STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER

PRELIMINARY DECISION

ADL 234197
Emily Garrity dba Twitter Creek Gardens LLC
Application for Lease
AS 38.05.070(b)

This Preliminary Decision (PD) is the initial determination on a proposed disposal of interest in state land and is subject to comments received during the public notice period. The public is invited to comment on this PD. The deadline for commenting is **11:59 p.m. May 15, 2024**. Please see the Comments section of this decision for details on how and where to send comments for consideration. Only the applicant and those who comment have the right to appeal the Final Finding and Decision (FFD).

Proposed Action:

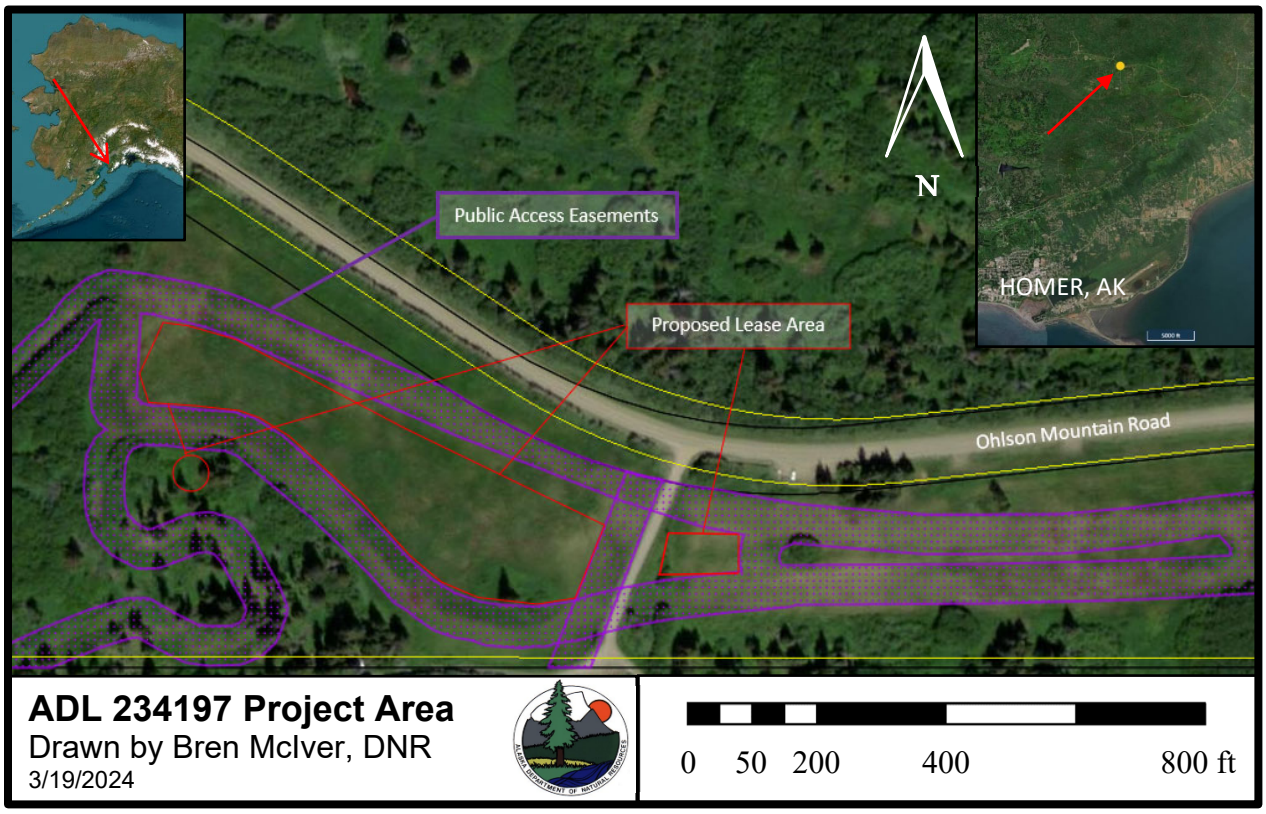
The Department of Natural Resources (DNR), Division of Mining, Land and Water (DMLW), Southcentral Regional Office (SCRO) has received a request from Emily Garrity dba Twitter Creek Gardens LLC (TCG) to lease 4.5 acres of land, more or less, for 10 years for the purpose of commercial agriculture development located near Homer, Alaska. The location of the project area is further described as being within HM 2004108, Tract C of ASLS 2003-6, Section 27, Township 5 South, Range 13 West, Seward Meridian.

SCRO is considering the issuance of a 10-year land lease to TCG for the development, operation, and maintenance of a commercial agricultural project.

Scope of Review:

The scope of this decision is to determine if it is in the State's best interest to issue TCG a 10-year lease for commercial agricultural use.

Figure 1: Overview Map of Project Area



Authority:

This lease application is being adjudicated pursuant to AS 38.05.035(b)(1) and AS 38.05.035(e) Powers and Duties of the Director; AS 38.05.070(b) Generally; and AS 38.05.945 Notice.

