

CMO25-0006

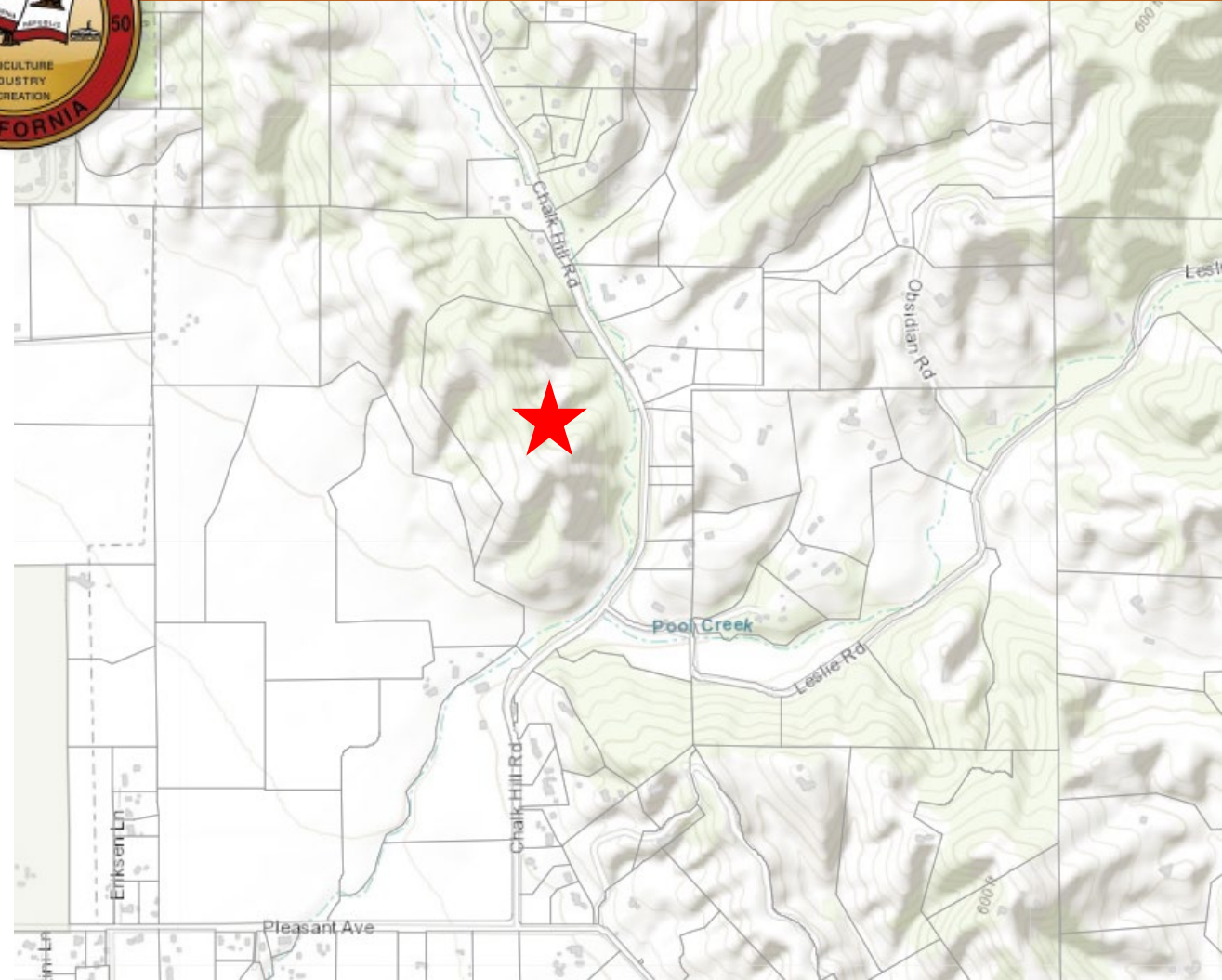
8993 Chalk Hill Rd Healdsburg CA



Levan King Cranston
Project Planner

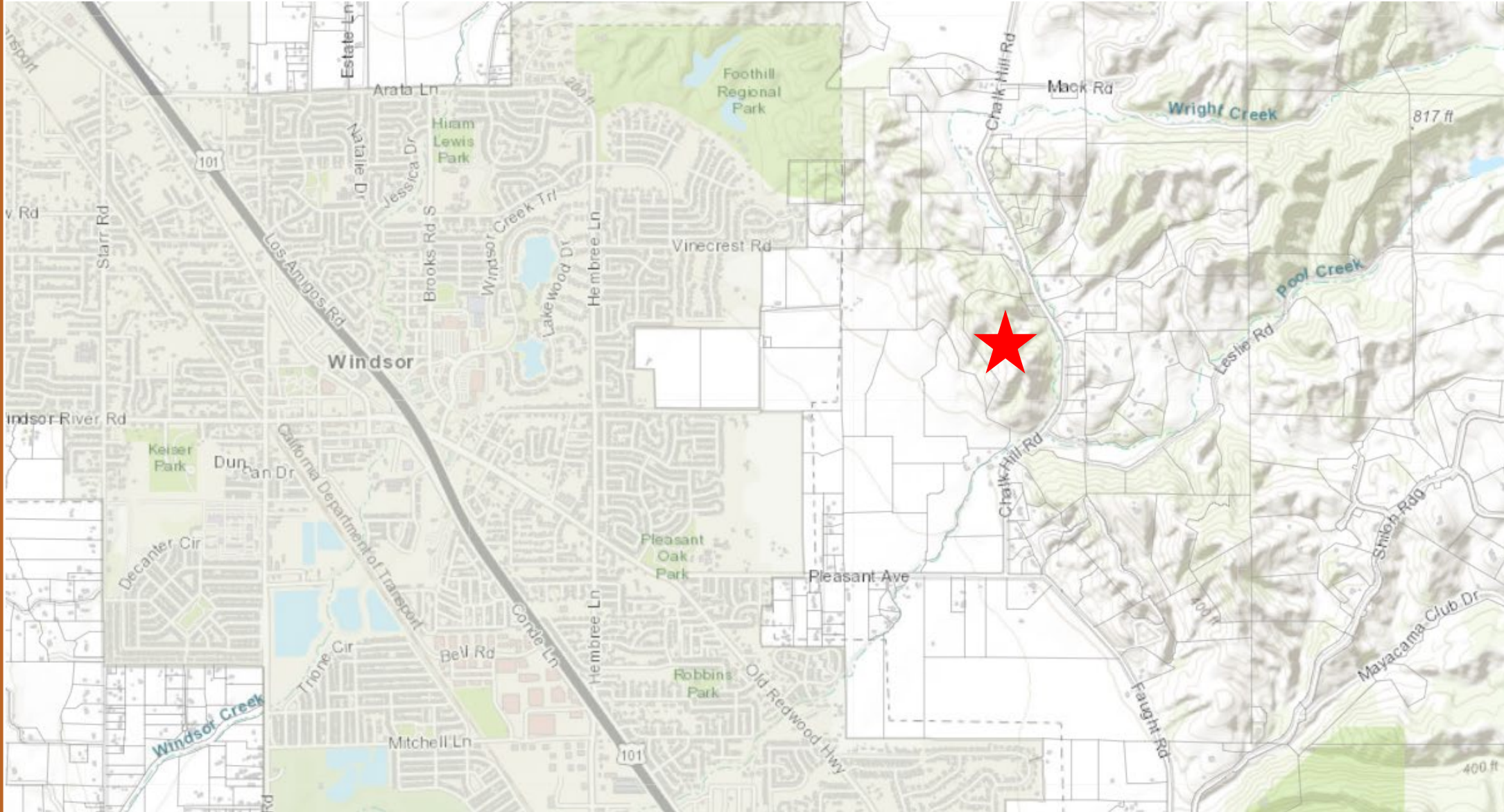
Project Request:

- Certificate of Modification to relocate two existing building envelopes.
- 61.72-acre parcel
- APN: 079-300-014





