



Midpeninsula Regional
Open Space District

R-12-91
Meeting 12-31
September 19, 2012

AGENDA ITEM 1

AGENDA ITEM

Approval of the Mount Umunhum Environmental Restoration and Public Access Project (Excluding the Radar Tower and Summit Area Amenities) as an Amendment to the Use and Management Plan for Sierra Azul Open Space Preserve

GENERAL MANAGER'S RECOMMENDATION

The Board approved the demolition portion of the Mount Umunhum Environmental Restoration and Public Access Project (Project) on June 12, 2012 (see Report R-12-59). This agenda item addresses all remaining Project elements except for the radar tower and summit area amenities. The Board will consider the treatment of the radar tower and approval of summit area amenities at a subsequent public meeting.

1. Adopt the California Environmental Quality Act (CEQA) Findings of Fact (refer to Attachment 1).
2. Approve the Mitigation Monitoring Plan (refer to Attachment 2).
3. Approve all remaining project elements except for the radar tower and summit area amenities for the Mount Umunhum Environmental Restoration and Public Access Project (Project).
4. Adopt the attached Resolution (refer to Attachment 3).
5. Direct staff to initiate the design for the trail to the summit and a parking area at Bald Mountain.
6. Consider approval of the revised Factors to Consider for District structures.
7. Remove consideration of the backpack camp from the project.

SIERRA AZUL/BEAR CREEK REDWOODS AD HOC COMMITTEE RECOMMENDATION

Defer consideration of the backpack camp as a Project element at this time, and instead include a review of suitable backpack camp sites as part of the larger Sierra Azul Open Space Preserve Master Plan Project.

SUMMARY

The Project was developed to identify public access opportunities for the former Almaden Air Force Station (AFS) located atop Mount Umunhum and Mount Thayer at Sierra Azul Open Space Preserve (refer to Attachment 4). Pursuant to CEQA, an Environmental Impact Report (EIR) for the Project was certified by the Board at their regular meeting on June 12, 2012 (refer to Report R-12-59). At the same meeting, the Board approved demolition of all existing structures, excluding the radar tower, as part of the first phase of public access. The purpose of the September 19th hearing is to seek Board approval of all remaining project elements, except the radar tower and summit area amenities, to continue progressing towards the goal of opening the site to the public.

DISCUSSION

Project Description

The Project includes phased public access to the summit of Mount Umunhum, as well as roadway and access improvements, environmental restoration, development of public use facilities, and a range of possible amenities such as trails, observation and reflection areas, interpretive displays, picnic tables, shade structures, restrooms, and a visitor center. Development of the former Almaden AFS into an open space destination involves the demolition of most (possibly all) of the abandoned structures on site. The only structure that may remain is the radar tower; this decision will not occur until later this fall when the Board deliberates on a treatment for the radar tower and approval of summit area amenities at a subsequent public meeting. The radar tower is an 80-foot tall, 63-foot wide, five-story concrete structure, which can be seen from the floor of the Santa Clara Valley. It was constructed as the base for a long-range radar antenna to detect foreign objects in airspace during the Cold War.

The public access improvements proposed for the summit of Mount Umunhum include: a paved access road, drop-off area, Americans with Disabilities Act (ADA) parking, a summit court and view overlook, interpretation, trails, and seating areas. Also, three options are under consideration for the radar tower. Each option shares the goals of: 1) interpreting the site's history and natural history, i.e., the significance of the mountain to the Ohlone people, its place in military and Cold War history, and the unique flora and fauna that are native to the summit; and 2) providing universal access to the summit and to the various site amenities for people of all ability levels.

Partial Project Approval

At this time, the Board is being asked to consider approval of select project elements for the Project, not including the radar tower and summit area amenities (refer to Attachments 4 and 5). Project elements that are under consideration for Board approval at this meeting include:

- Vehicle staging area at Bald Mountain (estimated 30-40 car capacity)
- Multi-use trail to the summit from the Bald Mountain staging area
- Safety upgrades and improvements to Mt. Umunhum Road
- Parking areas adjacent to the summit
- Visitor center
- Vault toilet(s)
- Dedicated 911 call box
- Hang gliding/paragliding launch site
- Water tank(s)

- Horse trough(s)
- Environmental restoration
- A new trail connection from Mount Thayer to Ralph's Mountain in the Lexington Basin area
- Nesting structures for avian Species of Special Concern (Purple Martin)

At a future public meeting for the Project, the Board will be asked to consider approval of the final remaining project elements (refer to Attachments 4 and 5), including:

- Selection of a tower option
- Mount Umunhum summit amenities (circular drop off, ADA parking, summit court, interpretation, all-access trails (with ADA design potential), shade structures, benches, picnic tables)

Further Evaluation of a Backpack Camp

The Sierra Azul/Bear Creek Redwoods Ad Hoc Committee (Ad Hoc Committee) concurs with staff's recommendation to drop consideration of a backpack camp from this project. The environmental impact and wildland fire risk of a backpack camp was evaluated in the EIR and was found to be less-than-significant given in part the restriction on campfires and smoking, consistency with existing local and state fire codes and requirements, and presence of water tanks and hoses. Despite the findings in the EIR, members of the public have continued to raise concerns about the potential for wildland fire and trespassing onto neighboring private land.

The backpack camp has remained a lower priority element that would not be expected to be implemented for many years, and then only if funding is secured through outside sources. While the environmental analysis still stands as a robust assessment of the risk of wildland fire associated with the backpack camp, conditions at the summit could change during the time period between the original analysis and the future date when the backpack camp is implemented. This time lapse could prompt a need to conduct additional environmental review of the conditions that informed the analysis, and might require an addendum to the EIR.

Given the neighbor's concerns about the wildfire risk associated with the backpack camp, coupled with the potential for a future addendum to the existing environmental analysis, the Ad Hoc Committee and staff recommend dropping consideration of a backpack camp from this project. Instead, a backpack camp at a different location could be considered as part of the Sierra Azul Open Space Preserve Master Plan, which is currently on hold but anticipated to be a key project next fiscal year. Advantages to this approach include a more inclusive look at the potential for backpack camps at other sites that may be a better fit and more appropriately located on the Preserve given existing and future regional trail connections. Other sites, with less inclement weather and located farther from summit amenities and nearby neighbors may be better suited to support a camping facility than the summit of Mount Umunhum.

The Findings of Fact (FOF) and Mitigated Monitoring Plan (MMP) describe and contain all necessary mitigations (which are voluntary) associated with the backpack camp. If the Board decides to defer consideration of a backpack camp, related portions of the FOF and MMP would be removed from these two documents for the final version.

Public Participation and Feedback at the July 18, 2012 Radar Tower Open House and Board Workshop

The Open House and Workshop held in Cupertino was well-attended by approximately 250 members of the public, many of whom provided verbal comment to the Board. Written comments were also collected regarding the three radar tower options and the project in general. Participants were asked to submit a ballot card at the end of the meeting indicating their preference for one or more of the three radar tower options (Restoration, Open Air, and Retain and Seal). These comments are provided in their original format in Attachment 7 and are summarized along with the preference results below.

	Restoration	Open Air	Retain and Seal	Total Number of Responses
Ballot Cards	18	9	135	162
Comment Cards	4	3	21	28
Workshop Comments	15	4	42	61
Total by Option	37	16	198	251

These comments, in their original language, have also been grouped and categorized by their relevance to each of the Draft Factors to Consider, also shown in Attachment 7. These Draft Factors to Consider were presented to the Board at the July 18, 2012 meeting for consideration and revision. It is intended to help provide a framework for discussion of future decisions on the treatment of any District-owned structure, including the radar tower. It has since been revised and updated, and are discussed further in this report.

In addition to written public comment, participants were asked to indicate which Draft Factors to Consider for the radar tower they thought should carry extra weight by placing stickers next to their priorities. Results are provided in the table below.

Draft Factors to Consider		Sticker Count
a.	Board-adopted policies	3
b.	Compatibility with open space character of the site	38
c.	Historic value	180
d.	Partnership opportunities / cooperation	8
e.	Potential financial cost, including liability and management	12
f.	Proposed and potential uses	9
g.	Public sentiment and input	66
h.	Tradeoffs and impacts on District resources	2
i.	Visitor experience	72
Total		390

Public comments received since the July 18th meeting are provided as Attachment 8 and late public comments as Attachment 9.

Recommended Factors to Consider for Existing Structures, Including the Radar Tower

According to Board policy, consideration of existing structures that are inherited as part of District land purchases involves, at a minimum, an evaluation of existing conditions, a determination of the structure’s value to the District and its constituents, short-term and long-term costs, maintenance, and staffing requirements. Because the radar tower has become the single greatest point of focus for the Project as a whole, staff prepared a list of factors to consider as part of the decision-making process. These factors are intended to provide a framework for discussion to assist the Board with determining the outcome for any structure (in this case, the radar tower) and to provide the public with an understanding of the factors that must be considered as part of the decision-making process.

Staff presented a preliminary list of factors for Board consideration to help guide the radar tower decision-making process at the meeting on July 18, 2012 (refer to Report R-12-75). Since then, staff have revised these factors and included new ones. New Factors are indicated in **bold** and revised factors are indicated in *italic*, and a discussion of these new updates follows below. The four new or revised Factors to Consider include:

- C. *Historic and Educational Value*
- G. *Public Sentiment and Input*
- H. Regional Importance or Value**
- I. Strategic Fit**

Once the Board has approved the Factors to Consider, these will be consolidated with the earlier version and included in the Recommended Site Plan for the Project.

Factors to Consider for Existing Structures

A.	Board-Adopted District Policies
B.	Compatibility with Open Space Character of the Site
C.	<i>Historic and Educational Value</i>
D.	Partnership Opportunities / Cooperation
E.	Potential Financial Cost, Including Liability and Management
F.	Proposed and Potential Uses
G.	<i>Public Sentiment and Input</i>
H.	Regional Importance or Value
I.	Strategic Fit
J.	Tradeoffs and Impacts on District Resources
K.	Visitor Experience

C. *Historic and Educational Value*

This factor was expanded to include “Educational” value because throughout the planning process, the public has held in high value the educational opportunities that exist for visitors, and especially younger generations, to gain a greater understanding of why a structure exists and its relevance to historic events.

In the case of the radar tower, public comment has indicated that since it can be seen from classrooms windows on the Santa Clara Valley floor, it provides a far-away yet visible teaching tool about the Cold War without requiring a field trip; once at the summit, due to the sheer size

of the structure, it becomes the prominent feature for further educational opportunities about the Cold War.

G. Public Sentiment and Input (both from Constituents and Residents Living Outside District Boundaries)

This factor was expanded to include a discussion about the necessity to consider input from constituents whose property taxes support the District as well as the larger regional constituency outside the District boundary. The District is divided into seven geographic wards, each represented by an elected Board member for a four-year term. Wards are drawn to divide the population evenly among Board members; currently each Director represents approximately 107,000 constituents, or 1/7th of the population residing within the District boundary, which is approximately 749,000. Wards are redrawn at the conclusion of every national census, or when land is annexed to be incorporated as part of the District. It is the responsibility of every Board member to provide representation to their individual constituents, and to also integrate the opinions of the larger public that reside outside the drawn boundary.

Consideration of the radar tower has elicited the strongest and most varied response from the public. While other structures currently owned or being considered for ownership by the District may not elicit the same level of public interest, it is important to consider and evaluate all comments that are received as part of the decision-making process. In the case of the radar tower, a strong voice has been heard from an assemblage of the public who reside outside the District boundary but can see the radar tower on a daily basis and have grown up with it as a visual point of reference on the landscape. These voices are also important to the decision-making process as are the voices of the constituents within each ward; these two groups may or may not share the same overall opinions. This presents an important policy consideration for the members of the Board of Directors who are responsible for not only representing their own constituency but also considering the best decision for the region when formulating a decision on any structure.

H. Regional Importance or Value

Regional Importance or Value has been added as a new Factor to Consider for structures, which segues from the discussion above regarding the best decision for the region as a whole. Even if a structure cannot be seen from miles away, many buildings hold intangible values associated with memories of past personal experiences, important events, or regional occurrences that affect a wide distribution of people. The Board of Directors will consider this criterion in the context of the District's mission to "...protect and restore the natural environment, and provide opportunities for ecologically sensitive public enjoyment and education."

In the case of the radar tower, despite the determination by the State Office of Historic Preservation that the structures are ineligible for listing on the National Register of Historic Places within state, local, or national historical contexts, the radar tower is seen by some members of the public as a symbol for the Cold War era and a previous home for military families, and a land marker for current, former and future residents of the Santa Clara Valley and beyond.

I. Strategic Fit

Strategic Fit was also added as a new Factor to Consider to ensure that decisions regarding District structures further the District's long-term goals, consistent with the District's Strategic Plan. When viewed in context with the District's other priorities, projects and processes that affect the management of over 61,000 acres of public land, the Board will consider how this

particular structure aligns with the District's mission— to acquire land, protect and restore it, and provide public access and education.

In 2011, the Board of Directors approved a Strategic Plan for the District (refer to Report R-11-96) to address the new challenges that the District is facing, including a reduced ability to purchase land while adequately addressing its resource management needs. As a result, consideration of any management decision on a District structure will be evaluated against the guidelines set forth in the Strategic Plan. In the case of the radar tower, this would involve a discussion about how each of the three options under consideration (Restoration, Open Air, or Retain and Seal) align with the Strategic Plan goal of balancing the three-part mission within the context of other current and future projects, as well as its role in fostering partnerships, enhancing public support, and expanding District financial and staffing resources.

FISCAL IMPACT

Financial Implications

Including clean-up and demolition, the total cost to open the site to the public with a full build-out of amenities is expected to be \$13.1 million (refer to Attachment 6). Clean-up and demolition will cost an estimated \$4.5 million of this total. If all elements of the Project were to be implemented, full build-out of just the environmental restoration and public access improvements alone is expected to cost the remaining \$8.6 million, not including a backpack camp or interpretive center. \$3 million dollars of this estimate is expected to be required for repair and safety upgrades to Mount Umunhum Road alone (estimates are in 2011 dollars). These costs can be phased in as funding allows with the assistance of external funds or grants, District funds, or a combination of both.