The authority to execute the PD, FFD, the EA, and the lease has been delegated to the Regional Managers of DMLW.

Administrative Record:

Case file ADL 234197 constitutes the administrative record for TCG's lease application.

The administrative record for the proposed action consists of the Constitution of the State of Alaska, the Alaska Land Act as amended, applicable statutes and regulations referenced herein, the 2000 Kenai Area Plan and other classification references described herein, and the casefile for the application serialized by DNR as ADL 234197.

Legal Description, Location, and Geographical Features:

The State land where this proposed lease is located is described as follows:

- **Legal description:** HM 2004108, Tract C of ASLS 2003-6, Section 27, Township 5 South, Range 13 West, Seward Meridian

- **Geographical location:** Near Lookout Mountain south of Ohlson Mountain Rd., north of Homer, Kenai Peninsula
- **Approximate Lat/Long:** 59° 42.477' N, 151° 28.836' W
- **Area geographical features:** Mixed forest and old hayfields on gently sloping terrain
- **Existing surveys:** ASLS 2003-6, Tract C
- **Municipality/Borough:** Kenai Peninsula Borough
- **Native Corporations/Federally Recognized Tribes:** Cook Inlet Region, Inc. (CIRI)
- **Size:** 4.5 acres, more or less

Title:

SCRO requested a title report from DMLW's Realty Services Section on June 22, 2023, which has not been received at the time of this decision. Should the title report note any major changes, they will be addressed in the FFD.

Third Party Interests:

- ADL 223236 Public Easement
- ADL 233628 Public Easement

Classification and Planning:

The project area is subject to the Kenai Area Plan, Region 7: Homer, Unit 209B: Hayfield south of Ohlson Mountain Road (map number 7C). The classification for the proposed lease is Public Recreation Land. Prior agricultural use has been found to be compatible with the management intent for this unit as long as it does not interfere with recreational activities like cross-country skiing including fences that would block these activities.

The applicant intends to utilize perimeter fencing to prevent poultry and crop degradation from wildlife, but public access to activities like cross-country skiing on Kachemak Nordic Ski Club's existing ski trail easements will not be restricted. TCG also intends to offer public access to farming grounds on a limited basis.

The Marathon Connector Trail connects to existing ski trail easements but does not overlap the proposed leasehold.

SCRO may make any authorization contingent upon the issuance of authorizations required by other agencies.

Traditional Use Findings:

The proposed site is located within the Kenai Peninsula Borough. Pursuant to AS 38.05.830 a traditional use finding is not required.

Access:
Access is via Ohlson Mountain Road, public easement ADL 223236 (Woodman Lane North), and public easement ADL 233628.

Agency Review:
An agency review was conducted on October 17, 2023. The deadline for agency comments was November 6, 2023.

The following agencies were included in the review:

- DNR DMLW Land Conveyance Section
- DNR DMLW Mining Section
- DNR DMLW Public Access Assertion and Defense Section
- DNR DMLW Realty Services Section
- DNR DMLW Statewide Abatement of Impaired Land Section
- DNR DMLW Survey Section
- DNR DMLW Water Resources Section
- DNR Division of Agriculture
- DNR Division of Forestry & Fire Protection
- DNR Division of Geological & Geophysical Surveys
- DNR Division of Oil and Gas / State Pipeline Coordinator Service
- DNR Division of Parks and Outdoor Recreation / Office of History and Archaeology – State Historic Preservation Office
- Department of Environmental Conservation
- Department of Fish & Game
- Department of Transportation & Public Facilities
- U.S. Army Corps of Engineers
- U.S. Bureau of Land Management
- U.S. Coast Guard
- U.S. Environmental Protection Agency
- U.S. Fish and Wildlife Service
- U.S. National Park Service
- U.S. National Oceanic and Atmospheric Administration - National Marine Fisheries Service
- Homer Soil and Water Conservation District
- Alaska Association of Conservation Districts

A total of six agency comments were received during the review period and are summarized below:

Comment: On October 19, 2023, the DNR DMLW Public Access Assertion and Defense Section (PAAD) responded that no navigable waters exist and no RS2477 trails were identified in Alaska

Mapper. An undocumented trail lies on the western boundary of the proposed leasehold (Kenai Peninsula Boundary parcel 17113143) but is outside of the proposed leasehold area).

Response: SCRO acknowledges the comment.

Comment: On October 20, 2023, the DNR DMLW Land Conveyance Section (LCS) responded that they had no objection.

Response: SCRO acknowledges the comment.

Comment: On October 20, 2023, the Department of Environmental Conservation (DEC) responded that there were no contaminated sites in the proposed leasehold based on DEC's database.

Response: SCRO acknowledges the comment.

Comment: On October 31, 2023, the Department of Transportation & Public Facilities (DOT&PF) responded that all lease development activities shall be conducted outside of the DOT&PF-managed right of way for Ohlson Mountain Road. For more information, please contact DOT&PF in Anchorage at (907) 269-0700.

