



Referral
Early Consultation

Date: March 25, 2022
To: Distribution List (See Attachment A)
From: Emily Basnight, Assistant Planner
Planning and Community Development
Subject: USE PERMIT APPLICATION NO. PLN2022-0017 – BENTLINES DESIGN AND FABRICATION, LLC
Respond By: April 11, 2022

****PLEASE REVIEW REFERRAL PROCESS POLICY****

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: Derek Alvernaz and Heather Alvernaz, Bentlines Design and Fabrication, LLC
Project Location: 112 South Vincent Road, between the TID Main Canal and East Avenue, near the border of Stanislaus County and Merced County.
APN: 024-009-028
Williamson Act Contract: N/A
General Plan: Agriculture
Current Zoning: General Agriculture (A-2-40)

Project Description: Request to permit operation of an agricultural equipment repair and manufacturing business in an existing 2,400± square-foot shop and allow for future construction of a new 4,800± square-foot shop in two phases on an 8.71± acre parcel in the A-2-40 zoning district. The business currently operates under a Home Occupation license and conducts equipment repairs on-site at customer locations around the Central Valley. The request would allow for the fabrication of parts and repairs to be conducted on-site. The applicant will continue to serve customers in the Central Valley, including Stanislaus, San Joaquin, Merced, and other counties. The site is currently improved with a 3,328± square-foot single-family dwelling, open field area, and a 2,400± square-foot shop consisting of a restroom, office, and storage area. An existing 4-foot-tall barbed wire fence runs along the perimeter of the project site. Phase 1 will utilize the existing 2,400± square-foot

shop, and develop eight parking stalls for employee and customer parking. The applicant also proposes to install 6-foot-tall chain-link fencing and shrubs around the existing driveway, shop, and proposed parking stalls. Two gates are proposed at the front of the project site, and one behind the existing shop for farm equipment to access the field. The proposed hours of operation are Monday through Friday from 6:00 a.m. to 6:00 p.m., and occasionally on weekends from 6:00 a.m. to 2:00 p.m. under special circumstances. The applicant anticipates six employees on a maximum shift, and a maximum of two customers on-site per day. One truck trip per day for deliveries is anticipated for Phase 1.

Phase 2 will consist of the construction of a 4,800± square-foot shop building, fencing, and landscaping. The new building will be used for the same uses as Phase 1. The building for Phase 2 will be similar in exterior design as the existing shop and improvements proposed in Phase 1. The number of employees is anticipated to increase by two as part of Phase 2 for a total of 10 employees on a maximum shift. No increase in the number of customers on-site is anticipated under Phase 2. Phase 2 will develop four additional parking spaces to accommodate the increase in employees for a total of 12 parking spaces. Truck deliveries are expected to increase by one for a total of two truck trips per day under Phase 2. Phase 1 is anticipated to begin development immediately upon approval. Phase 2 is anticipated to commence within two to three years of project approval. The project site has access to South Vincent Road, and is served by private well and septic system.

Full document with attachments available for viewing at:
<http://www.stancounty.com/planning/pl/act-projects.shtm>



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354
 Planning Phone: (209) 525-6330 Fax: (209) 525-5911
 Building Phone: (209) 525-6557 Fax: (209) 525-7759

USE PERMIT APPLICATION NO. PLN2022-0017 – BENTLINES DESIGN AND FABRICATION, LLC

Attachment A

Distribution List

| | | | |
|---|--|---|--|
| | CA DEPT OF CONSERVATION Land Resources / Mine Reclamation | | STAN CO ALUC |
| X | CA DEPT OF FISH & WILDLIFE | | STAN CO ANIMAL SERVICES |
| | CA DEPT OF FORESTRY (CAL FIRE) | X | STAN CO BUILDING PERMITS DIVISION |
| | CA DEPT OF TRANSPORTATION DIST 10 | X | STAN CO CEO |
| X | CA OPR STATE CLEARINGHOUSE | | STAN CO CSA |
| X | CA RWQCB CENTRAL VALLEY REGION | X | STAN CO DER |
| | CA STATE LANDS COMMISSION | X | STAN CO ERC |
| | CEMETERY DISTRICT | X | STAN CO FARM BUREAU |
| X | CENTRAL VALLEY FLOOD PROTECTION | X | STAN CO HAZARDOUS MATERIALS |
| | CITY OF: | | STAN CO PARKS & RECREATION |
| | COMMUNITY SERVICES DIST: | X | STAN CO PUBLIC WORKS |
| X | COOPERATIVE EXTENSION | | STAN CO RISK MANAGEMENT |
| X | COUNTY OF: MERCED | X | STAN CO SHERIFF |
| X | DER GROUNDWATER RESOURCES DIVISION | X | STAN CO SUPERVISOR DIST 2: CHIESA |
| X | FIRE PROTECTION DIST: DENAIR | X | STAN COUNTY COUNSEL |
| X | GSA: WEST TURLOCK SUBBASIN | X | StanCOG |
| | HOSPITAL DIST: | X | STANISLAUS FIRE PREVENTION BUREAU |
| X | IRRIGATION DIST: TURLOCK | X | STANISLAUS LAFCO |
| X | MOSQUITO DIST: TURLOCK | X | STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10 |
| X | MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES | | SURROUNDING LAND OWNERS |
| X | MUNICIPAL ADVISORY COUNCIL: DENAIR | X | TELEPHONE COMPANY: AT&T |
| X | PACIFIC GAS & ELECTRIC | | TRIBAL CONTACTS (CA Government Code §65352.3) |
| X | POSTMASTER: DENAIR | | US ARMY CORPS OF ENGINEERS |
| X | RAILROAD: BURLINGTON NORTHERN SANTA FE | | US FISH & WILDLIFE |
| X | SAN JOAQUIN VALLEY APCD | | US MILITARY (SB 1462) (7 agencies) |
| X | SCHOOL DIST 1: TURLOCK UNIFIED | | USDA NRCS |
| | SCHOOL DIST 2: | | WATER DIST: |
| | WORKFORCE DEVELOPMENT | | |
| X | STAN CO AG COMMISSIONER | | |
| | TUOLUMNE RIVER TRUST | | |

**STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM**

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: USE PERMIT APPLICATION NO. PLN2022-0017 – BENTLINES DESIGN AND FABRICATION, LLC

Based on this agency's particular field(s) of expertise, it is our position the above described project:

- _____ Will not have a significant effect on the environment.
- _____ May have a significant effect on the environment.
- _____ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:






Name Title Date

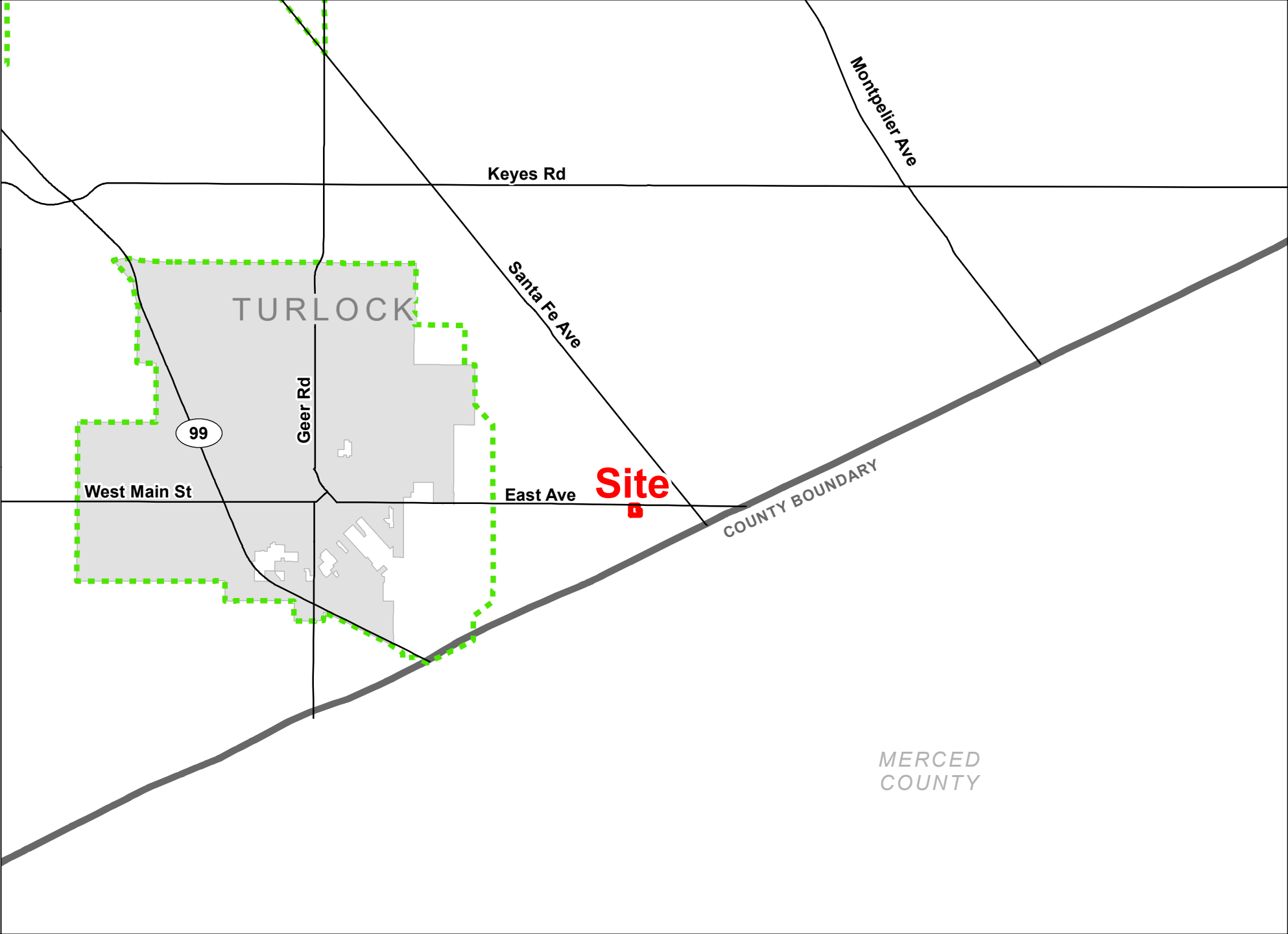
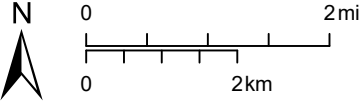
BENTLINES DESIGN AND FABRICATION

