



Referral Early Consultation

Date: October 8, 2020
To: Distribution List (See Attachment A)
From: Emily Basnight, Assistant Planner, Planning and Community Development
Subject: VARIANCE APPLICATION NO. PLN2020-0079 – FRITO-LAY, INC.
Respond By: October 23, 2020

******PLEASE REVIEW REFERRAL PROCESS POLICY******

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: Daniel O'Brien, Modesto Site Director, Frito-Lay, Inc.
Project Location: 600 Garner Road, between SR 132 (Yosemite Boulevard) and Finch Road, in the Modesto area.
APN: 009-018-055
Williamson Act Contract: N/A
General Plan: Industrial
Current Zoning: M (Industrial)

Project Description: Request for a Variance to the M (Industrial) zoning district height limit. The project proposes to expand the current Frito-Lay facility by constructing a 127,000± square-foot manufacturing building and 39,000± square-foot warehouse building, corn, cornmeal and vegetable oil silos, and a second rail spur 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 206 as part of this project; increasing the number of employees to 551 during a maximum shift. The 39,000± square-foot warehouse is proposed to be 84 feet tall with an HVAC unit at the top bringing the total height to 95 feet tall. The additional height of the building is needed for a three-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 M (Industrial) zoning district. The warehouse will be located at an existing snack-manufacturing facility on a 71.35± acre parcel in the M (Industrial) 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. The site has access to County-maintained Garner Road and Leckron Road. The expansion of the facility is a permitted use in the M (Industrial) zoning district, this request for a variance to height is the only item to be considered by the Planning Commission.

Full document with attachments available for viewing at:
<http://www.stancounty.com/planning/pl/act-projects.shtm>



DEPARTMENT OF PLANNING AND 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

VARIANCE APPLICATION NO. PLN2020-0079 – FRITO-LAY, INC.

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation	X	STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: MODESTO	X	STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 4: VACANT
X	FIRE PROTECTION DIST: STANISLAUS CONSOLIDATED	X	STAN COUNTY COUNSEL
	GSA:	X	StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: MODESTO	X	STANISLAUS LAFCO
X	MOSQUITO DIST: EASTSIDE		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		US ARMY CORPS OF ENGINEERS
X	RAILROAD: MODESTO AND EMPIRE TRACTION		US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: EMPIRE UNION		USDA NRCS
X	SCHOOL DIST 2: MODESTO UNION	X	WATER DIST: CITY OF MODESTO
	WORKFORCE DEVELOPMENT	X	MODESTO AIRPORT
X	STAN CO AG COMMISSIONER		
X	TUOLUMNE RIVER TRUST		



STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: VARIANCE APPLICATION NO. PLN2020-0079 – FRITO-LAY, INC.

Based on this agency’s particular field(s) of expertise, it is our position the above described project:

- Will not have a significant effect on the environment.
- May have a significant effect on the environment.
- No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:

Name	Title	Date
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FRITO LAY INC

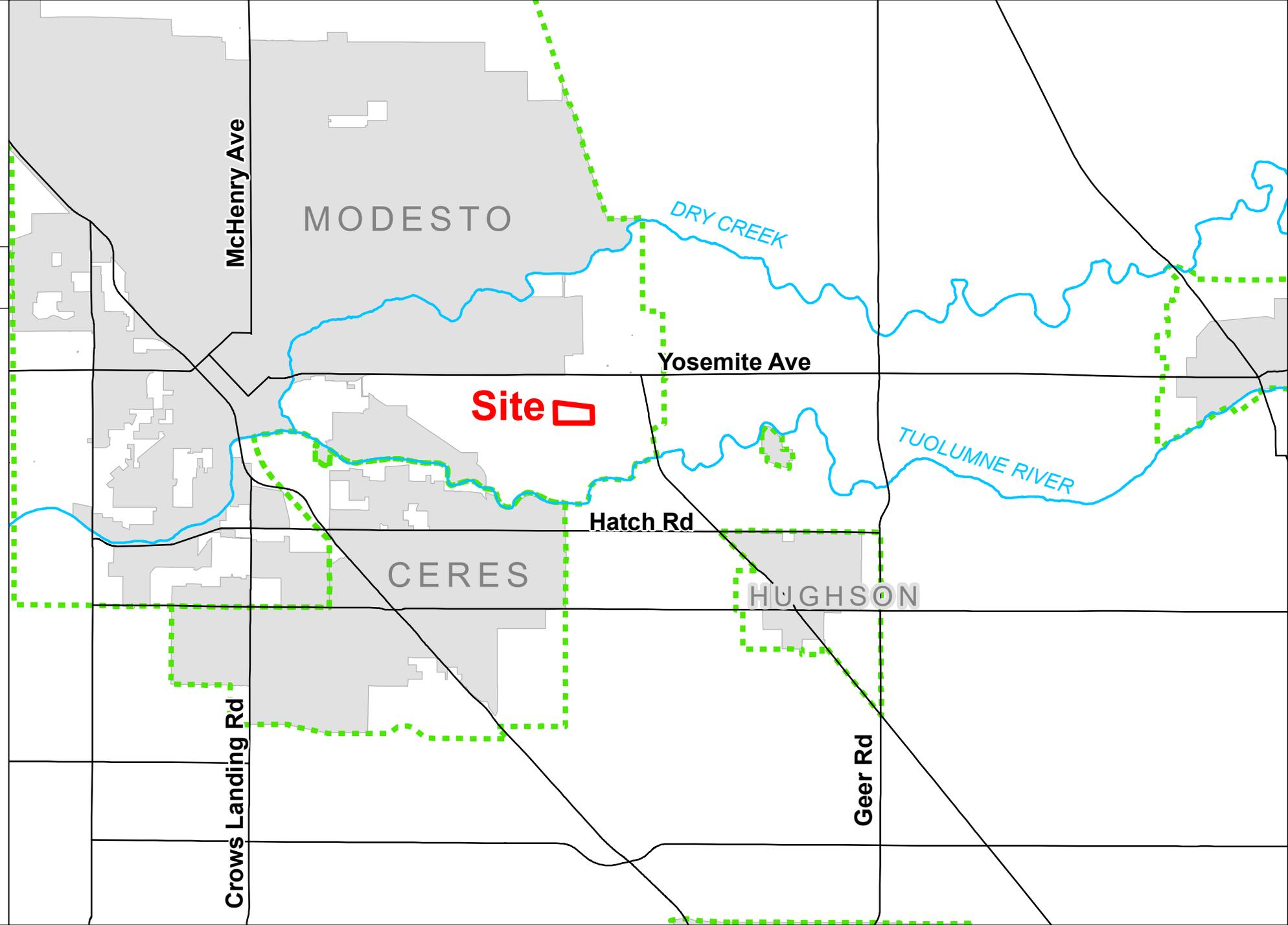
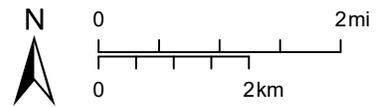
VA

