

COASTAL CONSERVANCY

Staff Recommendation

October 1, 2015

JUGHANDLE CREEK FARM AND NATURE CENTER ENHANCEMENT

Project No. 07-061-03

Project Manager: Joel Gerwein

RECOMMENDED ACTION: Authorization to disburse up to \$600,000 to Jughandle Creek Farm and Nature Center (JCFNC) to construct additional educational and lodging facilities at the JCFNC property in the community of Caspar, Mendocino County.

LOCATION: Caspar, Mendocino County (Exhibit 1)

PROGRAM CATEGORY: Environmental Education and Public Access

EXHIBITS

Exhibit 1: [Project Location](#)

Exhibit 2: [Site Plan](#)

Exhibit 3: [Site photographs](#)

Exhibit 4: [Project Letters](#)

Exhibit 5: [Initial Study-Mitigated Negative Declaration](#)

Exhibit 6: [Mitigation Monitoring and Reporting Program](#)

RESOLUTION AND FINDINGS:

Staff recommends that the State Coastal Conservancy adopt the following resolution pursuant to Sections 31119 and 31400 – 31410 of the Public Resources Code:

“The State Coastal Conservancy hereby authorizes the disbursement of an amount not to exceed \$600,000 (six hundred thousand dollars) to the Jughandle Creek Farm and Nature Center (“JCFNC”) to construct additional educational and lodging facilities and adopts the Mitigation Monitoring and Reporting Program attached as Exhibit 6 to the accompanying staff recommendation, subject to the following conditions:

1. Prior to disbursement of any Conservancy funds for the project, JCFNC shall submit for the review and approval of the Conservancy’s Executive Officer (“Executive Officer”):
 - a. A work program, schedule, and budget for the proposed project.
 - b. A plan for signage that acknowledges the Conservancy's funding assistance.

- c. Evidence that all funds needed for the project have been secured.
 - d. Evidence that all necessary permits and approvals have been obtained.
 - e. The names and qualifications of all contractors JCFNC intends to retain to complete any portions of the project funded by the Conservancy funds.
2. Prior to commencement of the project, JCFNC shall enter into and record an agreement pursuant to Public Resources Code Section 31116(c) sufficient to protect the public interest and provide for maintenance of the project.
 3. JCFNC shall ensure that the proposed project is consistent with all applicable federal and state statutes, regulations and guidelines governing access for persons with disabilities.
 4. JCFNC shall acknowledge Conservancy funding by erecting and maintaining at the site a sign or signs consistent with the approved sign plan.
 5. In implementing the project, JCFNC shall ensure compliance with all applicable mitigation measures and monitoring and reporting requirements for the project that are identified in the Initial Study and Mitigated Negative Declaration (IS-MND), attached to the accompanying staff recommendation as Exhibit 5, which was adopted by Mendocino County at the May 28, 2015 meeting of its Coastal Permit Administrator, and the Mitigation Monitoring and Reporting Plan attached to the accompanying staff recommendation as Exhibit 6, or in any permits, approvals or additional environmental documentation required for the project.”

Staff further recommends that the Conservancy adopt the following findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed project is consistent with the current Conservancy’s Project Selection Criteria and Guidelines.
2. The proposed authorization is consistent with the purposes and objectives of Section 31119 (Chapter 3) and Sections 31400 et seq. (Chapter 9) of Division 21 of the Public Resources Code, regarding educational projects and public access facilities, respectively.
3. The Conservancy has independently reviewed and considered the information contained in the IS-MND, pursuant to its responsibilities under the California Environmental Quality Act (“CEQA”), and finds that the proposed project as mitigated, avoids, reduces, or mitigates all of the possible significant environmental effects to a level that is less than significant and that there is no substantial evidence that the proposed project, as mitigated, will have a significant effect on the environment.
4. JCFNC is an organization existing under Section 501(c)(3) of the Internal Revenue Service Code whose purposes are consistent with Division 21 of the Public Resources Code.”

