



Midpeninsula Regional  
Open Space District

Meeting 12-17

**SPECIAL MEETING**  
**BOARD OF DIRECTORS**  
**MIDPENINSULA REGIONAL OPEN SPACE DISTRICT**

**June 12, 2012**

**AMENDED MINUTES**

**SPECIAL MEETING – CLOSED SESSION**

**I. ROLL CALL**

President Riffle called the Regular Meeting of the Midpeninsula Regional Open Space District Board of Directors to order at 6:00 p.m.

Members Present: Jed Cyr, Yoriko Kishimoto, Pete Siemens, Cecily Harris, Nonette Hanko, Larry Hassett and Curt Riffle

Members Absent: None

Staff Present: General Manager Steve Abbors, General Counsel Sheryl Schaffner, Planning Manager Ana Ruiz, Operations Manager David Sanguinetti, Senior Planner Meredith Manning, Ascent Environmental Inc. Principal Gary Jakobs, Ascent Environmental Inc. Environmental Planner Mike Parker, Wildland Resource Management Fire Prevention Expert Carol Rice, and Page & Turnbull Architectural Historian Christina Dikas.

At 56:03 p.m., the meeting entered into Closed Session.

**REGULAR MEETING – OPEN SESSION**

**I. ROLL CALL**

The Board of Directors reconvened into Open Session at 7:04 p.m.

Members Present: Jed Cyr, Yoriko Kishimoto, Pete Siemens, Cecily Harris, Nonette Hanko, Larry Hassett and Curt Riffle

Members Absent: None

Staff Present: General Manager Steve Abbors, General Counsel Sheryl Schaffner, Assistant General Counsel James Atencio, Administrative Services Manager Kate Drayson, Operations Manager David Sanguinetti, Planning Manager Ana Ruiz, Interim Natural Resources Manager Kirk Lenington, Public Affairs Manager Rudy Jurgensen, District Clerk Michelle Radcliffe, Senior Planner Meredith Manning, Ascent Environmental Inc. Principal Gary Jakobs, Ascent Environmental Inc. Environmental Planner Mike Parker, Wildland Resource Management Fire Prevention Expert Carol Rice, and Page & Turnbull Architectural Historian Christina Dikas, Mt. Umunhum Project Manager Gina Coony, Planner II Gretchen Laustsen, Planner III Lisa Bankosh, Planner III Tina Hugg, Media Communications Specialist Peggy Koenig, Planning Administrative Assistant Jeannie Buscaglia, and IT Technician Owen Sterzl

President Riffle stated there were no reportable actions for the Closed Session Agenda Item No. #1.

**II. BOARD BUSINESS**

- 1. Agenda Item #1 – Adoption of a Final Environmental Impact Report for the Mount Umunhum Environmental Restoration and Public Access Project, and Approval of Phase I: Demolition (Not Including the Radar Tower) (R-12-57)**

General Manager Steve Abbors provided opening remarks and introduced Senior Planner Meredith Manning. Mr. Abbors stated that the purpose of the meeting is to adopt the Final Environmental Impact Report (FEIR) for the Mount Umunhum Restoration and Public Access Project (Project) and to consider approval of demolition of structures at the site except for the radar tower.

Ms. Manning provided an overview of the project timeline and the schedule of the remaining phases of work. Gary Jakobs, Principal at Ascent Environmental, provided a thorough explanation of the California Environmental Quality Act (CEQA) process for the Project and explained that the three radar tower options were included in the CEQA analysis. Discussion ensued.

**Public Comment:** The following people shared their thoughts on the Project: Ann Waltonsmith, Saratoga; Bob Wallace, San Jose; Basim Jaber, San Jose; Ellenetta Longworth, Los Gatos; Ben Dunn, San Jose; Pat Pizzo, San Jose; Jim Frain, San Jose; Wayne Michelsen, Menlo Park; Don Herrick, San Jose; Daniel Bremond, Sunnyvale; Harry Pottol, Sunnyvale; Bern Smith, Half Moon Bay; Taylor Wing, San Jose; Chuck Berls; Karin Khan, San Jose; and Paul Carrick, Los Gatos.

President Riffle recessed the meeting at 8:20 p.m. to allow District staff to respond to some of the comments made during the Public Comment period. At 8:48 p.m., President Riffle reconvened the meeting with all Directors present.

Ms. Manning responded to comments regarding hang gliding and birds and clarified that the required clearance of 1,000 feet is for known nests in the area.

Ascent Environmental Inc. Environmental Planner Mike Parker responded to comments regarding traffic and road conditions on Mount Umunhum Road and Hicks Road and stated that based on traffic engineer analysis of the two roads, there are no safety issues to be concerned about.

Wildland Resource Management Fire Prevention Expert Carol Rice responded to comments regarding car exhaust fumes and its effects on non-native plants on Mount Umunhum Road. She explained that Mount Umunhum Road will not be heavily used and that car exhaust fumes will have minimal effects on non-native plants.

Director Hanko questioned if the federal appropriation the District received is sufficient to cover the costs of removing the buildings the Board is considering. Mount Umunhum Project Manager Gina Coony explained that the demolition will still need to go out to bid, but the District's budget for the demolition is between \$1.2 million to \$1.5 million and that there is \$1.2 million in federal funds allocated. She stated that if the winning bid is at \$1.5 million, the District will need to cover approximately \$300,000. Next, Ms. Coony explained that the bid documents were prepared to be received for three distinct areas to allow the District to phase demolition if needed and that the radar tower is not included in the base bid. She stated that for informational purposes, the District is asking for an additive alternative in the bid documents to include the radar tower so that staff can get an idea of the price of demolishing the radar tower.

Brief discussion was held on the re-use of buildings at the site. Director Kishimoto questioned if the former recreation building could be salvaged and used for other purposes. Mount Umunhum Project Manager Gina Ms. Coony explained that because of how the structure was built and the level of remediation work that has been done, it would not be feasible to re-purpose it for other uses. Discussion ensued.

**Motion:** Upon motion by Director Hassett, seconded by Director Siemens, the Board adopted the Final Environmental Impact Report in accordance with the California Environmental Quality Act for the Mount Umunhum Environmental Restoration and Public Access Project. (Vote: 7-0-0)

**Motion:** Upon motion by Director Hassett, seconded by Director Harris, the Board adopted the California Environmental Quality Act Findings of Fact as described in Attachment 2 of the Board report. (Vote: 7-0-0)

**Motion:** Upon motion by Director Hanko, seconded by Director Kishimoto, the Board approved the Mitigation Monitoring Response Plan for Phase I demolition of all structures (not including the radar tower) at the former Almaden Air Force Station. (Vote: 7-0-0)

**Motion:** Upon motion by Director Cyr, seconded by Director Siemens, the Board approved the Phase I demolition of all structures at the former Almaden Air Force Station with the exception of the radar tower. (Vote: 7-0-0)

**III. ADJOURNMENT**

President Riffle adjourned the Regular Meeting of the Board of Directors of the Midpeninsula Regional Open Space District at 9:18 p.m.

Michelle Radcliffe, CMC  
District Clerk