Funds for the Project, including consultant fees, public meeting facility rentals, and public notification costs, were included in the Planning Department's FY12-13 Budget; additional funding will be requested to cover remaining project costs during the Midyear Budget Review. There are no direct costs associated with this agenda item.

BOARD COMMITTEE REVIEW

The Sierra Azul/ Bear Creek Redwoods Ad Hoc Committee have been continuously receiving information and providing feedback and guidance on the Project. In the last two years, the Ad Hoc Committee has met many times for this purpose, specifically to review Project elements and to gain consensus on what elements to forward to the full Board of Directors. Most recently, the Ad Hoc Committee forwarded a recommendation to the Board to defer consideration of the backpack camp in favor of reviewing this project element as part of the larger Sierra Azul/Bear Creek Redwoods Master Plan, which is anticipated to be a key project in the next fiscal year.

PUBLIC NOTICE

Notices about this special meeting of September 19, 2012, were sent to nearly 3,200 interested parties, in addition to approximately 1,500 e-mail recipients, including all individuals and organizations requesting notice. Notification about the meeting and its location was included in the District's fall 2012 newsletter, which receives wide distribution, and the District's website.

CEQA COMPLIANCE

On June 12, 2012, the Board certified the EIR for the Project (see Report R-12-59) and also approved demolition of the remaining structures, except for the radar tower. The Board has yet to make a decision on the remaining Project elements, including new public access facilities and the disposition of the radar tower. The Board-certified Project EIR, however, did analyze all of the potential environmental impacts and mitigation measures associated with the potential public access improvements and radar tower options that are currently under public and Board review. Prior to making any decision on any remaining Project elements, which is the purpose of this and a future meeting, the Board will first need to consider adoption of the CEQA Findings of Fact, adoption of the Mitigation Monitoring Plan, and adoption of a Resolution for the Project for the relevant portions of the Project that the Board is considering to approve (refer to Attachments 1, 2, and 3).

NEXT STEPS

Draft Site Plan

A Draft Site Plan is currently being prepared for the Project. This document will provide an inclusive summary of all Project elements, including a description of the Project purpose, goals, public input process, individual elements, phasing, financial implications, and other considerations. Much of the information contained in the Site Plan will be excerpted from the EIR for ease of use for future planning and implementation. The Draft Site Plan will be presented for Board consideration and revision at the next public meeting for the Project.

Final Project Decision Hearing and Public Meeting

A public meeting of the Board of Directors is scheduled for Wednesday, October 17, 2012 at 7:00pm at the Historic Del Monte Building in Sunnyvale. The purpose of this meeting is to consider selection of a radar tower option and approval of the final remaining elements of the project (i.e., the summit area amenities).

Attachment(s)

1. Findings of Fact for Portions of the Project
2. Mitigated Monitoring Plan for Portions of the Project
3. Resolution Approving Portions of the Project
4. Map of Project Area and Elements Included in Project Approval
5. Summit Site Map and Elements Included in Project Approval
6. Cost and Phasing Summary
7. Public comment gathered at the July 18, 2012 meeting.
8. Public comment through September 13, 2012
9. Late public comment through noon September 19, 2012 (will be distributed at the September 19, 2012 meeting)

Responsible Department Head:

Ana Ruiz, Planning Manager, AICP

Prepared by:

Meredith Manning, Senior Planner

Contact person:

same

Findings of Fact for the
Development of Portions of the Mt. Umunhum
Environmental Restoration and Public Access Project
Environmental Impact Report

Prepared by:

Midpeninsula Regional Open Space District
330 Distel Circle
Los Altos, CA 94022

Contact:

Meredith Manning
Senior Planner
Phone: 650-691-1200
Fax: 650-691-0485
mt.um@openspace.org

September 19, 2012

10010041.01

TABLE OF CONTENTS

Section	Page
1.0 STATEMENT OF FINDINGS	1
1.1 Introduction	1
1.2 Description of the Approved Project	4
1.3 Environmental Review Process	5
1.4 Description of the Record	6
1.5 Significant Environmental Impacts of the Project	7
1.6 General Findings	7
1.7 Alternatives	9
1.8 Findings of Fact	9
1.9 Mitigation Monitoring Plan.....	25

1.0 STATEMENT OF FINDINGS

1.1 INTRODUCTION

a. BACKGROUND AND NEED FOR THE PROJECT

The Midpeninsula Regional Open Space District's (MROSD or District) purpose is to purchase, permanently protect, and restore lands forming a regional open space greenbelt, preserve unspoiled wilderness, wildlife habitat, watershed, viewshed, and fragile ecosystems, and provide opportunities for low-intensity recreation and environmental education.

In the late 1950s, the United States government procured Mount Umunhum to build the Almaden AFS, a US Air Force early warning radar base that operated from 1958 to 1980. The base was constructed as part of the North American Aerospace Defense (NORAD) Command to keep watch over northern California's airspace during the Cold War. With the end of the Cold War, and as a result of advancements in satellite technology, this and other radar base sites became obsolete. The official "inactivation" date of the facility was June 30, 1980. In June 1982, control of the property and improvements was transferred to the General Services Administration (GSA). The District purchased the 44-acre base in April 1986 from the GSA.

The District acquired the former Almaden AFS and all remaining facilities at the site with the ultimate intent to restore the area to a natural condition and provide public access; however, hazardous materials associated with the construction and operation of the base had to first be removed. While a portion of hazardous materials was cleaned up by the federal government soon after the District's purchase, other materials, particularly lead-based paint and asbestos-containing construction materials used on buildings, fell outside the scope of the original federal cleanup program. The District has recently been working with community, state, and federal leaders to obtain federal funding to complete the remaining cleanup, and federal funds were committed in 2010 toward remediation of remaining hazardous materials. The District approved the structure abatement project in August 2010, which was complete in the summer of 2011.

On June 12, 2012, the District approved the demolition phase of the proposed Mount Umunhum Environmental Restoration and Public Access Project and certified the EIR. This approved phase did not include demolition of the radar tower. Since the June 12th hearing, the District hosted a public open house/workshop on July 18, 2012 to gather public input on the radar tower options. The open house/workshop was well-attended, and the public provided substantial comments to District staff.

Staff is currently reviewing the public input related to the tower. Selection of one of the three proposed radar tower options will be considered at a future Board hearing, and is not a subject or the project under consideration herein.

b. PROJECT GOALS/OBJECTIVES

The goal of the proposed project is to establish a fiscally and environmentally sustainable visitor destination that aligns with the District's mission by balancing public access, enjoyment, and education with environmental restoration. This goal will be achieved through the following objectives:

- Create a destination that is accessible to and accommodates a broad range of user groups and introduces new visitors to open space.
- Remove or permanently cap physical hazards and restore the native landscape and habitat for wildlife as much as possible.
- Provide minimalist visitor amenities that complement and highlight the world-class views and open space experience.
- Provide ample, rich, and diverse trail experiences for hikers, bicyclists, and equestrians.
- Highlight the rich natural and cultural history of the site through self-discovery and focused interpretive and educational opportunities.

The project includes several elements, environmental restoration and construction of observation and reflection facilities, trails, camping facilities, a hang gliding launch and landing site, and other amenities.

A radar tower is located on the site but is not part of the project under consideration at this time. As described above, the first phase, which includes removal of most existing buildings (but not including removal of the tower) was approved on June 12, 2012. The project currently under consideration includes:

- Bald Mountain staging area
- trail to summit
- improvements to Mt. Umunhum Road
- parking areas
- visitor center
- interpretive features
- vault toilets
- dedicated 911 call box
- hang gliding facilities
- water tank
- horse troughs

- backpack camp
- other amenities including environmental restoration, trail from Ralph's Mountain to Mount Thayer, and purple martin house construction (avian Species of Special Concern)

Consideration of the summit components, including selection of a radar tower option, will occur at a future MROSD Board hearing, likely in October. Specific components that will be considered at the future hearing and are not part of the immediate project include: the radar tower option and elevational summit amenities, including circular drop off, ADA parking, summit court, interpretation, all-access trails (with ADA potential), shade structures, benches, and picnic tables.

c. CEQA REQUIREMENTS FOR FINDINGS

The California Environmental Quality Act, Public Resources Code §§ 21000 *et seq.* and the regulations implementing that statute, Cal. Code Regs. tit. 14, §§ 15000 *et seq.* (the “CEQA Guidelines”) (collectively, the act and the CEQA Guidelines are referred to as “CEQA”) require public agencies to consider the potential effects of their discretionary activities on the environment and, when feasible, to adopt and implement mitigation measures that avoid or substantially lessen the effects of those activities on the environment. Specifically, Public Resources Code section 21002 provides that “public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects[.]” The same statute states that the procedures required by CEQA “are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects.” Section 21002 goes on to state that “in the event [that] specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof.”

The mandate and principles announced in Public Resources Code Section 21002 are implemented, in part, through the requirement that agencies must adopt findings before approving projects for which EIRs are required. (See Pub. Resources Code, § 21081, subd. (a); CEQA Guidelines, § 15091, subd. (a).) For each significant environmental effect identified in an EIR for a proposed project, the approving agency must issue a written finding reaching one or more of three permissible conclusions. The three possible findings are:

- (1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.
- (2) Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by the other agency.
- (3) Specific economic, legal, social, technological, other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report.

(Public Resources Code Section 21081, subd (a); see also CEQA Guidelines Sections 15091, subd. (a).)

Public Resources Code section 21061.1 defines “feasible” to mean “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.” CEQA Guidelines section 15364 adds another factor: “legal” considerations. (See also *Citizens of Golden Valley v. Board of Supervisors (Goleta II)* (1990) 52 Cal.3d 553, 565.)

The concept of “feasibility” also encompasses the question of whether a particular alternative or mitigation measure promotes the underlying goals and objectives of a project. (*City of Del Mar v. City of San Diego* (1982) 133 Cal.App.3d 410, 417 (*City of Del Mar*).) “[F]easibility” under CEQA encompasses ‘desirability’ to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, and technological factors.” (*Ibid.*; see also *Sequoyah Hills Homeowners Assn. v. City of Oakland* (1993) 23 Cal.App.4th 704, 715 (*Sequoyah Hills*); see also *California Native Plant Society v. City of Santa Cruz* (2009) 177 Cal.App.4th 957, 1001 [after weighing “‘economic, environmental, social, and technological factors’ ... ‘an agency may conclude that a mitigation measure or alternative is impracticable or undesirable from a policy standpoint and reject it as infeasible on that ground’”].)

With respect to a project for which significant impacts are not avoided or substantially lessened, a public agency, after adopting proper findings, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the project’s “benefits” rendered “acceptable” its “unavoidable adverse environmental effects.” (CEQA Guidelines, §§ 15093, 15043, subd. (b); see also Pub. Resources Code, § 21081, subd. (b).) The California Supreme Court has stated, “[t]he wisdom of approving...any development project, a delicate task which requires a balancing of interests, is necessarily left to the sound discretion of the local officials and their constituents who are responsible for such decisions. The law as we interpret and apply it simply requires that those decisions be informed, and therefore balanced.” (*Goleta II*, 52 Cal.3d at p. 576)

Because the EIR identified significant effects that may occur as a result of the project, including implementation of components of the project under consideration at this time, and in accordance with the provisions of the CEQA Guidelines presented above, the District hereby adopts these Findings as part of the approval of the development of the above-stated portions of the Mount Umunhum Environmental Restoration and Public Access Project. These Findings constitute the District’s best efforts to set forth the evidentiary and policy bases for its decision to approve this element of the Project in a manner consistent with the requirements of CEQA. These Findings, in other words, are not merely informational, but rather constitute a binding set of obligations that come into effect with the District’s approval of these portions of the Project.

d. ORGANIZATION OF FINDINGS

These Findings are organized into a number of sections: Section 1.1 provides the background and context of the Project and describes the need for these Findings; Section 1.2 includes a description of the Project being approved within the overall context of the entire Project; Section 1.3 describes the CEQA environmental review process for the Project; Section 1.4 describes the record of documents for the Project; Section 1.5 describes the significant environmental impacts of the Project; Section 1.6 contains the District’s general Findings about the Project; Section 1.7 contains the District’s Findings regarding alternatives to the Project; Section 1.8 contains District’s Findings that the Project as a whole, and this element of the project, has no significant and unavoidable effects; and Section 1.9 describes the Mitigation Monitoring Plan (MMP) for this element of the Project. Because there are no significant and unavoidable impacts, a Statement of Overriding Considerations is not needed.

1.2 DESCRIPTION OF THE APPROVED PROJECT

For a complete project description please refer to Chapter 3 of the Draft EIR, which is attached hereto as Attachment B and modified herein to focus only on certain specific components.

a. PROJECT LOCATION

The project site is located on approximately 44 acres within the 18,000-acre Sierra Azul Open Space Preserve. The site is located on the summits of Mount Umunhum and Mount Thayer, in the southern Santa Cruz Mountains. The project site is the site of the former Almaden Air Force Station, which was decommissioned in 1980. The project site consists of the former military complex comprised of operations, housing and support structures and self-contained infrastructure requirements (water, sewer, electrical). Among these is the five-story high, massive concrete “radar tower” formerly used as the base supporting an 85-ton radar sail. The sail was removed by the federal government before the District purchased the property. The buildings have been abandoned for 30 years, and due to the passage of time, vandalism, and extreme weather conditions, the structures are severely dilapidated. The main site access road, Mt. Umunhum Road, begins at Hicks Road and continues for approximately five miles to the entrance of the former Almaden AFS near the summit. As a result of prior clean-up activities, centered in removing lead based paint and asbestos-containing material, most of the existing buildings have been substantially altered, with siding removed and similar alterations.

b. PROJECT DESCRIPTION

For a complete project description please refer to Chapter 3 of the Draft EIR.

As described in the Draft EIR, individual components of the project may be phased as funding and other constraints are removed. The project under consideration herein includes:

1. Environmental Restoration: following demolition of structures, the landform and habitat on the site would be restored. Only environmental restoration activities outside of the summit area are being approved at this time.
2. Trails: Trails proposed outside of the summit area are being approved at this time.
3. Camping Facilities: up to 10 seasonal campsites would be provided, primarily for hikers and bicyclists, with limited availability to visitors arriving by vehicles with disabled placards. Camping would be allowed May 1 through October 31.
4. Hang Gliding: A hang gliding launch site and landing area would be provided, with restrictions on the numbers of people using the facilities at any one time.
5. Parking, Circulation, Access: a new parking/staging area would be constructed on Mt. Umunhum road at the Bald Mountain trailhead with additional parking at the summit in the future. Mt. Umunhum Road pavement conditions would be improved and safety signage would be added. Only the circulation/parking facilities proposed outside of the summit area are being approved at this time.
6. Other components of the project would include benches, picnic tables, utilities, all off the summit, and staffing.