PROJECT SUMMARY:

Staff recommends the Conservancy authorize the disbursement of up to \$600,000 to Jughandle Creek Farm and Nature Center (JCFNC) to construct additional educational and lodging facilities at the center. The facilities to be constructed include a bunkhouse for visitors, a bathhouse, additional classroom space, additional septic facilities, and improvements for these facilities and for the existing lodging facilities. This project will construct facilities called for in the JCFNC Access and Education Enhancement Plan (Exhibit 2), which was developed in part with Conservancy funding. The proposed bunkhouse will expand indoor lodging from the current capacity of 26 beds to a new capacity of 56 beds, an increase of over 100%. The Enhancement Plan provides the overall vision to ensure that plans for additional lodging, classrooms, sanitary facilities, and trail improvements at JCFNC's site are integrated and complementary.

JCFNC's grounds are located adjacent to the town of Caspar, just east of Highway One, between Fort Bragg and Mendocino (Exhibit 1). The site is just south of and adjacent to Jughandle State Reserve, and contains publicly accessible trails connecting to trails in the State Reserve. The site totals approximately 35 acres, and includes forests and meadows, nature trails, a century-old Victorian farmhouse, a campground area, and a nursery and greenhouse used by school and youth groups to grow native plants for restoration projects (Exhibit 3). Jughandle Creek and an unnamed creek are located adjacent to the site.

JCFNC is a nonprofit organization that provides environmental education programs for youth from Mendocino County and other areas, affordable lodging and camping for tourists and environmental groups, and a greenhouse and nursery where students, youth groups and others can learn about and participate in native plant restoration projects. JCFNC provides environmental education programs for 800 to 1,000 Mendocino County students each year, including a summer day camp for 100 students sponsored by the Mendocino Coast Recreation and Park District. In addition, approximately 2,000 people stay overnight at JCFNC's farmhouse and campground each year. These overnight visitors range from tourists seeking affordable accommodations along the Mendocino coast to volunteers engaged in ecological restoration projects in the area. The great value of JCFNC's programs is recognized by schools, environmental groups, and government agencies throughout the area (Exhibit 4). Helene Chalfin, JCFNC's Education Director, was honored by the Mendocino Coast Environmental Partnership with their 2007 Local Environmentalist Award.

The proposed additional lodgings and sanitary facilities will greatly enhance JCFNC's ability to provide educational programs and to support groups involved in restoration. Additional affordable lodging, such as the bunkhouse, will increase opportunities for visitors on a limited budget to experience JCFNC, Jughandle State Reserve, and the Mendocino coast. An additional bathroom, sinks for hand-washing, and shower facilities will greatly enhance JCFNC's ability to serve large student groups and to host groups undertaking restoration activities. Existing sanitary facilities for visitors are currently limited to two outhouses, four faucets and a sink at the campground area, and two full bathrooms and one half-bath in the farmhouse. The septic improvements are needed to accommodate the additional bathhouse, as well as to serve the farmhouse, whose current septic system is inadequate.

JCFNC has demonstrated its ability to work with subcontractors and permitting agencies to plan for facilities enhancement through its efficient implementation of Phases I and II of the

enhancement planning project. JCFNC received a Coastal Development Permit for the project on May 28, 2015 and staff has been working with JCFNC on Phase III of the project since that time.

Site Description: As noted above, the JCFNC site is comprised of 35 acres, and includes forests and meadows, nature trails, a century-old Victorian farmhouse, a campground area, and a nursery and greenhouse. The site is located adjacent to Highway One just east of the town of Caspar in Mendocino County. Jughandle Creek Farm was originally a dairy ranch supporting cows and sheep. The farmhouse, which currently provides lodging for up to 17 visitors, was built in the 1870's and the creamery (a former dairy barn), which currently serves as office space and residence for the JCFNC caretaker, was built about 1938. Three additional cabins provide lodging for up to nine visitors. JCFNC was established at the same time as the Jughandle State Reserve, and was intended to provide lodging and educational facilities to enhance public enjoyment of the reserve. The site contains 1.75 miles of trails, linking to the 1,000 acre Jughandle State Reserve's trail network.

JCFNC's location on the coast, right on Highway One, halfway between Fort Bragg and Mendocino, with easy access to the ocean, several State Parks, Jackson State Forest and nearby amenities, makes the site an important location for providing environmental education focused on coastal resources, for supporting coastal restoration projects, and for providing affordable lodgings to enhance access to the coast for low-income travelers.

