

PROPOSED REVISIONS TO CANNABIS ORDINANCE

Proposed changes to the cannabis ordinance are shown below, with additions shown in underline and deletions in ~~strikethrough~~. If adopted, the changes may also result in minor re-numbering/re-lettering of subsections for organizational clarity.

<i>5.148.020 "Definitions"</i>	
(aa)	"Premises" means the designated structure or structures and land specified in the Application that is owned, leased, or otherwise held under the control of an Applicant or Licensee where the commercial Cannabis Activity will be or is conducted. The Premises shall be a contiguous area, <u>to the extent feasible</u> , and shall only be occupied by one Licensee.
<i>5.148.050 "Prohibited Cannabis Activity"</i>	
(b)	<p>Notwithstanding the foregoing, the following Commercial Cannabis Activities may occur in the unincorporated area of the County pursuant to a valid State License:</p> <p><u>(1)</u> transportation of Cannabis on public roads as expressly authorized under California Business and Professions Code Section 26080(b);</p> <p><u>(2)</u> lawful delivery of Cannabis to a Customer, however, no physical location for such delivery service shall be permitted within the unincorporated area of the County; and</p> <p><u>(3) distribution of Cannabis and Cannabis Products among Licensees and other State License holders, however no physical location for stand-alone Distribution shall be permitted in the unincorporated County.</u></p>
<i>5.148.060 "Commercial Cannabis Activity License Application requirements"</i>	
(b)	<p>In all cases, the Application shall contain, without limitation, the following information which Applicant shall certify under penalty of perjury is true and correct:</p> <ol style="list-style-type: none">1. The name of the Applicant. For Applicants who are individuals, the Applicant shall provide both the first and last name of the individual. For Applicants who are business entities, the Applicant shall provide the legal business name of the Applicant and, if applicable, the business trade name ("DBA") of the Applicant. In either case, a single individual who shall act as the primary contact shall be identified by the Applicant.2. The commercial Cannabis Activity type the Applicant is applying for, including whether the proposed License will involve medical and/or non-medical commercial Cannabis Activity.3. A list of all State Licenses and any out-of-state or other local Licenses, permits, or authorizations to conduct commercial Cannabis Activity held by the Applicant, including the date the License was issued, the License number, and the licensing authority that issued the License, permit, or other authorization.4. Whether the Applicant has ever been denied the right to conduct commercial Cannabis Activity by the Department, State, or any other Cannabis Licensing Authority, including other licensing authorities within the State or in other states. The Applicant shall provide the type of License applied for, the name of the licensing authority that denied the Application, and the date of denial.5. The physical address(es) of the Premises and the parcel number(s) assigned to the Premises by the assessor. The address of record for the Applicant. The telephone number for the Premises. The website address of the Applicant's business, if applicable. The email address for the Applicant's business, if applicable. Contact information for the Applicant's designated primary contact person including the name, title, address, phone number, and email address of the individual. Contact

information for the designated agent for service of process including the name, title, address, phone number, and email address of this individual.

6. All Applicants who are business entities shall provide the business organizational structure of the Applicant, for example, partnership, limited liability company (LLC), or corporation. ~~The business-formation documents, which may include but are not limited to articles of incorporation, operating agreements, partnership agreements, and fictitious business name statements. The Applicant shall also provide all documents filed with the State, which may include but are not limited to articles of incorporation, certificates of stock, articles of organization, certificates of limited partnership, and statements of partnership authority.~~
7. A list of every fictitious business name the Applicant is operating under including the address where the business is located.
8. ~~The Applicant shall supply the following financial information related to the proposed commercial Cannabis Activity:~~
 - i. ~~A list of the Applicant's savings, checking, or other accounts maintained by a financial institution the Applicant intends to use in connection with the proposed commercial Cannabis Activity. The Applicant shall provide for each account, the financial institution's name, the financial institution's address, account type, and account number;~~
 - ii. ~~A list of loans made to the Applicant for its use in conducting the proposed commercial Cannabis Activity. For each loan, the Applicant shall provide the amount of the loan, the date of the loan, term(s) of the loan, security provided for the loan, and the name, address, and phone number of the lender;~~
 - iii. ~~A list of investments made to the Applicant for its use in conducting the proposed commercial Cannabis Activity. For each investment, the Applicant shall provide the amount of the investment, the date of the investment, term(s) of the investment, and the name, address, and phone number of the investor; and~~
 - iv. ~~A list of all gifts of any kind given to the Applicant for its use in conducting the proposed commercial Cannabis Activity. For each gift, the Applicant shall provide the value of the gift or description of the gift, and the name, address, and phone number of the provider of the gift.~~
9. A complete list of every owner. Each individual named on this list shall submit the following information: the full name of the owner; the owner's title within the Applicant entity; ~~the owner's date of birth and place of birth; the owner's social security number or individual taxpayer identification number;~~ the owner's home mailing address; the owner's telephone number. ~~This may include a number for the owner's home, business, or mobile telephone;~~ the owner's email address; the date the owner acquired an ownership interest in the Applicant entity; the percentage of the ownership interest held in the Applicant entity by the owner; if applicable, the number of shares in the Applicant entity that the owner holds; whether the owner has a financial interest in any other business in the State. For purposes of this section "financial interest" means an investment into a business, a loan provided to a business, or any other equity interest in a business; a copy of the owner's government issued identification; acceptable forms of identification are a document issued by a federal, state, county, or municipal government that includes the name, date of birth, physical description, and picture of the person, such as a driver License; and a copy of the owner's completed Application for electronic fingerprint images submitted to the Department of Justice as required by California Business and Professions Code Section 26051.5(a) for a State License or, if the owner has not completed such Application, an acknowledgment that issuance of any local License shall be conditioned upon successful completion of the Department of Justice background check then the

