustering techniques. Additionally, the Mendocino Indian Reserve vision implements the highest goals and intent of the City of Ft Bragg General Plan, DHS economic development goals.

The proposed Project will be comprised of industrial cultivation facilities, industrial manufacturing & processing facilities, an industrial compliance lab testing facility, an industrial kitchen & edible packaging facility, as well as some ancillary retail and restaurant uses. At the entrance to the project, a touring, education, and dispensary building would provide a showcase of the entire lifecycle of industrial cultivation from seed to sale. Tours will be organized in such a manner as to jointly showcase other local industries (i.e. the spa / resort TBD). Additionally, there will be extensive sustainable on- & off-site power generation (rooftop solar, wind generation), a PG&E Substation, a cultivation water well (to serve the Project with untreated cultivation water), and a security team residence and armory tower for the off-duty security team employees.

### **3.7 Zoning & Development Regulations**

**Purpose and Intent** The following development standards are applicable to proposed development and land uses within the Mendocino Indian Reserve Specific Plan area. It is the purpose of these development regulations to provide for flexibility in the design of the Mixed-Use Industrial and Business Park, based on clear standards intended to create a coordinated, well-planned business and economic environment.

The type and density of land use as shown within this Specific Plan shall determine, together with these Zoning and Development Regulations, the type of streets, roads, utilities, and public services that shall be provided by the developers of Mendocino Indian Reserve. Upon adoption of the Specific Plan, these regulations shall be the governing zoning regulations. Whenever a development standard contained in this document conflicts with the City of Ft Bragg Zoning Ordinance, the provisions of the Mendocino Indian Reserve Specific Plan shall supersede. In instances where the Specific Plan does not address a particular regulation, the applicable City of Ft Bragg municipal code shall apply.

This Specific Plan is intended to allow some flexibility in its requirements. Should an applicant have a unique idea, design, or other situation related to only the following 1) height, 2) setbacks, 3) screening or 4) parking requirements that renders the strict application of the Specific Plan infeasible,

the applicant may apply to the Planning Commission for approval of their project/structure. The consideration of the application by the Planning Commission need not be a public hearing. The Planning Commission's determination of the application shall be discretionary and up to the Planning Commission.

### 3.8 Applicability

**Projects Subject to Development Regulations** This Chapter contains the Development Regulations that govern all future private development actions in the Specific Plan area, including new construction, additions, or renovations to existing structures and/or new land uses proposed for existing facilities.

**Other Requirements** This Chapter does not eliminate the need for obtaining any other permits required by the City, or any permit, approval or entitlement required by any other applicable special district or agency, and/or the regulations of any State or Federal agency.

**Types of Development Regulations** the Development Regulations consist of two types – Standards and Guidelines – as follows:

- a. Standards address those aspects of development that are essential to achieve the goals of the Specific Plan. They include specifications for allowable land uses and site development (e.g., building height, setbacks, etc.). Conformance with Standards is mandatory. Standards are indicated by use of the words "shall," "must," or "is / is not permitted."
- b. Guidelines provide guidance for new development in terms of aesthetics and design details. They are intended to direct building and site design in a way that results in the desired character for the Mendocino Indian Reserve development. Whereas conformance with the standards is mandatory, conformance with the guidelines is preferred and/or recommended.

Provisions that fall into this category are indicated using the words "should," "may" or "are encouraged to" in various cases, the Guidelines provide a choice of treatments that will achieve the desired effect. Developers are permitted to propose alternative design details if they can show that such details implement the Specific Plan objectives with respect to the desired character of the Mendocino Indian Reserve Specific Plan.

**Minimum Requirements** The provisions in this Chapter shall be minimum requirements. When this Chapter provides for discretionary authority on the part of the Director of Community Development, Planning Commission, or City Council, that discretion may be exercised to allow an appropriately reasonable degree of leniency, or to impose more stringent requirements if deemed necessary to accomplish the objectives of the Mendocino Indian Reserve Specific Plan.

### 3.9 Allowable Land Uses and Permit Requirements

This section identifies allowable land uses and their permit requirements.

