



Sonoma County Planning Commission STAFF REPORT

FILE: CMO25-0006; Certificate of Modification
DATE: April 2, 2026
TIME: At or after 1:00pm
STAFF: Levan King Cranston Project Planner

A Board of Supervisors hearing on the project will be held at a later date and will be noticed at that time.

SUMMARY

Property Owner: Randall Lashinski and Michelle Lashinski

Applicant: Randall Lashinski

Address: 8993 Chalk Hill Rd Healdsburg CA 95448

Supervisorial District(s): Fourth

APN: 079-300-014

Description: 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.

CEQA Review: CEQA Exemption 15305 (minor alterations in land use limitations)

General Plan Land Use: DA 10 (Diverse Agriculture with 10-acre per dwelling unit density)

Specific/Area Plan Land Use: Not Applicable

Ordinance Reference: Sec. 26-64-020, and Sec. 25-13.8

Zoning: 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).



RECOMMENDATION

Permit Sonoma recommends the Planning Commission adopt a resolution recommending that the Board of Supervisors find the project exempt from the California Environmental Quality Act (CEQA) and approve the Certificate of Modification subject to the attached conditions of approval.

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-sqft in size, and the existing southernmost building envelope is 46,453-sqft 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. 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 file SEP24-0056. Planning staff has confirmed this request will not impact the property's ability to remain in compliance with the recorded Williamson Act Contract provided in attachment 5.

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 will provide a recommendation to the board for final consideration of this request.

As the Planning Commission was the advisory agency with authority to approve the original Tentative Map for MJS03-0008, the Planning Commission is the appropriate body to hold a public hearing for consideration of the Certificate of Modification request. Permit Sonoma records for MJS03-0008 indicate the building envelopes for Subdivision were required to address geologic concerns, as a part of the Conditions of Approval for the Subdivision.

PROJECT SITE AND CONTEXT

Background

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 being the subject parcel. Approval of this major subdivision did consider an existing geologic hazard in the area. Therefore, the project was conditioned with building envelopes strategically placed on the newly created parcels. MJS03-0008 Condition of Approval 91, required that building permits shall not be issued until residential development on all lots has been found consistent with the recommendation of the Geologic Report entitled "Preliminary Geotechnical Reconnaissance Chalk Ridge Subdivision," prepared by Bauer Associates, dated August 17, 2004. In addition, Condition of Approval 81 also stated that designated Building Envelope areas can only be enlarged or relocated



by obtaining an approved Certificate of Modification, approved by the Board of Supervisors. 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.

Area Context and Surrounding Land Uses

The project site is located in a rural area of Sonoma County. Surrounding land uses consist primarily of vineyard plantings and single-family residences situated on large parcels.

Direction	Land Uses
North	Planted Vineyard
South	Single Family Dwelling / Undeveloped Land
East	Single Family Dwelling
West	Planted Vineyard

Significant Applications Nearby

None noted.

Access

Access to the subject property is provided by an access easement which adjoins to the southwest corner of the subject property. This easement connects to Pleasant Ave, a road approximately half a mile south of the subject property. Access to the building envelopes will be provided by a driveway which meanders through the property.

Wildfire Risk

The subject property is located within a State Responsibility Area. According to Permit Sonoma mapping, the property is also within a Fire Hazard Severity Zone and has a fire hazard rating of high.

The applicant’s request to modify the two existing building envelopes is considered minimal, as the revised location is approximately 100-feet north of the original building envelope location. Therefore, the proposed modification is not expected to introduce any new fire risks to the property or to surrounding properties. Future development will be subject to review and compliance with County Fire code requirements.

Water/Wastewater/Utilities

Water for this parcel is supplied by an offsite well supporting several on site water tanks. The property will also be served by a private septic system, approved under file SEP24-0056.