Project History: The Conservancy authorized a grant of \$87,300 for Phase I of this project on September 20, 2007. Phase I involved conducting technical studies (septic, soils, hydrological, wetland, and botanical) and preparation of an education and access enhancement plan with proposed new facilities and locations. Phase I was completed in March 2010. The Conservancy authorized a grant of \$275,000 for Phase II to fund architectural designs, construction cost estimates, and permit applications for the new facilities identified in Phase I. JCFNC has been a collaborator in several restoration projects that the Conservancy supported on the Mendocino Coast in recent years, including the Garcia River, the Stornetta Brothers Ranch, and the Point Cabrillo Lightstation. JCFNC worked with youth groups to propagate and plant native plants for these projects. The Conservancy supported the construction of a boardwalk trail on the JCFNC site in the 1970s.

PROJECT FINANCING

Coastal Conservancy	\$600,000
Individual Donations	<u>\$5,000</u>
Total Project Costs	\$605,000

The expected sources of Conservancy funds for this project are the FY 14/15 and FY 15/16 appropriations to the Conservancy from the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002 (Proposition 40, Public Resources Code section 5096.600 et seq.). Proposition 40 funds may be used for development of land resources, such as the public access and educational facilities at JCFNC, in accordance with the

provisions of the Conservancy's enabling legislation, Division 21 of the Public Resources Code. (Public Resources Code section 5096.650(b)(1).) As discussed below, the project is consistent with Section 31119 and Chapter 9 of Division 21. Proposition 40 requires the Conservancy to give priority to grant projects with matching contributions, which can be in the form of money, property and services. (Public Resources Code section 5096.651.) JCFNC has raised \$5,000 in funds and a significant amount in in-kind contributions for the proposed project. Consistency of the project with the Conservancy's statutory mission is discussed below in "Consistency with Conservancy's Enabling Legislation."

The project is supported by the contribution of funds and in-kind donations from a variety of other sources. Individual donations will fund additional rainwater storage and improvements to the nursery area's irrigation system. Additional in-kind donations from Americorps volunteers and CalFire crews will be used to make landscape improvements and control invasive plants at JCFNC. Consistent with the Conservancy's prioritization requirements for using Proposition 40 funds, the project will provide a significant non-state match, as described above.

CONSISTENCY WITH CONSERVANCY'S ENABLING LEGISLATION:

The proposed project is undertaken pursuant to Public Resources Code Section 31119 of Chapter 3 and Chapter 9 (Public Resources Code Sections 31400 and 31410) of the Conservancy's enabling legislation.

Section 31119(a)(1) enables the Conservancy to undertake educational projects for pupils in kindergarten to grade 12, inclusive, relating to the preservation, protection, enhancement and maintenance of coastal resources, and may award grants to nonprofit organizations for those purposes. The proposed project will enhance the existing environmental education program at JCFNC, allowing for increased participation during much of the year, and providing enhanced facilities for overnight stays by low-income students.

The project is also consistent with Chapter 9 of the Conservancy's enabling legislation (Public Resources Code §§31400, et. seq.), which mandates that the Conservancy have a principal role in the implementation of a system of public accessways to and along the state's coastline. In particular, Section 31400.1 of the Public Resources Code authorizes the Conservancy to award grants to nonprofit organizations to develop lands for public access along the coast. The proposed project is consistent with this section, since it will provide additional overnight accommodations and facilities for those wishing to access the coast; JCFNC and its trail system, and the adjacent Jughandle State Natural Reserve trail system, to which it connects, attract visitors from throughout the region and northern California. Similarly, Section 31400.3 authorizes the Conservancy "to provide such assistance as is required to aid nonprofit organizations in establishing a system of public coastal accessways, and related functions necessary to meet the objectives of this division." Providing low cost lodging and other public-serving facilities along the coast directly serves the needs of those seeking access to the coast and is a function necessary to meeting the objectives of Chapter 9.

CONSISTENCY WITH CONSERVANCY'S ACCESS PROGRAM STANDARDS:

Standard No. 1, Protect Public and Coastal Resources: The project will be designed and located to minimize alteration of natural landforms.

Standard No. 5, Environmentally Sensitive Areas: The proposed facilities will minimize impacts to, if not entirely avoid, any sensitive areas.

