



## Referral Early Consultation

**Date:** May 27, 2026  
**To:** Distribution List (See Attachment A)  
**From:** Marcus Ruddicks, Assistant Planner  
 Planning and Community Development  
**Subject:** REZONE APPLICATION NO. PLN2026-0016 – AEMETIS BIOGAS LLC  
**Respond By:** June 16, 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:** Aemetis Biogas, LLC (Jessica Cardoso)  
**Project Location:** 4128 and 4130 Jessup Road, between Faith Home Road and State Route 99 in the community of Keyes  
**APN:** 045-045-001  
**Williamson Act Contract:** N/A  
**General Plan:** Planned Development (P-D)  
**Community Plan:** Planned Industrial (PI)  
**Current Zoning:** General Agriculture (A-2-10 UT)

**Project Description:** 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.

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



**REZONE APPLICATION NO. PLN2026-0016 – AEMETIS BIOGAS LLC**

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources		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
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION		STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:		STAN CO PARKS & RECREATION
X	COMMUNITY SERVICES DIST: KEYES	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO PUBLIC WORKS - SURVEY
	COUNTY OF:		STAN CO RISK MANAGEMENT
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	DISPOSAL DIST: BERTOLOTTI	X	STAN CO SUPERVISOR DIST 5: C. CONDIT
X	FIRE PROTECTION DIST: KEYES	X	STAN COUNTY COUNSEL
X	GSA: WEST TURLOCK SUBBASIN		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: TURLOCK	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
X	MUNICIPAL ADVISORY COUNCIL: KEYES		INTERESTED PARTIES
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
X	POSTMASTER: KEYES		TRIBAL CONTACTS (CA Government Code §65352.3)
X	RAILROAD: UNION PACIFIC		US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD	X	US FISH & WILDLIFE
X	SCHOOL DIST 1: KEYES UNION		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 2: TURLOCK UNIFIED		USDA NRCS
	WORKFORCE DEVELOPMENT		WATER DIST:
X	STAN CO AG COMMISSIONER		

