



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 5/19/2026

To: Board of Supervisors

Department or Agency Name(s): Permit Sonoma

Staff Name and Phone Number: Scott Orr, Levan King Cranston (707) 565-2592

Vote Requirement: Majority

Supervisorial District(s): Fourth

Title:

10:10 A.M. - 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; 8993 Chalk Hill Road, Healdsburg (Permit Sonoma File No. CMO25-0006).

Recommended Action:

Permit Sonoma recommends that the Board of Supervisors conduct a public hearing and adopt a Resolution finding the proposed project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15305 (minor alterations in land use limitations) and approving 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 at 8993 Chalk Hill Road, Healdsburg; APN 079-300-014 (Permit Sonoma File No. CMO25-0006). (Fourth District)

Executive Summary:

The property owner requests a 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. The existing northern most building envelope is 50,968-square feet in size, and the existing southernmost building envelope is 46,453-square feet in size. The certificate of modification specifically requests to adjust the location and shape of both building envelopes, without modifying the size. The purpose of this request is to reduce the amount of grading and earth work needed to facilitate future development on the subject parcel. The applicant has prepared a geological report which studied the revised location of the existing building envelopes and has confirmed the proposed locations are appropriate. Water is supplied by an offsite well supporting several on site water tanks. The subject property will also be served by an approved septic system under Permit Sonoma File No. SEP24-0056. Planning staff has confirmed this request will not impact the property's status of compliance with the recorded Williamson Act Contract provided as part of Attachment 2.

The Planning Commission adopted Resolution No. 26-004 on April 2, 2026, which recommended the Board of Supervisors approve the Certificate of Modification to modify the location of two existing building envelopes on the subject parcel.

Discussion:

The Sonoma County Subdivision Ordinance allows for minor modifications (e.g. amending notes or non-substantial conditions) on a recorded Final or Parcel Map in accordance with the requirements of the

Subdivision Map Act, Section 66472.1, by the advisory agency having jurisdiction over the original subdivision approval. Chapter 25-2 defines the Planning Commission as the advisory agency for the creation of major subdivisions of five or more parcels. However, in this case, Condition of Approval 81 for MJS03-0008 states that building envelopes may not be relocated without first obtaining a Certificate of Modification approved by the Board of Supervisors. Accordingly, the Planning Commission adopted Resolution No. 26-004 on April 2, 2026, which recommended your Board approve the Certificate of Modification to modify the location of two existing building envelopes on the subject parcel.

The subject parcel was created through a major subdivision under Permit Sonoma File No. MJS03-0008, a project approved by the Board of Supervisors on September 14, 2010. This approval subdivided 358-acres into 12 parcels ranging from 13.70-acres to 61.72-acres in size, one of which is the subject parcel. Approval of this major subdivision did consider an existing geologic hazard in the area, specifically a known fault line. Therefore, the project was conditioned with building envelopes strategically placed on the newly created parcels. Because of the known geologic hazard, the applicant has prepared a geological report which studied the revised location of the existing building envelopes and has confirmed the proposed locations are appropriate.

The subject property is currently in an Open Space Williamson Act Contract. The request proposes to only relocate building envelopes, moving them approximately 100-feet to the north. Staff have reviewed the proposed new building envelope locations and have confirmed this request will have no impact on this property continuing to stay in compliance with the Williamson Act Contract. The property will remain dedicated to open-space uses, as required by the Contract.

Planning Commission Recommendation:

The Planning Commission voted 4-0-1 on April 2, 2026, adopting Resolution No. 26-004 finding the project exempt from CEQA and recommending approval to the Board of Supervisors for the requested Certificate of Modification. The project is categorically exempt under State CEQA Guidelines Section 15305 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. The subject property has an average slope of 17.8%. No exceptions to the exemption under CEQA Guidelines Section 15300.2 apply to this application.

Staff Recommendation:

Permit Sonoma recommends that the Board of Supervisors conduct a public hearing and adopt a Resolution finding the proposed project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15305 (minor alterations in land use limitations) and approving a Certificate of Modification to modify the location of two existing building envelopes on the subject parcel at 8993 Chalk Hill Road Healdsburg CA 95448; APN 079-300-014 subject to conditions of approval (Permit Sonoma File No. CMO25-0006).

Strategic Plan:

Not Applicable

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

Prior Board Actions:

September 14, 2010 - Board approved major subdivision (Permit Sonoma File No. MJS03-0008) which included the subject parcel for today's action.

FISCAL SUMMARY

Narrative Explanation of Fiscal Impacts:

This is an at-cost project for which project costs are the responsibility of the applicant.

Narrative Explanation of Staffing Impacts (If Required):

Not Applicable

Attachments:

Attachment 1 CMO25-0006 Board of Supervisors Resolution with Exhibit A Conditions of Approval

Attachment 2 CMO25-0006 Planning Commission Staff Report

Attachment 3 CMO25-0006 Planning Commission Resolution No. 26-004

Attachment 4 CMO25-0006 Site Plan

Attachment 5 CMO25-0006 PowerPoint Presentation

Related Items "On File" with the Clerk of the Board:

Not Applicable