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

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:

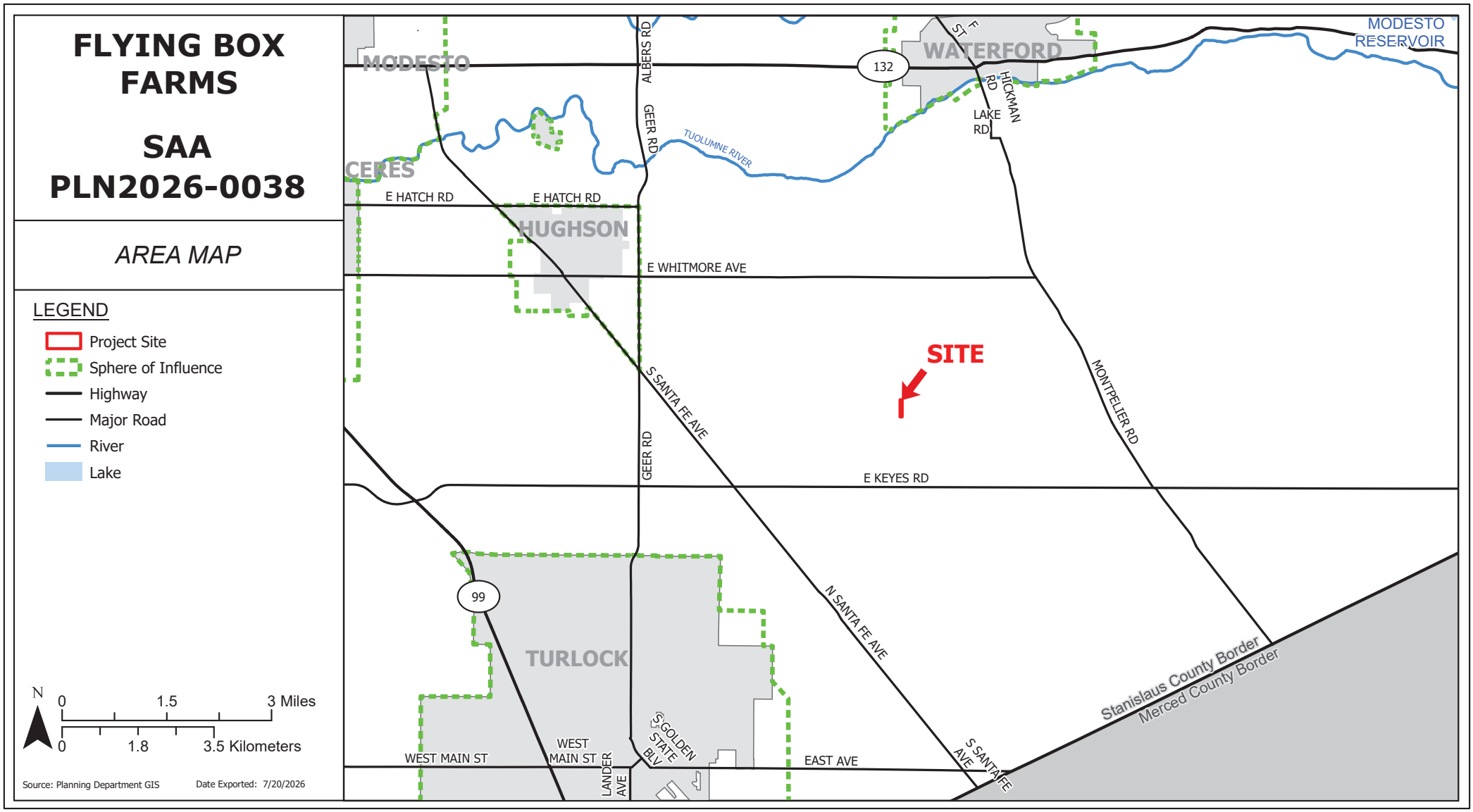
_____

Name Title Date

FLYING BOX FARMS

SAA PLN2026-0038

AREA MAP



FLYING BOX FARMS

SAA PLN2026-0038

GENERAL PLAN MAP



LEGEND

- Project Site
- Parcel
- Street
- Canal

General Plan

- Agriculture (AG)