PLN2020-0079

AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City
-  Road
-  River



FRITO LAY INC
VA
PLN2020-0079

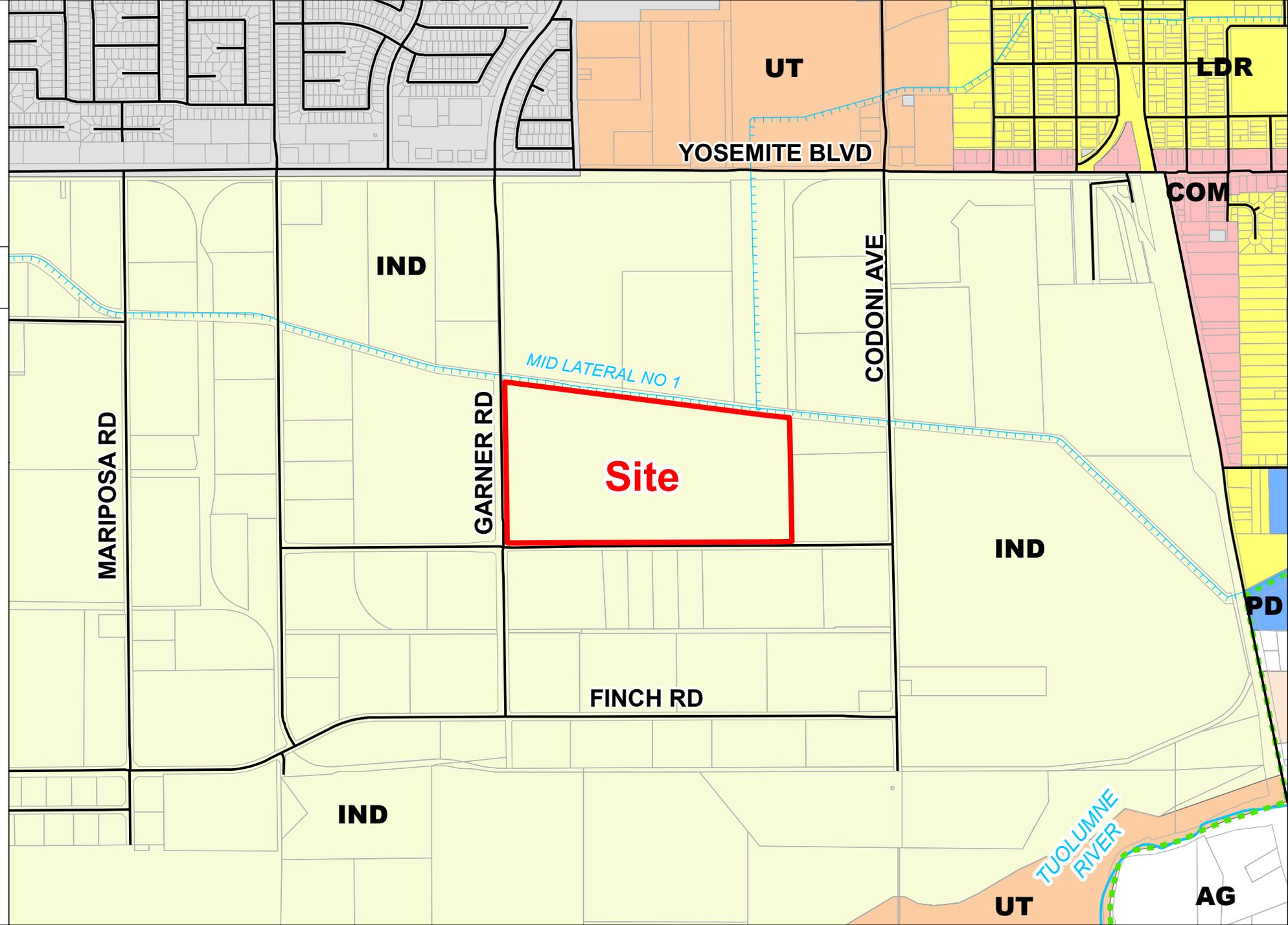
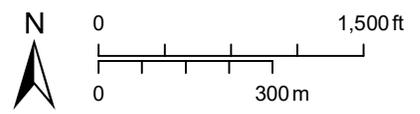
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel
-  River
-  Road
-  Canal

General Plan

-  Agriculture
-  Industrial
-  Low Density Residential
-  Urban Transition
-  Commercial
-  Planned Development

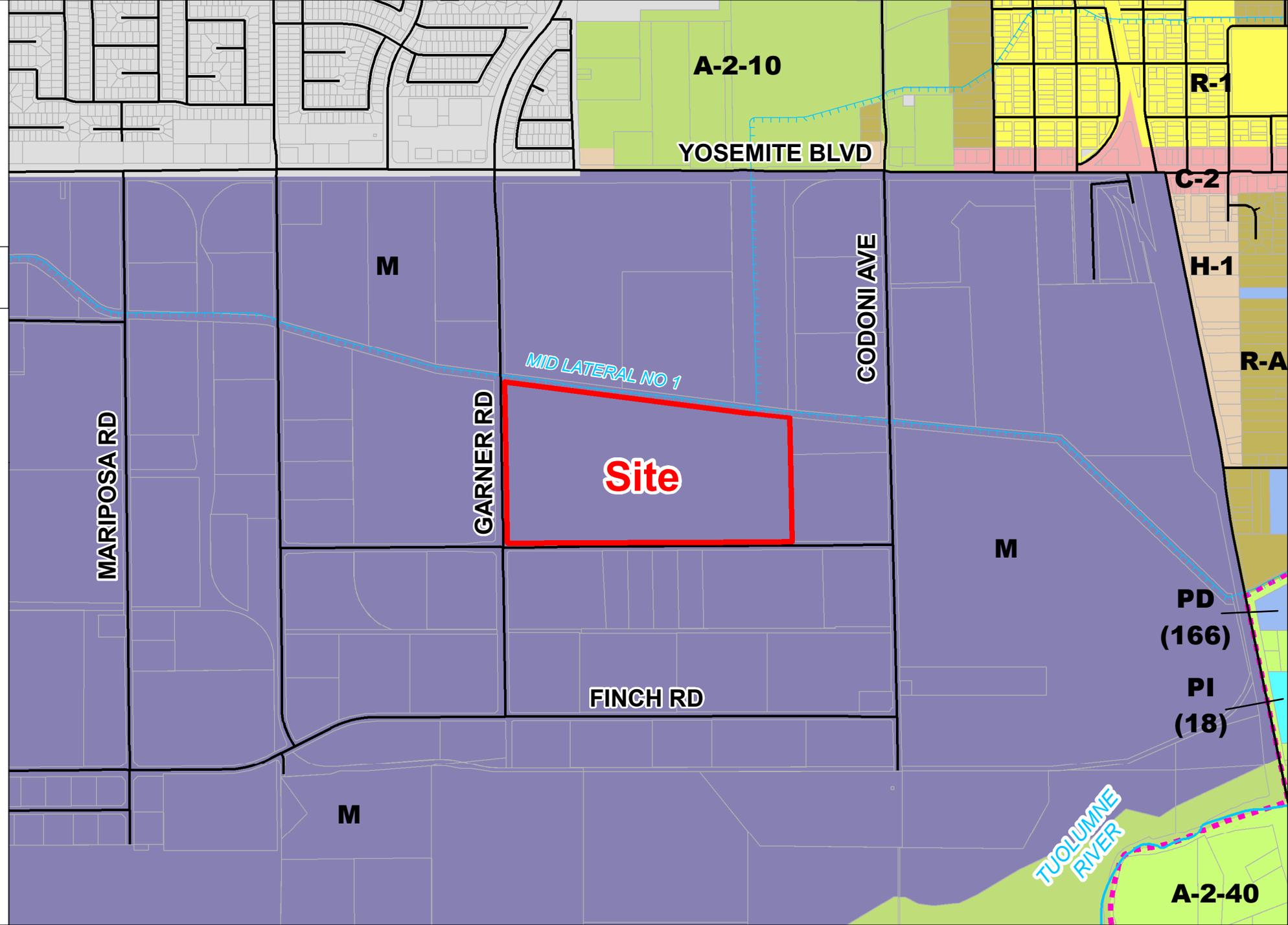
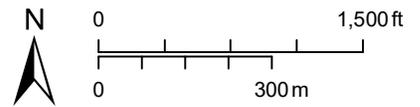