Response: This decision will serve as notification to TCG of the above comments from DOT&PF. TCG should contact DOT&PF at their earliest convenience to ensure compliance with any DOT&PF requirements.

Comment: On November 02, 2023, the Alaska Department of Fish & Game (ADF&G) responded that they had no objections and that any proposed activities shall not restrict or interfere with public access to the Anchor River Fritz Creek Critical Habitat Area to the north of the parcel.

Response: SCRO acknowledges the comment.

Comment: On November 06, 2023, the Homer Soil and Water Conservation District (HSWCD) responded that they support the application for the proposed lease, noting TCG practices excellent soil and land stewardship on their nearby private land. The ability to renew will ensure a return on the investments in infrastructure and farming.

Response: SCRO acknowledges the comment and proposed action by SCRO to address comment if applicable.

Lease Discussion:

TCG plans to develop the leasehold over a 3-year period for sustainable, commercial vegetable row crop production in a multi-use setting while promoting food security in Alaska. TCG is proposing a phased approach to development starting with improving soil health through the use of chicken tractors and cover crops, followed by vegetable crop planting, and harvesting. Infrastructure will include:

- General:
  - 20-foot temporary Conex storage for agricultural equipment
  - 26-foot by 96-foot high-tunnel greenhouse
- Irrigation:
  - Shallow well with pumping station for drip-tape irrigation
  - Two 1500-gallon water tanks
  - 32-gallon pressure tank with regulators and piping manifold
  - 15-milliliter drip tape for raised beds
- Power:
  - 8-foot by 10-foot solar array with battery bank for well pump and pressure tank
  - Solar-powered 12-volt electric wire fencing for chicken protection
- Soil preparation & crop development:
  - Four portable chicken pens (tractors)
  - 8-foot fixed knot wire perimeter moose fencing secured with galvanized posts every 12 feet
  - 30-inch by 100-foot semi-permanent mounded raised beds

The proposed leasehold has previously been used for hay production and is surrounded by a public easement utilized for Nordic skiing in the winter months.

SCRO is proposing to issue TCG a 10-year lease for agricultural use of state land. TCG qualifies under AS 38.05.070(b). The short-term lease of 10 years will allow SCRO to assess the impacts of the proposed development and is in the best interest of the State as it promotes development of the State's natural resources.

The proposed lease will be subject to the terms of SCRO's standard lease document (available for review upon request), and any stipulations based, in part, upon the following considerations.

Development Plan:

The Development Plan (DP) attached to this decision (Attachment A) and dated April 28, 2023 is under consideration by SCRO. Should the proposed lease be granted, it is anticipated that the DP will need to be updated throughout the life of the lease as activities and/or infrastructure are added or subtracted. All updates must be approved, in writing, by SCRO before any construction, deconstruction, replacement of infrastructure, or change in activity. SCRO reserves the right to

require additional agency review and/or public notice for changes that are deemed by SCRO to be beyond the scope of this decision.

The applicant intends to work with the following entities to utilize expertise on development plan updates, nutrient management, cover crop rotations, irrigation management, and agency programs including a Conservation Development Plan, Environmental Quality Incentives Programs, and a Conservation Stewardship Program:

- Division of Agriculture
- Homer Soil and Water Conservation District
- Natural Resource Conservation Service

Hazardous Materials and Potential Contaminants:

TCG intends to utilize 5-gallon plastic fuel containers to refill small engines and a generator with unleaded fuel. When not in use, containers will be stored in a Conex storage shed and placed in a containment basin capable of holding 110% of total fuel capacity. Absorption pads will be kept in the Conex storage shed for any potential spills. A BCS walk-behind tractor will be stored in the Conex storage shed when not in use and absorption pads will be placed under engine compartment.

The use and storage of all hazardous substances must be done in accordance with existing federal, state, and local laws. Debris (such as soil) contaminated with used motor oil, solvents, or other chemicals may be classified as a hazardous substance and must be removed from the lease site and disposed of in accordance with state and federal law.

Organic waste from farming activities will be composted. Compost piles will be contained inside moose fencing. Primary facilities for human waste exist 0.5 miles away at TCG's private property. Secondary public facilities exist on adjacent Kenai Peninsula Borough land. Produce will be transported to TCG's private property for washing and packaging. No further waste is predicted.

Lease Performance Guaranty (bonding):

In accordance with AS 38.05.035 and AS 38.05.860, TCG will be required to submit a performance guaranty for the lease site.

- **$5,000.00 Performance Bond:** This bond will remain in place for the life of the proposed lease. The bond amount is based upon the level of development, amounts of hazardous material and/or substances on site, and the perceived liability to the State. This bond will be used to ensure the applicant's compliance with the terms and conditions of the lease issued for their project. This bond amount will be subject to periodic adjustments and may be adjusted upon approval of any amendments, assignments, reappraisals, changes in the DP, changes in the activities conducted, or changes in the performance of operations conducted on the authorized premises,

and as a result of any violations to one or more of the authorizations associated with this project.

