

ATTACHMENT C: CONDITIONS OF APPROVAL

ATTACHMENT A: CONDITIONS OF APPROVAL

Project Description

1. **Proj Des-01:** This Coastal Development Permit is based upon and limited to compliance with the project description, the hearing exhibits marked Attachment E, dated June 10, 2010, 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 project is for the boring, trenching and installation of approximately 1,295 feet of underground conduit and telecommunications fiber along Sheffield Drive, Ortega Hill Road, North Jameson Lane and San Leandro Lane. The new underground conduit and fiber are to support a new distributed antenna system. The project will require approximately 769 feet of directional drilling (boring) and 526 feet of traditional trenching. The trench will have a maximum depth of three (3) feet and a width of 18 inches. Approximately 120 cubic yards of material will be excavated. No export or import of soil is proposed. Trenching and boring will take place entirely within the rights-of-way of the subject roads, with connections to existing above-ground utility poles. Seven (7) at-grade "pull boxes" will be installed in the dirt shoulders of the subject roadways. There are 96 trees within 75 feet of the project area. Trenching within the critical root zones of adjacent trees will be limited to five (5) discrete, short, non-contiguous lengths of hand-dug trench, with a maximum length of 10 feet. The total amount of trench located within the critical root zones will be 37 feet. The project will require and implement lane closures and traffic control. Parking and staging of materials and equipment will occur at the southwest corner of Sheffield and San Leandro and at the southeast corner of Ortega Hill and Jameson.

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 and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

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.

Conditions By Issue Area

2. **Air-01:** The Applicant shall comply with the following dust control components at all times including weekends and holidays:
 - a. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site.
 - b. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, use water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after each day's activities cease.
 - c. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site.
 - d. Wet down the construction area after work is completed for the day and whenever wind exceeds 15 mph.
 - e. When wind exceeds 15 mph, have site watered at least once each day including weekends and/or holidays.
 - f. Order increased watering as necessary to prevent transport of dust off-site.
 - g. Trucks transporting soils, gravel or other similar materials to and/or from the site shall be tarped from the point of origin.
 - h. Cover soil stockpiled for more than two days or treat with soil binders to prevent dust generation. Reapply as needed.
 - i. If the site is graded and left undeveloped for over four weeks, the Owner/Applicant shall immediately:
 - j. Seed and water to re-vegetate graded areas; and/or
 - ii. Spread soil binders; and/or
 - iii. Employ any other method(s) deemed appropriate by P&D or APCD.

Plan Requirements: This condition shall be printed on all plans.

Pre-construction Requirements: The contractor or builder shall provide P&D monitoring staff and APCD with the name and contact information for an assigned onsite dust control monitor(s) who has the responsibility to:

- a. Assure all dust control requirements are complied with including those covering weekends and holidays.
- b. Order increased watering as necessary to prevent transport of dust offsite.
- c. Attend the pre-construction meeting.

Timing: This condition shall be printed on all plans and the dust monitor designated prior to issuance of this Coastal Development Permit. The dust control components apply from the beginning of any grading or construction throughout all development activities for the duration of the project.

Monitoring: P&D staff shall ensure the condition is printed on plans and the dust monitor designated. Permit Compliance staff and grading and building inspectors shall spot check; Permit Compliance staff and Grading and Building inspectors shall ensure compliance onsite.