Agricultural Conditions/Land Encumbrances/Contracts

The subject property is subject to an Open Space Williamson Act Contract and Land Conservation Plan approved by the Board of Supervisors and recorded under Document Number 2017028528. The contract designates a total of 3.64-acres as Prime Agricultural Land planted in vineyard, 5.08-acres of Undesignated Land, and 53-acres



of Open Space. The County’s Uniform Rules for Agricultural Preserves and Farmland Security Zones require any substantial change in the open space uses specified in the land conservation plan for which the Board of Supervisors approved a land conservation contract shall require an amendment of the plan. Therefore, the proposed CMO Conditions of Approval require the landowner record an amended Land Conservation Plan for the property prior to recordation of the CMO. Staff has confirmed the property is currently compliant with the Williamson Act contract. The landowner has signed a statement of compliance confirming the proposal to modify the existing building envelopes will not result in any changes to agricultural operations or open space on site, will not conflict with the Williamson Act contract, and that no land is proposed for withdrawal.

Other Environmental Conditions

Please see the Zoning Geologic Hazard section for additional information.

PROJECT DESCRIPTION

The request is for 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.

Project History

The table below summarizes key project milestones and events.

Date	Project Event/Milestone
07/09/2025	Application Submittal
08/18/2025	Cultural/Historical Consultation Requests and response
08/19/2025	Referral to prominent agencies
02/25/2026	Application deemed complete for processing
03/20/2026	Planning Commission Public Notice issued
04/02/2026	Planning Commission Hearing Date

Prior Review

Not Applicable

General Plan and Area Plans

The project site has a General Plan land use designation of Diverse Agriculture with a 10-acre density. Diverse Agriculture land uses provide for residential development on lands predominantly used for small or part-time farming. The request does not affect the current density allowance or increase primary dwelling development potential of the project site.

Zoning

Diverse Agriculture Base Zoning:



The subject property is zoned DA B6 10 (Diverse Agriculture with 10-acres per dwelling unit density) with combining districts for SR (Scenic Resource), RC (Riparian Corridor), Z (Accessory Dwelling Unit Exclusion), G (Geologic Hazard), OAK (Oak Woodland), and VOH (Valley Oak Habitat). The DA zoning district is an agricultural zoning district that as defined in Chapter 26 of the County Code enhances and protects farmland in areas fit for agriculture but predominantly used for small or part-time farming, often where farming is a secondary occupation. The DA zoning district also allows for the development of single-family residential and agricultural uses. The proposed Certificate of Modification will remain consistent with the designated zoning district and assigned density. The requested Certificate of Modification does not affect the allowable land uses on the site, and it does not undermine service provision to the subject lot. Therefore, the scope of this project is consistent with DA zoning regulations.

Standard	Ordinance	Existing Condition	Proposed Project
Lot Area	10-acres	61.72	No change
Land Use	Diverse Agriculture 10	Diverse Agriculture 10	No change
Residential Density	Diverse Agriculture 10-acres per dwelling unit	Diverse Agriculture 10-acres per dwelling unit	No Change
Front Setback	30'	Parcel is undeveloped	No Change
Side Setback	10'	Parcel is undeveloped	No Change
Rear Setback	20'	Parcel is undeveloped	No Change
Height	Maximum 35'	Parcel is undeveloped	No Change
Lot Coverage %	85,000 sq. ft. or 5%, whichever is greater	Parcel is undeveloped	No Change
Parking Spaces	One off-street covered space	Parcel is undeveloped	No change

Geologic Hazard:

The subject property is located within the G (Geologic Hazard) combining district. As part of this application, the applicant submitted a Geologic Report which provides findings which support the location of the modified building envelopes. In addition, the location of the modified building envelopes is sited entirely outside of the known geologic hazard area. Therefore, this request is consistent with the requirements of the G combining district.

Scenic Resource Combining District:

The subject property is located within the SR (Scenic Resource) combining district. Staff have reviewed the revised building envelope location compared to the existing location. The change of siting the building envelope



approximately 100-feet to the northeast continues to utilize tree cover and therefore does not create any new visual impacts to the scenic corridor on Chalk Hill Rd, or any visual impacts with context to the Community Separator. However, as required in Sec. 26-64-020 of the Sonoma County Zoning Code, administrative design review is still required for any new residential development on this parcel.

