



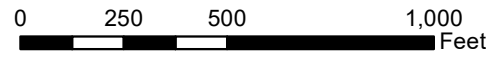
Project Parcel
APN 117-110-001

Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community



- Legend**
- Parcel Lines
 - Roads**
 - MAJOR
 - MINOR

CUP25-0018/El Dorado Hills Muslim Community Place of Worship Exhibit A - Vicinity Map



FOR N 1/4 SEC. 14, T.31N., R.02E., W.D.WI.
BEING PARCEL 26 OF P.M. 32 - 128
P.M. 44 - 27

1" equals 100'

WINDPLAY DR

Bk 117
Pg 09

Bk 117 Pg 06

PM 44/27/1
①
0.183 A

PM 44/27/1A
⑤
0.183 A

PM 44/27/2
②
0.18 A

PM 44/27/3
③
0.183 A

PM 44/27/4
④
0.183 A

GOLDEN FOOTBALL PKY

HAWK'S FLIGHT CT

Acreages Are Estimates

RECEIVED

NOV 14 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Rev. July 12, 2006 Assessor's Map Bk. 117 - Pg. 11
County of El Dorado, CA

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Bk 117 Pg 12

Exhibit B - Assessor's Parcel Map
CUP25-0018/El Dorado Hills Muslim Community Place of Worship