FRITO LAY INC
VA
PLN2020-0079

ZONING MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel
-  Road
-  River
-  Canal
- Zoning Designation**
-  General Commercial
-  Industrial
-  General Agriculture 10 Acre
-  General Agriculture 40 Acre
-  Highway Frontage
-  Rural Residential
-  Planned Industrial

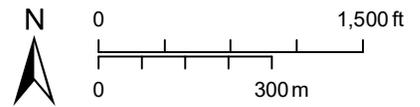


FRITO LAY INC
VA
PLN2020-0079

ACREAGE MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel/Acres
-  Road
-  Canal
-  River

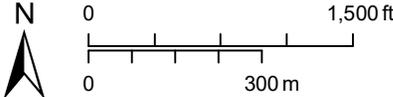


FRITO LAY INC
VA
PLN2020-0079

2017 AERIAL AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Road
-  Canal
-  River



FRITO LAY INC

VA

PLN2020-0079

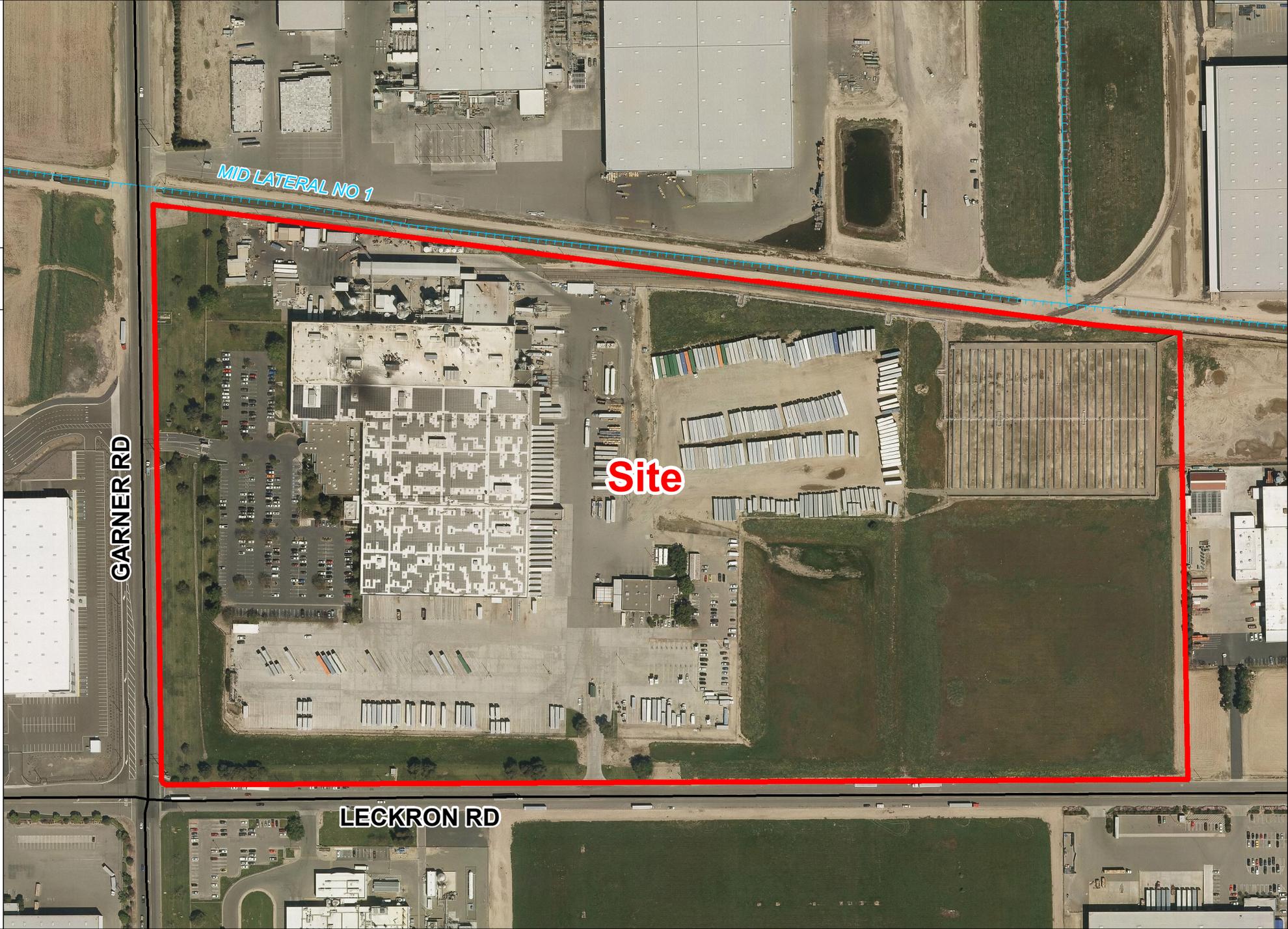
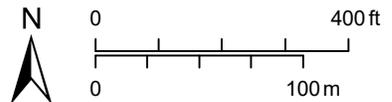
2017 AERIAL SITE MAP

