



Notice of Completion and Environmental Document Transmittal

California Environmental Quality Act

SCH # _____

TO: **State Clearinghouse**
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(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
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Project Title: Staff Approval App No. PLN2026-0038 – Flying Box Farms
Lead Agency: Stanislaus County Planning and Community Development **Contact Person:** Shante Ruiz, Assistant Planner
Street Address: 1010 10th Street, Suite 3400 **Phone / Email:** (209) 525-6330 / planning@stancounty.com
City: Modesto, CA **Zip:** 95354 **County:** Stanislaus

Project Location: 11643 E Grayson Road **City/Nearest Community:** Denair
Cross Streets: Swanson and Downie Roads **Zip Code:** 95316
Longitude/Latitude (degrees, minutes and seconds): W 120° 46' 43.1862" N / 37° 34' 3.0678" **Total Acres:** 4.92±
Assessor's Parcel Number: 019-028-016 **Section:** 20 **Twp.:** 4 **Range:** 11 **Base:** MDB&M
Within 2 Miles: **State Hwy #:** N/A **Waterways:** Turlock Main Canal, TID Upper Lateral #2
Airports: N/A **Railways:** N/A **Schools:** Gratton, Hughson Unified

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

Starting Date: August 28, 2026

Ending Date: September 17, 2026

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: Staff Approval Permit

Development Type:

☐ Residential **Units:** _____ **Acres:** _____ ☐ Water Facilities **Type:** _____ **MGD** _____
☐ Office **Sq.ft.:** _____ **Acres:** _____ **Employees:** _____ ☐ Transportation **Type:** _____
☐ Commercial **Sq.ft.:** _____ **Acres:** _____ **Employees:** _____ ☐ Mining **Mineral:** _____
☐ Industrial **Sq.ft.:** _____ **Acres:** _____ **Employees:** _____ ☐ 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 ☒ Other: N/A

Present Land Use/Zoning/General Plan Designation:

Single-family dwelling, a garage, agricultural storage shed and a chicken coop / General Agriculture (A-2-40)/ General Agriculture

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

Request to operate a produce stand on a 4.92± acre parcel in the General Agriculture (A-2-40) zoning district. The produce is grown on 4.5± acres with one hundred percent being sold on a 1,600± square-foot area, located on the southern portion of the parcel. Additionally, the applicant is proposing a 120± square-foot structure along with a 6± (square-foot informational sign attached. The produce stand will include the sale of seasonal produce, which is grown on-site. Produce will be pre-arranged by the applicant and available for purchase through the self-serve customer service style. A total of approximately six customers per week are anticipated. The produce stand will be open to customers seven days a week, from 7:00 a.m. to 7:00 p.m. There are a total of three dirt parking spaces available for customers located north of the produce stand. Customers will take access from County-maintained East Grayson Road. The applicant is not proposing any employees at this time. The parcel is currently developed with a 2,238± square-foot single-family dwelling, a 1,500± square-foot garage and agricultural shed, and a 64± square-foot chicken coop.

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".

☐ Air Resources Board	☐ Office of Emergency Services
☐ Boating & Waterways, Department of	☐ Office of Historic Preservation
☐ California Emergency Management Agency	☐ Office of Public School Construction
☐ California Highway Patrol	☐ Parks & Recreation, Department of
☒ Caltrans District # <u>10</u>	☐ Pesticide Regulation, Department of
☐ Caltrans Division of Aeronautics	☐ Public Utilities Commission
☐ Caltrans Planning	☐ Reclamation Board
☒ Central Valley Flood Protection Board	☒ Regional WQCB # <u>5</u>
☐ Coachella Valley Mountains Conservancy	☐ Resources Agency
☐ Coastal Commission	☐ Resources Recycling and Recovery, Department of
☐ Colorado River Board Commission	☐ S.F. Bay Conservation & Development Commission
☐ Conservation, Department of	☐ San Gabriel & Lower L.A. Rivers & Mountains Conservancy
☐ Corrections, Department of	☐ San Joaquin River Conservancy
☐ Delta Protection Commission	☐ Santa Monica Mountains Conservancy
☐ Education, Department of	☐ State Lands Commission
☐ Energy Commission	☐ SWRCB: Clean Water Grants
☒ Fish & Game Region # <u>4</u>	☐ SWRCB: Water Quality
☐ Food & Agriculture, Department of	☐ SWRCB: Water Rights
☐ Forestry & Fire Protection, Department of	☐ Tahoe Regional Planning Agency
☐ General Services, Department of	☐ Toxic Substances Control, Department of
☐ Health Services, Department of	☐ Water Resources, Department of
☐ Housing & Community Development	☒ Other: <u>San Joaquin Valley Air Pollution Control District</u>
☐ Integrated Waste Management Board	☐ Other: _____
☐ 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: Shante Ruiz, Assistant Planner
Phone/Email: (202) 525-6330/ planning@stancounty.com

Applicant: Flying Box Farms
Address: 11643 E Grayson Rd.
City/State/Zip: Denair, CA 95316
Contact: McKenzie Cole
Phone/Email: 209-620-5146/flyingboxfarms@gmail.com

Signature of Lead Agency Representative: Shante Ruiz
Shante Ruiz (Aug 28, 2026 10:18:32 PDT)

Date: August 28, 2026