Allowed Uses Table TBD – Allowable Land Uses & Permit Requirements vs. Existing DHS Zoning Code identifies the types of land uses allowed in the Mendocino Indian Reserve Specific Plan and the use permit required to establish each use.

**Uses Not Listed** Uses not listed in are prohibited land uses, until and unless the Director of Community Development makes a similar use determination. Any contemplated uses that fit the spirit of the Specific Plan but may not contain the exact use definition (but meet a similar use determination to those uses contemplated in the Project's environmental MNDA) may be considered minor changes (i.e., handled administratively, by the Community Development Director with Property Owners Association support).

Should additional parcel-specific environmental studies be required for uses not listed (and which do not meet a similar use determination), Developer will supply the Director of Community Development with those studies. The Director of Community Development shall consider the additional environmental requirements as focused & site specific for uses not considered in original environmental MNDA, as to not delay and/or negatively impact environmental approvals for the whole-project MNDA, as permitted.

**Other Applicable Regulations** The provisions contained in this Specific Plan constitute the primary land use and development standards for the Specific Plan area. These regulations are in addition to the provisions in the City of Ft Bragg Municipal Code.

This Specific Plan provides all development standards and guidelines necessary to approve subsequent Project applications, unless otherwise noted. Permit processing procedures (e.g. noticing, hearing, appeals, and expiration procedures) and enforcement procedures are provided in Municipal Code TBD (Zoning and Development Code) shall apply, unless otherwise noted. Where there is a conflict between the provisions in this Specific Plan and those in the Zoning and Development Code, the Specific Plan provisions shall prevail to the extent allowable under Federal or State law. Where there is no conflict, both shall be applied concurrently.

### 3.10 Definitions

Definitions for land uses are provided below. If a definition is not provided, the definitions in the Municipal Code shall apply. The TBD shall interpret the definitions; make a similar use determination in compliance with Section TBD Specific Plan Administration; and/or refer any questions to the Planning Commission for its determination. For the purposes of this Specific Plan, the following definitions shall apply:

**“Land Use”** means the occupation or utilization of land or water area for any human activity or any purpose defined in the Specific Plan:

- **Agriculture Use (AG):** Activities involving crop production
- **Mixed Use (MU):** Activity involving a combination of potential industrial and/or commercial uses, namely commercial uses such as hotel, restaurants or the sale of goods / services. Industrial uses would mirror those of Light Industrial designation (defined below).
- **Light Industrial (LI):** Those fields of economic activity including construction; distribution; manufacturing; transportation, communication, electric, gas, and sanitary services; and wholesale trade.
- **Industrial Energy & Utilities (IE):** those fields of developing energy resources such as wind, solar, and/or uses allowed within the light industrial designations outlined above. Uses may include, vermiculture, or other recycling uses as well. Additionally, IE designated planning areas will include the water well and storage reservoir, temporary septic and some other public or private utility-related industrial uses (e.g. CO2 distribution, Hot/Cold BTU distribution throughout the project).

**“Agricultural uses”** means crop production.

**“Agriculture products processing”** means the act of changing an agricultural crop after harvest from its natural state to the initial stage of processing in order to prepare it for market and for further processing at an off-site location. Examples of this processing include nut hulling and shelling, bean cleaning, corn shelling and sorting, grape sorting and crushing, primary processing of fruits to juice and initial storage of the juice, without fermentation, and cleaning and packing of fruits.

**“Amphitheater and Concert Venue”** means any facility intended for live performances with an audience of any kind. These may include music, or other sorts of live performances and shall be considered same intended functional use “Theaters & Meeting Halls” per City ordinances.

**“Ancillary structure”** means a building which is subordinate and customarily incidental to a principal building and is located on the same lot as the principal building.

**“Ancillary use”** means a use incidental to and customarily associated with a specific principal use, located on the same lot or parcel.

**“Antenna”** means a device for transmitting or receiving radio, television, or any other transmitted signal.

**“Bank and financial services”** mean a financial institution such as a bank or trust company, credit agency, holding (but not primarily operating) company, lending and thrift institution, or investment company. Also includes automated teller machines (ATM).