Riparian Corridor Combining District:

The property is subject to the RC (Riparian Corridor 50/50) combining district. The riparian corridor on site is located along the eastern most property line. The south building envelope’s original location is approximately 700-feet away from the RC. The revised location is approximately 800-feet away, therefore both locations are compliant with the RC development regulations. The north building envelope’s original location is approximately 1,500-feet from the RC corridor. The revised location is even further, approximately 1,550-feet away, therefore both new locations provide sufficient distance from the riparian corridor on site, and will not compromise riparian functions.

Oak Woodland and Valley Oak Habitat Combining Districts:

The property is subject to the OAK (Oak Woodland) and VOH (Valley Oak Habitat) combining districts. Much of the subject property is heavily wooded and is included in the OAK district mapping. There are however small patches of land which remain clear of vegetation that are outside of the OAK district mapping. Both existing and proposed building envelopes utilize these cleared out sections. The proposed locations continue to utilize areas outside of the OAK district because the request only proposes to shift the building envelopes approximately 100-feet to the north. In addition, oak tree coverage is similar between both the existing and proposed building envelope sites. This request is not anticipated to cause any new impacts to the OAK or VOH districts. All future development will be required to meet the zoning standards for both the OAK and VOH combining districts.

Accessory Dwelling Unit Exclusion Combining District:

The property is subject to the Z (Accessory Dwelling Unit Exclusion) combining district. However, no new development is proposed as part of this request, therefore the Z district is not applicable to this project.

Map Act and Subdivision Ordinance Consistency

Chapter 25 of the Sonoma County Code allows, upon application in writing, minor modifications regarding notes, conditions, etc., 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, if, after public hearing, the advisory agency makes the findings listed below. Chapter 25-2 defines the Planning Commission as the advisory agency for all subdivisions for which five (5) or more parcels are proposed to be created.

Changes to a recorded final or parcel map are allowed per Section 66472.1 of the Subdivision Map Act to make minor modifications to said maps. These changes, if found in compliance with the local zoning ordinance, may be made by recording an amended map or Certificate of Modification. A new final or parcel map would be required if there were changes exceeding minor modifications, such as the proposal of additional lots.



To amend a recorded Subdivision Map, the Planning Commission must make specific findings, as required by Section 66472.1 of the Subdivision Map Act. The findings include:

- (1) *That there are changes in circumstances which make any or all of the conditions of such map no longer appropriate or necessary; and*

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 in the area, specifically a fault line running through the property. The applicants provided an additional geotechnical analysis which concluded that the newly assessed building envelope areas are safe if the geotechnical recommendations are followed. 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. The subject property is also subject to a Williamson Act Contract. Staff has confirmed the site is currently in compliance, and that the property will continue to be in compliance if this request is granted and that the revised building envelope locations will not create any new risks or hazards from a geologic standpoint.

- (2) *That the modifications do not impose any additional burden on the present fee owner of the property; and*

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) *That the modifications do not alter any right, title, or interest in the real property reflected on the recorded map; and*

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 location of the existing building envelopes on the subject property does not impact any rights or title interest shown on the recorded map.

- (4) *That the map as modified conforms to all the provisions of the Subdivision Map Act and local implementing ordinances.*

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 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. Therefore, staff believes that all the findings required by the California Subdivision Map Act can be made.

The Planning Commission is the advisory agency for subdivision of which five (5) or more parcels are proposed to be created. MJS03-0008 consisted of subdividing a 358-acre parcel into 12 parcels ranging from 13.70-acres to 61.72-acres in size.

The hearing shall be confined to consideration of and action on the proposed modification for MJS03-0008. The amended map or certificate of modification shall be accompanied by proof of ownership and documentation listing those with a record title interest in the property.

