

PLANNING COMMISSION RESOLUTION 14-__
ATTACHMENT 1, EXHIBIT 3
DEVELOPMENT PLAN CONDITIONS OF APPROVAL
ELLWOOD MESA COASTAL TRAILS AND HABITAT RESTORATION PROJECT
CASE NO. 13-039-DP

In addition to all applicable provisions of the Goleta Municipal Code (GMC), the Santa Barbara Trails Council (Permittee) agrees to comply with the following provisions as conditions for the City of Goleta's approval of Case No. 13-039-DP.

1. **AUTHORIZATION:** Any proposed deviations from the exhibits, project description, or conditions must be submitted to the City of Goleta for its review and approval. Deviations without the above-described approval will constitute a violation of the permit approval. The exhibits associated with this permit include:

Ellwood Mesa Coastal Trails and Habitat Restoration Project description, dated July 16, 2014, prepared by the Santa Barbara Trails Council, including associated maps and Habitat Restoration Plan

2. **AUTHORIZED DEVELOPMENT:**

The Project consists of improvements to approximately 2.1 miles of existing coastal trails on Ellwood Mesa. This would include improvements to 1.56 miles of existing trails as well as drainage improvements to direct surface flows off of trails and improvements in trail tread surface such as leveling and eliminating ruts or ridges within the trail. In addition, approximately 0.54 miles of trail would be realigned around sensitive areas in conformance with the City of Goleta General Plan and Coastal Land Use Plan (GP/CLUP). The proposed Project would also include improvements to three drainage crossings (Gully A, Drainage A, and Devereux Creek), and two existing beach access points (Beach Access Points E and F). Additionally, habitat restoration is proposed for approximately 13 acres adjacent to the trail and coastal blufftop as envisioned and planned for in the 2004 Ellwood-Devereux Coast Open Space and Habitat Management Plan (Open Space Plan).

More than 70 percent of the existing Coastal and Anza trails are entrenched (i.e., below the grade of the surrounding area). The Project would utilize a number of identified borrow pits at Ellwood Mesa for excavation of approximately 900 cubic yards of native cut and fill material that would be used to bring the trails up to grade or slightly above grade, allowing water to sheet flow off of the trail surface. These borrow sites include locations along the blufftop segments of the Coastal Trail on Ellwood Mesa where past grading has created berms alongside the trails. Removal of these berms would provide native fill material and in addition, would allow re-establishment of natural drainage flows inland, away from the bluffs.

Following the addition of the 900 cubic yards of native fill material to selected trail segments, the Project would include the use of a roller compactor to bond the fill material to the existing trail segments. Additionally, the Project proposes shallow scarification using either a tractor or hand tools along the trail network to loosen

several inches of the trail surface tread to establish a blended surface with native fill material.

The Project proposes to remove approximately 15 cubic yards of the existing aging asphalt along Beach Access Point E, and to reduce the steepness of the grade at this location by creating a curvilinear trail. Asphalt would either be reused in drainage improvements at this access point or exported from the site.

In order to address long-term erosion impacts, the Project would establish two bioswales to capture runoff on along segments of the trail at Beach Access Point E. These bioswales would be stabilized with the old asphalt removed from the roadbed or imported rock and revegetated with native species. Runoff captured in these bioswales would be directed into two drain pipes that would outlet on the beach.¹ The downdrains would be approximately 20-30 feet in length and constructed within existing erosional gullies on the bluff face that would be backfilled with native fill material including asphalt, if acceptable, and revegetated with native species. Drainage from these downdrains would be conveyed down to an ungrouted outlet on Ellwood Beach. In order to address long-term erosion impacts associated with Beach Access Point F, a gravel infiltration trench with a buried perforated pipe and filter sleeve would be established on the eastern side of the trail. Runoff from the proposed stairs would percolate through the gravel trench into the 12-inch perforated filter cloth wrapped pipe and would be conveyed down to an ungrouted outlet on Ellwood Beach.

The grading, development, use, and maintenance of the property; the size, arrangement, and location of parking areas and other improvements; and the protection and preservation of resources must substantially conform to the project description and abide by the conditions of approval below All plans must be submitted for review and approval and must be implemented as approved by the City of Goleta. Minor changes to the project description are subject to the approval of the Director of Planning and Environmental Review, or designee (collectively, the "Director").

CONDITIONS OF APPROVAL

FROM MITIGATED NEGATIVE DECLARATION 14-MND-001

Air Quality

1. PM10 Minimization: Dust generated during short-term trail construction activities associated with the proposed Project must be kept to a minimum consistent with the requirements of the SBCAPCD.

