



Referral Early Consultation

Date: August 28, 2026

To: Distribution List (See Attachment A)

From: Shante Ruiz, Assistant Planner
Planning and Community Development

Subject: STAFF APPROVAL APPLICATION NO. PLN2026-0038 –
FLYING BOX FARMS

Respond By: September 17, 2026

******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: McKenzie Cole

Project Location: 11643 E Grayson Road, between Swanson and Downie Roads,
in the Denair area.

APN: 019-028-016

Williamson Act

Contract: N/A

General Plan: Agriculture

Current Zoning: General Agriculture (A-2-40)

Project Description: 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.

Full document with attachments available for viewing at:

<http://www.stancounty.com/planning/pl/act-projects.shtm>



STAFF APPROVAL APPLICATION NO. PLN2026-0038 – FLYING BOX FARMS
Attachment A

Distribution List

X	CA OPR STATE CLEARINGHOUSE	X	STAN CO AG COMMISSIONER
X	FIRE PROTECTION DIST: DENAIR FIRE	X	STAN CO DER
X	IRRIGATION DIST: TURLOCK	X	STAN CO PUBLIC WORKS

**STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM**

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

FROM: _____

SUBJECT: STAFF APPROVAL APPLICATION NO. PLN2026-0038 – FLYING BOX FARMS

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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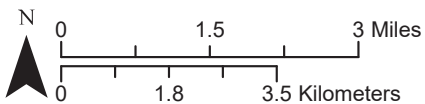
FLYING BOX FARMS

SAA
PLN2026-0038

AREA MAP

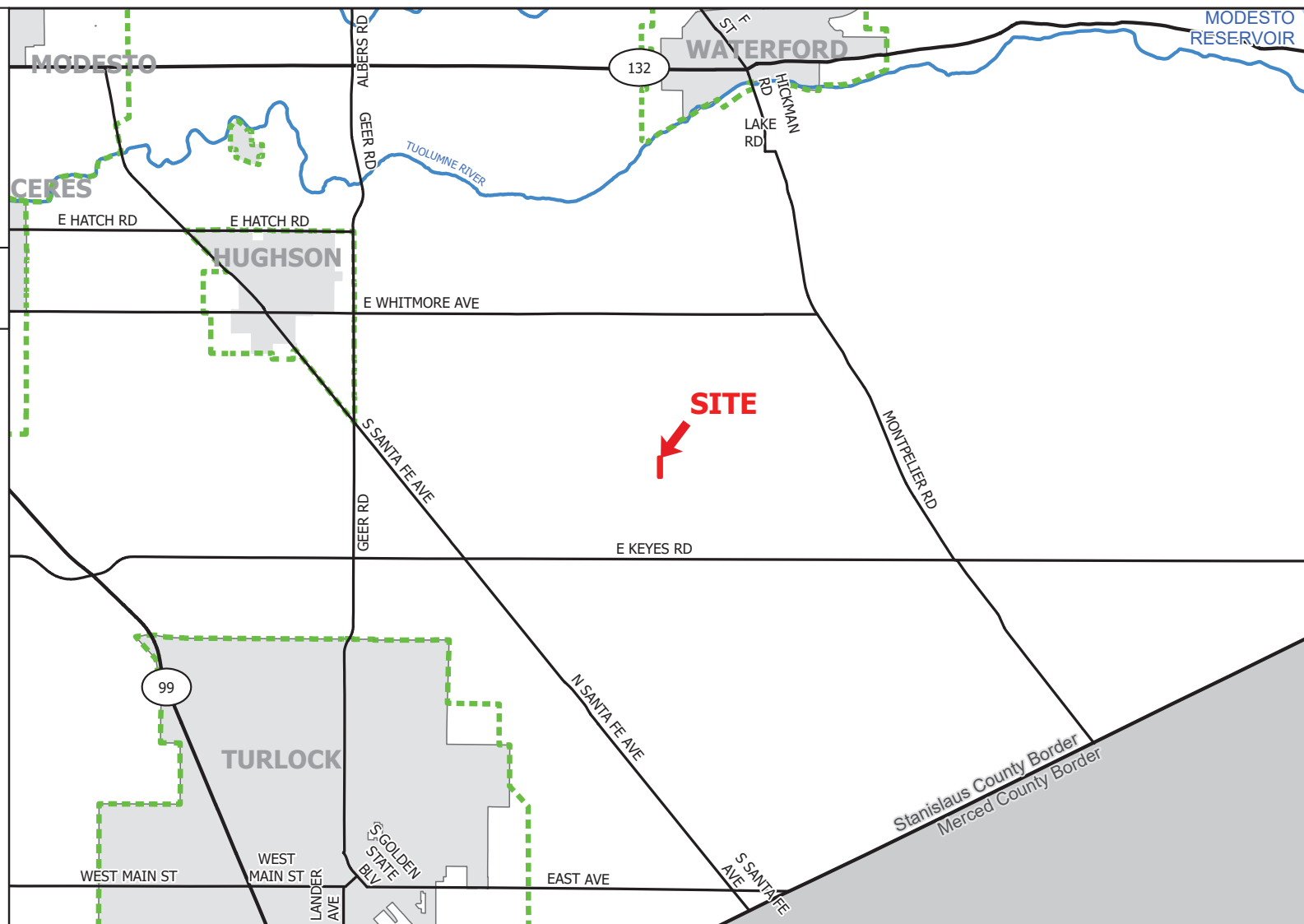
LEGEND

-  Project Site
-  Sphere of Influence
-  Highway
-  Major Road
-  River
-  Lake



Source: Planning Department GIS

Date Exported: 7/20/2026



GENERAL PLAN MAP

☐ Agriculture (AG)

