Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: PA-2400217, -219, -220 Commercial Kitchen with Drive-thru, with Merger and General Plan Map Amendment

Lead Agency: San Joaquin County- Community Development Dept. Contact Person: Alisa Goulart

Mailing Address: 1810 East Hazelton Avenue Phone: 209-468-0222

City: Stockton Zip: 95205 County: San Joaquin

Project Location: County: San Joaquin City/Nearest Community: French Camp, CA

Cross Streets: S. El Dorado St., S. Harlan Rd., E. Hurd St., E. Lynn Ave., E. Matthews Rd. Zip Code: 95231

Longitude/Latitude (degrees, minutes and seconds): 37 ° 52 ' 57.7 " N / 121 ° 16 ' 47.3 " W Total Acres: .81

Assessor's Parcel No.: 193-170-17,-18, -19, -20 Section: 14 Twp.: Range: Base: MDBM

Within 2 Miles: State Hwy #: Interstate 5 Waterways: French Camp Slough

Airports: Stockton Metropolitan Airport Railways: Union Pacific Schools: French Camp Elem.

Document Type:

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☒ Mit Neg Dec Other: ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ 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: Merger

Development Type:

☐ Residential: Units Acres
☐ Office: Sq.ft. Acres Employees ☐ Transportation: Type
☒ Commercial: Sq.ft. 4,128 Acres .81 Employees 7 ☐ Mining: Mineral
☐ Industrial: Sq.ft. Acres Employees ☐ Power: Type MW
☐ Educational: ☐ Waste Treatment: Type MGD
☐ Recreational: ☐ Hazardous Waste: Type
☐ Water Facilities: Type MGD ☐ 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 ☐ Geologic/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 ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Vacant/ C-C/ I/G

Project Description: *(please use a separate page if necessary)*

This project consists of 3 planning applications on 4 parcels as follows:
Administrative Use Permit Application PA-2400217: To establish a 4,128 sq. ft. commercial kitchen with drive thru sales. No indoor or outdoor dining amenities. The project will have an entrance driveway off of 5. El Dorado Street and 2 exits onto 5. Harlan Road. A private onsite well for water, septic system for sanitary sewer and retention pond for storm drainage will be utilized. Merger of Parcels PA-2400219: To merge 4 adjacent parcels into one 0.81 acre parcel. General Plan Map Amendment PA-2400220: To amend the GP designation of 4 adjacent parcels from I/G (General Industrial) to CIC (Community Commercial).

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.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

____	Air Resources Board	____	Office of Historic Preservation
____	Boating & Waterways, Department of	____	Office of Public School Construction
____	California Emergency Management Agency	____	Parks & Recreation, Department of
____	California Highway Patrol	____	Pesticide Regulation, Department of
____	Caltrans District # 10	____	Public Utilities Commission
____	Caltrans Division of Aeronautics	____	Regional WQCB # CV
____	Caltrans Planning	____	Resources Agency
____	Central Valley Flood Protection Board	____	Resources Recycling and Recovery, Department of
____	Coachella Valley Mtns. Conservancy	____	S.F. Bay Conservation & Development Comm.
____	Coastal Commission	____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
____	Colorado River Board	____	San Joaquin River Conservancy
____	Conservation, Department of	____	Santa Monica Mtns. Conservancy
____	Corrections, Department of	____	State Lands Commission
____	Delta Protection Commission	____	SWRCB: Clean Water Grants
____	Education, Department of	____	SWRCB: Water Quality
____	Energy Commission	____	SWRCB: Water Rights
X	Fish & Game Region # 2	____	Tahoe Regional Planning Agency
____	Food & Agriculture, Department of	____	Toxic Substances Control, Department of
____	Forestry and Fire Protection, Department of	____	Water Resources, Department of
____	General Services, Department of		
____	Health Services, Department of	____	Other: _____
____	Housing & Community Development	____	Other: _____
____	Native American Heritage Commission		

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

Starting Date 12/16/25 Ending Date 1/14/26

Lead Agency (Complete if applicable):

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

Applicant: Mohamad S. Elshafei
Address: 122 Avocado Ct.
City/State/Zip: San Ramon, CA 94583
Phone: 510-309-2082

Signature of Lead Agency Representative: _____ **Date:** 12/12/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.