



## **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-24000217 (A)**

**PA-24000219 (ME)**

**PA-24000220 (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) (Supervisorial 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

SJC Assessor

SJC Building Division / Plan Check

SJC Environmental Health

SJC Fire Prevention Bureau

SJC Mosquito Abatement

SJC Public Works

French Camp Municipal Advisory Council

San Joaquin Council of Governments

Airport Land Use Commission

CA Fish & Wildlife Region: 2

CA Food & Agriculture

Federal Emergency Management Agency

CV Regional Water Quality Control Board

Reclamation District 17

Precissi Flying Service

Manteca Unified School District

French Camp-McKinley Fire District

Stockton East Water District

US Fish & Wildlife

Buena Vista Rancheria

California Valley Miwok Tribe

PG&E

Haley Flying Service