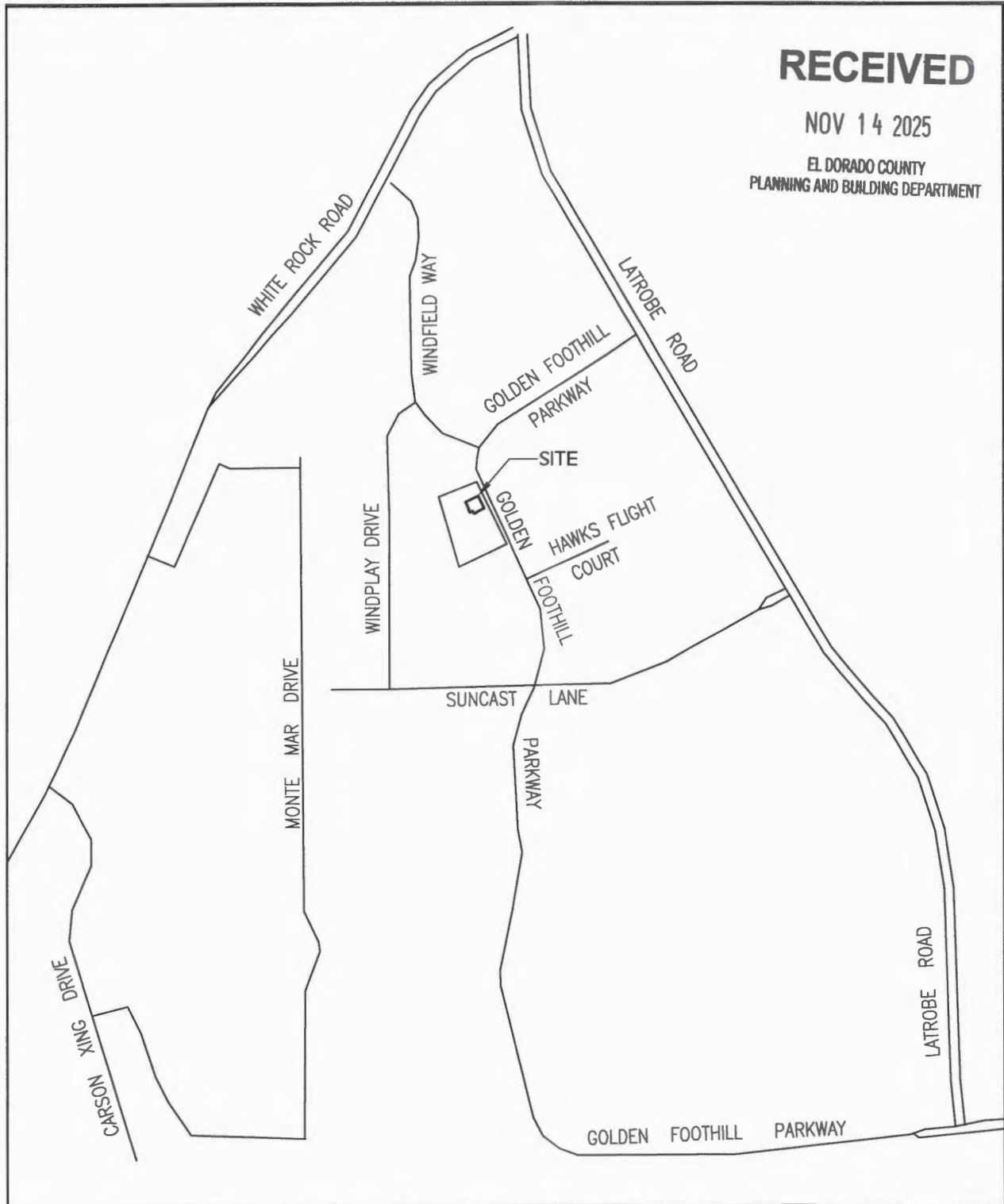
CUP25-0018

26-1039 B 2 of 9

RECEIVED

NOV 14 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



JTS ENGINEERING
CONSULTANTS, INC.
1808 J STREET
SACRAMENTO CALIFORNIA 95811 (916) 441-6708

VICINITY MAP
4995 GOLDEN FOOTHILL PARKWAY

APN: 117-110-001
PARCEL 1 OF 44 P.M. 27

EL DORADO COUNTY

CALIFORNIA

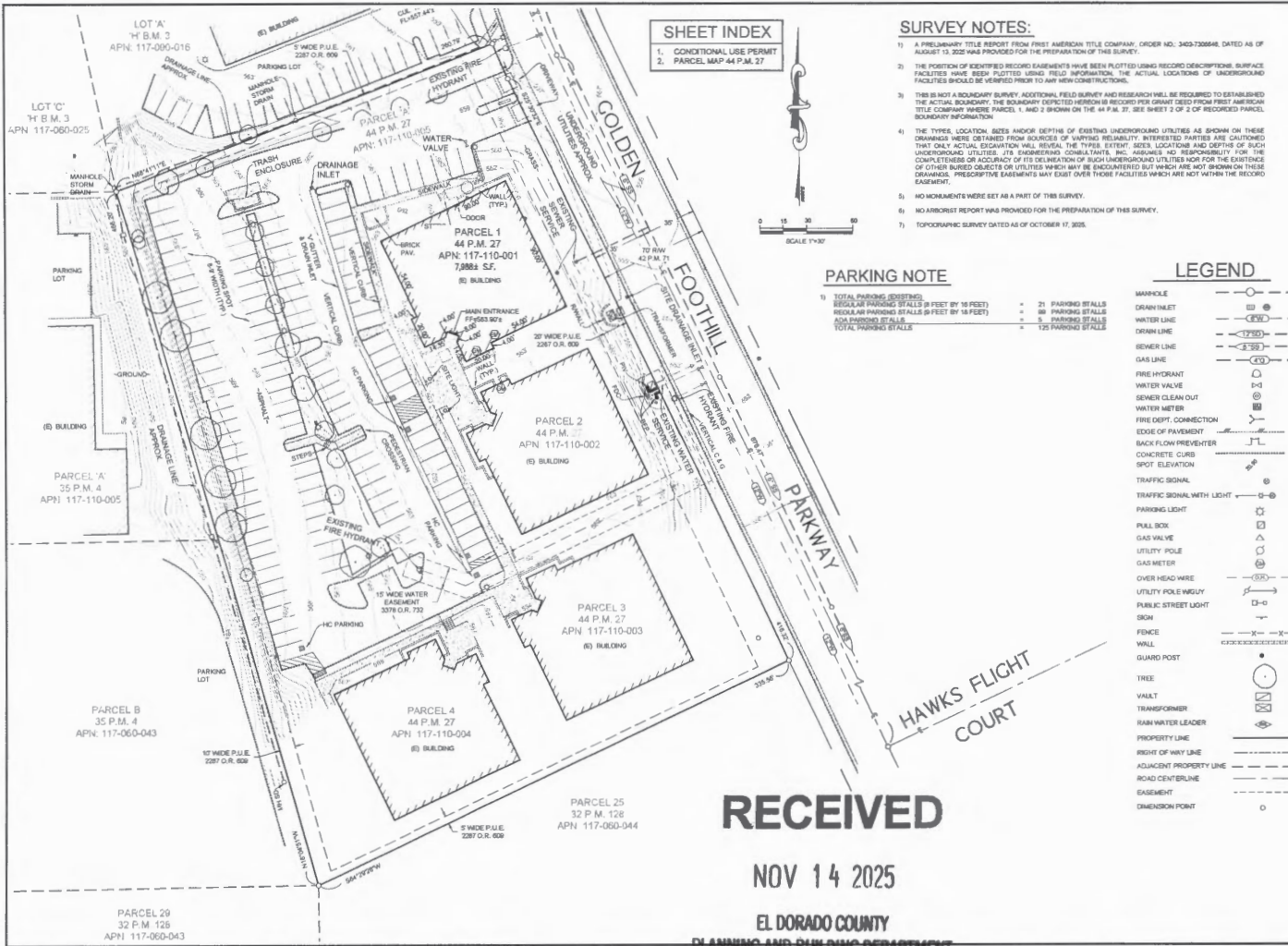
SCALE: 1"=30'

DATE: 10/23/25

SHEET: 1 OF 1

JOB# 2025-107

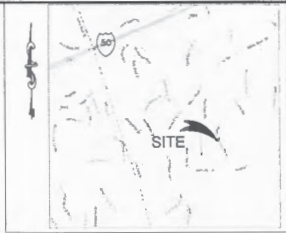
CUP25-0018



SHEET INDEX
 1. CONDITIONAL USE PERMIT
 2. PARCEL MAP 44 P.M. 27

SURVEY NOTES:

- 1) A PRELIMINARY TITLE REPORT FROM FIRST AMERICAN TITLE COMPANY, ORDER NO. 3463-788646, DATED AS OF AUGUST 13, 2022 WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY.
- 2) THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATION OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.
- 3) THIS IS NOT A BOUNDARY SURVEY. ADDITIONAL FIELD SURVEY AND RESEARCH WILL BE REQUIRED TO ESTABLISH THE ACTUAL BOUNDARY. THE BOUNDARY DETERMINED HEREON IS RECORD FOR GRANT TIED FROM FIRST AMERICAN TITLE COMPANY WHERE PARCELS 1 AND 2 SHOWN ON THE 44 P.M. 27. SEE SHEET 2 OF 2 OF RECORDED PARCEL BOUNDARY INFORMATION.
- 4) THE TYPE, LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPE, EXTENT, SIZES, LOCATION AND DEPTHS OF SUCH UNDERGROUND UTILITIES. JTS ENGINEERING CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DETERMINATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. PRESCRIPTIVE EASEMENTS MAY EXIST OVER THOSE FACILITIES WHICH ARE NOT WITHIN THE RECORD EASEMENT.
- 5) NO MONUMENTS WERE SET AS A PART OF THIS SURVEY.
- 6) NO ARBORIST REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY.
- 7) TOPOGRAPHIC SURVEY DATED AS OF OCTOBER 17, 2023.



VICINITY MAP
NO SCALE

PARKING NOTE

- 1) TOTAL PARKING (EXISTING)
 REGULAR PARKING STALLS (9 FEET BY 18 FEET) = 21 PARKING STALLS
 ADA PARKING STALLS (9 FEET BY 18 FEET) = 5 PARKING STALLS
 TOTAL PARKING STALLS = 26 PARKING STALLS

LEGEND

- MANHOLE
- DRAIN INLET
- WATER LINE
- DRAIN LINE
- SEWER LINE
- GAS LINE
- FIRE HYDRANT
- WATER VALVE
- SEWER CLEAN OUT
- WATER METER
- FIRE DEPT. CONNECTION
- EDGE OF PAVEMENT
- BACK FLOW PREVENTER
- CONCRETE CURB
- SPOT ELEVATION
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL WITH LIGHT
- PARKING LIGHT
- PULL BOX
- GAS VALVE
- UTILITY POLE
- GAS METER
- OVER HEAD WIRE
- UTILITY POLE W/ W/UT
- PUBLIC STREET LIGHT
- SIEM
- FENCE
- WALL
- GUARD POST
- TREE
- VAULT
- TRANSFORMER
- RAIN WATER LEADER
- PROPERTY LINE
- RIGHT OF WAY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- EASEMENT
- DIMENSION POINT

OWNER / CONTACT:
 OWNER: EL DORADO HILLS RESIDENT COMMUNITY
 CONTACT: RANDI JAMES
 4077 REDWOOD DRIVE
 EL DORADO HILLS, CA 95762
 TEL: (916) 867-7823
 eldoradomrps@gmail.com

