



2550 Ventura Avenue
Santa Rosa, CA 95403

p: (707) 565-1900
f: (707) 565-1017

Scott Orr
Director

Michelle Arellano
Administration

Nathan Quarles
Engineering and Construction

Cecily Condon
Planning

Steve Mosiurchak
Fire Marsha

Zoning Administrator Record of Action

Action Date: May 28, 2026
Appeal Status: Filing period closed; no appeal

AGENDA ITEM 1c
File No: CMO25-0003
Planner: Katerina Orella
Owner: Applicant
Applicant: Arthur Kunde & Sons, Inc
Cont. from: no prior meeting
CEQA Review: MND Addendum (PLP02-0031)
Proposal: Certificate of Modification adjusting existing building envelope and waterline easement boundaries as shown for Lots 2, 3, and 4 on Parcel Map PLP02-0031, recorded in Book 816, Pages 40-52 of Sonoma County Records for five parcels totaling 784.33 acres.

Recommend: Adopt MND Addendum and approve subject to conditions of approval.
Location: 1201, 1308, 1512, & 1764 Luna Montana Rd, 9801 & 9809 Hwy 12, and 261 & 315
APN: 051-160-036, -037, -038, -039 & 051-170-026.
District: First
Zoning: RRD B6 100 (Resources and Rural Development, 100-acre density) for APNs 051-160-036, -037, -038, -039; and LIA B7 (Land Intensive Agriculture, frozen lot size) for APN 051-170-026; with combining districts Z (Accessory Dwelling Unit Exclusion), LG/MTN (Taylor/Sonoma/Mayacamas Mountains Local Guidelines), OAK (Oak Woodland Habitat), and RC (Riparian Corridor), SR (Scenic Resources) for all APNs, plus VOH (Valley Oak Habitat) for APN 051-170-026

ZONING ADMINISTRATOR ACTION

Environmental Determination

- ☒ Adopt addendum to prior Mitigated Negative Declaration (MND)

Project Decision

- ☒ Approved subject to attached Findings and Conditions
☐ with modification (see Comments)
☒ Subject to 10-day appeal period, ending June 08, 2026

ZONING ADMINISTRATOR


Derik Michaelson, Planner III
for the Director

6/9/2026
Date



MODIFICATION

☒ N/A ☐ Findings ☐ Conditions ☐ Revisions to return

COMMENTS

n/a

ZONING ADMINISTRATOR FINDINGS

1. **General Plan Consistency.** The project is consistent with the General Plan land use designations of RRD (Resources and Rural Development) and LIA (Land Intensive 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, agricultural and residential land uses.
2. **Zoning Consistency.** The Certificate of Modification will remain consistent with the designated zoning district and assigned density. The existing, residential and agricultural land uses are consistent with the Resources and Rural Development and Land Intensive Agriculture zoning district. The project does not propose any new development or land uses.
 - a. No development or tree removal is proposed; therefore, the project is consistent with the requirements of the Accessory Dwelling Unit Exclusion Combining District and is not subject to the requirements of the Taylor/Sonoma/Mayacamas Mountains Local Area Development Guidelines, Oak Woodland Habitat Combining District, Riparian Corridor Combining District, Scenic Resources Combining District, and Valley Oak Habitat Combining District.
3. **Environmental Determination.** Mitigated Negative Declaration was previously prepared in accordance with CEQA Guidelines and adopted for the minor subdivision creating the subject lots (PLP02-0031). The existing building envelopes for the subdivision were required as mitigation measures to address concerns with impacts to visual, biological, geological, and cultural resources. PLP02-0031 Mitigation Measure 5.a of the adopted Mitigated Negative Declaration requires an archaeologist review and approve the location of the proposed building envelope on lot 2 prior to recordation of the map. In accordance with Mitigation Measure 5.a, the applicant provided a letter prepared by the Archaeological Resource Service dated January 2026 which concludes that no potential impact will occur if all activities are confined to the proposed building envelope areas. The proposed Lot Line Adjustment and proposed Certificate of Modification do not rely on each other or interact with each other, and can be considered separate, standalone projects.
4. **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 that the building envelopes were created by the division of the Lands of Arthur Kunde & Sons, Inc to address impacts to visual, biological, geological, and cultural resources. Since the time the map recorded in 2020, the water lines on Lots 2 and 4 were built outside of the recorded easements due to unexpected physical obstructions in the recorded location of the waterline easement. The proposed modifications to the building envelopes are to address physical constraints and topographic conditions of the subject property.
 - (2) The current property owner of the subject lots 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 water easements and 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 depicted