- **Reclamation Bond:** SCRO is reserving the right to require a reclamation bond due to noncompliance issues during the term of the lease or near the end of the life of the project.

Insurance:
TCG will be required to submit proof of liability insurance to SCRO, with the State of Alaska listed as a "NAMED" insured party. TCG will be responsible for maintaining such insurance throughout the term of the lease.

Survey:
In accordance with AS 38.04.045, this short-term land lease does not require a survey. However, the State of Alaska reserves the right to require one in the future, should the need arise due to changes in statutes or increased use of the area. The applicant will be required to submit GPS coordinate points for the leased area.

Compensation and Appraisal:
A Minimum Rent Determination for this leasehold will be submitted in conjunction with the Public Notice posting. In accordance with AS 38.05.840(b), TCG may be required to provide an appraisal for this lease site before lease issuance. Until a Minimum Rent Determination is made, the proposed lease annual fee will be $1,000.00. Furthermore, in accordance with AS 38.05.105, the lease annual fee will be subject to reappraisal at five-year intervals after the issuance of the proposed authorization.

Subleasing:
Subleasing is permissible through AS 38.05.095, if the proposed lease is approved. A sublease is defined as improvements not owned by the lessee that are located within the leasehold on the land or located on structures owned by the lessee. A sublease pertaining to the proposed lease includes but is not limited to user agreements, license agreements, communication site agreements, or any contracts between the lessee and other commercial entities. All potential subleases must first be approved in writing by SCRO. Depending on the activity of any potential subleases, SCRO is reserving the right to reevaluate the need for further agency review and/or public notice before making a determination on the appropriateness of the proposed sublease. Sublease compensation to the State will be determined by SCRO according to AS 38.05.073(m), under the authority of AS 38.05.075(a) Leasing Procedures. In any case, the sublease fee for commercial activities will not be less than 25% of the annual fee paid to leaseholder by the sublessee.

Assignment of Lease:
The proposed lease, if issued, may be transferred or assigned to another individual or corporation only with written approval from the DMLW. A lease will not be assigned to an entity if that entity does not meet the statutory requirements of the lease, or if the lessee is considered not to be in "good standing" with DMLW or any other agency authorization. DMLW reserves the right to amend the terms of the lease prior to assignment.

Reclamation:
In accordance with AS 38.05.090(b), all lessees must restore their lease site to a "good and marketable condition" within 120 days after termination of the lease. What level of reclamation constitutes as being "good and marketable" is at the discretion of SCRO.

Public Notice of the Preliminary Decision:
Pursuant to AS 38.05.945, this PD will be advertised for a 30-day public comment period. Notice will be posted on the Alaska Online Public Notice System at http://aws.state.ak.us/OnlinePublicNotices/Default.aspx and the post offices located in Homer (2), Nikolaevsk, Seldovia, Anchor Point, and Ninilchik. Courtesy notices will also be mailed or emailed to neighboring property owners, permit/lease holders, and other interested parties on April 15, 2024 for a 30-day public comment period.

Comment(s):
This decision is subject to both public and agency comments, and all comments received by the comment deadline will be considered in the FFD. Only those who comment and the applicant have the right to appeal the FFD.

Written comments about this project must be received in this office no later than 11:59 PM on May 15, 2024 to be considered.

To submit comments please choose one of the following methods:

Postal: Department of Natural Resources
Division of Mining, Land and Water
Southcentral Region Office
ATTN: Bren McIver
550 West 7th Avenue, Suite 900C
Anchorage, AK 99501-3577
Email: bren.mciver@alaska .gov
Fax: (907) 269-8913

Questions about the lease portion of this project can be directed to Bren McIver at (907) 269-8479.

If public comments result in significant changes to the Preliminary Decision, additional public notice will be given. To be eligible to appeal the Final Finding and Decision, a person must provide written comments during the Preliminary Decision comment period per AS 38.05.035(i)-(m).

Signature page follows

Recommendation:

SCRO has completed a review of the information provided by the applicant, examined the relevant land management documents, and has found that this project is consistent with all applicable statutes and regulations. SCRO considered three criteria to determine if this project provided the best interest to the State and the development and enjoyment of its natural resources. The criteria include direct economic benefit to the State, indirect economic benefit to the State, and encouragement of the development of the State's resources. This authorization provides a direct economic benefit to the State with the collection of fees for ADL 234197, and an indirect economic benefit through the encouragement of commerce and development of the State's resources. The authorization of this lease is in the State's best interest as it will provide development of the State's resources and promote food security for Alaskans through TCG's commercial agricultural products. It is recommended that SCRO issue a 10-year lease to TCG.

4/15/2024

Bren McIver, Natural Resource Specialist 3 Date

Preliminary Decision:

It is the determination of the Division of Mining, Land and Water that it may be in the State's best interest to issue an agricultural lease for 10 years to TCG, as described above. Upon authorization of the lease, the applicant will be required to pay the annual lease fee of $1,000.00, submit a $5,000.00 performance bond, and provide proof of liability insurance. This Preliminary Decision shall now proceed to public notice.

