

# 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. PLN2022-0009 - Frito- Lay, Inc.

Lead Agency: Stanislaus County

Contact Name: Emily Basnight, Assistant Planner

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Project Location: 600 Garner Road, in the Modesto area, Stanislaus County  
*City* *County*

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

Request for a Variance to the Industrial (M) zoning district height limit to allow for the construction of a 97-foot-tall 27,000 ± square-foot warehouse building at an existing manufacturing facility. The project also proposes to expand the current Frito-Lay facility by constructing a 62,000± square-foot manufacturing building, and corn and cornmeal silos, and energy efficient site improvements to increase the production capacity and reduce the need to import packaged snack food products from other plants. The 27,000± square-foot warehouse is proposed to be 97± feet tall with appurtenance. The additional height of the building is needed for a two-crane automated storage and retrieval system. The structure will be manned daily. §21.60.040(A) requires building and appurtenant structures not to exceed 75 feet in height in the M zoning district. The warehouse will be located at an existing snack-manufacturing facility on a 71.35± acre parcel in the M zoning district within the LAFCO adopted Sphere of Influence for the City of Modesto. The site is currently served sewer and water facilities by City of Modesto, and private wells. The site has access to Garner Road and Leckron Road. The expansion of the facility is a permitted use; the variance for height is the only item to be considered under this request.

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

None have been identified.

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

None have been identified.

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

CA DEPT OF FISH & WILDLIFE; CA DEPT OF TRANSPORTATION DIST 10; CA OPR STATE CLEARINGHOUSE; CITY OF: MODESTO; COOPERATIVE EXTENSION; FIRE PROTECTION DIST: STANISLAUS CONSOLIDATED; IRRIGATION DIST: MODESTO; MOSQUITO DIST: EASTSIDE; MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES; PACIFIC GAS & ELECTRIC; RAILROAD: UNION PACIFIC AND MODESTO AND EMPIRE TRACTION; SAN JOAQUIN VALLEY APCD; SCHOOL DIST 1: EMPIRE UNION; SCHOOL DIST 2: MODESTO UNION; STAN CO AG COMMISSIONER; TUOLUMNE RIVER TRUST; STAN CO ALUC; STAN CO BUILDING PERMITS DIVISION; STAN CO CEO; STAN CO DER; STAN CO ERC; STAN CO HAZARDOUS MATERIALS; STAN CO PARKS & RECREATION; STAN CO PUBLIC WORKS; STAN CO SHERIFF; STAN CO SUPERVISOR DIST 5: CONDIT; STAN COUNTY COUNSEL; StanCOG; STANISLAUS FIRE PREVENTION BUREAU; STANISLAUS LAFCO; TELEPHONE COMPANY: AT&T; MODESTO CITY-COUNTY AIRPORT; FEDERAL AVIATION ADMINISTRATION.