

**ATTACHMENT 1B**

**Cultivation and Operations Plan**

**Austin Gomm**  
**Cultivation and Operations Plan (Proposed)**

Site Address: 4760 Kemp Ave McKinleyville CA 95519

APN: 511-261-026

License Type: Type 2B, "small mixed-light"



**Description of water source, storage, irrigation plan, and projected water usage:**

Water at this site is provided by the McKinleyville Community Services District (MCSD).

We utilize a conscientious irrigation plan designed to conserve and reuse as much water as possible. Full size flowering plants consume 2 liters or less of water per day. Small veg plants consume 0.25 - 1 liter of water per week. Watering can occur once a week, once every 2 - 3 days, or daily, depending on plant size and need. Our mixed light grow environment allows us to collect the condensate from dehumidifiers, recovering a significant portion of our irrigation water by pulling it out of the air and recycling it back into our irrigation system. Using this method, we recapture approximately 30-80% of our irrigation water. Whenever possible, we also capture runoff and cycle it back into the watering reservoir. This is not possible during the 7 day flush period at the end of the flowing cycles. During the flush period, runoff is pumped into a collection tank to be reused in the appropriate next feeding (Veg or bloom reservoirs). In the future, we plan to supplement our irrigation with a rain catchment system, with the goal of eventually using 100% renewable water for all cultivation activities.

For this mixed light plan (10,000 ft<sup>2</sup> maximum), gross water usage is not expected to exceed 2,000 gallons per day (14,000 gallons per week), assuming all 10,000 ft<sup>2</sup> of canopy is occupied by full sized flowering plants (extremely unlikely, but possible). Net water usage will reduce those numbers by approximately 30 - 80% due to recapturing humidity from dehumidifiers. Usage will also reduce with implementation of rain catchment.

**Description of site drainage, including runoff and erosion control measures:**

Each watering cycle produces runoff, which we recapture and drain back into our watering reservoir. We then mix the runoff into a new watering solution. This is not possible during the 7 day flush period at the end of the flowing cycles. If runoff is inappropriate for reuse, it will be pumped into a collection tank. No runoff will be put into the ground onsite, so erosion is not a problem and the watershed is not compromised. We also follow all state and federal guidelines when disposing of IPM (Integrated Pest Management) waste products.

**Detail of measures taken to ensure protection of watershed and nearby habitat:**

All slopes on this site are less than 15% grade and the site is located on Prime AG soils. Non-reusable runoff will be diverted to a runoff catchment tank. Any accidental runoff (extremely unlikely) will have no significant impact on watersheds or nearby habitat.

**Protocols for proper storage and use of fertilizers, pesticides, and other regulated products utilized:**

We strictly follow all protocols for proper storage and use of chemical materials at cultivation sites.

Refer to the enclosed MSDS sheets for protocols for storage and use of all fertilizers.

**Description of cultivation activities (e.g. outdoor, indoor, mixed light):**

This cultivation site is a mixed light environment.

Our artificial lighting is provided by double-ended, high-pressure sodium fixtures. These are the most efficient fixtures on the market measured by photosynthetically active radiation per watt. They consume 25 - 51.5 watts per ft<sup>2</sup> of canopy.

We employ rigorous protocols for cultivation of mother plants and clones, as well as for promoting vegetative growth and flowering. We also use an IPM (Integrated Pest Management) plan that solves pest problems with minimal environmental impact. Energy usage per plant is carefully applied and monitored.

**Processing Plan:**

Our processing is limited to 6 trimers (manicurists) on site. All additional processing will be contracted out to an approved and licensed Humboldt County or City of Arcata processing facility.

Plants are harvested at peak ripeness and immediately transferred to a sanitized, climate-controlled drying and curing facility. During the 7-10 day drying period, temperature, humidity, and air circulation are carefully monitored. The drying room is equipped with air conditioners to maintain temperature, dehumidifiers, and fans for air circulation.

After curing, the product that can be handled by 6 trimers will be processed on site with the remaining amounts to be transferred to an approved Humboldt County processing facility. After manicuring, all product will get checked by quality control to insure that it is medical grade and will be sent out to a lab for testing for contaminants such as mold, mycotoxins, pesticides, potency and terpene content. A moisture meter is used to determine correct timing for tamper-proof packaging, and batches are packaged for distributors.

#### Additional information about the Processing Center:

- The processing rooms are equipped with all necessary processing equipment, including ergonomic chairs and tables.
- There are 6 process workers on any given workday with a manager always on site
- All process workers receive comprehensive safety training for both job-related safety as well as general safety (fire prevention, disaster protocols, harassment training).
- The Processing Center is equipped with an ADA toilet. Various types of soap are provided, and accommodations are made for employees with sensitive skin. Gloves are also used whenever any process worker handles cannabis flowers.
- Filtered drinking water is provided for process workers at all times.

