

From: [Misty Lim](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Fiona Lee](#); [Peter Chow](#)
Subject: File No. 241111 - Response to Appellant - 1719 Wallace Avenue
Date: Thursday, December 5, 2024 11:54:37 AM
Attachments: [Response Package to Appellant.pdf](#)

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Good morning,

Hope this email finds you well today. I am contacting you from InnCon Design, serving as the permit applicant and project designer for 1719 Wallace Avenue. We'd like to submit electronic files prior to the Appeal Hearing, please see attached.

If you have any questions, please do not hesitate to contact us. Thank you.

Best,
Misty Lim



6050 Geary Blvd. Ste 101
San Francisco, CA 94121
o: (415) 702-6889

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Angela Calvillo
Clerk of the Board
Board.of.Supervisors@sfgov.org

Lisa Gibson
Director of Environmental Planning
Environmental Review Officer
Lisa.gibson@sfgov.org

**Response to appeal of CEQA determination 1719 Wallace Ave, San Francisco CA 94124
by Proponent/Applicant for the Commercial Cannabis Cultivation facility.**

Response to Barbara Tassa:

Dear Board of Supervisors and Planning Department,

The Applicant at 1719 Wallace ave, Lucon, Inc. received Ms. Tassa's appeal to the CUA and CEQA exemption issued for the project and felt they should respond to the allegations put forward by Ms. Tassa. In order to give The Board a more complete picture in this appeal, Lucon, inc. is submitting this letter responding to Ms. Tassa's letter.

The applicant was first introduced to Ms. Tassa when they hosted their good neighbor policy introduction and community meeting in May of 2023. She seemed upset about the project and stated concerns about security and inquired into Lucon inc.'s security measures. The Applicant thought they had responded to her adequately in the meeting, and given that is not an issue she seems concerned about in her appeal, it would seem that they are diligent enough to lay her initial fears to rest. She also mentioned parking issues which the applicant assured her were not going to be an issue. This space is a small business with at most a couple employees and there is adequate parking directly in front of the warehouse for the employees. She also expressed concerns about noxious gasses and odors. The applicant explained their odor mitigation plan and also indicated that if she smells it in the future or notices anything amiss to please reach out and let the operators know so they can fix whatever is causing the issue. Barbara has never once contacted the applicant about an issue with odor or pollution despite having their information and open invitation to let them know about any issues or concerns.

Background:

The cannabis industry is well-established, having been active for over 20 years. Furthermore, cannabis became legal for recreational use in San Francisco on January 1, 2018, following the passage of Proposition 64 in November 2016. Medical cannabis has been legal in California since 1996 with the passage of Proposition 215. Since the legalization of cannabis, San Francisco has seen the emergence of numerous dispensaries and cannabis-related businesses. As a result, cannabis is an established industry with clear value and legitimacy.

On 06/07/2023 San Francisco city inspectors issued complaints for unpermitted alterations, electrical work, and cannabis cultivation at 1719 Wallace Ave and at 1723 Wallace Avenue. The operators at Lucon, Inc. at 1719 Wallace Avenue were confused because they had not been cultivating. They had only been storing equipment in the space in order to prepare for their imminent operation; they had begun their application process already. As an equity applicant they were encouraged to begin their planning application after completing their neighborhood outreach in May of 2023. The description on complaint 202309158, issued for 1723 Wallace Ave, the next-door neighbor, exactly matches the description on complaint 202309156, issued for 1719 Wallace Ave that same day.

Applicant explained this to the inspector, but it seems they never corrected the copy-and-pasted the violation from the neighbor, at 1723 Wallace Ave, who had been cultivating: “--- illegal marijuana growing at this location “Illegal Change of Occupancy, Unlicensed construction and unlicensed electrical”. The Inspector indicated that the complaints would resolve once plans were attained and inspections were passed to bring the building up to code. They were instructed not to store their equipment in the facility so they removed all the equipment and prepared building, electrical, mechanical and plumbing permits to bring the existing layout into compliance. Applicant has prepared plans to bring the space into compliance and will fully correct all complaints prior to operating.