**“Bar, cocktail lounge”** means any bar, cocktail lounge, or similar establishment, which may also provide some minor live entertainment (e.g., music) in conjunction with alcoholic beverage sales. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include the brewing of beer as part of a brew pub or microbrewery. Bars may include outdoor food and beverage areas. These facilities do not include bars that are part of a larger restaurant. A use that includes a dance floor, dance hall, discotheque, or stage for musical, comedy, or other performance acts is not included in this use classification.

**“Bed and breakfast”** mean a transient/short term lodging establishment primarily engaged in providing overnight or otherwise temporary lodging for the general public and may provide meals to the extent otherwise permitted by law.

**“Business support services”** means establishments primarily within buildings, providing other businesses with services such as maintenance, repair and service, testing, rental, etc.

**“Cannabis concentrate”** means cannabis that has undergone a process to concentrate one or more active cannabinoids, thereby increasing the product’s potency. Resin from granular trichomes from a cannabis plant is a concentrate for purposes of this division. A cannabis concentrate is not considered food, as defined by Section 109935 of the Health and Safety Code, or a drug, as defined by Section 109925 of the Health and Safety Code.

**“Cannabis or Marijuana”** shall have the same meaning as provide in Health and Safety Code Section 11018, as amended (which code section used to define Marijuana). The terms Cannabis and Marijuana shall be used interchangeably in this Chapter.

**“Clinic”** means a place for outpatient medical services to human patients.

**“Club”** means an association of persons (whether or not incorporated) organized for some common purpose, but not including a group organized primarily to render a service customarily carried on as a business.

**“Condominium”** means a development consisting of an undivided interest in common for a portion of a parcel coupled with a separate interest in space in a residential or commercial building on the parcel.

**“Crop production and horticulture”** means raising and harvesting of plants, tree crops, row crops, or field crops on an agricultural or commercial basis, including packing and processing. Includes horticulture establishments engaged in the cultivation of cannabis, flowers, fruits, vegetables, or ornamental trees and shrubs for wholesale and incidental retail sales. Excludes uses for which other garden, nursery, or landscape merchandise are stored and sold on the site.

**“Cultivation”** means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis

**“Cultivator”** shall mean Cannabis Facilities licensed as a Cultivation Site or as a Cultivator pursuant to California Business and Professions Code section 19300 et seq. or pursuant to California Business and Professions Code section 26000 et. seq.

**“Data center”** means a facility used to house computer systems and associated components, such as telecommunications and storage systems. It generally includes redundant or backup power supplies, redundant data communications connections, environmental controls (e.g., air conditioning, fire suppression) and security devices. Data centers may also include related office space and personnel.

**“Delivery”** means the commercial transfer of cannabis or cannabis products from a state licensed distributor or retailer wherever located, to an adult twenty one years of age or older, qualified patient, or primary caregiver located in the City of Desert Hot Springs, and shall include the use of any technology platform that enables adults twenty one years of age or older, qualified patients, or primary caregivers located in Desert Hot Springs to arrange for or facilitate the commercial transfer of cannabis or cannabis products.

**“Dispensary”** shall mean Cannabis Facilities licensed as a Dispensary pursuant to California Business and Professions Code.

**“Distribution”** means the procurement, sale, or transport of cannabis or cannabis products either within the City limits, or to and from the City from a place outside the City limits, from a permitted business location of a licensed entity to a permitted business location of another licensed entity subject to State laws and regulations and subject to the provisions of this Chapter and the City’s Municipal Code.

**“Educational institution”** means a school, college, or university, supported wholly or in part by public funds or giving general academic instruction equivalent to the standards prescribed by the State Board of Education.

**“Electric substation”** means a moderate to large-scale facility serving a sub-area, entire city, or region, including power substations, water transmission lines, wireless base stations, sewer

collectors and pump stations, switching stations, gas transmission lines, water storage tanks and reservoirs, and similar structures.

**Entertainment, Live.** “Live entertainment” means any act, play, revue, pantomime, scene, dance, art, or song and dance act, or any combination thereof, performed by 1 or more persons whether or not they are compensated for the performance. These performances may take place in concert venue related areas, such as an amphitheater or other stage-oriented concert facilities.

“**Greenbelt**” means any area of undeveloped natural land that has been set aside near urban or developed land to provide open space, offer light recreational opportunities, or contain development.