Other Development Regulations or Guidelines

There are no other development regulations or guidelines applicable to this project.

ANALYSIS

General Plan Consistency

The project 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.

Zoning Consistency

The Certificate of Modification will remain 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.

Williamson Act Contract Consistency

Williamson Act contract compliance requires the property is at least 40 acres in size for an open-space contract, have 50% of the total parcel dedicated to a qualifying open-space uses, and meet the minimum income requirements. Any use of the land, other than permitted agricultural uses, must be a compatible use allowed under Rule 8.0 of the Uniform Rules

Contract Compliance Analysis:

Staff finds the property will maintain compliance with its Williamson Act contract and the Uniform Rules, as summarized below.



The project site is 61.72-acres in size and is subject to an existing Open-Space Land Conservation (Williamson) Act contract, recorded under Document No 2017028528. Open-Space land includes land used the use or maintenance of land in a manner that preserves its natural characteristics, beauty, or openness for the benefit and enjoyment of the public, to provide habitat for wildlife, or for the solar evaporation of seawater in the course of salt production for commercial purposes, if the land is within any of the following: A scenic highway corridor, wildlife habitat area, saltpond, managed wetland area, submerged area, or an area enrolled in the United States Department of Agriculture Conservation Reserve Program or Conservation Reserve Enhancement Program. The subject property allows for Open Space Uses as defined in the Uniform Rules, and the proposed project will not change the open space land use.

The property will remain dedicated to open-space uses, as required by the recorded Williamson Act Contract. The project proposes to only relocate building envelopes that were previously approved by the Major Subdivision and recorded in the Williamson Act Contract.

Pursuant to Uniform Rule Table 4-2 (Annual Income Requirements), open-space contracted land do not require a minimum gross total income per operation, thus the property will remain in compliance with the annual income requirements.

The 2017 Williamson Act Contract requires the use of the property shall at all times conform to the Land Conservation Plan (Exhibit “B” to the Contract). If an amendment to the Land Conservation Plan is approved by the Board of Supervisor’s designee (Permit Sonoma Director per Board Resolution No. 11-0678) and recorded, the amended Land Conservation Plan shall be deemed automatically incorporated into the Contract without need for a contract amendment.

The existing Land Conservation Plan site plan for the property allows two Building Envelopes totaling 50,968-sqft and 46,453-sqft. The CMO request proposes to relocate both Building Envelopes slightly north in an area that is clear of vegetation and will not result in environmental impacts. Staff finds the CMO is consistent with the Williamson Act Contract because the total number and size of Building Envelopes will remain unchanged, the relocation of Building Envelope will not impair the open space use of the property, and the property will continue to be devoted to qualifying open space uses as 53-acres will continue to be designated open space. Additionally, all future structures on the property are required to be placed within the Building Envelopes and comply with the County’s Uniform Rules for Compatible Uses for Open Space Contracts. Compatible Uses include but are not limited to a primary dwelling, accessory residential structures, passive recreational uses, scientific and educational uses, and limited agricultural uses.

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.



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.
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 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.

Environmental Analysis

Staff has 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%.

NEIGHBORHOOD/PUBLIC COMMENTS

No public comment has been received on the project.

RECOMMENDATIONS

Staff Recommendation

Staff recommends that the Sonoma County Planning Commission adopt a resolution recommending that the Board of Supervisors find the project exempt from CEQA and approve 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 subject to conditions of approval.

ATTACHMENTS

Attachment 1 - Draft Planning Commission Resolution with Exhibit A. Draft CMO25-0006 Conditions of Approval



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Attachment 2 - CMO25-0006 Proposed Site Plan

Attachment 3 - CMO25-0006 Proposal Statement

Attachment 4 - Recorded Parcel Map MJS03-0008

Attachment 5 - Recorded Williamson Act Contract 2017-028528 and Land Conservation Plan

Attachment 6 - PJC & Associates, Inc. Geotechnical Report September 9, 2025



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