



# COUNTY OF HUMBOLDT

## Legislation Text

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**File #:** 12782, **Version:** 1

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**Sensi Valley, Inc., General Plan Amendment, Zone Reclassification, Special Permit, and Conditional Use Permit**

Application Number: 12782

Case Numbers: GPA18-003, ZR18-006, CUP16-834, CUP18-043, SP17-170, SP17-171, SP17-172, and SP18-83

Assessor's Parcel Number (APN): 208-071-032

46068 State Highway 36, Dinsmore area

A General Plan Amendment and Zone Reclassification (ZR) to change the general plan and zoning of APN 208-071-032 from a general plan of Residential Agriculture (RA20) and zoning of Unclassified (U) to a general plan of Industrial General (IG) and zoning of Heavy Industrial with a qualified combining zone (MH-Q). The project would also include two Conditional Use Permits and four Special Permits for a commercial cannabis nursery, processing, manufacturing and distribution facility, caretaker housing for security, and a setback reduction from federal lands in accordance with Humboldt County Code Section 314-55.4.8.7 of Chapter 4 of Division I of Title III, Commercial Medical Marijuana Land Use Ordinance (CMMLUO). A separate related project is for a Zoning Clearance Certificate for a 1,000 square foot testing facility. The total size of the proposed project would be 67,644 sf (1.55 acres), which would comprise approximately 11 percent of the 13.78-acre project site.

Move to adopt the Mitigated Negative Declaration (MND), and to make all of the required findings for approval of the General Plan Amendment, Zone Reclassification, Conditional Use Permits, and Special Permits based on evidence in the staff report and any public testimony, and adopt the Resolution #1 approving the proposed Sensi Valley, Inc., project subject to the recommended conditions and recommend the Board of Supervisors approve the Sensi Valley, Inc., General Plan Amendment and Zone Reclassification by adopting the attached Resolution of Approval #2.