“Hotel” means guest rooms or suites occupied on a transient/short term basis, with most rooms gaining access from an interior hallway.

“**Legal parcel**” means a parcel of land for which one (1) legal title exists. Where contiguous legal parcels are under common ownership or control, such legal parcels may at the option of the property owner be counted as a single parcel for purposes of this Chapter.

“**Manufacturer**” means a person or entity that conducts the production, preparation, propagation, or compounding of cannabis or cannabis products either directly or indirectly or by extraction methods, or independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis at a fixed location that packages or repackages cannabis or cannabis products or labels or relabels its container.

“**Manufacturing (minor)**” means manufacturing, fabrication, processing, and assembly of materials from parts that are already in processed form and that, in their maintenance, assembly, manufacture, or plant operation, do not create excessive amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on site or on an adjacent site.

“**Marijuana Cultivation Facility**” means a facility wherein cannabis is propagated, planted, grown, harvested, dried, cured, graded, labeled, tagged for tracking, or trimmed, or wherein all or any combination of those activities takes place.

“**Marijuana Distribution Facility**” means any facility or location, the primary function of which is the procurement, sale, and/or transport of cannabis and/or cannabis products between entities operating in strict accordance with State law, as may be amended from time to time, and subject to the provisions of this Chapter and the City’s Municipal Code.

“**Marijuana Facility**” means collectively any cannabis dispensary, cannabis cultivation facility, cannabis distribution facility, cannabis testing facility or cannabis manufacturing facility, as those terms are defined in this Chapter.

“**Marijuana Manufacturing Facility**” means a facility where the production of cannabis concentrate, and/or the preparation, propagation, or compounding of manufactured cannabis, either directly or indirectly or by extraction methods or independently by means of chemical synthesis, or the packaging or repackaging of cannabis or cannabis products, or the labeling or relabeling of its containers, occurs, provided the facility holds a valid cannabis Manufacturing Facility license, a cannabis Regulatory Permit, and a Conditional Use Permit all issued in accordance with this Chapter and the City’s Municipal Code, and provided that the facility will qualify for a valid state when the State of California begins issuing state licenses to cannabis Manufacturers.

**“Marijuana Testing Facility”** shall mean a facility where test of cannabis includes research and development, product safety, diagnostics, and potency, including laboratory testing.

**“Medical clinic”** means an establishment where patients, who are not lodged overnight, are seen for examination and treatment by one or more of a group of physicians, dentists, psychologists, or social workers, practicing together. May also include laboratories that are ancillary to the primary use.

**“Medical laboratory”** means an establishment primarily engaged in providing professional analytic or diagnostic services to the medical profession, or to the patient, on direction of a physician.

**“Medicinal cannabis”** or “medicinal cannabis product” means cannabis or a cannabis product, respectively, intended to be sold for use pursuant to the Compassionate Use Act of 1996 (Proposition 215), found at Section 11362.5 of the Health and Safety Code, by a medicinal cannabis patient in California who possesses a physician’s recommendation.

**“Mixed use development”** means the development of a parcel(s) or structure(s) with 2 or more different land uses such as, but not limited to a combination of residential, office, retail commercial, public, or entertainment in a single or physically integrated group of structures and support (parking, etc.) facilities.

**“Nightclub”** means a commercial establishment dispensing alcoholic beverages for consumption on the premises and in which dancing and musical entertainment are permitted.

**“Private club”** means a building or premises used by an association of persons, whether incorporated or unincorporated, organized for some common purpose, but not including a group organized solely or primarily to render a service customarily carried on as a commercial enterprise.

**“Processing”** means the preparation of material for efficient shipment or to an end-user’s specifications by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing.

**“Public art”** means any visual work of art, accessible to public view, including but not limited to sculptures, statues, murals, monuments, frescoes, fountains, paintings, stained glass, or ceramics, and which does not contain advertising.

**“Public utility structure”** means a fixed-base structure or facility serving as a junction point for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include any of the following facilities: electrical substations and switching stations; telephone switching facilities; natural gas regulating and distribution facilities; public water system wells, treatment plants, and storage; and community wastewater treatment plants, settling ponds, and disposal fields. These uses do not include uses that are not directly and immediately used for the production, generation, storage, or transmission of water, wastewater, or electrical power such as an office or customer service center.

