



CITY OF TURLOCK DEVELOPMENT SERVICES  
PLANNING DIVISION  
156 SOUTH BROADWAY, SUITE 120  
TURLOCK, CA 95380-5456 (209)668-5640

UNIFORM APPLICATION FORM

(PLEASE PRINT OR TYPE)

Project Information

PROJECT ADDRESS: 3007 East Turlock Rd. / Turlock, CA  
 ASSESSOR'S PARCEL NUMBER: 073-013-004 AREA OF PROPERTY (ACRES OR SQUARE FEET): 19.70  
 EXISTING ZONING: RL  
 GENERAL PLAN DESIGNATION: LDR  
 DESCRIPTION: A three (3) year time extension of the Tentative Subdivision Map (VTSM) No. 2014-03.

Applicant Information

NOTE: Information provided on this application is considered public record and will be released upon request

APPLICANT: RBK Development, Inc / Ron K. K. PHONE NO. (209) 443-4154

\*\* Corporate partnerships must provide a list of principals. FAX NO. (209) 664-4431

This fee is to be a deposit towards full cost of processing application. Yes ☐ No ☐ Applicant's Initials \_\_\_\_\_

Property Owner Info

PROPERTY OWNER: RBK Development, Inc PHONE NO. (209) 443-4154 E-MAIL \_\_\_\_\_

Office Use Only

APPLICATION TYPE & NO.: VTSM 14-03 Time Ex DATE RECEIVED: 2/2/18  
 CASH ☐ CHECKED BY: SO  
 PC HEARING DATE: 4/5/18 CC HEARING DATE: \_\_\_\_\_  
 PLANNER'S NOTES: \_\_\_\_\_

## APPLICATION QUESTIONNAIRE

This document will assist the Planning Department in evaluating the proposed project and its potential environmental impacts. Complete and accurate information will facilitate the review of your project and minimize future requests for information. Please contact the Planning Division, 156 S. Broadway, Suite 120, Turlock, CA 95380 (209) 668-5640 if there are any questions about how to fill out this form.

PROJECT NAME: Lx Chateau

### APPLICANT'S STATEMENT OF INTENT (DESCRIBE THE PROPOSED PROJECT):

The proposed project is 60 single family residential lots that will ultimately be developed into SFR.

APPLICANT'S NAME: Ronald B. Kistler / RBK Development, Inc

Phone (209) 443-4154

### PROJECT SITE INFORMATION:

Property Address or Location: 3007 East Tholanne Rd / Turlock, CA 95340

Property Assessor's Parcel Number: 0173-013-004

Property Dimensions: approx 57' x 130'

Property Area: Square Footage 454,132 sq ft Acreage 10.370

Site Land Use: Undeveloped/Vacant / Developed -

If developed, give building(s) square footage -

**LAND USE DESIGNATIONS:**

ZONING: Current: Low density residential (RL)  
 Proposed (If applicable): —

GENERAL PLAN Current: Low density residential (LDR)  
 Proposed (If applicable): —

**DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:****ZONE - EXISTING LAND USE (i.e., residential, commercial, industrial)**

North Agriculture

South Residential/Agriculture

East Agriculture

West Residential

**PROJECT CHARACTERISTICS****Site Conditions**

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 (if applicable)

The project site is flat, has no trees or plants, no animals and has no cultural or historical aspects. It is a vacant site that is disced once a year for weeds.

Are there any trees, bushes or shrubs on the project site? No if yes, are any to be removed? \_\_\_\_\_  
 If yes to above, please attach site plan indicating location, size and type of all trees, bushes and shrubs on the site that are proposed for removal.

Will the project change waterbody or ground water quality or quantity, or alter existing drainage patterns?  
No If yes, please explain:

If there are structures on the project site, attach site plan indicating location of structures and provide the following information:

Present Use of Existing Structure(s) N/A

Proposed Use of Existing Structure(s) N/A

Are any structures to be moved or demolished? No If yes, indicate on site plan which structures are proposed to be moved or demolished.

