

# Honey Blossom Retreat Garden

## EXECUTIVE SUMMARY

Widespread evidence suggests that large-scale farming destroys the very land it aims to cultivate. By causing massive loss of soil carbon, modern conventional agriculture is responsible for 37% of greenhouse gas emissions (Intergovernmental Panel on Climate Change). Modern farming is also a culprit in the beginning of a potential mass extinction faced by over a million flora and fauna species on our planet. In the midst of a massive cultural shift in response to climate change, regenerative agriculture with biologically active, living soils is emerging as one of the most pivotal and largest-scale solutions we have. Some of these solutions are found in models similar to Honey Blossom Forest Gardens, a diverse farming enterprise cultivating financial and ecological resiliency. Set on magnificent Carmel Valley rolling hills of mixed oak, pine forest, chaparral and meadow, Honey Blossom Forest Gardens is a 195-acre site ideally poised as a living legacy dedicated to regenerative land stewardship. The ultimate goals of Honey Blossom Forest Gardens are manifold: to elevate soil biology, accelerate the natural succession of native flora and fauna, maintain open space, preserve riparian and woodland wildlife habitats, prevent and mitigate erosion, drought and fire cycles, restore watersheds, sequester carbon and promote local food security – all, while offering younger generations a science based whole systems education in traditional conservation and stewardship practices. Complex ecosystems again and again demonstrate how collaborative partnerships and some ingenuity can transform a challenge into a solution. And, how our partnership with the natural world can generate economies, sequester carbon, support species preservation, and temper effects of the climate crisis ~ all, while feeding our communities.

## Trends

Throughout the state and across the country exponential growth in regenerative farming enterprises is a response to rising land values - 400% increased value of cropland in the Sacramento Valley over a 15 year span; consolidating farmland ownership - 41% of farmland is held by the largest 8% of farms; aging farmers and ranchers - for every farmer under 25 there are 5 over 75. A rising concern and commitment to the responsible stewardship of our natural resources has led to the expansion of U.S. acreage under conservation easements to grow from about a million acres in 1990 to more than 15 million acres today. There is also a continuing double-digit growth trend in the organic sector. The total retail market for organic products is now valued at more than \$39 billion in the US and over \$75 billion worldwide. Industry data estimates that U.S. Local Food sales totaled at least \$12 billion in 2014, up from \$5 billion in 2008. So, while there are some organic farm sites and sustainable cattle ranches in Monterey County, Honey Blossom Forest Gardens stands to be the only site that incorporates the manifold elements of restorative conservation, holistic livestock management and a regenerative agro ecology model in the Carmel Valley. Long established organizational affiliations and alliances within education, industry and the local agricultural movement buoy and strengthen the markets for locally sourced products and ecological agri-tourism.

## **Operations And Forecasting**

Honey Blossom Forest Gardens is currently a sole proprietorship and will incorporate on January 1, 2020. Conservative projections for the diverse portfolio of yields from the diverse enterprises at Honey Blossom Forest Gardens are impressive. Total revenue is estimated to nearly meet expenses by year one through the timely production phases of three primary enterprises: plant based skincare, meat production and nursery stock. By year two, production will increase to launch a community supported agriculture program including fruit and vegetables, honey, eggs and flowers, as well as optional meat shares. Surplus will be available through various local direct marketing outlets: on line buying clubs, local farmers markets, and wholesale through local stores and restaurants. The projected revenue from this agricultural production in 2021 is \$187,000. In year two, the education center and agri-tourism micro-enterprises will also begin hosting courses in sustainable living practices, and along with farm tours, school trips and a variety of workshops, projected income is in the range of \$270,000. The estimated net profit of \$110,000 for 2021 is expected to double in 2022. Diverse micro enterprises lend resiliency to financial and ecological ecosystems; they ensure a steady growth of natural resources, fiscal economies and more sustainable communities

## **Investment Strategy**

Honey Blossom Forest Gardens is ripe for a visionary partner, keen investor or Land Trust dedicated to regenerative conservation of a community landmark and educational site. The ideal partner will have experience in land stewardship, cultivating cooperative relationships, and developing viable templates for progressively growing restorative economies, ecologies, and communities including those of our natural resources and ecosystems: watersheds, soils, and forests. The investment sought is a bridge loan of \$300,000 towards the property purchase with like-minded allies and a fiscal partner to collaborate with matching start-up costs. Launching the legal and financial arch to develop farm enterprises, which stand to be an engine and model for future sites, is the slow ascent toward climate correction and creating a living legacy one acre at a time.