

Draft Minutes

December 15, 2025 Meeting

I. Attendance

FRC Members Present: Jim Able, Mark Andre, Elicia Goldsworthy, Kurt McCray, Gary Rynearson, Mark Distefano

FRC Members Absent: Thomas Blair, Erin Kelly, Yana Valachovic

Staff Present: Trevor Estlow, Planning and Building Department, Andrew Whitney, Planning and Building Department, Howard LaHaie, County Assessor

The Committee welcomed guests: Mike O'Hern.

II. Public Appearances: None.

III. Approval of Minutes from June 30, 2025.

On a motion by Mark Andre, seconded by Kurt McCray, the minutes of the June 30, 2025 meeting were approved by a vote of 5-0 (Gary Rynearson abstained).

IV. New Business (in order of items heard):

1. Price Creek Ranch Zone Reclassification; Record Number: PLN-2025-19421; Assessor Parcel Numbers 102-101-001 et seq.; Rio Dell area.

Andrew Whitney provided the staff report and staff recommendations. The project involves a Zone Reclassification (ZR) to rezone approximately 589 acres into Timberland Production Zone (TPZ).

At this time, the Chair opened the meeting to public comments. It was mentioned that this ZR is associated with a Conservation Easement (CE) on the property. Kurt McCray inquired if all lands were proposed to go into TPZ and if the CE included preservation of the open meadows. Andrew indicated that all lands are proposed to go into TPZ, however, was unsure about the preservation of the meadows. There was a discussion regarding the open prairie vs. TPZ and if it should get a tax reduction. It should be noted that Jim partially agreed with Kurt. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Mark Distefano, seconded by Gary Ryneerson, the Price Creek Ranch project was approved by a vote of 6-0.

2. Faraon Zone Reclassification and Lot Line Adjustment; Record Number: PLN-2025-19416; Assessor Parcel Numbers 223-042-001, 223-042-002, 223-043-003; Benbow area.

Trevor Estlow provided the staff report and staff recommendations. The project involves a Lot Line Adjustment (LLA) between two parcels of approximately 160 acres each, resulting in two parcels of approximately 80 acres and 240 acres. As part of the LLA, the AE-B-5(160) portion of APN 223-043-003 (approximately 7.5 acres) is proposed to be rezoned TPZ.

At this time, the Chair opened the meeting to public comments. Gary Ryneerson inquired about the entitlements and if they will change. He also inquired about Sudden Oak Death (SOD) in the area and fire access/prevention. Trevor Estlow indicated that the only real difference with entitlements is that the TPZ zone will prohibit cannabis cultivation. A question was brought up regarding a conversion area that occurred between 2012 and 2014 and whether or not it was permitted. There were also questions regarding the ownership at time of conversion and if there is a procedure to mitigate if unpermitted. This resulted in a lengthy discussion regarding the timber conversion that occurred between 2012 and 2014, with the Committee encouraging the landowner to replant the area. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Jim Able, seconded by Elicia Goldsworthy, the Faraon project was approved by a vote of 5-1 (Kurt McCray opposed).

V. Future Agenda Items

Kurt McCray mentioned that he was retiring from CALFIRE and will be stepping down from the FRC as a CALFIRE representative.

VI. Adjournment

The meeting was adjourned at 2:18 p.m.