3. **Arborist Supervision of Trenching:** All trenching within the critical root zones of the trees identified on the project plans shall be conducted by hand. A qualified, County-approved arborist shall supervise all hand trenching within the root zones of the subject trees. The direction of the arborist to prevent or repair damage to tree roots during trenching shall be implemented. Plan Requirements: This condition shall be printed on all plans. The applicant shall provide the name and contact information of the qualified arborist retained to supervise the project. Timing: Prior to issuance of the Coastal Development Permit, the condition shall be printed on plans and the name and contact information provided. Monitoring: P&D staff shall ensure the condition is printed on plans and the arborist information provided. Permit Compliance staff and/or P&D staff shall conduct spot checks in the field and ensure compliance with this condition.
4. **Bio-01:** No tree removal or damage is authorized by this permit. However, any unanticipated damage to trees or sensitive habitats from construction activities shall be mitigated in a manner approved by P&D. This mitigation shall include but is not limited to posting of a performance security, tree replacement on a 10:1 (15:1 for Valley or Blue Oaks) ratio and hiring of an outside consulting biologist or arborist to assess damage and recommend mitigation. The required mitigation shall be done under the direction of P&D prior to any further work occurring onsite. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and confirmation of such installation and maintenance.
Plan Requirements: This condition shall be printed on all plans. Timing: This condition shall be printed on project plans prior to issuance of this Coastal Development Permit.
Monitoring: P&D staff shall ensure this condition is on plans. Permit compliance staff shall conduct site inspections to ensure compliance during grading and construction.
5. **Bird Survey:** The applicant shall retain a qualified, County-approved biologist to conduct pre-construction surveys to avoid impacts to raptors, special status breeding birds and other nesting birds protected by the Migratory Bird Treaty Act. The survey area shall include approximately 500 feet around construction work areas or to the limits of the property lines if they are closer than 500 feet from the work areas. If an active nest of a common migratory or resident bird species is located, a 100 foot buffer (i.e. no work zone) or greater shall be implemented as determined by the County-approved biologist. Construction personnel entry shall be prohibited within the buffer zone. In the event that an active nest of any raptor or other special status breeding birds are observed within construction work areas or within 500 feet of these areas, the applicant shall delay construction work until (a) after September 15; or (b) until continued monitoring demonstrates that the nest is vacated and juveniles have fledged; or (c) a buffer zone sufficient to prevent disturbance of nesting activities, as determined by P&D in consultation with CDFG and/or U.S. Fish and Wildlife Service as appropriate, is implemented.

Results of the surveys shall be provided to the County and CDFG and shall include a description of any nests located and measures to be implemented to avoid nest sites.

Plan Requirements: This condition shall be printed on all plans. The pre-construction survey shall be conducted no more than 30 days prior to the start of construction. The applicant shall submit to P&D the name of the biologist selected to conduct the survey and shall provide the survey report to P&D.

Timing: Prior to issuance of this Coastal Development Permit, this condition shall be printed on all plans and the applicant shall provide the name of the qualified biologist. The survey report shall be provided prior to the start of any ground disturbing activities.

Monitoring: P&D staff shall ensure the condition is printed on plans and the qualified biologist is identified and retained. Permit Compliance and P&D staff shall verify compliance in the field and shall perform site inspections throughout the grading and construction phases. P&D staff shall review the survey report.

6. **Archaeological Monitoring and Sampling Plan:** The applicant shall retain a qualified, County-approved archaeologist to conduct a records search at the Central Coast Information Center of the University of California, Santa Barbara, for sites CA-SBA-16, CA-SBA-1578 and CA-SBA-2173. Based on the results of the record search, the archaeologist shall prepare a monitoring and sampling plan for ground-disturbance associated with the proposed project in consultation with the Staff Archaeologist of P&D. The archaeological monitor shall have the authority to stop or re-direct work in the event that archaeological remains are encountered. If archaeological remains are encountered during grading or any other construction activities, work shall be stopped immediately or redirected until a County-approved archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the County Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archaeological Guidelines and funded by the permittee. At the conclusion of the monitoring activities, the archaeologist shall prepare a report, consistent with County guidelines, that presents and discusses the results of the testing program. **Plan Requirements:** This condition shall be printed on all plans. The applicant shall provide the name and contact information of the County-approved archaeologist and shall provide the proposed monitoring and sampling plan for review and approval by P&D. **Timing:** This condition shall be printed on all plans and the results of the record search and monitoring/sampling plan provided for review prior to issuance of the Coastal Development Permit. **Monitoring:** P&D staff shall ensure the condition is on plans and the records search and plan provided. Permit Compliance and P&D staff shall conduct spot checks in the field and shall ensure compliance with this condition.
7. **Human Remains:** If human remains are discovered during the project the specific protocol, guidelines and channels of communication outlined by the

Native American Heritage Commission (NAHC), and in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and SB 447 (Chapter 44, Statutes of 1987) shall be followed. Section 7050.5 (c) shall guide the potential Native American involvement, in the event of discovery of human remains, at the direction of the County Coroner. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she will contact the NAHC by telephone within 24 hours.

Plan Requirements: This condition shall be printed on all plans.