**“Recycling facility, processing”** means a recycling facility located in a building or enclosed space and used for the collection and processing of recyclable materials.

**“Research and development”** mean an indoor facility for scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, and mechanical components in

advance of product manufacturing that are not associated with a manufacturing facility on the same site. Includes, but is not limited to, chemical and biotechnology research and development.

**“Resort hotel”** means a group of buildings containing guest rooms and providing outdoor recreational activities.

**“Retail, accessory”** means the retail sales of various products (including food service) in a store or similar facility that is located within an industrial complex. These uses include, but are not limited to, food service establishments within industrial complexes. This use category also includes retail associated with industrial uses for the products sold, distributed, or manufactured on site. The permitted retail area of the accessory use is based on the total square footage of the tenant space of a single-use development or the combined floor area of an integrated development in a mixed-use project.

**“Solar facilities”** means the airspace over or adjacent to a parcel that provides access for a solar energy system to absorb energy from the sun.

**“Specific plan”** means a plan consisting of text, maps, and other documents and exhibits regulating development within a defined area of the City, consistent with the General Plan and the provisions of California Government Code Section 65450 et seq.

**“Temporary Facilities”** are only allowed in the Mendocino Indian Reserve Industrial Cultivation & Ancillary Canna-Business Park under the following circumstances: a) property has an approved Development Permit; b) permanent facility plans must be in the plan check process; c) special Property Owners Association (POA) approval has been granted; and d) temporary facilities are limited to 18 months of operation, after obtaining a Temporary Certificate of Occupancy from the City. Should the property owner wish to make the temporary facilities permanent, then an administrative approval process may proceed, and an updated development permit must be obtained.

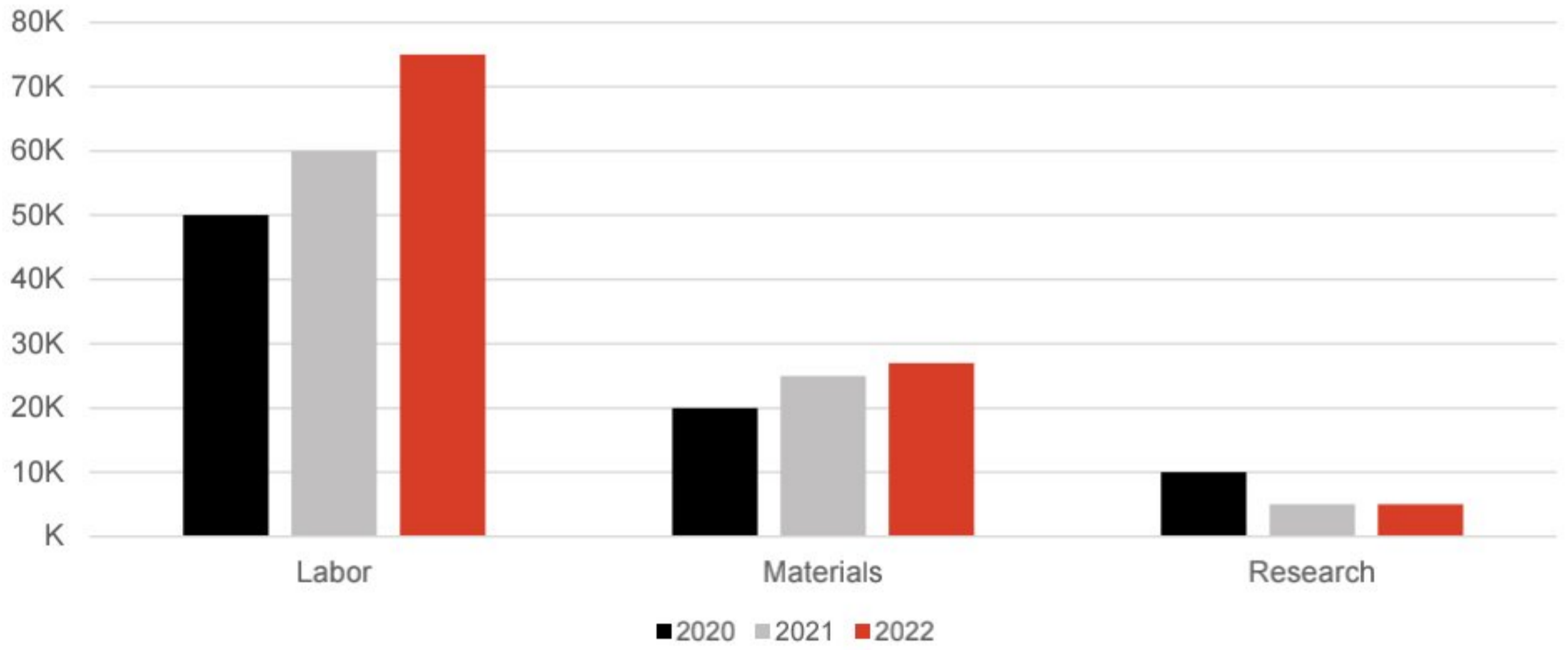
**“Variance”** means a discretionary entitlement which permits the departure from the strict application of the development standards contained in this Specific Plan.

