



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH #

TO: State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044
(916) 445-0613

FROM: Stanislaus County Planning & 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

Project Title: Use Permit Application No. PLN2022-0017 - Bentlines Design and Fabrication, LLC
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Emily Basnight
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 112 South Vincent Road City/Nearest Community: Border of Stanislaus and Merced County
Cross Streets: South Santa Fe Avenue Zip Code: 95380
Longitude/Latitude (degrees, minutes and seconds): Total Acres: 8.71
Assessor's Parcel Number: 024-009-028 Section: 21 Twp.: 5 Range: 11 Base: MDB&M
Within 2 Miles: State Hwy #: N/A Waterways: Turlock Irrigation District Main Canal and Highline Canal
Airports: N/A Railways: Burlington Northern Santa Fe Schools: Turlock Unified

Local Public Review Period: (to be filled in by lead agency)

Starting Date: March 25, 2022 Ending Date: April 11, 2022

Document Type:

- CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [] Neg Dec (Prior SCH No.) [] Mit Neg Dec [] Other:
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
OTHER: [] Joint Document [] Final Document [] Other:

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [x] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other

Development Type:

- [] Residential Units: Acres:
[] Office Sq.ft.: Acres: Employees:
[x] Commercial Sq.ft.: 7,200 Acres: 8.71 Employees: 10
[] Industrial Sq.ft.: Acres: Employees:
[] Educational
[] Recreational
[] OCS Related
[] Water Facilities Type: MGD
[] Transportation Type:
[] Mining Mineral:
[] Power Type:
[] Waste Facilities Type: MW
[] Hazardous Waste Type: MGD
[] Other

Project Issues Discussed in Document:

- [] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geological/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [x] Other None identified at this time

Present Land Use/Zoning/General Plan Designation:

Single-family dwelling, open field, and shop / General Agriculture / Agriculture

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project, (e.g. Notice of Preparation or previous draft document) please fill in.

Project Description: (please use a separate page if necessary)

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 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 ten 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 twelve 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.

Reviewing Agencies Checklist:

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that agency with an "S".

- | | |
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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> Caltrans District # | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Reclamation Board |
| <input checked="" type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Colorado River Board Commission | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u> | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry & Fire Protection, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Lead Agency (Complete if applicable):

Consulting Firm: Stanislaus County
Address: 1010 10th Street, Suite 3400
City/State/Zip: Modesto, CA 95354
Contact: Emily Basnight
Phone: (209) 525-6330

Applicant: Derek Alvernaz and Heather Alvernaz, Bentlines
Design and Fabrication, LLC
Address: 547 Katrina Lane
City/State/Zip: Ceres, CA 95307
Contact: Heather Alvernaz
Phone: 503-502-1703

Signature of Lead Agency Representative: 

Date: 03/25/2022