**STANISLAUS COUNTY  
CEQA REFERRAL RESPONSE FORM**

**TO:** Stanislaus County Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**FROM:** \_\_\_\_\_

**SUBJECT: REZONE APPLICATION NO. PLN2026-0016 – AEMETIS BIOGAS LLC**

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

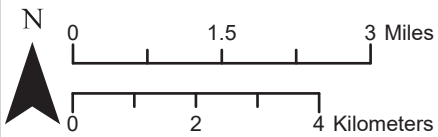
# AEMETIS BIOGAS LLC

## REZ PLN2026-0016

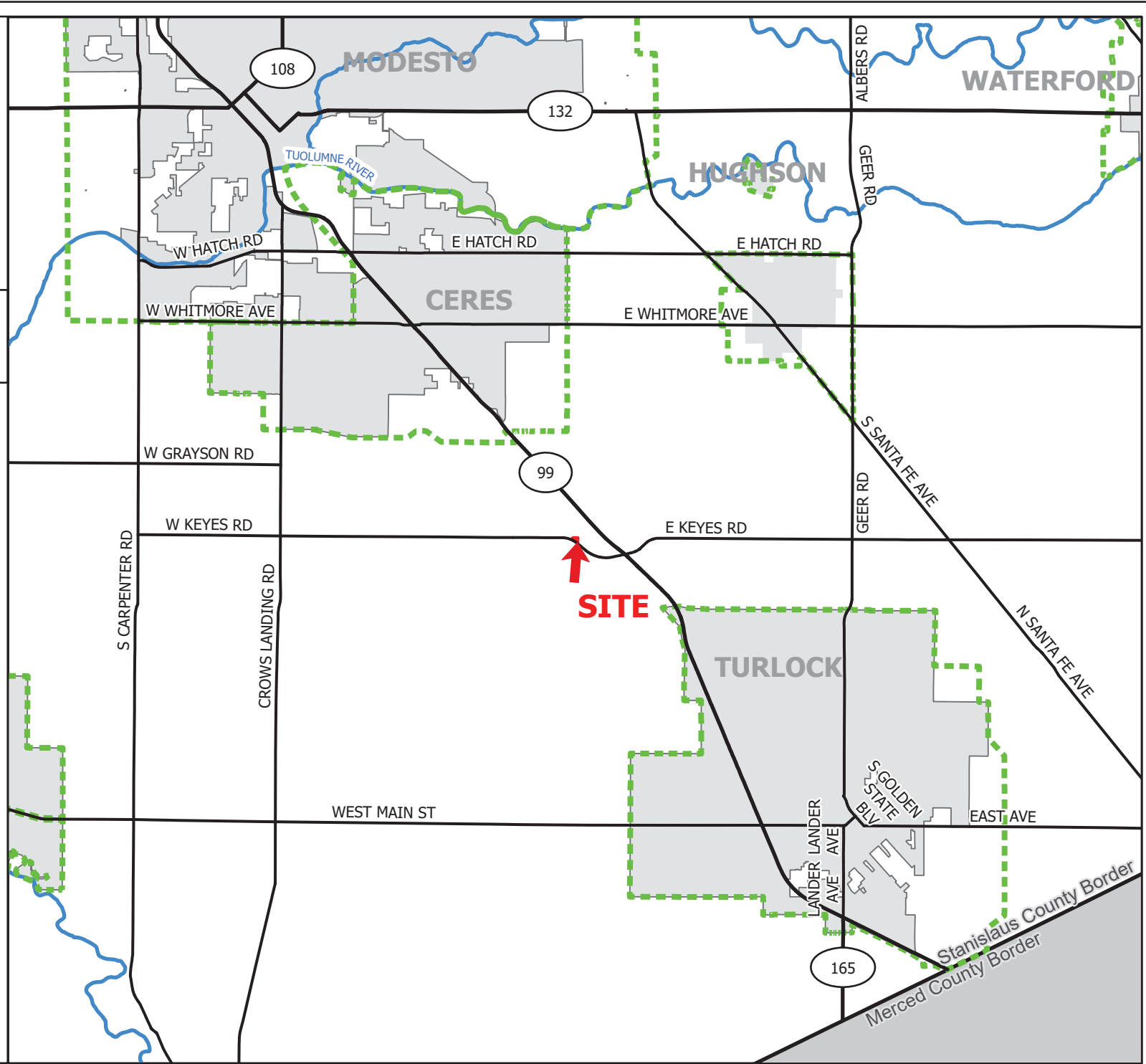
### AREA MAP

#### LEGEND

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



Source: Planning Department GIS  
Date Exported: 5/18/2026



# AEMETIS BIOGAS LLC

## REZ PLN2026-0016

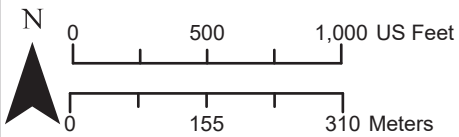
### GENERAL PLAN MAP

#### LEGEND

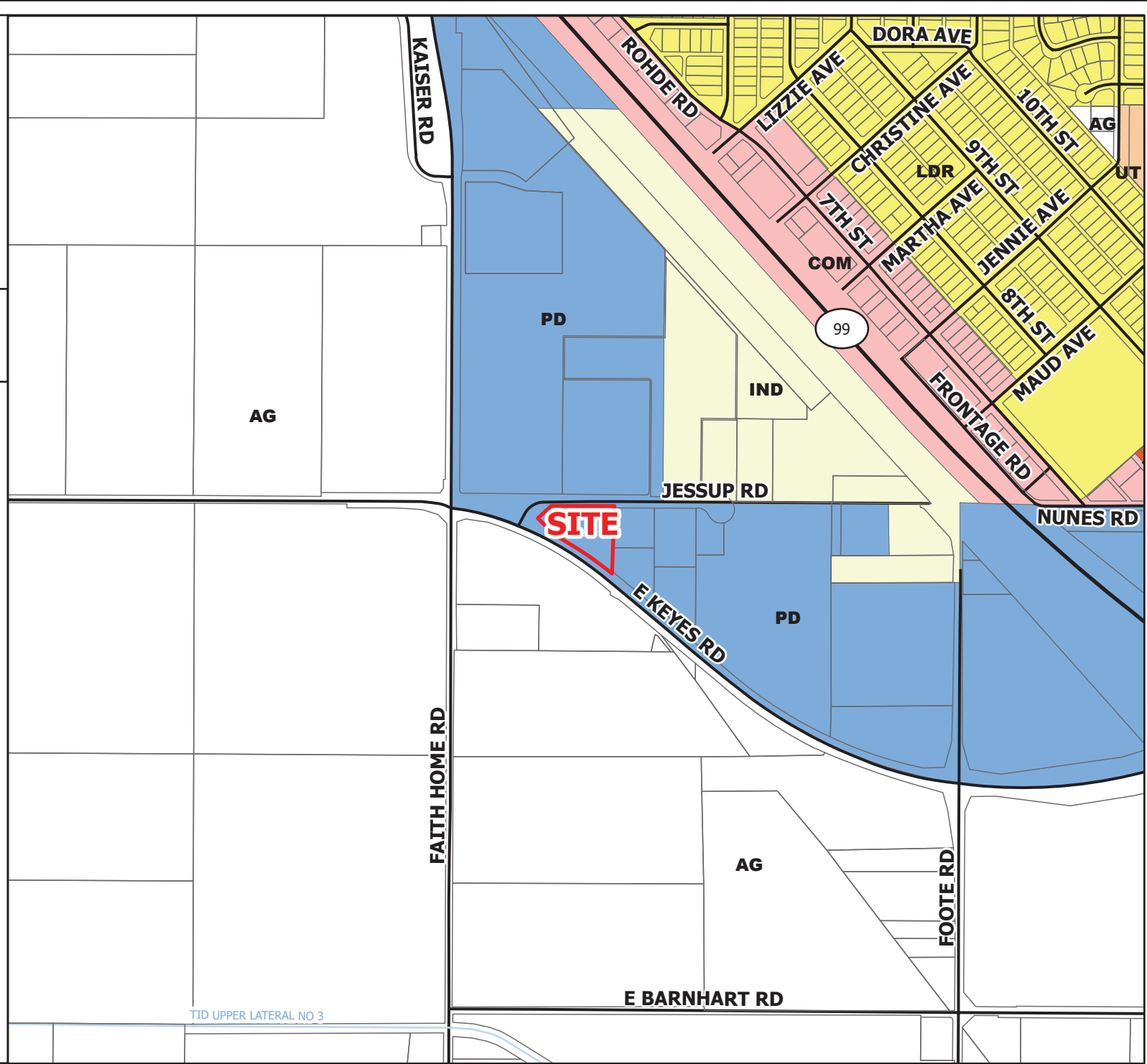
-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal

#### General Plan

-  Agriculture (AG)
-  Commercial (COM)
-  Industrial (IND)
-  Planned Development (PD)
-  Residential - Low Density (LDR)
-  Urban Transition (UT)



Source: Planning Department GIS  
Date Exported: 5/18/2026








# AEMETIS BIOGAS LLC







## REZ PLN2026-0016

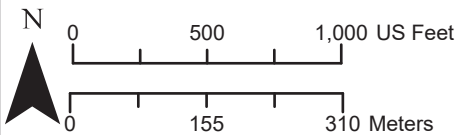
### COMMUNITY PLAN MAP

#### LEGEND

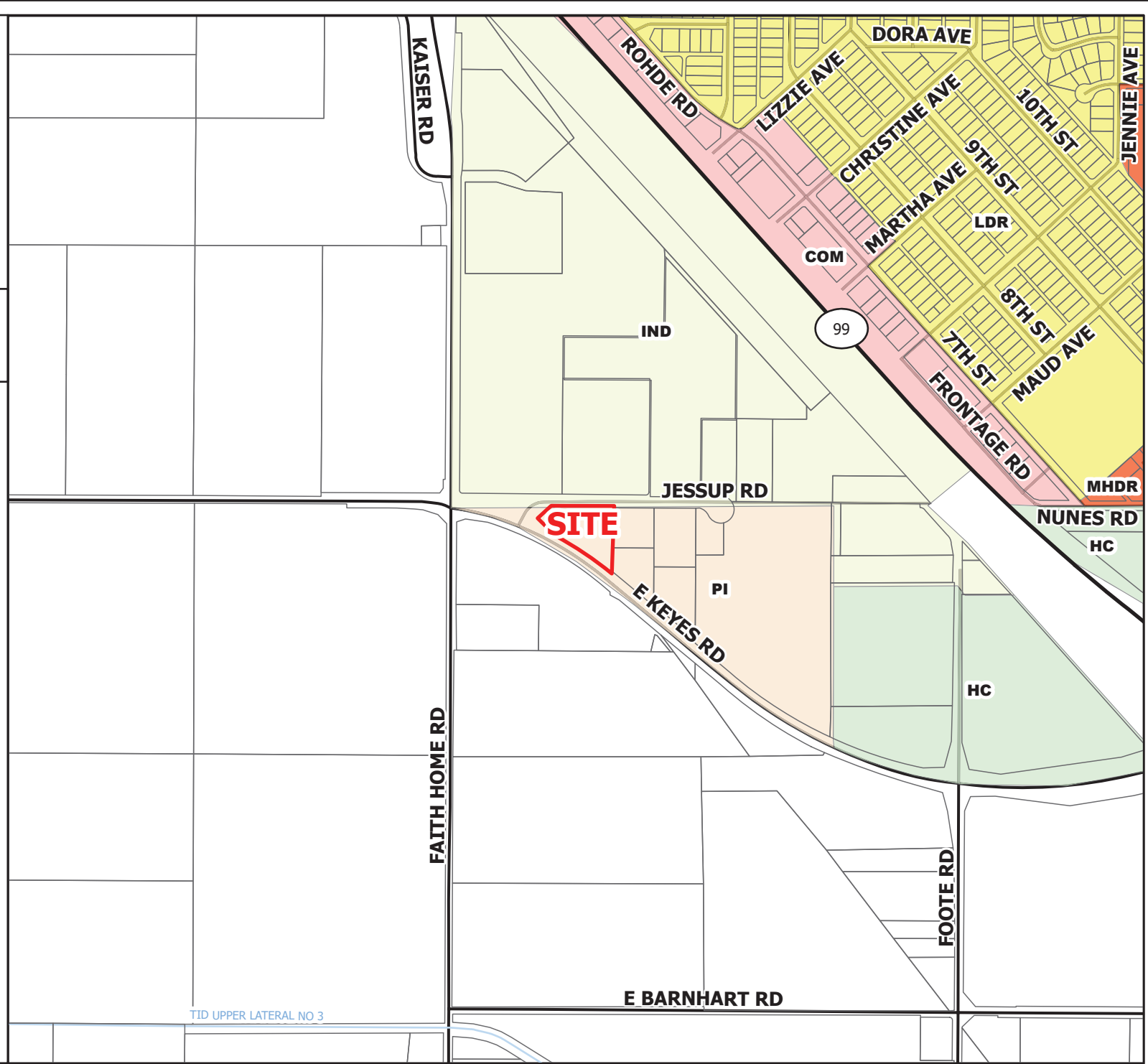
-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal

#### Community Plan

-  COM
-  HC
-  IND
-  LDR
-  MHDR
-  PI



Source: Planning Department GIS  
Date Exported: 5/18/2026







# AEMETIS BIOGAS LLC










## REZ PLN2026-0016

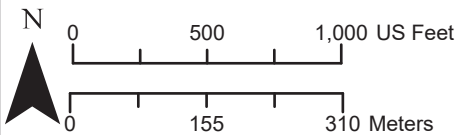
### ZONING MAP

#### LEGEND

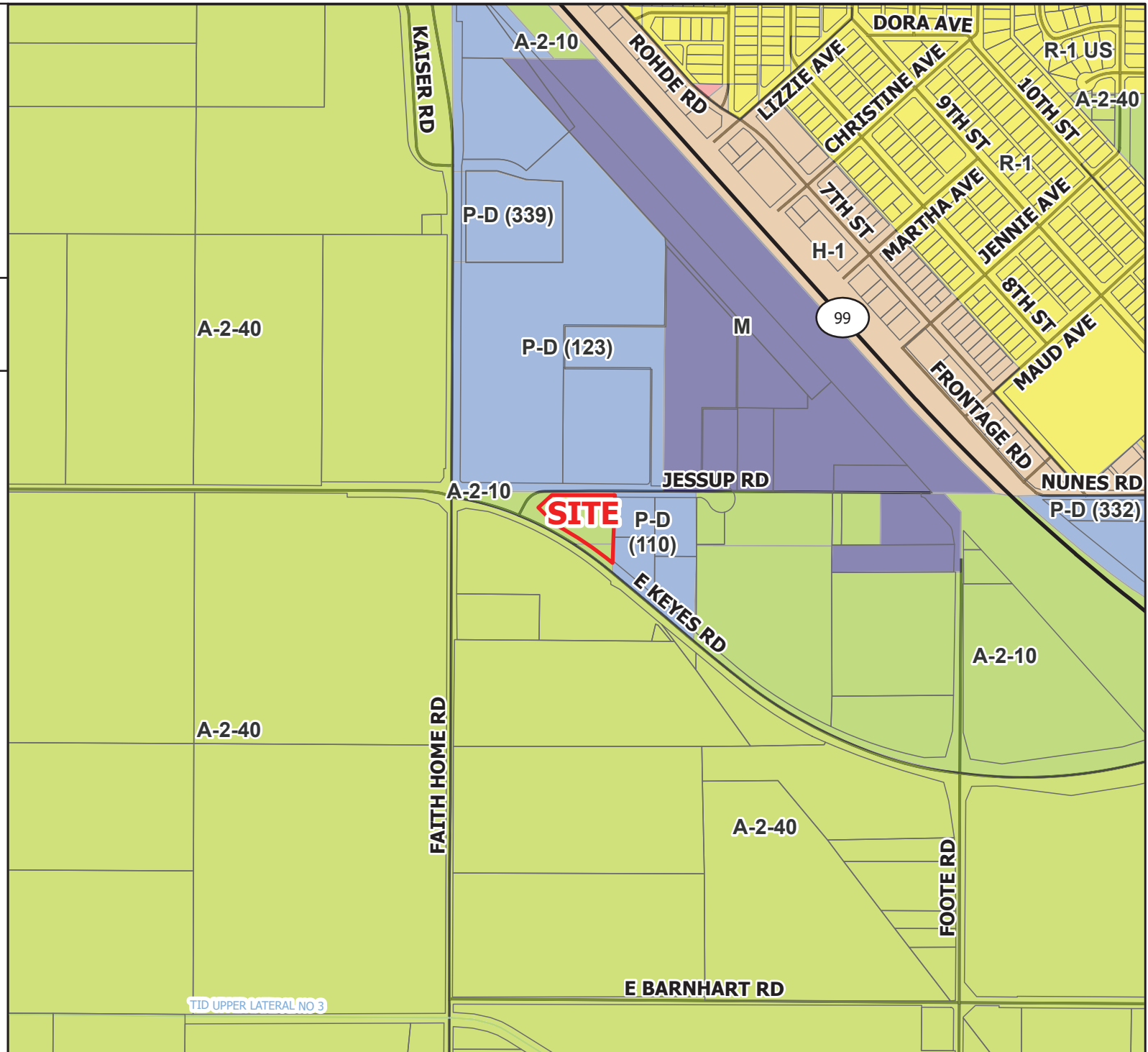
-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal

#### Zoning Designation

-  General AG 10 Acre (A-2-10)
-  General AG 10 Acre UT (A-2-10)
-  General AG 40 Acre (A-2-40)
-  General Commercial (C-2)
-  Highway Frontage (H-1)
-  Industrial (M)
-  Medium Density Residential (R-2)
-  Planned Development (P-D)
-  Single Family Residential (R-1)



Source: Planning Department GIS  
Date Exported: 5/18/2026








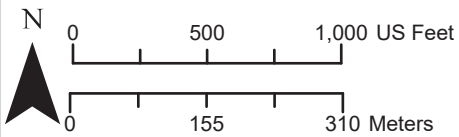
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## REZ PLN2026-0016

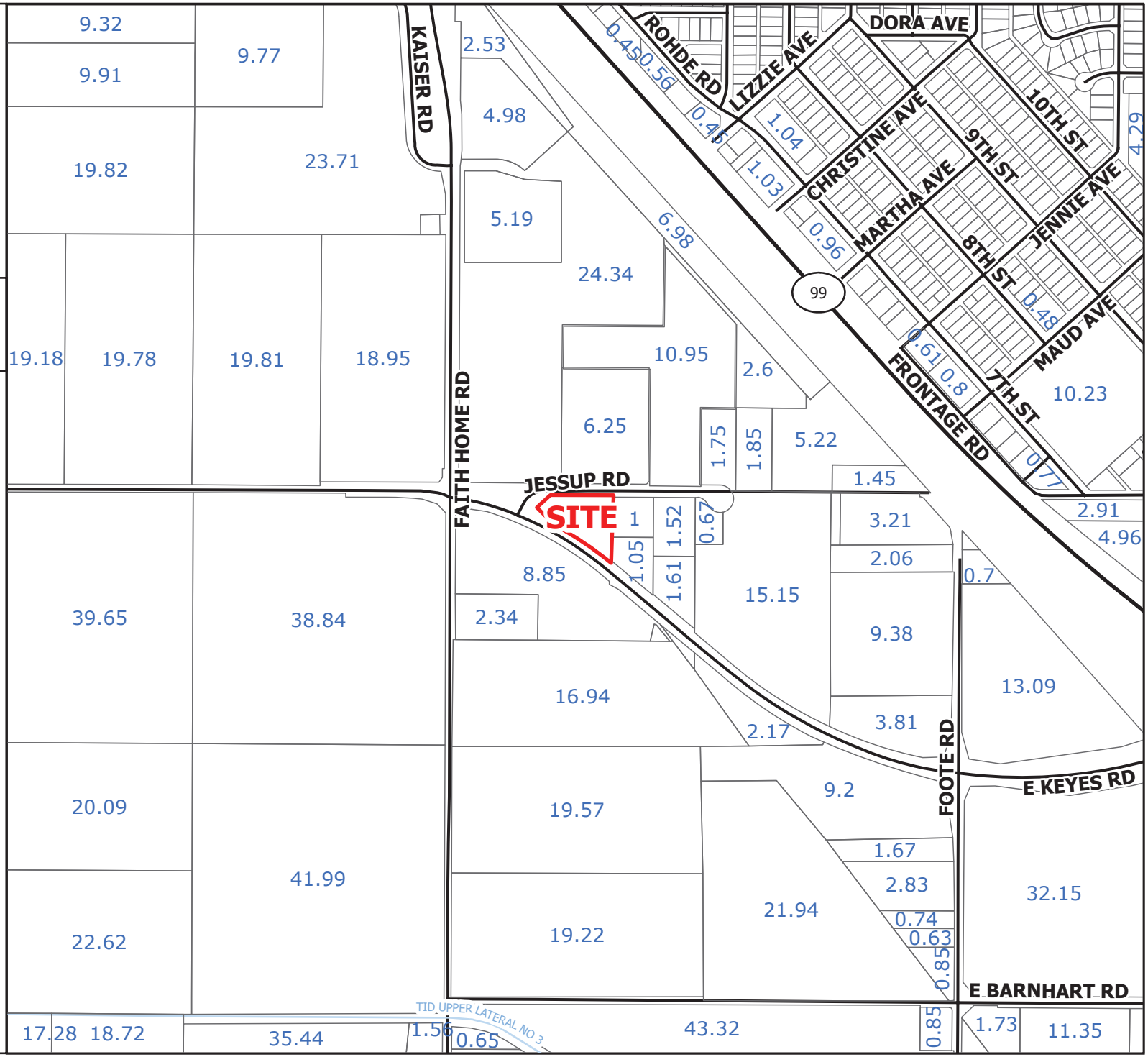
### ACREAGE MAP

#### LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal



Source: Planning Department GIS  
Date Exported: 5/18/2026








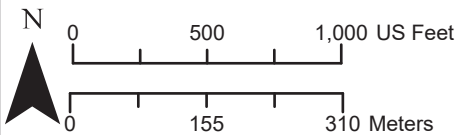
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## REZ PLN2026-0016

