

# 12/6/20 Project Description

Wild Coast Farms is going to be your favorite local mixed light cannabis producer. We utilize cutting edge techniques and facilities to produce some of the finest clean cannabis on the central coast. Wild Coast Farms will be involved in a few aspects of the industry, starting in a nursery operation, and taking the plants all the way through their life cycle, into a package and available in our local dispensaries. For this to be achieved we need to focus on three permitted divisions. Nursery, Indoor Cultivation, and Processing.

## NURSERY

Our nursery operation will be comprised of 4 stand alone greenhouses. 3 of which are already built and awaiting permitting. The fourth is awaiting construction approvals from the county. This fourth greenhouse will be an identical structure in every way except in length. This one will be 130' long. These four greenhouses will have a total floor space of 12,900 sq ft. (see nursery on site plan) We will be using the plants from this nursery operation to fill our indoor greenhouse flowering structure, as well as being able to sell the babies to other farms in our area. We will be raising and exploring some rare and unique genetics as well. They are considered as "mom" plants and its from them that we take our cuttings to propagate our future nursery stock. We are always "hunting" through the newest and most exciting crosses of strains and end up with some extremely rare and valuable plants. This is a very important part of the business and can't be understated. We need to always be able to cater to the desired effects for the end user. If a consumer is looking for pain relief or an emotional shift, we have a plant for everyone, and if we don't today we will one day.

The greenhouses will all be outfitted with fans and supplemental lighting. There will be roughly 125 LED low wattage lighting fixtures spread throughout the 4 buildings. We will be keeping the light from interfering with nocturnal creatures and our neighbors stargazing potential with black out curtains during dark hours.

Water needs for this nursery vary with the seasons. We will be growing somewhere in the ball park of 8600 plants at full capacity in the nursery greenhouses. That will include our "mom" plants and their babies. Each baby will be in a 5 gallon reusable plastic pot filled with organic potting soil delivered and created by Vital Garden Supply. An average taken over the entire year, considering all the seasonal variations from our specific micro climate, taken by us using our specific growing style, is that each plant gets about 1.1 gallon per week. In the summer that can be a little more and in the winter a little less but for figurings sake that is a workable number. So our nursery component of our project will use about 9,460 gallons of water a week or 1,351 gallons per day. The exact amount of water needed will be directly served to the plants via a drip irrigation system. This process greatly reduces run off and evaporation and delivers an even soaking to every root ball.

Our nursery will be operating year-round and will require daily maintenance. The employee work load would be enough for 2 full time humans. For the first 6 months to a year the partners of the business will handle a lions share of the work loads, until we are ready to take on all that comes with having employees.

## CULTIVATION

We are going to fully utilize our county allowed indoor cultivation standards and operate a 22,000 sq ft of canopy flowering greenhouse. We will be getting a medium mixed light tier II license from the state. This greenhouse is yet to be built and is planned to be a great structure. It will be located next to our eastern most existing greenhouse that will be used for the nursery. There will be light dep capabilities, fans, carbon filtration for odor mitigation and supplemental lighting. We will be using dehumidifiers and automated vents connected to interface, to control the climate, as well as a hydronic system one day to heat the root zones.

We look forward to building a state of the art facility that produces a great local product and keeps our neighbors happy at the same time. This building, more specifically, a gutter connected greenhouse, will be 27500 sq ft in total floor space and will feel like one big structure from inside. It will be divided into 4 individual "age of plant" zones, for a staggering of the harvests and general ease of operations. We will also section off an area to be used for the drying of the plants. This dividing will be done by the black out curtains, closed only during night time hours. This greenhouse will include roughly 220 supplemental lights, 8 large dehumidifiers, rolling benches, 20 circulation fans, and a drip irrigation system. The power project to supply this is currently in the works and please see the included power use map and attachments for energy draws.