1.3 ENVIRONMENTAL REVIEW PROCESS

The MROSD has prepared an EIR, pursuant to the requirements of CEQA, to analyze the potential effects of the Project on the environment. As required by CEQA, the MROSD has conducted a thorough public outreach effort during the environmental review process so as to ensure that District decision makers and members of

the public are informed about the potential for significant adverse effects on the environment from proposed activities.

The District began its public outreach effort at the outset of the current CEQA process. Prior to initiation of the Draft EIR, the MROSD held a public meeting to receive input on project features and preferences. This public meeting was held September 30, 2010. A public open house was held on November 18, 2010, to present the results of the first meeting and obtain further public feedback. A public scoping meeting on the issues to be addressed in the Draft EIR was held on December 9, 2010. Following these meetings, a notice of preparation (NOP) of this Draft EIR was released for public review, with the review period running from December 13, 2010 through January 12, 2011. This Draft EIR was circulated for a 60-day review period, which exceeds CEQA 45-day requirements specified in CEQA Guidelines §15105. The Draft EIR review period began December 12, 2011 and ended February 10, 2012. A public hearing to receive oral comments on the Draft EIR was held January 18, 2012. The Final EIR was released May 25, 2012.

The MROSD has met with members of the public and public agencies, on request. Additionally, although the comment period on the Draft EIR closed February 10, 2012, the District responded to all comments received on the Draft EIR prior to the May 25, 2012 release of the Final EIR, even if the comments were received after February 10.

At a public hearing held on June 12, 2012, the District certified the EIR and approved the demolition phase of the project (excluding the radar tower) .

1.4 DESCRIPTION OF THE RECORD

For purposes of CEQA and these Findings, the record before the MROSD Board of Directors is composed of all documents relating to the Project in the MROSD's files on this matter, including, without limitation:

- a. The Notice of Preparation prepared for the Project;
- b. The Draft EIR for the Mount Umunhum Environmental Restoration and Public Access Project, together with all appendices to the Draft EIR;
- c. All comments or documents submitted by public agencies or by members of the public during or after the comment period on the Draft EIR or up to the MROSD Board of Directors' approval of the Project;
- d. The Final EIR for the Mount Umunhum Environmental Restoration and Public Access Project;
- e. The Mitigation Monitoring Plan (MMP) for the demolition of existing buildings included as a separate attachment;
- f. All findings and resolutions adopted by the Board of Directors in connection with the Project and all documents cited or referred to therein;
- g. All staff reports and presentation materials related to the Project;
- h. All studies conducted for the Project and contained in, or referenced by, staff reports, the Draft EIR, the Final EIR or the MMP;

- i. All public reports and documents related to the Project prepared for or by the MROSD, including, without limitation, all planning documents.
- j. All documentary and oral evidence received and reviewed at public hearings, meetings and workshops related to the Project, the Draft EIR, the Final EIR or the MMP;
- k. All other public reports and documents relating to the Project that were used by the MROSD staff or consultants in the preparation of the Draft EIR, the Final EIR or the MMP; and
- l. All other documents, not otherwise included above, required by Public Resources Code section 21167.6.

1.5 SIGNIFICANT ENVIRONMENTAL IMPACTS OF THE PROJECT

The EIR identifies significant impacts to a number of environmental resources related to the entire Project:

- Cultural Resources
- Biological Resources
- Hydrology and Water Quality
- Geology and Soils
- Hazards and Hazardous Materials
- Air Quality
- Traffic and Circulation

All of these significant impacts can be reduced to a less-than-significant level through changes or alterations to the project.

With respect to the development of the above-stated portions of the project that are the subject of these findings, the EIR identifies significant effects to the same environmental resources as the overall project, although significant impacts within each of the resource areas differ in some cases from the overall project. As described below (Section 1.8), mitigation measures are available to reduce each of these impacts to a less-than-significant level, and the District has adopted such measures. (It should also be noted that the MROSD will voluntarily commit to measures to reduce fire risk, even though the Draft EIR concludes the impact to be less than significant.)

1.6 GENERAL FINDINGS

a. CERTIFICATION OF THE EIR

The MROSD Board of Directors certified the EIR on June 12, 2012, which addressed the entire project, and the Board approved the demolition phase of the proposed project. The certified EIR also addresses the components under consideration as described in Section 1.2, which for purposes of these findings are hereafter generally referred to in total as the Project. In accordance with CEQA, the MROSD Board of Directors has considered the effects of the Project on the environment, as shown in the Draft and Final EIRs and the whole of the administrative record prior to taking any action on the Project. The Final EIR was presented to the Board of Directors and released for public review on May 25, 2012. The Board of Directors has reviewed and considered the certified Draft and Final EIRs and the information relating to the environmental impacts of the Project

contained in those documents. A copy of the Board of Directors' prior resolution certifying the EIR is included as a separate attachment. By these Findings, the Board ratifies and adopts the conclusions of the Final EIR as set forth in these Findings, except where such conclusions are specifically modified by these Findings. The Final EIR and these Findings represent the independent judgment and analysis of the Board of Directors.

b. EVIDENTIARY BASIS FOR FINDINGS

These Findings are based upon substantial evidence in the entire record before the District. The references to the Draft EIR and Final EIR set forth in the Findings are for ease of reference and are not intended to provide an exhaustive list of the evidence relied upon for these Findings.

c. FINDINGS REGARDING MITIGATION MEASURES

i. MITIGATION MEASURES ADOPTED

The mitigation measures herein referenced are those identified in the Final EIR and adopted by the District as set forth in the MMP.

ii. IMPACT AFTER IMPLEMENTATION OF MITIGATION MEASURES.

As stated in these Findings, in accordance with CEQA Guidelines §15092, the MROSD finds that environmental effects of portions of the Project will not be significant or will be mitigated to a less than significant level by the adopted mitigation measures. The MROSD has substantially lessened or eliminated all significant environmental effects. The MROSD finds that the mitigation measures incorporated into and imposed upon the portions of the Project will not have new significant environmental impacts that were not analyzed in the Draft EIR.

iii. RELATIONSHIP OF FINDINGS AND MMP TO FINAL EIR

These Findings and the MMP are intended to summarize and describe the contents and conclusions of the Draft and Final EIR pertaining to the demolition phase for policymakers and the public. The MROSD will implement all measures contained in the Final EIR. In the event that there is any inconsistency between the descriptions of mitigation measures in these Findings or the MMP and the Final EIR, the MROSD will implement the measures as they are described in the Final EIR. In the event a mitigation measure recommended in the Final EIR has inadvertently been omitted from these Findings or from the MMP, such a mitigation measure is hereby adopted and incorporated in the Findings and/or MMP as applicable.

d. LOCATION AND CUSTODIAN OF RECORDS

Pursuant to Public Resource Code §15091, the MROSD is the custodian of the documents and other materials that constitute the record of proceedings upon which the decision is based, and such documents and other materials are located at MROSD, 330 Distel circle, Los Altos, CA 94022. Copies of the Draft and Final EIRs are also available at the MROSD's website at http://www.openspace.org/plans_projects/mt_umunhum.asp.

1.7 ALTERNATIVES

In accordance with Section 15126.6 of the State CEQA Guidelines, a range of reasonable alternatives to the overall project that could, potentially, accomplish the basic project objectives were addressed in the EIR. A detailed summary of the project Alternatives is included in the Findings of Fact adopted by the MROSD Board on June 12, 2012. Consistent with the June 12, 2012 Findings of Fact, the MROSD finds the alternatives to be infeasible.

1.8 FINDINGS OF FACT

The MROSD Board of Directors has reviewed the Final EIR for the Mount Umunhum Environmental Restoration and Public Access Phase Project, consisting of the Draft EIR (December 2011) and the Final EIR (May 2012), together which form the Final EIR. The MROSD Board of Directors has considered the public record on the portions of the project, which, in addition to the above documents and this Statement of Findings, is composed of the following element:

Mitigation Monitoring Plan (MMP) for Portions of the Mount Umunhum Environmental Restoration and Public Access Phase Project, dated September 2012. The MMP meets the requirements of Section 21081.6 of the Public Resources Code by providing a monitoring plan designed to ensure compliance during project implementation with mitigation measures adopted by the MROSD.

All relevant project documents are on file at MROSD, 330 Distel Circle, Los Altos, CA 94022.

Pursuant to Public Resources Code Section 21081, for each significant effect identified in the EIR, the MROSD must make one or more of the findings described in Section 1.1 above.

After reviewing the public record, composed of the aforementioned elements, the Board of Directors of the MROSD hereby makes the following findings regarding the significant effects of the proposed project, pursuant to Public Resources Code Section 21081 and Section 15091 of the State CEQA Guidelines. The numeric references for each impact refer to the impact/mitigation label included in the EIR.

a. CULTURAL RESOURCES

Significant Effect: Impact 4.2-3: Construction-Related Impacts on Presently Undocumented Cultural Resources

Because the project is located in an area where “unique” or “historical” resources (per CEQA criteria) could be encountered during project implementation, disturbances of such resources would constitute a **potentially significant impact**.

Finding

Changes or alterations have been required in, or incorporated into, the project by the MROSD that mitigate or avoid the significant effects on the environment.

Facts in Support of Finding

The MROSD has adopted the following mitigation measures that will reduce discovery of undocumented cultural resource impacts to less-than-significant levels:

Mitigation Measure 4.2-3—Protection of Undocumented Cultural Resources

During all ground-related construction activities (i.e., grading, excavation, etc.) on the project site, if cultural materials (e.g., unusual amounts of shell, animal bone, glass, ceramics, structure/building remains) are inadvertently encountered, all work shall stop within 50 feet of the find until a qualified archaeologist can assess the significance of the find. A reasonable effort will be made by the District to avoid or minimize harm to the discovery until significance is determined and an appropriate treatment can be identified and implemented. Methods to protect finds include fencing and covering remains with protective material such as culturally sterile soil or plywood. If vandalism is a threat, 24-hour security will be considered and evaluated based on threat level, remoteness of site, materials found, significance of find, etc. Construction operations outside 50-feet of the find can continue during the significance evaluation period and while mitigation is being carried out; however, if the archaeologist determines that the nature of the find may signify a high potential for other finds in the area, the construction will be monitored by an archaeologist within 100-feet of the find. If a discovered resource is identified as significant and cannot be avoided, a qualified archaeologist will develop an appropriate treatment plan to minimize or mitigate the adverse effects. The District will not proceed with construction activities within 100 feet of the find until the treatment plan has been reviewed and approved by the General Manager. The treatment effort required to mitigate the inadvertent exposure of significant cultural and/or historical resources will be guided by a research design appropriate to the discovery and potential research data inherent in the resource in association with suitable field techniques and analytical strategies. The recovery effort will be detailed in a professional report in accordance with current professional standards. Any non-grave associated artifacts will be curated with an appropriate repository. Project construction documents shall include a requirement that project personnel shall not collect cultural and/or historical resources encountered during construction. This measure is consistent with federal guideline 36 CFR 800.13(a) for invoking unanticipated discoveries.

Implementation of this mitigation measure would ensure that potential undocumented cultural resource impacts would be addressed. Resources would be protected, and an archaeologist would ensure that any resources that are uncovered are treated in accordance with CEQA's and federal requirements. Therefore, this potentially significant traffic impact would be reduced to a **less-than-significant** level.

Significant Effect: Impact 4.2-4: Construction-Related Impacts on Presently Undocumented Human Remains

Because construction activities associated with the project could potentially result in the disturbance of presently undocumented prehistoric or historic-era interments, human remains, and/or associated grave-related articles, this impact would be **potentially significant**.

Finding

Changes or alterations have been required in, or incorporated into, the project by the MROSD that mitigate or avoid the significant effects on the environment.

Facts in Support of Finding

The MROSD has adopted the following mitigation measures that will reduce discovery of undocumented human remains to less-than-significant levels:

Mitigation Measure 4.2-4--Protection of Presently Undocumented Human Remains.

In accordance with the California Health and Safety Code, if human remains are uncovered during ground-disturbing activities, potentially damaging excavation in the area of the burial will be halted and the Santa Clara County Coroner and a professional archaeologist will be contacted to determine the nature and extent of the remains. The MROSD Project Manager will also be notified immediately. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (Health and Safety Code, Section 7050.5[b]). If the coroner determines that the remains are those of a Native American, he or she must contact the Native American Heritage Commission (NAHC) by phone within 24 hours of making that determination (Health and Safety Code, Section 7050[c]).

Following the coroner's findings, the State of California, project contractor, an archaeologist, and the NAHC-designated Most Likely Descendant (MLD) will determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments are not disturbed. The responsibilities for acting upon notification of a discovery of Native American human remains are identified in Section 5097.9 of the California Public Resources Code.

The State of California will ensure that the immediate vicinity (according to generally accepted cultural or archaeological standards and practices) is not damaged or disturbed by further development activity until consultation with the MLD has taken place. The MLD will have 48 hours to complete a site inspection and make recommendations after being granted access to the site. A range of possible treatments for the remains, including nondestructive removal and analysis, preservation in place, relinquishment of the remains and associated items to the descendants, or other culturally appropriate treatment may be discussed. Assembly Bill (AB) 2641 suggests that the concerned parties may extend discussions beyond the initial 48 hours to allow for the discovery of additional remains. AB 2641(e) includes a list of site protection measures and states that the landowner shall implement one or more of the following measures:

- *record the site with the NAHC or the appropriate Information Center,*
- *utilize an open-space or conservation zoning designation or easement, and/or*
- *record a document with the county in which the property is located.*

The landowner or their authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance if the NAHC is unable to identify a MLD, or if the MLD fails to make a recommendation within 48 hours after being granted access to the site. The landowner or their authorized representative may also reinter the remains in a location not subject to further disturbance if they reject the recommendation of the MLD, and mediation by the NAHC fails to provide measures acceptable to the landowner.

