



COUNTY OF HUMBOLDT

For the meeting of: 6/4/2026

File #: 26-578

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Dennis Grandy Zone Reclassification
Assessor Parcel Numbers (APN) 102-101-001, 106-161-011, 106-161-012, 106-171-003
Record No.: PLN-2025-19421
Rio Dell area

A Zone Reclassification (ZR) to rezone approximately 750 acres into Timberland Production Zone (TPZ). The lands to be rezoned are currently zoned both Agriculture Exclusive with a 160-acre minimum parcel size (AE-B-5(160)) and Unclassified (U). The underlying General Plan designations are Timberland (T) and Agriculture Grazing (AG) which are both consistent with TPZ. These lands are part of the larger Price Creek Ranch containing additional TPZ lands. Project is exempt from further environmental review pursuant to Section 15264 which states: "Local agencies are exempt from the requirement to prepare an EIR or negative declaration on the adoption of timberland preserve zones under Government Code Sections 51100 et seq. (Gov. Code, Sec 51119).

RECOMMENDATION(S):

That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Makes all the required findings for approval based on evidence in the staff report and public testimony; and
 - b. Recommend the Board of Supervisors approve the Zone Reclassification.

DISCUSSION:

The applicant requests a Zone Reclassification to rezone approximately 750 acres on 4 parcels. The project proposes changing the zoning from Agriculture Exclusive (AE) and Unclassified (U) into Timberland Production Zone (TPZ). 4 parcels are included in the project. The parcels, acreages and current zoning classifications are shown in Table 1. The parcels have a total acreage of 1,041 acres. After the proposed zone reclassification all parcels will be completely classified as TPZ. The zone

reclassification does not entitle new development or establish parcel legality.

The applicant proposes managing their entire contiguous 1,441-acre land holding for timber production. The property has historically been managed for timber production and grazing as well as compatible uses including management for watershed resources, fish and wildlife habitat, and uses integrally related to the growing, harvesting and processing of forest products. This use is further supported by the Conservation Easement present on the four parcels proposed for rezoning. The conservation easement conserves the productive capacity of the property while maintaining natural values on the parcels. The rezone is in the public interest and is consistent with General Plan policies. The purpose of this re-zoning is to protect the use of the property for timber production which is a key part of the county's economy. The rezone is consistent with the required findings for the zone reclassification, as well as the findings required under Section 312-50.8, Supplemental Timberland Production Zoning Procedures, and is consistent with the Forest Taxation Reform Act of 1976. The Forestry Review Committee reviewed the project at their meeting on December 15, 2025, and recommended approval of the project described in the Petition to Rezone (**Attachment 2**) by a unanimous vote. The minutes of the Forestry Review Committee are attached (**Attachment 3A**). The Petition to Rezone documents how the zone change meets the standards specified in California Government Code Section 51113.5. Per the petition, the areas to be rezoned meet the definition of timberland described in Sections 51104(f), (g) and (h) of the California Government Code. The petition states that the entire Price Creek Ranch contains low Site II or Site III timberland, and all areas can grow timber. Published yield tables for the California north coast indicate that a fully stocked Douglas-fir stand of site 140 (Site III) would produce over 1,140 board feet per acre per year at 60 years of age and would have a periodic annual increment of 163 cubic feet per acre per year. The growth potential for these parcels is well in excess of the 15 cubic feet of conifer growth per acre per year for site III Douglas Fir land that is specified under the Government Code as required for rezoning to timberland.

Table 1: Price Creek Ranch Rezone Parcels

APN	Current Zoning	General Plan	Total Acres	Existing TPZ	Existing non-TPZ
102-101-001	AE-B-5; TPZ	AG, T	164	69.5	94.5
106-161-011	AE; TPZ	AG, T	394	91	303
106-161-012	U	AG	162		162
106-171-003	AE-B-5; TPZ	AG, T	321	130	191
total			1,041	290.5	750.5

Referral agencies have been contacted for their comments and all responding agencies have either recommended approval, raised no objections, or provided no comment. The rezone does not facilitate any additional development pressures on the property and helps to ensure the long-term management of the property for forestry and open space resources. Based on the on-site inspection,

a review of Planning Department reference sources, and comments from referral agencies, planning staff believes that the applicant has submitted evidence in support of making all the required findings for approval of the Zone Reclassification.

Project Location: The project site is located in the Rio Dell area, along Price Creek Road, approximately 1.5 miles northeast of the intersection of Price Creek Road and Bear River Ridge Road, on the property known as 3385 Price Creek Road.

Present General Plan Land Use Designation: Agriculture General (AG), Timber (T) 2017 General Plan; Density: Unidentified; Slope Stability: Low to High Instability (E).

Present Zoning: Agriculture Exclusive (AE), Unclassified (U) Timberland Production Zone (TPZ).

Environmental Review: Planning staff believe that the project, as conditioned, has no potential for causing a significant effect on the environment. The project can be found statutorily exempt from CEQA pursuant to Section 15264 which states: "Local agencies are exempt from the requirement to prepare an EIR or negative declaration on the adoption of timberland preserve zones under Government Code Sections 51100 et seq. (Gov. Code, Sec 51119)."

State Appeal: Project is not appealable to the California Coastal Commission.

Major concerns: None.

Monitoring Required:

None.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have either responded with no comment or recommended approval or conditional approval. (Attachment 3)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Planning Commission could elect not to recommend approval of the project. This alternative should be implemented if your Commission is unable to make all of the required findings. Planning staff is confident that the required findings can be made and does not recommend further consideration of this alternative.

ATTACHMENTS:

1. Draft Resolution
 - A. Zone Classification Map
2. Petition to Rezone to Timber Production Zone

3. Referral Agency Comments and Recommendations
A. Forestry Review Committee Minutes

Applicant:

Dennis Grandy
2708 Price Creek Rd
Ferndale CA, 95536

Owner:

Neal, Dennis and Jennifer Gandy Living Trust
2708 Price Creek Rd
Ferndale CA, 95536

Agent:

Blair Forestry Consulting
c/o Todd Truesdell
PO Box 2517
McKinleyville CA, 95519

Please contact Andrew Whitney, Planner, at awhitney2@co.humboldt.ca.us or 707-268-3735 if you have questions about this item.