¹ Downdrains would consist of pipes of 12 to 24 inches in diameter.

- a. During construction, a water truck (i.e., a light pickup truck with an attached water tank) should be used for water suppression. This vehicle should be kept in a designated staging area. Water spraying must be used regularly to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 miles per hour (mph). Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 mph or less.
- c. If importation, exportation, and stockpiling of fill material is involved, soil stockpiled for more than two days must be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site must be tarped from the point of origin.
- d. Gravel pads must be installed at all access points to prevent tracking of mud onto public roads.
- e. After clearing, grading, earth moving or excavation is completed, disturbed must be treated area by watering, or revegetation, or by spreading soil binders until the area is paved or otherwise developed so that dust generation must not occur.

Plan Requirements and Timing: Prior to land use clearance, the applicant must include these dust control requirements as a note on a separate informational sheet to be recorded with a map. All requirements must also be shown on grading plans.

Monitoring: The City must designate a qualified person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. The monitor(s) must also ensure that the watering truck is kept at the proper staging area when not in use. Their duties must include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons must be provided to the SBCAPCD prior to land use clearance for project grading.

2. Equipment Exhaust Minimization: As required by APCD for all construction projects, the following regulatory requirements and control strategies, required by state law, must be adhered to throughout grading, hauling, and trail construction activities:
 - a. Diesel-powered construction equipment must be registered with the state's portable equipment registration program or have an APCD permit.

- b. Mobile construction equipment is subject to the CARB Regulation for In-use Off-Road Diesel Vehicles (Title 13 California Code of Regulations [CCR], Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter and criteria pollutant emissions from in use off-road diesel-fueled vehicles.
- c. Commercial diesel vehicles are subject to Title 13 CCR § 2485, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading must be limited to five minutes; electric auxiliary power units should be used whenever possible.

Plan Requirements and Timing: Prior to issuance of either a grading permit or land use permit, this condition must be included on final development plans submitted to the City Planning and Environmental Review Director (or designee) for review and approval. All requirements must be conveyed to trail construction crews by the City during a pre-construction meeting held at the site prior to any site preparation activities.

Monitoring: City Planning and Environmental Review Director (or designee) must hold a pre-construction meeting prior to any construction activity. Additionally, City compliance staff must periodically monitor for compliance with these requirements.

- 3. Reduction of Diesel Exhaust Pollutants: The following recommended control strategies should be implemented to the maximum extent feasible in order to minimize diesel exhaust per SBCAPCD requirements:
 - a. Diesel construction equipment meeting the CARB Tier 1 emission standards for off-road heavy-duty diesel engines must be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
 - b. Diesel-powered equipment should be replaced by electric equipment whenever feasible.
 - c. If feasible, diesel construction equipment should be equipped with selective catalytic reduction systems, diesel oxidation catalysts, and diesel particulate filters as certified and/or verified by USEPA or California.
 - d. Catalytic converters should be installed on gasoline-powered equipment, if feasible.
 - e. All construction equipment should be maintained in tune per the manufacturer's specifications.
 - f. The engine size of construction equipment should be the minimum practical size.

- g. The number of construction equipment operating simultaneously should be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- h. Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

Plan Requirements and Timing: Prior to issuance of either a grading permit or land use permit, this condition must be included on final development plans submitted to the City for review and approval. All requirements must be conveyed to trail construction crews by the City during a pre-construction meeting held at the site prior to any site preparation activities.

Monitoring: City staff must hold a pre-construction meeting prior to any construction activity. Additionally, City Planning and Environmental Review Director (or designee) must periodically monitor for compliance with these requirements.

Biological Resources

- 4. Sensitive Species Survey: An Applicant-funded special status species survey must be conducted by a City-approved biologist immediately prior to construction. Depending on the timing of trail construction activities, the survey must include the following components:
 - a. If trail-construction activities on the shared Coastal-Anza Trail or the trail segments along the eastern and western eucalyptus windrows would occur within the raptor breeding season (January 1 through September 15), a nesting bird survey, including but not limited to a raptor survey, must be conducted in these areas to establish the current breeding status of resident raptors adjacent to the relevant trail segments. This survey component must include recommendations regarding minimizing impacts during construction per GP/CLUP Policy CE 8.2, including setbacks and restrictions on construction scheduling. If nests are documented, construction work within a 300-foot of active nest(s) must be suspended until the young have fledged the nest per GP/CLUP Policy CE 8.4.
 - b. If trail-construction activities within 100 feet of the edge of the eucalyptus groves that host known monarch butterfly aggregation sites would occur during the overwintering season for monarch butterflies (October 1 through March 31), a City-approved biologist must survey all eucalyptus trees within a 100-foot distance of the relevant trail and habitat restoration areas (i.e., along the shared Coastal-Anza Trail and the western extent of the Coastal Loop Trail) to determine use by monarchs per GP/CLUP Policy CE 4.5. If butterfly aggregations are found