4/15/2024

Todd Derks, Acting Natural Resource Manager 2 Date

Division of Mining, Land and Water, Southcentral Regional Office

Attachments

Attachment A – Development Plan

Attachment B – Location Map

Attachment A
Development Plan

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF AGRICULTURE

DEVELOPMENT PLAN

DATE: 4/10/2023
NAME: Emily Garrity
ADDRESS: 39377 Woodman Lane N, Homer, AK. 99603
PHONE: (907) 299-4717

Local Soil and Water Conservation District: Homer

Lease Term: 10 Years

LEGAL DESCRIPTION

T 5S R 13W SEC 27
SEWARD MERIDIAN HM 2004108
ALASKA STATE LAND SURVEY 2003-6
TRACT C

STATE FARM CONSERVATION PLAN (SFCP) MAPS:

- Imagery
- Short Term Ground Improvements
- Short Term Structures

SHORT TERM: GROUND IMPROVEMENTS

(See Short Term Ground Improvements Map)

We will slowly develop the property over the next three years to prepare for row crop production on a ten-year lease with intention to renew. The initial field (Phase 1) will be 3.35 acres West of Woodman Lane and

fall within the boundary lines of the groomed ski trails (see attached map 1).
Phase 2 will be 0.4 acres East of Woodman Lane (see attached map 2).

Phase 1 Improvements:

(NOTE: All improvements will be removed at the end of the lease term)

1. Perimeter Fencing: 8' moose fencing built with 8' Fixed Knot wire fencing material and secured with 2 3/8" x 12' galvanized Schedule 40 posts. Posts will be placed every 12' to hold up fencing material with reinforced corners and gate material. All fencing will be installed with the intention to be removed at the end of the lease term. Fencing will be installed with minimal ground disturbance using an excavator bucket to level and push posts directly into existing soil. Excavator will be on tracks and operated utilizing the sturdy ground of the existing mow ski trail (note: ski trails are mowed during the summer months and any equipment operation will be cleared with Kachemak Nordic Ski Club, KNSC, prior to use – see Resolution KNSC 2023-1).

2. Electric wire fencing for chicken protection: Solar Panel charger (Solar-Pak 12 Low Impedance 12 Volt Battery Operated 30 Mile Range Electric Fence Charger MAG12-SP)

3. Conex for Storage: 20' Conex will be installed for temporary storage.

4. Shallow well complete with pumping station – depth shall not exceed 60' – line from well to irrigation tanks will be buried into the ground no more than 18" and drained during winter months to avoid freezing and breaking lines.

5. Irrigation station – Water tanks (2 @ 1500gallon), pressure tank, regulators and piping manifold. Row crops to be on drip tape: Aqua-Traxx Azul 15 mil drip tape - Two lines per 30"x100' bed.

6. Solar Panels for electricity for water pumps: Solar electricity bank to be installed at same site as Irrigation pumping station (See Map 1). Panels and battery bank to run the following electric components:

   - 230V Gould submersible pump – shallow well
   - NEMA standard, 60 Hz, 3/4HP, 115/230 V capacitor start, single phase, 3500 RPM
   - 32 Gallon Pressurized Well Tank size: 15 in. Diameter x 47 in. H

   SOLAR ARRAY APPROX: 8'x10'
   *Design will be contracted by Alaska Solar

7. Broiler Moveable Chicken Pens– moveable (x4) within perimeter fencing

8. Semi-Permanent mounded raised beds (30"x100') constructed and maintained with BCS walk behind tractor (on wheels)

9. High Tunnel (26'x96') – Phase 2 map 2 – East of Woodman Lane (see map)

NO LONG-TERM STRUCTURES ARE PROPOSED

ACCESS

- Access via Woodman Lane, Eastern Border of Phase 1 field, Western Border of Phase 2 field
- Gravel road already installed for access to all entry points
- Public Access will remain intact for all the existing trails developed by Kachemak Nordic Ski Club (KNSC). Twitter Creek Gardens and KNSC have agreed to discuss and cooperate on any agriculture activities for KNSC to be able to operate to its full potential and intention of the grounds. The Conex and field gates will be locked and public access to farming grounds will be limited to dates and times determined by "Open Farm" hours. The proposed farming site does not interfere with any of the KNSC activities (see attached LOS and Resolution from KNSC).

- The Perimeter fencing to enclose the farming grounds will remain year-round for the lease term. KNSC has agreed to proposed perimeter fencing and the KNSC BOD passed a unanimous resolution to agree to the fencing shown on Map 1.

WASTE TYPES, SOURCES, AND DISPOSAL METHODS

- Organic Waste (from farming activities) will be composted. Compost piles will be contained inside moose fencing

  NOTE: No further waste is predicted. Facilities for bathroom use are on adjacent borough land with public access. Existing farmland is .5 miles away (39377 Woodman Lane N) and will mainly be utilized for all human waste. All produced vegetables will be transported to Twitter Creek Gardens (39377 Woodman Lane N) for washing and packaging.