The flowering house should hold around 11,890 plants when it is at full capacity. The plants will come directly from our nursery and will stay in their 5 gallon pot. They will get to ride on one of our fully electric trucks for the trip over from our nursery. At the earlier specified average daily water use, this greenhouse should use 1,868 gallons per day throughout the entire year. The water and fertigation will come from our system that includes a few 1 hp pumps and mixing tanks. The nutrients that we are currently using are being made by Cutting Edge Solutions in Santa Rosa Ca. The site plan has the irrigation area and water tank storage area labeled and the placement of our stored 55 gal drums of our nutrients.

Our cultivation component should be enough work to keep 3-4 full time humans busy. This will have to be evaluated as time goes on but I feel that is a good place to start. They will be working during our operating hours from 7am-4pm. This allows them 8 full hour days. This should only generate a few trips into our property across the Los Osos Valley Rd. Our times of operations keep any employees from merging into the road during "peak" hours.

We will be staggering our operation into 4 harvests, so as to not overwhelm our facilities or ourselves. From the flowering area, the plants will be cut down and shuttled over to our drying section in this greenhouse. This will be labeled on the floor plans as the "area for drying". This proposed area built inside our flowering structure will be around 3000 sq ft and will encompass one entire corner of the facility. It will be used for the sole purpose of drying the cannabis plants. This area will include 4

dehumidifiers, limited fluorescent lighting for working under, an air conditioning and heating split unit, an exhaust fan, and circulation fans. Please see drying area on the energy use sheet for power consumption of these fixtures. Upon finishing up in their “drying” phase, the plants will be shuttled over to our Processing facility for trimming and packaging.

## PROCESSING

Once dried the cannabis will be moved into the Processing facility. This is what our existing barn will become as soon as the permitting process is complete. The facility is 1470 sq ft and constructed on a slab foundation. It has weather tight spray foam insulation, with power and climate control already installed. This building will be divided into 5 separate areas for 5 separate purposes which I will describe to you here.

The ADA bathroom will be built inside of this building. The paved parking space will be located as close to the door of this bathroom as well. This will be on the southern wall of the building. The dimensions and construction will meet all standards and you can see this on the floor plan and site map.

Also in this building will be a small area for our pesticide and isopropyl alcohol storage. You can read about these products in the “Storage and Hazard Response Plan” included with this packet. You will also see this area designated on the floor plan.

One of the main functions of this building will be to house our clone area. This area will consist of shelving units outfitted with low wattage fluorescent light bars that hold trays of cuttings. This area will use roughly 48 fluorescent light strips and circulation fans. It will take up roughly 25% of this buildings total foot print. The cloning operation falls under our nursery permit but will share space in this building.

The farm office and security headquarters will also be located in our Processing facility. This area will be safely tucked into the back North-East corner of the building. Our entire security system brain and camera hard drive already currently live there. It is alarmed, has sensors and being monitored 24/7 by a security company and is, as of now, the most secure area on the farm. It will have a heavy duty locking door as the only access to the outside world. Please see the Security Plan and floor plan for more details on this zone.

The fifth and final use in this building will be the trimming and packaging area. This will take up the lions share of floor space inside the Processing facility. Although we won’t be working in here daily, there there will be waves of activity in this area. After a plant is dried, it is clipped down to only the most concentrated leafless version of itself- within the confines of this climate controlled, well lit, well ventilated area. Once it passes inspection for moisture content and “bag appeal” it will be ready to be sent out as our finished product. We will then and there finally put it into a jar with our beautiful logo and packaging and send it off to our local dispensaries.

The transportation of our final product to local dispensaries.

Our flower is destined to be a high end top shelf product. We are taking every step to ensure we are producing the finest product possible. Luckily we are situated within a wonderful, in my opinion one of the best, micro climates in the state for growing cannabis. Our partners have lived in this area for a combined 75+ years and are so excited to finally have such a wonderful project that will help our county and local residents alike. We feel so fortunate to have this opportunity to show our county and our states exigent consumers how clean conscious cannabis can be grown. Thank you!