UP PLN2022-0017

AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City
-  Road
-  River




BENTLINES DESIGN AND FABRICATION

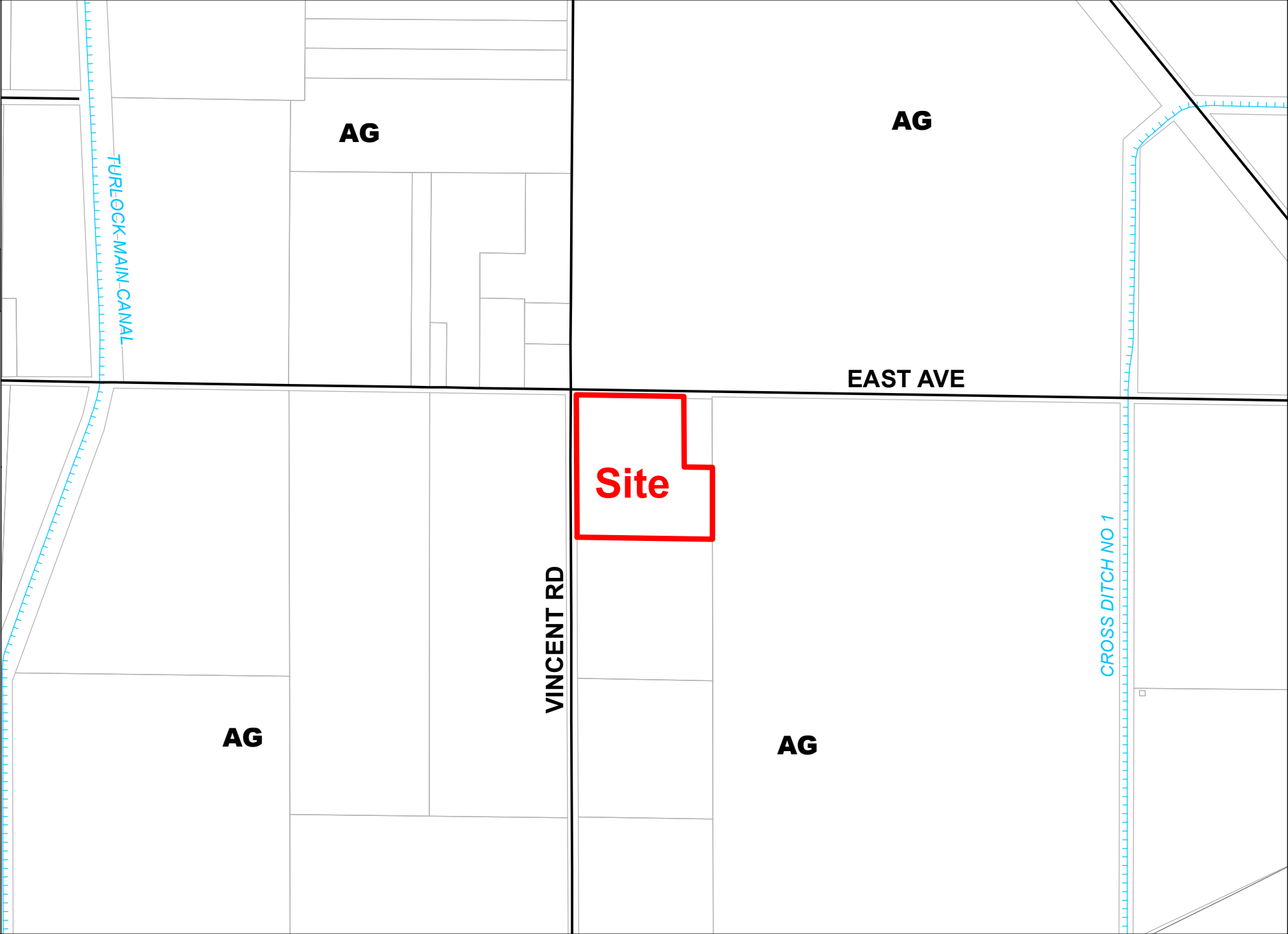
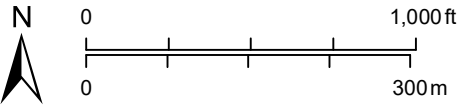
UP PLN2022-0017

GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Road
-  Canal

- General Plan**
-  Agriculture








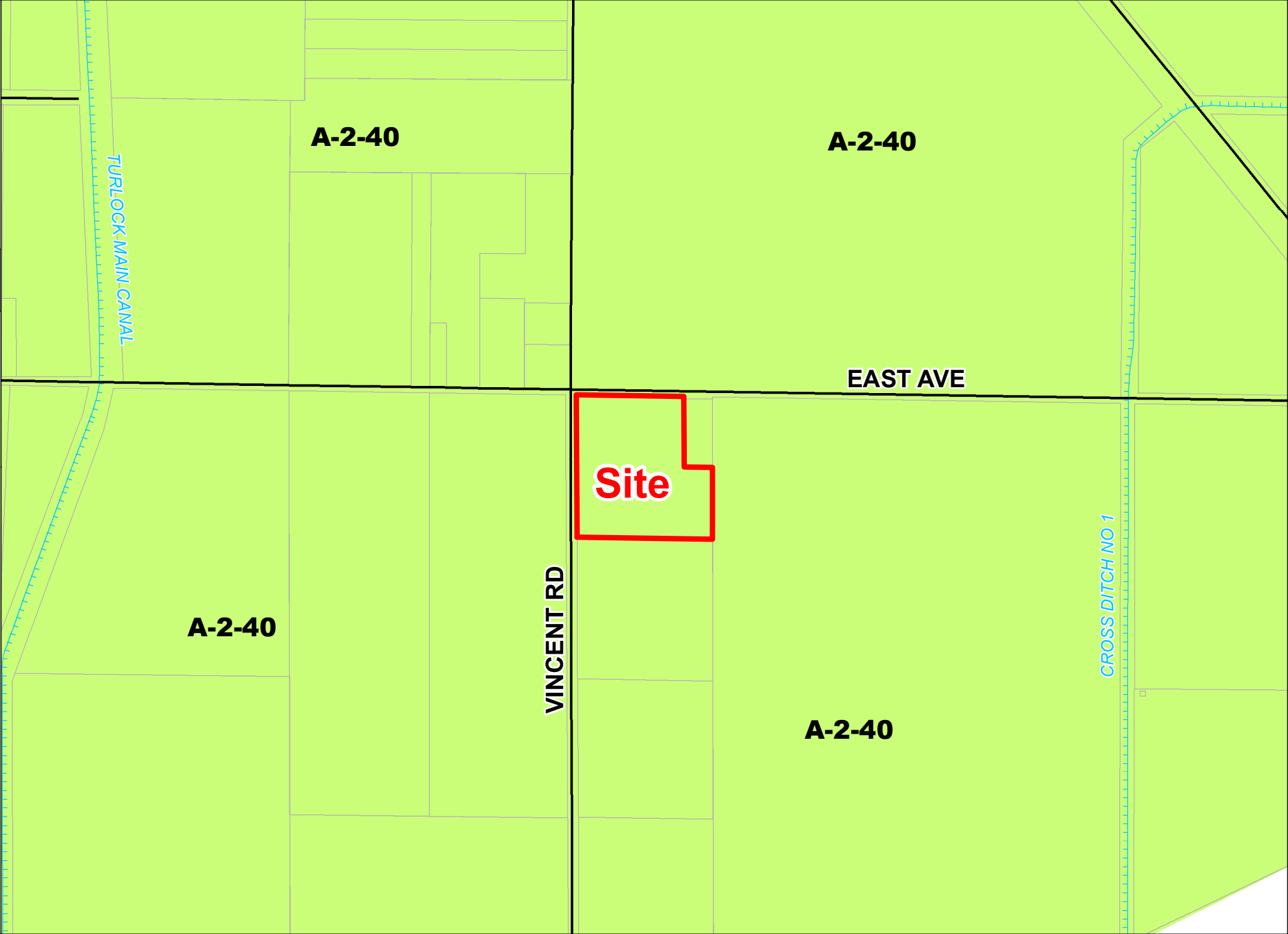
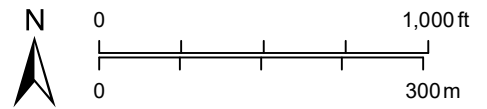
BENTLINES DESIGN AND FABRICATION