HAZARDOUS SUBSTANCES

- Five-gallon plastic fuel containers will be utilized to re-fill small engines with unleaded fuel. When not in use, they will be stored in Conex storage shed and placed in a containment basin capable of holding 110% of total fuel capacity
- Absorption pads will be kept in Conex storage for any potential spills.
- BCS Walk Behind Tractor will be stored in Conex when not in use and absorption pad will be placed under engine compartment.
- Farm Vehicles will be parked in existing right of ways (Described as: Woodman Lane North and Ohlson Mountain Road)

WATER SUPPLY

- Shallow well will be developed (see map for proposed site). Shallow buried water line between well and pump station (18" deep). Drained during winter months to protect from freezing and bursting pipes.

- All water run-off will be absorbed by row crops and existing soil - Row crops to be on drip tape: Aqua-Traxx Azul 15 mil drip tape - Two lines per 30"x100' bed.

TERRAIN/GROUND COVER

The terrain consists of mixed forest and old hayfields. Grounds have a moderate slope to the East. Proposed development of agriculture areas is primarily on existing hayfields. There are very few small and young spruce in the hayfield area that would be removed (see map). Current hayfield vegetation consists of old grasses and wild flowers. Our land development progresses as follows:

- Install perimeter fencing
- Ground tarping for vegetation occultation (smothering existing grasses to create bare ground for mounding beds for vegetable row crops)
- Cover Crop planting for nutrient mix and forage for broiler chickens
- Broiler chicken tractors to forage on cover crop and fertilize grounds. Chicken tractors will be moved every three days to optimize nutrient build up without exceeding capacity of grounds and cover crops.
- Mounded beds created with walk behind tractor
- Drip tape installed for irrigation
- Ground tarps installed for weed suppression
- Row crops planted
- Tender transplants covered with floating row cover and secured with rocks

Soil health techniques and practices will be utilized to promote healthy soil tilth and diverse soil nutrients using techniques that minimize off farm inputs. Techniques include using cover crops; EX: Field peas, annual oats, white clover, buckwheat (*Note: Cover crop recommendations will be supplied by Homer Soil and Water Conservation District).* Followed by broiler chickens: Estimates show

100 broiler chickens will supply adequate amounts of nitrogen, phosphorus, boron, organic matter and micro nutrients and one half of the recommended amount of potassium to support vegetable production. Semi-permanent mounded beds will then be built in a standard size (30"x100') and covered with silage tarps for occultation (promoting germination and termination of any weed pressure).

Project goal will be to have one half acre of vegetable production under way in the second year of the land lease term (2025) and one full acre of vegetable production under way in the third year of the land lease term (2026).

(Note: All development can be removed at end of lease term)

PUBLIC ACCESS

All public access points will be respected.

POWER SOURCE

There is currently no power to site although HEA has lines adjacent to site. Initially power will be produced on site by "home use" generator that will be stored in the Conex storage shed as well as solar array described above.

ON SITE PERSONEL

The lease will be developed by Twitter Creek Gardens LLC owners and employees. Generally, 2-4 people will be present on site at a time. Activities to include:

- Fence Installation
- Irrigation Installation
- Gate Building
- High Tunnel Construction
- Chicken Tractor Monitoring

- Chicken Rotational Grazing Management
- Row Bed Mounding
- Vegetable Crop Planting
- Vegetable Crop Maintenance
- Vegetable Crop Harvest

Contractor to include D and R Construction to oversee installation of fencing. Excavator will be rented and utilized for fencing install at the beginning of the lease term, and fencing removal at the termination of the lease agreement. Any equipment use will be timed during dry weather to minimize impact on grounds.

Due to the uniqueness of the model we are proposing. Site visits and field demonstrations will be offered to the general public one to two times per season.

CLOSURE

The developments proposed are with the intent to lease the site for a 10-year term.
At the end of the lease term the infrastructure will be removed by Twitter Creek Gardens LLC including:

- Perimeter fence removal
- Irrigation supply tanks and lines removed
- Water tank removal
- All row crop infrastructure and ground tarps removed
- Conex removed
- Well can be pulled and capped as per professional recommendations
- High Tunnel Removal
- Hayfield can be flattened (mounded beds smoothed) and re-seeded upon request of DMLW

ADDITIONAL INFORMATION

NRCS contracts may include:

- Conservation Development Plan
- High Tunnel Contract (EQIP)

- Irrigation Management (EQIP)
- Conservation Stewardship Program (CSP)

Homer Soil and Water (HSWCD) will help with nutrient management plans and advise on cover crop rotations.

(Letters of Support attached)

SUMMARY

The purpose of our project is to increase the amount of vegetables available in the Alaskan Grown market, targeting winter storage crops for season extension availability. Through this project, we aim to offer a model for Alaskan farmers to implement innovative ideas utilizing leased land while showcasing collaborative efforts on multi-use public spaces.