ENGINEER / APPLICANT:
 JTS ENGINEERING CONSULTANTS, INC.
 1808 J STREET
 SACRAMENTO, CA 95811
 TEL: (916) 441-9708
 FAX: (916) 441-5338
 CONTACT: GREG JAMES DOUGLAS, P.E.
 (EMAIL: www.alpha@jtsengineering.com)

PROJECT ADDRESS:
 4995 GOLDEN FOOTHILL PARKWAY
 EL DORADO HILLS, CA 95762

APN:	117-110-001	EXISTING	PROPOSED
ZONING:	R4D	NO CHANGE	
USE:	R4D	NO CHANGE	
LOTS:	1		1
AREA (GROSS):	7,882 SQ. FT.		NO CHANGE
SCHOOL DISTRICT:	BUCKEYE UNION SCHOOL DISTRICT		
REQUEST:	CONDITIONAL USE PERMIT TO OPERATE A RELIGIOUS CENTER		
FLOOD ZONE:	FLOOD ZONE AREA "ZONE 1" PER FEMA PANEL NUMBER 8 REVISION 06/17/2022, PANEL REVISION DATE: 5/28/2028		

CONTOUR INTERVALS
 MAJOR CONTOUR LINES: 5 FOOT INTERVALS
 MINOR CONTOUR LINES: 1 FOOT INTERVALS

UTILITY CONTACTS		
TELEPHONE	AT&T	(916) 873-2143
GAS	PG&E	(916) 388-5135
ELECTRICITY	SM&D	(916) 732-5700
WATER	EL DORADO IRRIGATION DISTRICT	(530) 622-4513
CABLE	COMCAST	(800) 630-4722
SEWER	EL DORADO IRRIGATION DISTRICT	(530) 622-4513
FIRE	EL DORADO HILLS FIRE DEPARTMENT	(916) 853-8841
UNDERGROUND SERVICE ALERT	UNDERGROUND SERVICE ALERT	(800) 227-5860

RECEIVED

NOV 14 2025

EL DORADO COUNTY

PLANNING AND BUILDING DEPARTMENT

BENCHMARK ELEV. 2513.2 (946602)
 THIS PLAN LEGEND IS TO BE READ ON TOP OF AN UNDERGROUND UTILITY RECORD SET INSIDE A PVC PIPE AND BEYOND AN ALUMINUM ACCESS COVER, 412 FT WEST OF THE CENTERLINE OF GRANT LINE ROAD, HAWKSFLIGHT FOOTCOURT, 28 34 BENCHMARK (11 11)

JTS ENGINEERING CONSULTANTS, INC.
 1808 J STREET
 SACRAMENTO CALIFORNIA 95811 (916) 441-6708

DESIGNED: N/A
 DRAWN: JMH
 CHECKED: GJS
 SUBMITTED: GREG JAMES DOUGLAS, P.E. RCE: 58360



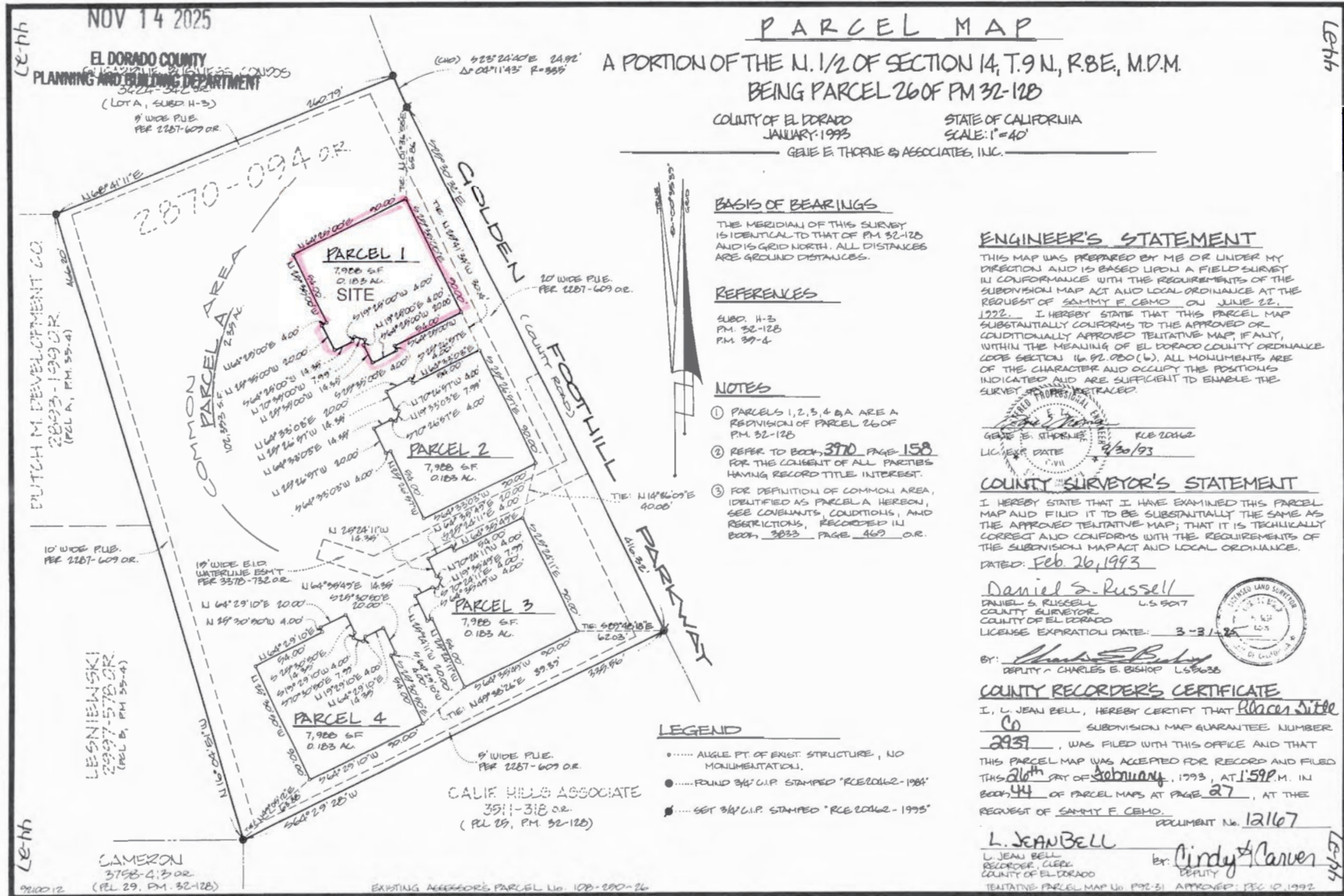
NO	DATE	REVISION	APPROVAL BY

SITE PLAN EXHIBIT FOR CONDITIONAL USE PERMIT
4995 GOLDEN FOOTHILL PARKWAY
 EL DORADO COUNTY APN 117-110-001
 DATE: 10/23/2025
 SHEET 1 OF 2
 JOB NO. 2025-167