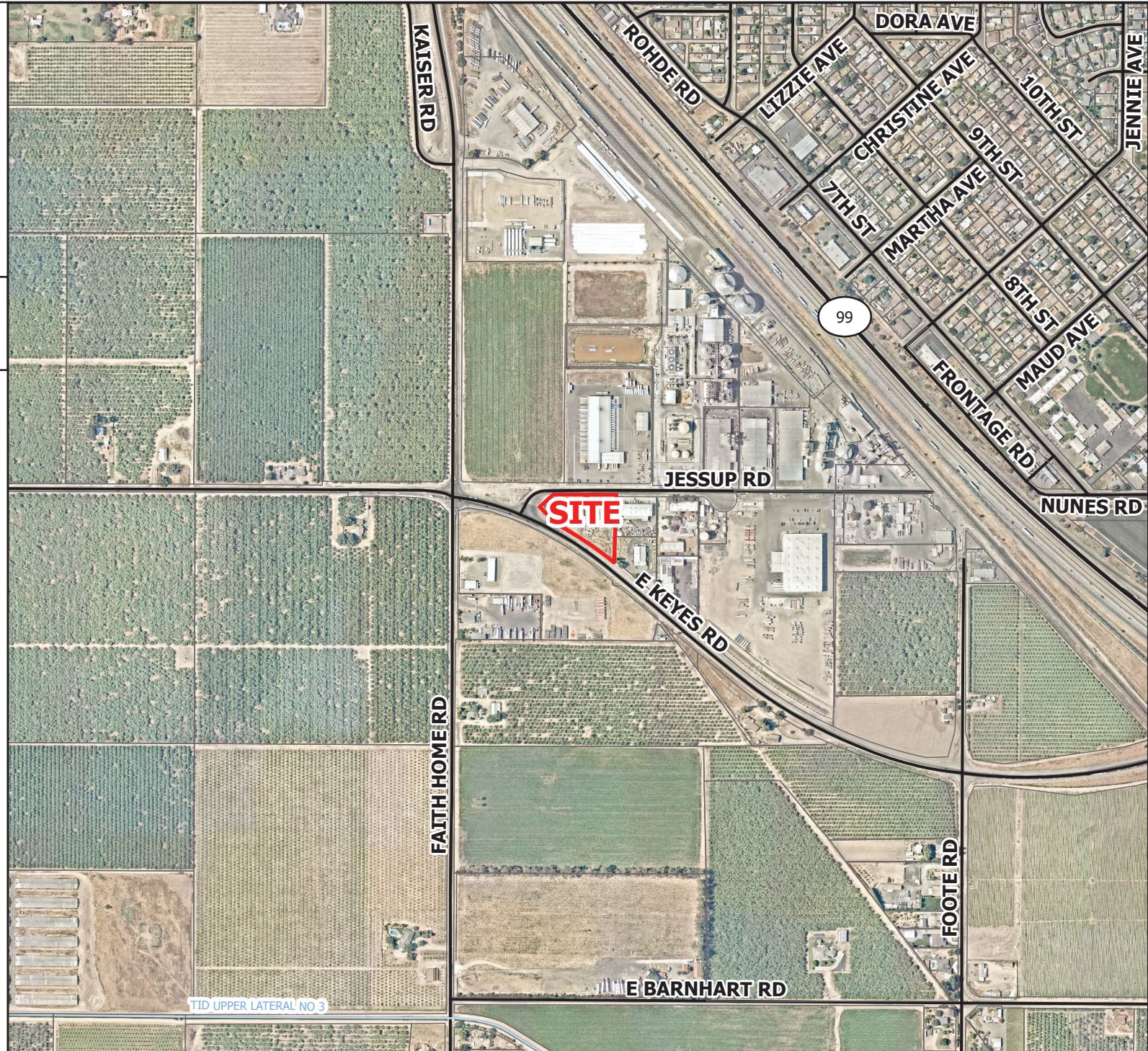
2023 AERIAL AREA MAP

### LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal



Source: Planning Department GIS  
Date Exported: 5/18/2026






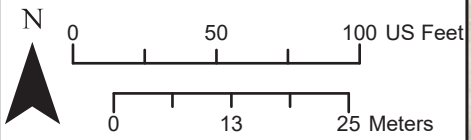
# AEMETIS BIOGAS LLC

## REZ PLN2026-0016

2023 AERIAL SITE MAP

### LEGEND

-  Project Site
-  Parcel
-  Street



Source: Planning Department GIS  
Date Exported: 5/18/2026



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308 W OAK AVE  
VISALIA, CA 93291  
(559) 563-0181

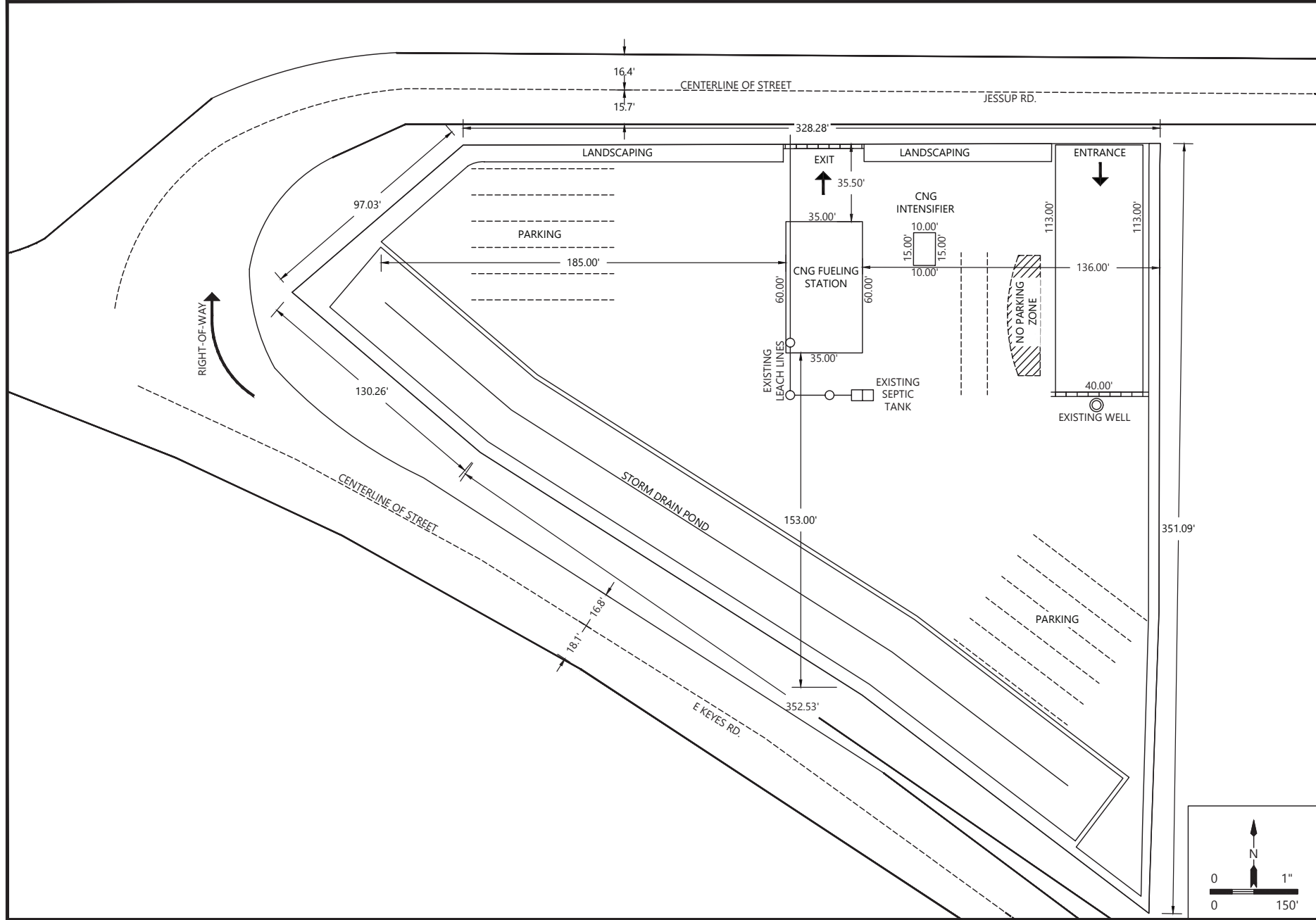
**PROJECT**  
AEMETIS BIOGAS RNG  
FUELING STATION

**CLIENT**  
AEMETIS  
20400 STEVENS CREEK  
BOULEVARD SUITE 700  
CUPERTINO CA 95014

CHK BY: JGR  
DRW BY: EC

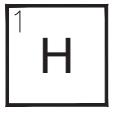
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	RNG FUELING STATION	

DATE: 04.02.2026  
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SCALE: AS SHOWN  
SHEET NO. A.4.1



