



# COUNTY OF HUMBOLDT

## Legislation Details

**File #:** 23-1477      **Version:** 1      **Name:**  
**Type:** Resolution      **Status:** New Business  
**File created:** 10/25/2023      **In control:** Planning Commission  
**On agenda:** 11/2/2023      **Final action:**  
**Title:** Watersong, LLC, Conditional Use Permit  
Assessor Parcel Number: 522-031-007  
Record Number: PLN-12002-CUP  
Willow Creek area

A Conditional Use Permit for 21,469 square feet (SF) of existing outdoor cannabis cultivation, including 1,200 SF of ancillary propagation. Water sourced for cultivation from a permitted, groundwater well. There are three 3,500-gallon hard-sided tanks totaling 10,500 gallons of water storage. Estimated annual water use is 135,000 gallons. Outdoor cultivation occurs in the southeastern portion of the parcel consisting of 2 cultivation areas. Drying and curing occurs on-site in existing shipping containers while other processing is completed off-site. A maximum of 3 employees may be utilized during peak operations. Power is provided by three (3) generators and solar power is used for the well pump. The project is conditioned for transition to renewable energy by January 1, 2026.

**Sponsors:** Planning and Building, Laura McClenagan

**Indexes:**

**Code sections:**

**Attachments:** 1. 12002 Staff Report 11.02.23, 2. Attachment 1 - Draft Resolution, 3. Attachment 1A - Conditions of Approval, 4. Attachment 1B - Cultivation and Operations Plan, 5. Attachment 1C - Site Plan, 6. Attachment 2 - Location Maps, 7. Attachment 3 - CEQA Addendum, 8. Attachment 4 - Applicant's Evidence in Support of the Required Findings, 9. Attachment 4A - Notice of Applicability, 10. Attachment 4B - Water Resource Protection Plan, 11. Attachment 4C - Lake or Streambed Alteration Agreement, 12. Attachment 4D - Well Completion Report, 13. Attachment 4E - Less-Than-3-Acre Conversion, 14. Attachment 4F - CalFire Settlement, 15. Attachment 4G - Engineering Geologic Evaluation, 16. Attachment 4H - Public Works Road Evaluation Report Form, 17. Attachment 4I - Hydrogeologic Well Assessment, 18. Attachment 5 - Referral Agency Comments & Recommendations (12002), 19. Attachment 6 - Watershed Map, 20. PC Resolution 23-098\_Watersong\_12002

Date	Ver.	Action By	Action	Result
11/2/2023	1	Planning Commission	approved	Pass