CUP25-0018

RECEIVED

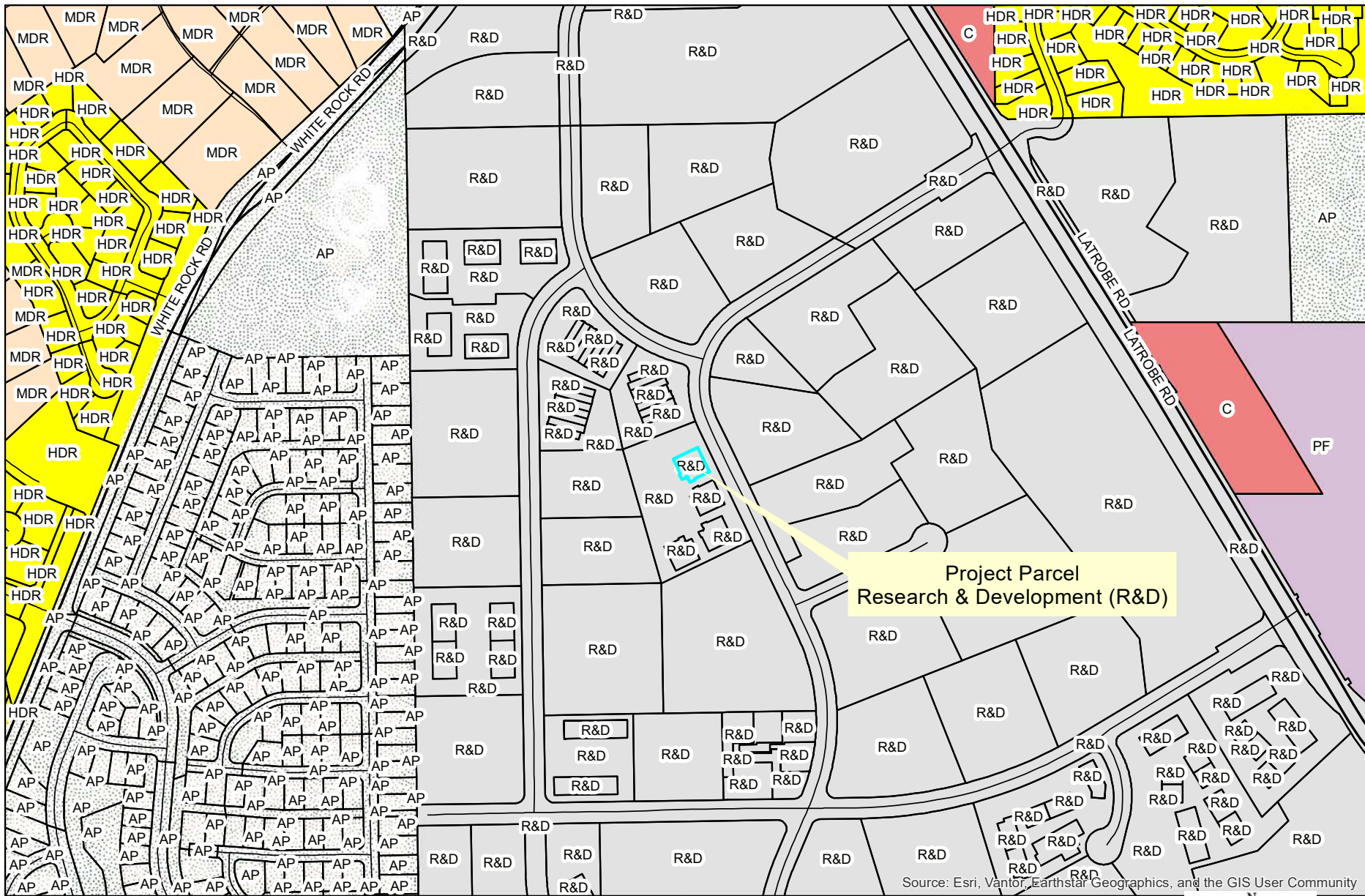
PARCEL MAP 44-PM-27



SHEET 2 OF 2

CUP25-0018

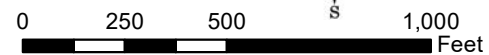
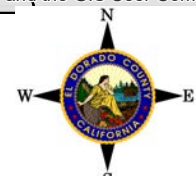
26-1039 B 5 of 9