N

0 500 1,000 US Feet

0 150 300 Meters

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

FLYING BOX FARMS

SAA PLN2026-0038

ZONING MAP



LEGEND

- Project Site
- Parcel
- Street
- Canal

Zoning Designation

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

N

0 500 1,000 US Feet

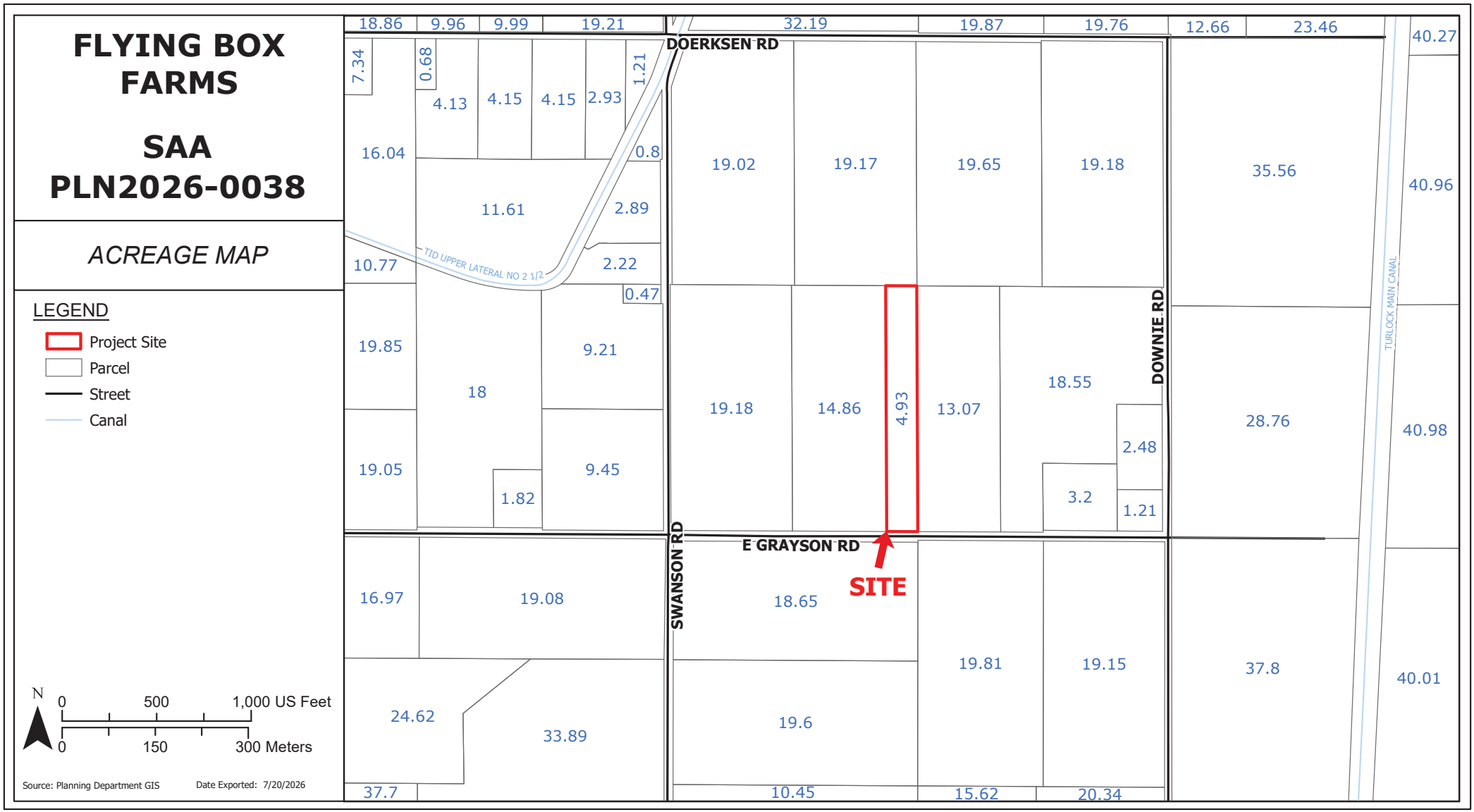
0 150 300 Meters

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

FLYING BOX FARMS

SAA PLN2026-0038

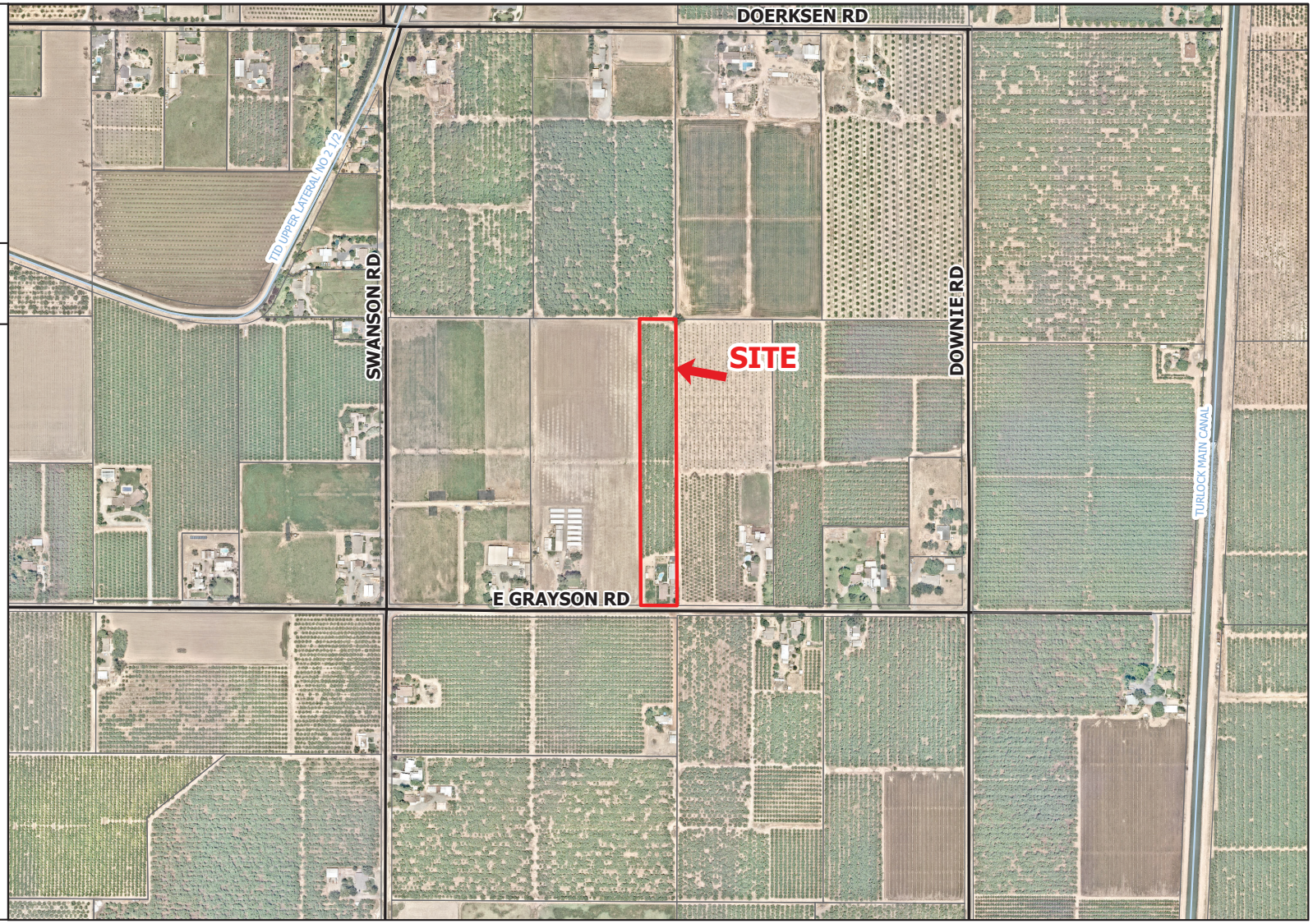
ACREAGE MAP



FLYING BOX FARMS

SAA PLN2026-0038

2023 AERIAL AREA MAP



LEGEND

- Project Site
- Parcel
- Street
- Canal

N

0 500 1,000 US Feet

0 150 300 Meters

Source: Planning Department GIS

Date Exported: 7/20/2026

FLYING BOX FARMS

SAA PLN2026-0038

2023 AERIAL SITE MAP

LEGEND

- Project Site
- Parcel
- Street



N

0 180 360 US Feet

0 50 100 Meters

Source: Planning Department GIS

Date Exported: 7/20/2026


Parking
1 2 3
JP stand
entrance
E Grayson Rd
E Grayson Rd
E Grayson Rd
Google Maps

Site plan for produce stand

11643 E Grayson Rd
APN: 019-028-016

Zoning: A-2-40
General Plan: Ag

- Produce stand
- Three parking spaces proposed



N

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Form available online: http://www.stancounty.com/planning/applications.shtm

S_____ T_____ R_____
ZONE _____
RECEIVED _____
APPLICATION NO. _____
RECEIPT NO. _____

STAFF APPROVAL PERMIT APPLICATION

The undersigned hereby makes application for a Staff Approval Permit in accordance with the provisions of the Stanislaus County Code, Chapter 21.100 and any amendments to the same, and submits the following information for consideration:

1. NAME OF APPLICANT: (a) McKenzie Cole
   Name of firm or person

   (b) 11643 E Grayson Rd. (c) Denair 95316 (d) 209-620-5146
   Address City, Zip Phone

