



Providing Professional Forestry Services

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November 10, 2025

Humboldt County Planning & Building Department
3015 H Street
Eureka, CA 95501

RE: Price Creek Ranch – Rezoning Agriculture Exclusive and Unclassified to Timberland Production Zone

Planning Department,

At the request of the property owners, Dennis and Jennifer Grandy, please accept this letter as a petition for a Zone Reclassification to add non-TPZ zoned timberland to the existing TPZ lands on their Price Creek Ranch property near Rio Dell, CA.

The Price Creek Ranch is located approximately 6 miles west of Rio Dell, CA in portions of Sections 31 & 32, T2N-R1W, Section 36, T2N-R2W, and Sections 5 & 6, T1N-R1W, HB&M, Humboldt County. The property is located on the Fortuna and Taylor Peak 7.5' USGS Quadrangle. The ownership is approximately 1,441 acres (HumGIS Assessed Acres) in size and is found in the mid- to upper reaches of the Price Creek watershed just north of Bear River Ridge.

The project involves Zone Reclassification pursuant to C.G.C. 51113.5. Currently, the property is mixed zoned as Agriculture Exclusive (426.5 acres), Timber Production Zone (690.5 acres) and Unclassified (162 acres). This project proposes the rezoning of the Agriculture Exclusive (AE) and Unclassified (U) land to Timber Production Zone (TPZ) land to better reflect the actual land uses occurring on the ownership (past and present). Below is a list of parcels within the Price Creek Ranch ownership and their commensurate zoning.

APN	Township	Range	Section	Current Zoning w/ Current General Plan		Total Assessed Acres (HUMGIS)	Existing Acres Zoned TPZ	Existing Acres Zoned non-TPZ
101-212-005	2-North	2-West	36	TPZ	T	160	160	
102-101-001	1-North	1-West	6	AE-B-5; TPZ	AG, T	164	69.5	94.5
106-161-011	2-North	1-West	31, 32	AE; TPZ	AG, T	394	91	303
106-161-012	2-North	1-West	31	U	AG	162		162
106-161-013	2-North	1-West	31	TPZ	T	80	80	
106-171-001	1-North	1-West	6	TPZ	T	160	160	
106-171-003	1-North	1-West	5, 6	AE-B-5; TPZ	AG, T	321	130	191
						1,441	690.5	588.5

Rezoning justification

California Government Code Section 51113.5: This section allows a property owner with TPZ-zoned land to petition the County to rezone contiguous land not zoned TPZ to the TPZ zone. The requirements for this type of rezoning are that the parcels must meet the definitions of Government Code Section 51104(f), (g) and (h) and that these lands are contiguous to the timberland already zoned as timberland production. Areas to be rezoned TPZ must be in the same ownership and contiguous to TPZ zoned timberlands.

- All areas proposed to be rezoned to TPZ are contiguous lands contained within the Price Creek Ranch and owned by Dennis and Jennifer Grandy and are contiguous with other TPZ zoned timberlands.

California Government Code Section 51104 (definitions)

(f) "Timberland" means privately owned land, or land acquired for state forest purposes, which is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, and which is capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre.

(g) "Timberland production zone" or "TPZ" means an area which has been zoned pursuant to Section 51112 and 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, as defined in subdivision (h).

(h) "Compatible use" is any use which does not significantly detract from the use of the property for, or inhibit, growing and harvesting timber, and shall include, but not be limited to, any of the following, unless in a specific instance such a use would be contrary to the preceding definition of compatible use:

- (1) Management for watershed.
- (2) Management for fish and wildlife habitat or hunting and fishing.
- (3) A use integrally related to the growing, harvesting and processing of forest products, including but not limited to roads, log landings, and log storage areas.
- (4) The erection, construction, alteration, or maintenance of gas, electric, water, or communication transmission facilities.
- (5) Grazing.
- (6) A residence or other structure necessary for the management of land zoned as timberland production.

The ownership meets the definitions of Government Code Section 51104(f), "Timberland", "Timberland Production Zone" and "Compatible Use". 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, as well as the landowner's residence. This is the current use and anticipated future use for the property. This use is further supported by the Conservation Easement present on the Price Creek Ranch (not including parcel 101-212-005), which conserves the productive capacity of the property while maintaining natural values within the property.

Further evaluation of the property for complying with TPZ zoning was achieved by using available aerial photos, soil maps and on-site inspection of the project area. Historic aerial photos (1940, 1956, 1968, 1972, 1998, 2005, 2010, 2014, 2024) were evaluated for past management and vegetation conditions. Initial timber harvests took place in the early-1950s to mid-1960s. This is evidenced by the fresh cuts on the landscape, roads, skid trails and landings. The property was left to naturally regenerate with conifers. Fires were occasionally utilized in the 1970s and 1980s to convert areas to grassland for grazing, subsequently deterring conifer establishment on portions of the property. Within the last 30 years, the property has had several Timber Harvest Plans operated on, with additional areas planned. The owners have also utilized Dead, Dying and Diseased exemptions, as well as a Fire Resilience Exemption. Given these factors, applying the TPZ zoning for all portions of the ownership is within reason, and the property can support timberlands which are capable of growing 15 cubic feet of volume annually.

