



Providing Professional Forestry Services

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June 10, 2026

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

RE: Thure Family Investments, LLC – General Plan Petition to facilitate a Zone Reclassification to Timberland Production Zone

Planning Department,

At the request of the property owner, Brian and Julie Thure and Thure Family Investments, LLC, please accept this letter as a petition for a General Plan Amendment to change the land use designation from RA40 to T. This change will facilitate the addition of non-TPZ zoned timberland to the existing TPZ lands on their Mad River property near Dinsmore, CA.

The property, a.k.a. Bear Clover Ranch, is located approximately 2 miles northwest of the community of Dinsmore, CA in portions of Sections 31 & 32, T2N-R1W, Section 36, T2N-R5E, and Sections 20, 28, 29, & 32, HB&M, Humboldt County. The property is located on Showers Mountain and Blake Mountain 7.5' USGS Quadrangles. The ownership is approximately 680 acres (HumGIS Assessed Acres) in size and located in the Bear Creek Planning Watershed (1109.300101) along both sides of the Mad River.

The petition will facilitate a Zone Reclassification pursuant to C.G.C. 51113.5. Currently, the property is mixed zoned as Forestry Recreation (521.7 acres), Timber Production Zone (80 acres) and Agricultural Exclusive (78.1 acres). This project proposes the rezoning of the Forestry Recreation (FR) and Agriculture Exclusive (AE) 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 Bear Clover Ranch ownership and their commensurate zoning.

APN	Topwnship	Range	Section	Current Zoning w/ Current General Plan		Total Assessed Acres (HUMGIS)	Existing Acres Zoned TPZ	Existing Acres Zoned non-TPZ
208-201-022	2-North	5-East	29	FR-B-5(40)	RA40	39.44	-	39.44
208-221-011	2-North	5-East	28	FR-B-5(40)	RA40	46.11	-	46.11
208-201-021	2-North	5-East	29	FR-B-5(40)	RA40	40.00	-	40
208-201-024	2-North	5-East	29	FR-B-5(40)	RA40	40.60	-	40.6
208-221-023	2-North	5-East	28	FR-B-5(40)	RA40	40.00	-	40
208-191-005	2-North	5-East	20	AE; TPZ	RA40, T	37.00	30.65	6.35
208-191-016	2-North	5-East	20	TPZ	T	2.00	2	0.00
208-201-006	2-North	5-East	29	AE; TPZ	T	40.00	32.45	7.55
208-201-008	2-North	5-East	29	AE; TPZ	RA40, T	39.14	5.06	34.08
208-201-009	2-North	5-East	29	AE; TPZ	RA40, T	40.00	9.88	30.12
208-221-022	2-North	5-East	28	FR-B-5(40)	RA40	40.00	-	40.00
208-221-012	2-North	5-East	28	FR-B-5(40)	RA40	40.00	-	40.00
208-271-002	2-North	5-East	32	FR-B-5(40)	RA40	40.00	-	40.00
208-201-023	2-North	5-East	29	FR-B-5(40)	RA40	40.00	-	40.00
208-271-003	2-North	5-East	32	FR-B-5(40)	RA40	40.00	-	40.00
208-201-010	2-North	5-East	29	FR-B-5(40)	RA40	40.00	-	40.00
208-221-033	2-North	5-East	28	FR-B-5(40)	RA41	35.20	-	35.20
208-201-007	2-North	5-East	29	FR-B-5(40)	RA40	40.34	-	40.34
					TOTALS	679.83	80.04	599.79

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 Bear Clover Ranch ownership, owned by Thure Family Investments, LLC, and are contiguous with other TPZ zoned timberlands.

California Government Code Section 51104 (definitions)

(f) "Timberland" means privately owned land, or land acquired for stated 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.

Most of the ownership meets the definitions of Government Code Section 51104(f), "Timberland", "Timberland Production Zone" and "Compatible Use". The ownership has historically been managed for timber production and grazing as well as compatible uses including management for watershed resources fish and wildlife habitat, and the landowner's residence. This is the current use and anticipated future use for the property. A majority of the ownership is currently zoned "Forestry Recreation" or "FR" which is applied to forested areas where the primary goals are timber production and recreation, with agriculture acting as a secondary. Rezoning the ownership to TPZ zoned lands will protect valuable timberlands from being broken up into rural housing, ensuring long-term health of the local forests and the economic benefits to the County's timber economy.

A Forest Management Plan is currently being drafted for the landowner as part of a Conservation Easement in development for the entire ownership. The Forest Management Plan, in conjunction with the Conservation Easement, will conserve the productive capacity of the property while maintaining natural values within the property. The intended future use of the property is consistent with the Humboldt County General Plan for TPZ.