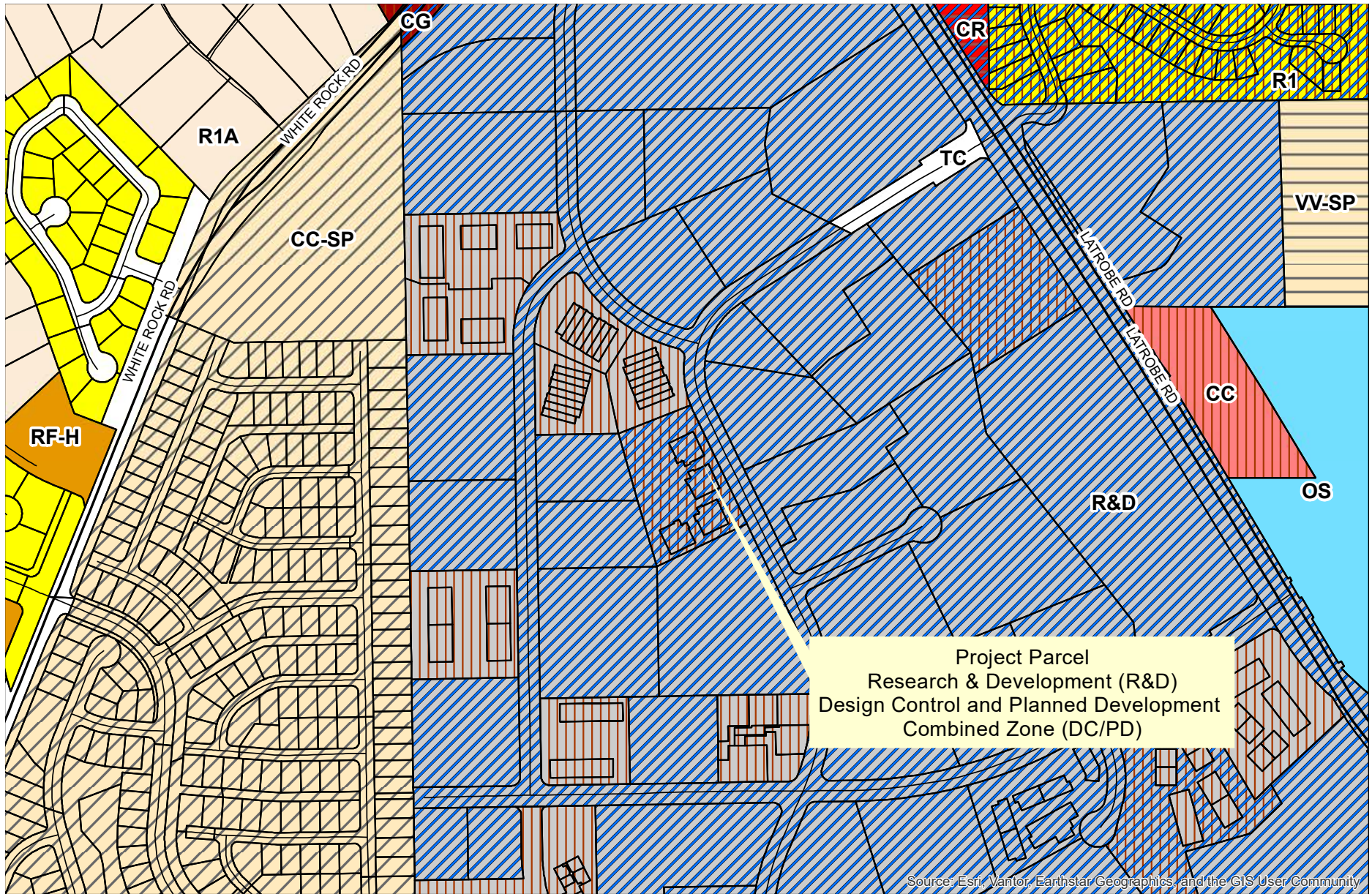


Legend

- Parcel Lines
- Adopted Plan
- Commercial
- High Density Residential
- Medium Density Residential
- Open Space
- Public Facilities
- Research & Development

**CUP25-0018/EI Dorado Hills Muslim Community Place of Worship
Exhibit C - General Plan Land Use Designation Map**

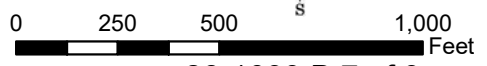




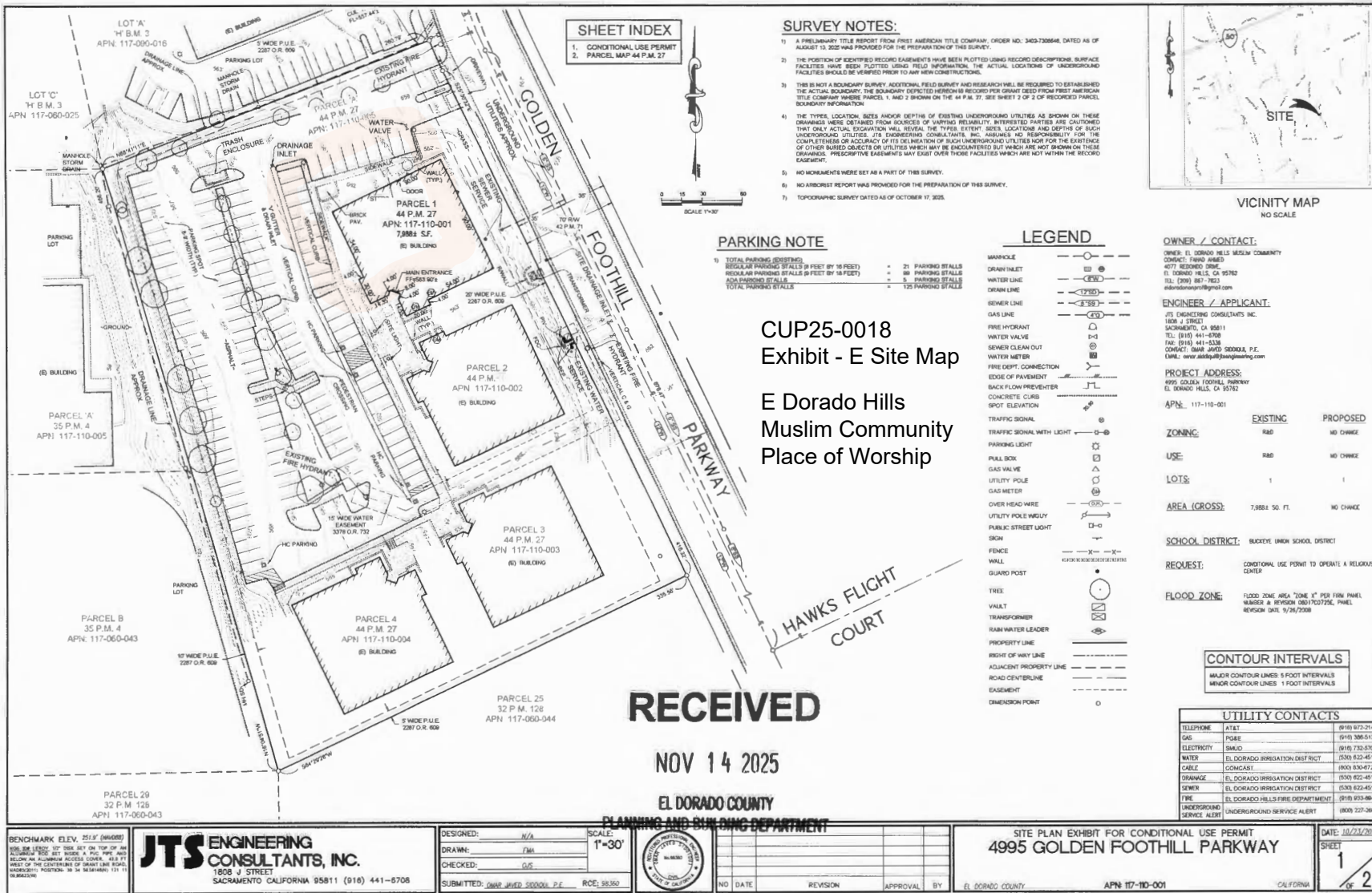
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

