



# COUNTY OF HUMBOLDT

## Legislation Details (With Text)

**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		

### 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.

Adopt the resolution to take the following actions: 1) Find that the Zoning Administrator has considered the Addendum to the adopted Mitigated Negative Declaration for the Commercial Medical Marijuana Land Use Ordinance (CCLUO) as described by Section §15164 of the State CEQA Guidelines, 2) make all of the required findings for approval of the Special Permit and 3) approve the Heavy Ratchet LLC Special Permit as recommended by staff subject to the recommended conditions of approval.