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 (1947, 1965, 1972, 1983, 1993, 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. Previous landowners recently utilized a Forest Resilience Exemption on a portion of the ownership, a timber harvest involving the thinning and removal of trees for wildfire prevention. 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 Bear Clover Ranch are Hugo, Tyson, and Yorksville soil series, according to the State Cooperative Soil Vegetation Survey for Humboldt County. Most of the soil type on the ownership is considered Forest Soil and has a timber producing suitability of "high" to "very high".

- Hugo (812): Hugo has a grayish brown surface soil with a pale brown subsurface and is generally gravelly loam to stony clay loam textures and is derived from sandstone and shale parent material.
- Tyson (849): Tyson has a dark grayish brown surface soil with pale brown subsurface and is generally gravelly loam to very gravelly loam and is derived from sandstone and shale parent material.
- Yorkville (752): Yorkville has a grayish brown surface soil with gray subsurface and is generally clay loam to clay and is derived from metamorphosed rocks parent material.

Site Potential

Bear Clover Ranch contains mostly low Site II or Site III timberland which are all areas capable of growing timber. While some portions of the ownership have soil series more consistent with grassland (Yorkville), these areas are becoming encroached upon by early and mid-successional tree oak and fir species and in most areas have been determined to be capable of producing at least 15 square feet of wood fiber per acre annually based on site observations and suitability of the property to support timberlands.

Assuming most of 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 most of 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 FR and AE contain stocked timberlands and woodlands, and in most 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 the requirements detailed in C.G.C. 51113.5 to be rezoned into Timber Production Zone. Most of 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 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,