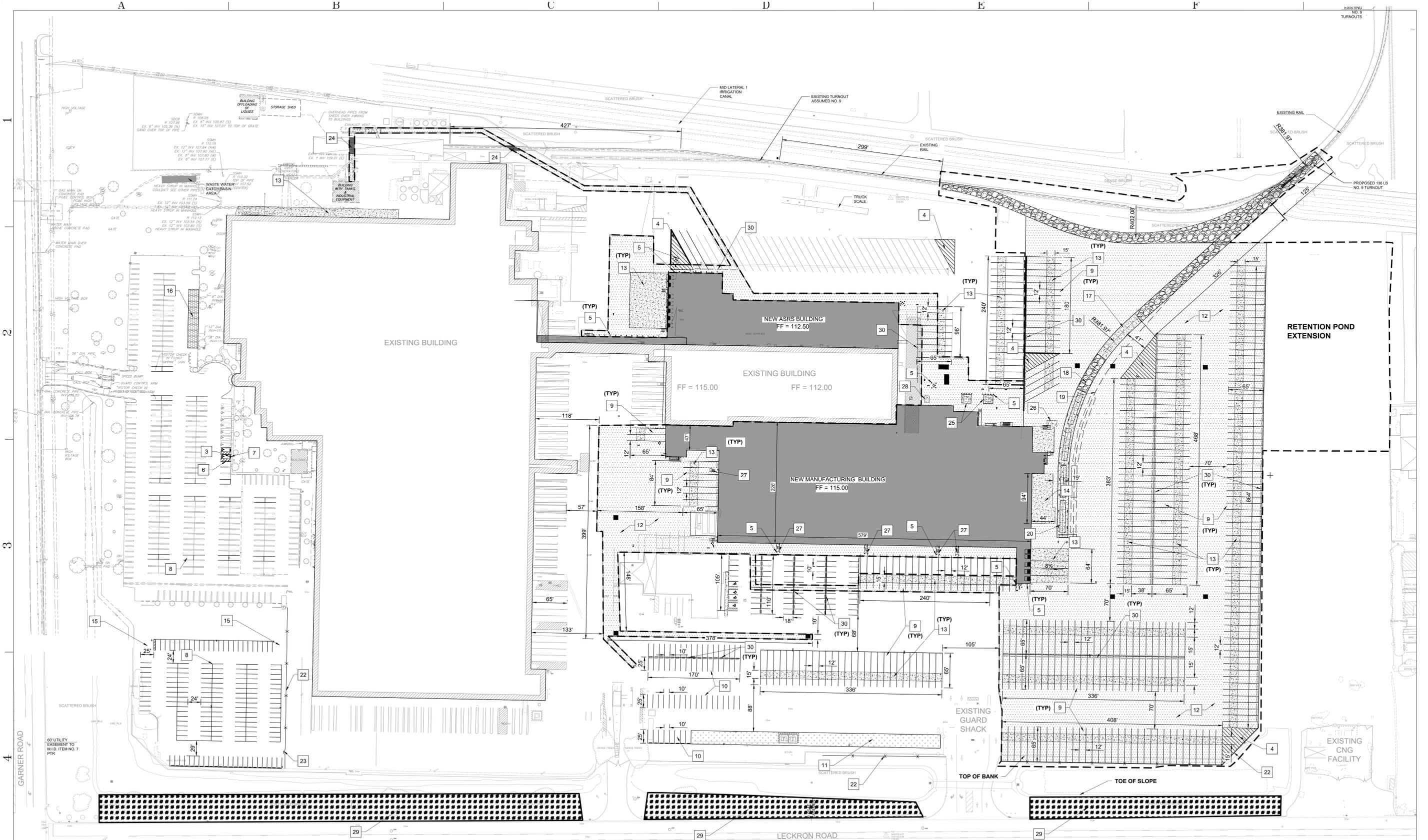
LEGEND

 Project Site

 Road

 Canal



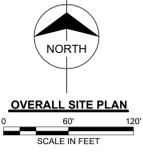


CONSTRUCTION NOTES

- | | | | | | | | | | | | | | | |
|---|--|-------------|----|--|-------------|----|---|-------------|----|--|-------------|----|--|-------------|
| 1 | INSTALL 6" WIDE ACCESSIBLE ROUTE PER DETAIL | D5
C-500 | 7 | INSTALL ACCESSIBLE PARKING SIGN PER DETAIL | D2
C-500 | 13 | INSTALL CONCRETE PAVEMENT PER DETAIL | F5
C-500 | 20 | NEW RAIL UNLOAD AREA | F5
C-500 | 27 | INSTALL CONCRETE STOOP | F5
C-500 |
| 2 | INSTALL VAN/ADA STALL PER DETAIL | E1
C-500 | 8 | INSTALL 90° PARKING STALL PER DETAIL | A2
C-500 | 14 | PROCESS EQUIPMENT (TANK STORAGE). SEE MECHANICAL DRAWINGS FOR DETAIL. | | 21 | UTILITY BORE UNDER ENTRANCE | | 28 | INSTALL HVAC UNIT PAD | |
| 3 | INSTALL WHEEL STOP PER DETAIL | C5
C-500 | 9 | INSTALL TRAILER PARKING STALL PER DETAIL | A5
C-500 | 15 | INSTALL ACCESS ROAD PER DETAIL | F5
C-500 | 22 | INSTALL SECURITY FENCE | F3
C-500 | 29 | LANDSCAPING AREA. NEW TREES SHALL BE PROVIDED AT THE RATE OF ONE FOR EACH THIRTY LINEAR FEET OF NEW LANDSCAPED AREA. | |
| 4 | INSTALL NO PARKING AREA STRIPING PER DETAIL | B4
C-500 | 10 | INSTALL TRACTOR PARKING STALL PER DETAIL | A3
C-500 | 16 | EV PARKING BY OTHERS | | 23 | INSTALL DOUBLE SWING VEHICULAR GATE | E4
C-500 | 30 | INSTALL WHEEL STOPS | |
| 5 | INSTALL BOLLARDS PER DETAIL | F2
C-500 | 11 | TESLA CHARGING STATION FOR TRACTOR BY OTHERS | | 17 | INSTALL RAILROAD CROSSING | | 24 | UTILITY BORE UNDER RAIL CROSSING | | | | |
| 6 | INSTALL STRIPING FOR ACCESSIBLE PARKING STALL PER DETAIL | E1
C-500 | 12 | INSTALL ASPHALT PAVEMENT PER DETAIL | E5
C-500 | 18 | INSTALL NEW RAIL SPUR | | 25 | INSTALL ELECTRICAL TRANSFORMER PAD AND OIL CONTAINMENT | | | | |
| | | | | | | 19 | FUTURE RAIL SPUR | | 26 | INSTALL VEGETABLE OIL UNLOADING CONTAINMENT | A4
C-501 | | | |

LEGEND

- EXISTING BUILDING
- NEW BUILDING
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL
- NEW LANDSCAPING AREA



REV	DESCRIPTION	DRAWN	CHECK	APPROV	DATE	DATE	DATE
ISSUED FOR BID		5/8/20	5/8/20	5/8/20			

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWING REUSE

BURNS & MCDONNELL (VENDOR) AND FRITO-LAY, INC. (OWNER) AGREE THAT DRAWINGS PROVIDED ON OWNERS TITLE BLOCK BECOME THE PROPERTY OF OWNER WHICH MAY REUSE THEM FOR SUBSEQUENT EXTENSIONS OF THE PROJECT OR FOR NEW PROJECTS OF OWNER PROVIDED, HOWEVER, THE VENDOR SHALL NOT BE LIABLE IN ANYWAY TO THE OWNER (OR TO ANYONE ELSE) RELATING TO ANY SUCH REUSE. OWNER HEREBY AGREES TO INDEMNIFY VENDOR, SUCH INDEMNIFICATION BY OWNER SHALL NOT APPLY, AND VENDOR SHALL BE HELD RESPONSIBLE AND LIABLE IN THE CASE WHERE VENDOR IS A PARTY TO SUCH REUSE.



NAME OF PROFESSIONAL:
PROFESSIONAL SEAL NUMBER:
UNLESS OTHERWISE NOTED, TOLERANCES ARE AS FOLLOWS AND DO NOT APPLY TO HOLE DIAMETERS:
FRACTIONS: DECIMAL: ANGLES:

CONFIDENTIAL

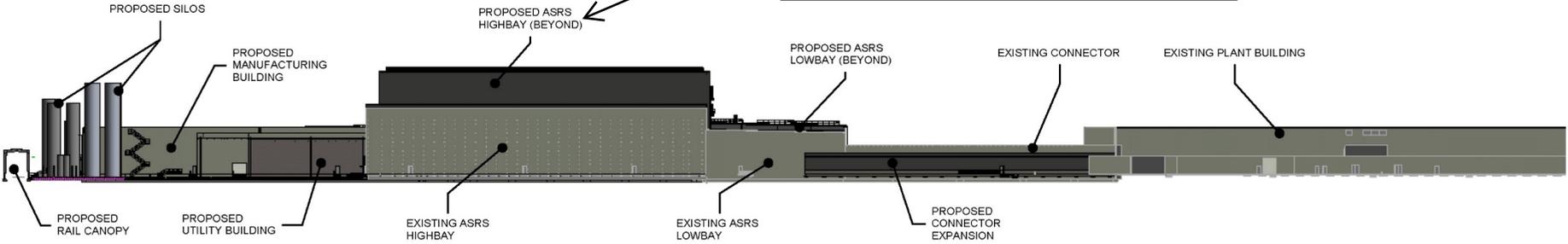
THIS DOCUMENT IS CONFIDENTIAL, PROPRIETARY INFORMATION OF THE FRITO-LAY, INC. AND SHALL NOT BE DISCLOSED, COPIED OR USED FOR ANY PURPOSE OTHER THAN FOR WHICH SPECIFICALLY FURNISHED, WITHOUT THE PRIOR CONSENT OF FRITO-LAY, INC.

