



# Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Jennifer Jolley, Director

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## APPLICATION REFERRAL: Public Hearing

Project Planner: Alisa Goulart Phone: (209) 468-0222 Fax: (209) 468-3163 Email: [alisa.goulart@sjgov.org](mailto:alisa.goulart@sjgov.org)

The following projects have been filed with this Department: **APPLICATION NUMBERS: PA-2400217 (A)**  
**PA-2400219 (ME)**  
**PA-2400220 (GP)**

**PROPERTY OWNER:** Alawdi Zakrya  
3500 Macarthur Blvd.  
Oakland, CA 94619

**APPLICANT:** Mohamed S. Elshafei  
122 Avocado Ct.  
San Ramon, CA 94583

**PROJECT DESCRIPTION:** A Administrative Use Permit, Merger, and General Plan Amendment application to change the General Plan designation of 0.81 acres from I/G to C/C. This application is connected to PA-24000217. This parcel is not under Williamson Act Contract.

The Property is zoned C-C (Community Commercial) and the General Plan designation is I/G (General Industrial).

**PROJECT LOCATION:** The project site is on the south side of E. Hurd Road, bordered by S. El Dorado Street on the west and S. Harlan Road on the east., French Camp. (APN/Address: 193-170-17, -18, -19, -20 / 12 E. Hurd Rd., French Camp) (Supervisory District: 3)

**ENVIRONMENTAL DETERMINATION:** This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined that through the Initial Study that contains proposed mitigation measures all potentially significant effects on the environment can be reduced to a less than significant level. The Mitigated Negative Declaration and Initial Study can be viewed on the Community Development Department website at [www.sjgov.org/commdev](http://www.sjgov.org/commdev) under Active Planning Applications.

**APPLICATION REVIEW:** Recommendations and/or comments on these projects must be submitted to the Community Development Department (Phone: [209] 468-0222 or via email at [alisa.goulart@sjgov.org](mailto:alisa.goulart@sjgov.org)) no later than January 13, 2026. Recommendations and/or comments received after that date may not be considered in staff's analysis and/or recommendation to the San Joaquin County Planning Commission for this application.

**NOTE TO SURROUNDING PROPERTY OWNERS:** These projects will be scheduled for a San Joaquin County Planning Commission hearing. Notification will be provided on the date, time, and place of the public hearing at a later date.

**NOTE TO REVIEW AGENCIES:** In order to be notified of the San Joaquin County Planning Commission hearing date for these projects, please contact the above noted Project Planner to be placed on the notification list. (Public agencies with recommendations and/or comments on the proposed projects and/or environmental determination will automatically be placed on the notification list.)

**AGENCY REFERRALS MAILED ON:** December 16, 2025

**TO:**

SJC Supervisor: District 3	San Joaquin Council of Governments	Manteca Unified School District
SJC Assessor	Airport Land Use Commission	French Camp-McKinley Fire District
SJC Building Division / Plan Check	CA Fish & Wildlife Region: 2	Stockton East Water District
SJC Environmental Health	CA Food & Agriculture	US Fish & Wildlife
SJC Fire Prevention Bureau	Federal Emergency Management Agency	Buena Vista Rancheria
SJC Mosquito Abatement	CV Regional Water Quality Control Board	California Valley Miwok Tribe
SJC Public Works	Reclamation District 17	PG&E
French Camp Municipal Advisory Council	Precissi Flying Service	Haley Flying Service