Draft Minutes

March 7, 2024 Meeting

I. Attendance

FRC Members Present: Jim Able, Mark Andre, Thomas Blair, Erin Kelly, Kurt McCray, Yana Valachovic
FRC Members Absent: Mark Distefano, Mike Lommori
Staff Present: Trevor Estlow, Planning and Building Department, Andrew Whitney, Planning and Building Department, Rodney Yandell, Planning and Building Department, Elizabeth Schatz, Planning and Building Department, Megan Acevedo, Planning and Building Department

The Committee welcomed guests: Nick Robinson, Stephen Hohman, Wayne Tomasini, Andrea Tuttle, Tom Wheeler, John Nickerson, Jared Gerstein.

II. Public Appearances: None.

III. Approval of Minutes from October 26, 2023.

On a motion by Mark Andre, seconded by Jim Able, the minutes of the October 26, 2023 meeting were approved by a vote of 6-0.

IV. New Business:

1. **Cottrell Ranch, LLC, Zone Reclassification;** Record Number: PLN-2023-18252; Assessor Parcel Numbers 210-072-003 et seq.; Larabee Valley area.

Andrew Whitney provided the staff report and staff recommendations. The project involves Zone Reclassification to rezone lands zoned both Agriculture Exclusive (AE) and Unclassified (U) into Timberland Production Zone (TPZ).

At this time, the Chair opened the meeting to public comments. Mark Andre innquired about the smallest TPZ parcel and the number of homes on the property. Nick Robinson responded that the smallest APN is about five acres and that there are no homes on the property considered for rezone. Additionally, a conservation easement is currently in process to cover the lands. Kurt McCray inquired about the number of acres of grassland. Nick Robinson responded that there were about 100 acres, however, the grasslands were intended to be managed as oak woodland savannah. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Yana Valachovic, seconded by Erin Kelly, the Cottrell Ranch, LLC Zone Reclassification was approved by a vote of 6-0.

2. **Tomasini Zone Reclassification;** Record Number: PLN-2024-18912; Assessor Parcel Numbers 316-195-002, 316-196-007; High Prairie area.

Rodney Yandell provided the staff report and staff recommendations. The project involves a Zone Reclassification to rezone approximately 120 acres from both Unclassified (U) and Agriculture Exclusive with a 160-acre minimum parcel size (AE-B-5(160)) into Timberland Production Zone (TPZ).

At this time, the Chair opened the meeting to public comments. Yana Valachovic asked that an aerial photo be included in the packets to the committee. Stephen Hohman mentioned that there were no grasslands in the project area, it is all timbered. Kurt McCray pointed out a typographical error in the spelling of Mr. Hohman's name and that the access was listed as from State Highway 36 but should be State Highway 299. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Yana Valachovic, seconded by Mark Andre, the Tomasini Zone Reclassification was conditionally approved by a vote of 6-0. The condition requires that the forester's name be corrected and that the road access be corrected.

3. Climate Action Plan and Carbon Offsets discussion

Mark Andre provided some background information and the role forest offsets or carbon removal credits can play in the County's Climate Action Plan (CAP).

V. Future Agenda Items

None.

VII. Adjournment

The meeting was adjourned at 2:30 p.m.