CUP25-0018 - El Dorado Hills Muslim Community Place of Worship
 Exhibit D - Zoning Designation Map

- Legend**
- Parcel Lines
 - PD = Planned Development
 - DC = Design Control
 - OS = Open Space
 - R&D = Research & Development
 - CC = Commercial Community
 - CG = Commercial General
 - CR = Commercial Regional
 - R1 = Residential Single Unit
 - R1A = Residential 1 Acre
 - RF-H = Recreational Facility High
 - CC-SP = Carson Creek Specific Plan
 - VV-SP = Valley View Specific Plan
 - TC = Transportation Corridor



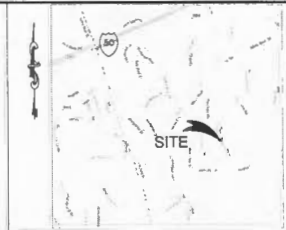
CUP25-0018/EI Dorado Hills Muslim Community Place of Worship
Exhibit E - Site Map



SHEET INDEX
1. CONDITIONAL USE PERMIT
2. PARCEL MAP 44 P.M. 27

SURVEY NOTES:

- 1) A PRELIMINARY TITLE REPORT FROM FIRST AMERICAN TITLE COMPANY, ORDER NO. 3403-700648, DATED AS OF AUGUST 13, 2024 WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY.
- 2) THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.
- 3) THIS IS NOT A BOUNDARY SURVEY. ADDITIONAL FIELD SURVEY AND RESEARCH WILL BE REQUIRED TO ESTABLISH THE ACTUAL BOUNDARY. THE BOUNDARY EXPECTED HEREON IS RECORD PER GRANT DEED FROM FIRST AMERICAN TITLE COMPANY WHERE PARCELS 1, AND 2 SHOWN ON THE 44 P.M. 27. SEE SHEET 1 OF 2 OF RECORDED PARCEL BOUNDARY INFORMATION.
- 4) THE TYPE, LOCATION, DEPTH AND/OR DIRTLINE OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPE, DEPTH, SIZE, LOCATION AND DEPTHS OF SUCH UNDERGROUND UTILITIES. ITS ENGINEERING CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCLUMBERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. PRESCRIPTIVE EASEMENTS MAY EXIST OVER THESE FACILITIES WHICH ARE NOT WITHIN THE RECORD EASEMENT.
- 5) NO MONUMENTS WERE SET AS A PART OF THIS SURVEY.
- 6) NO ARBORIST REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY.
- 7) TOPOGRAPHIC SURVEY DATED AS OF OCTOBER 17, 2025.



PARKING NOTE

1) TOTAL PARKING (EXISTING)	= 21 PARKING STALLS
REGULAR PARKING STALLS (9 FEET BY 18 FEET)	= 88 PARKING STALLS
REGULAR PARKING STALLS (9 FEET BY 18 FEET)	= 5 PARKING STALLS
AND SHARED STALLS	= 125 PARKING STALLS

LEGEND

- MANHOLE
- DRAIN INLET
- WATER LINE
- DRAIN LINE
- SEWER LINE
- GAS LINE
- FIRE HYDRANT
- WATER VALVE
- SEWER CLEAN OUT
- WATER METER
- FIRE DEPT. CONNECTION
- EDGE OF PAVEMENT
- BACK FLOW PREVENTER
- CONCRETE CURB
- SPOT ELEVATION
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL WITH LIGHT
- PARKING LIGHT
- PULL BOX
- GAS VALVE
- UTILITY POLE
- GAS METER
- OVER HEAD WIRE
- UTILITY POLE W/ WIRE
- PUBLIC STREET LIGHT
- BIOM
- FENCE
- WALL
- GUARD POST
- TREE
- VALVE
- TRANSFORMER
- RAIN WATER LEADER
- PROPERTY LINE
- RIGHT OF WAY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- EASEMENT
- DIMENSION POINT

CUP25-0018
Exhibit - E Site Map
E Dorado Hills
Muslim Community
Place of Worship

OWNER / CONTACT:

OWNER: EL DORADO HILLS MUSLIM COMMUNITY
CONTACT: FARO AHMED
4077 REDWOOD DRIVE
EL DORADO HILLS, CA 95762
TEL: (916) 867-7623
eladonapro@gmail.com

ENGINEER / APPLICANT:

JTS ENGINEERING CONSULTANTS INC.
1808 J STREET
SACRAMENTO, CA 95811
TEL: (916) 441-8708
FAX: (916) 441-8338
CONTACT: OMAR AHMED SOROKA, P.E.
EMAIL: omars@jtsengineering.com

PROJECT ADDRESS:

4995 GOLDEN FOOTHILL PARKWAY
EL DORADO HILLS, CA 95762
APN: 117-110-001

	EXISTING	PROPOSED
ZONING:	R8D	NO CHANGE
USE:	R8D	NO CHANGE
LOTS:	1	1
AREA (GROSS):	7,888± SQ. FT.	NO CHANGE
SCHOOL DISTRICT:	BUCKEYE UNION SCHOOL DISTRICT	
REQUEST:	CONDITIONAL USE PERMIT TO OPERATE A RELIGIOUS CENTER	
FLOOD ZONE:	FLOOD ZONE AREA "ZONE X" PER FIRM PANEL NUMBER 8 REVISION 08/17/2025, PANEL REVISION DATE 9/26/2008	

CONTOUR INTERVALS

MAJOR CONTOUR LINES 5 FOOT INTERVALS
MINOR CONTOUR LINES 1 FOOT INTERVALS

UTILITY CONTACTS

TELEPHONE	UTILITY	(916) 875-2142
	GAS	(916) 388-5135
	ELECTRICITY	(916) 735-5700
	WATER	(530) 622-4513
	CABLE	(916) 824-6722
	DRAINAGE	(530) 622-4513
	SEWER	(530) 622-4513
	FIRE	(916) 933-8841
	UNDERGROUND SERVICE ALERT	(800) 727-3000

BENCHMARK ELEV. 251.9' (NAVD83)
NOTE: SEE LISTING FOR THIS ONLY ON THE TOP OF BENCHMARK. BENCHM. SET IN PLACE IN 1987 AND BENCHM. IS BOUNDARY MONUMENT. A CHECK OF THE WEST OF THE CENTERLINE OF GRANT AND ROAD, BOUNDARY MONUMENT IS IN REVISION 1/11/2002/2008.