It is very apparent that there is an absolute necessity for the increase of food production in Alaska. The disruption in our supply chains during the COVID pandemic has solidified this need ten-fold. We believe that our project will target the food security needs highlighted in the research by the Food Security Task Force appointed by Gov. Dunleavy in 2022.

Our proposed vegetable site is to occupy four acres of the total parcel to ensure space for the current recreational activities already established on the plot (see maps). There will be no interference to the recreational activities taking place on the site (See KNSC Resolution 2023-1).

Current observations show that the existing soil is depleted. With recommendations based on regular soil and water testing; cover crops, chicken tractor rotations, and weed suppression techniques (silage tarping for occultation) will be utilized to prepare the soil for vegetable production. The goal is to keep off-farm nutrient inputs to a minimum to reduce costs, fossil fuels, and to increase efficiency and sustainability of production methods. Minimal till methods will be utilized to ensure soil structure stays intact and carbon sequestration is prioritized.

Attachment A
Development Plan

Our model of farming is to increase food security in our community while holding a great respect for the land we utilize. Being land stewards is at the forefront of our mission as farmers in Alaska.

Attachment B
Location Map

Kenai Peninsula Borough GIS Division

PARCEL REPORT

2/13/2023 11:03

PARCEL ID: 17113143 **Total Acreage: 26.57**

LEGAL DESCRIPTION:
T 5S R 13W SEC 27 SEWARD MERIDIAN HM 2004108 ALASKA STATE LAND SURVEY 2003-6 TRACT C

ALL PHYSICAL ADDRESSES ON THIS PARCEL:

LAND VALUE:	$67,500	**ASSESSED VALUE:**	$67,500
IMPROVEMENT VALUE:	$0	**TAXABLE VALUE:**	$0

BUILDINGS ON THIS PARCEL:

Building Type	*Square Footage*	*Year Built*

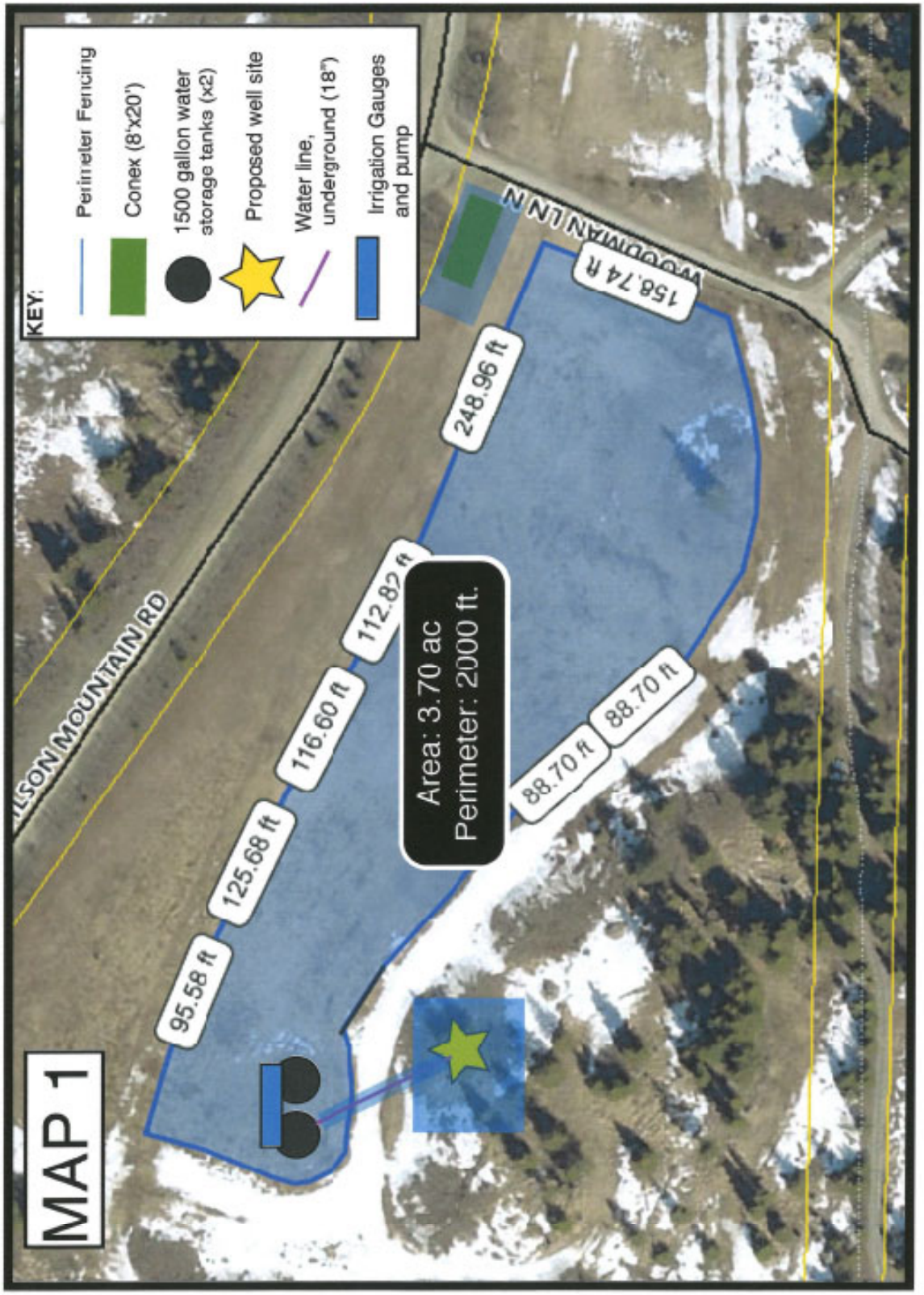
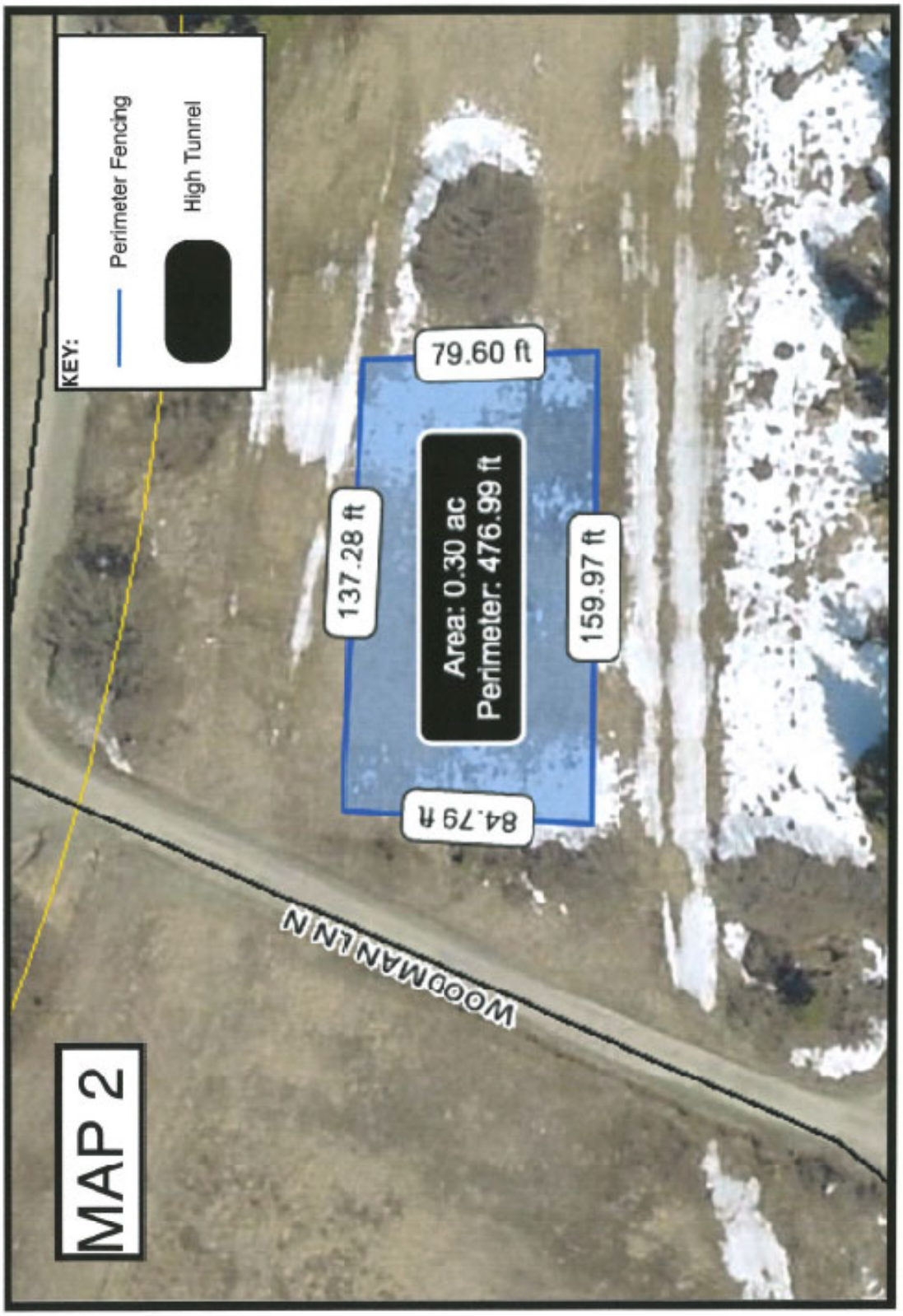
OWNERS:

Name:
ALASKA STATE D N R

Address:
550 W 7TH AVE STE 650
ANCHORAGE, AK 99501

The data displayed herein is neither a legally recorded map nor survey and should only be used for general reference purposes. Kenai Peninsula Borough assumes no liability as to the accuracy of any data displayed herein. Original source documents should be consulted for accuracy verification.

Attachment B
Location Map



Attachment B
Location Map