DATE: 05/08/2020
DRAWN BY: NT
CHECKED BY: NT
APPROVED BY: NT
VENDOR PROJECT NUMBER: 120704
VENDOR DRAWING NUMBER: MGC-CS100

MODESTO, CA
MODESTO TRANSFORMATION PROJECT
CIVIL

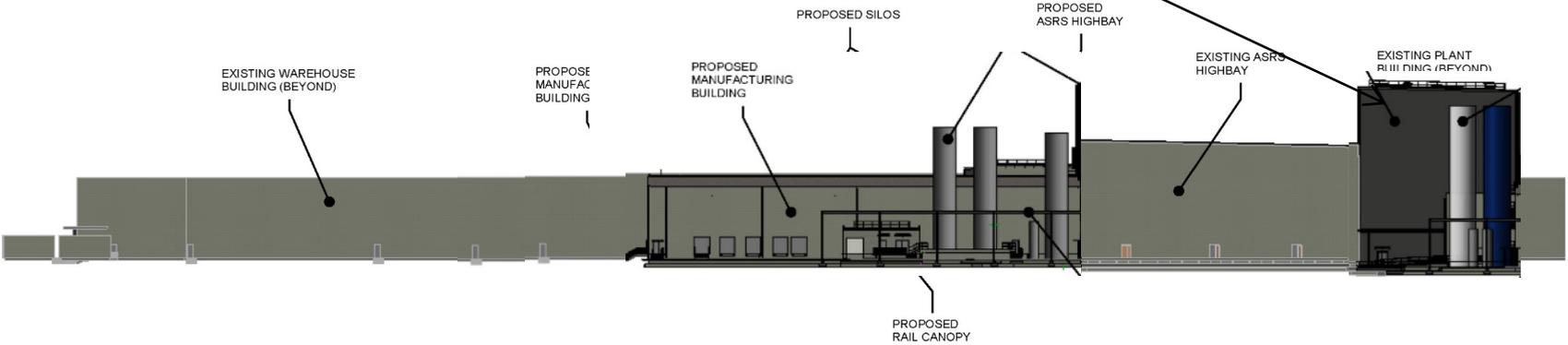
SCALE	SHEET NUMBER	FL DRAWING NUMBER	REV
1"=60'	4 OF 12		0

Proposed ASRS would be in front of the existing in this view.

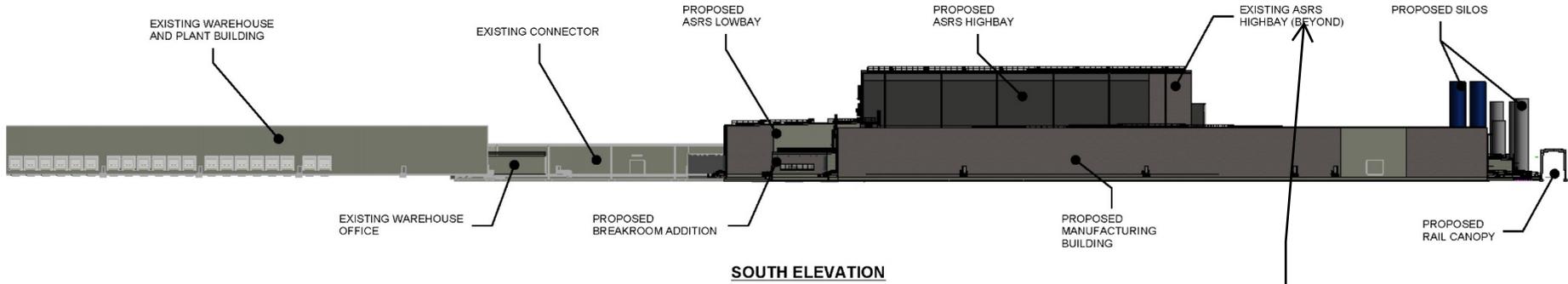


NORTH ELEVATION

Modified east elevation to represent moving the ASRS to the north side of the existing ASRS. Ignore silos shown here.

