



**CITY OF SONORA
PLANNING COMMISSION
PLANNED DEVELOPMENT (PD OR :PD) REVIEW**

APPLICANT: _____

MAILING ADDRESS: _____

OWNERS NAME: _____

MAILING ADDRESS: _____

ADDRESS OF PROPERTY INVOLVED: _____

ASSESSORS PARCEL NUMBER OF PROPERTY INVOLVED: _____

PRESENT USE: _____

PRESENT BUILDINGS: _____

REQUEST: _____

PREREQUISITES BEFORE APPLICATION CAN BE CONSIDERED COMPLETE:

1. Completion of application form and payment of fees: **\$590.00**
2. Submittal of twenty five (25) full size copies and one set of reductions of a complete development plan and schedule, prepared in accordance with Chapter 17.30 (PD) or 17.31(:PD) of the Sonora Municipal Code, including any additional plans, studies or diagrams as may be required by the Community Development Director or City Engineer (see 17.30.080) (D) (4).
3. Submittal of twenty five (25) full size copies and one set of reductions of the project landscape plan prepared in accordance with Chapter 12.20 of the Sonora Municipal Code, and general landscape guidelines as adopted by resolution of the City Council. Depending upon the amount of information shown, the landscape plan may be integrated into the development plan.
4. Submittal of environmental information form (Appendix H) from State CEQA Guidelines.
5. Other information, as may be required, upon review of submittals by the Planning Department.

I certify that the foregoing is true and correct to the best of my knowledge and belief.

Signature: _____ Date: _____

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FOR CITY USE ONLY **Acct # 303-04107-001**

Received
by: _____ Title _____ Date _____

City of Sonora Indemnification Agreement

Pursuant to Sonora Municipal Code Chapter 17.69 (Ordinance 776, Effective November 16, 2007); authorized applicant (or authorized agent), property owner, their successors and assigns, hereby agree to defend, indemnify and hold harmless the City of Sonora, its officers, attorneys, agents, and employees:

- I. From any claims, actions, proceedings or liability of any nature (collectively referred to as proceeding) brought against the city or its officers, attorneys, agents or employees, to attack, set aside, void, or annul any action or decision by city staff, any city planning or advisory agency, any city appeal board, the Sonora City Council, Sonora Planning Commission or other city entity including, but not limited to, any action or decision approving any development or planning permit, license, approval, authorization, general plan amendment, zoning amendment, approvals or certifications under the California Environmental Quality Act (CEQA) and/or any mitigation monitoring program; but excluding any subdivision approval governed by Government Code Section 66474.9. This indemnification shall include damages, fees and/or costs awarded against the city, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, the city, and/or the parties initiating or bringing the proceeding; and

From any proceeding seeking damages for property damage or personal injuries resulting from development authorized by the city pursuant to this application; and

For all costs incurred in additional investigation and/or study of, or for supplementing, preparing, redrafting, revising or amending any document (e.g., a negative declaration, EIR, specific plan or general plan amendment), if made necessary by the proceeding and if applicant desires to pursue securing these approvals, after initiation of such proceeding, which are condition on the approval of such documents; and

- II. Applicant (or authorized agent), property owner, their successors and assigns, hereby agree to indemnify the City of Sonora for all of the city's costs, fees, and damages which the city incurs in enforcing the indemnification provisions set forth herein.
- III. In the event of a proceeding, the city retains the right to approve counsel to defend the city, all significant decisions concerning the manner in which the defense is conducted, and any and all settlements, which approval shall not be reasonably withheld. The city has the right not to participate in the defense, except that the city agrees to cooperate with the applicant in the defense of the proceeding. If the city chooses its own counsel to defend the city, the fees and expenses of the counsel selected by the city shall be paid by the city. Notwithstanding the above, if the city attorney's office participates in the defense, all city attorney fees and costs shall be paid by the applicant.

Property Owner:

Print Name

Signature

Date

Authorized Applicant:

Print Name

Signature

Date

Authorized Agent:

Print Name

Signature

Date

APPENDIX H
ENVIRONMENTAL INFORMATION FORM
(To Be Completed By Applicant)

Date Filed _____

General Information

1. Name and address of developer or project sponsor: _____

2. Address of project: _____
Assessor's Block and Lot number: _____

3. Name, address and phone number of person to be contacted concerning this project:

4. Indicate number of the permit application for the project to which this form pertains:

5. List and describe any other related permits and other public approvals required for this project, including those required by City, Regional, State and Federal Agencies:

6. Existing zoning district: _____

7. Proposed use of site (Project for which this form is filed): _____

Project Description

8. Site size
9. Square footage
10. Number of floors of construction
11. Amount of off-street parking provided
12. Attach plans
13. Proposed scheduling
14. Associated project
15. Anticipated incremental development
16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected.

17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
18. If industrial, indicate type, estimated employment per shift, and loading facilities.
19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

- | | Yes | No |
|--|-------|-------|
| 21. Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours. | _____ | _____ |
| 22. Change in scenic views or vistas from existing residential areas or public lands or roads | _____ | _____ |
| 23. Change in pattern, scale or character of general area of project | _____ | _____ |
| 24. Significant amounts of solid waste or litter | _____ | _____ |
| 25. Change in dust, ash, smoke, fumes or odors in vicinity | _____ | _____ |
| 26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns | _____ | _____ |
| 27. Substantial change in existing noise or vibration levels in the vicinity | _____ | _____ |
| 28. Site on filled land or on slope of 10 percent or more | _____ | _____ |
| 29. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives | _____ | _____ |
| 30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.) | _____ | _____ |
| 31. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.) | _____ | _____ |
| 32. Relationship to a larger project or series of projects | _____ | _____ |

Environmental Setting

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.
34. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and

scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date

Signature

For _____