



Midpeninsula Regional
Open Space District

PLANNING AND NATURAL RESOURCES COMMITTEE

Administrative Office
330 Distel Circle
Los Altos, CA 94022

August 11, 2015

DRAFT MINUTES

ROLL CALL

Director Riffle called the Special Meeting of the Planning and Natural Resources Committee to order at 2:30 p.m.

Members Present: Jed Cyr, Larry Hassett, and Curt Riffle

Members Absent: None

Staff Present: General Manager Steve Abbors, General Counsel Sheryl Schaffner, Project Manager Aaron Hébert, Planning Manager Jane Mark, Senior Planner Meredith Manning, and District Clerk Jennifer Woodworth

ORAL COMMUNICATIONS

No speakers present.

ADOPTION OF AGENDA

Motion: Director Cyr moved, and Director Hassett seconded the motion to adopt the agenda.

VOTE: 3-0-0

COMMITTEE BUSINESS

- 1. Approve the Planning and Natural Resources Committee Minutes:
July 14, 2015**

Motion: Director Hassett moved, and Director Cyr seconded the motion to approve the minutes for the July 14, 2015 Planning and Natural Resources Committee meeting.

VOTE: 3-0-0

- 2. Redwood Cabin Structural Stabilization Analysis (R-15-119)**

Project Manager Aaron Hébert described the location of the Redwood Cabin and access to the site. Mr. Hébert provided photos and described the current condition of the Redwood Cabin, including roof and deck deterioration and structural integrity of the floor and walls. Mr. Hébert explained his concerns related to the Redwood Cabin's substructure and nearby bridge, which will both require structural evaluation to determine long term stability. Finally, Mr. Hébert provided further information related to registering the Redwood Cabin with the San Mateo County Historic Resource Advisory Board.

Director Hassett inquired as to the process to repair the rotting substructure.

Mr. Hébert explained staff would work with Environmental Science Associates to develop plans to repair the substructure and meet with San Mateo County staff to ensure the design is consistent with the County's permit requirements.

Director Hassett inquired if registering the Redwood Cabin as a historic resource would allow the District to seek grant funds to restore the cabin.

Mr. Hébert explained that registering the Redwood Cabin would be the first step in pursuing grant funds; however, he did not want to overstate the potential for grant funds because more historic buildings exist than funds available. If the Board directed staff to seek grant funds for restoration, staff would then register the cabin with the state as a historic resource.

Director Riffle inquired as to the Committee's interest in preserving the Redwood Cabin for use as a residence or hiker's hut.

Directors Hassett and Cyr expressed interest in completing maintenance and structural stabilization to arrest further building decay, but absent finding a partner or grant funding did not support committing large amounts of District funds to restoring the cabin due to its condition and remote location.

Director Riffle expressed his concerns related to the cost and feasibility associated with ongoing maintenance of the site due to its remote location.

Public comment opened at 3:19 p.m.

No speakers present.

Public comment closed at 3:19 p.m.

Motion: Director Hassett moved, and Director Cyr seconded the motion to forward the following recommendations for the full Board of Directors' consideration:

1. Amend a contract with Environmental Science Associates to develop cost estimates for stabilization repairs to the Redwood Cabin and to complete a structural evaluation of an access bridge leading to the Redwood Cabin.
2. Register the Redwood Cabin with the San Mateo County Historic Resource Advisory Board in order to qualify the structure for the California Historical Building Code regulations.

VOTE: 3-0-0

3. Final Design Development Options for the Mount Umunhum Summit Project (R-15-120)

Senior Planner Meredith Manning described the current status of the project, summarized direction received from the Planning and Natural Resources Committee at previous meetings and outlined the decisions before the Committee related to the three options for the final design elements. Ms. Manning outlined the project schedule for implementing the Board's decision for the summit restoration and design.

Bob Birkeland, representing landscape architecture firm Restoration Design Group, described the three schematic design options including various elements of each and associated costs for each of the three options.

Acting Planner II Bryan Apple provided an update on efforts to locate a well or other water source for the project. Mr. Apple described the potential costs associated with the feasibility of providing potable water at the summit, including assessing the site for potential well sites and potential ongoing costs for well water treatment and monitoring. Mr. Apple explained that the State Water Resources Control Board is currently not permitting the hauling of potable water, so this is not an option at this time.

Director Cyr left at 4:07 p.m. and returned at 4:09 p.m.

Director Cyr inquired regarding whether the full Board of Directors would be weighing in on the three schematic options before the project moved forward.

Ms. Manning explained that currently the project would move forward based on the Committee's recommendations, and once designs were developed, the decision would be forwarded to the Board of Directors to authorize the construction.

Director Hassett explained that he is hesitant to bring the Committee's recommendations to the full Board at this time if it will create a lengthy delay to the project and would prefer to see this project continue to move forward.

Public comment opened at 4:20 p.m.

No speakers present.

Public comment closed at 4:20 p.m.

Director Hassett suggested the following modifications to Option B:

- Inclusion of the summit stair described in Option A.
- Direct the creation of additional renderings to show how the breezeway structure would look based on the "Open Air" option with the removal of the upper four floors of the Radar Tower.
- Inclusion of the trailhead shelters described in option A.

Motion: Director Cyr moved, and Director Hassett seconded the motion to confirm the recommendation for a mid-level option, and direct staff to make the following adjustments to the design: inclusion of the summit stair and the trailhead shelter described in option A. The

Committee further directed staff to create additional renderings of the breezeway structure illustrating how this structure would look if the top four stories of the Radar Tower were removed to create the “Open Air” option.

VOTE: 3-0-0

Motion: Director Hassett moved, and Director Cyr seconded the motion to direct staff to report to the full board on the recommendations of the Planning and Natural Resources before moving proceeding with final design development and production of construction documents, which will form the basis for permit submittals and a Request for Bids package.

VOTE: 3-0-0

ADJOURNMENT

Director Riffle adjourned the meeting of the Planning and Natural Resources Committee of Midpeninsula Regional Open Space District at 4:45 p.m.

Jennifer Woodworth, CMC
District Clerk