within 100 feet of the work area, trail-construction must be halted until a City-approved biologist has determined monarchs have left the site.

- c. If trail-construction activities would occur within the blooming period for southern tarplant (June 1 through September 30), a pre-construction survey must be conducted for southern tarplant. Recommendations must be made to reroute the trail around recorded individuals, limiting disturbance to the maximum extent feasible. If disturbance cannot be avoided then potentially affected individuals would be relocated and/or additional southern tarplant individuals would be planted as part of the restoration component, as required in Condition of Approval No. 5.
- d. Prior to the commencement of any construction-related activities at the toe of beach access points (i.e., the interface of the bluff face and beach habitats), visual surveys for globose dune beetle and sandy beach tiger beetle must be conducted by a City-approved qualified biologist, paid for by the Permittee. If either of these sensitive species is observed within the footprint of the proposed trail recontouring or habitat restoration footprint individuals must be captured and relocated by the City-approved qualified biologist, to adjacent suitable habitat.

Plan Requirements and Timing. The pre-construction survey must be reviewed and approved by the City of Goleta prior to the issuance of a grading permit and the commencement of construction activities. The Applicant must adhere to all recommendations in the survey and trail construction crews must not encroach upon any setbacks from identified active bird nests.

Monitoring. The City of Goleta must review and approve all grading and final trail construction plans prior to issuing the grading permit. The City of Goleta must discuss any restrictions with trail crews during the pre-site construction meeting and must inspect the site for compliance with survey recommendations.

- 5. **Native Plant Requirements:** In order to protect the genetic integrity of the native plant populations on the undeveloped portions of the subject property, the Final Restoration Plan must explicitly prohibit the use of non-locally collected native plants and seed materials restoration within or adjacent to open space areas. All seed or plant material must come from sources within the Devereux Creek watershed per GP/CLUP Policy OS 5.4(d). The Final Restoration Plan for the proposed Project must prohibit buried irrigation infrastructure; all temporary irrigation components must be placed above ground in open space areas. The potential for damage to the pipe by vandalism or exposure is considered insufficient to offset the environmental damage caused by trenching to install pipes and structures and subsequent digging to remove pipes and structures. Pipes must be inspected by the City-approved

biologist monthly for leaks and all leaks must be repaired promptly to avoid erosion, weed establishment, or other environmental damage.

Plan Requirements and Timing. The Final Restoration Plan, including irrigation components, must be prepared by a City-approved biologist and reviewed and approved by City staff prior to issuance of either a grading permit or land use permit.

Monitoring. City staff must verify compliance with the Restoration Plan in the field before and during trail construction activities. Further the Final Restoration Plan must include a five-year monitoring component, submitted to the City Planning and Environmental Review Director (or designee), for review and approval.

Cultural Resources

6. Cultural Resource Monitoring Plan: In the unlikely event that historical, archaeological, or paleontological resources are encountered during grading, work must be stopped immediately or redirected until a qualified Registered Professional Archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigation standards set forth in the City Archaeological Guidelines. If remains are found to be significant, they must be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines and funded by the Applicant.

Plan Requirements and Timing: This requirement must be printed on all approved final grading and trail construction plans submitted for grading and land use permits.

Monitoring: City staff must convey this requirement to trail construction crews during a pre-construction meeting and conduct periodic field inspections to verify compliance during ground disturbing activities.

7. Handling of Human Remains: In the event human remains are encountered during grading, work must be stopped immediately and the remains must be treated in accordance with Health and Safety Code Section 7050.5 and CEQA Guidelines (Title 14 CCR Division 6, Chapter 3) Section 15064.5(e).

Plan Requirements and Timing: This requirement as well as an appropriate point of contact to be contacted in the event that human remains are discovered must be printed on all final grading and trail construction plans submitted to the City for grading and land use permits.

Monitoring: City staff must convey this requirement to trail construction crews during a pre-construction meeting and conduct periodic field inspections to verify compliance during ground disturbing activities.