UP PLN2022-0017

ZONING MAP

LEGEND

-  Project Site
 -  Parcel
 -  Road
 -  Canal
- Zoning Designation**
-  General Agriculture 40 Acre







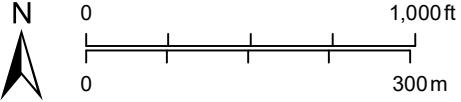
BENTLINES DESIGN AND FABRICATION

UP PLN2022-0017

ACREAGE MAP

LEGEND

-  Project Site
-  Parcel/Acres
-  Road
-  Canal






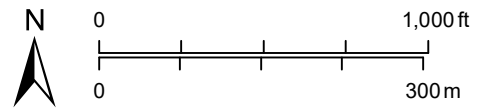
BENTLINES DESIGN AND FABRICATION

UP PLN2022-0017

2021 AERIAL AREA MAP

LEGEND

-  Project Site
-  Road
-  Canal





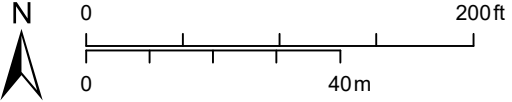
BENTLINES DESIGN AND FABRICATION

UP
PLN2022-0017

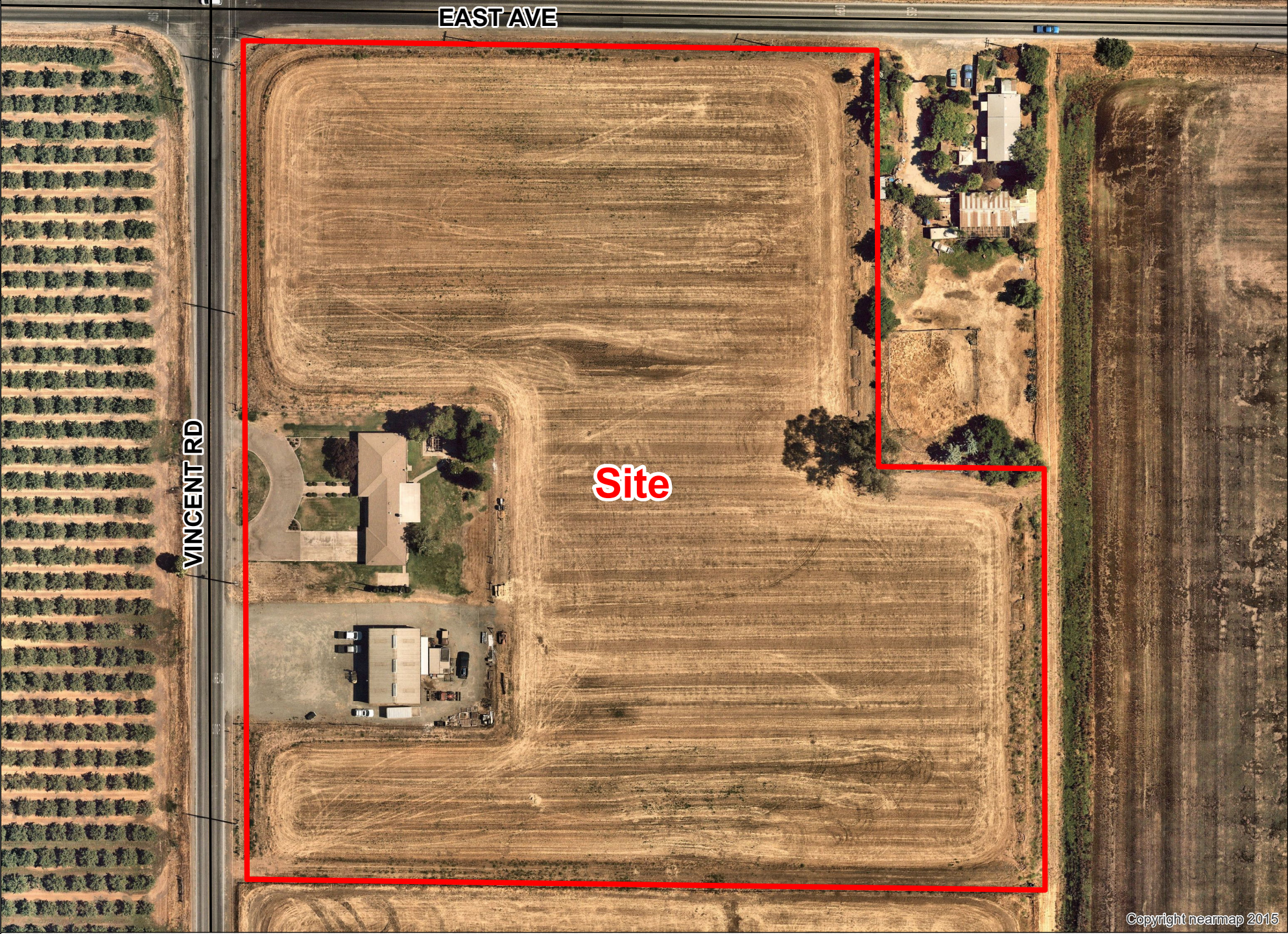
2021 AERIAL SITE MAP


LEGEND

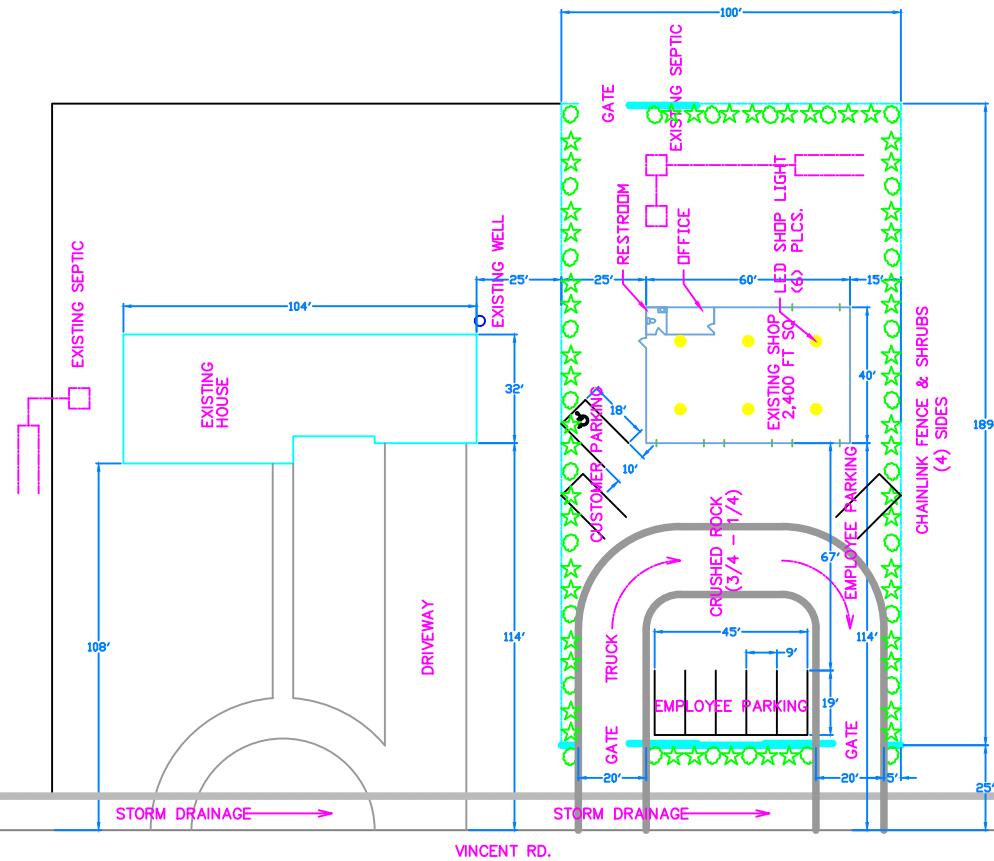
-  Project Site
-  Road





Source: Planning Department GIS Date: 3/2/2022



SCALE: 1"=50'




| LANDSCAPE PLAN | | | | | |
|---|-----------------------------|-----------------|------|---------|------|
| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | QTY. |
|  | LINCISTRUM JAPONICUM | WAX LEAF PRIVET | 6' | 18' | 32 |
|  | TRACHELOSPERMUM JASMINOLDES | STAR JASMINE | 6' | 6' | 54 |

PROJECT ADDRESS 112 S. VINCENT RD. TURLOCK, CA 95380

A.P.N. 024-009-028-000

ZONING A-2-40

PROJECT DESCRIPTION

OBTAIN USE PERMIT FOR 8.71 AC PARCEL.
 EXISTING SHOP TO BE USED TO FABRICATE AND REPAIR PARTS AND EQUIPMENT FOR LOCAL AGRICULTURAL AND INDUSTRIAL CUSTOMERS.