The Applicant hosted their neighborhood outreach meeting in May of 2023. They have since been moving through the building department submitting plans for interior renovation/permitting existing facilities of electrical, mechanical, plumbing and building plans. They were referred to the Bayview CAC board in December of 2023 and began to attend meetings on February 7, 2024. The February meeting was cancelled and rescheduled to March 5th. Thereafter they attended monthly meetings where the Bayview CAC could not vote due to insufficient attendance and continuations of the issue on April 3, May 1, and then June 24th before the matter was referred to planning for review. In the final meeting Committee members thanked the operators for their outreach efforts and mentioned that the work they did looked promising. CUA was issued by planning on October 10, 2024 and Barbara Tassa appealed within the deadline.

The Applicant’s responses are laid out in the following document in sections addressing Ms. Tassa’s concerns by number respectively.

Response:

1) **CEQA Determination:**

Ms. Tassa believes this project would not be eligible for a Category 1 or 3 CEQA exemption. She claims “the SF planner used improper categorical exemption determination”. That a “major cannabis cultivation facility” would not fall into this definition. There are two issues: 1) this is an interior alteration under 10,000 sq ft., made to bring a building up to compliance under the health and safety code and standards of the San Francisco building and planning

department, and 2) this is not a “major cannabis cultivation facility” this is a facility that is applying for a specialty indoor license—the second smallest indoor license type available from the state; half the size of a Small Indoor License. She claims the new use will have major environmental impacts but fails to actually assert any impacts from this project. Only hypothetical ones. Furthermore the case she cites to to assert the “major environmental impact,” *Azusa Land Reclamation co. v. Main San Gabriel Basin Watermaster* deals with an 80-acre solid waste landfill imminently accepting millions of tons of solid waste. A project whose impact in a water basin supplying an urban setting vastly outweighs any potential impact of the current project—a small cannabis cultivation facility using organic indoor methods, Clean Power SF to supply electricity, and filtering all air discharged from the facility and repeatedly within the facility 24/7.

With regard to Category 3 exemption, Ms. Tassa claims that the sensitive nature of the neighborhood makes this use, “that would ordinarily be insignificant in its impact...significant.” But Ms. Tassa fails to mention exactly what those environmental impacts would be and even acknowledges that the PDR-1-B (Production, Distribution, and Repair—Light industrial Buffer) zoning would apply to some industrial uses, but does not explain how that does not apply to industrial agriculture, as listed in San Francisco Planning Code Sections 202.2(c)(3) or section 210.3. Zoning Control Table 210.3 lists Indoor Industrial Agriculture as Conditional in the PDR-1-B zoning. Ms. Tassa does not specify how the proposed use is incongruent with its zoning designation other than to claim it is because of the nearby residential uses. This project is what the zoning designation is designed for to put in facilities that would help filter air and reduce fumes to act as a buffer between the industrial areas of Bayview and residential areas. There will be significant filter capacity to clean air entering and exiting Lucon, Inc.’s Facility, and the applicant does not anticipate odor issues. Ms. Tassa has not brought the odor up to our attention as an issue once and the applicant is more than happy to work with her to make sure there is no issue in the future. The odor is a potential security issue for the applicant, in addition to being a nuisance and it is a critical part of our operation to prevent odors from escaping the facility.

2) Air Quality, Health Risks, and hypothetical AB 617 Violations:

We plan to filter all air within the facility with Canlite Carbon Filters as well as all air exiting the facility. These filters are effective at removing volatile chemicals and odors. The air filters also trap dust, smoke, silica, and other air pollutants. Even on harvest days, when the odor might be most intense, Applicant will have HVAC filtration necessary to eliminate the odor from all air discharged. All doors and windows will be sealed to prevent leakage, any leaks or noticeable odor outside will be considered a serious issue that needs to be corrected like any other mechanical failure in the growing process. It is important to note that the next door neighbor at 1723 Wallace ave has had significant issues with odor; they do not appear to be pursuing licensure, and seem to be developing significant ill will among our neighbors. We want to avoid this as and want to make sure that Barbara and other neighbors understand Lucon, Inc. cares and are a considerate neighbor to have.

