

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 #: 2022030721

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

Lead Agency: Stanislaus County

Contact Name: Emily Basnight, Assistant Planner

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

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

Request to operate an agricultural equipment fabrication and repair business in an existing 2,400± square-foot shop on an 8.71± acre parcel, in the General Agriculture (A-2-40) zoning district. The business currently operates under a Home Occupation business license for mobile agricultural equipment repairs on-site at customer locations. The applicant will continue to serve agricultural customers in the Central Valley. The applicant proposes to develop nine parking stalls, install a six-foot-tall chain-link fencing and two vehicle gates at the front of the property. The applicant also proposes to plant vines and a hedge around the existing shop area and proposed parking stalls and along the proposed fence at the front of the project site. Hours of operation will be Monday-Friday, from 6:00 a.m. - 6:00 p.m., and occasionally on weekends, from 6:00 a.m. - 2:00 p.m. The applicant anticipates six employees on one maximum shift, a maximum of two customers on-site per day, and one truck trip per day. The project site is currently improved with a single-family dwelling, agricultural shop and asphalt area around the shop building; the balance of the project site is planted in alfalfa. The project site has access to South Vincent Road and is served by private well and septic system.

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

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.

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.

See the distribution list attached to the cover sheets for the Initial Study Checklist for a list of all responsible, trustee and reviewing agencies.