Descriptions of Soils

Soils are a major factor in determining the suitability of land for timber production. Soil types found on Price Creek Ranch are Hugo, Larabee, Usual, Melbourne, and Atwell soil series, with minor areas of unclassified (700) and misc. forest (91x), according to the State Cooperative Soil Vegetation Survey for Humboldt County. All of these soil types are considered Forest Soils and have a timber producing suitability of "high" to "very high".

Hugo: Hugo has a grayish brown surface soil with a pale brown subsurface and is generally gravely loam to stony clay loam textures and is derived from sandstone and shale parent material.

Larabee: Larabee has a grayish brown surface soil with a strong brown subsurface, and the texture of surface/subsoil is loam to clay loam. Its parent material is soft sedimentary rock.

Usal: Usal soil has a dark grayish brown surface loam soil with a light yellowish brown clay loam subsoil derived from sandstone and shale parent material.

Melbourne: Melbourne has a brown surface soil with a strong brown subsoil and also has a generally loam to clay loam texture. It is derived from sandstone and shale parent materials.

Atwell: Atwell soils have a dark grayish brown surface soil with a pale brown subsurface, a loam to gravely clay loam texture and are formed from sheared sedimentary rocks.

Site Potential

The entire Price Creek Ranch contains low Site II or Site III timberland and all areas are capable of growing timber. Assuming the property has a conservative site estimate of Site III, the average height of a tree would be 140 feet tall at 100 years breast-height age. Published yield tables (McArdle, Bulletin #201) 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 15 cubic feet of conifer growth per acre per year for site III Douglas-fir land.

It should be noted that much of the areas zoned AE and U contain stocked timberlands and woodlands, and in some cases are composed of mature stands of timber which have or are capable of having a merchantable timber harvest. Grassland areas utilized for grazing have significant conifer encroachment that is expected to continue to expand over time. Woodland edges contained the highest degree of Douglas-fir in-growth, with up to 500 trees per acre occupying intermediate and codominant canopy positions.

Conclusion

The property meets all of the requirements detailed in C.G.C. 51113.5 to be rezoned into Timber Production Zone. The non-TPZ lands that are currently forested are already stocked as per the Forest Practice Rules producing over 15 square feet of wood fiber annually. The non-TPZ lands that are currently grassland are becoming encroached upon by early and mid-successional tree species and have been determined to be capable of producing at least 15 square feet of wood fiber per acre annually based on site observations, soils present and suitability of the property to support timberlands.

This request is in the best interest of the public and will bring the zoning into consistency with the on-site conditions and planned management. Maps have been included for further description.

Thank you for your attention to this matter.

Regards,



Todd Truesdell, Registered Professional Forester #2969
todd.truesdell@hotmail.com
BLAIR FORESTRY CONSULTING