~~owner shall submit fingerprints and other necessary information for a criminal background check to be conducted by the Department and/or a third party authorized by the Department to perform background checks. All individual personal information provided by the Applicant, or than the name of the individual, will be protected from public disclosure unless otherwise required by law.~~

10. Evidence that the Applicant has the legal right to occupy and use the proposed Premises that complies with the requirements of the Department and the State. If the Applicant is not the landowner of the property upon which the Premises is located, the Applicant shall provide to the Department a document from the landowner that states that the Applicant has the right to occupy the property and acknowledging the Applicant may use the property for the commercial Cannabis Activity for which the Applicant is applying. ~~An applicant shall also provide a copy of the rental agreement, as applicable. If the applicant is the landowner of the property on which the Premises is located, the Applicant shall provide to the Department a copy of the title or deed to the property.~~ The Applicant shall provide evidence that the proposed location meets all State and County land use and zoning requirements.
11. The Applicant shall submit to the Department with his or her Application a complete and detailed site plan of the proposed Premises, along with detailed plans showing the proposed location of all Cannabis related activities, employee parking areas, all proposed improvements, and any other information determined by the Department to be necessary for the review of the Application. The plans must be to scale and must comply with all State rules, laws, and regulations regarding Premises diagrams. If the proposed Premises consist of only a portion of a property, the plans must be labeled indicating which part of the property is the proposed Premises and how the remaining property is/will be used. The Applicant must provide evidence that the Premises complies with all setback requirements set forth in this chapter.
12. The Applicant must submit to a pre-inspection of the Premises during regular business hours prior to the issuance of a License. Pre-inspections may include, without limitation, access by employees or agents of the following: the Department; County Code Compliance; County Division of Environmental Health; the applicable Fire Protection Agency; the County Sheriff's Office; the County Department of Agriculture/Weights and Measures; and the County Health System.
13. Prior to Application processing, the Premises shall be free of any violations of State and local standards, including, without limitation, County building standards, County land use requirements, County zoning requirements, County health and safety standards, and applicable fire standards, unless Applicant submits a plan to resolve any such violations to the satisfaction of the County Community Development Director.
14. The Applicant must provide a detailed description and plan for hiring local residents and affirm that Applicant will comply with all applicable federal, state, and local wage and labor requirements.
15. The Applicant must submit a staffing plan for the proposed commercial Cannabis Activity, an organizational chart that outlines the position and responsibilities of each employee, as well as the reporting or supervisory structure for each employee. The Applicant shall also affirm that they will comply with all applicable federal, state, and local laws related to the age of employees for the proposed commercial Cannabis Activity ~~provide written proof (i.e. California driver's License, California identification card, or certified copy of birth certificate) that all supervisors and employees are twenty on (2) years of age or older.~~
16. For an Applicant with twenty (20) or more employees, the Applicant shall attest that the Applicant has entered or will enter into a labor peace agreement, as required by California Business and Professions Code Section 26051.5(a)(5). Such agreement shall ensure full access for labor representatives to the Premises during regular business hours as allowed by the State.
17. If the Applicant has not yet received a State License, the Applicant shall attest that the Applicant intends to apply for a State License and agrees to submit documentation of the State License to the Department upon issuance. If the Applicant has already received a State License, the Applicant shall

provide a copy of such State License(s). The authority to conduct any Commercial Cannabis Activity pursuant to a County License is explicitly conditioned upon Applicant's receipt of a valid State License.

