

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Use Permit Application No. PLN2022-0017 - Bentlines Design and Fabrication, LLC.

Lead Agency: Stanislaus County

Contact Name: Emily Basnight, Assistant Planner

Email: planning@stancounty.com Phone Number: 209-525-6330

Project Location: 112 South Vincent Road, Turlock Stanislaus
City *County*

Project Description (Proposed actions, location, and/or consequences).

Request to permit operation of an agricultural equipment repair and manufacturing business in an existing 2,400± sq-ft shop and construct a 4,800± sq-ft shop in two phases on an 8.71± acre parcel in the A-2-40 zoning district. The site is currently improved with a dwelling, open field, and 2,400± sq-ft shop consisting of a restroom, office and storage area. Phase 1 will utilize the existing 2,400± sq-ft shop, and develop 8 parking stalls for employee and customer parking. The applicant also proposes a 6-ft-tall chain-link fencing and shrubs. The proposed hours of operation are Mon-Friday from 6:00am to 6:00pm, and occasionally on weekends from 6:00am to 2:00 pm. The applicant anticipates 6 employees on a max. shift, and a max. of 2 customers on-site per day, and one truck trip per day. Phase 2 consists of constructing a 4,800± sq-ft shop building, fencing and landscaping. The new building will be used for the same uses as Phase 1. Ten total employees on a max. shift are expected under Phase 2, as well as 12 total parking spaces, and two total truck trips/day. No increase in customers is anticipated. The project site has access to S. Vincent Rd, and is served by private well and septic system. Phase 1 will begin development upon approval; Phase 2 will begin 2-3 years after approval.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

This is the first circulation of the project. No significant effects are known at this time.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

This is the first circulation of the project; no areas of controversy have been identified with respect to the proposed project.

Provide a list of the responsible or trustee agencies for the project.

CA DEPT OF FISH AND WILDLIFE; CA OPR STATE CLEARINGHOUSE; CA RWQCB CENTRAL VALLEY REGION; CENTRAL VALLEY FLOOD PROTECTION; COOPERATIVE EXTENSION; COUNTY OF MERCED; DER GROUNDWATER RESOURCES DIVISION; FIRE PROTECTION DIST: DENAIR; GSA: WEST TURLOCK SUBBASIN; IRRIGATION DIST: TURLOCK; MOSQUITO DIST: TURLOCK; MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES; MUNICIPAL ADVISORY COUNCIL: DENAIR; PACIFIC GAS & ELECTRIC; POSTMASTER: DENAIR; RAILROAD: BURLINGTON NORTHERN SANTA FE; SAN JOAQUIN VALLEY APCD; SCHOOL DIST 1: TURLOCK UNIFIED; STAN CO AG COMMISSIONER; STAN CO BUILDING PERMITS DIVISION; STAN CO CEO; STAN CO DER; STAN CO ERC; STAN CO FARM BUREAU; STAN CO HAZARDOUS MATERIALS; STAN CO PUBLIC WORKS; STAN CO SHERIFF; STAN CO SUPERVISOR DIST 2: CHIESA; STAN COUNTY COUNSEL; STANISLAUS FIRE PREVENTION BUREAU; STANISLAUS LAFCO; STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10; TELEPHONE COMPANY: AT&T.