PARKING ANALYSIS

MAXIMUM OF 6 EMPLOYEES (6) 200W LED "HIGH BAY" LIGHTS
 CUSTOMERS 2 (PEAK) 8 SPACES REQUIRED

UTILITIES & FACILITIES

WATER - PRIVATE WELL
 SEWER - SEPTIC
 ELECTRICITY - TID
 STORM DRAIN - DITCH TO PUMP STATION

BENTLINES
 112 S. VINCENT RD.
 TURLOCK, CA 95380

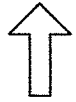
"SITE MAP"
 PHASE I

JOB: 1006.00 DATE: 01/26/2022 DRAWN BY: BJV

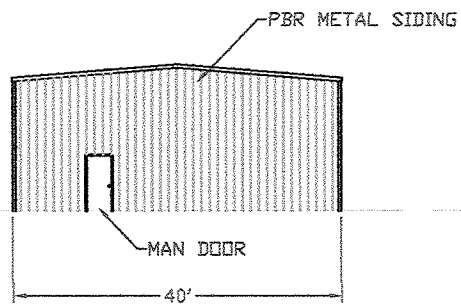
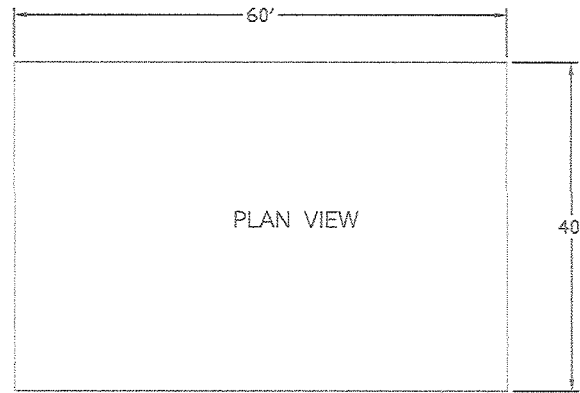


BENTLINES DESIGN & FABRICATION, LLC

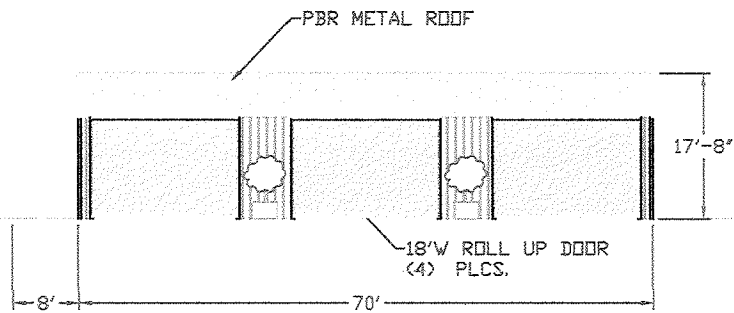
2930 GEER RD PMB 251 TURLOCK, CA 95382



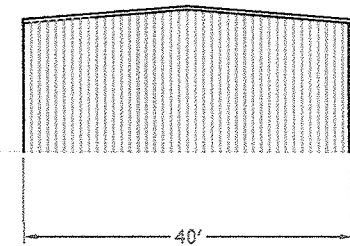
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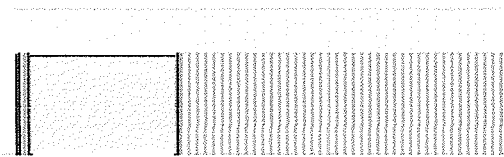
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