Timing: This condition shall be printed on plans prior to issuance of the Coastal Development Permit. Monitoring: P&D staff shall ensure condition is printed on plans. Permit Compliance and/or P&D staff shall conduct spot checks in the field and shall ensure compliance with this condition.

8. **Noise-02:** Construction activity for site preparation and future development shall be strictly limited to the hours between 8:30 a.m. and 3:30 p.m., Monday through Friday. No construction shall occur on weekends or State or national holidays. Construction equipment maintenance shall be limited to the same hours.

Plan Requirements: The Applicant shall provide and post three signs stating these restrictions on-site. This conditions shall be printed on all grading and building plans.

Timing: Signs shall be posted prior to commencement of construction and maintained for the duration of the project.

Monitoring: The Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building and Grading inspectors and permit compliance staff shall spot check and respond to complaints.

9. **Noise-04:** 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: This condition shall be printed on all plans.

Timing: Equipment and shielding shall be installed prior to grading and/or construction and shall remain in place for the duration of the project.

Monitoring: P&D compliance staff shall ensure that that the acoustic shielding is in place prior to commencement of grading or construction activities and shall perform site inspections for the duration of the project to ensure compliance.

10. **Staging and Stockpiling:** Prior to issuance of this Coastal Development Permit, the applicant shall designate areas for staging, maintenance and stockpiling of equipment, materials, grading spoils or fill material and for concrete washout. Areas designated for staging, maintenance, and stockpiling functions and concrete washout shall be located at least 100 feet from any storm drain, creek, water body or sensitive biological resource. The location(s) of said staging, washout and

stockpiling area(s) shall be clearly noted at the construction site with signs and these areas and signs shall be in place prior to initiation of any project activities and shall be maintained for the duration of the project. Plan Requirements: This condition shall be printed on all grading and building plans. The applicant shall designate staging, maintenance, stockpiling and washout areas acceptable to P&D and these areas shall be shown on the site, grading and building plans. Timing: Prior to issuance of this Coastal Development Permit, all Plan Requirements shall be satisfied. These staging, stockpiling, maintenance and washout areas and the signs identifying the areas shall be in place prior to the start of any ground disturbance, stockpiling of materials, and staging or parking of equipment or vehicles, and shall remain in place for the duration of the project. Monitoring: Permit Compliance, P&D staff and/or Grading and Building Inspectors shall ensure compliance with this condition and the proper use and maintenance of the designated area(s).

11. **Prevent Run-Off and Contamination:** During grading and/or construction, the following activities shall occur only in areas where all run-off, contaminated water and materials can be contained for subsequent removal from the site and which are located a minimum of 100 feet from any watercourse, storm drain, creek, waterbody or other sensitive biological resource: staging and parking of equipment and vehicles; stockpiling of materials and supplies; minor maintenance of equipment, vehicles and machinery; washdown of vehicles to remove dirt only; washout of concrete trucks and/or equipment. Equipment and vehicle washing and major maintenance are prohibited at the site. Run-off and wash water shall not be discharged to storm drains, street, drainage ditches, creeks, or wetlands. Migration of materials or run-off from the project area shall be prevented by implementation of Best Management Practices, including, but not limited to, the use of soil berms, visquine, silt fencing, straw bales, coir, and/or straw wattle and/or as directed by Permit Compliance, P&D staff and/or Grading and Building Inspectors. Plan Requirements: This condition shall be printed on all grading and building plans. Timing: Prior to issuance of this Coastal Development Permit this conditions shall be printed on all plans. Prior to start of ground disturbing activities all materials needed to implement Best Management Practices shall be present on-site or at an approved off-site location. Monitoring: P&D staff shall ensure this condition is printed on plans. Permit Compliance, P&D staff and/or Grading and Building Inspectors shall ensure compliance with this condition and the proper use and maintenance of the designated area(s).
12. **Erosion and Sediment Control:** Best available erosion and sediment control measures shall be implemented during grading and construction and/or as directed by Permit Compliance, P&D staff or grading and building inspectors. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net, and straw bales. Storm drain inlets, creeks and other water bodies shall be protected from sediment-laden

waters by use of protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the grading period and until graded areas have been stabilized by structures, long-term erosion control measures or landscaping. Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. Plan Requirements: This condition shall be printed on all grading and building plans. Erosion and sediment control materials and measures shall be present on-site, or at an approved off-site location, and installed on-site prior to the start of any ground disturbing activities. The erosion and sediment control measures shall be maintained for the duration of the project. Timing: Prior to issuance of this Coastal Development Permit, this condition shall be printed on all plans. The erosion and sediment control materials and measures shall be installed on-site prior to the start of any ground-disturbing activities and/or as directed by Permit Compliance, P&D staff or Grading and Building inspectors. Monitoring: P&D staff shall ensure this condition is printed on all plans. Permit Compliance, P&D staff and/or Grading and Building Inspectors shall perform site inspections and ensure compliance with this condition.