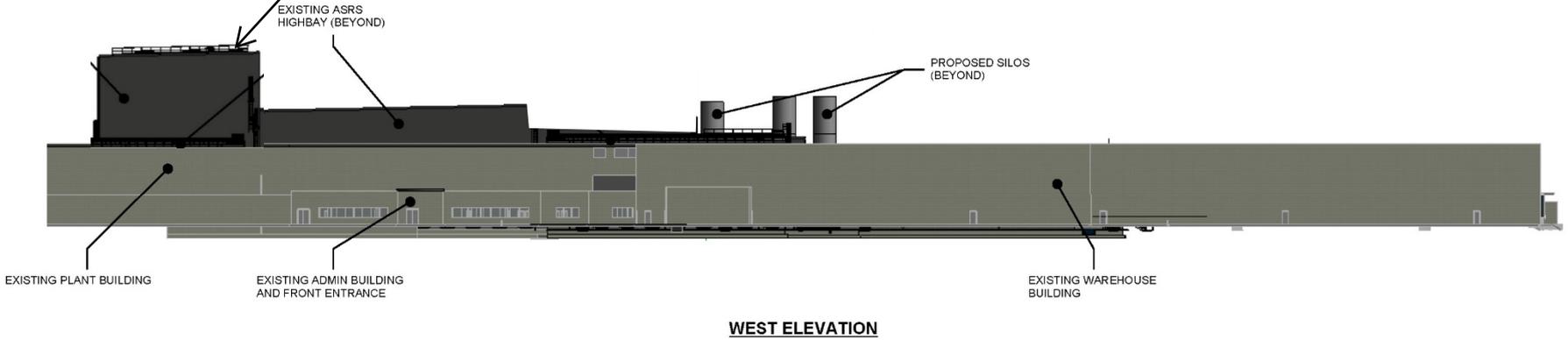


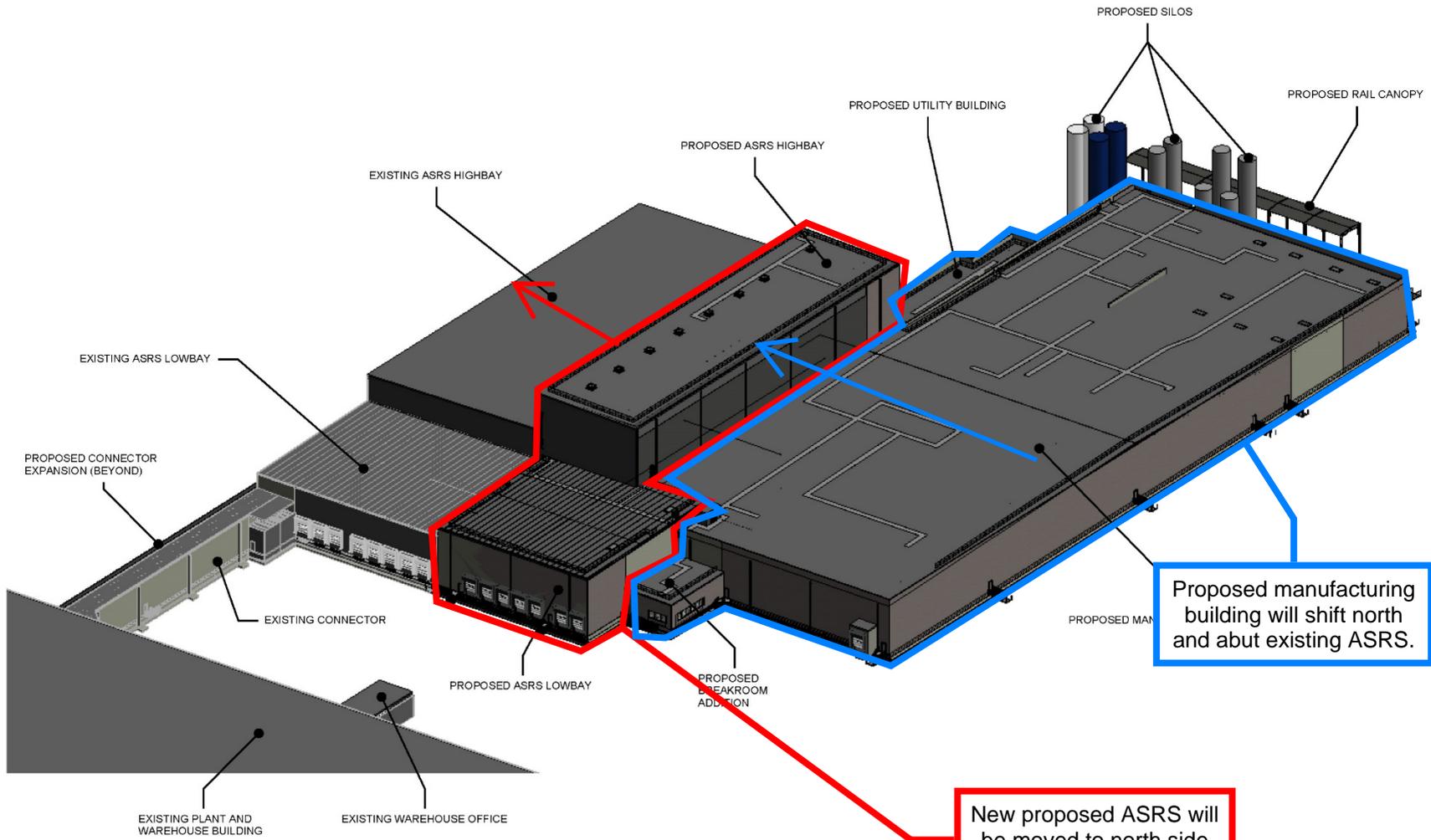
EAST ELEVATION



In front of proposed ASRS

Moved ASRS to north side of existing ASRS in this view.