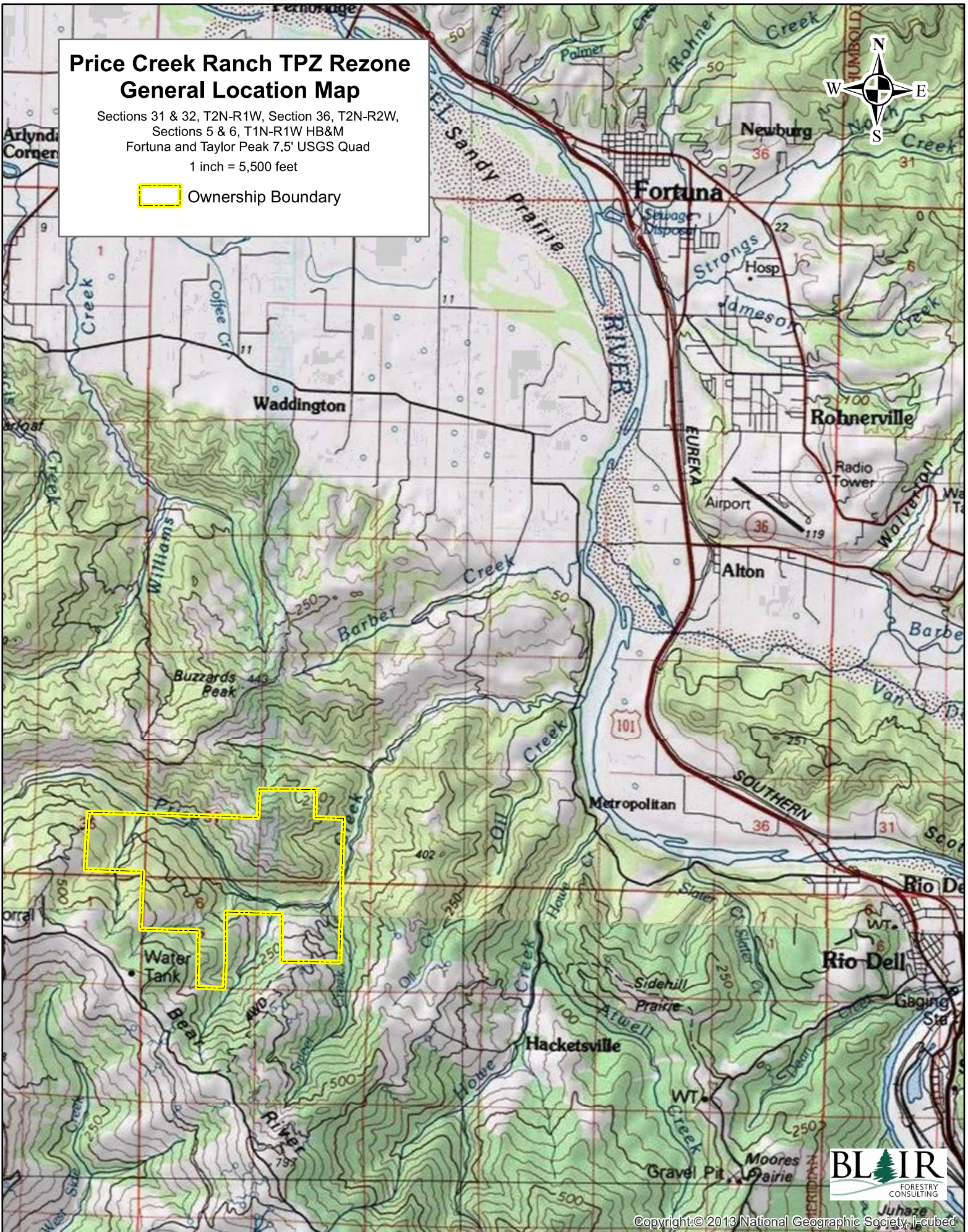
Attachments:

- General Location Map
- Parcels Map
- Current Zoning Map
- Current Zoning Humboldt WebGIS
- Proposed Zoning Map
- Orthophoto Map
- Soils Map

Price Creek Ranch TPZ Rezone General Location Map

Sections 31 & 32, T2N-R1W, Section 36, T2N-R2W,
Sections 5 & 6, T1N-R1W HB&M
Fortuna and Taylor Peak 7.5' USGS Quad
1 inch = 5,500 feet