Is the property currently under a Williamson Act Contract? No if yes, contract number: —

If yes, has a Notice of Nonrenewal been filed? — If yes, date filed: —

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site? No If yes, please describe and provide a copy of the recorded easement. —

Describe age, condition, size, and architectural style of all existing on-site structures (include photos):

N/A

### Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. —

Building height in feet (measured from ground to highest point): —

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e. antennas, mechanical equipment, light poles, etc.):

—

Project site coverage: Building Coverage: — Sq.Ft. — %

Landscaped Area: — Sq.Ft. — %

Paved Surface Area: — Sq.Ft. — %

Total: — Sq.Ft. — 100%

Exterior building materials: —

Exterior building colors: —



Roof materials: \_\_\_\_\_

Total number of off-street parking spaces provided: \_\_\_\_\_  
 (If not on the project site, attach a Signed Lease Agreement or Letter of Agency)

Describe the type of exterior lighting proposed for the project (height, intensity):

Building:

Parking:

Estimated Construction Starting Date \_\_\_\_\_ Estimated Completion Date \_\_\_\_\_

If the proposal is a component of an overall larger project describe the phases and show them on the site plan:

**Residential Projects**  
 (As applicable to proposal)

Total Lots 60 Total Dwelling Units 60 Total Acreage 19.70

Net Density/Acre 3.24 lots/acre Gross Density/Acre 3.24 lots/acre

Will the project include affordable or senior housing provisions? No If yes, please describe:

	Single Family	Two-Family (Duplex)	Multi-Family (Apartments)	Multi-Family (Condominiums)
Number of Units	<u>60</u>			
Acreage				
Square Feet/Unit				
For Sale or Rent				
Price Range				
Type of Unit:				
Studio				
1 Bedroom				
2 Bedroom				

**PROJECT IMPACTS**

(Please compute each specific impact issue per the following criteria)

**TRAFFIC**

<u>Land Use</u>	<u>Weekday Trip End Generation Rates (100%Occ.)</u>
Single Family	10.0 trips/dwelling unit
Patio Homes/Townhomes	7.9 trips/dwelling unit
Condominiums	5.1 trips/dwelling unit
Apartments	6.0 trips/dwelling unit
Mobile Homes	5.4 trips/dwelling unit
Retirement Communities	3.3 trips/dwelling unit
Motel/Hotel	11 trips/room
Fast-Food Restaurant	553.0 trips/1,000 s.f. bldg. area
Retail Commercial	51.3 trips/1,000 s.f. bldg. area
Shopping Center	115 trips/1,000 s.f. bldg. area
Sit-Down Restaurant	56 trips/1,000 s.f. bldg. area
General Office	12.3 trips/1,000 s.f. bldg. area
Medical Office	75 trips/1,000 s.f. bldg. area
Institutions (Schools/Churches)	1.02 trips/student or 18.4 trips/1,000 s.f. bldg. area
Industrial Plant <500,000 s.f.	7.3 trips/1,000 s.f. bldg. area or 3.8 emp.
Industrial Warehouse	5.0 trips/1,000 s.f. bldg. area or 4.2 emp.

Projected Vehicle Trips/Day (using table above): 10 trips/dwelling units x 60 units = 600 trips/dayProjected number of truck deliveries/loadings per day: N/AApproximate hours of truck deliveries/loadings each day: N/AWhat are the nearest major streets? Waring & Tualuma RoadsDistance from project? Both Waring & Tualuma Roads are adjacent to the project site.Amount of off-street parking provided: none

If new paved surfaces are involved, describe them and give amount of square feet involved:

Interior streets and parts of Waring & Tualuma Roads totaling approximately 4.75 acres or 211,266 square feet.

WATERLand Use

Single-Family Residential

Multi-Family Residential

Offices

Retail Commercial

Service Commercial/Industrial

Estimated Water Consumption Rates (gal/day)

800 gallons/day

800/3 bd unit; 533/2 bd unit; 267/1 bd unit

100 gallons/day/1,000 s.f. floor area

100 gallons/day/1,000 s.f. floor area

Variable-[Please describe the water requirements for any service commercial or industrial uses in your project.]

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Estimated gallons per day (using information above): 60 units x 800 gallons/day = 48,000 gallons/daySource of Water: City of T. & C.SEWAGELand Use

Single-Family Residential

Multi-Family Residential

Commercial

Office

Industrial

Estimated Sewage Generation Rates (gal/day)

300 gallons/day/unit

200 gallons/day/unit or 100 gallons/day/resident

100 gallons/day/1,000 s.f. floor area

100 gallons/day/1,000 s.f. floor area

Variable-[Please describe the sewage requirements for any industrial uses in your project.]