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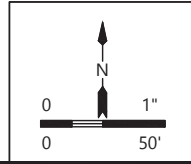
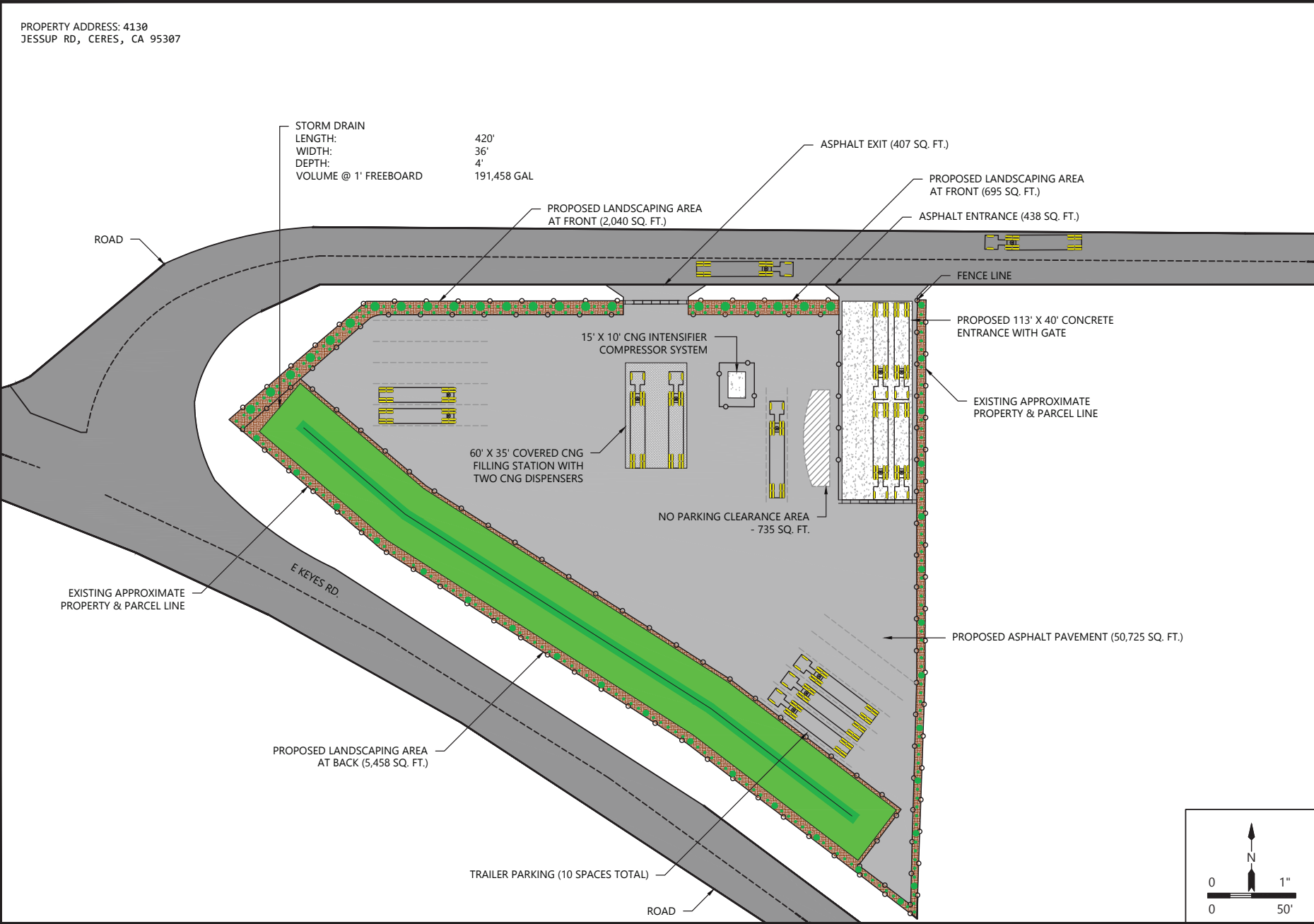
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AEMETIS BIOGAS RNG  
FUELING STATION

**CLIENT**  
AEMETIS  
20400 STEVENS CREEK  
BOULEVARD SUITE 700  
CUPERTINO CA 95014

CHK BY: IGR  
DRW BY: EC

SITE PLAN	REVISION LOG:	VERSION: 3.0
	RNG FUELING STATION	

DATE: 04.02.2026  
JOB#: 25076  
SCALE: AS SHOWN  
SHEET NO. A.4.2



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PROPERTY ADDRESS: 4130  
JESSUP RD, CERES, CA 95307

CIRCULATION PLAN NOTE:

PROVIDE 55.0' TURNING RADIUS FOR TRUCK ACCESS TO CNG  
FILLING STATION; VERIFY PAVEMENT AND LANDSCAPING  
CLEARANCES TO ACCOMMODATE VEHICLE MANEUVERS.



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VISALIA, CA 93291  
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**PROJECT**  
AEMETIS BIOGAS RNG  
FUELING STATION

**CLIENT**  
AEMETIS  
20400 STEVENS CREEK  
BOULEVARD SUITE 700  
CUPERTINO CA 95014

CHK BY: JGR

DRW BY: EC

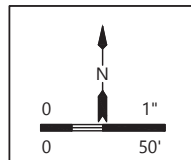
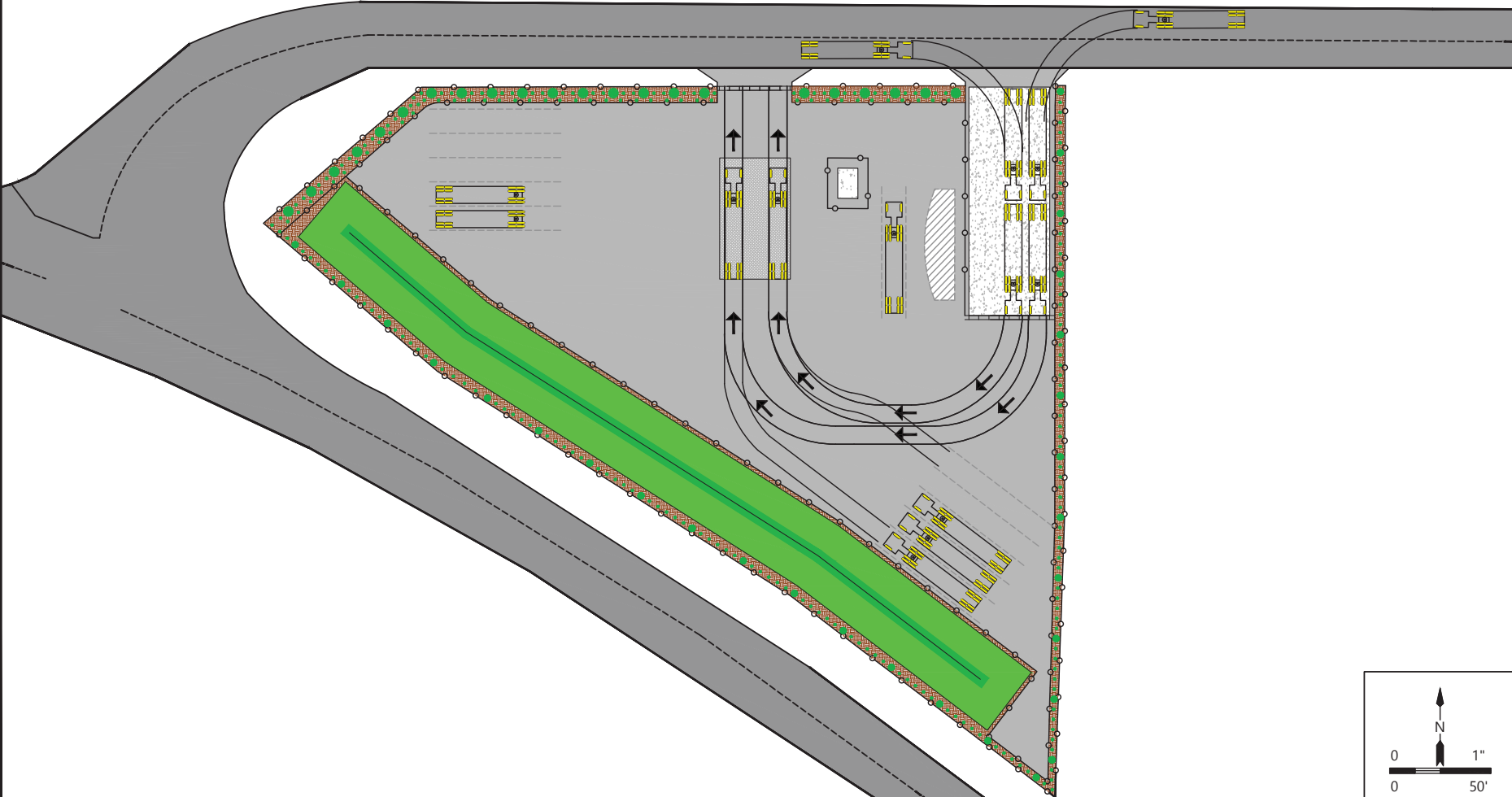
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REVISION LOG:      VERSION: 3.0