18. The Applicant shall provide a valid seller's permit number issued by the State and evidence that Applicant has complied with all other State registration requirements for tax purposes. If the Applicant has not yet received a seller's permit from the State, the Applicant shall attest that the Applicant is currently applying for a seller's permit and provide adequate documentation to the Department demonstrating such Application is currently pending. However, a valid State seller's permit is required to receive a License.
19. The Applicant shall provide proof that Applicant has complied with all State insurance requirements and proof that the Applicant has obtained a surety bond in the amount of not less than thirty-five thousand dollars (\$35,000.00) payable to the Department to ensure payment for the costs of confiscation, storage, clean-up or abatement of any wastes, including regulatory oversight costs, and/or destruction of Cannabis when such costs are necessitated by a violation of this chapter or other applicable federal, State, or local law. The surety bond shall be issued by a corporate surety Licensed by the State, is in addition to any such bond required by the State, and must be maintained at all times a valid License exists and for an additional six (6) months after a License has been revoked.
20. The Applicant shall submit a security plan for review and approval by the Department. The approved plan will be maintained by the Department and be made available to other County departments for the purposes of verification and inspections. At a minimum, the security plan will include: a description of the Applicant's video surveillance system, including camera placement and practices for the maintenance of video surveillance equipment; a description of how the Applicant will ensure that all access points to the Premises will be secured, including the use of security personnel; and a description of the Applicant's security alarm system. [The security plan shall include a graphical depiction of the security measures on a site plan; a narrative description alone is not sufficient.](#) The installation of security apparatus shall comply with all relevant permitting requirements, and shall not be installed until such permits are obtained.
21. The Applicant shall provide a detailed improvement and operations plan that demonstrates adequate compliance with ~~the~~ all requirements of this chapter, as determined in the discretion of the Community Development Director or ~~his~~ designee. The submitted plan shall, include, at a minimum, the information required by Sections 5.148.130 through 5.148.160 and summarized below:
 - i. Proposed hours of operation;
 - ii. Proposed improvement plan, identifying all the changes and improvements that will be made to the Premises, including without limitation changes to: site ingress and access; electrical, water, wastewater, storm water, parking and other infrastructure/facilities;
 - iii. Employee parking and transportation plan;
 - iv. Fire prevention plan;
 - v. Lighting and security plan;
 - vi. Waste disposal plan;
 - vii. Water management plan, including the proposed water supply, proposed conservation measures, and waste water discharge measures;
 - viii. Access restriction procedures, including measures ensuring that minors will not have access to Cannabis;
 - ix. Record keeping policy;

<ul style="list-style-type: none"> x. Track and trace measures; xi. Odor prevention and ventilation measures; xii. Energy usage plan; xiii. Size, height, colors, and design of any proposed signage at the Premises; xiv. A pest-management plan, if applicable; and xv. Such other information as the Community Development Director determines is necessary to ensure compliance with State law and this chapter.
<p align="center"><i>5.148.070 "Review, approval, and issuance of commercial Cannabis Activity Licenses"</i></p>
<p>(b) Upon review of a complete Application, the Community Development Director, or his designee, shall deny the Application on one (1) or more grounds provided by Section 5.148.080, or may grant the requested License upon making all of the following findings:</p> <ul style="list-style-type: none"> (i) The Applicant's proposed Commercial Cannabis Activities comply with the provisions of this Chapter and all additional requirements of State Law and County Code; (ii) The Application is either exempt from or has complied with the requirements of the California Environmental Quality Act ("CEQA"); (iii) Feasible mitigation measures or feasible alternatives identified during CEQA review necessary to avoid or substantially lessen any significant impact on the environment have been imposed as an enforceable condition of the License; (iv) The Department has imposed written conditions on the proposed Commercial Cannabis Activity which require the Applicant to obtain a valid State License prior to engaging in any Commercial Cannabis Activity; and (v) The Department has imposed written conditions on the proposed Commercial Cannabis Activity which, in the judgment or discretion of the Community Development Director or his designee, are necessary to preserve the health, welfare, or safety of the community or environment. <p>(c) Each License shall be granted for a one<u>five</u>-year period and shall expire five<u>one</u> (<u>15</u>) years after the date of its issuance.</p>
<p align="center"><i>5.148.080 "Grounds for denial of an Application"</i></p>
<p>(a) The Community Development Director, or his designee, may<u>shall</u> deny an Application for a commercial Cannabis License for any of the following reasons:</p> <ul style="list-style-type: none"> (1) Based on the evidence in the record, the Community Development Director, or his designee, is unable to make the findings required by Section 5.148.070(b); (2) The Applicant made a knowingly false statement of a material fact in the Application or knowingly omitted a material fact from the Application; (3) The proposed commercial Cannabis Activities do not fully comply with the requirements of this chapter or any State law or regulation; (4) The Applicant failed to provide all information required in the Application and/or failed to allow a pre-inspection of the proposed Premises; (5) The Applicant has outstanding taxes, fees, or fines owed to the Department or to the County; (6) An owner is subject to prosecution or has been convicted or sanctioned for an offense or violation set forth under California Business and Professions Code Section 26057(b)(4), (b)(6); or