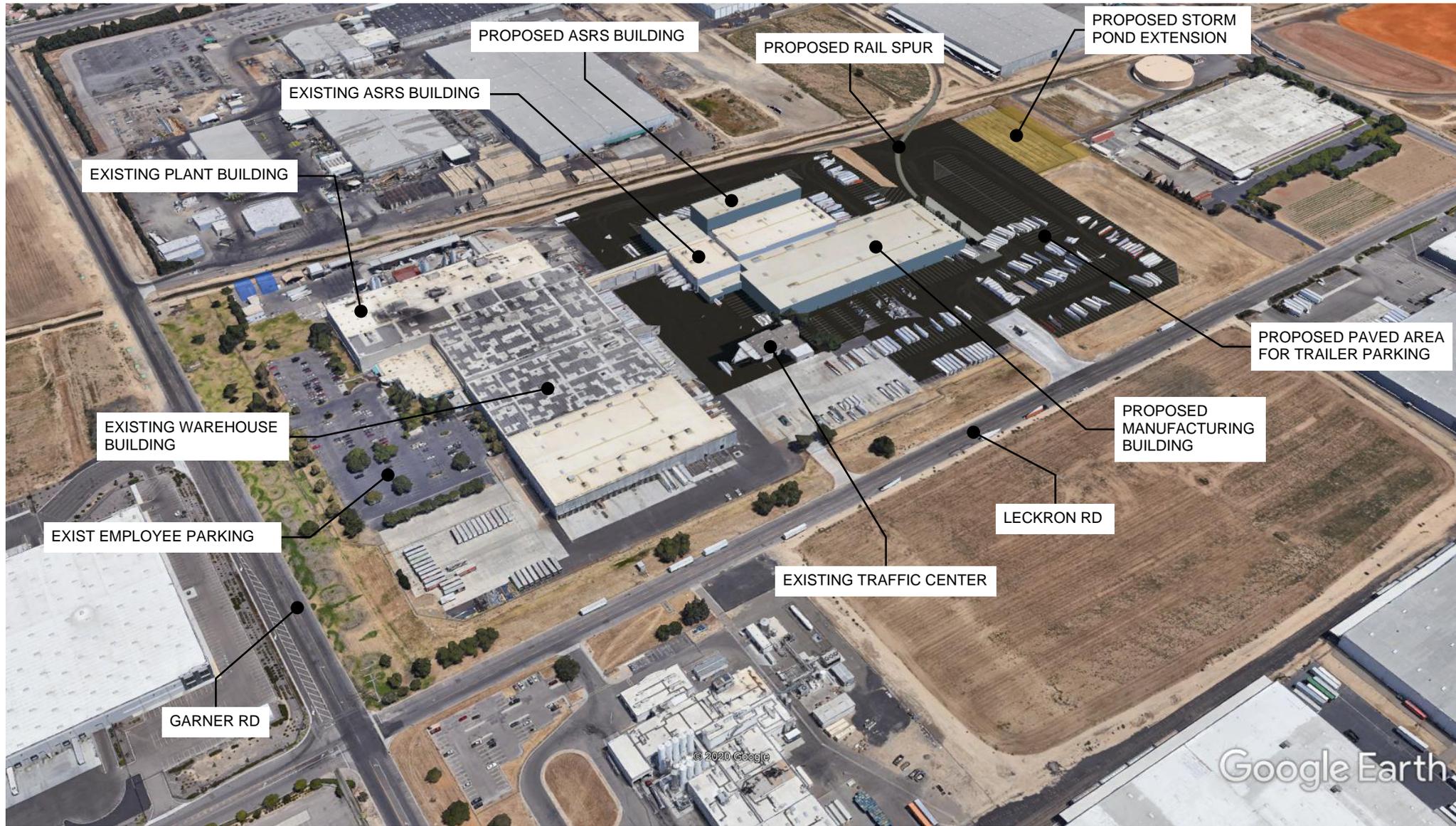




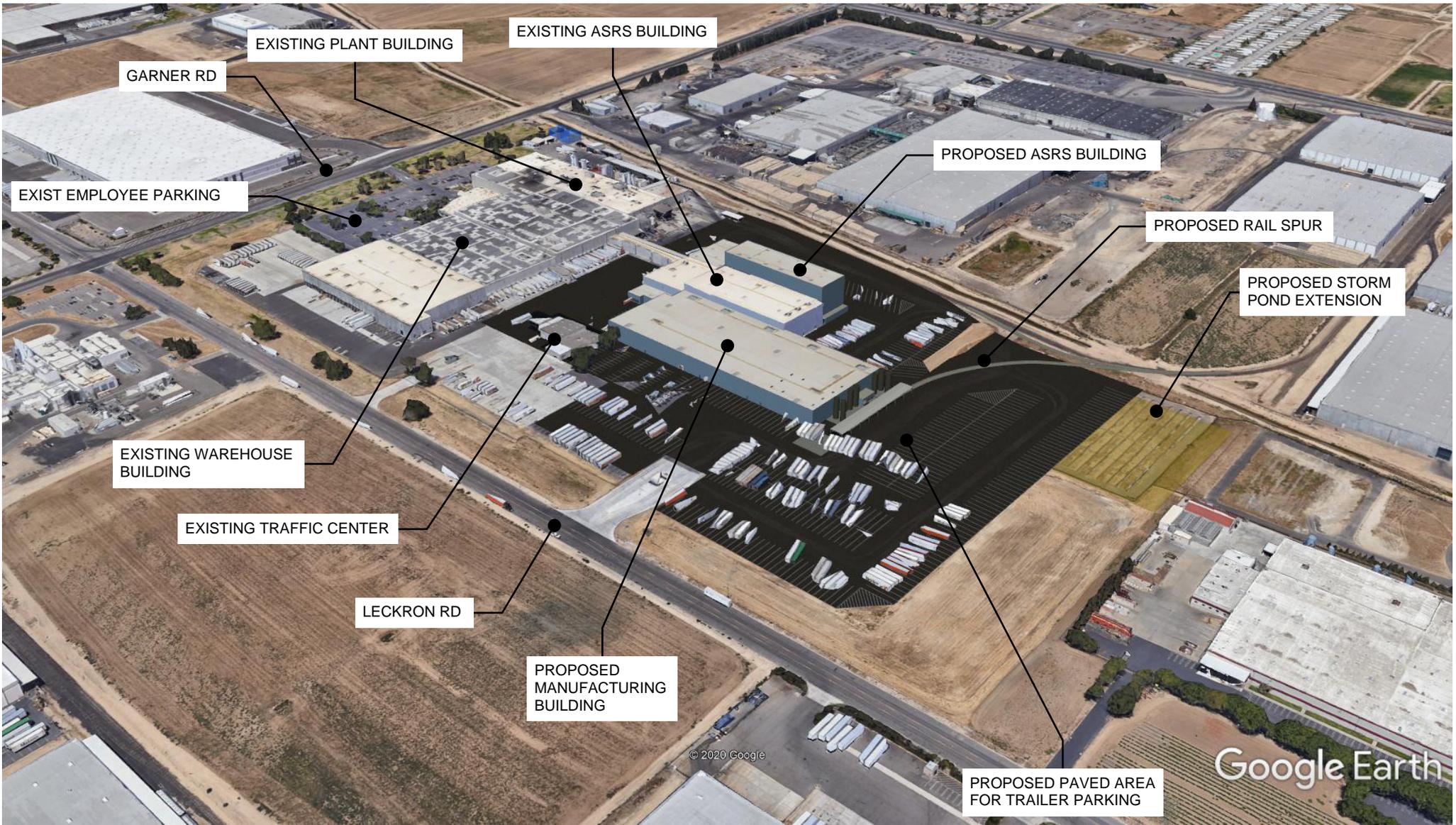
Proposed manufacturing building will shift north and abut existing ASRS.

New proposed ASRS will be moved to north side of existing ASRS.

ISOMETRIC



SITE ISOMETRIC
LOOKING NORTH-EAST



SITE ISOMETRIC
LOOKING NORTH-WEST

Employee Parking Analysis

The number of employee parking spots was determined as follows:

- The proposed parking spot count is based on the overlap of two largest shifts.
- Based on the parking analysis, this facility required **497 parking spaces** for employees.
- We are providing **538 parking spaces** to account for the future shift overlap. This includes 10 EV spaces and 9 ADA spaces.
- Parking spaces are depicted on the plans on the following page



DEPARTMENT OF PLANNING AND 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

Form Available Online: <http://www.stancounty.com/planning/applications.shtm>

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

Staff is available to assist you with determining which applications are necessary

- General Plan Amendment
- Rezone
- Use Permit
- Variance
- Historic Site Permit
- Subdivision Map
- Parcel Map
- Exception
- Williamson Act Cancellation
- Other _____

PLANNING STAFF USE ONLY:

Application No(s): VAR PLN2020-0079

Date: 9/2/2020

S 31 T 3 R 10

GP Designation: Industrial

Zoning: M

Fee: \$ 4021.00

Receipt No. 556758

Received By: RA (mail)

Notes: _____

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

PROJECT INFORMATION

PROJECT DESCRIPTION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

**Please note: A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).*

Please see Project Description, Attachment A

PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10th Street – 3rd Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 009 Page 018 Parcel 055

Additional parcel numbers: _____

Project Site Address
or Physical Location: 600 Garner Road, Modesto, California 95357

Property Area: Acres: 71.38 or Square feet: _____

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)

The site is an existing snack food production facility on unincorporated lands.

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

Existing General Plan & Zoning: Zone M (Industrial) under the Stanislaus County General Plan

Proposed General Plan & Zoning: _____
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: Zoned Industrial (M)

West: Zoned Industrial (M)

North: Zoned Industrial (M)

South: Zoned Industrial (M)

WILLIAMSON ACT CONTRACT:

Yes No Is the property currently under a Williamson Act Contract?
Contract Number: _____

If yes, has a Notice of Non-Renewal been filed?

Date Filed: _____

Yes No Do you propose to cancel any portion of the Contract?

Yes No Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: _____

SITE CHARACTERISTICS: (Check one or more) Flat Rolling Steep

VEGETATION: What kind of plants are growing on your property? (Check one or more)

Field crops Orchard Pasture/Grassland Scattered trees

Shrubs Woodland River/Riparian Other

Explain Other: _____

Yes No Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

GRADING:

Yes No Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) 43,400 cubic yards are expected to be
disturbed due to grading over an area of 25 acres

STREAMS, LAKES, & PONDS:

Yes No Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes No Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) _____

Yes No Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes No Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.

STRUCTURES:

- Yes No Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)
- Yes No Will structures be moved or demolished? (If yes, indicate on plot plan.)
- Yes No Do you plan to build new structures? (If yes, show location and size on plot plan.)
- Yes No Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

PROJECT SITE COVERAGE:

Existing Building Coverage:	<u>499,000</u> Sq. Ft.	<u>Post Project:</u>	
		Landscaped Area:	<u>669,000</u> Sq. Ft.
Proposed Building Coverage:	<u>673,000</u> Sq. Ft.	Paved Surface Area:	<u>1,944,900</u> Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) Please see
Project Description, Attachment A

Number of floors for each building: The manufacturing and warehouse buildings will each have one floor plus
a mezzanine (excludes 'floors' of the high bay area).

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) Manufacturing
building will be approximately 46 feet, and warehouse will be approximately 84 feet.

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) Corn silos will be 95 ft at the top of the pipe
Cornmeal silos will be 80 ft to the top of the davit crane. HVAC unit on warehouse will be approximately 95 feet.

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) Asphalt and concrete will be used.

UTILITIES AND IRRIGATION FACILITIES:

Yes No Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: <u>Modesto Irrigation District (MID)</u>	Sewer*: <u>City of Modesto</u>
Telephone: <u>AT&T</u>	Gas/Propane: <u>Pacific Gas and Electric (PG&E)</u>
Water**: <u>City of Modesto/ Frito-Lay wells</u>	Irrigation: <u>Modesto Irrigation District (MID)</u>

***Please Note:** A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.

****Please Note:** A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

Waste will be primarily wastewater effluent with some limited solids from the snack food production processes. The bulk of the effluent solids generated will be separated on-site and beneficially reused off-site as animal feed.

Please Note: Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

Yes No Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes No Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes No Does the project require extension of utilities? (If yes, show location and size on plot plan.)

AFFORDABLE HOUSING/SENIOR:

Yes No Will the project include affordable or senior housing provisions? (If yes, please explain)

RESIDENTIAL PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots: _____ Total Dwelling Units: _____ Total Acreage: _____

Net Density per Acre: _____ Gross Density per Acre: _____

<i>(complete if applicable)</i>	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/Townhouse
Number of Units:	_____	_____	_____	_____
Acreage:	_____	_____	_____	_____

COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): See Project Description, Attachment A.

Type of use(s): See Project Description, Attachment A

Days and hours of operation: The facility will operate 24 hours a day, 7 days a week.