BENTLINES DESIGN & FABRICATION, LLC


2930 GEER RD PMB 251 TURLOCK, CA 95382

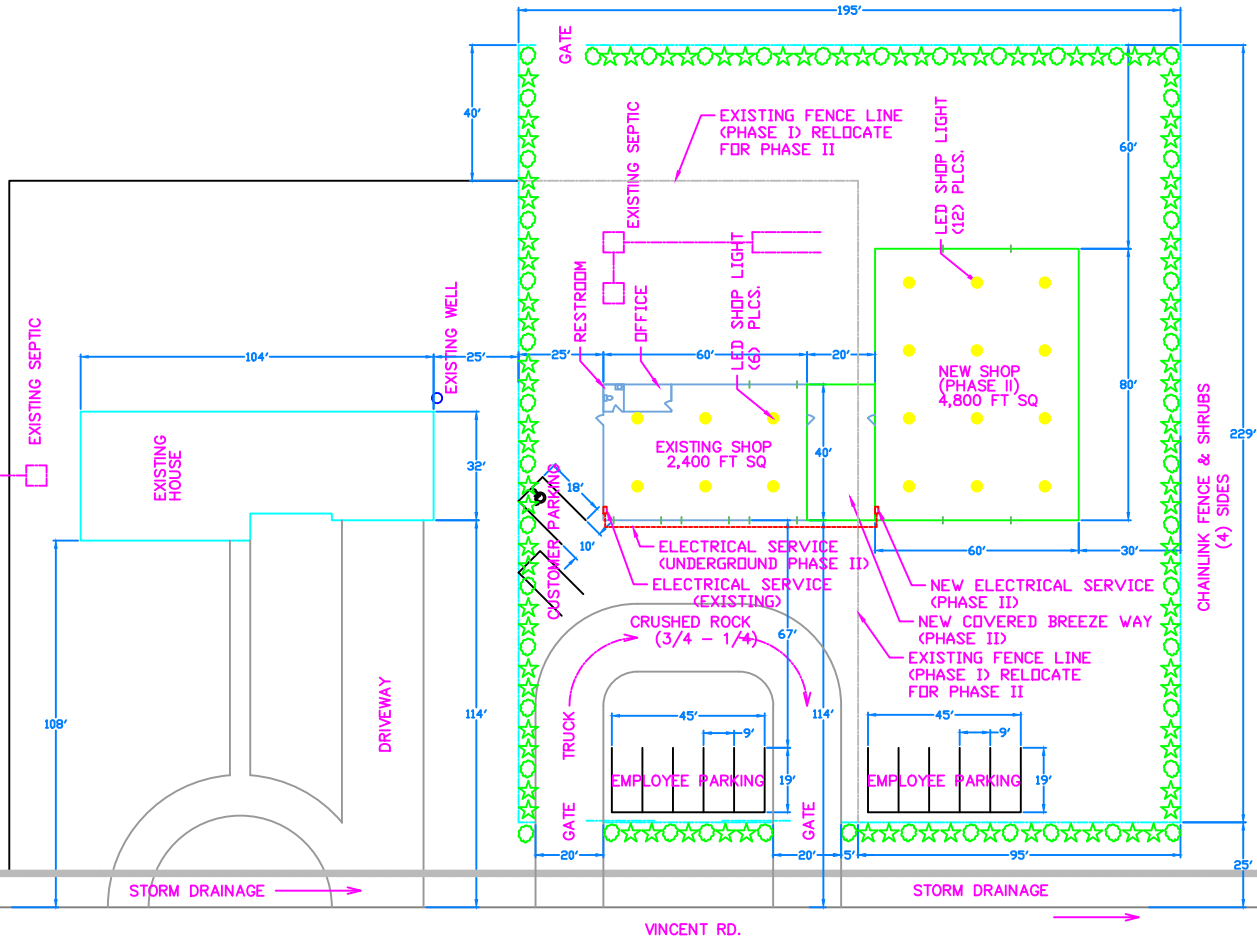
LEGEND



BENTLINES
112 S. VINCENT RD.
TURLOCK, CA 95380

"ELEVATIONS"

JOB: 1006.00 DATE: 03/25/2021 DRAWN BY: BJV

SCALE: 1"=50'




| LANDSCAPE PLAN | | | | | |
|---|-----------------------------|-----------------|------|---------|------|
| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | QTY. |
|  | LIGUSTRUM JAPONICUM | WAX LEAF PRIVET | 6' | 18' | 47 |
|  | TRACHELOSPERMUM JASMINOLDES | STAR JASMINE | 6' | 6' | 82 |

PROJECT ADDRESS 112 S. VINCENT RD. TURLOCK, CA 95380

A.P.N. 024-009-028-000

ZONING A-2-40

PROJECT DESCRIPTION

OBTAIN USE PERMIT FOR 8.71 AC PARCEL WITH EXISTING AND NEW SHOPS TO BE USED FOR FABRICATION AND REPAIR OF PARTS AND EQUIPMENT FOR LOCAL AGRICULTURAL AND INDUSTRIAL CUSTOMERS.

PARKING ANALYSIS

MAXIMUM OF 10 EMPLOYEES
 CUSTOMERS 2 (PEAK)
 12 SPACES REQUIRED

UTILITIES & FACILITIES

WATER - PRIVATE WELL
 SEWER - SEPTIC
 ELECTRICITY - TID
 STORM DRAIN - DITCH TO PUMP STATION

SHOP LIGHTING

(6) 200W LED "HIGH BAY" LIGHTS (EXISTING)

(12) 200W LED "HIGH BAY" LIGHTS (PHASE II)

BENTLINES
 112 S. VINCENT RD.
 TURLOCK, CA 95380

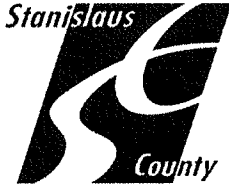
"SITE MAP"
 PHASE II

JOB: 1006.00 DATE: 01/26/2022 DRAWN BY: BJV



BENTLINES DESIGN & FABRICATION, LLC

2930 GEER RD PMB 251 TURLOCK, CA 95382



APPLICATION QUESTIONNAIRE

| | | | |
|---|--|---|---|
| <p>Please Check all applicable boxes APPLICATION FOR: <i>Staff is available to assist you with determining which applications are necessary</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____ </td> </tr> </table> | <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit | <input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____ | <p>PLANNING STAFF USE ONLY:</p> <p>Application No(s): _____ Date: <u>2-17-2022</u> S <u>21</u> T <u>5</u> R <u>11</u> GP Designation: <u>Agriculture</u> Zoning: <u>A-2-40</u> Fee: <u>\$ 4999/-</u> Receipt No. _____ Received By: <u>A.A.</u> Notes: _____</p> |
| <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit | <input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____ | | |

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

PROJECT INFORMATION

PROJECT DESCRIPTION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

***Please note:** A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).

We would like to obtain a Use Permit for the Existing 60' x 40' shop located at 112 South Vincent Rd Turlock to use for welding, repair, and fabrication of Agricultural equipment for local farmers and Agricultural/industrial businesses.

We will have no more than 6 Employees, and no more than 2 customers at a time. Hours of operation 6am-6pm Mon-Fri & 6am-2pm Saturdays. The shop sits on 8.71 acres of family owned land.

PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10th Street – 3rd Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 024 Page 009 Parcel 028

Additional parcel numbers: _____
Project Site Address or Physical Location: 112 South Vincent Road
Turlock, CA 95381

Property Area: Acres: 8.71 or Square feet: _____

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)

Row Crops, Pasture

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

Zoning Permit APP. No. 87-76 to construct a 40x60 Ag Equipment Building, approval on (9-28-1987)

Existing General Plan & Zoning: A2-40 General Agricultural

Proposed General Plan & Zoning: Same as existing
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: Row Crops

West: Almonds

North: Almonds

South: Pasture

WILLIAMSON ACT CONTRACT:

Yes No

Is the property currently under a Williamson Act Contract?

Contract Number: _____

If yes, has a Notice of Non-Renewal been filed?

Date Filed: _____

Yes No

Do you propose to cancel any portion of the Contract?

Yes No

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: _____

SITE CHARACTERISTICS: (Check one or more)

Flat

Rolling

Steep

VEGETATION: What kind of plants are growing on your property? (Check one or more)

Field crops

Orchard

Pasture/Grassland

Scattered trees

Shrubs

Woodland

River/Riparian

Other

Explain Other: _____

Yes No

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

GRADING:

Yes No

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) 27,500 cubic feet of top soil needs to be

moved to existing field totalling .631 acres. This is proposed for the future

STREAMS, LAKES, & PONDS:

Yes No

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes No

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) _____

Yes No

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes No

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.