Geology and Soils

8. Design and Grading Standards: Final grading and trail construction plans submitted to the City of Goleta for review and approval must be consistent with applicable established CBC and City of Goleta Grading Ordinance standards per City of Goleta Municipal Code § 15.09. The plans must include the location of the More Ranch Fault system and demonstrate that all structures are designed in compliance with earthquake standards for CBC Seismic Zone 4.

Plan Requirements and Timing: Final grading and trail construction plans must be submitted and approved prior to issuance of a grading permit. The grading permit must be issued based on compliance with all applicable laws, ordinances, and regulations.

Monitoring: The City must review and approve final grading and trail construction plans and must inspect site to ensure compliance.

9. Blufftop Erosion Monitoring: The City must monitor natural seacliff erosion and retreat shall be monitored every ten years and after every El Niño winter. The City must manage the relocation of the Coastal Trail if unsafe conditions exist along the bluffs as the result of landslides, erosion, and cliff retreat.

Plan Requirements and Timing: The City of Goleta must monitor and document Coastal Trail and beach access trail conditions at a minimum of every ten years or after every El Niño storm season to ensure unsafe conditions do not exist. Flagging, photo documentation, or other methods must be used by the City of Goleta to manage relocation of Coastal Trail, if needed, for safety.

Monitoring: The City of Goleta must monitor the condition of the Coastal Trail and beach access trails at a minimum of every ten years or after every El Niño storm season to ensure unsafe conditions do not exist, and to monitor seacliff retreat rates through time.

10. Best Management Practices (BMPs): Implementation of the proposed Project must include the following:
 - a. Other than what has been described for installation of the boardwalk and other improvement activities, grading must be prohibited within 50 feet of the Devereux Creek top-of-bank.
 - b. The Applicant must limit excavation and grading to the dry season (April 15 to November 1) unless a Building and Safety-approved erosion control plan is in place and all measures therein are in effect.

- c. BMPs must be employed to control erosion, including temporary siltation protection devices such as silt fencing, straw bales, and sand bags. These must be placed at the base of all cut and fill slopes and soil stockpile areas where potential erosion may occur. The final grading plan must include erosion control measures including types and locations of BMPs. The plan must be approved by the City of Goleta prior to the commencement of grading operations.
- d. The City must periodically inspect the drainage crossings and beach access points during the wet season to ensure structural integrity and avoidance of flood hazards or scouring. Maintenance and repairs must be performed as needed.

Plan Requirements and Timing: Final grading and trail construction plans for the Ellwood Mesa Open Space Plan Area must be submitted for review and approved by the City of Goleta prior to the issuance of either a grading permit or land use permit.

Monitoring: The City of Goleta must inspect construction sites and monitor effectiveness of all erosion control BMPs and other requirements. If and when erosion controls are damaged during a storm event, they must be replaced prior to resuming work in the Project area.

Hazards and Hazardous Materials

- 11. Hazard Identification: Prior to the issuance of either a grading or land use permit, the Applicant must coordinate with the SBCFD FPD to ensure that emergency access and hazards or hazardous materials concerns of FPD are addressed.

Planning Requirements and Timing: Prior to the issuance of either a grading permit or land use permit, the Applicant must demonstrate proof of coordination with FPD, including the identification of all potentially hazardous areas on final plans.

Monitoring: City staff must ensure that emergency access and potentially hazardous areas to be avoided are documented on final grading and trail construction plans for the proposed Project.

- 12. Heavy Equipment Operation: Heavy equipment must not be operated in open space areas on days when red flag warnings are issued by the SBCFD unless FPD provides an exception given inclusion of construction-related fire suppression measures during trail improvement. Additionally, all equipment used on site must be properly maintained such that no leaks of oil, fuel, or residues take place. Provisions must be in place to remediate any accidental spills. All equipment must only be stored in the appropriate equipment staging areas and construction vehicles must be confined to a pre-defined equipment access path no greater than the minimum width necessary to complete necessary construction activities.

Plan Requirements and Timing: Prior to issuance of either a grading permit or land use permit, these requirements must be included on final grading and construction plans submitted for approval by the City.

Monitoring: City staff must convey these requirements to trail construction crews during a pre-construction meeting held prior to any trail construction or site preparation activities. Additionally, City staff must periodically monitor for compliance with these requirements on days of high fire hazard.