13. **BMPs to Prevent Discharge:** The following measures shall be implemented to reduce erosion from construction activities, to prevent sediment in storm water discharges, and to minimize non-storm water pollutants at the project site.
 - a) Temporary stockpiles at the project site shall be protected from erosion by the combined use of surface stabilization, upslope runoff diversions, temporary berms around the perimeter, perimeter interceptor ditches, and temporary downstream catchments, as necessary and appropriate and/or as directed by P&D staff and grading and building inspectors. If stockpiles are present during the rainy season (designated the following period for this project: November 15 to April 1) they shall be protected from erosion due to direct precipitation or runoff during the winter by the use of surface stabilization (such as erosion control blankets or temporary seed cover).
 - b) BMPs to prevent discharge of construction materials, contaminants, washings, concrete, fuels, and oils shall include the following measures:
 - i.) Vehicles and equipment shall be maintained properly to prevent leakage of hydrocarbons and other fluids, and shall be examined for leaks on a daily basis. All maintenance shall occur in designated offsite areas, which shall include spill containment devices and absorbent materials to clean up spills.
 - ii. Any accidental spill of hydrocarbons or other fluids that may occur at the work site shall be cleaned immediately. Spill containment devices and absorbent materials shall be maintained on the work site for this purpose.
 - iii. All fuel, lubricants, paints and other construction liquids shall be stored in

secured and covered containers within a bermed or otherwise contained area at least 100 feet from any creek, drainage or waterbody.

iv. All refueling of vehicles and heavy equipment shall occur only within designated refueling areas located at least 100 feet from any creek, drainage or waterbody. All refueling locations shall be contained with an impervious material surrounded by an earthen berm. Designated refueling areas shall include spill containment devices (e.g. drain pans) and absorbent materials to clean up spills.

v. Equipment washing and major maintenance is prohibited at the project site, except for washdown of vehicles to remove dirt only.

vi. Waste and debris generated during construction shall be stored in designated waste collection areas and containers away from drainage features, and shall be disposed of regularly.

vii. Convenient portable sanitary/septic facilities shall be provided during construction activities. These facilities shall be well maintained and serviced, and wastes shall be treated and disposed of in accordance with State and local requirements.

Plan Requirements. This condition shall be printed on all plans. Timing: Prior to issuance of this Coastal Development Permit, this condition shall be printed on all plans. Monitoring: P&D staff shall ensure this condition is printed on all plans. Permit Compliance, P&D staff and/or Grading and Building Inspectors shall conduct inspections of BMPs throughout grading and construction and shall ensure compliance with this condition.

14. **Road Surfacing:** To prevent storm water contamination during roadwork or pavement construction, concrete, asphalt, and seal coat shall be applied only during dry weather. Storm drains and manholes within the construction area shall be covered when paving or applying seal coat, slurry, fog seal, etc. Plan Requirements: This condition shall be printed on all plans. Timing: Prior to issuance of the Coastal Development Permit this condition shall be printed on all plans. Monitoring: P&D staff shall ensure this condition is printed on all plans. Permit Compliance, Grading and Building Inspectors and P&D staff shall conduct spot checks and ensure compliance with this condition and shall respond to complaints.

15. **Parking-02:** Parking of all construction-related vehicles, private worker vehicles, and construction equipment shall be located onsite within the project staging and stockpiling areas. No parking shall occur on adjacent area roadways. The applicant or general contractor or designee thereof shall be available and responsible for immediately moving any vehicles found parked in violation of this condition. Plan Requirements: This condition shall be printed on all project plans. The applicant shall provide the name and contact information of the individual responsible for immediately moving any vehicles found parked in violation of this condition.

Timing: The condition shall be printed on plans and the name and contact

information of the responsible individual provided prior to issuance of this Coastal Development Permit. This restriction shall be maintained throughout construction.