(General projection= 2,500 gallons/day/acre)

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Estimate the amount (gallons/day) sewage to be generated (using information above):

60 units x 300 gallons/day = 18,000 gallons/dayDescribe the type of sewage to be generated: The sewage to be generated is that which is normally generated by a single family residence

Will any special or unique sewage wastes be generated by this development?

No

**SOLID WASTE**

<u>Land Use</u>	<u>Estimated Solid Waste Generation (lb/day)</u>
Single-Family Residential	10.96 lbs./day/res.
Multi-Family Residential	7.37 lbs./day/unit
Commercial	50 lbs. /500 s.f. floor area
Industrial	Variable-[Please describe the projected solid waste to be generated by your project.]

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Type Single Family Residential Amount                     

**AIR QUALITY**

*Construction Schedule:*

*Nothing is scheduled for the below as this application is only to extend the current VTSM.*

Activity

Approximate Dates

Demolition

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Trenching

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Grading

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Paving

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Building Construction

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Architectural Coatings (includes painting)

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*Total Volume of all Building(s) to be Demolished* None

*Max Daily Volume of Building(s) to be Demolished* None

*Total Acreage to be Graded*                     

*Amount of Soil to Import/Export?*



**HAZARDOUS WASTE AND SUBSTANCE SITES LIST DISCLOSURE**  
**PURSUANT TO**  
**CALIFORNIA GOVERNMENT CODE SECTION 65962.5(f)**

“(f) Before a lead agency accepts as complete an application for any development project which will be used by any person, the applicant shall consult the lists sent to the appropriate city or county and shall submit a signed statement to the local agency indicating whether the project and any alternatives are located on a site that is included on any of the lists compiled pursuant to this section and shall specify any list. If the site is included on a list, and the list is not specified on the statement, the lead agency shall notify the applicant pursuant to Section 65943...”

**Note:** You must contact Stanislaus County Environmental Resources at (209) 525-6700; AND either:

1) Contact the Department of Toxic Substances Control at (800) 728-6942; or 2) research the property on all of the following online databases:

EPA RCRA: <https://www3.epa.gov/enviro/facts/rcrainfo/search.html>

NEP Assist: <http://www.epa.gov/compliance/nepa/nepassist-mapping.html>

California DTSC Envirostor: [www.envirostor.dtsc.ca.gov/public](http://www.envirostor.dtsc.ca.gov/public)

California Geotracker: <http://geotracker.waterboards.ca.gov/>

to determine whether there are any known or potential hazards on the property.

**I HEREBY CERTIFY THAT:**

\_\_\_\_\_ THE PROJECT ***IS LOCATED*** ON A SITE WHICH IS INCLUDED ON ONE OR MORE OF THE LISTS COMPILED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65962.5(f). THE SITE IS INCLUDED ON THE FOLLOWING LIST(S) SPECIFIED BELOW:

Regulatory ID Number: \_\_\_\_\_

Regulatory ID Number: \_\_\_\_\_

Regulatory ID Number: \_\_\_\_\_

OR

✓ \_\_\_\_\_ THE PROJECT ***IS NOT LOCATED*** ON A SITE WHICH IS INCLUDED ON ONE OR MORE OF THE LISTS COMPILED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65962.5(f).

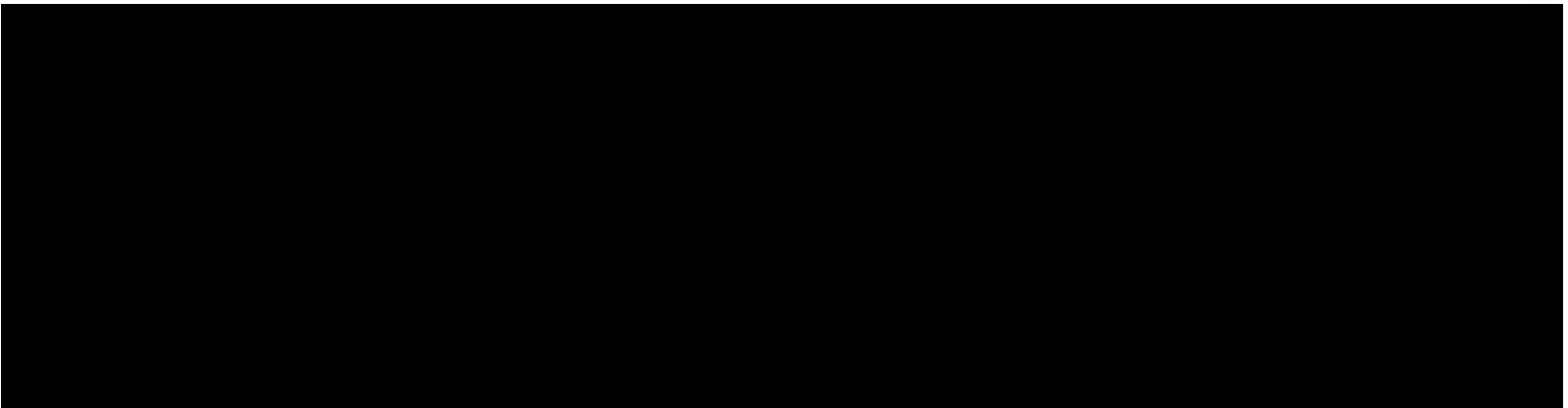
I HEREBY CERTIFY THAT THE STATEMENT FURNISHED ABOVE PRESENTS THE INFORMATION REQUIRED BY CALIFORNIA GOVERNMENT CODE 65962.5(f) TO THE BEST OF MY ABILITY AND THAT THE STATEMENT AND INFORMATION PRESENTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**PROPERTY OWNER/APPLICANT SIGNATURE:**