Implementation of this mitigation measure would ensure that potential impacts related to the discovery of undocumented human remains would be addressed. Resources would be protected in accordance with State law, and all processes laid out by the NAHC would be followed. Therefore, this potentially significant traffic impact would be reduced to a **less-than-significant** level.

b. BIOLOGICAL RESOURCES

Significant Effect: Impact 4.3-2, Loss of Special-status Species During Trail Construction, Road Improvements, or Other Ground-Disturbing Activities.

Implementation of the project could result in the degradation of habitat and loss of several special-status species, including rare plants, special-status amphibians and reptiles, and nesting birds. Special-status species are protected under ESA, CESA, California Fish and Game Code, CEQA or other regulations. Ground-disturbing activities related demolition could result in a substantial adverse effect on these species. Therefore, the potential loss of special-status species is considered a **significant impact**.

Finding

Changes or alterations have been required in, or incorporated into, the project by the MROSD that mitigate or avoid the significant effects on the environment.

Facts in Support of Finding

The MROSD has adopted the following mitigation measure that will reduce to less-than-significant levels effects to special-status species.

Mitigation Measure 4.3-2(a)- Conduct Special-status Plant Surveys, Implement Avoidance and Mitigation Measures, or Provide Compensatory Mitigation.

Known populations of Loma Prieta hoita and Mt. Hamilton fountain thistle shall be protected during road improvements. As directed by a qualified biologist, the populations shall be fenced before construction with high-visibility fencing and an adequate buffer so that direct and indirect impacts would be minimized. Construction personnel shall be instructed to keep project activities out of the fenced areas. A qualified botanist shall periodically inspect the fencing to ensure that the fence is intact and the impacts to the populations are being avoided. Indirect impacts (i.e., changes in hydrology) shall be minimized by placing culverts away from any plant populations, if necessary.

MROSD shall utilize a qualified botanist to conduct protocol-level preconstruction special-status plant surveys for all potentially occurring species within the project footprint that has not previously been surveyed (e.g., trail connections, staging area expansion). Prior to ground-disturbance in potentially suitable habitat, surveys shall be conducted during the appropriate blooming period when they are most readily identifiable in accordance with Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (DFG 2009) . If no special-status plants are found during focused surveys, the botanist shall document the findings in a letter report, and no further mitigation shall be required.

If special-status plant populations are found in the project footprint, MROSD shall determine if the population can be avoided by adjusting the trail alignment or project design. If the impact cannot be avoided, MROSD shall consult with DFG and USFWS, as appropriate depending on species status, to determine the appropriate measures to minimize direct and indirect impacts on any special-status plant population that could occur as a result of project implementation. Mitigation measures may include preserving and enhancing existing populations, creation of off-site populations on project mitigation sites through seed collection or transplantation, and/or restoring or creating suitable habitat in sufficient quantities to achieve no net loss of occupied habitat or individuals.

Mitigation Measure 4.3-2(b)-Avoid and Minimize Impacts to Special-Status Amphibians and Reptiles

Although the impact to special-status amphibians or reptiles is expected to be minimal due to a lack of suitable aquatic habitat along ridgelines and headwaters of creeks, MROSD shall implement the following measures to reduce impacts during construction of trail connections:

- Construction of the trail across drainages and streams shall occur when the drainages are dry, unless it is not feasible to do so, in which case the following measures shall also be applied.
- Guidelines shall be implemented to protect water quality and prevent erosion, as outlined in MROSD's Road and Trail Typical Design Specifications (MROSD 2008).
- If water is present during construction, disturbance to pools and slow runs with cobble-sized substrate shall be minimized. In particular, rocks shall not be collected from in-water environments from late March to early September to avoid disturbing frog egg masses, tadpoles, and turtle hatchlings.

Mitigation Measure 4.3-2(c) - Avoid and Minimize Impacts to Golden Eagle, White-tailed Kite, and Other Nesting Birds.

To minimize potential disturbance to nesting birds, project activities shall occur during the non-breeding season (September 16-February 14), unless it is not feasible to do so, in which case the following measures shall also be applied.

During trail construction, road improvements, and other activities, removal of trees greater than 6 inches dbh shall be limited to the greatest degree possible.

If construction activity is scheduled to occur during the nesting season (February 15 to September 15), MROSD shall utilize a qualified biologist to conduct preconstruction surveys and to identify active nests on and within 500 feet of the project site that could be affected by project construction. The surveys shall be conducted no less than 14 days and no more than 30 days before the beginning of construction in a particular area. If no nests are found, no further mitigation is required.

If active nests are found, impacts on nesting raptors and songbirds shall be avoided by establishment of appropriate buffers around the nests. No project activity shall commence within the buffer area until a qualified biologist confirms that any young have fledged or the nest is no longer active. A 500-foot buffer around raptor nests and 50-foot buffer around songbird nests are generally adequate to protect them from disturbance, but the size of the buffer may be adjusted by a qualified biologist in consultation with DFG depending on site specific conditions. Monitoring of the nest by a qualified biologist during and after demolition activities will be required if the activity has potential to adversely affect the nest.

Implementation of these mitigation measures would reduce significant impacts associated with potential impacts to special-status species to a **less-than-significant** level by surveying for their presence prior to construction and implementing avoidance and/or minimization measures and compensating for any loss of habitat.

Significant Effect: Impact 4.3-3, Loss of Riparian Habitat or Other Sensitive Natural Communities and Fill of Waters of the U.S. during Trail Construction.

Although trails are expected to be located along ridgelines where wetlands and riparian areas are less likely to occur, construction of new trails to connect with other existing trails could require crossing minor seeps or creeks. Trail construction could require removal of riparian and wetland vegetation and could result in the placement of fill material into waters of the U.S. This is considered a potentially **significant impact**.

Finding

Changes or alterations have been required in, or incorporated into, the project by the MROSD that mitigate or avoid the significant effects on riparian habitat and other sensitive communities, as well as Waters of the U.S.

Facts in Support of Finding

The MROSD has adopted the following mitigation measure that will reduce to less-than-significant levels effects on riparian habitat and other sensitive communities, as well as Waters of the U.S.:

Mitigation Measure 4.3-3, Avoid and Minimize Impacts to Sensitive Natural Communities and Compensate for Loss of Riparian and Wetland Habitats.

As a first priority, MROSD will seek to avoid wetlands impacts through trail realignment, bridging, and other avoidance measures.

Before any groundbreaking activity along the trail connections, MROSD shall have a jurisdictional wetland delineation conducted by a qualified wetland specialist in sensitive areas that cannot be avoided. The preliminary delineation shall be submitted to USACE for verification. The wetlands may be subject to DFG regulation under Section 1602 of the Fish and Game Code. No grading, fill, or other ground disturbing activities shall occur until all required permits, regulatory approvals, and permit conditions for effects on wetland habitats are secured.

If the wetlands are determined to be subject to USACE jurisdiction, the project may qualify for use of Nationwide Permit 42 for construction of recreational trails if certain criteria are met. For those wetlands that cannot be avoided, MROSD shall commit to replace, restore, or enhance on a “no net loss” basis (in accordance with USACE, RWQCB, and DFG) the acreage of all wetlands and other waters of the U.S. that would be removed, lost, and/or degraded with project implementation. Wetland habitat shall be restored, enhanced, and/or replaced at an acreage and location and by methods agreeable to USACE, RWQCB, and DFG, as appropriate, depending on agency jurisdiction, and as determined during the permitting processes.

Implementation of these mitigation measures would reduce significant impacts associated with loss of riparian habitat and fill of waters of the U.S. to a **less-than-significant** level by providing replacement, restoration or enhancement habitat of equal or greater value.

Significant Effect: Impact 4.3-4, Effects of Increased Recreation on Native Species and Interference with Wildlife Movement.

Implementation of the proposed project would result in public access to wildlife habitats that previously have had limited human disturbance. Proposed trail connections would provide recreational opportunities for hikers, mountain bikers, and equestrians. Proposed hang glider launch sites would provide facilities for hang gliders. Hiking, mountain biking, horseback riding, and hang glider launching/landing are unlikely to substantially

adversely affect native terrestrial wildlife or plant communities. The construction and use of trails are also not likely to substantially interfere with wildlife movement in the region.-However, birds, especially nesting raptors, have been known to exhibit aggressive or agitated behavior in response to perceived aerial intruders such as hang gliders, particularly during the breeding season. This behavior signifies a disturbance. Allowing a recreational use that results in the disturbance of local wildlife is not consistent with MROSD policy. It is unknown if local bird species might react this way to the proposed hang gliding activities. Without an appropriate adaptive management strategy, this impact is considered **potentially significant**.

Finding

Changes or alterations have been required in, or incorporated into, the project by the MROSD that mitigate or avoid the significant effects to raptors and other bird species due to hang gliding.

Facts in Support of Finding

The MROSD has adopted the following mitigation measure that will reduce to less-than-significant levels effects to raptors and other bird species due to hang gliding:

Mitigation Measure 4.3-4

MROSD will take the following actions to educate hang glider pilots and other visitors regarding the potential to disturb birds, especially nesting raptors and vultures, and establish an incident reporting program:

- *Hang glider permits will include a brochure prepared by a qualified ornithologist that describes agitated and defensive behavior of wildlife, focusing mostly on soaring birds, such as raptors and vultures. The permit will include a map that identifies protected air space that restricts hang gliding within a minimum of 1,000 feet of a known nest.*
- *Hang glider permits will include an agreement, to be signed by the pilot, that the pilot shall:*
 - *Respect local wildlife by maintaining appropriate distance and altitude (as safety permits) to minimize disturbance.*
 - *Watch for active/occupied raptor or vulture nests and communal roosts, and, if spotted, keep at least 1,000 feet clear.*
 - *Avoid approaching soaring birds. (Note that if a bird peacefully approaches a hang glider, this is not considered a disturbance.)*
 - *Report to MROSD any bird observed behaving aggressively or agitated as a result of the pilot's glider or any other glider.*
 - *Immediately leave the area (as safety permits) after a bird has exhibited aggressive or acutely agitated behavior.*
- *MROSD will post signs at hang glider observation locations describing aggressive or acutely agitated bird behavior, and encourage preserve users to report any of these observations to the provided telephone number.*

MROSD will implement an adaptive management plan, prepared by a qualified ornithologist, to monitor and mitigate observed agitation or potential disturbance to birds. The adaptive management plan will include (at a minimum) the following measures:

- MROSD staff will immediately investigate and document any legitimate reported incident of bird aggression or acute agitation in response to presence of a hang glider.
- MROSD staff will review these bird incident records continuously. If incidents in a specific area exceed three per month, MROSD will either reduce the number of hang gliding permits issued to 5 at one time with no more than 2 hang gliders per launch site or restrict the use of the affected area as a condition of the special use permit. (Note that if the excess number of incidents occurs only during the raptor nesting season, then the permit reduction may be limited only to March through August and may resume to normal permitting levels after the nesting season.)
- If repeated incidents occur with a specific hang glider or group, MROSD may revoke hang gliding privileges to those individuals.

If, after reducing the number of permits or restricting the use of specific areas where the incidents have occurred, the bird incidents are not reduced below three per month, MROSD will consider discontinuance of the issuance of hang gliding permits at the project site.

Significant impacts associated with disturbance to birds from hang gliding activities and subsequent inconsistency with MROSD policy would be reduced to a **less-than-significant** level by educating hang glider pilots and other visitors of the potential disturbance for birds, by establishing an incident reporting program, and by monitoring incidents and taking appropriate action to reduce any increased agitation levels in native birds and raptors resulting from proposed hang gliding activities.

C. HYDROLOGY AND WATER QUALITY, GEOLOGY AND SOILS

Significant Effect: Impacts 4.4-1 and 4.5-2, Potential Short-Term Construction-Related Soil Erosion and Water Quality Impairment.

Project construction activities could generate sediment, erosion, and other nonpoint source pollutants in on-site stormwater, which could drain to off-site areas. On-site earthmoving and soil stockpiling activities could result in sheet erosion during rain events. This would be a **potentially significant** impact.

Finding

Changes or alterations have been required in, or incorporated into, the project by the MROSD that mitigate or avoid the significant effects on the environment related to construction-related soil erosion and water quality impairment.

Facts in Support of Finding

The MROSD has adopted the following mitigation measure that will reduce to less-than-significant levels effects to soil erosion and water quality impairment:

Mitigation Measure 4.4-1—Reduction of Erosion

a. Prior to earthmoving activities, MROSD will consult with Santa Clara County Department of Public Works for Municipal Regional Permit review and will also consult with the San Francisco Bay Basin Regional Water Quality Control Board (RWQCB) to acquire the appropriate regulatory approvals that may be required to obtain Section 401 water quality certification, State Water Resources Control Board (SWRCB) statewide National Pollutant Discharge Elimination System (NPDES) stormwater permit for general construction activities, and any other necessary site-specific waste discharge requirements. No grading or other soil disturbance will occur until the appropriate regulatory approvals and permits have been issued.

b. Prior to any earthmoving activities, as required under the NPDES stormwater permit for general construction activity, MROSD will prepare and submit the appropriate Notice of Intent and prepare the SWPPP and other necessary engineering plans and specifications for pollution prevention and control. The SWPPP will identify and specify the use of erosion sediment control BMPs, means of waste disposal, nonstormwater management controls, permanent post-construction BMPs, and inspection and maintenance responsibilities. The SWPPP will also specify the pollutants that are likely to be used during construction and that could be present in stormwater drainage and nonstormwater discharges.

c. Construction techniques will be identified that would reduce the potential runoff, and the SWPPP will identify the erosion and sedimentation control measure to be implemented. BMPs designed to reduce erosion of exposed soil may include, but are not limited to:

- Use temporary mulching, seeding, or other suitable stabilization measures to protect uncovered soils;
- Store materials and equipment to ensure that spills or leaks cannot enter the storm drain system or surface water;
- Water exposed areas for dust control;
- Minimize off-site sediment transport on vehicles using techniques such as gravel driving surfaces to knock soil off tires at exit points; and
- Use barriers, such as perimeter silt fencing, to minimize the amount of uncontrolled runoff that could enter drains or surface waters.

d. The SWPPP will also specify spill prevention and contingency measures, identify types of materials used for equipment operation, and identify measures to prevent or clean up spills of hazardous materials used for equipment operation. Emergency procedures for responding to spills will also be identified. The SWPPP will identify personnel training requirements and procedures that would be used to ensure that workers are aware of permit requirements and proper installation and performance inspection methods for BMPs specified in the SWPPP. The SWPPP will also identify the appropriate personnel responsible for supervisory duties related to implementation of the SWPPP. All construction contractors will be required to retain a copy of the approved SWPPP on the construction site.