Hydrology and Water Quality

13. Storm Water Permit: The Applicant must submit documentation of a National Pollutant Discharge Elimination System (NPDES) Storm Water Permit from the California Regional Water Quality Control Board (RWQCB) or must submit documentation of an exemption from permit requirements.

Plan Requirements and Timing: The Applicant must submit the documentation of the NPDES permit from the RWQCB to City staff for review and approval prior to the issuance of either a grading permit or land use development permit.

Monitoring: City staff must review the documentation prior to the issuance of either a grading permit or a land use development permit.

14. Notice of Intent: Prior to the initiation of construction or site-preparation activities, the Applicant must file a NOI to the RWQCB pursuant to 40 Code of Federal Regulations (CFR) 122 and Goleta Municipal Code § 15.09.100.

15. Storm Water Pollution Prevention Plan: The Applicant must prepare a SWPPP in accordance with the guidelines adopted by the State Water Resources Control Board (SWRCB) covering all phases of grading and construction activities and including all requirements of the City's erosion and sediment control plan per Goleta Municipal Code § 15.09.290.

Plan Requirements and Timing: The SWPPP must be prepared and submitted, along with final with grading and trail construction plans, to the City prior to the issuance of grading permits. **Plan Requirements:** The SWPPP must be prepared by a licensed civil engineer and incorporate all appropriate City-approved BMPs necessary to mitigate short-term construction impacts and control the discharge of material from the Project site. BMP methods may include, but would not be limited to, the use of temporary detention basins, straw bales, sand bagging, mulching, erosion control blankets, silt fencing, and soil stabilizers.

Monitoring: City staff must review the documentation prior to the issuance of either a grading or land use permit.

16. **Notice of Termination:** The Applicant must file a notice of termination of construction with the RWQCB implementing a SWPPP closure and identifying how pollution sources were controlled during trail construction activities.

Noise

17. **Construction Timing:** The operation or maintenance of heavy construction equipment within 500 feet of residential developments must be limited to the maximum extent feasible. Additionally, the operation or maintenance of heavy construction equipment must not occur in this area on State holidays (e.g., Thanksgiving, Labor Day).

Plan Requirements and Timing: One sign stating these restrictions must be provided by the Applicant and posted on site. This requirement must be printed on final grading and construction plans prior to the issuance of either a grading permit or a land use development permit. The sign must be in place prior to beginning of and throughout grading and construction activities.

Monitoring: City staff must convey these requirements to trail construction crews during a pre-construction meeting held prior to the commencement of any construction or site-preparation activities. City staff must also conduct periodic field inspections to verify compliance during construction activities.

18. **Construction Equipment:** Stationary construction equipment used on the northern segments of the shared Coastal-Anza Trail that would generate noise in excess of 65 dBA at the Project boundaries must be shielded and located as far towards the interior of the construction site as practical to minimize the noise levels at the Comstock Homes Development and the golf course to the west.

Plan Requirements and Timing: The equipment area must be designated on final grading and trail construction plans. Equipment and shielding must remain in the designated location throughout construction activities.

Monitoring: City staff or designee must conduct periodic field inspections to verify compliance during construction activities.

19. **Best Management Practices (BMPs):** The following measures must be incorporated into final grading and trail construction plans to reduce the impact of construction noise per GP/CLUP Policy NE 6.5:
- a. The Applicant must ensure that construction equipment is properly muffled according to manufacturer's specifications or as required by the City, whichever is more stringent.

- b. The Applicant must place noise-generating construction equipment and locate construction staging areas away from noise-sensitive activities, where feasible, to the satisfaction of City staff.
- c. The Applicant must implement noise attenuation measures which may include, but are not limited to, changing the location of stationary construction equipment, shutting off idling equipment, and installing acoustic barriers around significant sources of stationary construction noise.

Plan Requirements and Timing: Final grading and trail construction plans must identify BMPs to be implemented during construction. BMPs must be identified and described for submittal to City staff for review and approval prior to the issuance of either a grading permit or land use permit. BMPs must be adhered to for the duration of the Project.

Monitoring: City staff must convey these requirements to trail construction crews during a pre-construction meeting held prior to the commencement of any construction or site-preparation activities. City staff must also conduct periodic field inspections to verify compliance during construction activities.

Recreation

20. Construction-related Temporary Trail Closure Plan: The Applicant must prepare a construction-related temporary trail closure plan, which must outline construction timing and the duration of necessary construction-related temporary trail closures. Temporary trail closures must be limited to the maximum extent feasible during trail construction and habitat restoration activities. Areas that necessitate temporary closure for trail recontouring must be roped off to protect public safety in these areas. During construction of the shared Coastal-Anza Trail realignment, safe access to Ellwood Mesa must be provided via another route. Similarly, beach access point improvements must not be constructed simultaneously; at least one access point must remain open at all times.