There are no generators in use at the facility and no plan to use generators. The use of generators to provide power for indoor cannabis cultivation is prohibited and we cannot use the

generators to provide power. Ms. Tassa was made aware of this at our community meeting in May of 2023, but continues to assert that this project (which she combines cumulatively with every other industrial use in the Bayview) will add emissions. The permit is currently at a standstill and has not yet been reviewed by the mechanical, fire, or health departments. Construction has not yet begun. Given this, it is unclear how concerns about air quality or health risks associated with Luu's facility can be raised at this stage. These concerns may stem from misunderstandings or a lack of clarity regarding the permit process. For instance, the Fire Department will require a hazardous materials management plan, which will be certified by a licensed industrial hygienist. Moreover, during the construction phase, every aspect of the project will be carefully inspected to ensure compliance with approved plans and city regulations. Additionally, the permit will not be issued unless it meets full compliance with all departments during the plan review phase.

This Project will not overburden the electrical grid, it is a relatively small cultivation facility running on clean electrical power. The Applicant has completed their electrical upgrade in order to plan for and make sure they aren't unnecessarily overburdening the grid. They pay extra to provide for renewable energy generation to meet their electrical needs. The project will only generate 2-3 local trips per day for commuting locally-based employees. With minimal additional traffic added by the project, no generators, adequate air filtration, and renewably sourced power, it is hard to imagine what process would produce air pollutants and discharge them into the neighborhood.

3) Violation of PDR-1-B Zoning Intent:

Industrial Agriculture and Indoor Cannabis Cultivation are clearly conditionally permitted in the PDR-1-B zone under San Francisco Planning Code Sections 202.2(c)(3), section 210.3, and Zoning Control Table 210.3. Despite Ms. Tassa's references to the municipal code of San Jose or Modesto are not legally binding for the San Francisco Planning department or the Board of Supervisors in San Francisco. There are many potential reasons San Francisco established separate rules. Both Modesto and San Jose are less dense cities and a 150-foot setback is less restrictive in such a context. In contrast, Oakland has a similar density of residential as well as more similar mixes of residential and industrial uses and Oakland does not have a required setback from residential uses for cannabis cultivation facilities.

The 1719 Wallace project is located within the designated "green zone" as outlined by city and state regulations. With the proposed strict mechanical systems for the facility, our project is a specialty indoor cultivation facility, under 5,000 sqft. Thus, this project is both legal and reasonable. I do not anticipate any disruptions to the daily lives of the surrounding community.

4) Compliance with Conditional Use Authorization requirements:

Ms. Tassa makes several claims in her section four including that the letters of support for the project are unsigned and that the project provides no benefit for the Bayview, that it is not desirable, nor is it necessary. We're not sure what basis she uses to make this determination, but it seems judgemental and tainted by her own opinion. The general plan for the PDR-1-B

zoning is consistent with the use and encourages the development of a new environmentally friendly, specialty, cottage industry within San Francisco. To that end this small, locally owned, locally employing, equity business is highly desirable under the San Francisco general plan despite Ms. Tassa's personal opinion. Lucon, Inc. appreciates her concerns and will continue to try to be a good neighbor. Lucon, Inc. has reached out to her before to let her know they are very receptive to feedback. Barbara Tass has yet to lodge a single complaint with them or even notify Applicant about odor, pollution, or security issues.

Applicant has been in the process of connecting with local organizations such as the Florence Fang Community Garden, who can use Applicant's expertise and industry specific knowledge to provide help incorporating Innovative Production Methods such as hydroponic systems and aquaponic systems into their existing urban farm. Ted Fang expressed interest in pursuing grants for Urban Agriculture and Innovative Production Methods available from USDA, Applicant agreed to help to set up and design the proposals. Lucon, Inc. is still in the process of following through with this partnership and hopefully once business is up and running, will have employees joining into the volunteer hours there. The Applicant would love to use this partnership to act as a model so they can work to partner with other community farms and gardens around the Bayview and San Francisco more broadly if it proves successful and helpful.

Applicant also cleans garbage from the front of their building and do their best to maintain a clean streetfront and block. They are diligent to do graffiti abatement when they see it's necessary on the property front.

5) Misrepresentation and Lack of Transparency:

Ms. Tassa claims that the Applicant misrepresents the area as industrial. The area is zoned as PDR-1-B: Industrial Buffer. Applicant acknowledges that there are some residences nearby, but it is not a misrepresentation to call the area as Industrial, because that is how it is zoned. Nevertheless Applicant incorporated Ms. Tassa's feedback in their good neighbor policy and now refer to the area as mixed-use industrial.