Implementation of the mitigation measures above would ensure that runoff and sediment is controlled. These actions would reduce these impacts to a **less-than-significant** level.

Significant Effect: Impact 4.4-3, Water Quality Impacts (During Project Operation).

While most facilities and activities at the project site would not result in adverse water quality impacts, the project would result in vehicles parking in designated unpaved areas. Specific water quality protection measures have not been identified to prevent the discharge of pollutants in stormwater on- or off-site from these parking areas. Therefore, the project could result in **potentially significant** water quality impacts.

Finding

Changes or alterations have been required in, or incorporated into, the project by the MROSD that mitigate or avoid the significant effects on the environment related to water quality impairment during project operation.

Facts in Support of Finding

The MROSD has adopted the following mitigation measure that will reduce to less-than-significant levels effects to water quality impairment:

Mitigation Measure 4.4-3—Design Measures

MROSD will implement appropriate design measures to adequately trap and treat discharged pollutants in designated parking areas. These design measures could include, but are not limited to structural and non-structural BMPs including installation of oil and grit separators to capture potential contaminants that are discharged in parking areas, establishment of vegetation in drainages to achieve optimal balance of conveyance and water quality protection; and installation of vegetation filter strips.

With implementation of this mitigation, adequate measures would be in place to protect water quality; therefore, this impact would be reduced to a **less-than-significant** level.

d. PUBLIC HEALTH AND HAZARDS

Significant Effect: Impact 4.6-1: Exposure to Existing Hazardous Materials.

Small quantities of asbestos were documented in the shallow soils around the existing structures. Pesticides were also identified above acceptable levels. Excavation and construction activities in the area could result in the exposure of construction workers and the general public to existing hazardous materials contamination. This impact is considered **significant**.

Finding

Changes or alterations have been required in, or incorporated into, the project by the MROSD that mitigate or avoid the significant effects on the environment related to exposure to existing hazardous materials.

Facts in Support of Finding

The MROSD has adopted the following mitigation measure that will reduce to less-than-significant levels effects associated with existing hazardous materials:

Mitigation Measure 4.6-1—Remediation Plan

Following demolition of structures, but prior to any grading activity or public access within the former Almaden Air Force Station, MROSD will hire a qualified hazardous materials specialist to prepare a focused pesticide soil testing and remediation program. The soil testing program will be prepared according to the recommendations in Northgate’s Sampling and Analysis Report. Based on the focused soil testing program, the perimeters and depths of soils containing contamination above residential ESLs shall be specifically defined. Once these areas are defined, construction barriers or fencing shall be placed around the areas prior to initiating construction within other areas of the project site. No construction or public access may occur within the demarcated areas of contamination until the following remediation occurs: The qualified hazardous materials specialist will prepare a remediation plan for excavation and disposal of contaminated soils. The goal of the remediation plan will be to remove all soils containing chemical concentrations in excess of California human health screening levels and render excavated soil suitable for disposal at an appropriate landfill, unless the soils can be suitably treated on site, to below screening levels, in which case the soils can be disposed onsite. Soil removal activity will be completed in accordance with state and local regulatory requirements that provide specific targets for protection of human health.

Implementation of the above mitigation measures would reduce potential hazards associated with exposure of construction workers and the public to contaminated soil to a **less-than-significant** level by requiring a testing program. This program would identify the area of contamination, restrict construction activities within those areas, and remediate those contaminated areas consistent with state and federal regulations before any construction or access within those areas is allowed.

Less than Significant Effect: Impact 4.6-5: Exposure of People or Structures to Wildland Fires.

Even though more people would use the site than under existing conditions, and it is generally recognized that the potential for ignition is higher with increased visitorship, the overall potential for ignition is decreased when comparing the effects of placing legitimate users in a site with current abundant illegal use. The proposed project would reduce existing potential for ignition of a wildfire by legitimizing public use of the site and patrolling or monitoring user activities, thereby substantially restricting common ignition sources. Implementation of the project would result in a **less-than-significant** impact.

Finding

Although mitigation is not required to reduce this impact to a less-than-significant level, MROSD has nevertheless required changes or alterations in the project by the MROSD that further reduce this impact.

Facts in Support of Finding

The MROSD has adopted the following mitigation measures that will further reduce this already less-than-significant impact associated with wildland fires:

Mitigation Measure 4.6-5—Reduction of Wildland Fire Hazard

MROSD will implement the following fire hazard minimization measures recommended by Wildland Resource Management:

Construction-Related Fire Risk Reduction

Prior to initiation of construction (including activities associated with mitigation measures, such as vegetation clearing), MROSD's contractor will prepare a fire prevention plan. This fire prevention plan will include such measures as a list of tools to have on hand, proof of spark arrestors on all gas-powered engines, a description of available communications, specifications for the supply of water to have on hand, and descriptions of other actions that will reduce the risk of ignition and immediate control of an incipient fire. This requirement should be included in the contract with the District.

To minimize the risk of wildfire ignition, all motorized vehicles, including earth-moving equipment, used during this project will be equipped with spark arresters, per California Public Resources Code 4442, and Health and Safety Code 13001 and 13005. Other motorized vehicles used on the project site will not be parked where vegetation may come in contact with exhaust systems and catalytic converters.

Fuel Management and Fire-safe Restoration Design

Prior to initiating construction of the proposed campground or other restoration areas, MROSD will prepare a site-specific fuel management plan for the campground area as part of the specific site planning and design that dictates which species of trees/shrubs should be removed or pruned, and which plants should be planted or maintained (i.e., conifers may be replaced with hardwoods to reduce the chance of torching and ember production and distribution). The plan will include measures above and beyond MROSD's standard fuel management plan, such as a strategically located visitor safety zone, which includes fuel conditions appropriate for a safety zone (i.e., large paved or graveled area such as a parking lot). This area will need to be inspected at least annually for compliance. The site-specific fuel management plan will apply to the campground, the former AFS housing area, and the summit areas, where the environmental restoration is proposed.

The fuel management plan will also identify indigenous plant materials and/or seed mixes at staging areas or along trails. Indigenous plants are ideal due to their low maintenance and drought and fire resistant characteristics.

The vegetation palette for the proposed restoration will identify native species that are shrubby or non-curing herbaceous cover (as opposed to grassy species), with little ignition potential. Plantings will be irrigated at least twice during the camping season to keep the moisture of the vegetation foliage high (keeping the dead material wet is not effective); if plantings cannot be irrigated twice a year, fuel volume will be reduced to meet the equivalent results in fire hazard. The spacing and design of the vegetation is more critical than the species planted. The restoration design will place plant species such that appropriate horizontal spacing occurs between masses of shrubs and specimen trees and appropriate vertical spacing will occur between tree branches, shrubs, and ground cover. This will discourage the creation of "fuel ladders"—a continuous fuel path by which a fire can climb from the ground to a shrub, to a tree, and ultimately produce and distribute embers that can start new fires far away.

The restoration design will identify a palette of appropriate native plant species that have a low fuel volume and high foliar moisture and do not have a tendency to produce and "hold" dead wood and which also have a proper growth form. Factors that must be considered in rating the fire performance of plants include:

- Total volume. The greater the volume of plant material (potential fuel) present, the greater the fire hazard.
- Moisture content. The moisture content of plants is an important consideration; high levels of plant moisture can both lower fire risk and act as a heat sink if a fire occurs, reducing its intensity and spread.

- Amount and distribution of dead material. The amount of dead material in a given plant influences the total amount of water in the overall plant; the dead material is usually much drier than living tissue. Whereas dead material rarely has a moisture content higher than 25%, live foliage moisture content ranges from 60 to 80% for chaparral species in xeric conditions to a high of 200 to 400% for succulent plants or plants under irrigation.
- Size of leaves, twigs, and branches. Materials with large surface areas (such as needles, twigs, or large flat leaves) dry more rapidly under fire conditions than materials with lower surface ratios (such as branches and fleshy leaves).
- Geometry and arrangement of the plant (overall spatial distribution of the biomass). The shape of a plant and the way in which the biomass is distributed throughout the plant is important because this bulk density affects the air flow and heat transfer through the plant. The arrangement of material within the plant affects its fuel continuity and its tendency to undergo preheating and promote fire spread.

Examples of plants that may be appropriate include (but are not limited to) the following: coffeeberry, madrone, coast live oak, bay, ceanothus, and toyon. Examples of species to remove include coyote brush, black sage, and sagebrush. The fuel management plan will include a maintenance component. The maintenance program will require annual removal of dead material and maintenance of the vertical and horizontal spaces that create a fire-safe design. Maintenance requirements are incorporated in the District guidelines.

Signage, Education, and Closure

Prior to opening the proposed campsite to the public, MROSD will install a signboard in a central and conspicuous location at the proposed campsite that addresses fire safety, re-states MROSD rules including prohibition of open fires, and identifies appropriate action and behavior during a wildfire. Specifically the signboard will identify where to go, how to stay safe, and location of call-boxes. Further, MROSD will send permitted campers additional information/training including statement of rules and location of call boxes in case of emergency.

MROSD will close the site during times of Red Flag Warnings to further reduce the chance of ignition due to visitor usage.

Camp Host

Prior to opening the campsite to the public, a camp host will be selected from volunteers offering such services. The campground hosts will provide a presence of authority in the campground, will be trained in initial attack of small fires, and will have access to the landline dedicated 911 telephone, in addition to two-way radio communication for emergencies.

Fire Detection Camera(s)

The Santa Clara County FireSafe Council has requested the County purchase several fire detection cameras to be placed on Mount Umunhum. The cameras detect fires using infrared wave spectrum, and also allow the viewer to see visual light waves. The camera can be aimed and zoomed remotely so that it can be operated by other offices in the District, or by the emergency service dispatch center. Thus detection of illegal activities, including fire ignition, can be facilitated and response hastened. If feasible, MROSD will install at least one of these cameras and establish a monitoring and record-keeping system prior to opening the proposed campground. MROSD will also install signage indicating that fire detection cameras are in use and that rule violators will be fined.

Adaptive Management Strategy for Campground

MROSD will prepare and implement an adaptive management strategy for the proposed campground prior to its opening. This adaptive management strategy will be prepared in coordination with a qualified wildland fire prevention expert and will establish a limit for the frequency of fire/smoking reports and detections. The frequency limit will be conservative, and would be exceeded by anything more than a rare fire or smoking report/detection. The adaptive management strategy will require that, if the established frequency limit is exceeded, the campground will be closed, at least temporarily, until additional rule-enforcement mechanisms can be identified and implemented. Permanent closure of the campground will be considered.

Implementation of the above mitigation measures would reduce potential wildland fires. This impact would remain **less-than-significant**.

e. AIR QUALITY

Potentially Significant Effect: Impact 4.7-1, Generation of Construction Emissions of NOX and PM10.

Construction activities associated with the project would generate exhaust and evaporative emissions of ozone precursors, Reactive Organic Gases (ROG) and Oxides of Nitrogen (NOX), Particulate Matter under 10 microns (PM10) exhaust, and Particulate Matter under 2.5 microns (PM2.5) exhaust. Construction-generated emissions of ROG, NOX, PM10 exhaust, and PM2.5 exhaust would not exceed Bay Area Air Quality Management District's (BAAQMD's) respective quantitative thresholds. Therefore, construction-generated emissions of ROG and NOX, PM10 exhaust, and PM2.5 exhaust would not substantially contribute to emissions concentrations that exceed the National Ambient Air Quality Standards (NAAQS) or California Ambient Air Quality Standards (CAAQS) and would not violate or contribute substantially to the San Francisco Bay Area Air Basin's (SFBAAB's) nonattainment status with respect to ozone or particulate matter. However, emissions of fugitive PM10 dust (not exhaust, as described above) emitted during demolition, excavation, earth movement, and other ground disturbance activities would be substantial. Thus, construction-related emissions of fugitive dust (PM10 and PM2.5) could violate or contribute substantially to the SFBAABs nonattainment status with respect to PM10 and PM2.5, expose sensitive receptors to substantial pollutant concentrations, and/or conflict with air quality planning efforts. This would be a **significant impact**.

Finding

Changes or alterations have been required in, or incorporated into, the project by MROSD that mitigate or avoid the significant effects on the environment related to construction emissions.

Facts in Support of Finding

The MROSD has adopted the following mitigation measure that will reduce the potential effects related to construction emissions to less-than-significant levels:

Mitigation Measure 4.7-1

MROSD and all construction contractors shall implement the following basic control measures during construction, per BAAQMD's Air Quality Guidelines:

- *All un-compacted exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall either be watered two times per day when average winds exceed 20 miles per*

hour (mph) or covered with a dust palliative (e.g., mulch, straw). If watered, watering shall be done at a frequency adequate to maintain minimum soil moisture of 12%. Moisture content can be verified by lab samples or moisture probe.

- All haul trucks transporting soil, sand, demolished building materials, or other loose material off-site shall be covered.
- Erosion control seed mix shall be planted in disturbed areas where appropriate as soon as possible and watered as needed for up to three years.
- During windy days, the simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 mph.
- All roadways, driveways, and sidewalks that are planned as part of the project to be paved shall be completed as soon as possible. Any building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measures (ATCM) Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage about this requirement shall be provided for construction workers and truck drivers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

Implementation of these mitigation measures would reduce potential emissions impacts so they are below BAAQMD thresholds. This would reduce this impact to a **less-than-significant** level.

Potentially Significant Effect: Impact 4.7-5, Exposure of Sensitive Receptor to Fugitive Dust Emissions Containing Naturally Occurring Asbestos (NOA).

During construction-related earth movement activities, serpentine soils may be disturbed. Without appropriate controls, nearby sensitive receptors could be exposed to localized high levels of re-entrained fugitive PM10 dust, potentially including NOA. As a result, this impact would be considered **potentially significant**.