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the City. I hereby certify that I have read and fully understand all the information required in this application form including:

1. the Hazardous Waste and Substance Sites List Disclosure Pursuant to California Government Code Section 65962.5(f) on page 22;
2. the Acknowledgments/Authorizations/Waivers starting on page 24; and
3. the Indemnification on page 26; and
4. the Department of Fish and Game CEQA Review Filing Fees on page 27.

**Property Owner(s): (Attach additional sheets. as necessary)**



**Applicant(s): (If different than above)**

\_\_\_\_\_  
Signature of Applicant/Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name and Title of Applicant/Agent

\_\_\_\_\_  
Phone Number

TO: City of Turlock Development Services Department

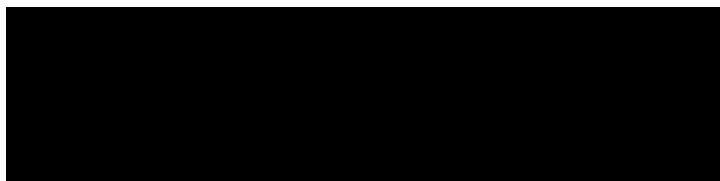
APPLICANT: RBK Development, Inc. / Ronald B. KistnerPROJECT NAME: Les Chateaux

The undersigned does hereby declare that the sign (shown in the attached photograph) has been posted on the site. The sign has been posted in conformance with the Turlock Municipal Code as instructed by the Turlock Planning Division.

I do further agree to indemnify, defend all lawsuits, including reasonable attorney's fees, save and hold the City of Turlock, its officers and employees, free and harmless for any and all liability that may arise from posting the sign on the property.

**CERTIFICATION OF POSTING**I, Ronald B. Kistner say that I posted a true copy of the required on-site sign,**"NOTICE OF PLANNING PERMIT APPLICATION"**for application VISM 2014-03on the subject property located at: 3007 East Tudman Road Turlock, CAat 12:40 AM/PM on 1/30/14  
Time Date

I declare under penalty of perjury that the foregoing is true and correct.

Executed this 2nd day of February, 2014.

RBK Development, Inc. / Ronald B. Kistner  
APPLICANT'S PRINTED NAME

Attachment: Photo of project sign



# NOTICE OF PLANNING PERMIT APPLICATION

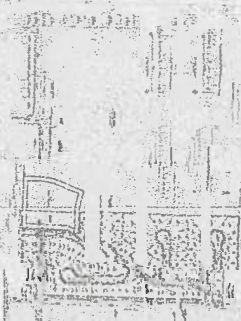
NOTICE IS HEREBY GIVEN that an application for a development permit for this property has been filed with the CITY OF TURLOCK.

Application No.: VTSM 2014-03

Property Location: 3007 East Tuolumne Road

APN: 073-013-004

Description of Project: 60 Single Family Residential Lots



You are invited to express your opinion at a Planning Commission meeting tentatively scheduled:  
6:00 p.m. on April 5<sup>th</sup>, 2018 of Planning Commission Public Hearing)

You may obtain a copy of the above subject application from the Turlock Planning Division of the City of Turlock located at 156 S. Broadway or calling (209) 668-5640.