

**COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
ZONING ADMINISTRATOR
STAFF REPORT**



Date: June 24, 2026

Staff: Michelle Drehobl

CONDITIONAL USE PERMIT

FILE NUMBER: CUP25-0018/El Dorado Hills Muslim Community Place of Worship

APPLICANT: JTS Engineering Consultants Inc./Omar Siddiqui

PROPERTY OWNER: El Dorado Hills Muslim Community/Fahad Ahmed

REQUEST: Conditional Use Permit to establish and operate an El Dorado Hills Muslim Community Place of Worship in an existing 7,988-square-foot tenant space.

LOCATION: On the west side of Golden Foothill Parkway, approximately 1,350 feet ~~southeast~~ southwest of the intersection with Latrobe Road, in the El Dorado Hills Business Park located in the El Dorado Hills Community Region, in the El Dorado Hills area (Exhibit A).

SUPERVISOR

DISTRICT: 2

APN: 117-110-001 (Exhibit B)

ACREAGE: 0.18 acre

GENERAL PLAN: Research and Development (R&D) (Exhibit C)

ZONING: Research and Development – Design Control and Planned Development Combined Zone (R&D-DC/PD) (Exhibit D)

ENVIRONMENTAL DOCUMENT: This project has been found to be Categorically Exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION: Staff recommends the Zoning Administrator take the following actions:

1. Find Conditional Use Permit CUP25-0018 to be Categorically Exempt pursuant to Section 15301, Existing Facilities, of the CEQA Guidelines; and
2. Approve Conditional Use Permit CUP25-0018, based on the Findings and subject to the Conditions of Approval as presented.

REGULATORY AUTHORITY

Pursuant to Zoning Ordinance Section 130.23.020 (Industrial/R&D Zones Use Matrix), indoor only Churches and Community Assembly are allowed as a conditional use in the Research and Development (R&D) zoning designation.

According to Section 130.52.021.B, Review Authority and CEQA for Conditional Use Permits, the Zoning Administrator or the Planning Commission shall have review authority, and the Director shall determine the review authority based on the nature of the application, and the policy issues raised by the project. The nature of this project request has been determined to be relatively minor and appropriate for Zoning Administrator decision.

Per Section 130.52.040.F, Concurrent Applications, this Conditional Use Permit (CUP) satisfies the Design Review Combining Zone requirement for a Design Review Permit.

EXISTING CONDITIONS/SITE CHARACTERISTICS

The 0.18-acre site is located on the west side of Golden Foothill Parkway, approximately 1,350 feet ~~southeast~~ southwest of the intersection with Latrobe Road, in the El Dorado Hills Business Park located in the El Dorado Hills Community Region, in the El Dorado Hills area. The parcel elevation is approximately 560 feet above sea level. The existing office building for the proposed project site is its own parcel (Assessor's Parcel Number [APN] 117-110-001), along with three (3) similar parcel/building units within the surrounding El Dorado Hills Business Park consisting of shared parking and landscaping. All adjacent parcels are similarly zoned R&D (Exhibit D).

PROJECT DESCRIPTION

The proposed project is a request for a CUP to allow for the utilization of an existing 7,988-square-foot commercial tenant space for a small-scale indoor religious assembly. The building will be used as-is. No exterior modifications, structural changes, or additions are proposed. The use consists of short, daily indoor prayer gatherings with limited attendance, as well as one (1) weekly congregational prayer. The place of worship will include a reception corridor, a prayer area, a community room area, 11 office areas, two (2) kitchen areas, a storage room, along with restrooms and a break area (Exhibit F).

As this CUP application is requesting the approval of a place of worship in an existing structure on an R&D parcel, landscaping and lighting standards do not apply to this project because they were analyzed during the initial building permit application, issuance, and final inspections stages. No modification to the existing exterior, landscaping, lighting, or parking are being proposed as part of this project.

STAFF ANALYSIS

Environmental Review: Staff has reviewed the project and has determined CUP25-0018 is Categorically Exempt pursuant to Section 15301 (Class 1, Existing Facilities), of the CEQA Guidelines. Class 1 categorical exemptions consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of existing or former use. Specifically, (a) includes “interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.” Approval of this CUP would allow for internal uses for an existing structure.