#### **Schedule of activities during each month of the growing and harvesting season, including projected generator use:**

There is no generator on site currently, but one is planned to be installed at a later date for backup use.

#### **Security Plan:**

In collaboration with Advanced Security, we are developing security plans for all of our cultivation facilities. The plan for this site will include:

- **Access Limitations:**
  - Secure fencing will be installed around the entire premise.
  - Gated entry is installed and securely locked at all times. A gate code will always be required for access
  - Keyed access will be granted as follows, depending on an employee's title:
    - **Owner and Head Cultivator:** Unlimited key and code access.
    - **Garden Supervisors:** Keyed access to all gardens.
    - **Gardeners:** Keyed access to all gardens.
    - **Assistant Gardeners:** No keyed access, only allowed on premises during business hours under the supervision of a manager. Physical access will be limited to gardens.
    - **Trimers:** keyed access to processing facility
- **Security Measures**
  - Security cameras will be installed around the perimeter of all cultivation and processing facilities.
  - Motion sensor lights are installed around the entire outside of the facility.
  - A commercial burglar alarm is installed for all doors and windows on the entire property. This alarm system will be turned off when employees are present during business hours.

- o The cultivation and processing facilities will have video surveillance cameras facing entryways and activity areas (bathrooms excepted).
- o In the event of theft, loss of medical cannabis material, security breach, and/or other illegal activity, we will notify the County Sheriff and/or other relevant authorities within 24 hours.

**Source of electrical power:**

Our power comes from the PG&E grid. We will enroll in the PG&E Solar and Renewable Energy Program (100% offset), and are already enrolled in this program at other cultivation sites.

**Description of how it will meet energy requirements described in section 314-55.4.8.3 of the Zoning Code:** See above.

ALL

TO KEMP AV.  
(P) 200 AMP  
100 AMP  
ELECT. SERVICE  
PANELS

EXIST'G.  
POND

341.03' P.L.

(E) 1500  
GAL. WATER

5,000 SF  
Indoor  
PROPOSED  
(E) SHOP TO  
BECOME (N)  
COMM'L. BLDG.  
6,144 SF 2-STORY  
23' HT.  
(1993 YR.)

DRIVEWAY  
(E)

(P) GRN. HOUSES  
10,000 SF TOTAL  
(FIRST PERMIT)  
Mixed-Light

RESERVE  
LEACHFIELD

EXIST'G.  
PRIMARY  
LEACHFIELD

(E)  
SEPTIC  
TANK

EXIST'G.  
SFR  
(1992 YR.)

PUMP HOUSE (2016 YR.)  
15 SF

WATER TANK  
5000 GAL.

STORAGE SHED (1993 YR.)  
RECYCLE & GRN. WASTE  
120 SF

DIESEL TANK  
1000 GAL.

GENERATOR

LP TANK

320.01' P.L.

850.16' P.L.

APN: 511-261-026

AUSTIN GOMM

4760 Kemp Avenue

McKinleyville, CA 95519

707-888-6149



NORTH

PLOT PLAN

SCALE: 1" = 100'-0"





MATHER ROAD

COUNTY  
APPROACH

KEMP AVE.

PAVED  
DRIVE

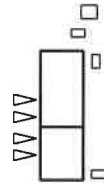
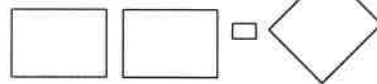
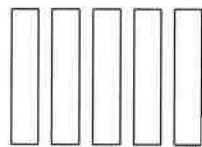
341.03' P.L.

CREEK

EV  
DRIVEWAY

300' P.L.

320.01' P.L.



850.16' P.L.

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VICINITY MAP  
NTS

## Acevedo, Megan

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**From:** Austin Gomm <prolificflower@gmail.com>  
**Sent:** Thursday, February 09, 2023 11:58 AM  
**To:** Acevedo, Megan  
**Subject:** Re: Application 12284

**Caution:** This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Hi Megan,

Here are the items requested.

1. I am removing the application for the 10,000 sqft mixed-light greenhouse permit. The only permit I am applying for at this time is 5000 sqft of indoor cultivation.
2. I estimate that I will use 20,000 gallons of water for cultivation purposes a month, 12 months out of the year.
3. I anticipate 4 harvests per room per year.
4. During peak operations the maximum number of employees I anticipate will be 2 for garden work and 5 for processing, for a total of 7. These workers will usually not all be on site at the same time as processing will not be constant.
5. I anticipate a maximum of 14 vehicle trips per day during peak operations with most days requiring half or less per day.
6. Processing/trimming will be conducted in the shop.

Please let me know if you need any additional information or clarification to approve this project. Thank you for your help with my application, I sincerely appreciate it.

Austin Gomm  
Prolific Flowers LLC  
707-888-6149  
[ProlificFlower@gmail.com](mailto:ProlificFlower@gmail.com)