STRUCTURES:

Yes No Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)

Yes No Will structures be moved or demolished? (If yes, indicate on plot plan.)

Yes No Do you plan to build new structures? (If yes, show location and size on plot plan.)

Yes No Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

PROJECT SITE COVERAGE:

Existing Building Coverage: 2400 Sq. Ft. Landscaped Area: _____ Sq. Ft.

Proposed Building Coverage: 5600 Sq. Ft. Paved Surface Area: _____ Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) Proposed future shop 4800 Sq. Ft. Proposed Breezeway 800 Sq. Ft.

Number of floors for each building: Single Story

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) 17' 8"

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

30' Light pole

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) _____

3/4-1/4 crushed rock

UTILITIES AND IRRIGATION FACILITIES:

Yes No Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: Turlock Irrigation District Sewer*: Private Septic

Telephone: Verizon/Arya Internet Gas/Propane: None

Water**: Private Well Irrigation: Turlock Irrigation District

***Please Note: A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.**

****Please Note: A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.**

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

None

Please Note: Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

Yes No Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes No Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes No Does the project require extension of utilities? (If yes, show location and size on plot plan.)

AFFORDABLE HOUSING/SENIOR:

Yes No Will the project include affordable or senior housing provisions? (If yes, please explain)

RESIDENTIAL PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots: _____ Total Dwelling Units: _____ Total Acreage: _____

Net Density per Acre: _____ Gross Density per Acre: _____

| <i>(complete if applicable)</i> | Single Family | Two Family Duplex | Multi-Family Apartments | Multi-Family Condominium/Townhouse |
|---------------------------------|---------------|-------------------|-------------------------|------------------------------------|
| Number of Units: | _____ | _____ | _____ | _____ |
| Acreage: | _____ | _____ | _____ | _____ |

COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): Existing 2400 Sq. Ft. shop, Proposed 4800 Sq. Ft shop, and Proposed 800 Sq. Ft. Breezeway

Type of use(s): Welding, Fabrication, and repair for local Agricultural and industrial businesses

Days and hours of operation: Monday-Friday 6am-6pm Saturday 6am-2pm

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: N/A

Occupancy/capacity of building: 10

Number of employees: (Maximum Shift): 6 (Minimum Shift): 1

Estimated number of daily customers/visitors on site at peak time: 2

Other occupants: Owners of property

Estimated number of truck deliveries/loadings per day: 1

Estimated hours of truck deliveries/loadings per day: 5-15mins

Estimated percentage of traffic to be generated by trucks: 5 percent

Estimated number of railroad deliveries/loadings per day: 0

Square footage of:

Office area: 100sqft

Warehouse area: N/A

Sales area: N/A

Storage area: 160sqft

Loading area: 2400sqft

Manufacturing area: 2240sqft

Other: (explain type of area) _____

Yes No Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

ROAD AND ACCESS INFORMATION:

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)

Vincent Road, East Avenue

Yes No Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

Yes No Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)

Yes No Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.

STORM DRAINAGE:

How will your project handle storm water runoff? (Check one) Drainage Basin Direct Discharge Overland

Other: (please explain) Drainage Ditch to Community Pump Station

If direct discharge is proposed, what specific waterway are you proposing to discharge to? Existing drain on the east side of Vincent Rd.

Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.

EROSION CONTROL:

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

N/A

Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.

ADDITIONAL INFORMATION:

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

Please see attached letter with why this use permit will be essential and a list of most of our customer base.

**BENTLINES DESIGN AND FABRICATION,
LLC DBA BENTLINES ENGINEERING DESIGN
2930 GEER RD PMB 251
TURLOCK CA, 95382**



Planning Department:

Bentlines Design and Fabrication is a small family owned business specializing in on-site design, metal fabrication, welding and repair. We have been in business since January 3, 2017. Our customer base is 85-90 percent local Farmers, and local Agricultural related business. We have all of the equipment required to meet our customer's on-site needs and demands, but we realize a Repair and Fabrication Shop is necessary for our company to grow and to better to serve our customer base, Especially during these rapidly changing times!

We are fortunate to have a family owned property with existing shop located at 112 South Vincent Road Turlock, CA 95380. This shop is located in a very convenient location with easy access for our customers and vendors. It will be necessary for the Health and Future Growth of our company to have the ability to fabricate parts and make equipment repairs in house as well as on site. Listed below are most of our customers and locations to help demonstrate our need for this Use Permit. We have attached a future proposal for expansion if we would ever need to grow further. Thank you so much for your consideration and time.

Silva Brothers Custom Farming- Turlock, CA
Select Harvest- Turlock, CA
Gemperle Farms- Hilmar, CA
Foiada Land Leveling- Ceres, CA
Bro Nuts- Turlock, CA
F&A Lemos Dairy- Turlock, CA
Aemetis LLC Dairy Digesters- Keys, CA
Lorinda Dairy- Turlock, CA
Fiorini Farms- Turlock, CA
Arsenio Land Leveling- Merced, CA
S&S INC Dairy- Modesto, CA
Allied Concrete- Modesto, Ca
Meirinho & Sons Dairy- Modesto, CA
Starkey & Lucas Farming- Ceres, CA
Sahota Farms- Livingston, CA
Silva Backhoe Services- Turlock, CA
Marchbanks Electric & Backhoe Services- Turlock, CA
Brite Electric- Turlock, CA
Lamarre & Sons INC- Turlock, CA
Rolleri Farms- Escalon, CA
G&G Orchards- Linden, CA
Sunrise Fresh- Linden, CA
Dondero Farms-Linden, Ca

***HEATHER@BENTLINES.COM CELL: (503) 502-1703
ENGINEERING WELDING CONTRACTOR CCL # 1052633
BUSINESS LICENSE # 938104***