Filing of a Notice of Exemption is required in accordance with CEQA Guidelines Section 15062(d) to initiate a 35-day statute of limitations on legal challenges to the County’s decision that the project is exempt from CEQA. The applicant may submit a \$50.00 recording fee to the Planning Division for the County Recorder to file the Notice of Exemption. If the fee is not received and the notice is not filed, an 180-day statute of limitations will apply.

General Plan Consistency: Staff has determined that the proposed project is consistent with the applicable policies and requirements in the El Dorado County General Plan, as discussed below in Section 2.0, General Plan Findings.

Zoning Ordinance Consistency: The project site is zoned R&D-DC/PD. Section 130.23.010, Research and Development Zones, of the County’s Zoning Ordinance states that the R&D zone

designates areas suitable for high technology, non-polluting manufacturing plants, research and development facilities, corporate/industrial offices, and support service facilities in a rural or campus-like setting, such as a business park environment. Indoor churches and community assembly is permitted with a CUP within the R&D Zone.

Section 130.23.030, R&D Development Standards, of the Zoning Ordinance establishes development standards for projects within the R&D zone, including setbacks, maximum building height, and development density. As proposed, the project would be consistent with the development standards of the R&D zone district.

Agency Comments: The project was distributed to all applicable agencies and departments for review and comment. Comments were received from El Dorado County Department of Transportation (DOT), El Dorado County Building Division, El Dorado County Environmental Management Department, El Dorado Hills Fire Protection District (EDHFPD), and Pacific Gas and Electric (PG&E). Comments received have been reviewed and, if applicable, incorporated as Conditions of Approval for the project.

Public Notice: The project was duly noticed for a Zoning Administrator public hearing with a public notification range of 1,000 feet, and a legal advertisement was published in applicable local newspapers. In addition, project notification was sent to the County's Zoning Administrator email subscription list and posted on the Planning Division's Zoning Administrator webpage. No physical signposting is required for CUPs.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....Vicinity Map

Exhibit B.....Assessor's Parcel Map

Exhibit C.....General Plan Land Use Designation Map

Exhibit D.....Zoning Designation Map

Exhibit E.....Site Map

Exhibit F.....Floor Plan

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FINDINGS

Conditional Use Permit CUP25-0018 El Dorado Hills Muslim Community Place of Worship Zoning Administrator/June 24, 2026

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the Staff Report and evidence in the record, the following Findings can be made:

1.0 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

- 1.1 CUP25-0018 has been found to be Categorically Exempt pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. Class One consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of existing or former use. The project allows for internal uses for an existing structure, and thus it is consistent with this exemption classification under CEQA. Furthermore, the project does not qualify for any of the exceptions to the categorical exemptions to exemptions found in CEQA Guidelines Section 15300.2.

Exception (a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. The project is a Class 1 exemption; therefore, this exception does not apply.

Exception (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant. The proposed project does not anticipate further development. Therefore, this exception does not apply.

Exception (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances at the location of this proposed project; therefore, this exception does not apply.

Exception (d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified Environmental Impact Report (EIR). The proposed project is not within a scenic highway corridor; therefore, this exception does not apply.

Exception (e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. The proposed project is not located on a hazardous waste site; therefore, this exception does not apply.

Exception (f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. The location of the proposed project on the subject site does not include historical resources. Therefore, this exception does not apply.

- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department - Planning Division at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The proposed use is consistent with General Plan Policy 2.2.1.2.

General Plan Policy 2.2.1.2 establishes an appropriate range of land use types and densities within the County. The Research and Development (R&D) land use designation is to provide areas for the location of high technology, non-polluting manufacturing plants, research and development facilities, corporate/industrial offices, and support service facilities in a rural or campus-like setting which ensures a high quality, aesthetic environment. This designation is highly appropriate for the business park/employment center concept. Lands designated as R&D can be located in Community Regions and in Rural Centers.

Rationale: The General Plan designates the subject site as R&D. This Conditional Use Permit (CUP) is for a Muslim Community Place of Worship to be considered a civic support service facility for R&D. The requested use is specifically included for this zone with conditional use entitlement approval. This use is consistent with the intent of the R&D land use designation and is compatible with the existing landscape and surrounding uses.

2.2 The project is consistent with General Plan Policy 2.2.5.2.

General Plan Policy 2.2.5.2 requires that all applications for discretionary projects or permits shall be reviewed to determine consistency with the policies of the General Plan.