Plan Requirements and Timing. The Trail Closure Plan must be reviewed and approved by the City of Goleta prior to issuance of either a grading permit or land use permit.

Monitoring. The City of Goleta will conduct additional site investigations, as appropriate.

Transportation and Traffic

21. Traffic and Pedestrian Management Plan: The Applicant must prepare a Traffic and Pedestrian Management Plan that must include, but not be limited to, designated

construction worker vehicle parking and access routes, maintenance of clear trail routes (e.g., with signage) on Ellwood Mesa during construction activities, maintenance of at least one beach access point route at all times during construction, nightly removal of equipment to a designated area. The City must also provide the public with contact information in order to report immediate hazards related to the Project. This information must be provided in a public notice posted prominently on-site prior to the commencement of any Project-related activities.

Plan Requirements and Timing: Prior to the issuance of either a grading permit or land use permit, the Applicant must prepare a Traffic Management Plan and submit it for review and approval by City staff.

Monitoring: City staff must verify compliance prior to issuance of either a grading or land use permit as well as periodically monitor for compliance with the approved Traffic and Pedestrian Management Plan during construction.

22. Construction Schedule: The Applicant must provide Ellwood Elementary School with a construction activity schedule and construction routes as well as the name and telephone number of a contact person responsible for the construction schedule no less than 14 days in advance of commencement of construction activities. Any alterations or additions must require a minimum seven day notification.

Plan Requirements and Timing: The Applicant must submit a copy of the schedule to City staff no less than 14 days prior to initiation of any earth movement. The plan must schedule truck hauling trips to avoid peak traffic hours if feasible (peak hours defined as 7:30 - 8:30 a.m. and 4:30 - 5:30 p.m.).

Monitoring: City staff must perform periodic site inspections to verify compliance with activity schedules.

GENERAL CONDITIONS

23. Violation of any of these Conditions of Approval is unlawful, prohibited, and a violation of the Goleta Municipal Code. The City reserves the right to initiate civil, criminal, and/or administrative enforcement or, after notice and a public hearing, to revoke this permit or modify these Conditions of Approval if it is found that there is a violation of these Conditions of Approval or the Goleta Municipal Code or that the project operates as or causes a public nuisance. This Condition of Approval is not intended to, nor does it limit in any manner whatsoever the ability of the City to take appropriate enforcement actions.
24. The permittee is responsible for the completeness and accuracy of all plans, forms, and supporting materials submitted in connection with the project. Any errors or discrepancies found therein are a violation of this permit.

25. Approval of the Final Development Plan expires five (5) years after approval of the Coastal Development Permit by the California Coastal Commission unless, before the expiration date, substantial physical construction has been completed on the Development Plan or a Time Extension has been applied for by the applicant. The decision maker with jurisdiction over the project may, upon good cause shown, grant a time extension for one (1) year. If the applicant requests a Time Extension, the project may be revised to include updated language to standard conditions and/or may include revised/additional conditions which reflect changed circumstances or additional identified project impacts.
26. No permits for development, including grading, may be issued except in conformance with an approved Final Development Plan, except as may be modified by the California Commission in its approval of a Coastal Development Permit. Substantial conformity must be determined by the Director.
27. Before commencing any work pertaining to the erection, moving, alteration, demolition, enlarging, or rebuilding of any structure or improvement such as creek bridges and beach ramps, the applicant must obtain a Land Use Permit from the City of Goleta. These permits are required by ordinance and are necessary to ensure implementation of the conditions imposed on the project by the City. Before any permit may be issued by the City of Goleta, the applicant must obtain written clearance for each development phase from all Departments/Agencies having conditions or project approval. Such clearance must indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from the Planning and Environmental Review Department.
28. The applicant is responsible for informing all subcontractors, consultants, engineers, or other business entities and volunteers providing services related to the project of their responsibilities to comply with all pertinent requirements herein and in the City of Goleta Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City as well as hours of operation requirements in the City.
29. When exhibits and/or written conditions of approval are in conflict, the written conditions must prevail.
30. The applicant is responsible for the completeness and accuracy of all forms and supporting materials submitted in connection with any application. Any errors or discrepancies found therein may constitute grounds for the revocation of any approvals.

END OF CONDITIONS