- (7) An owner has been sanctioned by the State or any other licensing authority for unauthorized commercial Cannabis Activities or has had a state License or any other License for commercial Cannabis Activities suspended or revoked in the three (3) years immediately preceding the date the Application is filed.

5.148.090 "License renewal"

- (a) To renew a License, a completed License renewal Application and renewal fee shall be received by the Department no fewer than sixty (60) calendar days before the expiration of the License. In the event the License is not renewed prior to the expiration date, it ~~may~~shall be deemed revoked as of the date of its expiration, ~~and~~ in which case the Licensee must cease all commercial Cannabis Activity until such time that the Licensee is issued a new License from the Department. The Licensee and all owners will be subject to enforcement actions set forth below in Section 5.148.180 for continuing operations after a License has expired without a renewal.
- (b) The License renewal Application shall contain, at minimum, the following:
- (1) The name of the Licensee. For Licensees who are individuals, the Licensee shall provide both the first and last name of the individual. For Licensees who are business entities, the Licensee shall provide the legal business name of the Licensee. All renewal Applications shall identify a primary point of contact and provide current contact information.
 - (2) The License number and expiration date;
 - (3) The Licensee's address of record and Premises address;
 - (4) An attestation that all information provided to the Department in the original Application is accurate and current or a detailed explanation of any changes or discrepancies. If any of the documentation and information supplied by the Applicant in the original Application has changed, the Applicant shall submit updated information and documentation with the renewal form and shall provide such other information as the Department may require.
- (c) The Community Development Director, or ~~his~~ designee, ~~may~~shall deny any request for a License renewal for any of the following reasons. The Community Development Director, or designee, shall also have the authority to impose new conditions on the License, if those conditions are reasonably necessary to avoid denial of a License renewal Application.
- (1) The License renewal Application is filed fewer than sixty (60) calendar days before expiration of the License;
 - (2) The Licensee does not fully comply with the requirements of this chapter or any State rule, law, or regulation;
 - (3) The Licensee has failed to fully comply with any condition imposed on the License;
 - (4) Changes in circumstances after the issuance or most recent renewal of the License result in an impact to the health, welfare, or safety of the community or environment that cannot be mitigated by the imposition of new conditions;
 - (5) The Licensee has failed to provide all information required in the License renewal Application and/or has failed to allow a requested inspection of the Premises;
 - (6) The Licensee has any outstanding taxes, fees, or fines owed to the Department or to the County;
 - (7) The License is suspended or revoked at the time of the request for License renewal;
 - (8) The Licensee is subject to prosecution or has been convicted or sanctioned for an offense or violation set forth under California Business and Professions Code Section 26057(b)(4), (b)(6); or
 - (9) The Licensee or an owner has been sanctioned by the State or any other licensing authority for unauthorized commercial Cannabis Activities or has had a State License or any other License, permit,

