

**COUNTY OF SONOMA  
PROJECT REVIEW AND ADVISORY COMMITTEE**

**Conditions of Approval  
(Certificate of Modification)**

**Staff:** Joshua Miranda  
**Applicant:** John Mills  
**Owner:** John Mills  
**Address:** 3000 Sweetwater Springs Road, Healdsburg

**Date:** July 20, 2023  
**File No.:** PLP20-0023  
**APN:** 110-200-020

**Project Description:**

Request for a Certificate of Modification to relocate an existing 37,800 square foot building envelope on Lot 1 of PM05-0048 to accommodate a residential accessory structure on the 170.31-acre parcel. Project Conditions of Approval include a requirement to modify the property's Land Conservation (Williamson Act) Contract's "Land Conservation Plan". Zoning for the property is Resources and Rural Development (RRD) 160-Acre Density, Riparian Corridor (RC 50/50).

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**SURVEYOR:**

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. Approval is given for the relocation of the "Building Envelope" as shown on that map entitled "Proposed Certificate of Modification, Sheet A1.0, dated May 21, 2022 by MB Design Group" made a part of this application.
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.

**PERMIT SONOMA PLANNING:**

6. Prior to recording the Certificate of Modification, the applicant shall submit an application and required fees to Permit Sonoma to obtain approval of an Amended Land Conservation Plan in accordance with the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones and the Williamson Act Contract recorded under Document Number 2013-108326. The approved Amended Land Conservation Plan shall be recorded prior to or concurrently with the Certificate of Modification.

7. A Tribal or Archaeological Monitor is required to be present onsite during all grading and ground disturbance work. Prior to submittal of the application for Grading Permit or any other ground disturbing activity. The applicant shall provide a contact with a qualified consultant to monitor ground disturbing activities to Permit Sonoma and the Tribal Representative for the Lytton Rancheria of California Tribe

All building and/or grading permits shall have the following note printed on grading or earthwork plan sheets:

**NOTE ON MAP:**

*“A Tribal Monitor from a culturally affiliated Tribe, or in the event a tribal monitor is not available an archaeological monitor shall be retained to be on site to monitor all project-related ground disturbing construction activities (i.e., grading, excavation, potholing, etc.) within previously undisturbed soils. In the event the Tribal Monitor identifies tribal cultural resources, the monitor shall be given the authority to temporarily halt construction in the immediate vicinity and within 50 feet of the discovery and to determine if it is a tribal cultural resource under CEQA in consultation with Permit Sonoma and, if necessary, the qualified archaeologist. Construction activities can continue in areas 50 feet away from the find and not associated with the cultural resource location. If the discovery proves to be significant, additional work such as testing or data recovery may be warranted. Any resources found should be treated with appropriate dignity and respect. At the completion of monitoring activities, all artifacts of Native American origin shall be returned to the culturally affiliated tribe through the tribal monitor.”*

8. These conditions must be met and the application validated within 24 months from the date of the Project Review and Advisory Committee final action July 20, 2025 unless a request for an extension of time is received before the expiration date.
9. The Director of PRMD 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 PRMD demonstrating that the condition(s) 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. PRMD shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by PRMD 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 PRMD, and shall not affect the original permit approval date or the term for expiration of the permit.

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.

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