Vicinity Map



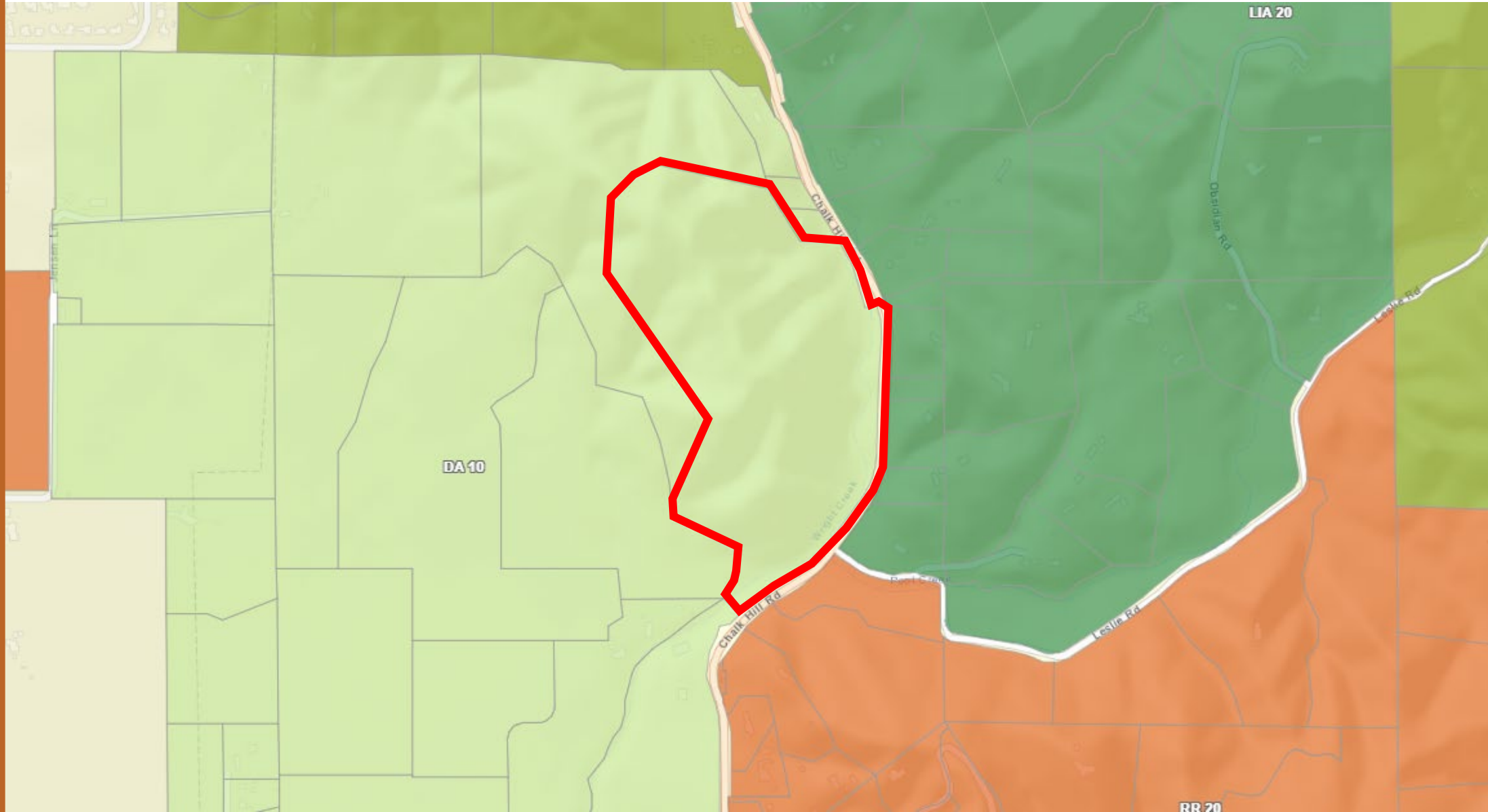


Project Site



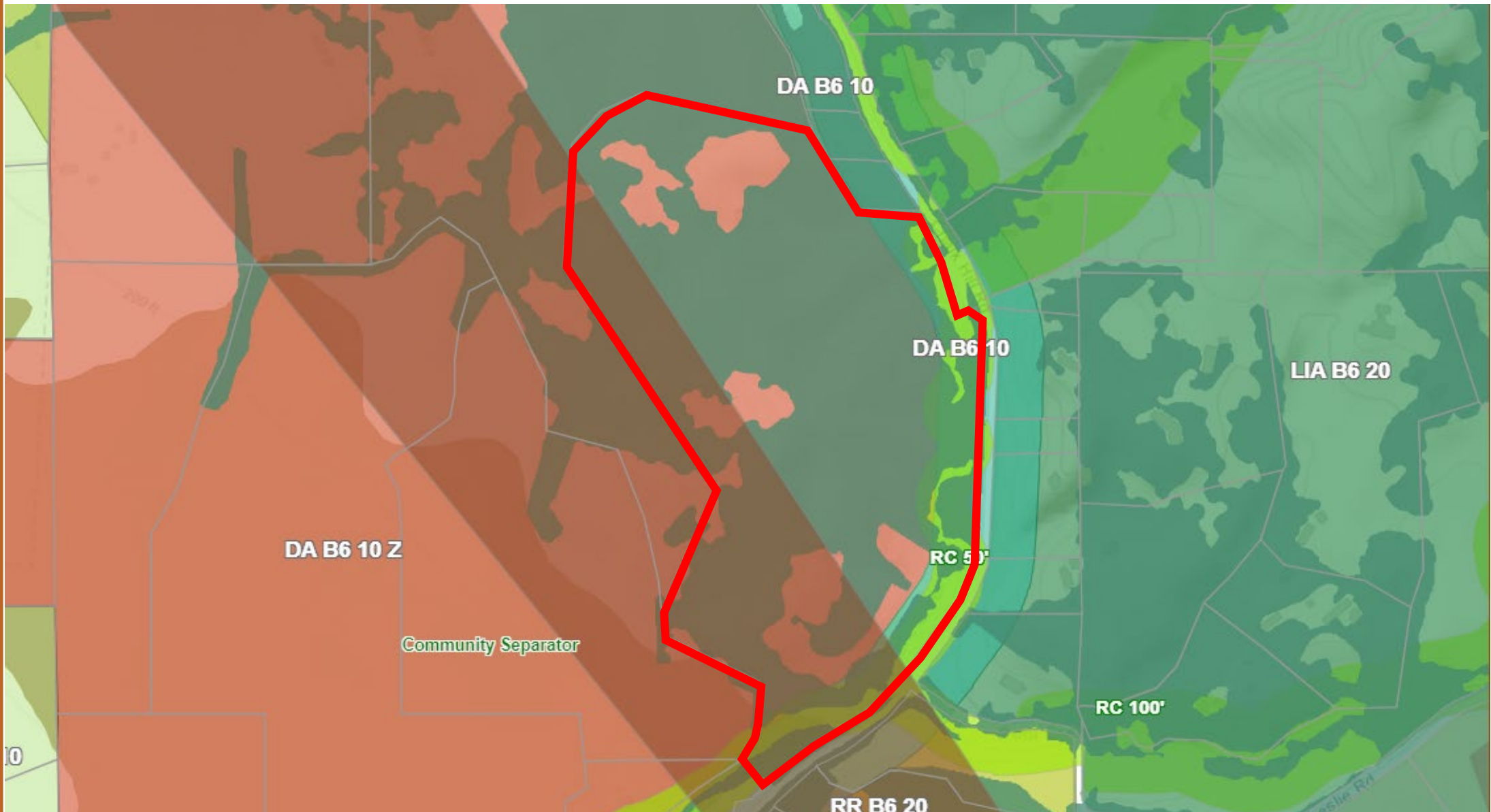


Land Use





Zoning





Project Description

- Certificate of Modification to modify the location of two existing building envelopes on Lot 12 of Parcel Map MJS03-0008, Book 774, Pages 33-41 of Sonoma County Records, a 61.72-acre parcel.





Parcel History

- MJS03-0008, was approved September 10, 2010, creating the subject parcel.
- Approval considered an existing geologic hazard in the area. Therefore, the building envelopes were placed on the newly created parcels.
- MJS03-0008 Condition of Approval 81, requires that Building Envelopes can only be relocated by obtaining a Certificate of Modification approved by the Board of Supervisors.