Ms. Tassa claims the applicant was already cultivating in June of 2022 and August of 2023 and that she could smell malodorous fumes in the vicinity and with her windows open. She makes no effort to differentiate between Applicant and the neighbor at 1723 Wallace Ave. Nor does she ever even acknowledge the neighbor at 1723 Wallace Avenue's existence. Applicant is sympathetic to Ms. Tassa's confusion, it is hard to tell which neighbor a smell is coming from. It is unfortunate that Ms. Tassa made no effort to contact Applicant about the smell in August 2023; she had been introduced that previous May at Lucon Inc.'s Neighborhood meeting and been told they would help if contacted. If she reached out to Lucon, Inc., as she said she would at our meeting, she could have seen that there was no cultivation activity. Applicant has no record or memory of any complaint in August, 2023 or in June, 2022 from any city agency or neighbor. The legalization of unpermitted cannabis cultivation is the remedy Applicant is ordered to pursue to resolve the complaints filed on 06/07/2023. Ms. Tassa claims the applicant was at a Bayview Hunters Point CAC meeting in March of 2023, but the first meeting Applicant was scheduled for at Bayview Hunters Point CAC was in February of 2024, that meeting was cancelled and moved to March 2024. Ms. Tassa's worries of odor being controlled are legitimate worries, we will take great care to make sure that there is no leakage of odor from the facility, we

remain very open and grateful to neighbors who can provide us feedback when they notice a persistent odor. We hope Ms. Tassa can work with us so that we can be a good, unobtrusive, neighbor for her.

Conclusion:

Thank you for issuing the initial CUA. Lucon, Inc. appreciates the time it took to review this application. We hope you understand why the Applicant contests Ms. Tassa's reasoning and reaffirm that a small Specialty Indoor Cannabis Cultivation License in an existing warehouse is exempt from CEQA review as an existing facility.

Sincerely,

Date: 12/04/2024



Khanh (Kenny) Luu
Lucon, Inc.
1719 Wallace Ave
San Francisco, CA 94124

Please See the following exhibits:

- 1)Complaints related to neighbor 1723 Wallace Ave
- 2)Complaints related to 1719 Wallace Ave
- 3)Picture of Street from Wallace Ave facing the facility
- 4)Lucon Inc Good Neighbor Policy & Odor Mitigation
- 5)Florence Fang Community Garden Letter
- 6)DCC Cannabis Cultivation License Types
- 7)USDA Urban Agriculture and Innovative Production Grants

EXHIBIT 1: 1723 WALLACE COMPLAINTS

Home » Most Requested



Welcome to our Permit / Complaint Tracking System!

You selected:

Address: **1723 WALLACE AV** Block/Lot: **5414 / 016**

Please select among the following links, the type of permit for which to view address information:

[Electrical Permits](#) [Plumbing Permits](#) [Building Permits](#) [Complaints](#)

(Complaints matching the selected address.)

Complaint #	Expired	Date Filed	Status	Div	Block	Lot	Street #	Street Name
202309467		06/14/2023	CLOSED	EID	5414	016	1723	WALLACE AV
202309418		06/13/2023	ACTIVE	CES	5414	016	1723	WALLACE AV
202309158		06/07/2023	ACTIVE	CES	5414	016	1723	WALLACE AV
202309161		06/07/2023	ACTIVE	CES	5414	016	1723	WALLACE AV



Welcome to our Permit / Complaint Tracking System!

COMPLAINT DATA SHEET

Complaint Number: 202309158

Owner/Agent: OWNER DATA SUPPRESSED

Owner's Phone: --

Contact Name: --

Contact Phone: --

Complainant: COMPLAINANT DATA SUPPRESSED

Date Filed: 06/07/2023

Location: 1723 WALLACE AV

Block: 5414

Lot: 016

Site: --

Rating: --

Occupancy Code: --

Received By: Ashley Chico

Division: BID

Complainant's Phone: --

Complaint Source: 311 INTERNET REFERRAL

Assigned to Division: CES

Description: --- illegal marijuana growing at this location "Illegal Change of occupancy, Unlicensed construction and unlicensed electrical" (311 SR 16886227)

Instructions:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT
CES	HINCHION	1125	



Welcome to our Permit / Complaint Tracking System!

