

# ATTACHMENT 3



COUNTY OF SANTA BARBARA

## Planning and Development

### COASTAL DEVELOPMENT PERMIT

**Case No.:** 10CDP-00000-00082

**Project Name:** Santa Barbara Student Housing Cooperative Change of Use

**Project Address:** 777 Camino Pescadero, Isla Vista

**Assessor's Parcel No.:** 075-020-037

**Applicant Name:** Santa Barbara Student Housing Cooperative

The Board of Supervisors hereby approves this Coastal Development Permit for the development described below, based upon the required findings and subject to the attached terms and conditions.

**Date of Approval:** May 1, 2012

**Associated Case Number(s):** 10DVP-00000-00019, 10CUP-00000-00033, and 10BAR-00000-00186

**Project Description Summary:** Convert an existing office building of approximately 7,641 gross square-feet into a dormitory-style student housing facility with 12-bedrooms and a meeting room for non-profit organizations. See Condition 1 in Attachment A for a complete project description.

**Project Specific Conditions:** See Attachment A

**Permit Compliance Case:**  Yes  No

**Permit Compliance Case No.:** \_\_\_\_\_

**Appeals:** The approval of this Coastal Development Permit may be appealed to the California Coastal Commission by the applicant or an aggrieved person within ten working days of receipt by the Coastal Commission of the County's notice of final action.

#### Terms of Permit Issuance:

- 1. Work Prohibited Prior to Permit Issuance.** No work, development, or use intended to be authorized pursuant to this approval shall commence prior to issuance of this Coastal Development Permit and/or any other required permit (e.g., Building Permit). **Warning! This is not a Building/Grading Permit.**
- 2. Date of Permit Issuance.** This Permit shall be deemed effective and issued on or about June 1, 2012, provided an appeal of this approval has not been filed, and all terms and conditions have been met.
- 3. Time Limit.** The approval of this Coastal Development Permit shall be valid for one year from the date of approval. Failure to obtain a required construction, demolition, or grading permit and to lawfully commence development within two years of permit issuance shall render this Coastal Development Permit null and void.

**NOTE:** Approval and issuance of a Coastal Development Permit for this project does not allow construction or use outside of the project description, terms or conditions; nor shall it be construed to be an approval of a violation of any provision of any County Policy, Ordinance or other governmental regulation.

**Owner/Applicant Acknowledgement:** Undersigned permittee acknowledges receipt of this approval and agrees to abide by all terms and conditions thereof.

		/
Print Name	Signature	Date

**Planning and Development Department Issuance by:**

		/
Print Name	Signature	Date

## ATTACHMENT A: PROJECT SPECIFIC CONDITIONS

### PROJECT DESCRIPTION

- 1. Proj Des-01 Project Description.** This Coastal Development Permit is based upon and limited to compliance with the project description, the hearing exhibits marked "Officially Accepted, County of Santa Barbara Planning Commission Exhibit 1," dated December 7, 2011, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations.

The project description is as follows:

**The applicant, Santa Barbara Student Housing Cooperative (SBSHC), has requested a Development Plan, Minor Conditional Use Permit and Coastal Development Permit to convert an office building of approximately 7,641 gross square feet into a dormitory-style 12-bedroom student housing facility with a meeting room for non-profit organizations. The Minor Conditional Use Permit is required for the meeting room for non-profit organizations.**

**The first floor will include a living room, kitchen, kitchen pantry, dining room, storage room, interior courtyard, two restrooms, utility and storage closets, and a meeting room for non-profit organizations. The second floor will include a communal kitchen, communal bathroom, breakfast room, and 12 bedrooms. Six bedrooms will be singles (one bed; one resident) and six will be doubles (two beds; two residents). The applicant will lease the bedrooms to a maximum 18 residents. The applicant will have one full-time employee and one part-time employee on-site to manage the housing facility. The employees will use the meeting room for non-profit organizations as their informal work space; the proposed project does not include offices for these employees and the meeting room for non-profit organizations will not include cubicles, desks, file cabinets, copy machines, personal computers, or other office equipment typically associated with a formal office.**

**The meeting room will have a maximum capacity of approximately 100 people. It will be used primarily by the two employees and 18 residents of the proposed student housing facility. In addition, the meeting room will be used for semi-annual meetings of the SBSHC membership and up to four meals per year for the SBSHC membership and their guests. (The SBSHC membership includes residents of the proposed student housing facility and residents of SBSHC's four other student housing facilities located in Isla Vista.) The meeting room will not be used by or rented to non-SBSHC members or the general public. The kitchens will be used for preparing daily meals for residents of the proposed student housing facility and occasional meals for the SBSHC membership and their guests. The kitchens will not be used for commercial or other purposes.**