Standard No. 11, Hostels: Consistent with the Conservancy standards for hostels, JCFNC provides low cost lodging, with indoor accommodations for approximately 26 guests and a campground accommodating up to 30 campers. Consistent with the Conservancy's standards, indoor accommodations provide access to a kitchen and restrooms, while campers have access to an outdoor cooking area and outhouses. The proposed bunkhouse would accommodate an additional 30 people with access to new showers, bathrooms, and laundry facilities.

Standard No. 12, Support Facilities: By providing low-cost overnight accommodations, the proposed project will make it easier for people to access and enjoy surrounding coastal resources including the adjacent Jughandle State Reserve, trails, and local beaches.

Standard No. 13, Barrier-Free Access: Consistent with this standard, the bunkhouse and bathhouse will allow for barrier free access, as required by and consistent with all applicable federal and state statutes, regulations and guidelines governing access for persons with disabilities.

**CONSISTENCY WITH CONSERVANCY'S 2013 STRATEGIC PLAN
GOAL(S) & OBJECTIVE(S), AS REVISED JUNE 25, 2015:**

Consistent with **Goal 3, Objective 3D** of the Conservancy's 2013-2018 Strategic Plan, the proposed project will fund the construction of low cost visitor accommodations along the coast.

Consistent with **Goal 2, Objective 2A**, the proposed project will expand opportunities for barrier-free access to and along the coast.

Consistent with **Goal 2, Objective 2D**, the proposed project will fund construction of new facilities to increase and enhance coastal recreational opportunities.

Consistent with **Goal 9, Objective 9C**, the proposed project will improve a regional environmental education center that educates the public about environmental issues affecting the coast and inland watersheds.

**CONSISTENCY WITH CONSERVANCY'S
PROJECT SELECTION CRITERIA & GUIDELINES:**

The proposed project is consistent with the Conservancy's Project Selection Criteria and Guidelines, last updated on October 2, 2014, in the following respects:

Required Criteria

1. **Promotion of the Conservancy's statutory programs and purposes:** See the "Consistency with Conservancy's Enabling Legislation" section above.

2. **Consistency with purposes of the funding source:** See the “Project Financing” section above.
3. **Promotion and implementation of state plans and policies:** The project is consistent with the following plans and policies:
 - a. *California Coastal Act of 1976*, Public Resources Code Sections 30210 and 30214 relate to public access and recreation, and call for “maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse”, and Section 30213, which requires permitted development to protect, encourage and, where feasible, provide lower cost visitor and recreational facilities. The California Coastal Commission’s 2013 Strategic Plan Action 1.2.2 addresses the need to work with the State Coastal Conservancy, State Parks, and other state and local partners to identify, plan for, and provide new public access and recreational opportunities and lower cost visitor-serving accommodations.
 - b. *County of Mendocino General Plan (1991) - Coastal Element*, which implements the state policies of the California Coastal Act. The project is consistent with Policy 3.7-5 of the Plan, which states “Lower-cost visitor and recreational facilities for persons and families of low and moderate income shall be protected, encouraged and, where feasible, provided. Developments providing public recreational opportunities are preferred.” The Plan further highlights the importance of such facilities near Fort Bragg, where the project is located, noting that campgrounds near Mendocino and Fort Bragg are full during the peak season.
4. **Support of the public:** The proposed project has a broad level of support from local schools and school districts, public agencies and officials, environmental education programs, nonprofit organizations, and the public in general (Exhibit 4). Project supporters include: the Fort Bragg City Council, the California Native Plant Society, and the Fort Bragg Unified School District.
4. **Location:** The proposed project would be located within the coastal zone of Mendocino County.
5. **Need:** Although JCFNC has obtained grants and donations from a variety of other sources, these sources cannot provide enough funds to construct additional facilities. Conservancy funds are essential for construction of needed facilities to JCFNC.
6. **Greater-than-local interest:** JCFNC is located in a coastal watershed containing the unique Jughandle Ecological Staircase. Few places on earth display a more complete record of ecological succession. Each of the five terraces in the Ecological Staircase represents one stage in a progression of successional environments. JCFNC plays an important role in providing interpretive programs and access to this unique example of ecological succession and landscape evolution on the coast, as well as providing environmental education generally related to coastal ecosystems. While JCFNC’s education programs primarily serve local students, the site also serves students from the San Francisco Bay Area and other parts of Northern California. JCFNC has also hosted student groups from around the country participating in restoration projects on the Mendocino coast.

