

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT**

Resolution Number 26-030

Record Number PLN-2025-19421

Assessor's Parcel Numbers: 102-101-001, 106-161-011, 106-161-012, 106-171-003

Resolution by the Planning Commission of the County of Humboldt recommending that the Board of Supervisors approve the Dennis Grandy Zone Reclassification.

WHEREAS, Dennis Grandy, submitted an application and evidence in support of approving 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.; and

WHEREAS, the application was reviewed by referral agencies including the County's Forestry Review Committee; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on June 4, 2026 to receive other evidence and testimony; and

WHEREAS, the Planning Commission has reviewed and considered said reports and other written evidence and testimony presented to the Commission; and

Now, THEREFORE BE IT RESOLVED, that the Planning Commission makes all the following findings:

- 1. FINDING:** **Project Description:** 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.

EVIDENCE: a) Project File: PLN-2024-19421

- 2. FINDING:** **CEQA.** The project is statutorily exempt from environmental review per Section 15264 of the CEQA Guidelines.

- EVIDENCE:**
- a) The Zone Reclassification will adopt Timberland Production Zone, which is exempt from requiring submission of an EIR or Negative Declaration.
 - b) No development is proposed and there is no substantial evidence that the proposed project will have a significant effect on the environment. The zone reclassification does not entitle new development or establish parcel legality.

FINDINGS FOR ZONE RECLASSIFICATION

- 3. FINDING:** The proposed Zone Reclassification is in the public interest.

- EVIDENCE:**
- a) The Zone Reclassification will be consistent with the existing and intended future use for timber production. The Zone Reclassification Request details the ability to conduct timber production on the subject parcels.

- 4. FINDING:** The amendment is consistent with the County General Plan.

- EVIDENCE:**
- a) Agriculture Grazing (AG) and Timber (T) designations are applied to more remote, steep and high hazard areas or where appropriate to ensure compatibility with adjacent resource production and open space uses. The property is located in a moderate fire hazard severity area and the majority of the property is mapped as having over 30% slope. This area is fairly remote and has a relatively high concentration of rare and endangered species within the surrounding area.
 - b) The TPZ Zone is consistent with the Agriculture Grazing (AG) and Timber (T) designations land use designations according to Table 4-H of the General Plan.
 - c) Rezoning the property to Timberland Production Zone (TPZ) meets Forest Resources Goals of the General Plan to actively protect and conserve timberlands for long-term economic utilization and to actively enhance and increase county timber production capabilities.

- 5. FINDING:** The amendment does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

EVIDENCE: a) The property is not included in the residential land inventory of the Housing Element.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby recommend that the Humboldt County Board of Supervisors:

1. Hold a public hearing in the manner prescribed by law; and
2. Adopt the necessary findings set forth in this resolution; and
3. Recommend that the Humboldt County Board of Supervisors approve the rezoning of approximately 750 acres Agriculture Exclusive (AE) and Unclassified (U) zone land into Timberland Production Zone (TPZ) on APN's 102-101-001, 106-161-011, 106-161-012, and 106-171-003

Adopted after review and consideration of all the evidence on **June 4, 2026.**

The motion was made by COMMISSIONER IVER SKAVDAL and second by COMMISSIONER TODD FULTON and the following vote:

AYES: COMMISSIONERS: Iver Skavdal, Todd Fulton, Peggy O'Neill, Sarah West,
Jerome Qiriaz

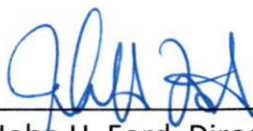
NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: Noah Levy, Lorna McFarlane

ABSTAIN: COMMISSIONERS:

DECISION: Motion carries 5/0

I, John H. Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Commission at a meeting held on the date noted above.



John H. Ford, Director
Planning and Building Department

