



# TOP SHELF URBAN FARMS

10400 HWY 12, VICTOR, CA.

Top Shelf Urban Farms is owned by Jake Karabelnik and Richard Navone, longtime residents of San Joaquin County. Jake and Richard are committed to demonstrating how cannabis business can bring value to the communities they serve.

The site is located within the unincorporated area of San Joaquin County, in a General Agriculture Zone and outside of the sensitive vicinity of a school, daycare or youth facility.

Prior to operation, Top Shelf will complete significant infrastructure improvements including refurbishment of existing greenhouses and building structures on site to secure the facility, and in order to safely and responsibly accommodate commercial cannabis cultivation and distribution. All cannabis cultivation and processing will be fully contained within the greenhouse and building structures.

# COMMUNITY BENEFITS

*Providing stable, well paying jobs for residents, while contributing significant tax dollars to the County.*

Cannabis Businesses have been designated as 'essential' by the State of California amidst COVID 19 Pandemic, with existing licensed operators implementing enhanced safety and health protocols and social distancing practices to maintain employee and customer safety - this includes all businesses supporting the supply chain - with the downward trajectory of our local economy, these businesses may serve as a buoy to local economies.

## EMPLOYMENT

The proposed business would create 6 full-time employment positions, ranging from \$17.00/hr to \$30/hr with up to 15 additional part-time positions, providing regular employment and training opportunities for entry level employees, also starting at a living wage of \$17.00/hr.

## COUNTY REVENUE

The business has committed \$1,064,870 in impact fees to be paid to the County over the course of a 5-year term under a Development Agreement (in addition to State Taxes), with anticipated County allocations to public safety and community programs improving the quality of life for residents. Additionally, \$20,000 per year in Community Donations will be provided to the County in addition to impact fees;

## CANNABIS & PROPERTY VALUES

In several national studies, cannabis businesses have been found to either increase property values or have no discernable impact. The National Association of Realtors' report 'Marijuana and Real Estate: A Budding Issue' highlights significant increases in demand for commercial properties, stating that of their members "42% saw an increase in demand for warehouses, 27% an increase for storefronts, and 21% an increase for land. In the CATO Institutes' report 'Contact High: The External Effects of Retail Marijuana Establishments on House Prices,' they found that "single-family residences ... (within 0.1 miles) increased in value by approximately 8.4 percent relative to houses that are located slightly farther." Fear that legal cannabis businesses hurt property values is based in stigma and experiences with *illegal cannabis activity*.

# SAFETY & SECURITY

## *Collaborating with local law enforcement to ensure security and discretion*

The safety of our employees and of community members has been at the forefront of our considerations in developing this project. We have developed an extensive security plan in consultation with the Sheriff Department that exceeds the requirements of the state. While we acknowledge potential concerns as understandable, emphasis should be placed upon the fact that the vast majority majority of legal, licensed commercial cannabis facilities are operated safely, professionally and without any security threats or incidents whatsoever. However, the same cannot be said for illegal, unregulated cannabis operations, of which local public safety agencies may be unaware and which lack the security personnel, infrastructure, and protocols in place to secure legal facilities.

### KEY POINTS

The site is closed to the public at all times and will be free of any signage indicating that cannabis is being cultivated on site.

Principals have submitted full background disclosures to the Sheriff's Department and will be submitting the same background disclosures to the state.

A 7ft fence with barb wire will secure the facility perimeter, and a secondary perimeter fence at the front of the facility with privacy slats to maintain a discreet presence. Enhanced fence security may include motion activated security lighting on the secondary (frontage) perimeter fence; The facility may not be operated unless the actual security standards in place meets the conditions dictated by the Sheriff Department.

A Security Guard is to be present on-site 24-hours a day.

All facility structures (interior and exterior) shall be equipped with surveillance cameras providing 360 degree coverage, with alarms and emergency alerts to notify public safety agencies of any possible security threat.

The secondary perimeter fence may be opened only after Security confirms that no security threat is present in or around facility; Access into the interior of the facility structures for logistics vehicles is granted only after verification of credentials, safe access through the perimeter fence is established, and not before perimeter fence is closed and locked.

# ODOR CONTROL

*With use of industry-standard odor control techniques, greenhouse cannabis cultivation is nearly undetectable*

Top Shelf Urban Farms operation will include odor control measures including the utilization of Heating/Cooling and Dehumidification equipment integrated with multiple levels of industrial carbon filtration to ensure that the odor of cannabis is not detectable outside of the facility structures.

All cultivation and distribution activity will take place completely within the secure, atmosphere controlled interior of facility structures - with no outdoor cultivation, processing etc.

These structures will be completely enclosed, and again, equipped with cooling and ventilation systems, integrated industrial carbon filtration devices affixed to exhaust vents and coupled with interior fans to scrub the odor within the interior atmosphere to ensure no odor emanates from the interior. The Distribution structure will be similarly equipped with industrial carbon filtration filters integrated with its commercial HVAC system.

## WATER & SOIL MAINTENANCE

Legal Cannabis cultivation facilities are under strict regulation by the Department of Fish & Wildlife and the California Water Board. Through the State and local application processes, it is ensured that all wells used in the process of cultivation have sufficient supply levels, that no sensitive animal or plant life is effected, that all waste produced is disposed of in a manner that will not contaminate water supply, and all cultivation activities preserve the integrity of the land.

Top Shelf Urban Farms operation will include cultivation of cannabis plants in pots that sit above ground atop cultivation trays and will use only food grade nutrients as amendments. A fully organic/biological pest management plan has been developed to ensure a safe product for consumers and environmentally safe production site.

### CONTACT

*Please contact our community representative with any questions*

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