<p>or authorization for commercial Cannabis Activity suspended or revoked between the time the original License was issued and the filing of the request for License renewal.</p>
<p>5.148.100 <i><u>"License nontransferableChange in ownership"</u></i></p>
<p>(a) A License issued under this chapter does not create any interest of value, <u>and is not transferable or assignable to another person or owner and automatically terminates upon transfer of ownership of the License.</u> Any change in the owners requires <u>submission the information required under Section 5.148.060(b)(8) to the Department a renewal Application pursuant to Section 5.148.090 within 14 calendar days of the effective date of the ownership change.</u> The Licensee may continue to operate under the active license while the Department reviews the qualifications of the new owner(s) in accordance with State law and regulations and this chapter to determine whether the change would constitute grounds for denial of the license, if at least one existing owner is not transferring his or her ownership interest and will remain as an owner under the new ownership structure. If all owners will be transferring their ownership interest, the business shall not operate under the new ownership structure until a new license application has been submitted to and approved by the Department, and all application and license fees for the new application have been paid. Except in cases of death or incapacity of a Licensee as set forth below in paragraph (c), if the License is not renewed prior to transfer of ownership, it shall be deemed revoked and the Licensee must cease all commercial Cannabis Activities until such time that the Licensee is issued a new License from the Department. The Licensee and all owners will be subject to enforcement actions set forth below in Section 5.148.180 for continuing operations after a License has expired without a renewal.</p> <p>(b) <u>A change in ownership occurs when a new person meets the definition of owner in Section 5.148.020(y). A License is issued to and covers only the Licensee with respect to the Premises identified on the License. The License does not run with the land and a Licensee shall not sublet any portion of the Premises.</u></p> <p>(c) <u>A change in ownership does not occur when one or more owners leave the business by transferring their ownership interest to the other existing owner(s). In the event of the death, incapacity, receivership, assignment for the benefit of creditors of a Licensee, or other event rendering a Licensee incapable of performing the duties associated with the License, the Licensee's successor in interest (e.g., appointed guardian, executor, administrator, receiver, trustee, or assignee) shall notify the Department in writing within ten (10) business days of receiving legal authority to act on behalf of the Licensee and provide documentation (1) demonstrating that the Licensee is incapable of performing the duties associated with the License, such as a death certificate or a court order finding the Licensee lacks capacity, and (2) proving the successor in interest has legal authority to act on behalf of the Licensee, such as a court order or trust agreement. To continue operating under the License, the successor in interest shall submit a renewal Application pursuant to Section 5.148.090 within thirty (30) days of receiving legal authority to act on behalf of the Licensee. If the successor in interest fails to either notify the Department within ten (10) days or submit a renewal Application within thirty (30) days, as set forth above, the License shall be deemed revoked and the Licensee must cease all commercial Cannabis Activity until such time that the Licensee is issued a new License from the Department. The Licensee, all owners, and the successor in interest will be subject to enforcement actions set forth below in Section 5.148.180 for continuing operations after a License has expired without a renewal.</u></p> <p>(d) <u>A License is issued to and covers only the Licensee with respect to the Premises identified on the License. The License does not run with the land and a Licensee shall not sublet any portion of the Premises.</u></p>
<p>5.148.110 <i><u>"Fees"</u></i></p>
<p>(a) The filing of an initial Application and/or an Application for renewal <u>or modification</u> of a License shall be accompanied by payment of such fees as the Board of Supervisors may establish to recover the cost of administration and enforcement of this chapter. Such fees are non-refundable. Applicants and Licensees are responsible for the costs of inspections, investigations, and any other activity required pursuant to this chapter. All fees and costs specified by this chapter shall be established by resolution of the Board of Supervisors and may be amended from time to time.</p>

- (b) In the event that the required fees are not established by the Board of Supervisors on or before January 1, 2018, Applications may be submitted ~~on~~ without such fees in the interim period before such fees are established. For any Applications submitted to the Department under this provision, payment of such fees shall be due within twenty-four (24) hours of the date such fees are established by the Board of Supervisors. Applications are not considered complete, and Licenses will not be issued, until all required fees have been paid.

5.148.160 "Cultivation requirements"