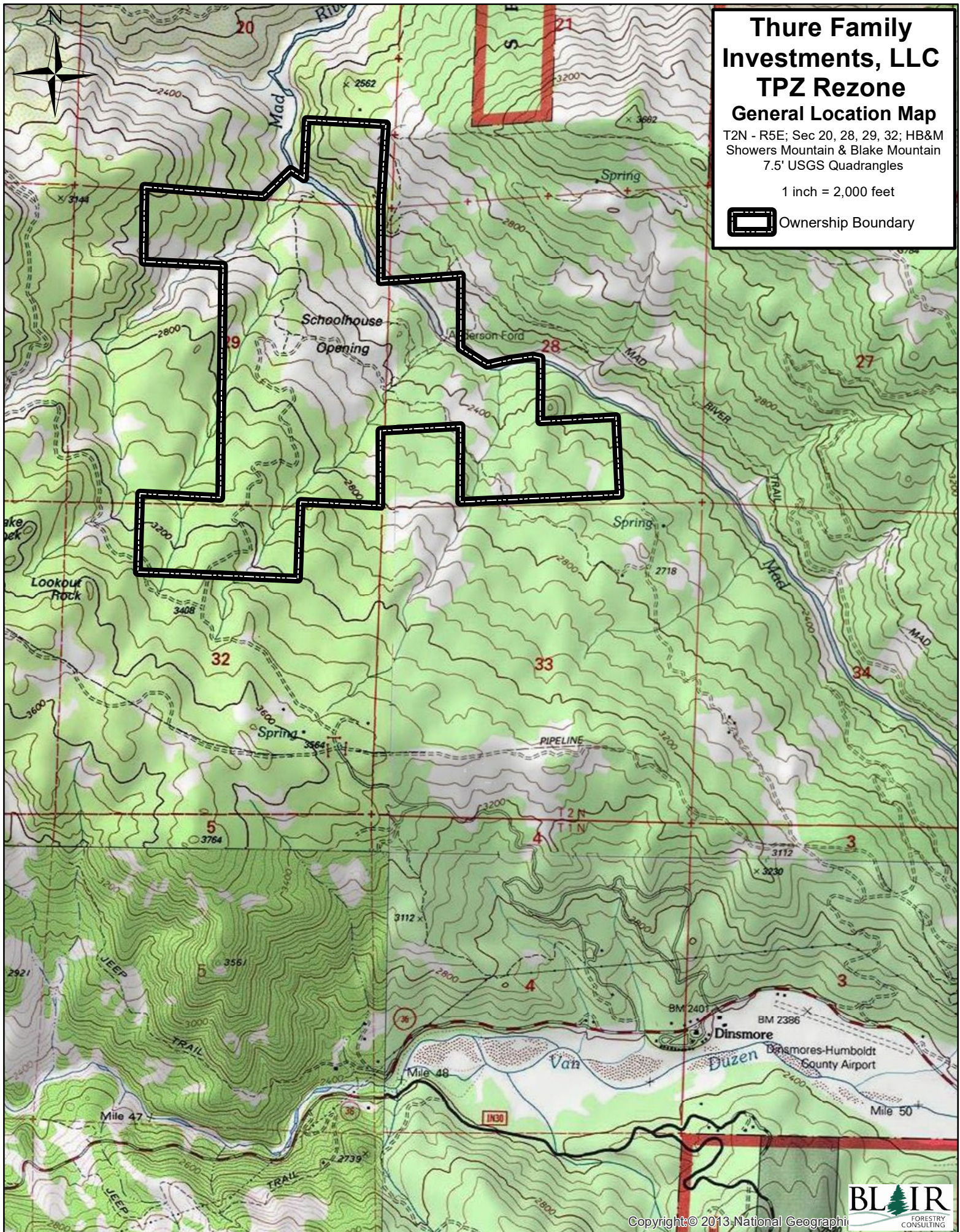


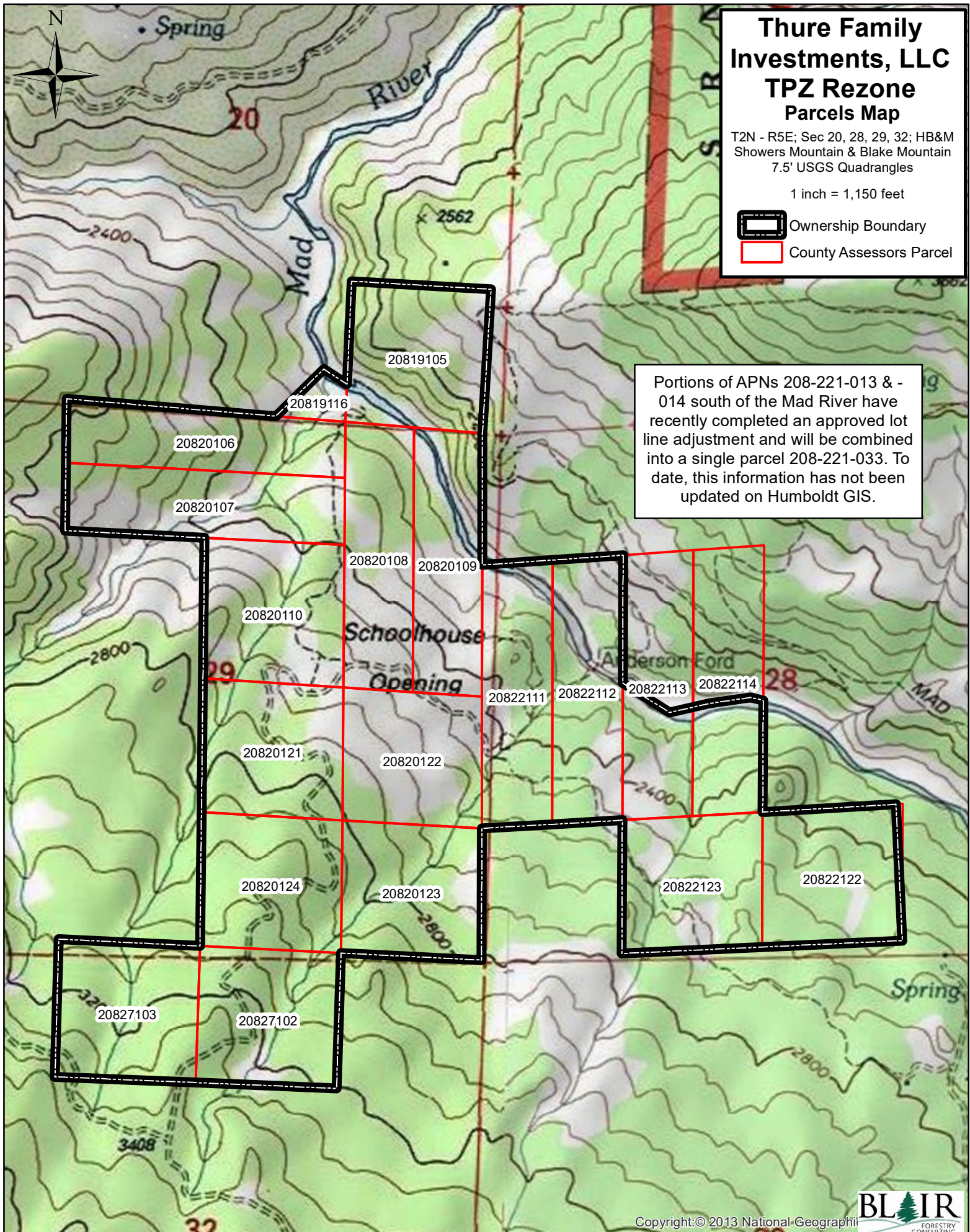
Thomas Blair, Registered Professional Forester #2607