JTS ENGINEERING CONSULTANTS, INC.
1808 J STREET
SACRAMENTO CALIFORNIA 95811 (916) 441-8708

DESIGNED: N/A
DRAWN: JMA
CHECKED: GJS
SUBMITTED: OMAR AHMED SOROKA, P.E.
SCALE: 1"=30'
RCE: 38,350



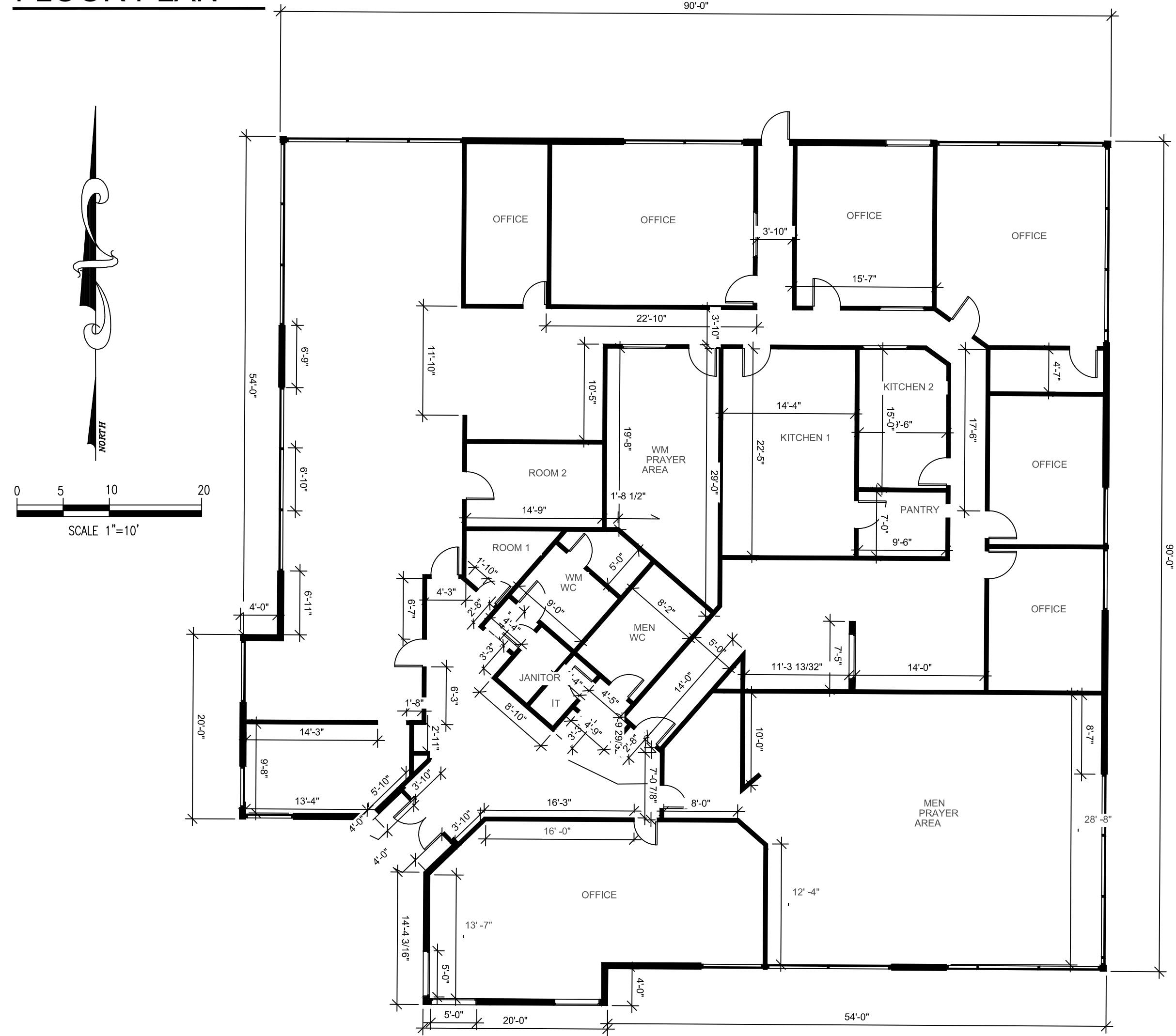
NO.	DATE	REVISION	APPROVAL	BY

SITE PLAN EXHIBIT FOR CONDITIONAL USE PERMIT
4995 GOLDEN FOOTHILL PARKWAY
EL DORADO COUNTY
APN 117-110-001
CALIFORNIA

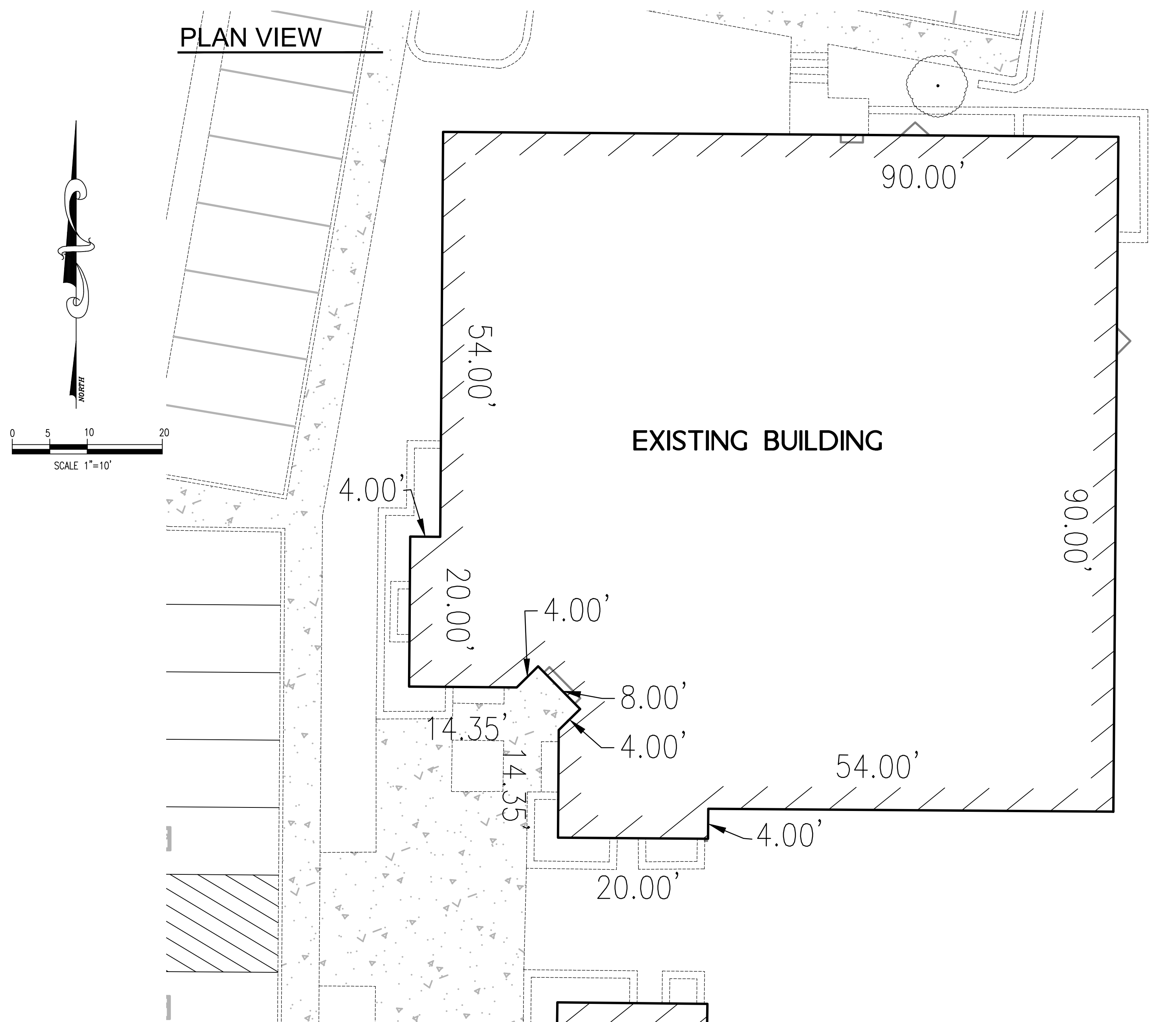
DATE: 10/23/2024
SHEET 1 OF 2

CUP25-0018

FLOOR PLAN



PLAN VIEW



FLOOR PLAN NOTES

- 1 PROJECT SCOPE CONSISTS OF A CHANGE IN USE FROM BUSINESS (B) OCCUPANCY TO ASSEMBLY (A-3) OCCUPANCY FOR SMALL-SCALE INDOOR RELIGIOUS ASSEMBLY. NO INTERIOR OR EXTERIOR CONSTRUCTION, STRUCTURAL MODIFICATIONS, OR TENANT IMPROVEMENTS ARE PROPOSED.
- 2 EXISTING BUILDING IS A SINGLE-STORY COMMERCIAL STRUCTURE WITH A TOTAL FLOOR AREA OF APPROXIMATELY 7,988 SQUARE FEET.
- 3 THE BUILDING WILL BE UTILIZED AS-IS. NO ADDITIONS, ALTERATIONS, OR EXPANSIONS ARE PROPOSED.
- 4 THE PROPOSED USE CONSISTS OF SHORT-DURATION INDOOR PRAYER GATHERINGS WITH LIMITED ATTENDANCE. ALL ACTIVITIES OCCUR INDOORS.
- 5 MAXIMUM EXPECTED OCCUPANT LOAD IS LESS THAN 50 PERSONS DURING PEAK ASSEMBLY PERIODS.
- 6 OCCUPANT LOAD IS BASED ON ACTUAL USE AND OPERATIONAL CHARACTERISTICS AND IS WELL BELOW THE THRESHOLD FOR LARGE ASSEMBLY OCCUPANCIES.
- 7 THE BUILDING IS PROVIDED WITH EXISTING CODE-COMPLIANT MEANS OF EGRESS, INCLUDING DIRECT EXIT ACCESS TO THE EXTERIOR.
- 8 EXIT DOORS, EXIT PATHS, AND DOOR SWINGS ARE SHOWN ON THIS PLAN AND MAINTAINED CLEAR AT ALL TIMES.