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: N/A

Occupancy/capacity of building: Manufacturing: F1; Warehouse: S1; Offices / Misc. Employee Facilities: B

Number of employees: (Maximum Shift): 551 (Minimum Shift): 196

Estimated number of daily customers/visitors on site at peak time: 20

Other occupants: None

Estimated number of truck deliveries/loadings per day: See Project Description, Attachment A

Estimated hours of truck deliveries/loadings per day: See Project Description, Attachment A

Estimated percentage of traffic to be generated by trucks: 11%

Estimated number of railroad deliveries/loadings per day: See Project Description, Attachment A

Square footage of: Post Project Total:

Office area: 54,000 Warehouse area: 415,000

Sales area: N/A Storage area: 53,000

Loading area: Included in warehouse Manufacturing area: 237,000

Other: (explain type of area) 1,200 (lab rooms)

Yes **No** Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

Industrial operation involves use of hazardous materials which are regulated by the Certified Unified Permitting Agency (CUPA). Such materials are described in the facility's Hazardous Materials Business Plan (HMBP).

ROAD AND ACCESS INFORMATION:

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)

The Project is accessed via Garner Road and Leckron Road.

Yes No Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

Yes No Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)

Yes No Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.

STORM DRAINAGE:

How will your project handle storm water runoff? (Check one) Drainage Basin Direct Discharge Overland

Other: (please explain) _____

If direct discharge is proposed, what specific waterway are you proposing to discharge to? _____

Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.

EROSION CONTROL:

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

Erosion control measures are listed in Attachment L _____

Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.

ADDITIONAL INFORMATION:

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

See Project Description, Attachment A

FRITO-LAY MODESTO TRANSFORMATION PROJECT PROJECT DESCRIPTION

1.1 Project Background

Frito-Lay, Inc. (Frito-Lay) is proposing to expand the existing Modesto facility to support the addition of new snack food production lines, packaging systems and warehouse operations. This Transformation Project (Project) would involve the addition of new structures, installation of new snack food production equipment, and the addition of a second rail spur. The proposed changes will increase snack food production capacity at the Modesto facility, increase the warehouse capacity to meet the demands of the expanded production lines, and reduce the need to import packaged snack food products from other plants.

1.2 Project Location

The Project site is located on a 71.38-acre parcel at 600 Garner Road, Modesto, Stanislaus County, California, on unincorporated lands. The site is an existing snack food production facility that processes corn and potato starch to make tortilla chips, potato chips, and fried cheese puffs. The Project site is in an area zoned as Industrial (M) under the Stanislaus County General Plan and is generally surrounded by industrial and agricultural land uses.

1.3 Existing Environment

The site is adjacent to unrelated industrial facilities on its north, south, east, and west sides. In addition, agricultural fields are located both south and west of the facility. The closest residential use is located approximately 2000 feet north of the facility. The closest school is located approximately 4000 feet northwest of the facility.

1.4 Project Description

The Frito-Lay Modesto facility (Facility) was established in 1990 and currently consists of one main manufacturing/warehousing building (436,000 square feet (sq ft)), one dedicated warehouse building (63,000 sq ft), and a traffic center for management of material receiving activities and finished product shipping.

With this Project, Frito Lay is proposing to add structures to house new manufacturing and warehouse operations, as well as new material receiving and storage operations (Figure 1). These are described in the following sections.

Manufacturing and Packaging Operations

Frito-Lay is proposing to add approximately 127,000 sq ft of new structure to house two new snack food production lines and one future snack food production line. The new Dorito Tortilla Chip (DTC) production line would consist of a corn cook, soak, and wash system, a fryer, an oven, and a seasoning system equipped with a scrubber. The new Fried Cheese Puff (FCP) line would consist of a blending system, eight extruders equipped with a wet scrubber, a fryer, and a seasoning system equipped with a scrubber. The height of the new manufacturing building will be approximately 46 ft.

Warehouse Operations

Frito-Lay is proposing to add an approximately 39,000 sq ft warehouse building. This building would be equipped with new 3-crane automated storage and retrieval systems with 5,250 pallet areas. The height of the new warehouse building will be approximately 84 ft. An HVAC unit would be located on top of the new warehouse building, which would bring the height of the building with appurtenance to 95 ft.

**FRITO-LAY MODESTO TRANSFORMATION PROJECT
PROJECT DESCRIPTION**

The Project is expected to result in an increase of utility usage at the site as follows:

Utility	Pre-Project Usage	Project Increase	Post-Project Usage
Water ¹	381 gpm	200 gpm	581 gpm
Electricity	3.0 MW	2 MW	5 MW
Sewer	393 gpm	250-300 gpm	643 – 693 gpm
Natural Gas	54,745 cfh	12,000 cfh	66,745 cfh
¹ Facility water is supplied through a combination of onsite wells and City of Modesto service.			

Stormwater is currently handled by overland flow into an at-grade retention basin which drains at the southwest corner of the property. This Project will add approximately 455,000 sq ft of new paved areas to the site. To manage stormwater runoff, Frito-Lay intends to expand the existing retention pond north in the area of the existing solar field (to be removed). Stormwater will still drain at the southwest corner of the property.

1.5 Schedule

Frito-Lay has developed a preliminary project schedule, presented in Table 1.

Table 1. Frito-Lay Transformation Project Schedule

Task	Start Date	End Date
Engineering and Procurement	Nov 2020	Oct 2022
Construction - Site Work	Feb 2021	May 2021
	Feb 2022	April 2022
Construction of Warehouse	May 2021	Aug 2022
Construction of Wastewater System	Feb 2022	Sep 2022
Construction of the Manufacturing Building	May 2021	May 2022
Construction of the DTC Process Line	Oct 2021	Aug 2022
Startup of DTC Process Line	Aug 2022	Oct 2022
Construction of the FCP Process Line	Sep 2022	Jan 2023
Startup of FCP Process Line	Sep 2023	Oct 2023

**FRITO-LAY MODESTO TRANSFORMATION PROJECT
PROJECT DESCRIPTION**

Receiving and Storage Operations

Frito-Lay is proposing to add two new corn silos, two new cornmeal silos, and three new vegetable oil silos. The cornmeal and vegetable oil tanks would be located at the eastern side of the new manufacturing building. The corn silos would be located on the east side of the new manufacturing building. Bulk materials would be received either by truck or by rail via rail spur. A new second rail spur would be located west of the existing solar field (to be removed).

Additional Considerations

Prior to construction, grading will be required, with an estimated 43,400 cubic yards of soil disturbance. There are no existing public utility easements inside the property fenceline for irrigation, telephone, or electric utilities. Existing customer-owned utility and irrigation facilities will not need to be removed as a result of this Project. Existing (customer-owned) utility connections will be extended to new points of service within the Project site. Extensions include a new fire water line, new service drops from overhead electrical lines, new underground electric service lines, and a new underground storm water pipe (Figure 2). Additionally, new utility-owned electric transformers will be installed. The landscaped areas will decrease by approximately 281,000 sq ft as a result of this Project.

Frito-Lay expects the Project to add 206 employees; 65 during the minimum shift, and 141 during the maximum shift. The Project will result in a reconfiguration of the on-site traffic flow, and both reconfiguration of existing trailer parking areas and addition of new trailer parking areas.

Daily truck loadings and deliveries before and after the project are presented below (preliminary estimate):

	Average Daily		
Loads	Current	Future	Change
Outbound	68	86	18
Inbound	8	7	(1)

Once the new process lines are operational, products that were previously shipped to the facility will instead be manufactured in place. Therefore, inbound loads are expected to decrease. Truck deliveries and loadings are expected to occur 24 hours/day.

The Facility currently receives 15 railcar deliveries per week. This is expected to expand to 28 railcars per week as a result of the Project.