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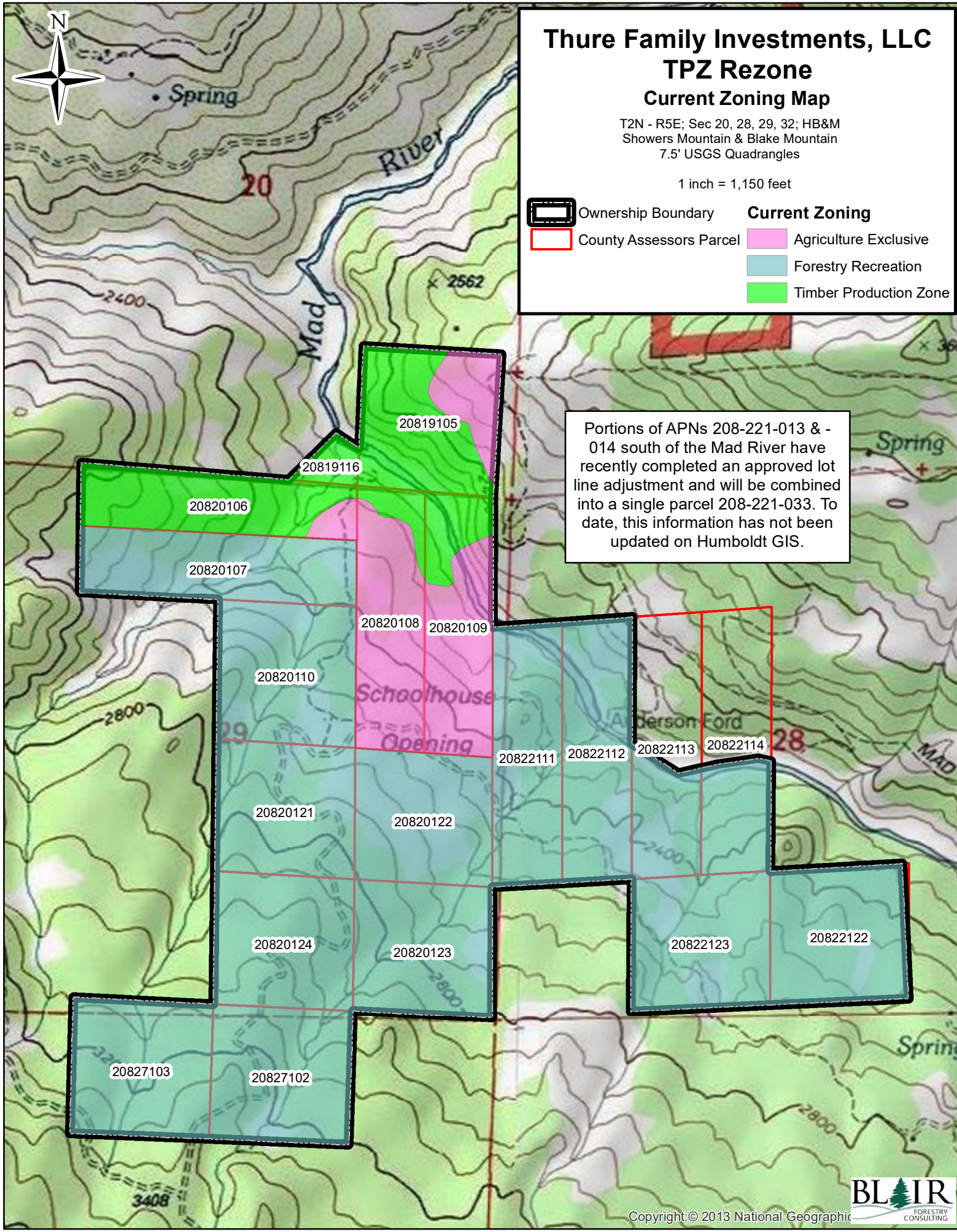


Attachments:

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







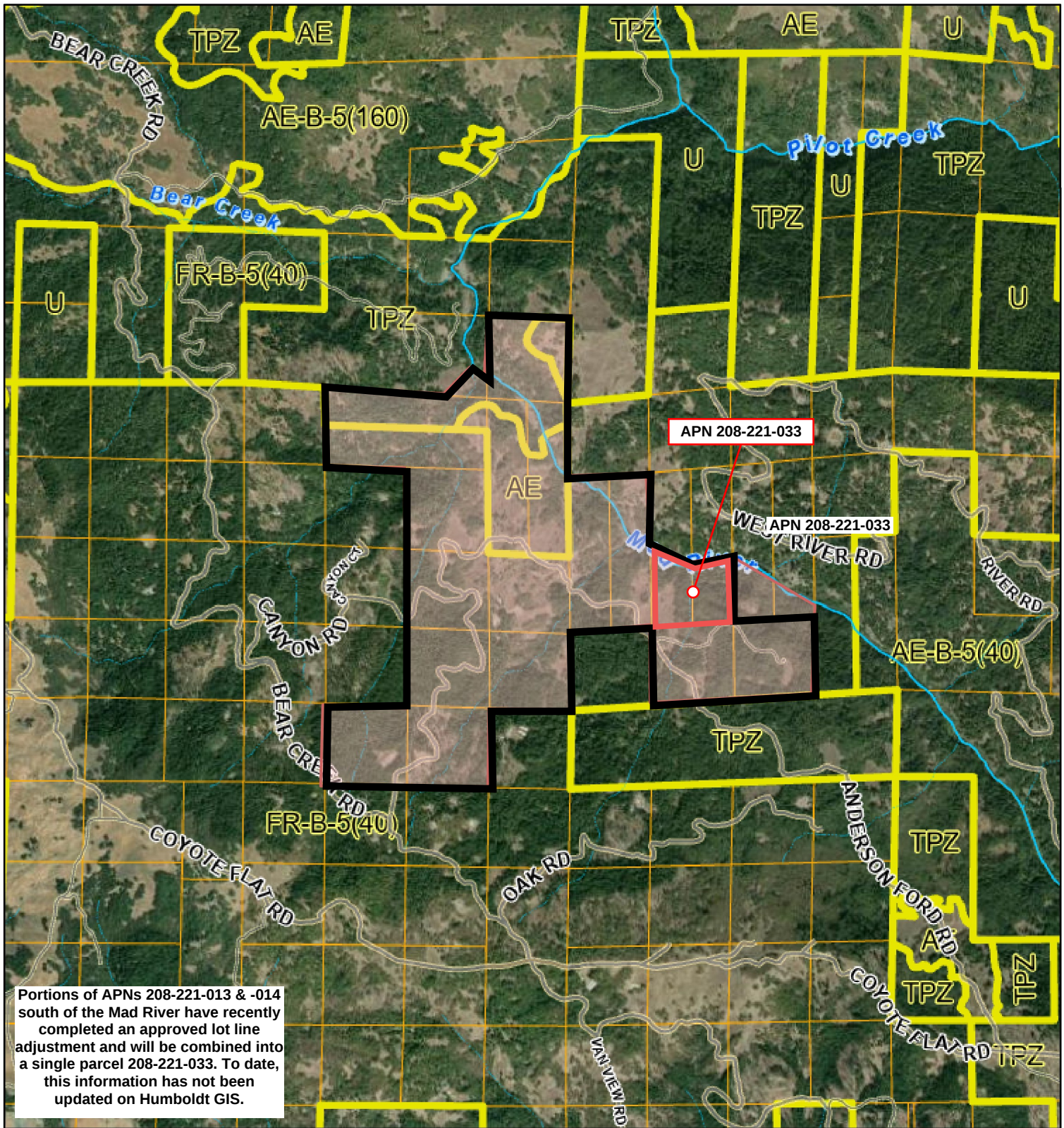
Thure Family Investments, LLC TPZ Rezone Current Zoning Map

T2N - R5E; Sec 20, 28, 29, 32; HB&M
Showers Mountain & Blake Mountain
7.5' USGS Quadrangles

1 inch = 1,150 feet

- | | |
|-------------------------|------------------------|
| Ownership Boundary | Current Zoning |
| County Assessors Parcel | Agriculture Exclusive |
| | Forestry Recreation |
| | Timber Production Zone |

Portions of APNs 208-221-013 & - 014 south of the Mad River have recently completed an approved lot line adjustment and will be combined into a single parcel 208-221-033. To date, this information has not been updated on Humboldt GIS.