Site Plan



SITE PLAN
SCALE: 1"=100'

- KEYNOTES:**
- ① APPROXIMATE LOCATION OF PROPOSED BUILDING ENVELOPE #1 (50,968 SQ FT)
 - ② LOCATION OF EXISTING BUILDING ENVELOPE #1 (50,968 SQ FT)
 - ③ APPROXIMATE LOCATION OF SEPTIC TANK (SEP24-0258). FINAL LOCATION TO BE DETERMINED DURING BUILDING PERMIT PHASE.
 - ④ APPROXIMATE LOCATION OF SUMP TANK (SEP24-0256)
 - ⑤ APPROXIMATE LOCATION OF NON-STANDARD PRESSURE DISTRIBUTION SEPTIC SYSTEM (SEP24-0259)
 - ⑥ APPROXIMATE LOCATION OF PROPOSED BUILDING ENVELOPE #2 (46,453 SQ FT)
 - ⑦ LOCATION OF EXISTING BUILDING ENVELOPE #2 (46,453 SQ FT)
 - ⑧ APPROXIMATE LOCATION OF EXISTING WATER TANKS
 - ⑨ APPROXIMATE LOCATION OF FAULT LINE

NOTES:

CONTOURS ARE PER SONOMA COUNTY LIDAR DATA AND DO NOT REPRESENT A TOPOGRAPHIC SURVEY.

PROPERTY LINES ARE APPROXIMATE AND PER SONOMA COUNTY GIS DATA. PROPERTY LINES DO NOT REPRESENT A BOUNDARY SURVEY.

ALL EXISTING AND PROPOSED FEATURES SHOWN ARE APPROXIMATE

EXISTING BUILDING ENVELOPES PER SHEET 8 OF CHALK RIDGE SUBDIVISION MAPS AND MAPPED BY CINQUINI & PASSARINO ON 4/20/2025

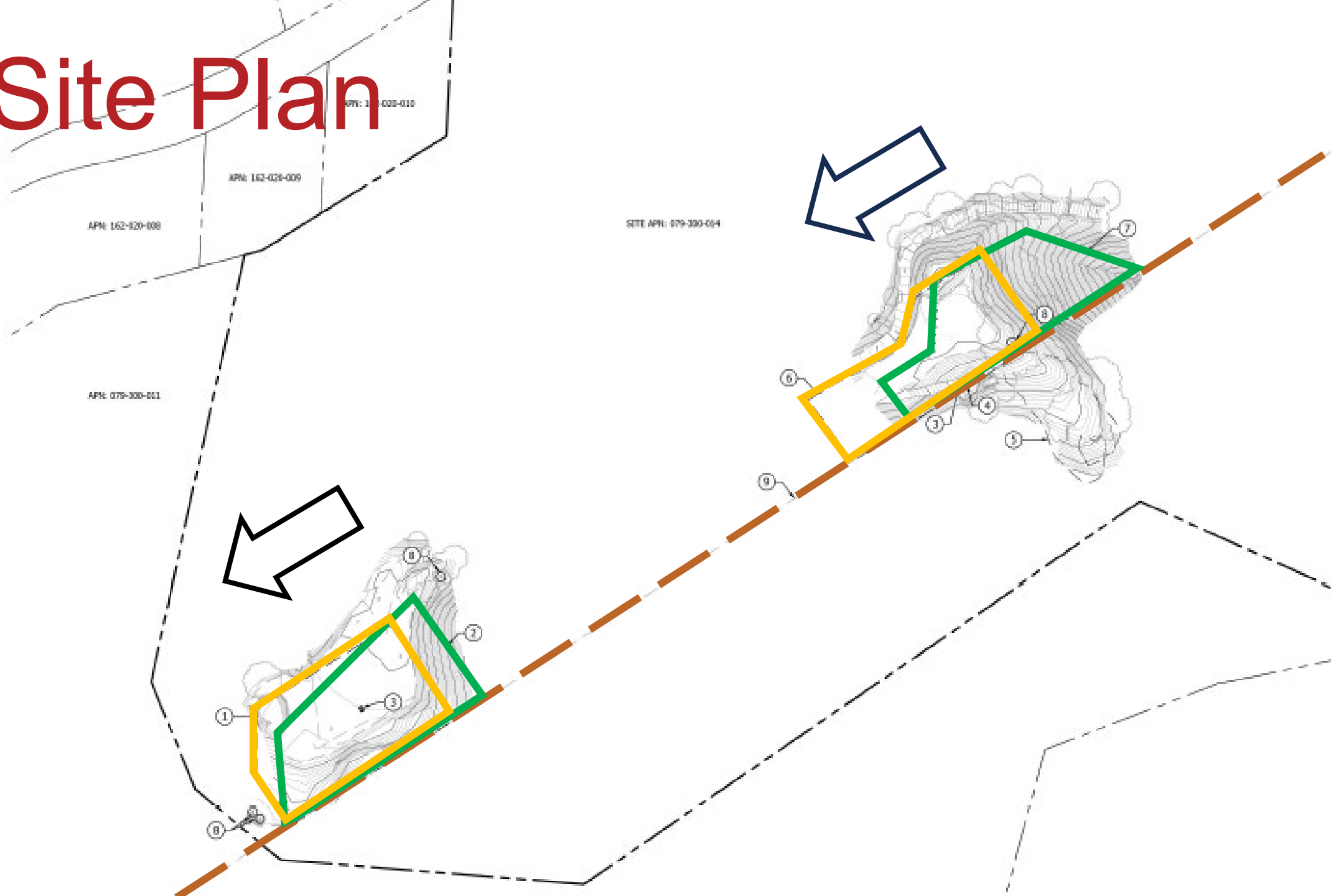
APPROXIMATE DISTANCE BETWEEN EXISTING AND PROPOSED BUILDING ENVELOPE TO PROPERTY LINE

