

**COUNTY OF SONOMA
BOARD OF SUPERVISORS
DRAFT CONDITIONS OF APPROVAL**

Certificate of Modification

Staff:	Levan King Cranston	Date:	April 2, 2026
Applicant:	Randy Lashinski	File No.:	CMO25-0006
Owner:	Randy Lashinski	APN:	079-300-014
Address:	8993 Chalk Hill Rd, Healdsburg		

Project Description: Certificate of Modification request to revise the placement of recorded Lot 12 building envelopes shown on a Parcel Map created by MJS03-0008, Book 774 of Maps, Pages 33-41 of Sonoma County Records to accommodate development on a 61.72-acre parcel subject to a Williamson Act Contract, located at 8993 Chalk Hill Rd, Healdsburg, APN 079-300-014; Supervisorial District 4

SURVEYOR:

“Compliance with the conditions below have been verified” BY _____ DATE _____
Contact Permit Sonoma Survey Division at (707) 565-1900.

1. 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.
2. 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.
3. A plat showing the modification shall be submitted along with the Certificate of Modification.
4. **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.

GRADING AND STORM WATER:

“Compliance with the conditions below have been verified” BY _____ DATE _____
Contact Permit Sonoma Grading & Storm Water at (707) 565-1900.

5. **NOTE ON MAP:** “Prior to issuance of a grading or building permit, the property owner shall submit any and all required grading/site plans and drainage reports for proposed work to Permit Sonoma for review. Grading/site plans shall clearly indicate the nature and extent of the proposed work including earthwork, drainage improvements, erosion prevention/sediment control measures, details, notes, and specifications to prevent damages or minimize adverse impacts to the surrounding properties and the environment. Grading, drainage improvements, and erosion prevention/sediment control measures shall abide by all applicable standards and provisions of

the Sonoma County Code and all other relevant laws and regulations.”

6. **NOTE ON MAP:** “The lots shown hereon are subject to storm water Low Impact Development (LID) regulations. Post-construction storm water features to mitigate impacts to the quality and quantity of post-construction storm water discharges must be incorporated as part of the development of each individual lot. Prior to issuance of a grading or building permit, the property owner shall submit a Storm Water Low Impact Development Submittal (SW LIDS) to the Permit and Resource Management Department (Permit Sonoma) - for review.”
7. **NOTE ON MAP:** “Property owners shall be responsible for obtaining information, permits, or waivers from local, state or federal agencies that regulate work in or near waterways.”

PLANNING:

**"Compliance with the conditions below have been verified" BY _____ DATE _____
Contact Permit Sonoma Planning Division at (707) 565-1900.**

8. The applicant shall obtain Administrative Design Review approval prior to permit issuance for any new structures and/or significant exterior improvements proposed on this SR (Scenic Resource) zoned parcel.
9. All grading and building permits plans involving ground disturbing activities shall include the following notes:

“If paleontological resources or prehistoric, historic or tribal cultural resources are encountered during ground-disturbing work, all work in the immediate vicinity shall be halted and the operator must immediately notify the Permit and Resource Management Department (PRMD) – Project Review staff of the find. The operator shall be responsible for the cost to have a qualified paleontologist, archaeologist or tribal cultural resource specialist under contract to evaluate the find and make recommendations to protect the resource in a report to PRMD. Paleontological resources include fossils of animals, plants or other organisms. Prehistoric resources include humanly modified stone, shell, or bones, hearths, firepits, obsidian and chert flaked-stone tools (e.g., projectile points, knives, choppers), midden (culturally darkened soil containing heat-affected rock, artifacts, animal bone, or shellfish remains), stone milling equipment, such as mortars and pestles, and certain sites features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe. Historic resources include all by-products of human use greater than fifty (50) years of age including, backfilled privies, wells, and refuse pits; concrete, stone, or wood structural elements or foundations; and concentrations of metal, glass, and ceramic refuse.

If human remains are encountered, work in the immediate vicinity shall be halted and the operator shall notify PRMD and the Sonoma County Coroner immediately. At the same time, the operator shall be responsible for the cost to have a qualified archaeologist under contract to evaluate the discovery. If the human remains are determined to be of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification so that a Most Likely Descendant can be designated and the appropriate measures implemented in compliance with the California Government Code and Public Resources Code.”

10. This “At Cost” entitlement is not vested until all permit processing costs are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs are paid in full.
11. Prior to building permit submittal for the Certificate of Modification, the property owner shall submit a new Land Conservation Plan according to PJR-098 for review and approval by the Planner. After Planner approves, the applicant shall record the plan and provide the Planner with a conformed copy. The applicant shall include these Conditions of Approval on separate sheets of plan sets to be submitted for building and grading permit applications.

12. NOTE ON MAP: "Development on this parcel is subject to the Sonoma County Fire Safe Standards and shall be reviewed and approved by the County Fire Marshal/Local Fire Protection District. Said plan shall include, but not be limited to: emergency vehicle access and turn-around at the building site(s), addressing, water storage for fire fighting and fire break maintenance around all structures. Prior to occupancy, written approval that the required improvements have been installed shall be provided to Permit Sonoma from the County Fire Marshal/Local Fire Protection District.' "
13. Approved building envelopes are outside of the Geologic Hazard Combining District. Development within the Geologic Hazard Combining District must comply with requirements of the district; no residence or other structure intended for human habitation shall be located within 50 feet of the surface trace of an active fault.
14. All grading and building permits for development within Building Envelope #2 shall conform with recommendations of the Geotechnical Investigation, prepared by PJC & Associates, Inc. dated September 9, 2025, or more recent certified geotechnical investigation.
15. Prior to issuance of a grading or building permits for development within Building Envelope #1, consistent with the recommendations of the Geologic Report prepared for the subdivision entitled "Preliminary Geotechnical Reconnaissance Chalk Ridge Subdivision," prepared by Bauer Associates, dated August 17, 2004, a site-specific geotechnical investigation shall be conducted and approved.
16. 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.
17. 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.