Bear Clover Ranch - Thure Family Investments, LLC
Humboldt County Planning and Building Department

Center of Map: 123°37'46"W 40°31'21"N
0 500 1,000 2,000 3,000 4,000
ft
RF=1:35,446 1 inch equals 2,954 feet



Highways and Roads

Functional Class

- Principal Arterials
- - - Minor Arterials
- Major Collectors
- - - Minor Collectors
- Local Roads

— Private or Unclassified

— Major River or Stream

— Blue Line Streams

— HYDFLOW, STREAMORDE

— Perennial 1-3

— Perennial >4

- - - Intermittent

— Subsurface

Place Labels

— Highways and Roads

— Zoning

- - - City Boundary

- - - City Boundary (750K)

- - - Counties

— Parcels (no APN labels)

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

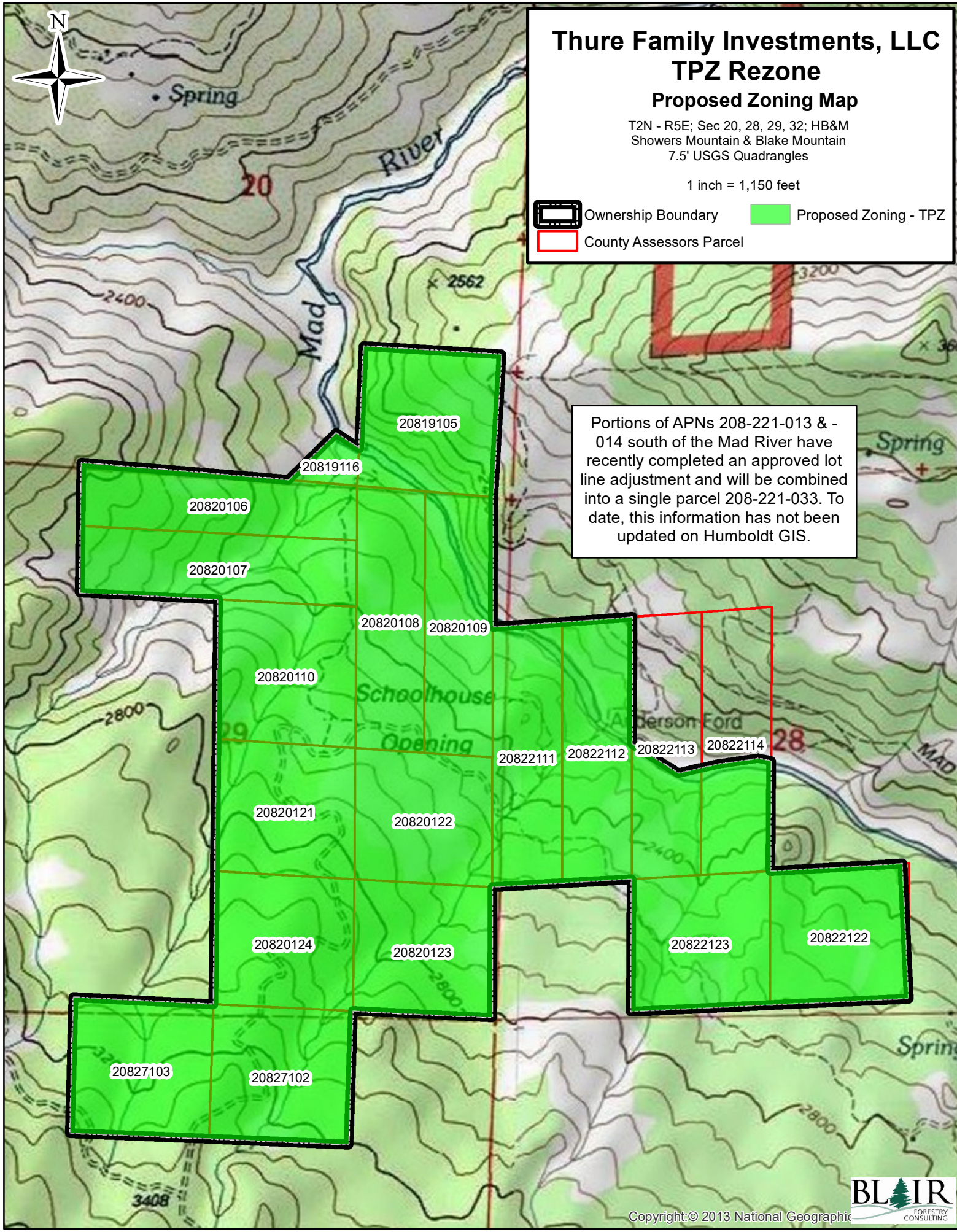
Citations

9.6m Resolution Metadata

Bear Clover Ranch - Thure Family Investments, LLC

TPZ Rezone Petition Boundary

Zoning Reclassification



Thure Family Investments, LLC
TPZ Rezone
Proposed Zoning Map

T2N - R5E; Sec 20, 28, 29, 32; HB&M
Showers Mountain & Blake Mountain
7.5' USGS Quadrangles

