



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: Rezone Application No. PLN2026-0016 - Aemetis Biogas LLC
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Marcus Ruddicks, 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: 4128 and 4130 Jessup Road City/Nearest Community: Keyes
Cross Streets: East Keyes Road Zip Code: 95307
Longitude/Latitude (degrees, minutes and seconds): -120° 55' 4.2234" N / 37° 33' 3.276" W Total Acres: 1.9
Assessor's Parcel Number: 045-045-001 Section: 31 Twp.: 4 Range: 10 Base: MDB&M
Within 2 Miles: State Hwy #: 99 Waterways: Lateral No. 2 1/2
Airports: N/A Railways: Union Pacific Schools: Keyes ES, Barbara Spratling MS, Keyes to Learning Charter

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

Starting Date: May 27, 2026

Ending Date: June 16, 2026

Document Type:

- CEQA: [] NOP [] Draft EIR [] Early Cons [] 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 [x] 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

Development Type:

- [] Residential Units: Acres:
[] Office Sq.ft.: Acres: Employees:
[x] Commercial Sq.ft.: 81,525 Acres: 1.9 Employees: 2
[] Industrial Sq.ft.: Acres: Employees:
[] 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 [x] Other: N/A

Present Land Use/Zoning/General Plan Designation:

Vacant land / General Agriculture (A-2-10 UT) / Planted Development

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 to amend the zoning designation of a 1.9± acre parcel from General Agriculture (A-2-10 UT) to Planned Development in order to allow for the development of a private Renewable Natural Gas (RNG) fueling station on-site to only serve existing fleet operators of Aemetis Biogas. The proposed fueling station will include a 2,100± square-foot fuel canopy with two compressed natural gas (CNG) dispensers. Proposed hours of operation are 24 hours a day, seven days a week. The access gates to the facility and fuel dispensers are cardlock operated. Two employees are expected to access the site regularly, with four truck deliveries estimated per-day to pick up and drop off trailers for refueling. The station can accommodate up to 40 trucks per-day, but only a maximum of seven per-day are currently anticipated. Parking stalls for ten RNG trailers are proposed, but only three trailers are expected to be parked on-site at a time. Trailers parked on-site will primarily be empty, but some trailers may be parked on-site temporarily after fueling. One RNG trailer will be regularly parked on-site to supply fuel to the dispensers. This trailer will occasionally be removed from the site to be refueled at the Aemetis Biogas facility on Assessor's Parcel Number (APN) 045-026-039.

The site is currently undeveloped. No utility building or on-site restrooms are proposed. Access to the site is proposed to be taken from County-maintained Jessup Road via a new driveway entrance approximately 425 feet from the intersection of Jessup Road and East Keyes Road and an exit driveway approximately 285 feet from this intersection. Screen landscaping consisting of deciduous trees along the Jessup Road frontage and evergreen trees along the East Keyes frontage and eastern property line is proposed, and the applicant has proposed enclosing the property with a seven-foot-tall chain-link fence with privacy slats. A storm drainage basin is proposed along the East Keyes Road frontage. 12 pole-mounted lights 25-feet in height are proposed to provide site illumination. A 48 square-foot identification sign is proposed along the east and west sides of the fuel canopy.

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".

- | | |
|---|---|
| <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 checked="" type="checkbox"/> Central Valley Flood Protection Board | <input checked="" 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 checked="" 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 | Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Lead Agency (Complete if applicable):

Consulting Firm: N/A
 Address: _____
 City/State/Zip: _____
 Contact: _____
 Phone: _____

Applicant: Aemetis Biogas LLC (Jessica Cardoso)
 Address: 6042 Faith Home Road
 City/State/Zip: Ceres, CA 95307
 Contact: Jessica Cardoso
 Phone: (209) 250-5674 / Jessica.cardoso@aemetis.com

Signature of Lead Agency Representative: *Marcus Ruddicks*
Marcus Ruddicks (May 27, 2026 10:26:25 PDT)

Date: May 27, 2026