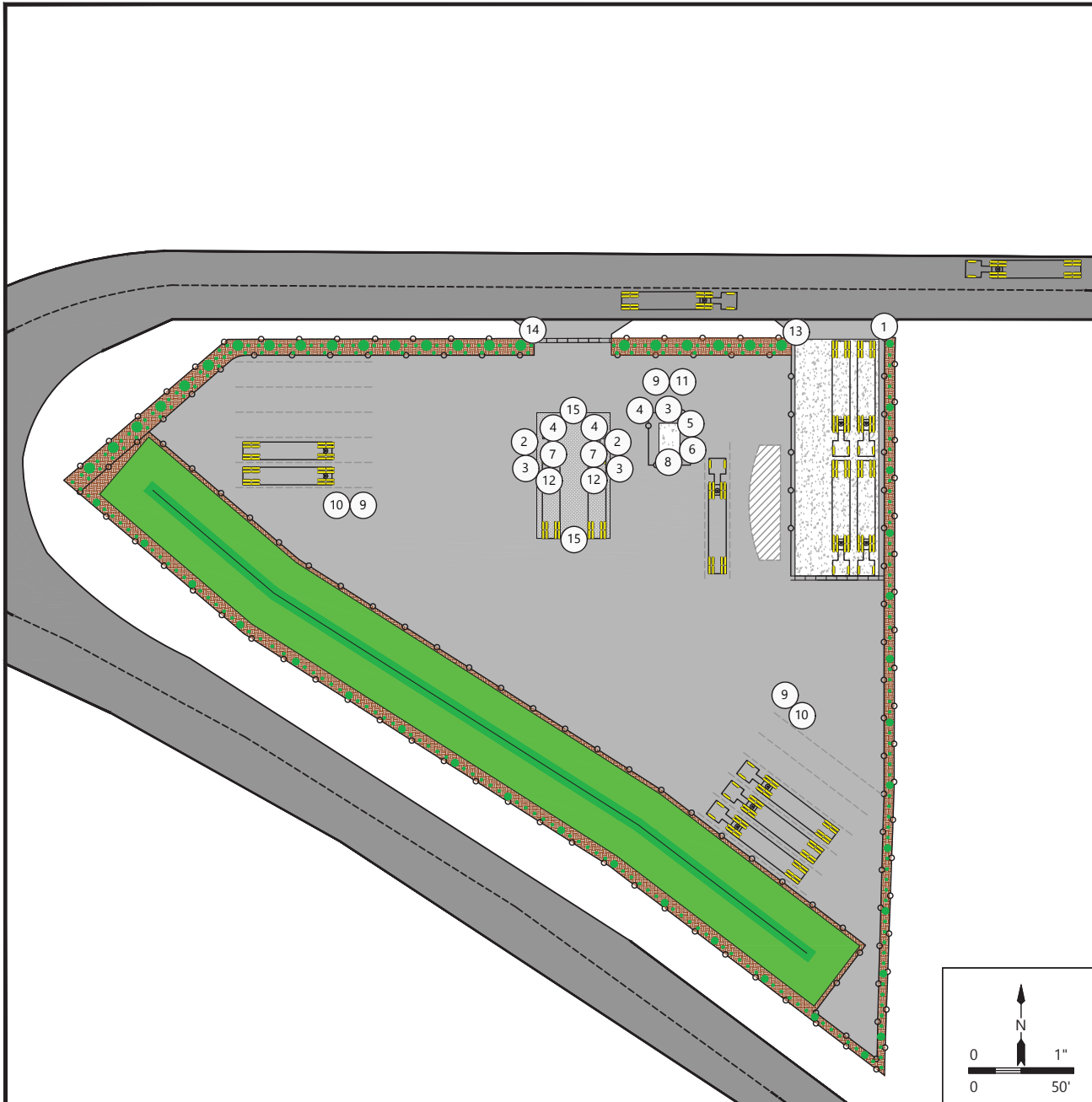
DATE: 04.02.2026

JOB#: 25076

SCALE: AS SHOWN

SHEET NO. A.4.4





ID	VISUAL EXAMPLE	QTY	DESCRIPTION
1		1	NAME: EMERGENCY PROCEDURES OPERATION CODE: IFC 2016 - 2304.3.9 MATERIAL: 20" X 16" DIGITAL PRINT ON INTRMD VINYL ON 3MIL DIBOND WITH LAMINATION IN FRONT OF COMPOUND LOCATION:
2		2	NAME: FLAMMABLE GAS - STOP MOTOR, NO SMOKING, NATURAL GAS VEHICLE FUEL CYLINDERS SHALL BE INSPECTED AT INTERVALS CODE: NFPA 52 2023 SECTION 5.2.2.1 & 11.3.2.13.13 SIGN: 1" X 0.125" THK SHEET METAL WITH DIBOND BACKING, ROUNDED CORNERS, FASTENED WITH SCREWS OR STRAPS, RED LETTERS, WHITE BACKGROUND, FASTENED WITH SCREWS OR STRAPS, 1-1/2" HIGH MATERIAL: LOCATION:
3		4	NAME: NO SMOKING STOP MOTOR FLAMMABLE GAS CODE: NFPA 52 2023 SECTION 5.1.3.3 MATERIAL: 20" X 12" X 0.125" THK SHEET METAL WITH DIBOND BACKING, ROUNDED CORNERS, FASTENED WITH SCREWS OR STRAPS, 1" HIGH RED LETTERS, WHITE BACKGROUND AT EACH COMPRESSOR, STORAGE AREA & RNG STORAGE TRAILER (NOT SHOWN) LOCATION:
4		3	NAME: WARNING NO SMOKING FLAMMABLE GAS CODE: CFR TITLE 13, SECTION 834 - COMPRESSED NATURAL GAS MATERIAL: 20" X 12" X 0.125" THK SHEET METAL WITH DIBOND BACKING, ROUNDED CORNERS, FASTENED WITH SCREWS OR STRAPS, RED 1" HIGH LETTERS, WHITE BACKGROUND EACH CNG FUEL SUPPLY CONTAINER LOCATION:
5		2	NAME: WARNING THE COMPRESSOR MAY START AUTOMATICALLY MATERIAL: (PROVIDED BY EQUIPMENT MANUFACTURER) LOCATION: MOUNTED ON COMPRESSOR
6		1	NAME: GAS SHUT OFF VALVE CODE: IFC 2016 SECTION 409.6 MATERIAL: METAL TAG WITH RED BACKGROUND AND 1" WHITE LETTERING PART NO.: TSE-01754 LOCATION: TIED TO BODY OF DRYER INLET GAS SHUT OFF VALVE
7		2	NAME: EMERGENCY SHUTDOWN & FIRE EXTINGUISHER PART NO.: TSE-01751 MATERIAL: 12" X 12" SHEET METAL, ROUNDED CORNERS, FASTENED WITH SCREWS OR STRAPS, WHITE LETTERS ON RED BACKGROUND LOCATION: ABOVE ESD SWITCHES
8		1	NAME: DANGER HIGH VOLTAGE MATERIAL: PROVIDED BY EQUIPMENT MANUFACTURER LOCATION: NEAR CONTROL PANEL (NOT SHOWN)
9		3	NAME: NFPA HAZARDOUS MATERIAL AS DESCRIBED IN NFPA 170 MATERIAL: PRismatic LOCATION: TRAILER PARKING AREA AND RNG STORAGE TRAILER (NOT SHOWN)
10		2	NAME: TRAILER PARKING AREA MATERIAL: 10" X 8" SHEET METAL MOUNTED ON GALVANIZED STEEL SIGN POST (7' AFF) FASTENED WITH SCREWS BLACK LETTERS ON WHITE BACKGROUND LOCATION: TRAILER PARKING AREA
11		1	NAME: TRAILER SHALL BE BONDED CODE: IFC 2016 SECTION 413.9.2.6 MATERIAL: 20" X 12" SHEET METAL, ROUNDED CORNERS, FASTENED WITH SCREWS OR STRAPS, WHITE LETTERS, RED BACKGROUND LOCATION: POSTED ON THE CYLINDER SUPPORT STRUCTURE OR APPURTENANCE
12		2	NAME: THIS CNG DISPENSER HAS TEMPERATURE COMPENSATION CODE: NFPA 52 2023 SECTION 11.3.2.13.13.1 MATERIAL: 20" X 18" X 0.125" THK SHEET METAL WITH DIBOND BACKING, ROUNDED CORNERS, FASTENED WITH SCREWS OR STRAPS, RED LETTERS, WHITE BACKGROUND, FASTENED WITH SCREWS OR STRAPS, 1-1/2" HIGH LOCATION: ALL FAST-FILL OR SLOW FILL CNG DISPENSER
13		1	NAME: ENTER MATERIAL: 10" X 8" SHEET METAL MOUNTED ON GALVANIZED STEEL SIGN POST (7' AFF) FASTENED WITH SCREWS BLACK LETTERS ON WHITE BACKGROUND LOCATION: SITE ENTRANCE
14		1	NAME: EXIT MATERIAL: 10" X 8" SHEET METAL MOUNTED ON GALVANIZED STEEL SIGN POST (7' AFF) FASTENED WITH SCREWS BLACK LETTERS ON WHITE BACKGROUND LOCATION: SITE EXIT
15		2	NAME: AEMETIS CNG STATION MATERIAL: 2-2' X 16-0" CANOPY MOUNTED IDENTIFICATION SIGN WITH 16" LETTER HEIGHT, WEATHER-RESISTANT VINYL WITH REINFORCED EDGES AND GROMMETS LOCATION: TOP EDGE OF CANOPY