7. **Sea level rise vulnerability:** Proposed facilities are located east of Highway One, at a minimum elevation of approximately 80 feet above sea level and approximately 2,000 feet east of the coastal bluff edge. Facilities are therefore not expected to be vulnerable to sea level rise during their lifetime.

Additional Criteria

10. **Leverage:** See the “Project Financing” section above.
11. **Readiness:** JCFNC has already completed the architectural design and permitting phase of the project, and is ready to proceed with construction in a timely manner.
12. **Realization of prior Conservancy goals:** See “Project History” above.
13. **Cooperation:** JCFNC is working together with Mendocino and Fort Bragg Unified School Districts, the Mendocino Coast Recreation and Park District, and the California Department of Parks and Recreation to carry out its environmental education and ecological restoration programs.
14. **Vulnerability from climate change impacts other than sea level rise:** JCFNC may face increased threat from wildfire due to increased temperatures and the possibility of reduced precipitation and coastal fog. JCFNC will continue to manage the forest on its property to reduce the threat of wildfire, particularly through control of invasive gorse, which is highly flammable.
15. **Minimization of greenhouse gas emissions:** The facilities to be constructed are small-scale structures that model energy efficiency and renewable energy resources. This approach will minimize greenhouse gas emissions associated with construction and operation of the facilities in the future.

CONSISTENCY WITH LOCAL COASTAL PROGRAM POLICIES:

The project is consistent with the 1991 Mendocino County Local Coastal Program (LCP). Consistent with the LCP, the project will provide visitor accommodations and services, which are designated by the LCP as a principal permitted use at JCFNC (page 4-7). Consistent with LCP, the project would provide low cost visitor facilities. Providing such facilities is a priority of the plan, as discussed above in “Required Criteria 3b.”

COMPLIANCE WITH CEQA: Mendocino County adopted an Initial Study-Mitigated Negative Declaration (IS-MND) (Exhibit 5) for the project in accordance with CEQA and approved a coastal development permit for the project on May 28, 2015. The IS-MND provides a detailed analysis of potential environmental impacts and proposed mitigation measures to address the possible impacts associated with project implementation. The IS-MND identified possible significant effects of the project in the areas of Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, and Noise. Mitigation measures identified in the IS-MND will reduce all of these impacts to a less than significant level. The potential adverse environmental impacts of the project and the associated mitigation measures result from the construction activities and are summarized below.

Biological Resources

1. **Impacts to red-legged frogs.** If metamorphosing red-legged frog tadpoles are present in the

project Area in July or August, or adult frogs from July through October they could be affected by the renovation of the boardwalk and construction of the ADA pathway in the wetland area. *Mitigation:* Surveys of aquatic habitat by a qualified biologist for juvenile red-legged frogs and pond turtles will occur two weeks prior to disturbance activities in the areas to be de-watered. Any red-legged frogs found will be relocated to suitable areas outside of the area of disturbance.

2. Impacts to fish and amphibians. Indirect short-term impacts on water quality in an unnamed creek could occur as a consequence of construction if disturbed or exposed soils are left unprotected from rainfall and stormwater runoff and increased turbidity occurs before these surfaces are vegetated or mulched.

Mitigation: Construction in the wetland will only occur between April 15th and October 15th to reduce the chance of stormwater runoff occurring during construction. Construction activities in the wetland will occur only when the area is dry and when adult red-legged frogs are not expected to be present. Disturbance of wetlands shall not exceed the minimum necessary to complete construction activities. Vegetative disturbance will be contained within the limits of construction and kept to a minimum area.

3. Impacts to riparian habitat. Indirect short-term impacts to riparian habitat could occur as a consequence of construction if disturbed or exposed soils are left unprotected from rainfall and stormwater runoff.

Mitigation: To mitigate for impacts to the wetland area, approximately 1900 square feet of Himalayan blackberry to the southwest and downslope of the native plant nursery will be removed and the area re-vegetated with native wetland species.

4. Cultural Resources. Ground disturbing activities in the vicinity of the farmhouse, such as replacement of the Top of Hill Building and Eucalyptus Cabin, and improvements to the parking area and septic system, have the potential to disturb the ground that has as yet unevaluated archaeological deposits and buried features. This impact will be reduced to a less than significant level by implementation of the following mitigation measure.

