



Midpeninsula Regional  
Open Space District

## PLANNING AND NATURAL RESOURCES COMMITTEE

R-15-67  
April 21, 2015

### AGENDA ITEM 1

#### AGENDA ITEM

Concept design plans for the Mount Umunhum Summit Project. 

#### GENERAL MANAGER'S RECOMMENDATION

Review and confirm the draft conceptual design plans for the Mount Umunhum Summit Project.

#### SUMMARY

The Mount Umunhum Summit Project will further open the Mount Umunhum summit to public access and provide a summit experience that is unique to the site while still remaining in alignment with the scale and type of amenities typical of other Preserves. Improvements for public access have been developed at a conceptual design level (Attachment 1). These improvements will be presented to the Planning and Natural Resources Committee (PNR) for review and feedback.

#### MEASURE AA

The Mount Umunhum Summit Project would further the District's Vision Plan Priority Action Items and Measure AA Projects. The Measure AA Project List, which was approved by the Board on October 29, 2014, includes Project #23-4 from AA Project Portfolio 23 - Sierra Azul: Mt. Umunhum Public Access and Interpretation. The Summit Project, 23-4 furthers the goals of Project Portfolio #23 as it establishes new facilities, including trails and parking areas to allow for public access at the summit of Mount Umunhum.

#### DISCUSSION

Construction of visitor serving amenities at the summit area of Mt. Umunhum is on an expedited schedule to enable public access to the summit by the end of 2016. In order to meet this aggressive schedule, the landscape architects hired to complete the design, Restoration Design Group (RDG), have already completed the draft conceptual design for the summit. This conceptual design was developed after several site visits with the entire consultant team, as well as an on-site meeting at the summit with Valentin Lopez, Amah Mutsun Tribal Chairperson, and members of the Amah Mutsun Trust to obtain input on the design.

In order to move forward with the development of more fully refined construction design documents, staff is seeking concurrence from the PNR on the proposed direction, theme, and overall circulation at the summit area. As part of this review, the General Manager recommends Committee applying the same design guidelines that were established for the Guadalupe Creek Overlook for use in the development of the larger Summit Project to create a world-class summit destination. These design guidelines are as follows: 1) restore and protect sensitive natural resources, 2) provide a memorable visitor experience, 3) integrate and complement the natural setting, and 4) incorporate a “timeless” look and feel that will provide for design longevity. The consultants (RDG) will join staff in presenting the draft conceptual design plans at this meeting.

### **FISCAL IMPACT**

Funds for this high priority project in the amount of \$611,000 were included in the Planning Department’s Fiscal Year 2015-16 Action Plan and Budget. This project is funded through a grant from the State Coastal Conservancy and is also part of Measure AA (Project #23-4).

### **BOARD COMMITTEE REVIEW**

This is the first time the PNR will have seen the draft conceptual plans for the Mount Umunhum summit area; however, the PNR has previously reviewed and confirmed the proposed design guidelines for the Guadalupe Creek Overlook, which is also part of the larger Mount Umunhum Project.

### **PUBLIC NOTICE**

Public notice was provided as required by the Brown Act.

### **CEQA COMPLIANCE**

Construction of the Mt. Umunhum summit area was included in the Mount Umunhum Environmental Restoration and Public Access Plan EIR, which was certified by the Board on October 17, 2012 (Report R-12-91).

### **NEXT STEPS**

Following PNR concurrence of the design guidelines and draft preliminary conceptual design, staff will proceed with the development of a 50% plan set, which will be brought back to the PNR in June 2015 to meet the construction schedule of October 2016.

Attachment(s)

1. Draft concept design plans for Mt. Umunhum summit

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Prepared by:

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Contact person:

Lisa Bankosh, Planner III, Planning Department



# MOUNT UMUNHUM SUMMIT PROJECT

Midpeninsula Regional Open Space District



Landing Zone

REGIONAL  
**OPEN  
SPACE**

## West Summit

Restored Topography  
Restored Vegetation  
Accessible Loop Trail

Ceremonial Space

Viewing Cove

## Turnaround

ADA Parking  
and Access

Overlook with Guardrail  
and Benches

**Radar  
Tower**

Toilet

Regraded  
Slope

Shelter

Toilet

Stairs

Bay Tree  
Viewing  
Cove

## East Summit

Restored Topography  
Restored Vegetation  
Accessible Trail

Viewpoint

Landing Zone

## Lower Parking

Bioretention  
Planter, Typ.

## Upper Parking

Mount Umunhum Road

Mount Umunhum Trail

## Trailhead

ADA  
Ramp

Kiosk

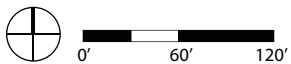
Horse Area, Water  
Tank and Trough

Shelter w/ Benches

Trail Continues to Guadalupe  
Creek Overlook and Bald  
Mountain Staging Area

## CONCEPT PLAN

21 April, 2015



Restoration Design Group Team

SANDIS  
Rutherford + Chekene  
Ware Associates  
Leslie Stone Associates

Tim Best  
Vic Claassen  
Lech Naumovich  
Cornerstone Earth Group