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Title: Time extension request for the El Dorado Hills Fire Training Facility project to extend the validity of approved Special Use Permit S09-0008 for an additional 2 years on property identified by Assessor's Parcel Numbers 117-082-02, 117-210-19, 117-210-44, and 117-210-45, consisting of 11.3 acres, in the El Dorado Hills area, submitted by the El Dorado Hills Fire Department; and staff recommending the Planning Commission approve the time extension for Special Use Permit S09-0008 for an additional two years with a new expiration of April 22, 2020.
(Supervisory District 2)

Sponsors:

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Date	Ver.	Action By	Action	Result
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Time extension request for the El Dorado Hills Fire Training Facility project to extend the validity of approved Special Use Permit S09-0008 for an additional 2 years on property identified by Assessor's Parcel Numbers 117-082-02, 117-210-19, 117-210-44, and 117-210-45, consisting of 11.3 acres, in the El Dorado Hills area, submitted by the El Dorado Hills Fire Department; and staff recommending the Planning Commission approve the time extension for Special Use Permit S09-0008 for an additional two years with a new expiration of April 22, 2020.
(Supervisory District 2)

BACKGROUND

The Planning Commission originally approved the El Dorado Hills Fire Training Facility on April 22, 2010 (Exhibit B). In accordance with Section 130.54.060 of the County Code, the Special Use Permit is valid for a period of 24 months and shall be deemed exercised when the applicant has commenced actual construction or alteration under an active building permit and at least one inspection has been conducted and approved by the Building Official. In 2014 and 2015, the Planning Director approved a total of 3 years of time extensions. In 2017, the Planning Commission approved another year-long extension (Legistar File 17-0455). The project expiration is April 22, 2018 (although May 7th has been erroneously cited as an expiration date).

The building permit has not yet been exercised and the Fire Department is requesting an additional two year time extension. The Zoning Ordinance has been updated and does not allow the Planning Director to extend the permit beyond three years. Additional time extensions require Planning Commission approval.

Under Section 130.54.060, the time limit of a permit may be extended by the Planning Commission subject to the following Findings:

1. *No change in conditions or circumstances has occurred that would have been grounds for denying the original application; and*
2. *The applicant has been diligently pursuing implementation of the permit.*

Staff recommends the approval of a two year extension extending the permit to April 22, 2020 because the Findings can be made. The permit is anticipated to be exercised by April 22, 2020 and no further time extensions will be necessary.

A Staff Memo is attached.

CONTACT

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