**HARTMAN ENGINEERING**  
308 W OAK AVE  
VISALIA, CA 93291  
(559) 563-0181

---

**PROJECT**  
AEMETIS BIOGAS RNG FUELING STATION

**CLIENT**  
AEMETIS  
20400 STEVENS CREEK BOULEVARD SUITE 700  
CUPERTINO CA 95014

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CHK BY: IGR  
DRW BY: EC

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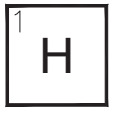
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VERSION: 3.0  
REVISION LOG:

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DATE: 04.02.2026  
JOB#: 25076  
SCALE: AS SHOWN  
SHEET NO. A.45

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**HARTMAN**  
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308 W OAK AVE  
VISALIA, CA 93291  
(559) 563-0181

PROVIDE SIX (6) 1' X 1' LED CANOPY LIGHT FIXTURES  
TWO (2) ROWS OF THREE (3) AT 20' O.C. (LENGTH) AND 8.75' O.C. (WIDTH)  
FULLY SHIELDED FLUSH MOUNTED FIXTURE TO PROVIDE ILLUMINATION LEVEL OF ~40  
FOOT CANDLES (FC) AND MAXIMUM UNIFORMITY RATIO OF 4:1 (AVG:MIN) IN  
ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) RECOMMENDATIONS

**PROJECT**  
AEMETIS BIOGAS RNG  
FUELING STATION

**CLIENT**  
AEMETIS  
20400 STEVENS CREEK  
BOULEVARD SUITE 700  
CUPERTINO CA 95014

CHK BY: IGR

DRW BY: EC

PHOTOMETRIC LIGHTING PLAN  
RNG FUELING STATION

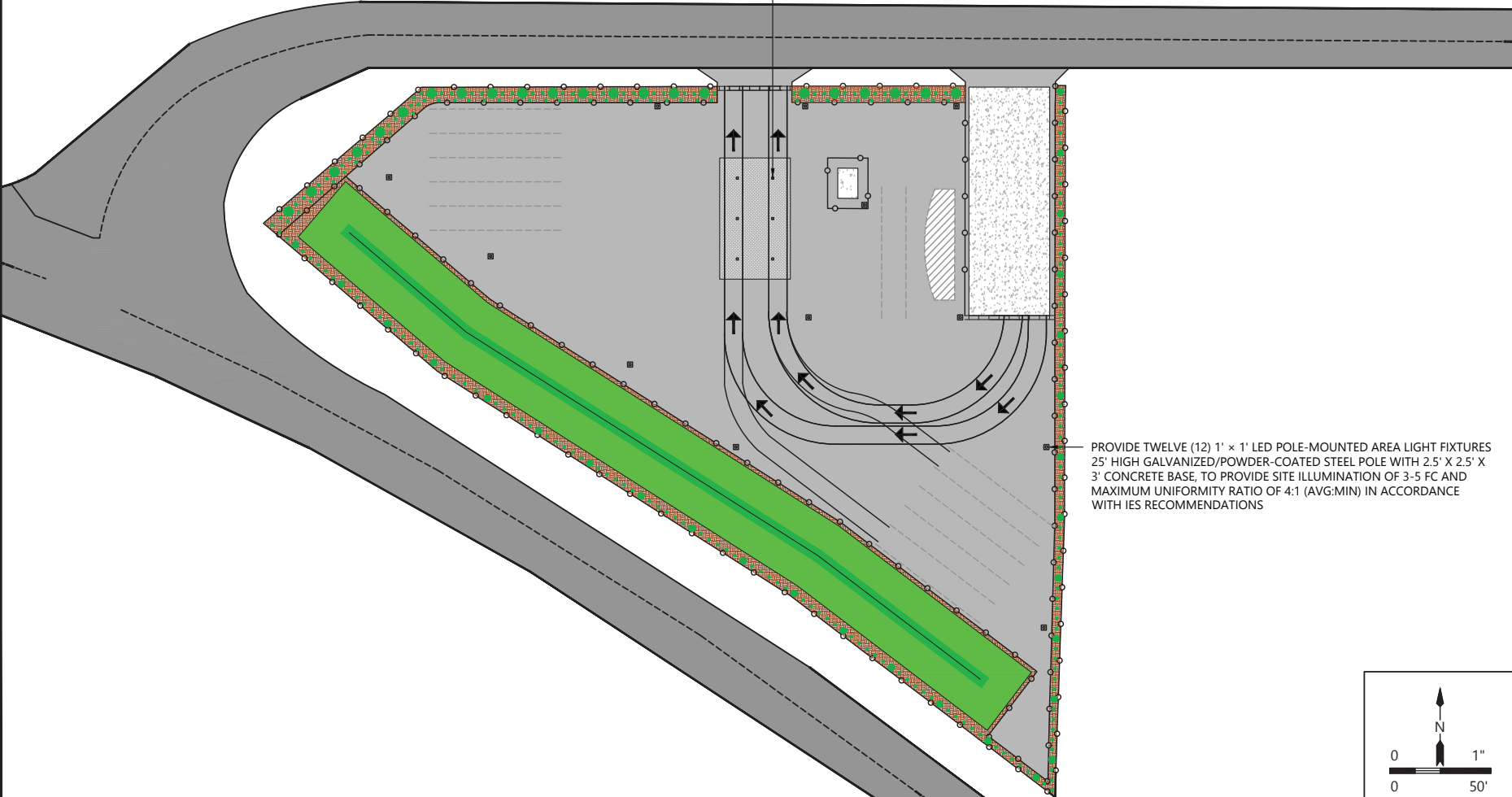
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VERSION: 3.0

DATE: 04.02.2026

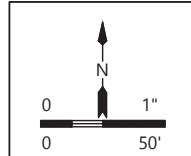
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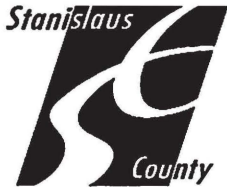
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SHEET NO. A.4.6



PROVIDE TWELVE (12) 1' x 1' LED POLE-MOUNTED AREA LIGHT FIXTURES  
25' HIGH GALVANIZED/POWDER-COATED STEEL POLE WITH 2.5' X 2.5' X  
3' CONCRETE BASE, TO PROVIDE SITE ILLUMINATION OF 3-5 FC AND  
MAXIMUM UNIFORMITY RATIO OF 4:1 (AVG:MIN) IN ACCORDANCE  
WITH IES RECOMMENDATIONS





DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10<sup>TH</sup> 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.shtml>