**“Non-storefront Retail Facility”** shall have the same meaning as in Business and Professions Code Section 26070(a)(1), as may be amended, and further defined by sections 5414 to 5427 et seq. in the California Code of Regulations, as may be amended. Currently, this is a deliver only retail facility which sells cannabis to a customer solely and exclusively by delivery.

**“Storefront Retail Facility”** shall have the same meaning as in Business and Professions Code Section 26070(a)(1), as may be amended, and further defined by Sections 5400 to 5413 et seq. in the California Code of Regulations, as may be amended. Currently, this is a retail facility which sells and/or delivers cannabis or cannabis products to customers. A storefront retail facility shall have a licensed premise which is a physical location which commercial cannabis activities are conducted.

	2020	2021	2022
Labor	\$50,000	\$60,000	\$75,000
Materials	\$20,000	\$25,000	\$27,000
Research	\$10,000	\$5,000	\$5,000

**Year over year costs**



Hello Will, the extent of the circumstances regarding this matter are:

Chief "Geronimo" Thomas Langenderfer is a Federal Contractor Associated with The Federal Government to Government Partnership, his credentials can be found here:

[https://drive.google.com/file/d/1N4ye7g\\_6QRWY2J8s5VldCqkN7x7\\_5OBW/view?usp=sharing](https://drive.google.com/file/d/1N4ye7g_6QRWY2J8s5VldCqkN7x7_5OBW/view?usp=sharing)

I Badger Gorgonio Caraveo, as Secretary FLMOMIR, and Consultant ATN, under Federal Contract via Siamex Investment Inc. **DUNS# 045165604** to present a brief on the current situation, and documentation regarding the Federal Government Annual Report for DQ-University.

This is the Annual Report Proposal to Comply Government Service to DQ- University located Here: ['ATN Contract of Self Determination' for DQ-University'](#)

It's important to note Chief Geronimo Thomas was Part of the Standing Rock Council of Chiefs of the 7 nations of the horn, via 2011-2016 and served to the Department of Energy for his Wind-Water Bio-fuel Approved Concept Paper 1593-1503, and was to be allocated 50 million dollars after completion and certification of Federal Contractors License.

Documentation Here:

[\[FOA-DOE-0001953\]\[Mod Number 1594-1503\] \[Department Interior\] \[Native American Affairs Utilities\]](#)

N.A.S.H.A. September 2, 2009, City proposal for 6000 jobs and won the bid Plan cost 1.5 Billion for the 435 acres in Fort Bragg CA 95437', and gave notice that he must get the deed to build on a community industrial land bid, and in 2011 he was asked to join the United Nations in (4800.21) Tribal Government Open Government Partnership 2011-2016 service part (acquisitions, policies, Contracts, 1 Of 76 Countries.)