- 9 NO CHANGE TO EXISTING FIRE-RESISTIVE CONSTRUCTION, EXITS, OR LIFE SAFETY SYSTEMS IS PROPOSED.
- 10 EXISTING FIRE DEPARTMENT ACCESS AND ON-SITE FIRE HYDRANTS REMAIN UNCHANGED.
- 11 NO FIRE SPRINKLER SYSTEM IS PROPOSED OR REQUIRED PER APPLICABLE CALIFORNIA BUILDING AND FIRE CODE SECTIONS (SEE CODE SUMMARY).
- 12 NO FIRE ALARM SYSTEM MODIFICATIONS ARE PROPOSED.
- 13 ALL REQUIRED ADDRESS IDENTIFICATION SHALL BE MAINTAINED PER LOCAL FIRE DEPARTMENT REQUIREMENTS.

LIFE SAFETY / CODE SUMMARY

OCCUPANCY CLASSIFICATION: ASSEMBLY GROUP A-3 (RELIGIOUS ASSEMBLY)
BUILDING AREA: 7,988 SF
NUMBER OF STORIES: 1 STORY
MAXIMUM OCCUPANT LOAD: LESS THAN 50 PERSONS (ACTUAL OPERATIONAL ATTENDANCE)
CONSTRUCTION TYPE: EXISTING (NO CHANGE)
FIRE SPRINKLER REQUIREMENT: NOT REQUIRED
CODE BASIS:
 • CBC SECTION 903.2.1.3 - AUTOMATIC SPRINKLERS REQUIRED FOR A-3 OCCUPANCIES ONLY WHEN FIRE AREA EXCEEDS 12,000 SF OR OCCUPANT LOAD EXCEEDS 300 PERSONS
 • PROPOSED USE IS BELOW BOTH AREA AND OCCUPANT LOAD THRESHOLDS
 • BUILDING IS SINGLE STORY WITH DIRECT EXIT ACCESS
FIRE ALARM SYSTEM: NOT REQUIRED TO BE MODIFIED; NO NEW SYSTEM PROPOSED

BENCHMARK ELEV. N/A

JTS ENGINEERING CONSULTANTS, INC.
 1808 J STREET
 SACRAMENTO CALIFORNIA 95811 (916) 441-6708

DESIGNED: N/A SCALE: **1"=10'**
 DRAWN: HOUDA
 CHECKED: OJS
 SUBMITTED: OMAR JAYED SIDDIQUI, P.E. RCE: 98360



NO	DATE	REVISION	APPROVAL	BY

EXISTING FLOOR PLAN
4995 GOLDEN FOOTHILL PARKWAY

EL DORADO COUNTY APN: 117-110-001

DATE: 01/30/2026
 SHEET
1
 OF
1