Mitigation: An archaeological monitor shall be present during ground disturbing activities in the vicinity of the farmhouse to ensure that archaeological artifacts, cultural deposits, and human remains are not disturbed. In the event that as of yet undiscovered archaeological artifacts, cultural deposits, or human remains are encountered during installation, all work shall stop in the immediate vicinity of the find and an archaeologist shall be notified at the earliest opportunity. As appropriate, additional cultural resources surveys shall be conducted to inventory the cultural resources within disturbed areas. Construction activities shall not resume until the archaeologist deems the cultural resource has been appropriately documented and protected. Measures to document and/or protect cultural resources may include, but not be limited to, standard test pits, testing for depth and extent of an archaeological deposit, or data recovery.

5. Hazardous Materials. Reasonably foreseeable upset and accident conditions associated with project construction could release hazardous materials, such as fuel, oil, or coolant, into the environment. However, implementation of mitigation measures will reduce this impact to a less than significant level.

Mitigation: Heavy equipment that will be used in the Project will be in good condition and will be inspected for leakage of coolant and petroleum products and repaired, if necessary, before

work is started. Equipment operators will be trained in the procedures to be taken should an accident occur. Prior to the onset of work the contractor will prepare a plan for the prompt and effective response to any accidental spills. Absorbent materials designed for spill containment and cleanup will be kept at that Project site for use in case of an accidental spill. Refueling of equipment will occur off-site. If equipment must be washed, washing will occur off-site. Stationary equipment will be positioned over drip pans.

6. Hydrology and Water Quality. Construction could result in degradation of water quality in an unnamed creek due to erosion from disturbed soils or the accidental release of hazardous materials such as fuel, oil, or coolant. Implementation of mitigation measures will reduce this impact to a less than significant level.

Mitigation: Construction in the wetland area will only occur between April 15th and October 31st when the ground surface is dry and to reduce the chance of stormwater runoff occurring during construction. No construction materials, debris, or waste, shall be placed or stored where it may be allowed to enter into or be placed where it may be washed by rainfall into waters of the U.S./State. Disturbed areas will be mulched with at least 2 to 4 inches of certified weed-free straw mulch with wheat or other straw for riparian and wetland areas and rice straw for uplands and use of a seed mix with coverage equivalent to 100 lbs/acre of barley seed and appropriate riparian vegetation for immediate erosion control. No annual (Italian) ryegrass shall be used. All temporary fill, synthetic mats and silt fences will be removed from wetlands and waters of the U.S./State immediately on cessation of construction. Biodegradable geotextile fabrics will be used, where possible. Material stockpiles shall be properly protected to minimize sediment and pollutant transport from the construction site. The following BMPs shall be implemented to prevent entry of storm water runoff into the excavation site, the entrainment of excavated contaminated materials leaving the site, and to prevent the entry of polluted storm water runoff into coastal waters during the transportation and storage of excavated contaminated materials:

- EC-2 Preservation of Existing Vegetation
- EC-6 Straw Mulch
- EC-7 Geotextile and Mats
- WM-9 Sanitary/Septic Waste Management

The County of Mendocino (County) is the lead agency for the project under CEQA. The County circulated the IS-MND for public comment on April 28, and adopted the IS-MND on May 28, 2015, at which time it issued a Coastal Development Permit for the project. No comments were received on the IS-MND.

Staff has independently reviewed the IS-MND (Exhibit 5) and concurs that there is no substantial evidence based upon the whole record that the project as mitigated will have a significant adverse effect on the environment. Staff therefore recommends that the Conservancy find that the project as designed avoids, reduces or mitigates the potentially significant environmental effects to a less-than-significant level, and that there is no substantial evidence based on the record as a whole that the project may have a significant effect on the environment, as defined in the CEQA Guidelines at 14 Cal. Code Regs. §15382.

The County did not adopt a monitoring and reporting program for the mitigation measures identified in the negative declaration to assure the proposed measures are effectively implemented (see CEQA Guidelines section 15097, 14 Cal Code Regs. §15097). Therefore,

staff has prepared such a monitoring program for the project, attached as Exhibit 6, and recommends that the Conservancy adopt this program to ensure that the County's proposed mitigation measures are implemented by JCFNC as it undertakes the project.

Upon approval and concurrence by the Board, staff will file a Notice of Determination.