Documentation Here: [Proposal Overview](#)

Thomas ultimately being an asset in regaining Native American Industrial land use in Fort Bragg, 95437 California. Is still looking to complete the processes of attaining the contracts, awards, and agreements which will assist in bringing services to (MIR and the families within and around the boundaries severely lacking proper social services currently)

As Sovereigns in and of a Sovereign Nation of 12,865 Boundaries MIR (Mendocino Indian Reserve), we want & intend to preserve the prosperity, heritage, and the integrity

of the land our ancestors left us. Providing Assistance in Family Services and retaining their homes, families who have lost jobs, and homes in the recession of 2008-current.

In 2019 Chief Thomas David Langenderfer got his federal contractor's license to better support the direction of Native Affairs and Public Relations, he spent the last 10 years going through "GSA PL 93-638" training that Barack Obama gave to Indian tribes, and He learned of the information that was needed, as to what he saw was in the interest of what he needed to do for the Mendocino Indian Reserve and the Agency Tribal Nations to Procure & Secure Services along and upon the Contracts and Agreements, and Documentation of Previous Actions we've aforementioned and have attached for records.

So, in the direction of The Non-profit FLMOMIR Board, and Siamex Investment Inc. we feel are the best-associated entities to better assist the tribal DQ- University matter, and when you look at our proposal: ['ATN Contract of Self Determination' for DQ-University'](#)

you will see the codes are

1) Best practice in leadership,

the second set of codes is the

2) Court system that the school needs

and

3) further down you are going to see the section on security, section of three of the historic resolutions, and a section on the governance of USA of President Donald Trump on education called 'Broken promises', along with the DQ-University Biography.

Furthermore, the supporting actions of the DQ-University Annual Report is to give opportunities (that may have not been provided in the past and thus far), to the community and residents of associated nations previously mentioned, and to initiate support of said nations and residents by Providing the Services outlined in ATN FLMOMIR Proposal and Documentation Provided to you.

We would like to send notification of all ATN Documentation, Resolutions & Proposals included in this document to DOJ, DOI, OMB, BIA, and last but not least for you to send notification of and to the Federal Courthouse in Sacramento, so they know that the process of the DQ University Board is in compliance in and on behalf of Mike Williams -vs- DQ-University and that the Annual Report has been submitted for the Native & Chicano DQ-University.

We feel that this is the best step at hand... And what are your thoughts on the next best course of action that will see fit in the ends of the proposal being acknowledged and accepted?

P.S.

As you might have received our policies of 638 contracts in which they were sent to GSA, OMB, and the treasury, OMB is the Executive branch to the President, my OMB is:

**OMB 2700-0042 SBA**

**ATN OMB 3245-0188.**

We appreciate your time greatly, for your services we would like to offer either an equity loan, \$500k stake in, Here:

<https://drive.google.com/file/d/1F1YQOWJPXvml-j4TBDGoSmLOtisEQh0k/view?usp=sharing>

<https://drive.google.com/file/d/1qodu6WzAKB8GPwACs84EGFWR6ru8QRFh/view?usp=sharing>

<https://drive.google.com/file/d/1Caa-ZI-tUyBPohghyhuAsbG-NRxqoSIT/view?usp=sharing>

or, to Acknowledge Attorney Services to the National Indian Health Board from the Treasury Department that has \$500 million for Education to allocate attorney fees \$150 thousand, first year and \$1 million for 5 years service, representation and support for the Y2 master plan (in Annual Report \$400 million, that we could allocate similar or greater percentages toward Fees & Services Provided by Attorney or further to be Negotiated,

We need consultation and proper support to assist with the Other Annual Reports. And to set up bank accounts for Siamex Investment Inc, and Federal Land Management to assure transfer \$120,000 (to accounts as extra assurance for Proper Legal Representation), noted of being:

**DQ-University Board**

I would like to also add that the Location T19N R17W 36701 North Highway 1 Westport CA 95488-9735 has utilities worth \$2 million permit regarding the PG&E Contract and Project for Wind, Water & Biofuel, noted previously. As you can see our options are varied regarding fee schedules and such...

Will, What are Your Thoughts?

Again thank you for your time!

**Government Land Office (GLO)**

33280 Albion Ridge Road Albion Ca 95410-9735

Of

**Agency Tribal Nations**

**[USPS carrier service  
attached corner township]  
[16 N, R17W,] [MIR]**

If you have any questions, and concerns just reach out to us!