- (b) Number of Licenses. The Department will not restrict the total number of Licenses an owner is authorized to hold at any point in time, ~~or an provided the~~ owner's total authorized canopy, ~~provided as indicated in the Licenses, does not exceed a maximum of sixty-six thousand (66,000) square feet on a single parcel or across multiple parcels~~ the number of Licenses and canopy and meets all State ~~and County~~ requirements. Multiple cultivation Licenses may be located on the same parcel if each Premises has a unique entrance and immovable physical barriers between uniquely Licensed Premises. All Licensees must meet all applicable State and County land use and zoning requirements. Licensees are prohibited from commingling Cannabis from other Premises.
- (g) ~~Agricultural Production Protection. Cultivation shall not displace any non-Cannabis commercial production existing as of June 1, 2017. However, a Licensee may offset a proposed Cultivation Site by relocating existing agricultural production to another area of the property where the Premises is located on a 1:1 ratio, provided such relocation does not conflict with any applicable policy or regulation. If the proposed Cultivation Site is located on a parcel under a Land Conservation Act (Williamson Act) contract, the Licensee must comply with all San Mateo County Land Conservation Act Uniform Rules and Procedures before engaging in Commercial Cannabis Activities. A plan for compliance with this section shall be proposed at the Application stage.~~
- (j) Security and Fencing. All Cultivation Sites shall be screened from public view by native, fire resistant vegetation, and vehicle access fenced with locking gates. Fencing and fencing materials shall be consistent with the surrounding area and shall not diminish the visual quality of the Premises or surrounding area. ~~Razor wire, chain link, and similar fencing is not permitted.~~ Security measures shall be designed to ensure emergency access in compliance with fire safety standards. All structures used for Cultivation shall have locking doors to prevent free access. If a Licensee hires or contracts for security personnel to provide security services, such security personnel shall comply with all State requirements relating to proprietary/private security services as currently set forth in Chapters 11.4 and 11.5 of Division 3 of the California Business and Professions Code. A plan for compliance with this section and the surveillance, alarm, and monitoring requirements set forth above in Section 5.148.130 shall be proposed at the Application stage. Security plans will be confidential to the extent authorized by law.
- (n) Energy Usage. All electrical power, including, without limitation, for illumination, heating, cooling, and ventilation, shall be provided by on-grid power with one hundred (100) percent renewable energy source or on-site zero net energy renewable source such that annual consumed energy is less than or equal to the on-site renewable generated energy. All structures must comply with the current California Energy Efficiency Standards for newly constructed and or renovated buildings per Title 24, Part 6 Energy Code. The use of generators is prohibited, except for portable temporary use in emergencies only. A plan for compliance with this section shall be proposed at the Application stage.
- (r) Waste Management. All Cannabis waste must be properly stored and secured to prevent access by the public. ~~All garbage and refuse on the Cultivation Site shall be accumulated or stored in nonabsorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. All garbage and refuse on the Cultivation Site shall not be accumulated or stored for more than seven (7) calendar days, and shall be properly disposed of before the end of the seventh (7th) day. All non-Cannabis waste, including, without limitation, refuse, garbage, green waste, and recyclables, must be disposed of in~~

~~accordance with County and State codes, laws and regulations.~~ A plan ~~demonstrating for~~ compliance with ~~applicable State regulations this section regarding waste management~~ shall be proposed at the Application stage. The plan must address the storing, handling, and disposing of all waste by-products of Cultivation and, at minimum, characterize the anticipated amount and types of waste generated, identify the designated holding area(s) for Cannabis waste, and describe the operational measures that are proposed to manage, track/identify, and dispose of Cannabis waste in compliance with County and State standards.

- (s) Water Usage. ~~Licensees must identify a water supply source adequate to meet all cultivation uses on a sustainable basis for the Premises,~~ Applicants must provide evidence to the satisfaction of the Community Development Director, or designee, that adequate water is available to serve the proposed cannabis operation and other uses existing or proposed on the parcel on a sustainable basis. ~~If surface water is to be used, proof of adequate riparian water rights or appropriative water rights shall be provided. If ground water is to be used, such as agricultural wells, and the well to be utilized is within a basin that has been determined to be a medium or high-priority basin under the Sustainable Groundwater Management Act, the applicant must provide documentation to the satisfaction of the Community Development Director, or designee, that the water usage proposed on the parcel shall not exceed the historic water usage on the parcel, as determined by the Community Development Director. Finally, if water service is to be used, the applicant must provide a can and will serve letter from the water service provider that states that the water service provider shall serve the current and proposed uses on the parcel. Additionally, Licensees must~~ provide the Department with proposed conservation measures, demonstrate that Licensee is in compliance with all statutes, regulations, and requirements of the State Department of Food and Agriculture and State Water Resources Control Board, Division of Water Rights, and allow the Department and/or other County departments access to the Premises to monitor water usage. Domestic water sources must be from a source permitted by the County. A plan for compliance with this section shall be proposed at the Application stage. Applicants are encouraged to work with the San Mateo County Resource Conservation District for help in plan development.