 Ownership Boundary

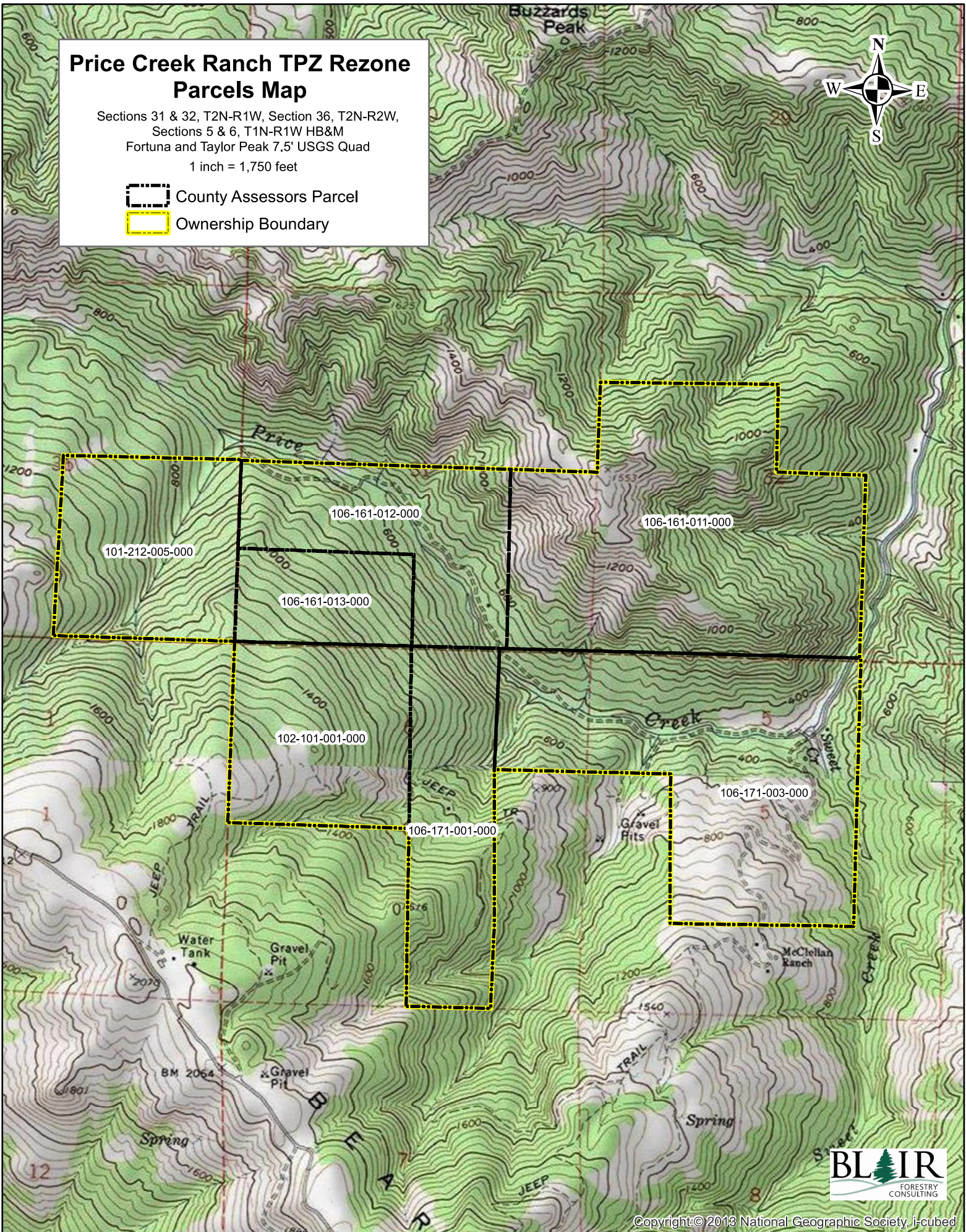


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Price Creek Ranch TPZ Rezone Parcels Map

Sections 31 & 32, T2N-R1W, Section 36, T2N-R2W,
Sections 5 & 6, T1N-R1W HB&M
Fortuna and Taylor Peak 7.5' USGS Quad
1 inch = 1,750 feet

-  County Assessors Parcel
-  Ownership Boundary









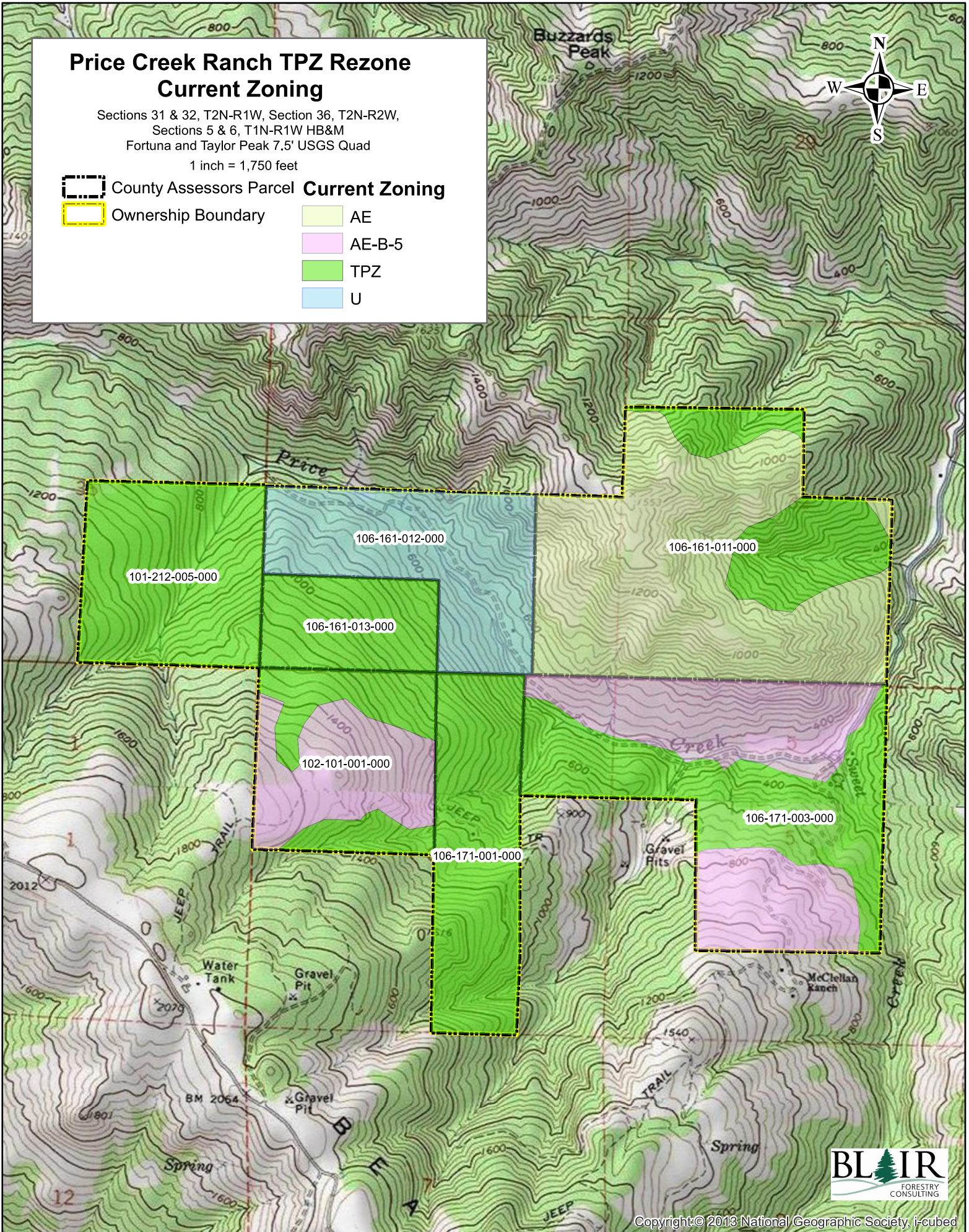
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Price Creek Ranch TPZ Rezone Current Zoning