1 inch = 1,150 feet

- Ownership Boundary Proposed Zoning - TPZ
 County Assessors Parcel

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Thure Family Investments, LLC TPZ Rezone

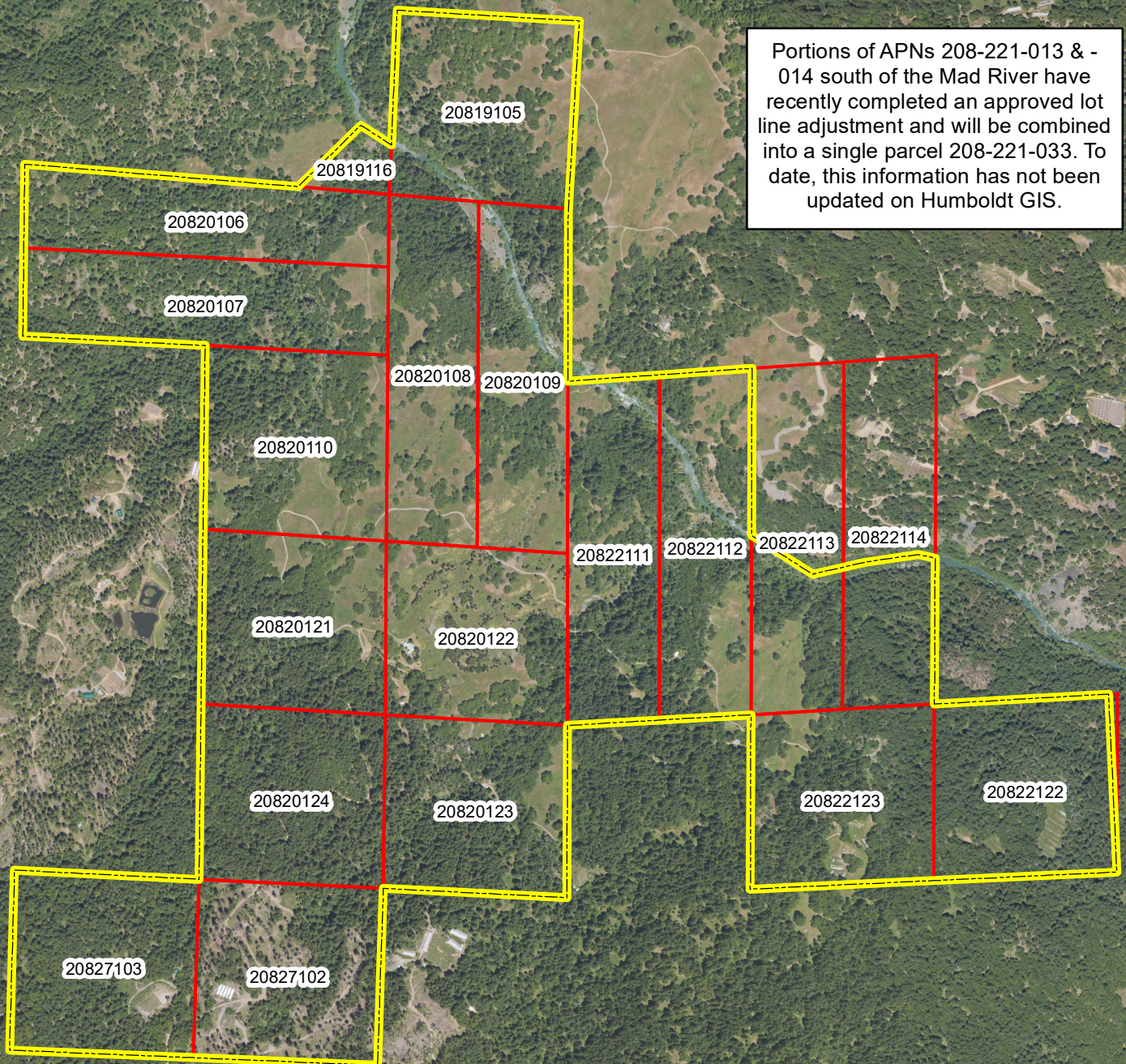
2024 Digital Orthophoto

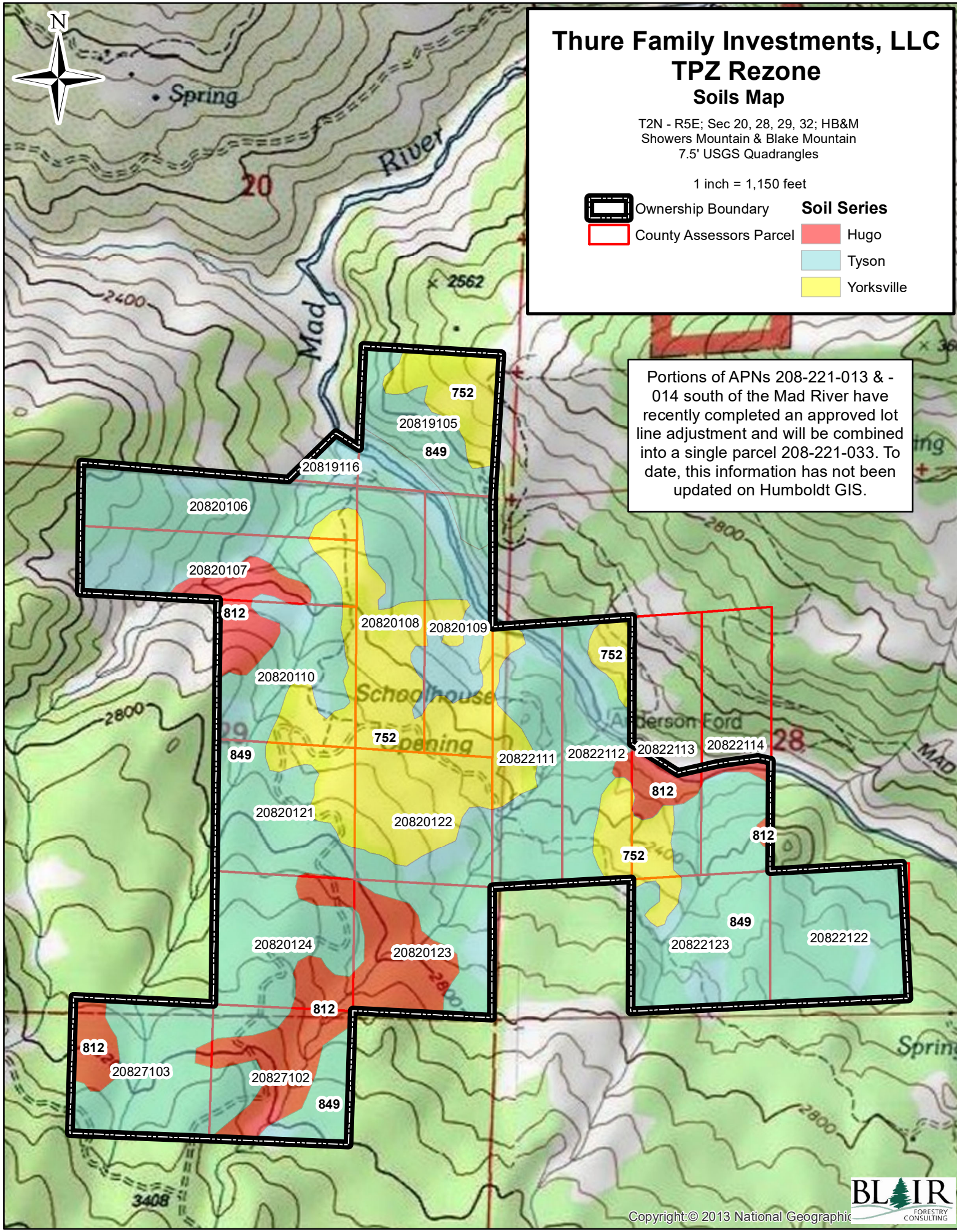
T2N - R5E; Sec 20, 28, 29, 32; HB&M
Showers Mountain & Blake Mountain
7.5' USGS Quadrangles

1 inch = 1,150 feet

-  Ownership Boundary
-  County Assessors Parcel

Portions of APNs 208-221-013 & -014 south of the Mad River have recently completed an approved lot line adjustment and will be combined into a single parcel 208-221-033. To date, this information has not been updated on Humboldt GIS.





Thure Family Investments, LLC

TPZ Rezone

Soils Map

T2N - R5E; Sec 20, 28, 29, 32; HB&M
Showers Mountain & Blake Mountain
7.5' USGS Quadrangles

1 inch = 1,150 feet



Ownership Boundary

County Assessors Parcel

Soil Series

Hugo

Tyson

Yorkville

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