FLYING BOX FARMS

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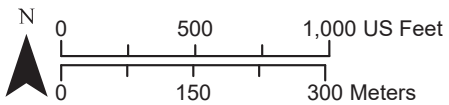
ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal

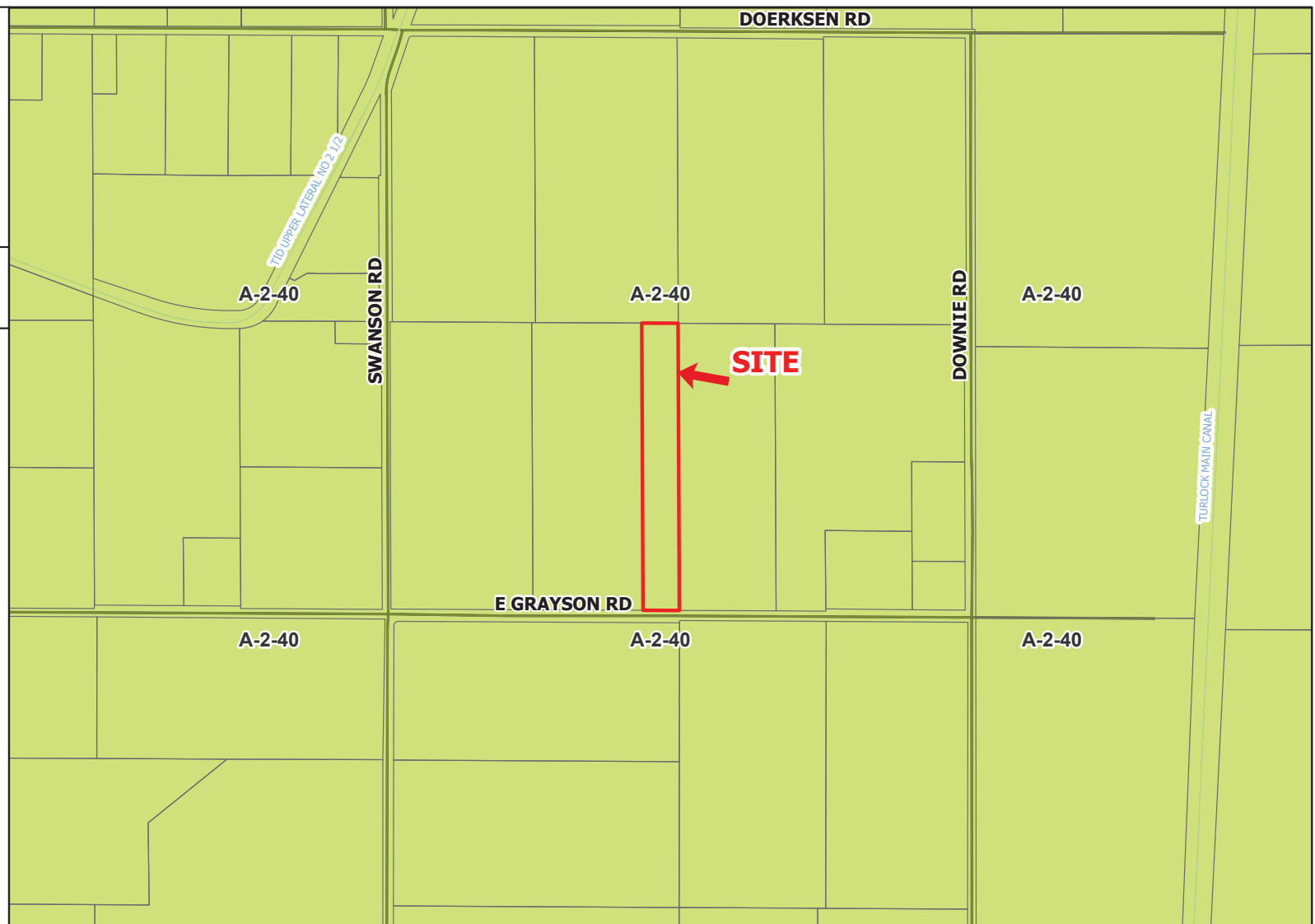
Zoning Designation

-  General AG 40 Acre (A-2-40)



Source: Planning Department GIS

Date Exported: 7/20/2026



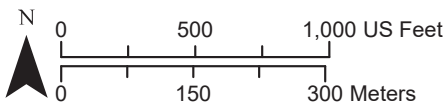
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ACREAGE MAP

LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal



Source: Planning Department GIS Date Exported: 7/20/2026



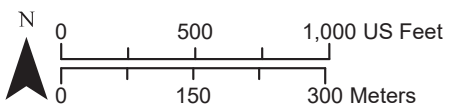
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2023 AERIAL AREA MAP

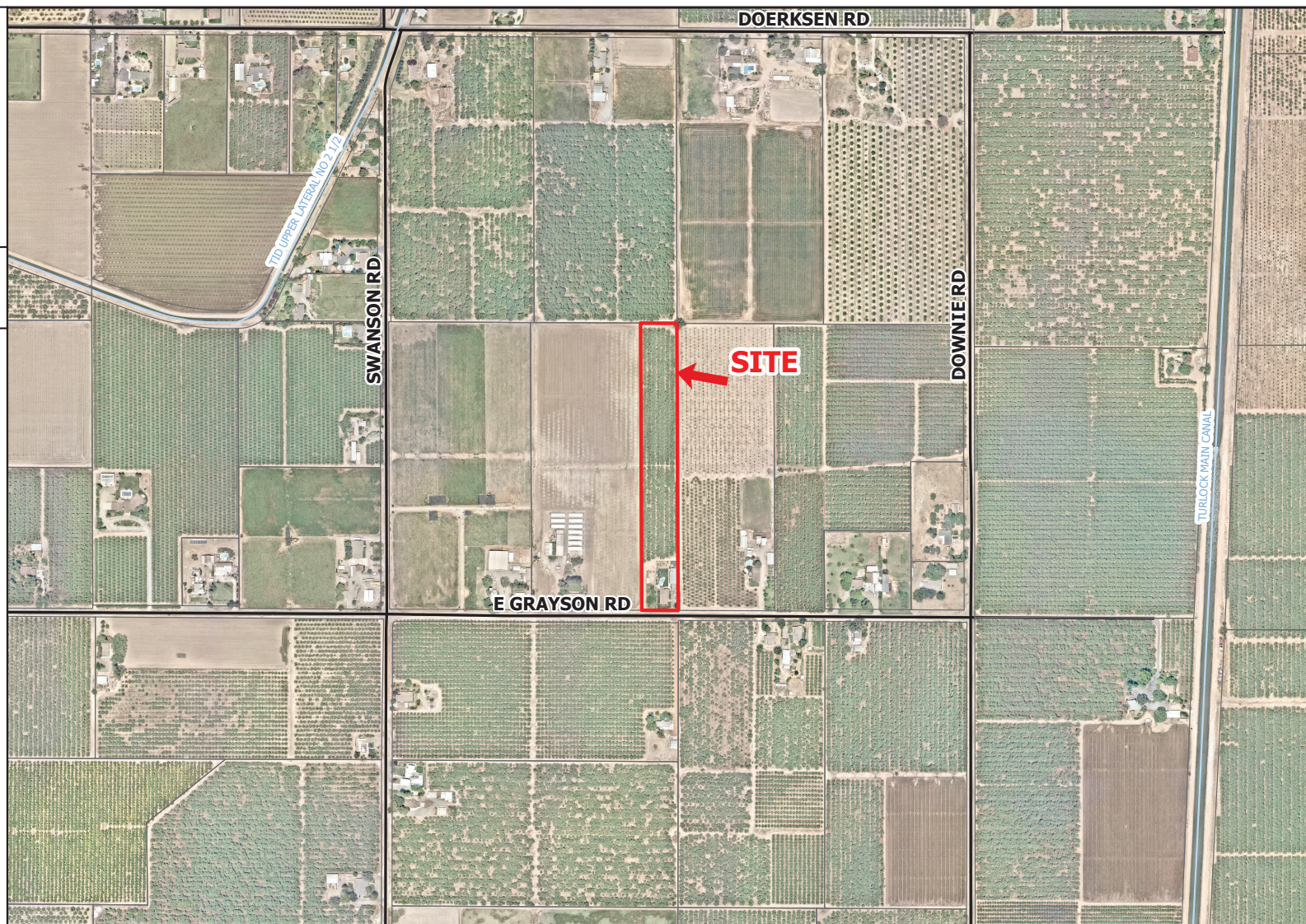
LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal



Source: Planning Department GIS

Date Exported: 7/20/2026



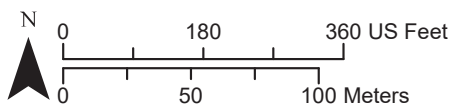
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2023 AERIAL SITE MAP

LEGEND

-  Project Site
-  Parcel
-  Street



Source: Planning Department GIS

Date Exported: 7/20/2026



FULL EARLY CONSULTATION INCLUDING APPLICANT MAPS AND APPLICATION
ON FILE WITH THE DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
AND ARE AVAILABLE AT THE FOLLOWING LINK

https://www.stancounty.com/planning/pl/act-proj/PLN2026-0038_EC.pdf