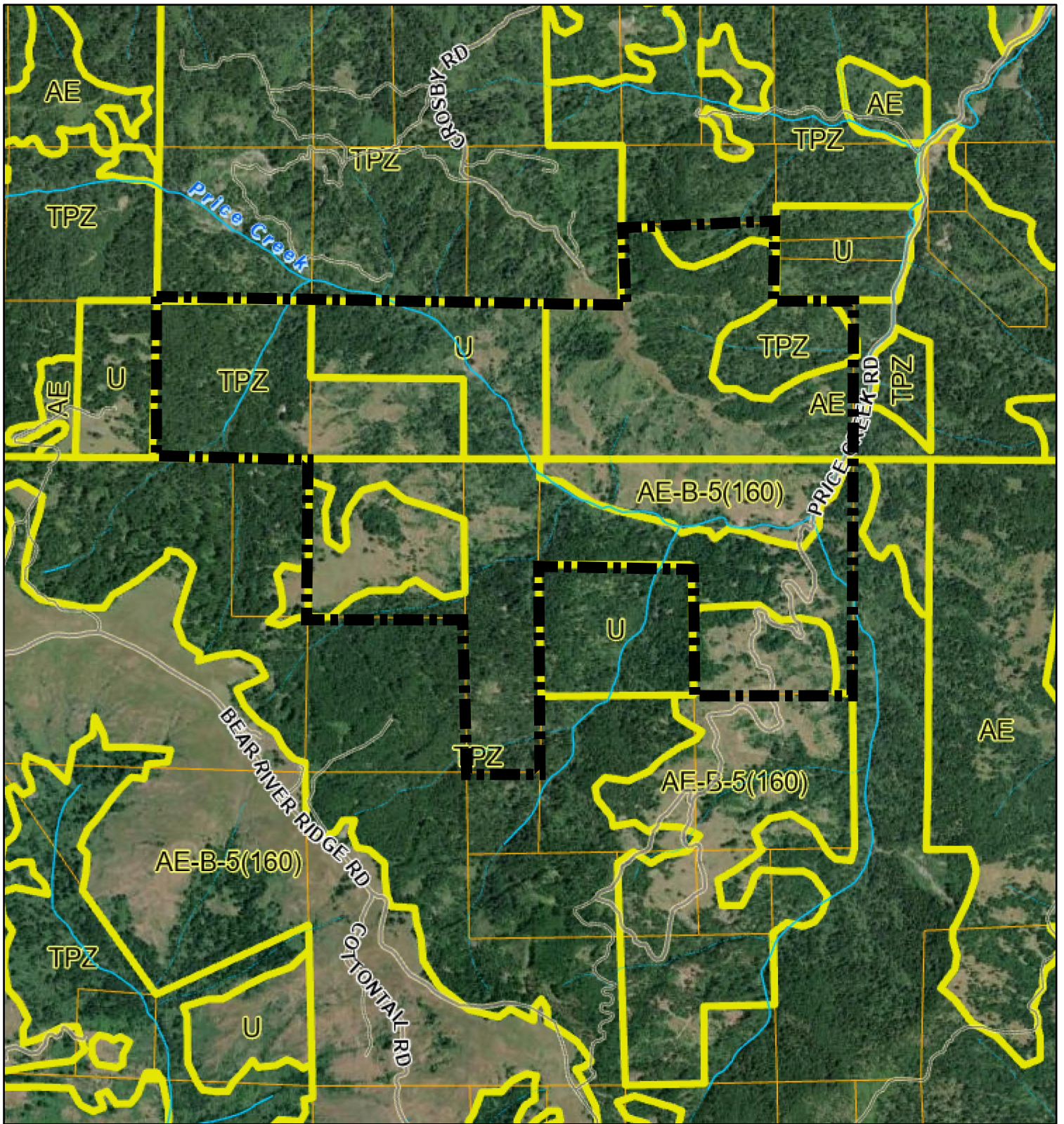
Sections 31 & 32, T2N-R1W, Section 36, T2N-R2W,
Sections 5 & 6, T1N-R1W HB&M
Fortuna and Taylor Peak 7.5' USGS Quad

