



November 13, 2020

William Bowden
9144 Piccadilly Cir
Windsor, CA 95492

UTILITY CERTIFICATE: 4646 Badger Road
APN: 182-120-034
ZONING: R-1-6
GENERAL PLAN: Low Density Residential
FILE NO: UC19-002
APPROVED USE: One Single Family Dwelling Unit

The Santa Rosa Planning & Economic Development Department has completed the review of your application. Please be advised that your Utility Certificate has been granted based on your project description and official approved exhibit dated March 8, 2019. The Santa Rosa Planning and Economic Development Department has based this action on the following findings:

- The issuance of a Utility Certificate is consistent with the Low-Density Residential land use designation of the Santa Rosa General Plan in that the Utility Certificate would serve a single-family residential use.
- The project complies with the provisions of the California Environmental Quality Act (CEQA) in that the granting of a Utility Certificate is subject to a Statutory exemption from CEQA environmental review pursuant to Section 15268 – Ministerial Projects for approval on individual utility service connections.
- The project is consistent with the City's Utility Certificate Policy No.300-02 Rule 2(b), in that the site is located in a County Island and the existing use is legal and consistent with the General Plan Land Use and a Utility Certificate may be granted for sewer and water connections when the proposed use is consistent with the General Plan.

This entitlement would not be granted but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions are invalid, this entitlement would not have been granted without requiring other valid conditions for achieving the purposes and intents of such approval. The approval of the project is contingent upon compliance with all the conditions listed below:

1. Comply with all plans and policies and applicable federal, state, and local codes.
2. Comply with all conditions of approval described in Engineering Development Services Division Exhibit "A" dated February 25, 2019 and attached herein.

3. Prior to service connection, the property owner must execute an Annexation Covenant prepared by the City (templates attached). The property owner must submit to Utilities Engineering a copy of the applicable grant deed and any additional information requested to show proof of title.
4. Payments of any applicable Council-adopted fees prior to connection of utilities.
5. Cost of the facilities needed to provide the approved utility service shall be paid by the applicant. Installation of the service connection and all necessary related facilities shall be in accordance with city standards in effect at the time of installation. The applicant shall pay all city fees and charges applicable to the approved connection.
6. Prior to service connection, obtain an Outside Service Area Authorization from Sonoma LAFCO if applicable.
7. County plumbing permits are required.
8. An encroachment permit is required for all work within the public right-of-way. Obtain the permit from the Public Works Department (707) 543-4611. A County encroachment permit is also required.
9. Owner(s) is to submit an application for annexation of the subject parcel, together with the applicable fees, to the City within 180 days of approval of the Utility Certificate.
10. Any addition to the approved use or new use shall require a new Utility Certificate as determined by the Planning & Economic Development and Water Departments.

This Utility Certificate approval is effective for the period of time for which this project has been initially approved by the Sonoma County Permit & Resource Management Department (PRMD) or one year, whichever is greater. An extension of PRMD approval will not automatically extend the City's Utility Certificate approval. An application for extension of the City approval must be filed with the City prior to expiration. If no PRMD approvals are required for the project, then this Utility Certificate shall be valid for a period of one year unless an extension is filed with the City prior to expiration.

This approval is subject to appeal within ten (10) calendar days from the date of approval. If a building permit is obtained within the appeal period and an appeal is also received, it is possible a delay could result. If you need further information or clarification, please contact me at (707) 543-4698.


Monet Sheikhali
City Planner

cc: Sonoma LAFCO
Sonoma County Permits & Resource Management Department (PRMD)
Building Division, Planning and Economic Development
Engineering Development Services, Planning and Economic Development

File

CITY OF SANTA ROSA, CALIFORNIA
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES DIVISION

EXHIBIT "A"
FEBRUARY 25, 2020

BOWDEN - SEWER AND WATER CONNECTION
4646 BADGER RD
UC19-002

- I. The following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received March 8, 2019 in addition to the final County of Sonoma Conditions of Development:

PUBLIC IMPROVEMENTS

1. An Encroachment Permit is required prior to starting work on any existing public sewer or water mains or within utility easements. Only Construction plans submitted with the Encroachment Permit Application are final plans and will be reviewed and approved for construction. Contact Engineering Development Services at 543-4611, located at 100 Santa Rosa Avenue, Room 5, as soon as possible to begin Encroachment Permit application processing. Encroachment Permit application processing may take 4-6 weeks. Submit plans showing all work in the public right of way, or in public easements, including all work on public utilities (sewer lateral cleanouts, sewer laterals replacement etc.)

WATER AND WASTEWATER

2. Water and sewer demand fees required by the City shall be paid by the applicant prior to granting of the Utility Certificate. Contact Water Engineering at (707) 543-4611.
3. Install new water service and meter box per City Standard 863. Installation will require an Encroachment Permit.
4. Install new sewer lateral and clean out per City Standard 513 or 513A. Installation will require an Encroachment Permit.
5. Obtain Building Permits from Permit Sonoma, for onsite sewer and water connections.
6. Obtain a well abandonment permit from Permit Sonoma, unless well is to be

EXHIBIT A

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kept for irrigation.

7. Install a double check backflow device, per City Standard 875, if well is to be kept for irrigation.
8. Obtain a septic destruct permit from Permit Sonoma.



LAURA PONCE
PROJECT REVIEWER