# APPLICATION QUESTIONNAIRE

<p><b>Please Check all applicable boxes</b>  <b>APPLICATION FOR:</b>  <i>Staff is available to assist you with determining which applications are necessary</i></p> <table border="0"> <tr> <td><input type="checkbox"/> General Plan Amendment</td> <td><input type="checkbox"/> Subdivision Map</td> </tr> <tr> <td><input checked="" type="checkbox"/> Rezone</td> <td><input type="checkbox"/> Parcel Map</td> </tr> <tr> <td><input type="checkbox"/> Use Permit</td> <td><input type="checkbox"/> Exception</td> </tr> <tr> <td><input type="checkbox"/> Variance</td> <td><input type="checkbox"/> Williamson Act Cancellation</td> </tr> <tr> <td><input type="checkbox"/> Historic Site Permit</td> <td><input type="checkbox"/> Other _____</td> </tr> </table>	<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision Map	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Parcel Map	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Exception	<input type="checkbox"/> Variance	<input type="checkbox"/> Williamson Act Cancellation	<input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Other _____	<p><b>PLANNING STAFF USE ONLY:</b>  Application No(s): <u>PLN 2026-0016</u>  Date: <u>03/18/2026</u>  S <u>31</u> T <u>4</u> R <u>10</u>  GP Designation: <u>P-D</u>  Zoning: <u>A-2-10</u>  Fee: <u>\$12,170</u>  Receipt No. <u>22359</u>  Received By: <u>ED</u>  Notes: <u>Rec'd to <del>RD</del> P-I</u></p>
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision Map										
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<input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Other _____										

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).*

Aemetis Biogas LLC is developing a private Renewable Natural Gas (RNG) fueling station designed specifically to serve existing fleet operators, with a focus on trucks currently hauling Wet Distiller Grains (Feed) and Ethanol products from our Aemetis Advanced Fuels Keyes. This station is not open to retail traffic, ensuring secure and efficient access for our dedicated customer base. No utility connections; all RNG will be delivered directly from our biogas production/upgrading fa

# 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 10<sup>th</sup> Street – 3<sup>rd</sup> Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 045 Page 045 Parcel 001

Additional parcel numbers: \_\_\_\_\_  
Project Site Address  
or Physical Location: 4130 Jessup Road  
Ceres CA 95307

Property Area: Acres: 1.9 or Square feet: \_\_\_\_\_

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

Residential

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)

Not known

Existing General Plan & Zoning: General Agriculture (A-2-10)

Proposed General Plan & Zoning: Planned Industrial  
(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: Trucking Repair Shop

West: Orchard

North: R+L Carriers Trucking Company, Aemetis Advanced Fuels Keyes

South: Open field, Truck Parking Facility

## 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: Nothing

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.) 1.9 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: 4,734 Sq. Ft. Landscaped Area: 8,193 Sq. Ft.

Proposed Building Coverage: 2,100 Sq. Ft. Paved Surface Area: 81,525 Sq. Ft.

**BUILDING CHARACTERISTICS:**

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) 60' x 35' Covered  
CNG Filling Station with Two CNG Dispensers

Number of floors for each building: No Buildings

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) N/A

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) N/A

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) Asphalt/concrete will be used, 10 spaces total for trailer parking.

**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: PG&E Sewer\*: \_\_\_\_\_

Telephone: \_\_\_\_\_ Gas/Propane: \_\_\_\_\_

Water\*\*: \_\_\_\_\_ Irrigation: \_\_\_\_\_

**\*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:)

No \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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): 1.9 acres or 81,525 sq ft.

Type of use(s): CNG Station

Days and hours of operation: 24/7

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: \_\_\_\_\_

Occupancy/capacity of building: No buildings

Number of employees: (Maximum Shift): \_\_\_\_\_ (Minimum Shift): \_\_\_\_\_

Estimated number of daily customers/visitors on site at peak time: Max of 7 per day

Other occupants: \_\_\_\_\_

Estimated number of truck deliveries/loadings per day: 4

Estimated hours of truck deliveries/loadings per day: 2.5 hours

Estimated percentage of traffic to be generated by trucks: 0

Estimated number of railroad deliveries/loadings per day: 0

Square footage of:

Office area: \_\_\_\_\_ Warehouse area: \_\_\_\_\_

Sales area: \_\_\_\_\_ Storage area: \_\_\_\_\_

Loading area: \_\_\_\_\_ Manufacturing area: \_\_\_\_\_

Other: (explain type of area) \_\_\_\_\_

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

Compressed Natural Gas is flammable.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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)

Jessup 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.

Hard surface \_\_\_\_\_

**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)

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## CENTRAL CALIFORNIA INFORMATION CENTER

*California Historical Resources Information System*  
Department of Anthropology – California State University, Stanislaus  
One University Circle, Turlock, California 95382  
(209) 667-3307

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*Alpine, Calaveras, Mariposa, Merced, Mono, San Joaquin, Stanislaus & Tuolumne Counties*

**Date:** 1/9/2026

Records Search File #: 13612N  
Project: Jessup Road Parcel,  
APN 045-045-001 Rezone Permit

Jessica Cardoso  
Aemetis Biogas LLC  
6042 Faith Home Road  
Ceres, CA 95307  
209-250-5674  
jessica.cardoso@aemetis.com

We have conducted a non-confidential extended records search as per your request for the above-referenced project area located on the Ceres USGS 7.5-minute quadrangle map in Stanislaus County.

Search of our files includes review of our maps for the specific project area and the immediate vicinity of the project area, and review of the following:

National Register of Historic Places (NRHP)  
California Register of Historical Resources (CRHR)  
*California Inventory of Historic Resources* (1976)  
*California Historical Landmarks*  
California Points of Historical Interest listing  
Office of Historic Preservation Built Environment Resource Directory (BERD) and the  
Archaeological Resources Directory (ARD)  
*Survey of Surveys* (1989)  
Caltrans State and Local Bridges Inventory  
General Land Office Plats  
Other pertinent historic data available at the CCaIC for each specific county

The following details the results of the records search:

### **Prehistoric or historic resources within the project area:**

- There are no formally recorded prehistoric or historic archaeological resources or historic buildings or structures within the project area.
- The General Land Office survey plat for T4S R10E (dated 1854) shows the NW ¼ of Section 31 divided into two parcels ca. 80 acres each.

- The Official Map of the County of Stanislaus (1906) shows Section 31, T4S R10E divided into parcels of various acreages. No specific landowner is referenced.
- The 1916 edition of the Ceres USGS quadrangle references the Jessup Road alignment and the Baxter Ditch south of the project area.
- The 1953 edition of the Ceres USGS quadrangle references one building that would be 73 years in age (or older) possibly within the project area. We have no further information on file regarding this possible historic resource.
- The 1969 edition of the Ceres USGS quadrangle references the building shown on the 1953 map, as well as the area covered by an orchard.

**Prehistoric or historic resources within the immediate vicinity of the project area:** None has been formally reported to the Information Center.

**Resources that are known to have value to local cultural groups:** None has been formally reported to the Information Center.

**Previous investigations within the project area:** None has been formally reported to the Information Center.

### **Recommendations/Comments:**

Please be advised that a historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old. Since the project area has not been subject to previous investigations, there may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline.

If the current project does not include ground disturbance, further study for archaeological resources is not recommended at this time. If ground disturbance is considered a part of the current project, we recommend further review for the possibility of identifying prehistoric or historic-era archaeological resources.

If the proposed project contains buildings or structures that meet the minimum age requirement (45 years in age or older) it is recommended that the resource/s be assessed by a professional familiar with architecture and history of the county. Review of the available historic building/structure data has included only those sources listed above and should not be considered comprehensive.

If at any time you might require the services of a qualified professional the Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

If archaeological resources are encountered during project-related activities, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources.

If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the State Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Thank you for completing the **Access Agreement Short Form**.

**Note:** Billing will be transmitted separately via email from the Financial Services office (\$150.00), payable within 60 days of receipt of the invoice.

**If you wish to include payment by Credit Card, you must wait to receive the official invoice from Financial Services so that you can reference the CMP # (Invoice Number), and then contact the link below:**

<https://commerce.cashnet.com/ANTHROPOLOGY>

Sincerely,

*E. A. Greathouse*

E. A. Greathouse, Coordinator  
Central California Information Center  
California Historical Resources Information System

\* Invoice Request sent to: [ARBilling@csustan.edu](mailto:ARBilling@csustan.edu), CSU Stanislaus Financial Services