1 inch = 1,750 feet

- | | | |
|---|-------------------------|--|
|  | County Assessors Parcel | Current Zoning |
|  | Ownership Boundary |  AE |
| | |  AE-B-5 |
| | |  TPZ |
| | |  U |



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Price Creek Ranch - Grandy
Humboldt County Planning and Building Department

Center of Map: 124°13'16"W 40°30'N
 0 0.1 0.2 0.4 0.6 0.8 mi
 RF=1:36,112 1 inch equals 3,009 feet



Printed: 10/27/2025 3:37 PM Web AppBuilder 2.21 for ArcGIS

Map Disclaimer:
 While every effort has been made to assure the accuracy of this information, it should be understood that it does not have the force & effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.
 Sources: Humboldt County GIS, Vantor




- | | | | |
|---------------------|-----------------------|-------------------------|-------------------------|
| Place Labels | Intermittent | Minor Arterials | Zoning |
| Blue Line Streams | Subsurface | Major Collectors | Counties |
| HYDFLOW, STREAMORDE | Major River or Stream | Minor Collectors | City Boundary (750K) |
| Perennial 1-3 | Highways and Roads | Local Roads | City Boundary |
| Perennial >4 | Functional Class | Private or Unclassified | Parcels (no APN labels) |
| Price Creek Ranch | Principal Arterials | | |

