



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: Variance Application No. PLN2022-0009 - Frito-Lay, Inc.
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: 600 Garner Road City/Nearest Community: City of Modesto
Cross Streets: Leckron Road Zip Code: 95357
Longitude/Latitude (degrees, minutes and seconds): Total Acres: 71.35
Assessor's Parcel Number: 009-018-055 Section: 31 Twp.: 3 Range: 10 Base: MDB&M
Within 2 Miles: State Hwy #: 132 Waterways: Tuolumne River
Airports: Modesto City-County Airport Railways: Union Pacific / Modesto and Empire Traction Schools: Empire Union/Modesto Union

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

Starting Date: February 22, 2022 Ending Date: March 9, 2022

Document Type:

- CEQA: [] NOP [] Draft EIR [] 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 [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other: Variance

Development Type:

- [] Residential Units: Acres:
[] Office Sq.ft.: Acres: Employees:
[] Commercial Sq.ft.: Acres: Employees:
[X] Industrial Sq.ft.: 89,000 Acres: 71.35 Employees: 486
[] Educational
[] Recreational
[] OCS Related
[] Water Facilities Type: MGD
[] Transportation Type:
[] Mining Mineral:
[] Power Type: MW
[] Waste Facilities Type: MGD
[] Hazardous Waste Type:
[] 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 [] Other N/A

Present Land Use/Zoning/General Plan Designation:

Snack food manufacturing facility Zoning: Industrial (M) GP: Industrial

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 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 site improvements consisting of the following: a second rail branch; new solar photovoltaic carport; 14 vehicle charging stations for employees; a publicly available compressed natural gas fueling station; and near zero emission and zero emission on and off-road fleet upgrades to increase the production capacity and reduce the need to import packaged snack food products from other plants. The number of employees is anticipated to increase by 130 as part of this project; increasing the number of employees to 486 during a maximum shift. Current hours of operation are 24 hours per day, seven days a week; no change to the hours of operation are proposed under this request. Customers and visitors on-site per day is anticipated to increase by six for a total of 26 per day as part of the expansion. Additionally, the facility will have an additional seven outbound truck trips for an average of 93 outbound delivery truck trips per day; a decrease of one inbound truck trip for a total of five inbound delivery truck trips per day; and an additional five railcar deliveries for a total of 33 railcars per week, as a result of the project. Truck deliveries and loadings are anticipated to continue to occur 24 hours per day, seven days a week. The applicant also proposes landscaping 10,500± square-feet consisting of a vegetative buffer around the outside edge of the parking stalls on the south portion of the parcel. The 27,000± square-foot warehouse is proposed to be 84± feet tall with an HVAC unit at the top bringing the total height to 97± feet tall. The additional height of the building is needed for a two-crane automated storage and retrieval system. The structure will be manned daily, up to four employees to operate forklifts and the automated crane system from ground levels. §21.60.040(A) requires building and appurtenant structures not to exceed 75 feet in height in the Industrial (M) zoning district. The warehouse will be located at an existing snack-manufacturing facility on a 71.35± acre parcel in the Industrial (M) zoning district within the LAFCO adopted Sphere of Influence for the City of Modesto. The site is currently served with public sewer and water facilities by City of Modesto, and private wells. The site has access to County-maintained Garner Road and Leckron Road. The expansion of the facility is a permitted use in the Industrial (M) zoning district, this request for a variance to height is the only item to be considered by the Planning Commission.

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 checked="" 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 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):

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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

Applicant: **Daniel O'Brien, Frito-Lay Maintenance and Engineering Site Director**
Address: **600 Garner Road**
City/State/Zip: **Modesto, CA 95357**
Contact: **Daniel O'Brien**
Phone: **805-252-2536**

Signature of Lead Agency Representative: *Jeremy Ballard*
Jeremy Ballard (Feb 22, 2022 14:46 PST)

on behalf Emily Basnight Date: _____