Finding

Changes or alterations have been required in, or incorporated into, the project by MROSD that mitigate or avoid the significant effects on the environment related to NOA.

Facts in Support of Finding

The MROSD has adopted the following mitigation measure that will reduce the potential effects related to NOA to a less-than-significant level:

Mitigation Measure 4.7-5

Utilizing a qualified geologist, project-related construction and grading would be sited to avoid ultramafic rock to the maximum extent feasible. If construction or grading in ultramafic substrates would be unavoidable, MROSD shall conduct an investigation to determine whether and where NOA is present. The site investigation shall include the collection of soil and rock samples by a qualified geologist. If the site investigation determines that NOA is present on the project site then MROSD shall comply with the requirements of BAAQMD's naturally occurring asbestos program by submitting an Asbestos Dust Mitigation Application and any other applicable notification forms to BAAQMD pursuant to BAAQMD's Air Toxic Control Measure (ATCM) Inspection Guidelines Policies and Procedures. Completion of the Asbestos Dust Mitigation Application largely consists of the development of an asbestos dust control plan, which specifies measures for preventing or minimizing the generation of NOA-containing dust associated with track-out onto paved public roads, active storage piles, inactive disturbed surfaces and storage piles, traffic on un-paved surfaces and roads, earthmoving activities, off-site transport of materials, and stabilization of disturbed soil surfaces post construction. In order to fulfill the requirements of Section 93105 of the California Health and Safety Code, "Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations," the asbestos dust control plan shall specify measures, such as periodic watering to reduce airborne dust and ceasing construction during high winds, that shall be taken to ensure that no visible dust crosses the property line. Measures in the Asbestos Dust Control Plan may include but shall not be limited to dust control measures required by Mitigation Measure 4.7-1. MROSD shall submit the plan to BAAQMD for review and approval before construction. Upon approval of the asbestos dust control plan by BAAQMD, the MROSD shall ensure that construction contractors implement the terms of the plan throughout the construction period.

Implementation of Mitigation Measure 4.7-5 would minimize the potential for area residents to be exposed to airborne NOA dust, and this impact would be reduced to a **less-than-significant** level.

f. TRAFFIC AND CIRCULATION

Potentially Significant Effect, Impact 4.10-1, Construction Traffic.

Project construction activities would generate traffic associated with the delivery of materials and equipment to the project site and construction worker trips. In addition, trucks would be a safety concern for bike riders along these roads. Therefore, this impact would be considered **potentially significant**.

Finding

Changes or alterations have been required in, or incorporated into, the project by MROSD that mitigate or avoid the significant effects on the environment related to construction traffic.

Facts in Support of Finding

The MROSD has adopted the following mitigation measure that will reduce construction traffic to a less-than-significant level:

Mitigation Measure 4.10-1—Construction Traffic

MROSD shall implement the following mitigation measures to improve roadway condition/operation during and after construction. These measures would be required with or without removal of the radar tower.

- *Provide necessary temporary improvements (e.g. pothole repairs) to Mt. Umunhum Road.*
- *Survey the demolition truck route between Mt. Umunhum Road and Almaden Expressway (or Camden Avenue) before project initiation and after all work is completed. Provide repair as required to all road segments with documented pavement degradation due to project trucks.*
- *Post signs along the narrower two-lane sections of construction haul routes informing bike riders as well as local drivers of dates and times of potential truck traffic.*
- *Post signs of potential delay in advance of construction/excavation sites along Mt. Umunhum Road.*
- *Ensure communication links between truck drivers so they are aware when there will be uphill and downhill truck traffic at the same time on Mt. Umunhum Road and/or Hicks Road.*

Survey Mt. Umunhum Road on a weekly basis during all demolition off haul, excavated material haul and any fill importation to determine whether pavement condition remains adequate in all locations along Mt. Umunhum Road for safe truck traffic activity. If not, provide interim pavement repairs as needed.

Implementation of these mitigation measures would reduce potential safety impacts during construction activities. This would reduce this impact to a **less-than-significant** level.

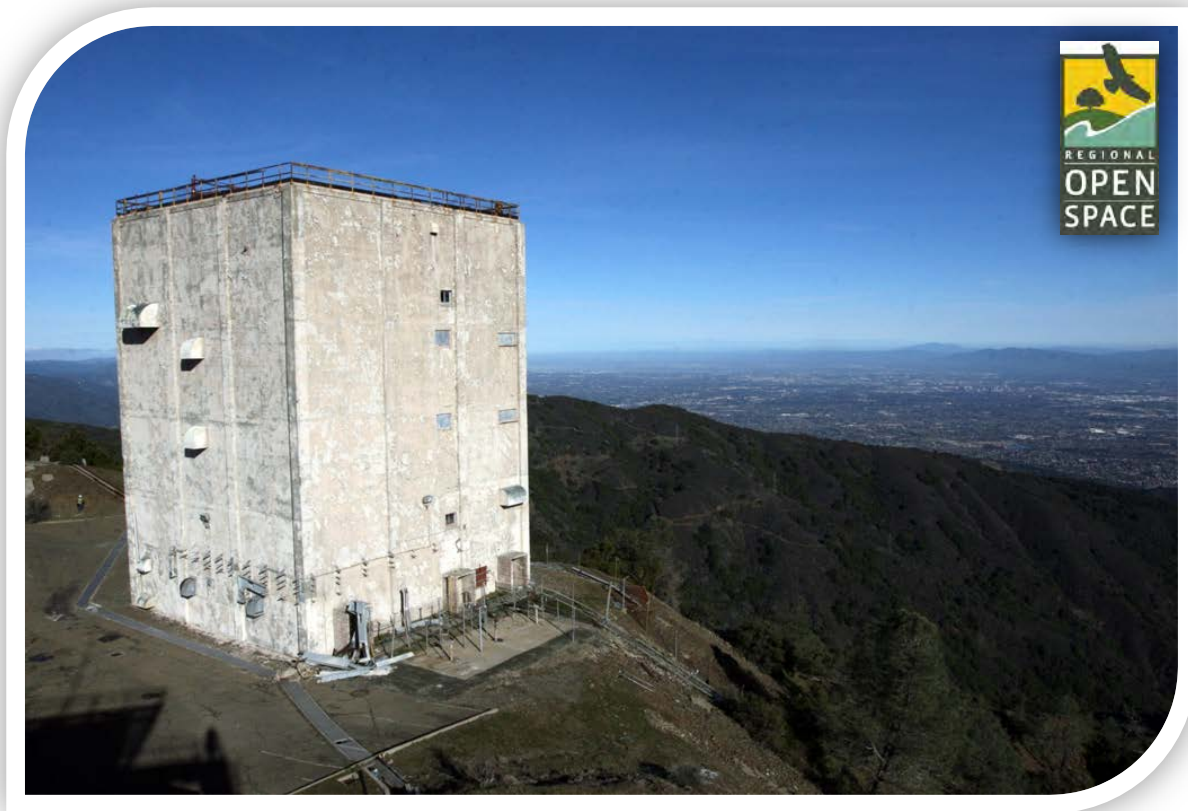
1.9 MITIGATION MONITORING PLAN

CEQA Section 21081.6 requires that when a public agency is making the findings required by Section 21081, the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval to mitigate or avoid significant effects on the environment.

Because mitigation measures have been adopted to mitigate or avoid significant environmental effects of the project, a mitigation monitoring Plan has been prepared for the proposed project and is adopted along with these findings.

Mount Umunhum Environmental Restoration and Public Access Project

Mitigation Monitoring Plan for Portions of the Project



PREPARED FOR:
Midpeninsula Regional Open Space District
330 Distel Circle
Los Altos, CA 94022

September 2012

**Mount Umunhum
Environmental Restoration and Public Access Project**

**Mitigation Monitoring Plan for
Portions of the Project
(The radar tower treatment is not included in this approval.)**

PREPARED FOR:

**Midpeninsula Regional Open Space District
330 Distel Circle
Los Altos, CA 94022**

CONTACT:

**Meredith Manning
Senior Planner
Phone: 650.691.1200
Fax: 650.691.0485
mt.um@openspace.org**

PREPARED BY:

**Ascent Environmental, Inc.
455 Capitol Mall, Suite 210
Sacramento, CA 95814
www.ascentenvinc.com**

CONTACT:

**Gary Jakobs
Principal
916.444.7301**

September 2012

1 INTRODUCTION

1.1 MITIGATION MONITORING PLAN

In compliance with the State CEQA Guidelines § 15097 (a), when significant effects are identified in an EIR, the Lead Agency is required to adopt a program for reporting or monitoring mitigation measures that were adopted or made conditions of approval for the proposed project. This Mitigation Monitoring Plan (MMP) has been developed for the construction and operation of project components, excluding all components proposed on Mount Umunhum summit (such as potential demolition of the radar tower), of the Mount Umunhum Environmental Restoration and Public Access Project, consistent with the requirements of § 15097. The intent of the MMP is to prescribe and enforce a means for properly and successfully implementing the mitigation measures identified within the Environmental Impact Report for this project. Unless otherwise noted, the Midpeninsula Regional Open Space District (MROSD or District) shall be responsible for complying with and funding all mitigation measures identified herein.

1.2 COMPLIANCE CHECKLIST

The intent of the MMP is to ensure the effective implementation and enforcement of adopted mitigation measures and permit conditions. The MMP is intended to be used by District staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMP were developed in the Environmental Impact Report prepared for the proposed project, as modified to address only the construction and operations of project components located outside the summit of Mount Umunhum. The specific components include:

- Bald Mountain staging area
- trail to summit
- improvements to Mt. Umunhum Road
- parking areas
- visitor center
- interpretive features
- vault toilets
- dedicated 911 call box
- hang gliding facilities
- water tank
- horse troughs
- backpack camp
- other amenities including environmental restoration, trail from Ralph's Mountain to Mount Thayer, and purple martin house construction (avian Species of Special Concern)

The MMP will provide for monitoring of construction activities as necessary and in-the-field identification and resolution of environmental concerns.

Monitoring and documenting the implementation of mitigation measures will be coordinated by the MROSD. The table attached to this report identifies the mitigation measure, the responsible agency for the monitoring action, and timing of the monitoring action. MROSD will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMP, and will be responsible for ensuring compliance.

During implementation of the “off-summit” project components, MROSD will assign an inspector who will be responsible for field monitoring of mitigation measure compliance. The inspector, who could be one or more employees of MROSD with appropriate knowledge, skills, and abilities to carry out inspections, will report to the project manager identified for MROSD and will be thoroughly familiar with permit conditions and the MMP. In addition, the inspector will be familiar with construction contract requirements, construction schedules, standard construction practices, and mitigation techniques. In order to track the status of mitigation measure implementation, field-monitoring activities will be documented on compliance monitoring report worksheets. The time commitment of the inspector will vary depending on the intensity and location of project activities. Aided by the attached table, the inspector will be responsible for the following activities:

- ▲ On-site monitoring of implementation activities as frequently as needed to ensure compliance with the adopted mitigation measures.
- ▲ Reviewing construction plans and equipment staging/access plans to ensure conformance with adopted mitigation measures.
- ▲ Ensuring contractor knowledge of and compliance with the MMP.
- ▲ Verifying the accuracy and adequacy of contract wording.
- ▲ Having the authority to require correction of activities that violate mitigation measures. The inspector shall have the ability and authority to secure compliance with the MMP.
- ▲ Acting in the role of contact for property owners or any other affected persons who wish to register observations of violations of project permit conditions or mitigation. Upon receiving any complaints, the inspector shall immediately contact the construction representative. The inspector shall be responsible for verifying any such observations and for developing any necessary corrective actions in consultation with the construction contractor and MROSD.
- ▲ Obtaining assistance as necessary from technical experts, as needed, in order to develop site- specific procedures for implementing the mitigation measures.
- ▲ Maintaining a log of all significant interactions, violations of permit conditions or mitigation measures, and necessary corrective measures.

1.3 MITIGATION MONITORING PLAN

The following table indicates the mitigation measure number, the mitigation measure text, the monitoring agency, implementation timing, and an area to record monitoring compliance.

Mitigation Monitoring Plan				
Mitigation Measure No.	Measure Description	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
4.2-3	<p>Protection of Undocumented Cultural Resources</p> <p>During all ground-related construction activities (i.e., grading, excavation, etc.) on the project site, if cultural materials (e.g., unusual amounts of shell, animal bone, glass, ceramics, structure/building remains) are inadvertently encountered, all work shall stop within 50 feet of the find until a qualified archaeologist can assess the significance of the find. A reasonable effort will be made by the District to avoid or minimize harm to the discovery until significance is determined and an appropriate treatment can be identified and implemented. Methods to protect finds include fencing and covering remains with protective material such as culturally sterile soil or plywood. If vandalism is a threat, 24-hour security will be considered and evaluated based on threat level, remoteness of site, materials found, significance of find, etc. Construction operations outside 50-feet of the find can continue during the significance evaluation period and while mitigation is being carried out; however, if the archaeologist determines that the nature of the find may signify a high potential for other finds in the area, the construction will be monitored by an archaeologist within 100-feet of the find. If a discovered resource is identified as significant and cannot be avoided, a qualified archaeologist will develop an appropriate treatment plan to minimize or mitigate the adverse effects. The District will not proceed with construction activities within 100-feet of the find until the treatment plan has been reviewed and approved by the General Manager. The treatment effort required to mitigate the inadvertent exposure of significant cultural and/or historical resources will be guided by a research design appropriate to the discovery and potential research data inherent in the resource in association with suitable field techniques and analytical strategies. The recovery effort will be detailed in a professional report in accordance with current professional standards. Any non-grave associated artifacts will be curated with an appropriate repository. Project construction documents shall include a requirement that project personnel shall not collect cultural and/or historical resources encountered during construction. This measure is consistent with federal guideline 36 CFR 800.13(a) for invoking unanticipated discoveries.</p> <p>Prior to any trail construction, MROSD will hire a qualified archaeologist to conduct a pre-construction survey of the proposed trail alignments. If any potential archaeological resources are identified during the survey, and are</p>	MROSD	During Construction	

