



# COUNTY OF HUMBOLDT

## Legislation Details

**File #:** 12292      **Version:** 1      **Name:**  
**Type:** Zoning Item      **Status:** Public Hearing  
**File created:** 7/29/2022      **In control:** Zoning Administrator  
**On agenda:** 9/15/2022      **Final action:**

**Title:** Heavy Ratchet, LLC; Special Permit  
Record Number PLN-12292-SP (filed 12/22/2016)  
Assessor's Parcel Number: 210-117-024  
Dinsmore area

Heavy Ratchet, LLC seeks a Special Permit for 8,248 square feet (SF) of pre-existing outdoor cannabis cultivation, within three (3) greenhouses. Greenhouse 1 (GH1) measures 2,400 SF; Greenhouse 2 (GH2) measures 2,400 SF; and Greenhouse 3 (GH3) measures 3,448 SF. Propagation occurs in one (1) 1,120 SF structure that would contain the nursery, drying/storage/processing facilities. The project also includes the decommissioning/ restoration of a prior cannabis grow area (Cultivation Site 1) as shown on the site plan. Upon decommissioning, this grow area will not be used. Irrigation water is supplied by an existing 500,000-gallon rain catchment pond. Total estimated annual water use is 75,300 gallons/year (9.12 gallons/SF) as shown in the table below. Water is stored in the pond and in seven (7) tanks totaling 12,700 gallons. One existing 50,000-gallon water bladder was decommissioned and removed from the site. The project requires up to eighteen (18) employees, both full-time and part-time, overseeing the cultivation, processing, and drying operations. Two on-site generators currently supply power: one (1) 6-kW diesel generator; and one (1) 8-kW diesel generator. The Humboldt County Zoning Administrator will consider an Addendum to a previously adopted Environmental Impact Report and has been prepared for consideration per §15164 of the State CEQA Guidelines.

**Sponsors:** Trip Giannini

**Indexes:**

**Code sections:**

**Attachments:** 1. 12292 Heavy Ratchet Executive Summary 09.15.22, 2. 12292 Heavy Ratchet Staff Report 09.15.22

Date	Ver.	Action By	Action	Result
9/15/2022	1	Zoning Administrator		
9/1/2022	1	Zoning Administrator		
8/4/2022	1	Zoning Administrator		