   (e) flyingboxfarms@gmail.com
   Email address

2. NAME OF PROPERTY OWNER: (a) Brandon & McKenzie Cole
   Name of firm or person

   (b) 11643 E Grayson Rd. (c) Denair 95316 (d) 209-620-5146
   Address City, Zip Phone

3. LOCATION OF PROPERTY: 11643 E Grayson Rd. Denair 95316
   Address

4. A DETAILED WRITTEN DESCRIPTION OF USE REQUESTED: See attached

5. ASSESSMENT NO. & ACREAGE OF PROPERTY: 019028016 - 4.92 acres

6. LIST THE NUMBER AND USE OF ALL EXISTING STRUCTURES ON PROPERTY:
   3 structures: single-family home, garage/agricultural shed, chicken coop

7. A DETAILED SKETCH SHOWING THE APPROXIMATE LOCATION OF ANY PROPOSED AND EXISTING STRUCTURES ON PROPERTY OR LAND IMPROVEMENTS WITH RESPECT TO ROAD INTERSECTIONS, EXISTING BUILDINGS AND/OR SIGNS.

8. IF THE STAFF APPROVAL NEEDS TO BE REFERRED OUT TO OTHER AGENCIES, A FILING FEE IN THE AMOUNT OF ONE THOUSAND, TWO HUNDRED, AND TWENTY-THREE DOLLARS ($1,223.00).

   a. IF THE STAFF APPROVAL IS FOR A SINGLE-FAMILY RESIDENCE IN THE AG ZONE, OR THE STAFF APPROVAL DOES NOT NEED TO BE REFERRED TO OTHER AGENCIES, A FILING FEE IN THE AMOUNT OF THREE HUNDRED AND NINETY-NINE DOLLARS ($399.00).

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - STORM WATER PERMIT REQUIREMENTS

Storm water discharges associated with construction activity are a potentially significant source of pollutants. The most common pollutant associated with construction is sediment. Sediment and other construction related wastes can degrade water quality in creeks, rivers, lakes, and other water bodies. In 1992, the State Water Resources Control Board adopted a statewide General Permit for all storm water discharges associated with construction activity that disturbs five or more acres of land. Effective March 10, 2003, all construction sites disturbing one or more acres of land will be required to obtain permit coverage. The General Permit is intended to ensure that construction activity does not impact water quality.

You need to obtain General Permit coverage if storm water discharges from your site and either of the following apply:

- Construction activities result in one or more acres of land disturbance, including clearing, grading, excavating, staging areas, and stockpiles or;
- The project is part of a larger common plan of development or sale (e.g., subdivisions, group of lots with or without a homeowner's association, some lot line adjustments) that result in one or more acres of land disturbance.

It is the applicants responsibility to obtain any necessary permit directly from the California Regional Water Quality Control Board. The applicant(s) signature on this application form signifies an acknowledgment that this statement has been read and understood.

STATE OF CALIFORNIA HAZARDOUS WASTE AND SUBSTANCES SITES LIST (C.G.C. § 65962.5)

Pursuant to California Government Code Section 65962.5(e), before a local agency accepts as complete an application for any development project, the applicant shall consult the latest State of California Hazardous Waste and Substances Sites List on file with the Planning Department and submit a signed statement indicating whether the project is located on a site which is included on the List. The List may be obtained on the California State Department of Toxic Substances Control web site:

(http://www.envirostor.dtsc.ca.gov/public).

The applicant(s) signature on this application form signifies that they have consulted the latest State of California Hazardous Waste and Substances List on file with the Planning Department, and have determined that the project site ☐ **is or** ☑ **is not** included on the List.

Date of List consulted: 5-4-2026

Source of the listing: _____

(To be completed only if the site is included on the List)

Stanislaus County Dept of Planning and Community Development

Staff Approval Permit Application

4. Detailed Written Description of use requested:

We are requesting a Staff Approval Permit for an accessory agricultural produce stand associated with our existing on-site family farming operation known as Flying Box Farms.

The proposed produce stand will consist of a small structure used for the sale of agricultural products produced by our small family farm. Products include seasonal produce.

The produce stand is intended to serve local customers through direct farm sales and will remain accessory and subordinate to the primary agricultural use of our farm/property. The customer service style will be self-serve. The stand will be operated by the owners/farmers, Brandon and McKenzie Cole. Days and hours of operation will coincide with standard farming practices. This is a small produce stand.

We do not expect any additional truck deliveries. No public restrooms will be available. No employees. Customer parking will be provided on-site and off road, in compliance with County requirements. No public seating, food preparation or cooking activities are proposed.

10x10 or 10x12 stand

Days of operation:

Seven days/wk

7am - 7pm

*One sign on structure Proposed.