Mitigation Monitoring Plan				
Mitigation Measure No.	Measure Description	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
	found to be significant, the archaeologist shall recommend avoidance measures to ensure that no impacts result from trail construction or trail operation. If the found resource cannot be avoided, the archaeologist shall prepare a treatment plan, as described above.			
4.2-4	<p>Protection of Presently Undocumented Human Remains.</p> <p>In accordance with the California Health and Safety Code, if human remains are uncovered during ground-disturbing activities, potentially damaging excavation in the area of the burial will be halted and the Santa Clara County Coroner and a professional archaeologist will be contacted to determine the nature and extent of the remains. The MROSD Project Manager will also be notified immediately. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (Health and Safety Code, Section 7050.5[b]). If the coroner determines that the remains are those of a Native American, he or she must contact the Native American Heritage Commission (NAHC) by phone within 24 hours of making that determination (Health and Safety Code, Section 7050[c]).</p> <p>Following the coroner’s findings, the State of California, project contractor, an archaeologist, and the NAHC-designated Most Likely Descendant (MLD) will determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments are not disturbed. The responsibilities for acting upon notification of a discovery of Native American human remains are identified in Section 5097.9 of the California Public Resources Code.</p> <p>The State of California will ensure that the immediate vicinity (according to generally accepted cultural or archaeological standards and practices) is not damaged or disturbed by further development activity until consultation with the MLD has taken place. The MLD will have 48 hours to complete a site inspection and make recommendations after being granted access to the site. A range of possible treatments for the remains, including nondestructive removal and analysis, preservation in place, relinquishment of the remains and associated items to the descendants, or other culturally appropriate treatment may be discussed. Assembly Bill (AB) 2641 suggests that the concerned parties</p>	MROSD	During Construction	

Mitigation Monitoring Plan				
Mitigation Measure No.	Measure Description	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
	<p>may extend discussions beyond the initial 48 hours to allow for the discovery of additional remains. AB 2641(e) includes a list of site protection measures and states that the landowner shall implement one or more of the following measures:</p> <ul style="list-style-type: none"> > record the site with the NAHC or the appropriate Information Center, > utilize an open-space or conservation zoning designation or easement, and/or > record a document with the county in which the property is located. <p>The landowner or their authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance if the NAHC is unable to identify a MLD, or if the MLD fails to make a recommendation within 48 hours after being granted access to the site. The landowner or their authorized representative may also reinter the remains in a location not subject to further disturbance if they reject the recommendation of the MLD, and mediation by the NAHC fails to provide measures acceptable to the landowner.</p>			
4.3-2(a)	<p>Conduct Special-status Plant Surveys, Implement Avoidance and Mitigation Measures, or Provide Compensatory Mitigation.</p> <p>Known populations of Loma Prieta hoita and Mt. Hamilton fountain thistle shall be protected during road improvements. As directed by a qualified biologist, the populations shall be fenced before construction with high-visibility fencing and an adequate buffer so that direct and indirect impacts would be minimized. Construction personnel shall be instructed to keep project activities out of the fenced areas. A qualified botanist shall periodically inspect the fencing to ensure that the fence is intact and the impacts to the populations are being avoided. Indirect impacts (i.e., changes in hydrology) shall be minimized by placing culverts away from any plant populations, if necessary.</p>	MROSD	Before Construction	
	<p>MROSD shall utilize a qualified botanist to conduct protocol-level preconstruction special-status plant surveys for all potentially occurring species within the project footprint that has not previously been surveyed (e.g., trail</p>	MROSD	Before Construction	

Mitigation Monitoring Plan				
Mitigation Measure No.	Measure Description	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
	connections, staging area expansion). Prior to ground-disturbance in potentially suitable habitat, surveys shall be conducted during the appropriate blooming period when they are most readily identifiable in accordance with Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (DFG 2009) . If no special-status plants are found during focused surveys, the botanist shall document the findings in a letter report, and no further mitigation shall be required.			
	If special-status plant populations are found in the project footprint, MROSD shall determine if the population can be avoided by adjusting the trail alignment or project design. If the impact cannot be avoided, MROSD shall consult with DFG and USFWS, as appropriate depending on species status, to determine the appropriate measures to minimize direct and indirect impacts on any special-status plant population that could occur as a result of project implementation. Mitigation measures may include preserving and enhancing existing populations, creation of off-site populations on project mitigation sites through seed collection or transplantation, and/or restoring or creating suitable habitat in sufficient quantities to achieve no net loss of occupied habitat or individuals.	MROSD	Before Construction	
4.3-2(b)	<p>Avoid and Minimize Impacts to Special-Status Amphibians and Reptiles</p> <p>Although the impact to special-status amphibians or reptiles is expected to be minimal due to a lack of suitable aquatic habitat along ridgelines and headwaters of creeks, MROSD shall implement the following measures to reduce impacts during construction of trail connections:</p> <ul style="list-style-type: none"> › Construction of the trail across drainages and streams shall occur when the drainages are dry, unless it is not feasible to do so, in which case the following measures shall also be applied. › Guidelines shall be implemented to protect water quality and prevent erosion, as outlined in MROSD’s Road and Trail Typical Design Specifications (MROSD 2008). › If water is present during construction, disturbance to pools and slow runs with cobble-sized substrate shall be minimized. In particular, rocks shall not be collected from in-water environments from late March to early September to avoid disturbing frog egg masses, tadpoles, and turtle 	MROSD	During Construction	

Mitigation Monitoring Plan				
Mitigation Measure No.	Measure Description	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
	hatchlings.			
4.3-2(c)	Avoid and Minimize Impacts to Golden Eagle, White-tailed Kite, and Other Nesting Birds To minimize potential disturbance to nesting birds, project activities shall occur during the non-breeding season (September 16-February 14), unless it is not feasible to do so, in which case the following measures shall also be applied.	MROSD	During Construction	
	During trail construction, road improvements, and other activities, removal of trees greater than 6 inches dbh shall be limited to the greatest degree possible.	MROSD	During Construction	
	If construction activity is scheduled to occur during the nesting season (February 15 to September 15), MROSD shall utilize a qualified biologist to conduct preconstruction surveys and to identify active nests on and within 500 feet of the project site that could be affected by project construction. The surveys shall be conducted no less than 14 days and no more than 30 days before the beginning of construction in a particular area. If no nests are found, no further mitigation is required.	MROSD	Prior to Approval of Grading/Improvement Plans AND no fewer than 14 days and no more than 30 days prior to construction	
	If active nests are found, impacts on nesting raptors and songbirds shall be avoided by establishment of appropriate buffers around the nests. No project activity shall commence within the buffer area until a qualified biologist confirms that any young have fledged or the nest is no longer active. A 500-foot buffer around raptor nests and 50-foot buffer around songbird nests are generally adequate to protect them from disturbance, but the size of the buffer may be adjusted by a qualified biologist in consultation with DFG depending on site specific conditions. For trail construction, use of non-power hand-tools may be permitted within the buffer area if the behavior of the nesting birds would not be altered as a result of the construction. Monitoring of the nest by a qualified biologist during and after construction activities will be required if the activity has potential to adversely affect the nest.	MROSD	Prior to and During Construction	
4.3-3	Mitigation Measure 4.3-3 Avoid and Minimize Impacts to Sensitive Natural Communities and Compensate for Loss of Riparian and Wetland Habitats. As a first priority, MROSD will seek to avoid wetlands impacts through trail	MROSD	Before Construction	

Mitigation Monitoring Plan				
Mitigation Measure No.	Measure Description	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
	<p>realignment, bridging, and other avoidance measures.</p> <p>Before any groundbreaking activity along the trail connections, MROSD shall have a jurisdictional wetland delineation conducted by a qualified wetland specialist in sensitive areas that cannot be avoided. The preliminary delineation shall be submitted to USACE for verification. The wetlands may be subject to DFG regulation under Section 1602 of the Fish and Game Code. No grading, fill, or other ground disturbing activities shall occur until all required permits, regulatory approvals, and permit conditions for effects on wetland habitats are secured.</p>			
	<p>If the wetlands are determined to be subject to USACE jurisdiction, the project may qualify for use of Nationwide Permit 42 for construction of recreational trails if certain criteria are met. For those wetlands that cannot be avoided, MROSD shall commit to replace, restore, or enhance on a “no net loss” basis (in accordance with USACE, RWQCB, and DFG) the acreage of all wetlands and other waters of the U.S. that would be removed, lost, and/or degraded with project implementation. Wetland habitat shall be restored, enhanced, and/or replaced at an acreage and location and by methods agreeable to USACE, RWQCB, and DFG, as appropriate, depending on agency jurisdiction, and as determined during the permitting processes.</p>	MROSD	Before Construction	
4.3-4	<p>MROSD will take the following actions to educate hang glider pilots and other visitors regarding the potential to disturb birds, especially nesting raptors and vultures, and establish an incident reporting program:</p> <ul style="list-style-type: none"> › Hang glider permits will include a brochure prepared by a qualified ornithologist that describes agitated and defensive behavior of wildlife, focusing mostly on soaring birds, such as raptors and vultures. The permit will include a map that identifies protected air space that restricts hang gliding within a minimum of 1,000 feet of a known nest. › Hang glider permits will include an agreement, to be signed by the pilot, that the pilot shall: <ul style="list-style-type: none"> — Respect local wildlife by maintaining appropriate distance and 	MROSD	During Operation	

Mitigation Monitoring Plan				
Mitigation Measure No.	Measure Description	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
	<p>altitude (as safety permits) to minimize disturbance.</p> <ul style="list-style-type: none"> — Watch for active/occupied raptor or vulture nests and communal roosts, and, if spotted, keep at least 1,000 feet clear. — Avoid approaching soaring birds. (Note that if a bird peacefully approaches a hang glider, this is not considered a disturbance.) — Report to MROSD any bird observed behaving aggressively or agitated as a result of the pilot’s glider or any other glider. — Immediately leave the area (as safety permits) after a bird has exhibited aggressive or acutely agitated behavior. <p>› MROSD will post signs at hang glider observation locations describing aggressive or acutely agitated bird behavior, and encourage preserve users to report any of these observations to the provided telephone number.</p> <p>MROSD will implement an adaptive management plan, prepared by a qualified ornithologist, to monitor and mitigate observed agitation or potential disturbance to birds. The adaptive management plan will include (at a minimum) the following measures:</p> <ul style="list-style-type: none"> › MROSD staff will immediately investigate and document any legitimate reported incident of bird aggression or acute agitation in response to presence of a hang glider. › MROSD staff will review these bird incident records continuously. If incidents in a specific area exceed three per month , MROSD will either reduce the number of hang gliding permits issued to 5 at one time with no more than 2 hang gliders per launch site or restrict the use of the affected area as a condition of the special use permit. (Note that if the excess number of incidents occurs only during the raptor nesting season, then the permit reduction may be limited only to March through August and may resume to normal permitting levels after the 			

Mitigation Monitoring Plan				
Mitigation Measure No.	Measure Description	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
	<p>nesting season.)</p> <p>› If repeated incidents occur with a specific hang glider or group, MROSD may revoke hang gliding privileges to those individuals.</p> <p>If, after reducing the number of permits or restricting the use of specific areas where the incidents have occurred, the bird incidents are not reduced below three per month, MROSD will consider discontinuance of the issuance of hang gliding permits at the project site.</p>			
4.4-1	<p>a. Prior to earthmoving activities (e.g., grading, excavation, construction), MROSD will consult with Santa Clara County Department of Public Works for Municipal Regional Permit review and will also consult with the San Francisco Bay Basin Regional Water Quality Control Board (RWQCB) to acquire the appropriate regulatory approvals that may be required to obtain Section 401 water quality certification, State Water Resources Control Board (SWRCB) statewide National Pollutant Discharge Elimination System (NPDES) stormwater permit for general construction activities, and any other necessary site-specific waste discharge requirements. No grading or other soil disturbance will occur until the appropriate regulatory approvals and permits have been issued.</p>	MROSD	Prior to Earthmoving Activities	
	<p>b. Prior to any earthmoving activities, as required under the NPDES stormwater permit for general construction activity, MROSD will prepare and submit the appropriate Notice of Intent and prepare the SWPPP and other necessary engineering plans and specifications for pollution prevention and control. The SWPPP will identify and specify the use of erosion sediment control BMPs, means of waste disposal, nonstormwater management controls, permanent post-construction BMPs, and inspection and maintenance responsibilities. The SWPPP will also specify the pollutants that are likely to be used during construction and that could be present in stormwater drainage and nonstormwater discharges.</p>	MROSD	Prior to Earthmoving Activities	
	<p>c. Construction techniques will be identified that would reduce the potential runoff, and the SWPPP will identify the erosion and sedimentation control measure to be implemented. BMPs designed to reduce erosion of exposed</p>	MROSD	Prior to and During Construction	

Mitigation Monitoring Plan				
Mitigation Measure No.	Measure Description	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
	<p>soil may include, but are not limited to:</p> <ul style="list-style-type: none"> › Use temporary mulching, seeding, or other suitable stabilization measures to protect uncovered soils; › Store materials and equipment to ensure that spills or leaks cannot enter the storm drain system or surface water; › Water exposed areas for dust control; › Minimize off-site sediment transport on vehicles using techniques such as gravel driving surfaces to knock soil off tires at exit points; and › Use barriers, such as perimeter silt fencing, to minimize the amount of uncontrolled runoff that could enter drains or surface waters. 			
	<p>d. The SWPPP will also specify spill prevention and contingency measures, identify types of materials used for equipment operation, and identify measures to prevent or clean up spills of hazardous materials used for equipment operation. Emergency procedures for responding to spills will also be identified. The SWPPP will identify personnel training requirements and procedures that would be used to ensure that workers are aware of permit requirements and proper installation and performance inspection methods for BMPs specified in the SWPPP. The SWPPP will also identify the appropriate personnel responsible for supervisory duties related to implementation of the SWPPP. All construction contractors will be required to retain a copy of the approved SWPPP on the construction site.</p>	MROSD	Prior to and During Construction	
4.4-3	<p>MROSD will implement appropriate design measures to adequately trap and treat discharged pollutants in designated parking areas. These design measures could include, but are not limited to structural and non-structural BMPs including installation of oil and grit separators to capture potential contaminants that are discharged in parking areas, establishment of vegetation in drainages to achieve optimal balance of conveyance and water quality protection; and installation of vegetation filter strips.</p>	MROSD	During Construction	
4.6-1	<p>Following demolition of structures, but prior to any grading activity or public access within the former Almaden Air Force Station, MROSD will hire a qualified hazardous materials specialist to prepare a focused pesticide soil testing and remediation program. The soil testing program will be prepared according to the recommendations in Northgate's Sampling and Analysis Report. Based on</p>	MROSD	Following demolition and prior to any grading and public access	