on Certificate of Modification prepared by the applicant dated March 5, 2025. The amended Parcel Map or Certificate of Modification will conform to all the provisions of the Subdivision Map Act and local ordinances, as required by the conditions of approval. Thereby, staff believes that all the findings required by the California Subdivision Map Act can be made.

5. 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, residential land uses in harmony with the surrounding neighborhood.
 - 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.

ATTACHMENTS

1. Final Conditions of Approval

SONOMA COUNTY ZONING ADMINISTRATOR

Conditions of Approval

Staff:	Katerina Orella	Date:	May 28, 2026
Applicant:	Arthur Kunde & Sons, Inc – Keith Kunde	File No.:	CMO25-0003
Owner:	Arthur Kunde & Sons, Inc	APN:	051-160-036, -037, -038,
Address:	1201, 1308, 1512, & 1764 Luna Montana Rd, 9801 & 9809 Hwy 12, and 261 & 315 Kunde Estate Winery Rd, Kenwood		039, & 051-170-026

Project Description: Certificate of Modification adjusting existing building envelope and waterline easement boundaries as shown for Lots 2, 3, and 4 on Parcel Map PLP02-0031, recorded in Book 816, Pages 40-52 of Sonoma County Records for five parcels totaling 784.33 acres.

GENERAL:

1. The Zoning Administrator decisions shall be final on the tenth (10th) day after final Zoning Administrator action unless an appeal is taken.
2. These conditions must be met and the application validated within 24 months from the date of the Zoning Administrator final action on May 28, 2026, unless a request for an extension of time is received before the expiration date.

PERMIT SONOMA SURVEYOR:

"The conditions below have been satisfied" BY _____ DATE _____

3. In accordance with Section 66472.1 of the Subdivision Map Act, the following findings are made:
 - a) That there are changes in circumstances which make any and all of the conditions of such map no longer appropriate or necessary, and
 - b) That the modifications do not impose any additional burden on the present fee owner of the property, and
 - c) That the modifications do not alter any right, title or interest in the real property reflected on the recorded map, and
 - d) That the map as modified conforms to all the provisions of the Subdivision Map Act and local implementing ordinances.
4. An Amended Map or Certificate of Modification prepared by a Licensed Land Surveyor or someone authorized to practice land surveying, shall be submitted to the County Surveyor within two (2) years after date of approval. It shall be accompanied by a **CURRENT** Title Report showing proof of ownership and documentation listing those with a record title interest in the property. Upon recording the Amended Map or Certificate of Modification the original map will be deemed to have been modified.
5. A plat showing the modification shall be submitted along with the Certificate of Modification.
6. **NOTICE:** Anyone with a record title interest in the property shall sign a statement on the map or certificate consenting to the preparation and recording of said map or certificate.
 - a) I (We) have an interest in the property reflected on this certificate of correction (modification) and hereby consent to the preparation and recordation of this document.
 - b) Signatures need to be acknowledged by a Notary Public.

PERMIT SONOMA PLANNING:

"The conditions below have been satisfied" BY _____ DATE _____

7. The Director of Permit Sonoma is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to Permit Sonoma demonstrating that the condition is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. Permit Sonoma shall consult with affected departments and agencies and may require an application for modification of the approved Parcel Map. Changes to conditions that may be authorized by Permit Sonoma are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from Permit Sonoma and shall not affect the original permit approval date or the term for expiration of the permit.
8. The owner/operator and all successors in interest, shall comply with all applicable provisions of the Sonoma County Code and all other applicable local, state and federal regulations.