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
7/25/2023	Thu Ha Thi Truong	CES	per CF

COMPLAINT STATUS AND COMMENTS

COMPLAINT DATA SHEET

Complaint Number: 202309161

Owner/Agent: OWNER DATA SUPPRESSED

Owner's Phone: --

Contact Name: --

Contact Phone: --

Complainant: COMPLAINANT DATA SUPPRESSED

Date Filed: 06/07/2023

Location: 1723 WALLACE AV

Block: 5414

Lot: 016

Site: --

Rating: --

Occupancy Code: --

Received By: Ashley Chico

Division: BID

Complainant's Phone: --

Complaint Source: 311 INTERNET REFERRAL

Assigned to Division: CES

Description: --- illegal marijuana growing at this location "Illegal Change of occupancy, Unlicensed construction and unlicensed electrical" (311 SR 16886230)

Instructions:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	HINCHION	1125		

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
7/6/2023	Suzanna Wong	CES	Per Gary Clifton

EXHIBIT 2: 1719 WALLACE COMPLAINTS



Welcome to our Permit / Complaint Tracking System!

You selected:

Address: **1719 WALLACE AV** Block/Lot: **5414 / 015**

Please select among the following links, the type of permit for which to view address information:

[Electrical Permits](#) [Plumbing Permits](#) [Building Permits](#) [Complaints](#)

(Complaints matching the selected address.)

Complaint #	Expired	Date Filed	Status	Div	Block	Lot	Street #	Street Name
202309160		06/07/2023	CLOSED	EID	5414	015	1719	WALLACE AV
202309156		06/07/2023	ACTIVE	BID	5414	015	1719	WALLACE AV



Welcome to our Permit / Complaint Tracking System!

COMPLAINT DATA SHEET

Complaint Number: 202309156
Owner/Agent: OWNER DATA SUPPRESSED
Owner's Phone: --
Contact Name: --
Contact Phone: --
Complainant: COMPLAINANT DATA SUPPRESSED
Date Filed: 06/07/2023
Location: 1719 WALLACE AV
Block: 5414
Lot: 015
Site: --
Rating: --
Occupancy Code: --
Received By: Ashley Chico
Division: BID
Complainant's Phone: --
Complaint Source: 311 INTERNET REFERRAL
Assigned to Division: BID
Description: --- illegal marijuana growing at this location "Illegal Change of occupancy, Unlicensed construction and unlicensed electrical" (311 SR 16886194)

Instructions:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR
BID	FRANCIS



Welcome to our Permit / Complaint Tracking System!

REFERRAL INFORMATION

COMPLAINT DATA SHEET

Complaint Number: 202309160
Owner/Agent: OWNER DATA SUPPRESSED
Owner's Phone: --
Contact Name: --
Contact Phone: --
Complainant: COMPLAINANT DATA SUPPRESSED
Date Filed: 06/07/2023
Location: 1719 WALLACE AV
Block: 5414
Lot: 015
Site: --
Rating: --
Occupancy Code: --
Received By: Ashley Chico
Division: BID
Complainant's Phone: --
Complaint Source: 311 INTERNET REFERRAL
Assigned to Division: EID
Description: --- illegal marijuana growing at this location "Illegal Change of occupancy, Unlicensed construction and unlicensed electrical" (311 SR 16886215)

Instructions:

INSPECTOR CURRENTLY ASSIGNED

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
EID	CHOY	6318	5	

REFERRAL INFORMATION

EXHIBIT 3:

Our Surroundings:



Our Neighborhood

Our street consists of mostly industrial warehouses with few residential neighbors.

We are located off the main road and do not incur a lot traffic.

EXHIBIT 4:

Our Good Neighbor Policy

Nuisance Reduction	Odor Prevention	Safety
<p>Trash and Graffiti Removal</p> <ul style="list-style-type: none">- Consistently clean trash and graffiti <p>Traffic / Parking</p> <ul style="list-style-type: none">- Not open to the public- Intend to only take up parking directly in front	<p>Air Filtration</p> <ul style="list-style-type: none">- Air scrubbed with carbon filters 24/7- No odor escapes- Carefully monitored for noxious odors.	<p>Security / Cameras</p> <ul style="list-style-type: none">- Discrete and Low Profile- No external signage- Onsite security guard- 24hr camera monitoring- External lighting around building

Good Neighbor Policy

Lucon Inc.

