

Resolution Number 26-004

County of Sonoma
Santa Rosa, California

April 2, 2026
CMO25-0006 Levan King Cranston

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING TO THE BOARD OF SUPERVISORS TO FIND THE PROJECT EXEMPT FROM CEQA AND GRANT APPROVAL OF THE CERTIFICATE OF MODIFICATION, FOR PROPERTY LOCATED AT 8993 CHALK HILL ROAD HEALDSBURG CA; APN 078-300-014.

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

WHEREAS, the applicants, 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 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 Planning Commission held a public hearing on April 2nd, 2026, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Project; and

WHEREAS, the Planning Commission finds that there will be no impacts from the proposed modifications to the final map by relocating the existing building envelopes; and

WHEREAS, the Project has been found to be categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Exemption 15305 (minor alterations in land use limitations) of the state CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission makes the following findings:

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. 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 owner wishes to modify the existing building envelopes for the purpose of reducing the amount of grading and earthwork necessary to facilitate future development and has submitted an additional geotechnical report evaluating the proposed new location. The findings of this evaluation have determined the proposed new building envelope locations are safe. The subject property is also subject to a Williamson Act Contract. Staff have confirmed the site is currently in compliance, and that the property will continue to be in compliance if this request is granted.
 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.
 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. Thereby, staff believes that all the findings required by the California Subdivision Map Act can be made.
4. 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 Planning Commission adopt a resolution recommending that the Board of Supervisors find the project exempt from CEQA and approve a Certificate of

Resolution 26-004

April 2, 2026

Page 3

Modification.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary of the Planning Commission as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

THE FOREGOING RESOLUTION was introduced by Commissioner Kapolchok, who moved its adoption, seconded by Commissioner Gilardi, and adopted on roll call by the following vote:

Commissioner	Kapolchok
Commissioner	Gilardi
Commissioner	Striplen
Commissioner	McCaffery
Commissioner	Marquez

Ayes: 4 Noes: 0 Absent: 1 Abstain: 0

WHEREUPON, the Chairman declared the above and foregoing Resolution duly adopted; and

SO ORDERED.