Rationale: Staff has prepared this section on General Plan Findings to document the project's consistency with the policies of the General Plan.

2.3 The project is consistent with General Plan Policy 2.2.5.21.

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed.

Rationale: The proposed project site is surrounded by R&D land uses on all adjacent parcels in the El Dorado Hills Business Park. Existing development in the business park property includes offices, medical services, research and laboratory services, education, a church, and other related support service facilities. No substantial changes to the building are proposed. Conditions of Approval limit the use of the facility area to internal uses only, maintaining compatibility with the surrounding area. Indoor only churches and community assembly are considered compatible with the surrounding R&D designated areas with approval of a CUP. Staff has determined the proposed project would be compatible with the surrounding land uses and would be consistent with this policy based on the pre-existence of buildings, landscaping, lighting, and adjoining land uses. Therefore, the project is consistent with this policy.

2.4 The project is consistent with General Plan Policy 5.1.2.1.

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: This project was distributed to all applicable agencies. These agencies include El Dorado County Board of Supervisors District 2, El Dorado County Building Division, El Dorado Hills Area Planning Advisory Committee (APAC), El Dorado Hills Business Park, El Dorado Hills Fire Protection District (EDHFPD), El Dorado Irrigation District (EID), El Dorado County Environmental Management, El Dorado County Sheriff's Office, El Dorado County Emergency Medical Services, El Dorado Disposal, El Dorado County Stormwater Unit, El Dorado Air Quality Management District, Pacific Gas and Electric (PG&E), and El Dorado County Department of Transportation (DOT). All utilities and services have been found to be available and adequate for the proposed development under the pre-existing building. No issues or concerns were raised regarding the adequacy of public services and utilities to serve this project. Therefore, this project is consistent with this policy.

2.5 The project is consistent with General Plan Policy 5.7.2.1.

General Plan Policy 5.7.2.1 requires the responsible fire protection district review all applications to determine the ability of the district to provide required services and to ensure services will not be reduced below acceptable levels.

Rationale: The project was distributed to the EDHFPD for review. After reviewing the project plans, the EDHFPD determined the project would not affect the EDHFPD's ability to provide required fire services to the project parcel as conditioned. Therefore, the project is consistent with this policy.

2.6 The project is consistent with General Plan Policy 6.2.3.2.

General Plan Policy 6.2.3.2, Adequate Access for Emergencies, requires that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Rationale: The proposed project will not result in any hindrances to site access as it currently exists. The proposed project was reviewed by DOT and EDHFPD for adequate site access. An indoor accessibility plan for the proposed project has also been reviewed by EDHFPD. No comments or concerns regarding access have been received. The project will continue to maintain adequate site access in the event of emergency access and/or evacuation. Therefore, this project is consistent with this policy.

3.0 ZONING FINDINGS

3.1 The proposed use is consistent with Title 130.

Industrial and R&D zones are intended to provide for a full range of light and heavy manufacturing, including manufacturing, processing, distribution, and storage. In addition, an R&D zone is established to provide areas for high technology, non-polluting manufacturing plants, research and development facilities, corporate/industrial offices, and support service facilities in a rural or campus-like setting, such as a business park environment.

Rationale: The subject parcel is zoned R&D. The Industrial and R&D Zones Use Matrix (Table 130.23.020) establishes those uses that are permitted and those that require approval by a CUP in the R&D zoning designation. The matrix includes Churches and Community Assembly, Indoor Only, as a use that is allowed by the issuance of an approved CUP.

The project has been analyzed in accordance with Zoning Ordinance Section 130.23.030 (Industrial and R&D Zone Development Standards) for minimum lot size, dimensions, height, and building setbacks. The project, as proposed and conditioned, is consistent with the Zoning Ordinance and complies with all applicable standards. Therefore, the project is consistent with this policy.

4.0 CONDITIONAL USE PERMIT FINDINGS

4.1 The issuance of the permit is consistent with the General Plan.

Rationale: The proposed use is consistent with all applicable policies and requirements of the General Plan as discussed above in Section 2.0 in the General Plan Findings section of the Staff Report.

4.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the surrounding neighborhood.