**The interior alterations include a wheelchair lift, partitions, plumbing, and electrical conveyances. The exterior alterations include replacing existing windows and doors, adding new windows and doors, replacing existing curtain walls with standard wood framing and windows, and modifying the existing entrances. The exterior additions include a trash enclosure, accessible ramp, storage shed, three covered bicycle parking structures for 18 bicycles and two uncovered bicycle racks for 12 bicycles. Installing the wheelchair lift and modifying the entrances will decrease the floor area of the existing building by approximately**

**100 gross square feet. The project will not affect the height or overall footprint of the existing building.**

**The project also includes various landscape and hardscape improvements, including a parking space, walls, paths, patios, and trees, and shrubs. Constructing the accessible ramp and other hardscape improvements will require approximately 8.7 cubic yards of cut and 10 cubic yards of fill.**

**The Goleta Water District and Goleta West Sanitary District, respectively, provide public water and sewer service to the existing building. No new utilities or services are proposed. Twelve parking spaces currently exist on the project site. The project includes merging two parking spaces to create one accessible parking/loading space and adding a new parking space in the front setback north of the existing building.**

**The project includes 27 parking spaces, including 12 on-site parking spaces, including one accessible parking/loading space, and 15 off-site parking spaces. The 12 on-site parking spaces include 11 parking spaces immediately west of the existing building and one parking space immediately north of the existing building. The 15 off-site parking spaces are located at the San Clemente Housing Project (University of California – Santa Barbara Housing) at 6510 El Colegio Road, Isla Vista (Assessor’s Parcel Number 073-120-014). These include parking spaces in (1) the parking lot (Lot #53) at the intersection of El Colegio Road and Camino Pescadero, which is approximately 700 feet from the subject parcel, and (2) the parking structure at the intersection of El Colegio Road and Stadium Road, which is approximately 2,300 feet from the subject parcel.**

**The project includes Development Plan modifications to the setback regulations to allow a trash enclosure in the rear setback, a storage shed and a covered bicycle parking structure in the front setback north of the existing building, and two bicycle racks in the front setback east of the existing building. The project also includes Conditional Use Permit modifications to the parking regulations to increase the maximum distance between the proposed housing facility and off-site parking spaces from the required 500 feet to approximately 700 to 2,300 feet, modify the requirement that specific off-site parking spaces be “permanently dedicated” to residents of the housing facility, and allow a parking space in the front setback north of the existing building.**

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.

- 2. Proj Des-02 Project Conformity.** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas, and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits 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 thereto. All plans (such as Landscape Plans) must be submitted for review and approval and shall be implemented as approved by the County.

## CONDITIONS BY ISSUE AREA

### Aesthetics

- 3. Aest-04 BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials, lighting, and landscaping) shall be compatible with vicinity development.

**TIMING:** The Owner/Applicant shall submit architectural drawings and landscape plans of the project for review and shall obtain final BAR approval prior to issuance of the Land Use Permit. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.

**MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.
- 4. Aest-10 Lighting.** The Owner/Applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m.

**PLAN REQUIREMENTS:** The Owner/Applicant shall develop a lighting plan for Board of Architectural Review (BAR) approval incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture.

**TIMING:** The Owner/Applicant shall submit the lighting plan for review and shall obtain final BAR approval prior to issuance of the Land Use Permit. Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance.

**MONITORING:** P&D compliance monitoring staff shall inspect exterior lighting for compliance with this condition and the lighting plan prior to Final Building Inspection Clearance.
- 5. Special-Aest-1 Revised BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for revised landscaping if future development, uses or legal requirements affect the approved landscaping within the County right-of-way of Camino Pescadero or the easement area for the road and public utilities that covers the northerly 25-feet of the subject parcel (see Parcel Map 11,042, P.M. Book 5, Page 59).

**TIMING:** The Owner/Applicant shall submit a revised landscape plan for review and shall obtain final BAR approval prior to removing approved landscaping within the County right-of-way of Camino Pescadero or the easement area for the road and public utilities that covers the northerly 25-feet of the subject parcel.

**MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the landscaping has been installed consistent with the approved BAR revised landscape plan.

### Biology

- 6. Bio-20a Equipment Washout-Construction.** The Owner/Applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that

polluted water and materials shall be contained in this area(s) and removed from the site. The area(s) shall be located as far as practical from any storm drains.

**PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location of the washout area(s) on the project plans prior to issuance of the Land Use Permit.

**TIMING:** The Owner/Applicant shall install the area prior to commencement of construction.

**MONITORING:** P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

### **Cultural Resources**

7. **CulRes-09 Stop Work at Encounter.** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of Phase 2 investigations of the County Archaeological Guidelines and funded by the Owner/Applicant.

