

SUPPLEMENTAL INFORMATION #1

For Planning Commission Agenda of:
June 2, 2022

- | | | |
|-------------------------------------|------------------------|----------------|
| <input type="checkbox"/> | Consent Agenda Item | |
| <input type="checkbox"/> | Continued Hearing Item | No. <u>G-2</u> |
| <input checked="" type="checkbox"/> | Public Hearing Item | |
| <input type="checkbox"/> | Department Report | |
| <input type="checkbox"/> | Old Business | |

Project Title: **Emerald Sky Growers, Inc; Conditional Use Permit**
Record Number: PLN-2020-16733
Assessor Parcel Numbers: 200-232-026
Fortuna Area

Attached for the Planning Commission's record and review is the following supplementary information:

1. Additional Public Comment

Cannabis Propagation

Need for Healthy Nursery Space

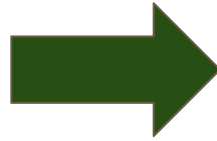
By Margro Advisors

Propagation Notes

- The propagation process is about nurturing plants prior to planting them in the final cultivation area.
- The amount of plants grown in propagation areas are based on the fixed cultivation canopy area.
- Dedicated propagation areas are not limited by size, water use, or energy usage by the State of California.

Real Farm Example: 10% Propagation Area

A 11,600 Sq Ft permitted farm



Can support up to 2,100 mature plants



- Currently has only a 1,000 square foot nursery greenhouse to stay below 10%
- The nursery can properly support about 1,000 immature plants
- Farmer is forced to overfill with 1,300 plants at most

Real Farm Example: Overcrowded Nursery

Nursery overcrowding is a risky practice:

- Crowded plants create a prime environment for Mold & Mildew
- Restricts plant growth
- Ineffective application of water and nutrients due to lack of accessibility
- Delayed removal of weak or diseased plants due to lack of visibility
- Delayed response to pest infestation due to lack of visibility



Overcrowding = Lost Plants

Overcrowded Nursery: A Tale of Two Clones

Without proper nursery space plants become stunted:

In this image of two clones, the first grew in a crowded nursery and the other was given ample space.

The first plant will require an additional three weeks of vegetation time, including water, lighting, and nutrients before being moved to the canopy area.



Overcrowding = Lost Time

Real Farm Example: 10% - Results

- On average at least 10% of plants are lost to overcrowding
- Of the 1,300 planted, 1,170 plants will remain viable
- Allows only 7,000 sq ft planted = 60% of permitted space
- The farmer filed a county reduction form for past two years

= \$4,600 **lost** expected **tax revenue** to Humboldt County per year

= Up to **40% lost revenue** to the **farmer**

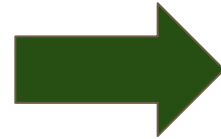
(1,170 instead of 2,100 plants)

= **10% of wasted water, nutrients, and labor** from plant failure due to overcrowding

= Up to **40% lost tax revenue for the State** of California

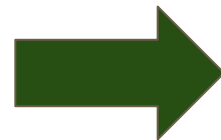
Real Farm Example: 25% Propagation Area

11,600 Sq Ft
Permitted farm



Can support up to
2,100 mature plants

If Farmer uses a
2,500 Sq Ft Nursery



Greenhouse will support
the 2,100 immature plants
needed for cultivation

- 0% of plants lost to overcrowding
- ~2,100 immature plants will remain

Real Farm Example: 25% - Results

Farmer is able to utilize their farm to **full potential** which was already **permitted and approved** for water source, energy use, and responsible resource management.

- 0% of plants are lost to overcrowding
- 0% wasted water, plants, nutrients, or labor to overcrowding
- Reduced overhead with shorter vegetation time
- 2,100 plants remain
- Full 11,600 permitted area is cultivated
- Full farm revenue opportunity is utilized
- No County reduction filing needed
- 100% expected tax revenue is remitted to the county
- 100% tax opportunity is provided to the State of California

Thank You

By Margro Advisors