1719 Wallace Ave, San Francisco CA 94124

We at Lucon, Inc take the safety and comfort of our neighbors very seriously. We are aware of our surroundings and try to be as non-disruptive as possible. We have a good relationship with all of our neighbors and strive to keep it that way.

Our Surroundings:

We are located near Wallace ave and 3rd street and as such Third street is full of pedestrians and vehicle traffic during the day and relatively empty at night. During the day people are regularly coming and going, at night it might be more disruptive to operate. Beyond that we are mostly surrounded by industrial warehouses and businesses but as one goes further north and west the neighborhood becomes more residential and retail commercial.

Nuisance Reduction:

To maintain a less disruptive schedule we only operate from 10am-5pm. Our location at 1719 Wallace Avenue is not open to the public and as such will not have to deal with loiterers, trash, or foot traffic associated with storefront retail. We will have delivery drivers coming and going but that will only be a few times a day at most. We take great care never to inconvenience our neighbors by taking up extra parking. We are also responsive to our neighbors needs when it comes to parking as well.

Any business produces trash, we want to maintain a clean premises. To this extent we clean the trash and organic material (fallen leaves/woodchips/and twigs) from the front of our building and the sidewalk and streets directly around our facility twice per month. Should we notice that there tends to be undue buildup during that time we will increase the frequency with which we clean our surroundings.

Most importantly, we know that the biggest nuisance associated with cannabis is the smell. We will be cultivating cannabis and as such will be especially sensitive to smell at certain points in the growing/drying/curing process. All rooms are kept with negative pressure to prevent smell from escaping and all exhaust from the facility is run through multiple CanLite Caebon

Filters. We package and produce all our product in rooms in which all the air is scrubbed with CanLite Carbon Filter with 1500 Cubic Feet per minute filtration rate 24/7. This filter has more than enough capacity for the room. No leakage of smell should occur from the room, but just in case, the other rooms connected also have carbon filters. We have never had any complaints about smell. Additionally anything carried into or out of the facility is sealed in an airtight container. Should we notice any additional odor or should a neighbor make a complaint to us, we will work to adjust this so that there is no noticeable smell in or around the facility.

Safety:

Cannabis is known for being a higher risk business and a common target of robberies. For that reason we take our safety and the safety of our neighbors going forward. There are three things we do to maintain our premises. We maintain a low profile, we have installed an alarm system with 24/7 camera monitoring, and we maintain external lighting around our facility.

We have the front of our business illuminated by lighting at night. The entire office park is locked behind a large steel gate and there is no public access anywhere near our unit. Nevertheless we maintain the required lighting outside our premises. Should a neighbor ask us to dim our lighting or increase it we're happy to comply. We look forward to your feedback.

We have installed an alarm system with 4K resolution camera footage of all rooms, entrances and exits in our facility. We haven't had a problem with break-ins. We do not expect to be an obvious or easy target given where we are nestled in the middle of the gated office park. Nevertheless we are working to take preventative measures to protect ourselves and our neighbors.

We have minimal external signage and do not expect most people to even know we operate from that location. We are far removed from any school. Should there be any nuisance or complaint to us by our neighbors we will do our best to mitigate the issue as quickly as we can. We understand the benefit of working and living in harmony. We want to be as supportive and responsive to our community as we can and hope our neighbors can do the same for us. We make a concerted effort to introduce ourselves to our closest neighbors and hope to continue to have a jovial relationship with all those around us. We look forward to hearing your comments. Please let us know if you have any other needs or concerns.

Sincerely,
Lucon, Inc
1719 Wallace Avenue,
San Francisco CA 94124
(415) 261-8882
luconinc@gmail.com

EXHIBIT 5: Florence Fang Community Farm Proposal Letter

Dear Members of the Bayview Citizen Advisory Committee,

We would like to inform you about an exciting new joint venture between the Florence Fang Community Farm and Lucon Inc. This partnership aims to leverage our collective expertise to foster sustainable urban agriculture and enhance community engagement through innovative farming techniques, specifically the hydroponics method.