**PLAN REQUIREMENTS:** This condition shall be printed on all building and grading plans.

**MONITORING:** P&D permit processing planner shall check plans prior to issuance of the Land Use Permit and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

### **Noise**

8. **Noise-02 Construction Hours.** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels) are not subject to these restrictions.

**PLAN REQUIREMENTS:** The Owner/Applicant shall provide and post a sign stating these restrictions at construction site entry.

**TIMING:** The sign shall be posted prior to commencement of construction and maintained throughout construction.

**MONITORING:** The Owner/Applicant shall demonstrate that the required sign is posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

9. **Noise-04 Equipment Shielding-Construction.** Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded with appropriate acoustic shielding to P&D's satisfaction.

**PLAN REQUIREMENTS:** The Owner/Applicant shall designate the equipment area with appropriate acoustic shielding on building and grading plans.

**TIMING:** Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities.

**MONITORING:** The Owner/Applicant shall demonstrate that the acoustic shielding is in place prior to commencement of construction activities. P&D compliance staff shall perform site inspections throughout construction to ensure compliance.

## **Parking**

- 10. Special-Parking-01 Off-Site Parking.** The project shall include 15 parking spaces at the San Clemente Housing Project (University of California – Santa Barbara Housing) at 6510 El Colegio Road, Isla Vista (Assessor's Parcel Number 073-120-014). Specifically, these include parking spaces in (1) the parking lot (Lot #53) at the intersection of El Colegio Road and Camino Pescadero, which is approximately 700 feet from the subject parcel, and (2) the parking structure at the intersection of El Colegio Road and Stadium Road, which is approximately 2,300 feet from the subject parcel.

### **PLAN REQUIREMENTS:**

1. The Owner/Applicant shall submit an agreement/lease with the University of California – Santa Barbara Housing stating that the required 15 off-site parking spaces for this project have been secured for the use of the subject project in order to satisfy the zoning ordinance regulations regarding the provision of parking spaces. The agreement/lease shall include a requirement that the Owner/Applicant notify P&D at least 90 days prior to termination of the agreement/lease. The agreement/lease shall be subject to the review and approval of P&D permit processing planner and County Counsel, and once approved shall be recorded with the County Recorder's Office.
2. The Owner/Applicant shall submit an agreement with the County that stipulates that the approval and continued use of the development for which the Development Plan, Conditional Use Permit, and Coastal Development Permit are issued is predicated upon the continued ability to have the use of 15 off-site parking spaces for this project and that should this ability cease, that the use of the project shall be modified so that the project will be able to satisfy the zoning ordinance regulations regarding the provision of parking spaces. This agreement shall be subject to the review and approval of P&D and County Counsel, and once approved shall be recorded with the County Recorder's Office.

**TIMING:** All above requirements must be satisfied prior to occupancy clearance.

**MONITORING:** P&D compliance monitoring staff shall ensure compliance with the agreement/lease prior to issuance of the Land Use Permit and annually after Final Building Inspection Clearance. Proof of the continued existence of the above-referenced agreement/lease shall be submitted to P&D compliance monitoring staff on a yearly basis no later than January of each year.

- 11. Parking-02 On-Site Construction Parking.** All construction-related vehicles, equipment, and staging and storage areas shall be located onsite and outside of the road and highway right of way or at an off-site location approved by P&D. The Owner/Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking and staging and storage areas. The notice shall also include the name and phone number of the Owner/Applicant's designee responsible for enforcement of this restriction.

**PLAN REQUIREMENTS:** Designated construction personnel parking and staging and storage areas shall be depicted on project plans submitted for the Land Use Permit.

**TIMING:** A copy of the project plans and written notice shall be submitted to P&D permit processing staff prior to issuance of the Land Use Permit. This restriction shall be maintained throughout construction.

**MONITORING:** P&D permit compliance and Building and Safety shall confirm the availability of designated onsite areas during construction, and as required, shall require re-distribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies.

## COASTAL DEVELOPMENT PERMIT CONDITIONS

- 12. Rules-11 CDP Expiration-With CUP or DVP.** The approval or conditional approval of a Coastal Development Permit shall be valid for one year from the date of decision-maker action. Prior to the expiration of the approval, the review authority who approved the Coastal Development Permit may extend the approval for one year if good cause is shown and the applicable findings for the approval required in compliance with Section 35-169.5 can still be made. Prior to the expiration of a time extension approved in compliance with Subsection a. above, the review authority who approved the time extension may approve two additional time extensions for two years each if good cause is shown and the applicable findings for the approval required in compliance with Section 35-169.5 can still be made.

