



County of Sonoma

State of California

Date: May 19, 2026

Item Number: _____

Resolution Number: _____

Majority Vote Required

**Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California,
Finding The Project Exempt From CEQA And Granting Approval Of The Certificate Of
Modification, For Property Located At 8993 Chalk Hill Road Healdsburg CA; APN 073-300-014**

Whereas, the Board of Supervisors approved MJS03-0008, a Major Subdivision, which created the subject parcel; and

Whereas, the applicant, Randall Lashinski, filed an application with the Permit Sonoma requesting a Certificate of Modification to modify two existing building envelopes on Lot 12 of Parcel Map MJS03-0008, Book 774, Pages 33-41 of Sonoma County Records. The subject parcel is under a Williamson Act Contract identified by Book 2937, Page 546, recorded on 04/13/2017, on 61.72-acres located at 8993 Chalk Hill Rd Healdsburg, APN 078-300-014 DA (Diverse Agriculture) B6 10(10-acres per dwelling unit density) Z (Accessory Dwelling Unit Exclusion), G (Geologic Hazard) OAK (Oak Woodland) RC50/50 (Riparian Corridor) SR (Scenic Resource) VOH (Valley Oak Habitat), Supervisorial District No. 4 and;

Whereas, in accordance with applicable provisions of law, the Board of Supervisors held a public hearing on May 19, 2026, at which time the Board of Supervisors heard and received all relevant testimony and evidence presented orally or in writing regarding the Project; and

Now, Therefore, Be It Resolved that the Board Of Supervisors finds the above recitals to be true and correct, and makes the following additional findings in support of its action:

1. General Plan Consistency

The Certificate of Modification is consistent with the General Plan land use designation

of DA (Diverse Agriculture) and the goals, objectives, policies and programs of the General Plan because:

- a. The requested Certificate of Modification does not affect the allowable land uses on the site, the allowable development intensity or density, and it does not undermine service provision to the subject lot.
- b. The project does not propose any new development or changes to the existing, residential land uses.

2. Zoning Consistency

The Certificate of Modification is consistent with the designated zoning district and assigned density. The existing, agricultural land uses are consistent with the Diverse Agriculture zoning district. The project does not propose any new development or land uses. However, future residential development sited within building envelopes is consistent with the Diverse Agriculture zoning district. All future development will be required to meet the zoning standards for the RC (Riparian Corridor), SR (Scenic Resource), Z (Accessory Dwelling Unit Exclusion), G (Geologic Hazard), OAK (Oak Woodland), and VOH (Valley Oak Habitat) combining districts.

3. Geologic Hazard:

The subject property is included within the G (Geologic Hazard) Combining District. The applicant has prepared a geological report which has been reviewed by the County Geologist who concurs with the geotechnical report's evaluation supporting the proposed project. The County Geologist also confirmed that both the existing and proposed building envelope locations are sited entirely outside the geologic hazard area on site.

4. CEQA

Staff as determined the project is categorically exempt from the California Environmental Quality Act under Section 15305 Minor Alterations in Land Use Limitations of the CEQA Guidelines as the subject parcel is in an area with an average

slope of less than 20% and the project would not result in any change in land use or density. No exceptions listed under Section 15300.2 apply. The subject property has an average slope of 17.8%.

5. *Map Act and Subdivision Ordinance Consistency.*

In accordance with Section 66472.1 of the Subdivision Map Act, the following findings are made:

1. Permit Sonoma records indicate the two building envelopes located on Lot 12 (subject property) were created as part of the original Major Subdivision under file MJS03-0008. These building envelopes were placed as part of the Conditions of Approval because of an existing geologic hazard on site. The findings of this evaluation have determined the proposed new building envelope locations are safe. The geological earth subsidence within original building envelopes of the parcel comprise changes in circumstances which make the building envelope related conditions on the map no longer appropriate.
2. The current property owner of the subject lot has requested the Certificate of Modification. As such, the present property owner is aware of the modification and no additional burden will be imposed on the fee owner of the property.
3. The interest in the property of owners of the other Lots as shown on the recorded map is not affected since the proposed modification only affects the subject parcel. Modifying the existing building envelopes on the subject property does not impact any rights or title interest shown on the recorded map.
4. In accordance with the provisions of the Subdivision Map Act, an amended Parcel Map or Certificate of Modification will be recorded depicting the requested modification as seen on Certificate of Modification prepared by the applicant dated June 18, 2025. The amended Parcel Map or Certificate of Modification will conform to all the provisions of the Subdivision Map Act and local ordinances, as originally approved. Accordingly, staff confirms, and the Board finds that the Certificate of Modification conforms to all provision of the California Subdivision Map Act and local implementing ordinance Chapter 25.

6. General.

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:

- a. The project does not propose any new development or changes to the existing land uses.
- b. The proposed certificate of modification is consistent with the California Subdivision Map Act and the Sonoma County Subdivision Ordinance, Sonoma County Code, Chapter 25.

Be It Further Resolved that the Board of Supervisors, based on the foregoing findings as supported by the entire record in this matter, hereby finds and determines the project exempt from CEQA, and approves the requested Certificate of Modification to Parcel Map MJS03-0008.

The Foregoing Resolution was introduced by Supervisor _____, who moved its adoption, seconded by Supervisor _____, and adopted on roll call by the following vote:

Supervisors:

Rabbitt: Coursey: Gore: Hopkins: Hermosillo:

Ayes: Noes: Absent: Abstain:

So Ordered.