Our joint venture is committed to supporting the Florence Fang Community Farm in several key areas:

1. **Training and Teaching:** We will provide comprehensive training sessions, workshops, and educational resources to help the farm's staff and community members understand and implement hydroponic farming techniques. This hands-on support will ensure that the farm can effectively adopt and benefit from these advanced agricultural practices.
2. **Growing and Expanding:** Our team will assist in the design and setup of hydroponic infrastructure at the Florence Fang Community Farm, optimizing growth conditions and crop selection to maximize yield and sustainability. This will enable the farm to expand its operations and increase its impact on the community.

We firmly believe that this partnership will be highly advantageous for the business community in the Bayview area. By combining the strengths of Florence Fang Community Farm and Lucon Inc., we can provide educational opportunities and promote community involvement.

We are excited about the potential positive impact this joint venture will have on the Bayview community and look forward to your support in this endeavor. We are eager to discuss this proposal further and answer any questions you may have about our plans and the benefits for the community.

Thank you for your time and consideration. We look forward to working with the Bayview Citizen Advisory Committee to realize the full potential of this collaborative initiative.

Sincerely,

Lucon Inc.
1719 Wallace Ave., SF CA
luconinc@gmail.com

Florence Fang Community Farm
1 Diana St., SF CA 94124
[email]

[Sign]

EXHIBIT 6: DCC Cannabis Cultivation License Types

Cultivation licenses

Cultivation license types are based on the:

- Type of production and lighting used
- Number of plants grown or size of the canopy. The canopy is the area where mature (flowering) plants are grown.

The cultivation license types are:

- Specialty cottage
 - Specialty cottage outdoor – up to 25 mature plants or up to 2,500 square feet of canopy
 - Specialty cottage indoor – up to 500 square feet of canopy
 - Specialty cottage mixed-light tier 1 and 2 – up to 2,500 square feet of canopy
- Specialty
 - Specialty outdoor – up to 50 mature plants or up to 5,000 square feet of canopy
 - Specialty indoor – 501 to 5,000 square feet of canopy
 - Specialty mixed-light tier 1 and 2 – 2,501 to 5,000 square feet of canopy
- Small
 - Small outdoor – 5,001 to 10,000 square feet of canopy
 - Small indoor – 5,001 to 10,000 square feet of canopy
 - Small mixed-light tier 1 and 2 – 5,001 to 10,000 square feet of canopy
- Medium

EXHIBIT 7: USDA GRANTS



URBAN AGRICULTURE AND INNOVATIVE PRODUCTION

Urban Agriculture and Innovative Production Grants

USDA is committed to serving all facets of agriculture, including gardens, farms, and even indoor operations in urban, suburban, and tribal communities. Urban agriculture projects nourish communities with fresh, healthy food; teach generations the joy and fulfillment of farming and partnerships; and produce environmental benefits by reducing food waste and creating compost that can be used in a variety of farming operations.

The Urban Agriculture and Innovative Production (UAIP) Competitive Grants Program supports a wide range of activities through Planning Projects and Implementation Projects. Activities include operating community gardens and nonprofit farms, increasing food production and access in economically distressed communities, providing job training and education and developing business plans and zoning. These grants initiate or expand efforts of farmers, gardeners, citizens, government officials, schools, and other stakeholders in urban areas and suburbs.

Grant Types

Planning Projects initiate or expand efforts of farmers, gardeners, citizens, government officials, schools, and other stakeholders in urban areas and suburbs, particularly where access to fresh foods are limited or unavailable. Projects may accomplish one or any number of needs such as food access; education; business and start-up costs for new farmers; and development of policies related to zoning and other needs of urban and urban agroforestry production.

Implementation Projects accelerate existing and emerging models of urban, indoor, and other agricultural practices that serve multiple farmers. Projects will improve local food access and collaborate with partner organizations and may support infrastructure needs; emerging technologies; educational endeavors; and urban farming policy implementation.



USDA's Office of Urban Agriculture and Innovative Production was formed through the 2018 Farm Bill to improve USDA's support for urban and innovative farming operations. The office manages competitive grants and cooperative agreements. A new federal advisory committee on urban agriculture and innovative production and new Farm Service Agency urban and suburban county committees provide the public an opportunity to have input on USDA programs and services.



Who is Eligible?

Nonprofits, local governments, Native American Tribal governments and organizations, and schools are eligible for these opportunities.

Learn More

More information, including a webinar, Frequently Asked Questions, and news release, is available at farmers.gov/urban.

