



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH # 2022030721

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, Assistant Planner
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: Turlock
Cross Streets: East Avenue and North Vincent Road 95380
Longitude/Latitude (degrees, minutes and seconds): 0 ' N / 0 ' W 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
Airports: N/A Railways: N/A Schools: Turlock Unified

Local Public Review Period: (to be filled in by lead agency)
Starting Date: March 10, 2023 Ending Date: April 12, 2023

Document Type:
CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [x] 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: [] Water Facilities Type: MGD
[] Office Sq.ft.: Acres: Employees: [] Transportation Type:
[] Commercial Sq.ft.: Acres: Employees: [] Mining Mineral:
[x] Industrial Sq.ft.: 2,400 Acres: .06 Employees: 6 [] Power Type: MW
[] Educational [] Waste Facilities Type: MGD
[] Recreational [] Hazardous Waste Type:
[] OCS Related [] 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

Present Land Use/Zoning/General Plan Designation:
Single-family dwelling, shop and alfalfa / General Agriculture (A-2-40) / Agriculture

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

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 fabrication of parts and repairs conducted on the project site will be for agricultural equipment such as tractors, choppers, harvesters, scrapers, shakers, bailers, disc, harrows, nut trailers and other implements used for farming and harvesting. The applicant will continue to serve agricultural customers in the Central Valley, including Stanislaus, Merced, and San Joaquin counties. As part of this request, the applicant proposes to develop nine parking stalls for employee and customer parking, install a six-foot-tall chain-link fencing and two vehicle gates at the front of the property. The applicant will also plant vines and a hedge around the existing shop area, proposed parking stalls and along the proposed fence at the front of the project site. The proposed hours of operation will be 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 single shift, and a maximum of two customers on-site per day. One truck trip per day for deliveries is anticipated.

The site is currently improved with a 3,328± square-foot single-family dwelling, a 2,400± square-foot shop consisting of a restroom, office, and storage area, 20,873± square-feet of asphalt around the shop building and a four-foot-tall, barbed wire fence that runs along the perimeter of the project site. The balance of the property is planted in alfalfa and receives irrigation water from the Turlock Irrigation District. 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 # <u>10</u> | <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 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, Assistant Planner
 Phone: (209) 525-6330

Applicant: Derek Alvernaz and Heather Alvernaz, Bentlines Design and Fabrication, LLC
 Address: 2930 Geer Road, P.O. Box 251
 City/State/Zip: Turlock, CA 95382
 Contact: Heather Alvernaz
 Phone: (503) 502-1703

Signature of Lead Agency Representative: Signature on file. Date: March 10, 2023