A Coastal Development Permit shall expire two years from the date of issuance if the use or structure for which the permit was issued has not been established or commenced in conformance with the effective permit. A Coastal Development Permit whose expiration date has been extended in compliance with the above will nevertheless expire at the earlier of: (1) the expiration of the most recent time extension or (2) the expiration of the associated Conditional Use Permit or Development Plan (as modified by any extension thereto).

## COUNTY RULES AND REGULATIONS

- 13. Rules-03 Additional Permits Required.** The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
- 14. Rules-04 Additional Approvals Required.** Approval of the Development Plan, Conditional Use Permit, and Coastal Development Permit is subject to the Director of the Planning and Development Department approving the required Land Use Permit.
- 15. Rules-05 Acceptance of Conditions.** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.
- 16. Rules-08 Sale of Site.** The project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.
- 17. Rules-22 Leased Facilities.** The Operator and Owner are responsible for complying with all conditions of approval contained in this Development Permit, Conditional Use Permit and Coastal



Development Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the Owner and the Operator.

18. **CUP-09/Rules-23 Processing Fees Required.** Prior to issuance of the Land Use Permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
19. **DIMF-24a DIMF Fees-Library.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for libraries. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law. The total Library DIMF amount is assessed at \$320.00. This is based on a project type of dwelling.  
**TIMING:** Library DIMFs shall be paid to Planning and Development Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.
20. **DIMF-24b DIMF Fees-Public Administration.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for public administration. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law. The total Public Administration DIMF amount is assessed at \$1,367.00. This is based on a project type of dwelling.  
**TIMING:** County Public Administration DIMFs shall be paid to the Planning and Development Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.
21. **DIMF-24c DIMF Fees-Sheriff.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the County Sheriff. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law. The total County Sheriff DIMF amount is assessed at \$365.00. This is based on a project type of dwelling.  
**TIMING:** County Sheriff DIMFs shall be paid to the Planning and Development Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.
22. **DIMF-24d DIMF Fees-Fire.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Fire Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law. The total Fire DIMF amount assessed is \$797.00.  
**TIMING:** County Fire DIMFs shall be paid to the County Fire Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.
23. **Rules-26 Performance Security Required.** The Owner/Applicant shall post separate performance securities, the amounts and form of which shall be approved by P&D, to cover the full cost of installation and maintenance of landscape and irrigation. The landscape installation security shall be waived if installation is completed in conformance with applicable requirements prior to Building Final/Occupancy Approval. Installation securities shall be equal to the value of (a) all materials

listed or noted on the approved referenced plan, and (b) labor to successfully install the materials. Maintenance securities shall be equal to the value of maintenance and/or replacement of the items listed or noted on the approved referenced plan(s) for three years of maintenance of the items. The installation security shall be released when P&D determines that the Owner/Applicant has satisfactorily installed all approved landscape and irrigation per those condition requirements. Maintenance securities shall be released after the specified maintenance time period and when all approved landscape and irrigation have been satisfactorily maintained. If they have not been maintained, P&D may retain the maintenance security until satisfied. If at any time the Owner fails to install or maintain the approved landscape and irrigation, P&D may use the security to complete the work.

24. **Rules-28 NTPO Condition.** A recorded Notice to Property Owner (NTPO) document is necessary to ensure that the proposed meeting room for non-profit organizations and related kitchen shall be used only for their permitted uses. The property owner shall sign and record the document prior to issuance of the Land Use Permit.
25. **Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:
  1. Air Pollution Control District, dated September 30, 2010;
  2. County Fire Department, dated October 8, 2010;
  3. Transportation Division, Public Works Department, dated October 7, 2010.
26. **Special-Rules-1 Road Encroachment Permit.** The Owner/Applicant shall obtain an Encroachment Permit from the County Roads Division (Public Works) for development and uses within the County right-of-way of Camino Pescadero prior to issuance of the Coastal Development Permit.
27. **Rules-30 Plans Requirements.** The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.
28. **Rules-31 Mitigation Monitoring Required.** The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:
  1. Contact P&D compliance monitoring staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
  2. Pay a fee of \$1,500.00 prior to approval of the Coastal Development Permit as authorized by ordinance and fee schedules to cover full costs of monitoring as described above, including costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute;

3. Note the following on each page of grading and building plans "This project is subject to Condition Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval;"
  4. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D compliance monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.
- 29. Rules-32 Contractor and Subcontractor Notification.** The Owner/Applicant shall ensure that potential contractors are aware of County requirements. Owner / Applicant shall notify all contractors and subcontractors in writing of the site rules, restrictions, and Conditions of Approval and submit a copy of the notice to P&D compliance monitoring staff.
- 30. Rules-33 Indemnity and Separation.** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
- 31. Rules-34 Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought in the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the review authority and no approval shall be issued unless substitute feasible conditions/measures are imposed.
- 32. Rules-37 Time Extensions-All Projects.** The Owner/Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner/Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.