A = PL TO EX. BUILDING ENVELOPE	48.0'
B = PL TO PROPOSED BUILDING ENVELOPE	57.0'





Site Plan





General Plan Consistency

- General Plan Designation: DA 10
- DA is intended to provide for residential development for part time farming.
- The request will not increase primary dwelling development potential.
- Consistent with Sonoma County Public Safety Element





Zoning Consistency

- This request remains consistent with DA zoning and density.
- Does not affect the allowable land uses.
- Complies with Combining Districts for: Z, G OAK RC50/50 SR VOH





Geologic Hazard

- COA# 14: “All grading and building permits for development within Building Envelope #2 shall conform with recommendations of the Geotechnical Investigation, prepared by PJC & Associates, Inc. dated September 9, 2025, or more recent certified geotechnical investigation.”
- COA # 15: “Prior to issuance of a grading or building permits for development within Building Envelope #1, consistent with the recommendations of the Geologic Report prepared for the subdivision entitled "Preliminary Geotechnical Reconnaissance Chalk Ridge Subdivision," prepared by Bauer Associates, dated August 17, 2004, a site-specific geotechnical investigation shall be conducted and approved.”





Williamson Act Consistency

- Currently compliant with the Williamson Act contract.
- No changes to agricultural operations or open space.
- No land is proposed for withdrawal.
- The applicant is required to submit a new Land Conservation Plan displaying the revised location of building envelopes on site.





Subdivision Map Act – 66472: Findings

- 1) That there are changes in circumstances which make any or all of the conditions of such a map no longer appropriate or necessary.
- 2) That modifications do not impose any additional burden on the present fee owner of the property.
- 3) That the modifications do not alter any right, title or interest in the real property reflected on the map.
- 4) That the map as modified conforms to all the provisions of the Subdivision Map Act and local ordinances.





Public Comment

- No public comments have been received.





Findings

- This request is exempt from CEQA pursuant to Section 15305 (Minor Alterations in Land Use Limitations). No exceptions listed under Section 15300.2 apply.
- The request is consistent with the General Plan.
- The Certificate of Modification will remain consistent with the designated zoning district, combining districts, and assigned density.
- The property will continue to stay in compliance with the Williamson Act Contract.
- The project is consistent with the Map Act and Subdivision Ordinance.
- The establishment, maintenance or operation of the uses for which this application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area. The particular circumstances in the case are:
 - The project does not propose any new development or changes to the existing land uses.
 - The proposed certificate of modification is consistent with the California Subdivision Map Act and the Sonoma County Subdivision Ordinance, Sonoma County Code, Chapter 25.





Staff Recommendation

- Staff recommends that the Sonoma County Board of Supervisors adopt an ordinance finding the project exempt from CEQA and approve a Certificate of Modification to modify the location of two existing building envelopes subject to conditions of approval.



Questions