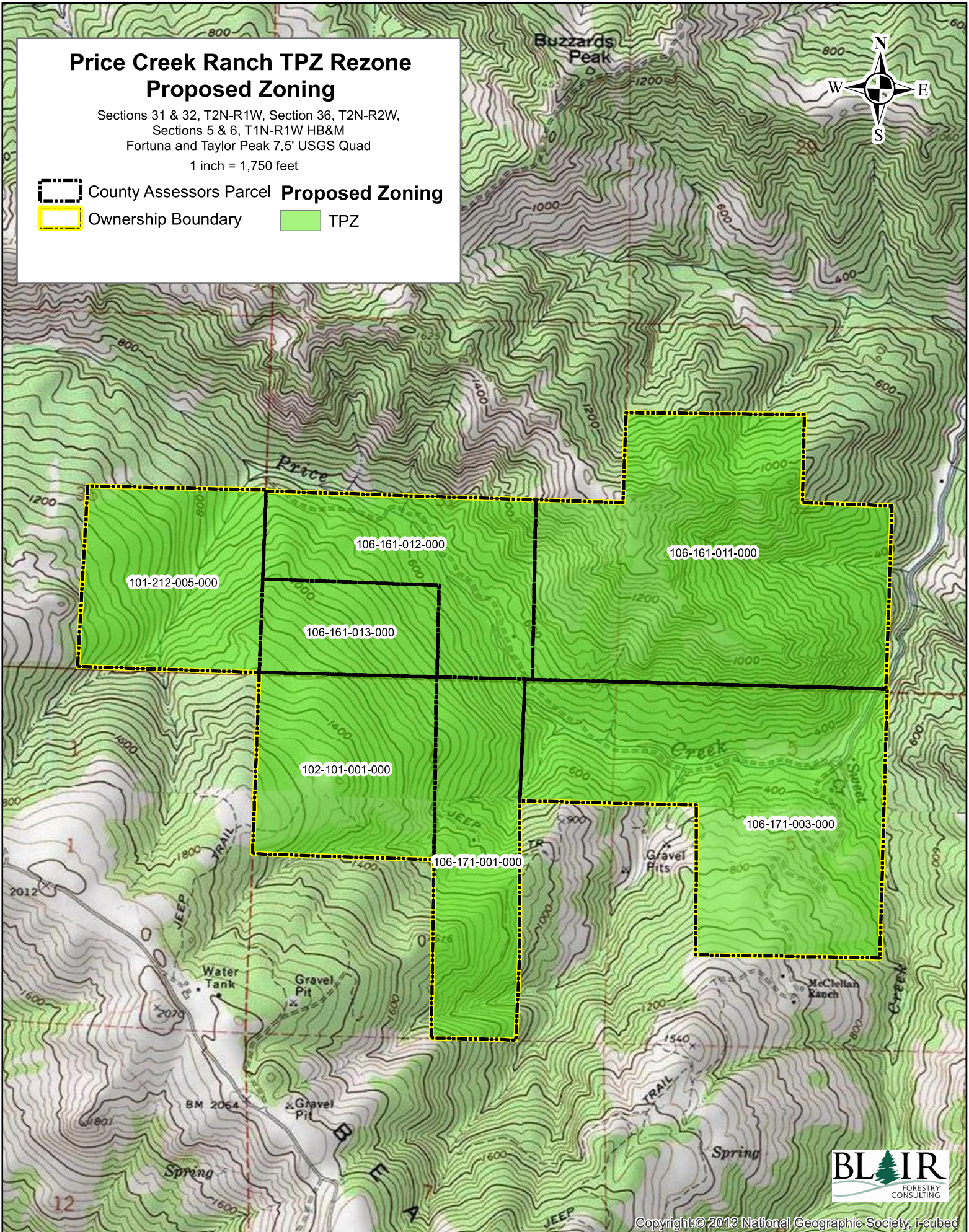


Price Creek Ranch Ownership

Price Creek Ranch TPZ Rezone Proposed Zoning

Sections 31 & 32, T2N-R1W, Section 36, T2N-R2W,
Sections 5 & 6, T1N-R1W HB&M
Fortuna and Taylor Peak 7.5' USGS Quad
1 inch = 1,750 feet

-  County Assessors Parcel
-  Ownership Boundary
- Proposed Zoning**
-  TPZ





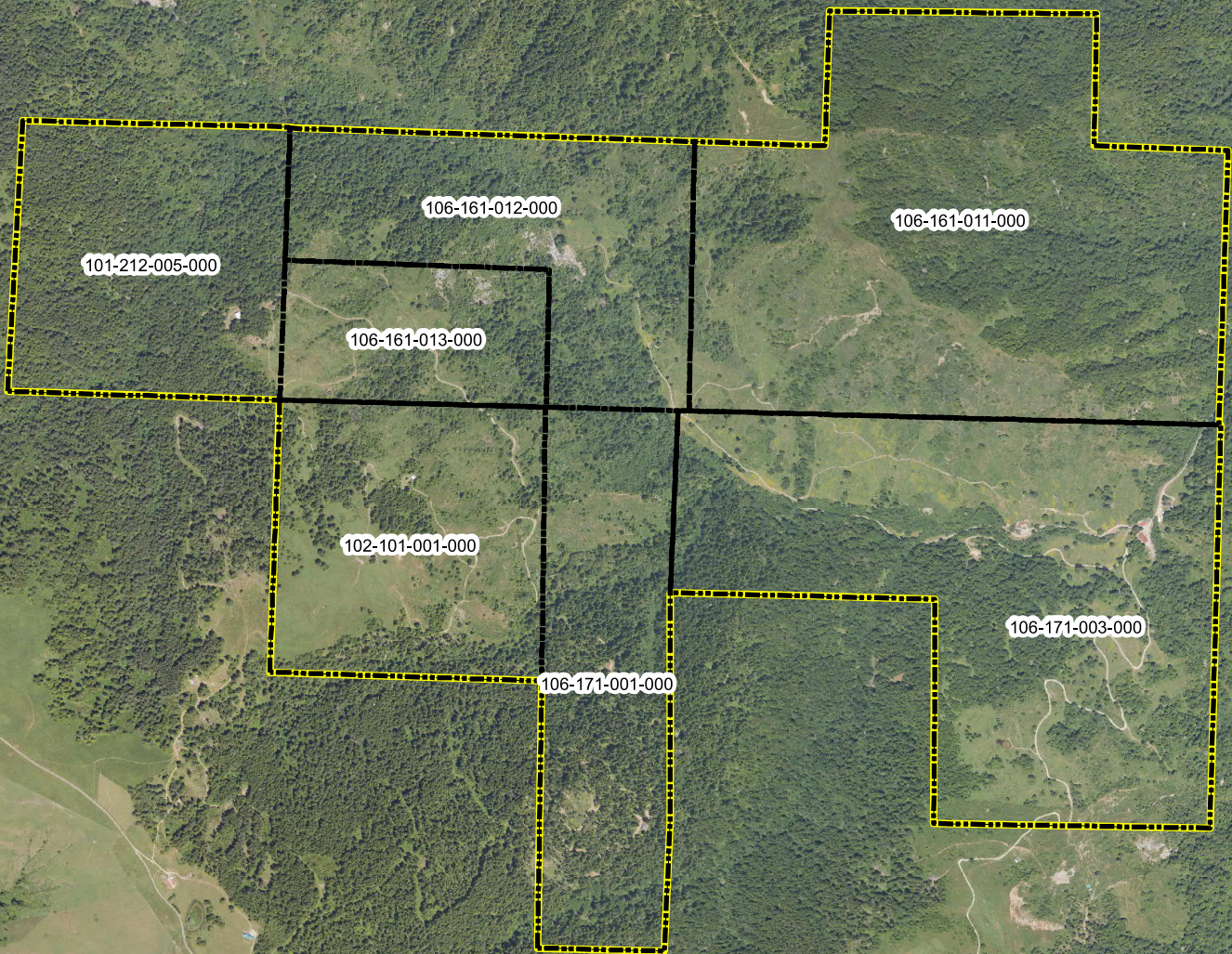
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Price Creek Ranch TPZ Rezone 2024 Digital Orthophoto