Monitoring: P&D staff shall ensure this condition is printed on plans and that the name and contact information of the responsible individual has been provided prior to issuance of the CDP. Permit Compliance, Grading and Building Inspectors and P&D staff shall conduct spot checks and ensure compliance with this condition and shall respond to complaints.

16. **SolidW-03:** The Applicant shall provide an adequate number of covered receptacles for construction and employee trash to prevent trash & debris from blowing offsite, shall ensure waste is picked up daily from the project site and adjacent roadways and shoulders, and shall ensure site is free of trash and debris when construction is complete.

Plan Requirements: This condition shall be printed on all plans.

Timing: Prior to issuance of this Coastal Development Permit, this condition shall be printed on all plans and the applicant shall designate and provide P&D with the name and phone number of a contact person(s) responsible for trash prevention and site clean-up. Monitoring: P&D staff shall ensure this condition is printed on all plans and the trash contact person is designated. Permit compliance staff shall inspect periodically throughout grading and construction activities to ensure the site is free of all trash and debris.

17. **Road Closure:** On all roads on which work would occur, including but not limited to North Jameson Lane, Ortega Hill Road, Sheffield Drive and San Leandro Lane, at a minimum one lane shall remain open and passable for vehicles, pedestrians and bicyclists at all times for the duration of the project. Any proposed change to this condition shall require review and approval by both P&D and the Santa Barbara County Roads Division. Plan Requirements: This condition shall be printed on all grading and building plans. The applicant shall provide the name and contact information of the general contractor or designee thereof who shall be available and responsible for ensuring compliance with this condition. Timing: Prior to issuance of this Coastal Development Permit the applicant shall provide the name and contact information of the general contractor or designee thereof who shall be available and responsible for rectifying any violation of this condition as directed by P&D and/or the Roads Division. Monitoring: Permit Compliance, Grading and Building Inspectors and P&D staff shall conduct spot checks and ensure compliance with this condition and shall respond to complaints.

18. **Road Encroachment Permit:** Road Encroachment Permit. The applicant shall apply for and receive a Road Encroachment Permit from the Santa Barbara County Public Works Department, Transportation Division. Timing: The applicant shall provide a copy of the Road Encroachment Permit prior to issuance of this Coastal Development Permit. Monitoring: P&D staff shall ensure a Road Encroachment Permit has been issued.

County Rules and Regulations

19. **Rules-03:** 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.
20. **Rules-05:** The 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 applicant.
21. **Rules-10:** The approval or conditional approval of a Coastal Development Permit shall be valid for one year from the date of action by the Montecito Planning Commission. Prior to the expiration of the approval, the review authority who approved the Coastal Development Permit may extend the approval one time 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. A Coastal Development Permit shall expire two years from the date of issuance if the use, building or structure for which the permit was issued has not been established or commenced in conformance with the effective permit. Prior to the expiration of such two year period the Director may extend such period one time for one year for good cause shown, provided that the findings for approval required in compliance with Section 35-169.5, as applicable, can still be made.
22. **Rules-23:** Prior to issuance of this Coastal Development Permit, the applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
23. **Rules-30:** The applicant shall ensure all final conditions of approval are printed in their entirety on the site, grading/construction or building plans submitted to P&D and/or the Building and Safety Division. These shall be graphically illustrated where feasible.
24. **Rules-31:** The 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 applicant shall:
 1. Contact P&D compliance 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 deposit fee of \$1,500.00 prior to issuance of the Coastal Development Permit as authorized by ordinance and fee schedules to cover 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 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.

5. In the event that staff determines that any portion of the project is not in compliance with the conditions of approval of this permit or the approved plans dated June 10, 2010, an immediate STOP WORK order may be issued.

25. **Rules-33:** The 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 the Coastal Development Permit. 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.
26. **Rules-34:** 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.
27. **Revocation:** Issuance of the Coastal Development Permit is contingent upon compliance with all conditions imposed as part of the project approval. If it is determined that development activity is occurring in violation of any or all such conditions, the Director may revoke this Permit and all authorization for development. Written notice of such Revocation shall be provided to the permittee. The decision of the Director to revoke the Coastal Development Permit may be appealed in compliance with Section 35-182 (Appeals) of Article II of the Santa Barbara County Code.