Rationale: The use will not conflict with surrounding land uses which includes existing offices, medical services, laboratory services, education, a church, and other related support service facilities in the El Dorado Hills Business Park. The proposed use will comply with the development standards of the R&D zone district. As proposed and conditioned, the proposed use would not be

detrimental to public health, safety and welfare, or injurious to the surrounding area.

4.3 The proposed use is specifically permitted by CUP.

Rationale: The subject parcel is zoned R&D. The Industrial and R&D Zones Use Matrix (Table 130.23.020) establishes those uses that are permitted and those that require approval by a CUP in the R&D zoning designation. The matrix includes Churches and Community Assembly, Indoor Only, as a use that is allowed by the issuance of an approved CUP. The requested use is specifically included for this zone with conditional use entitlement approval. This application meets the requirement of the applicable provisions above for a CUP.

5.0 DESIGN REVIEW FINDINGS

5.1 Design Review - Community Combining Zone

Rationale: The project site is within a Design Review - Community Combining Zone (DC). Per Zoning Ordinance Code Section 130.52.030, projects located on parcels within a DC zone must complete the Design Review Permit process. This CUP application is requesting the approval of a place of worship in an existing structure on an R&D parcel; landscaping and lighting standards do not apply to this project because they were analyzed during the initial building permit application, issuance, and final inspections stages. No modification to the existing exterior, landscaping, lighting, or parking are being proposed as part of this project. Compliance with County Design Standards was analyzed and found to be consistent with the review requirements.

CONDITIONS OF APPROVAL

**Conditional Use Permit CUP25-0018
El Dorado Hills Muslim Community Place of Worship
Zoning Administrator/June 24, 2026**

Planning Division

- 1. This Conditional Use Permit (CUP) is based upon and limited to compliance with the project description, the following hearing exhibits, and Conditions of Approval set forth below:

Exhibit ESite Map
Exhibit F.....Floor Plan

Approval of the CUP allows for the establishment and operation of an El Dorado Hills Muslim Community Place of Worship in an existing 7,988-square-foot tenant space, which would be created in the existing building. No new exterior lighting, signage, or landscaping are included as part of this CUP.

Any deviations from the project description, exhibits, or Conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description and the hearing exhibits above and Conditions of Approval below. The property and any portions thereof shall be sold, leased, or financed in compliance with this project description and the approved hearing exhibits and Conditions of Approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

- 2. **Permit Expiration:** In compliance with County Code Section 130.54.060 (Time Limits, Extensions, and Permit Expiration), implementation of the project must occur within 24 months of approval of this CUP, or the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with the Conditions of Approval.
- 3. **Legal Indemnity/Hold Harmless Agreement:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer

and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The developer and landowner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a CUP.

El Dorado Hills Fire Protection District (EDHFPD)

4. **Address (commercial):** All parcels shall be provided with an approved address number as issued by the County Surveyor's Office. Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than eight (8) inches and shall be internally illuminated or mounted immediately adjacent to a light source and shall also contrast with their background.
5. **Plan Submittal (commercial):** The applicant shall meet the following: Architectural Plans shall be submitted and approved prior to Final Building Permit being issued. Fire Sprinkler and Fire Alarm plans shall be submitted prior to Final Building Permit being issued. Please note: EDHFPD does not allow deferred submittals for Fire Sprinkler or Fire Alarm plans.

This proposal consists of a change in use from a B occupancy to an A occupancy. Plan submittal for a change in use is required prior to occupancy of the space.

El Dorado County Environmental Management

6. **Construction and Demolition (C&D) Debris Recycling:** State Law mandates that a minimum of 65% of the waste materials generated from covered Construction and Demolition projects must be diverted from being landfilled by being recycled or reused on site. Please visit the following website <https://www.eldoradocounty.ca.gov/Public-Safety-Justice/Waste-Disposal/Solid-Waste-Disposal/Construction-and-Demolition-Debris-Recycling> to view El Dorado County's C&D Recycling Ordinance Program information and requirements.
7. **SB 1383 – Short-Lived Climate Pollutants (Non-Residential):** State and County law requires that all non-residential dwellings that generate at least two (2) cubic yards of solid waste per week to have an organics recycling program for the following types of organic wastes: green waste, landscape, pruning waste, food waste, and food-soiled paper.

El Dorado County Building Division

8. **Building Permit:** The applicant shall obtain a building permit from the El Dorado County Building Division for this project.