Sections 31 & 32, T2N-R1W, Section 36, T2N-R2W,
Sections 5 & 6, T1N-R1W HB&M
Fortuna and Taylor Peak 7.5' USGS Quad
1 inch = 1,750 feet





-  County Assessors Parcel
-  Ownership Boundary




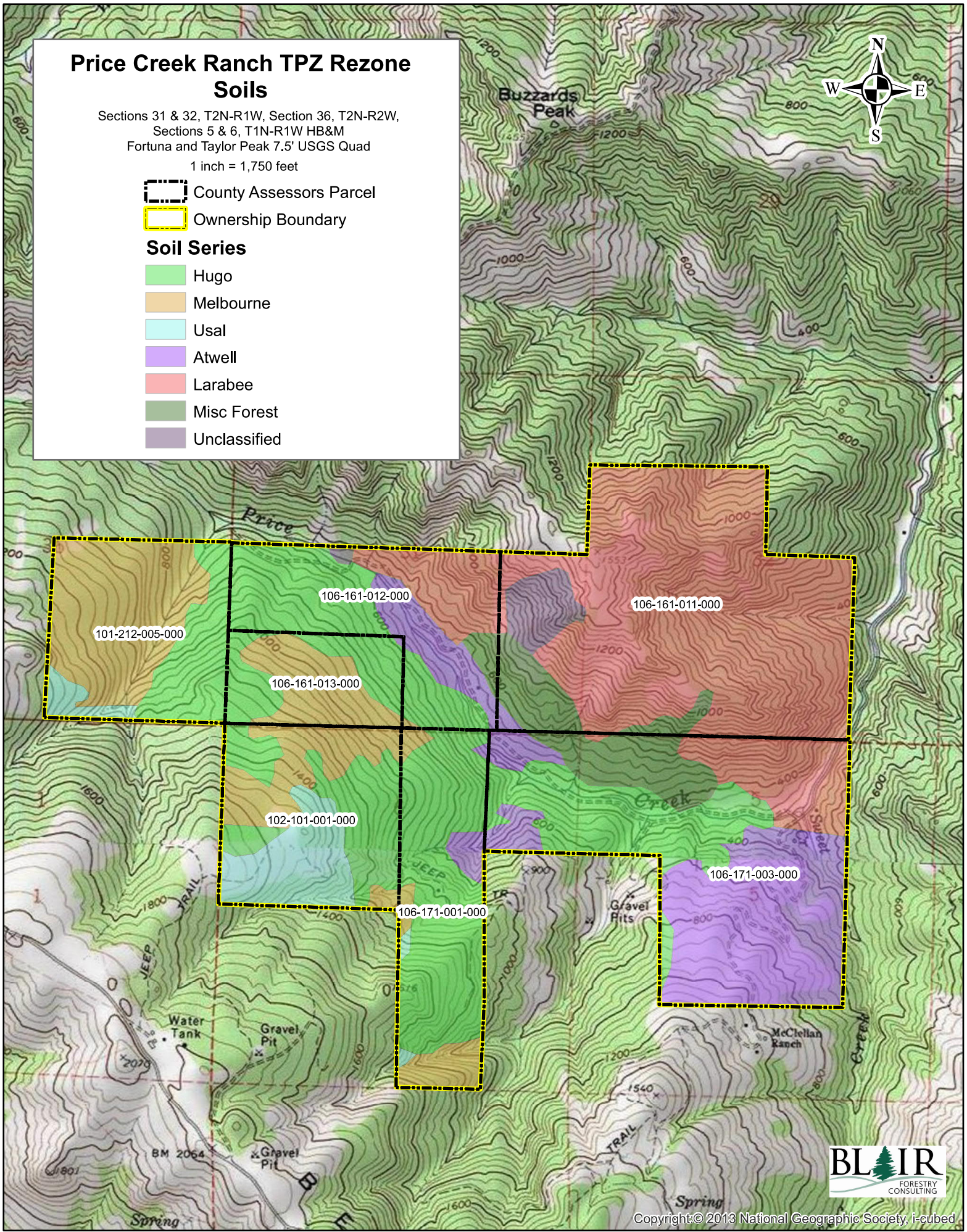
Price Creek Ranch TPZ Rezone Soils

Sections 31 & 32, T2N-R1W, Section 36, T2N-R2W,
Sections 5 & 6, T1N-R1W HB&M
Fortuna and Taylor Peak 7.5' USGS Quad
1 inch = 1,750 feet

-  County Assessors Parcel
-  Ownership Boundary

Soil Series

-  Hugo
-  Melbourne
-  Usal
-  Atwell
-  Larabee
-  Misc Forest
-  Unclassified



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