Mitigation Monitoring Plan				
Mitigation Measure No.	Measure Description	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
	the focused soil testing program, the perimeters and depths of soils containing contamination above residential ESLs shall be specifically defined. Once these areas are defined, construction barriers or fencing shall be placed around the areas prior to initiating construction within other areas of the project site. No construction or public access may occur within the demarcated areas of contamination until the following remediation occurs: The qualified hazardous materials specialist will prepare a remediation plan for excavation and disposal of contaminated soils. The goal of the remediation plan will be to remove all soils containing chemical concentrations in excess of California human health screening levels and render excavated soil suitable for disposal at an appropriate landfill, unless the soils can be suitably treated on site, to below screening levels, in which case the soils can be disposed onsite. Soil removal activity will be completed in accordance with state and local regulatory requirements that provide specific targets for protection of human health.			
4.6-5	<p>MROSD will implement the following fire hazard minimization measures recommended by Wildland Resource Management:</p> <p>Construction-Related Fire Risk Reduction</p> <p>Prior to initiation of construction (including activities associated with mitigation measures, such as vegetation clearing), MROSD’s contractor will prepare a fire prevention plan. This fire prevention plan will include such measures as a list of tools to have on hand, proof of spark arrestors on all gas-powered engines, a description of available communications, specifications for the supply of water to have on hand, and descriptions of other actions that will reduce the risk of ignition and immediate control of an incipient fire. This requirement should be included in the contract with the District.</p>	MROSD	Before Construction	
	To minimize the risk of wildfire ignition, all motorized vehicles, including earth-moving equipment, used during this project will be equipped with spark arresters, per California Public Resources Code 4442, and Health and Safety Code 13001 and 13005. Other motorized vehicles used on the project site will not be parked where vegetation may come in contact with exhaust systems and catalytic converters.	MROSD	Before and During Construction	

Mitigation Monitoring Plan				
Mitigation Measure No.	Measure Description	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
	<p>Fuel Management and Fire-safe Restoration Design</p> <p>Prior to initiating construction of the proposed campground or other restoration areas, MROSD will prepare a site-specific fuel management plan for the campground area as part of the specific site planning and design that dictates which species of trees/shrubs should be removed or pruned, and which plants should be planted or maintained (i.e., conifers may be replaced with hardwoods to reduce the chance of torching and ember production and distribution). The plan will include measures above and beyond MROSD’s standard fuel management plan, such as a strategically located visitor safety zone, which includes fuel conditions appropriate for a safety zone (i.e., large paved or graveled area such as a parking lot). This area will need to be inspected at least annually for compliance. The site-specific fuel management plan will apply to the campground, the former AFS housing area, and the summit areas, where the environmental restoration is proposed.</p> <p>The fuel management plan will also identify indigenous plant materials and/or seed mixes at staging areas or along trails. Indigenous plants are ideal due to their low maintenance and drought and fire resistant characteristics.</p> <p>The vegetation palette for the proposed restoration will identify native species that are shrubby or non-curing herbaceous cover (as opposed to grassy species), with little ignition potential. Plantings will be irrigated at least twice during the camping season to keep the moisture of the vegetation foliage high (keeping the dead material wet is not effective); if plantings cannot be irrigated twice a year, fuel volume will be reduced to meet the equivalent results in fire hazard. The spacing and design of the vegetation is more critical than the species planted. The restoration design will place plant species such that appropriate horizontal spacing occurs between masses of shrubs and specimen trees and appropriate vertical spacing will occur between tree branches, shrubs, and ground cover. This will discourage the creation of "fuel ladders"—a continuous fuel path by which a fire can climb from the ground to a shrub, to a tree, and ultimately produce and distribute embers than can start new fires far away.</p> <p>The restoration design will identify a palette of appropriate native plant species that have a low fuel volume and high foliar moisture and do not have a tendency</p>	MROSD	Before Construction and During Operation	

Mitigation Monitoring Plan				
Mitigation Measure No.	Measure Description	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
	<p>to produce and "hold" dead wood and which also have a proper growth form. Factors that must be considered in rating the fire performance of plants include:</p> <ul style="list-style-type: none"> > <u>Total volume</u>. The greater the volume of plant material (potential fuel) present, the greater the fire hazard. > <u>Moisture content</u>. The moisture content of plants is an important consideration; high levels of plant moisture can both lower fire risk and act as a heat sink if a fire occurs, reducing its intensity and spread. > <u>Amount and distribution of dead material</u>. The amount of dead material in a given plant influences the total amount of water in the overall plant; the dead material is usually much drier than living tissue. Whereas dead material rarely has a moisture content higher than 25%, live foliage moisture content ranges from 60 to 80% for chaparral species in xeric conditions to a high of 200 to 400% for succulent plants or plants under irrigation. > <u>Size of leaves, twigs, and branches</u>. Materials with large surface areas (such as needles, twigs, or large flat leaves) dry more rapidly under fire conditions than materials with lower surface ratios (such as branches and fleshy leaves). > <u>Geometry and arrangement of the plant (overall spatial distribution of the biomass)</u>. The shape of a plant and the way in which the biomass is distributed throughout the plant is important because this bulk density affects the air flow and heat transfer through the plant. The arrangement of material within the plant affects its fuel continuity and its tendency to undergo preheating and promote fire spread. <p>Examples of plants that may be appropriate include (but are not limited to) the following: coffeeberry, madrone, coast live oak, bay, ceanothus, and toyon. Examples of species to remove include coyote brush, black sage, and sagebrush. The fuel management plan will include a maintenance component. The maintenance program will require annual removal of dead material and maintenance of the vertical and horizontal spaces that create a fire-safe design. Maintenance requirements are incorporated in the District</p>			

Mitigation Monitoring Plan				
Mitigation Measure No.	Measure Description	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
	guidelines.			
	<p>Signage, Education, and Closure</p> <p>Prior to opening the proposed campsite to the public, MROSD will install a signboard in a central and conspicuous location at the proposed campsite that addresses fire safety, re-states MROSD rules including prohibition of open fires, and identifies appropriate action and behavior during a wildfire. Specifically the signboard will identify where to go, how to stay safe, and location of call-boxes. Further, MROSD will send permitted campers additional information/training including statement of rules and location of call boxes in case of emergency.</p> <p>MROSD will close the site during times of Red Flag Warnings to further reduce the chance of ignition due to visitor usage.</p>	MROSD	Prior to Opening Campsite	
	<p>Camp Host</p> <p>Prior to opening the campsite to the public, a camp host will be selected from volunteers offering such services. The campground hosts will provide a presence of authority in the campground, will be trained in initial attack of small fires, and will have access to the landline dedicated 911 telephone, in addition to two-way radio communication for emergencies.</p>	MROSD	Prior to Opening Campsite	
	<p>Fire Detection Camera(s)</p> <p>The Santa Clara County FireSafe Council has requested the County purchase several fire detection cameras to be placed on Mount Umunhum. The cameras detect fires using infrared wave spectrum, and also allow the viewer to see visual light waves. The camera can be aimed and zoomed remotely so that it can be operated by other offices in the District, or by the emergency service dispatch</p>	MROSD	Prior to Opening Campsite	

Mitigation Monitoring Plan				
Mitigation Measure No.	Measure Description	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
	center. Thus detection of illegal activities, including fire ignition, can be facilitated and response hastened. If feasible, MROSD will install at least one of these cameras and establish a monitoring and record-keeping system prior to opening the proposed campground. MROSD will also install signage indicating that fire detection cameras are in use and that rule violators will be fined.			
	<p>Adaptive Management Strategy for Campground</p> <p>MROSD will prepare and implement an adaptive management strategy for the proposed campground prior to its opening. This adaptive management strategy will be prepared in coordination with a qualified wildland fire prevention expert and will establish a limit for the frequency of fire/smoking reports and detections. The frequency limit will be conservative, and would be exceeded by anything more than a rare fire or smoking report/detection. The adaptive management strategy will require that, if the established frequency limit is exceeded, the campground will be closed, at least temporarily, until additional rule-enforcement mechanisms can be identified and implemented. Permanent closure of the campground will be considered.</p>	MROSD	Prior to Opening Campsite	
4.7-1	<p>MROSD and all construction contractors shall implement the following basic control measures during construction, per BAAQMD’s Air Quality Guidelines:</p> <ul style="list-style-type: none"> › All un-compacted exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall either be watered two times per day when average winds exceed 20 miles per hour (mph) or covered with a dust palliative (e.g., mulch, straw). If watered, watering shall be done at a frequency adequate to maintain minimum soil moisture of 12%. Moisture content can be verified by lab samples or moisture probe. › All haul trucks transporting soil, sand, demolished building materials, or other loose material off-site shall be covered. › Erosion control seed mix shall be planted in disturbed areas where appropriate as soon as possible and watered as needed for up to three years. › During windy days, the simultaneous occurrence of excavation, grading, 	MROSD	During Construction	

Mitigation Monitoring Plan				
Mitigation Measure No.	Measure Description	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
	<p>and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.</p> <ul style="list-style-type: none"> > All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. > All vehicle speeds on unpaved roads shall be limited to 15 mph. > All roadways, driveways, and sidewalks that are planned as part of the project to be paved shall be completed as soon as possible. Any building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. > Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measures (ATCM) Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage about this requirement shall be provided for construction workers and truck drivers at all access points. > All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. > Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. BAAQMD’s phone number shall also be visible to ensure compliance with applicable regulations. 			
4.7-5	Utilizing a qualified geologist, project-related construction and grading would be sited to avoid ultramafic rock to the maximum extent feasible. If construction or grading in ultramafic substrates would be unavoidable, MROSD shall conduct an investigation to determine whether and where NOA is present. The site investigation shall include the collection of soil and rock samples by a qualified geologist. If the site investigation determines that NOA is present on	MROSD	Prior to and during Demolition	

Mitigation Monitoring Plan				
Mitigation Measure No.	Measure Description	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
	<p>the project site then MROSD shall comply with the requirements of BAAQMD’s naturally occurring asbestos program by submitting an Asbestos Dust Mitigation Application and any other applicable notification forms to BAAQMD pursuant to BAAQMD’s Air Toxic Control Measure (ATCM) Inspection Guidelines Policies and Procedures. Completion of the Asbestos Dust Mitigation Application largely consists of the development of an asbestos dust control plan, which specifies measures for preventing or minimizing the generation of NOA-containing dust associated with track-out onto paved public roads, active storage piles, inactive disturbed surfaces and storage piles, traffic on un-paved surfaces and roads, earthmoving activities, off-site transport of materials, and stabilization of disturbed soil surfaces post construction. In order to fulfill the requirements of Section 93105 of the California Health and Safety Code, “Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations,” the asbestos dust control plan shall specify measures, such as periodic watering to reduce airborne dust and ceasing construction during high winds, that shall be taken to ensure that no visible dust crosses the property line. Measures in the Asbestos Dust Control Plan may include but shall not be limited to dust control measures required by Mitigation Measure 4.7-1. MROSD shall submit the plan to BAAQMD for review and approval before construction. Upon approval of the asbestos dust control plan by BAAQMD, the MROSD shall ensure that construction contractors implement the terms of the plan throughout the construction period.</p>			
4.10-1	<p>MROSD shall implement the following mitigation measures to improve roadway condition/operation during and after construction. These measures would be required with or without removal of the radar tower.</p> <ul style="list-style-type: none"> › Improve and repave Mt. Umunhum Road to increase vehicle accessibility after completion of demolition. In the interim, provide necessary temporary improvements (e.g. pothole repairs). › Survey the demolition and construction truck route between Mt. Umunhum Road and Almaden Expressway (or Camden Avenue) before project initiation and after all work is completed. Provide repair as required to all road segments with documented pavement degradation due to project trucks. › Post signs along the narrower two-lane sections of construction haul routes 	MROSD	Before, During, and After Construction	

Mitigation Monitoring Plan				
Mitigation Measure No.	Measure Description	Monitoring Agency	Implementation Schedule	Monitoring Compliance Record (Name/Date)
	<p>informing bike riders as well as local drivers of dates and times of potential truck traffic.</p> <ul style="list-style-type: none"> > Post signs of potential delay in advance of construction/excavation sites along Mt. Umunhum Road. > Ensure communication links between truck drivers so they are aware when there will be uphill and downhill truck traffic at the same time on Mt. Umunhum Road and/or Hicks Road. <p>Survey Mt. Umunhum Road on a weekly basis during all demolition off haul, excavated material haul and any fill importation to determine whether pavement condition remains adequate in all locations along Mt. Umunhum Road for safe truck traffic activity. If not, provide interim pavement repairs as needed.</p>			

ATTACHMENT 3

RESOLUTION NO. 12-XX

**MIDPENINSULA REGIONAL OPEN SPACE DISTRICT
RESOLUTION APPROVING PORTIONS OF THE
MOUNT UMUNHUM ENVIRONMENTAL RESTORATION AND PUBLIC ACCESS
PROJECT**

WHEREAS, the Midpeninsula Regional Open Space District (MROSD or the District) acquired the former Almaden Air Force Station and all remaining facilities at the site in 1986; and

WHEREAS, the primary goal for the overall Mount Umunhum Environmental Restoration and Public Access Project is to establish a fiscally and environmentally sustainable visitor destination that aligns with the District's mission by balancing public access, enjoyment, and education with environmental restoration; and

WHEREAS, the overall project includes several elements, including three options for a radar tower, trails, and demolition of existing buildings on the site but not necessarily including demolition of the radar tower; and

WHEREAS, on June 12, 2012, the District certified that an Environmental Impact Report (EIR) was prepared for the proposed project, including all elements, and that the EIR was completed in compliance with the California Environmental Quality Act (CEQA); and

WHEREAS, a Mitigation Monitoring Plan has been prepared to address implementation of all project components except for the three radar tower options and other project elements located around its base near the summit of Mount Umunhum; and

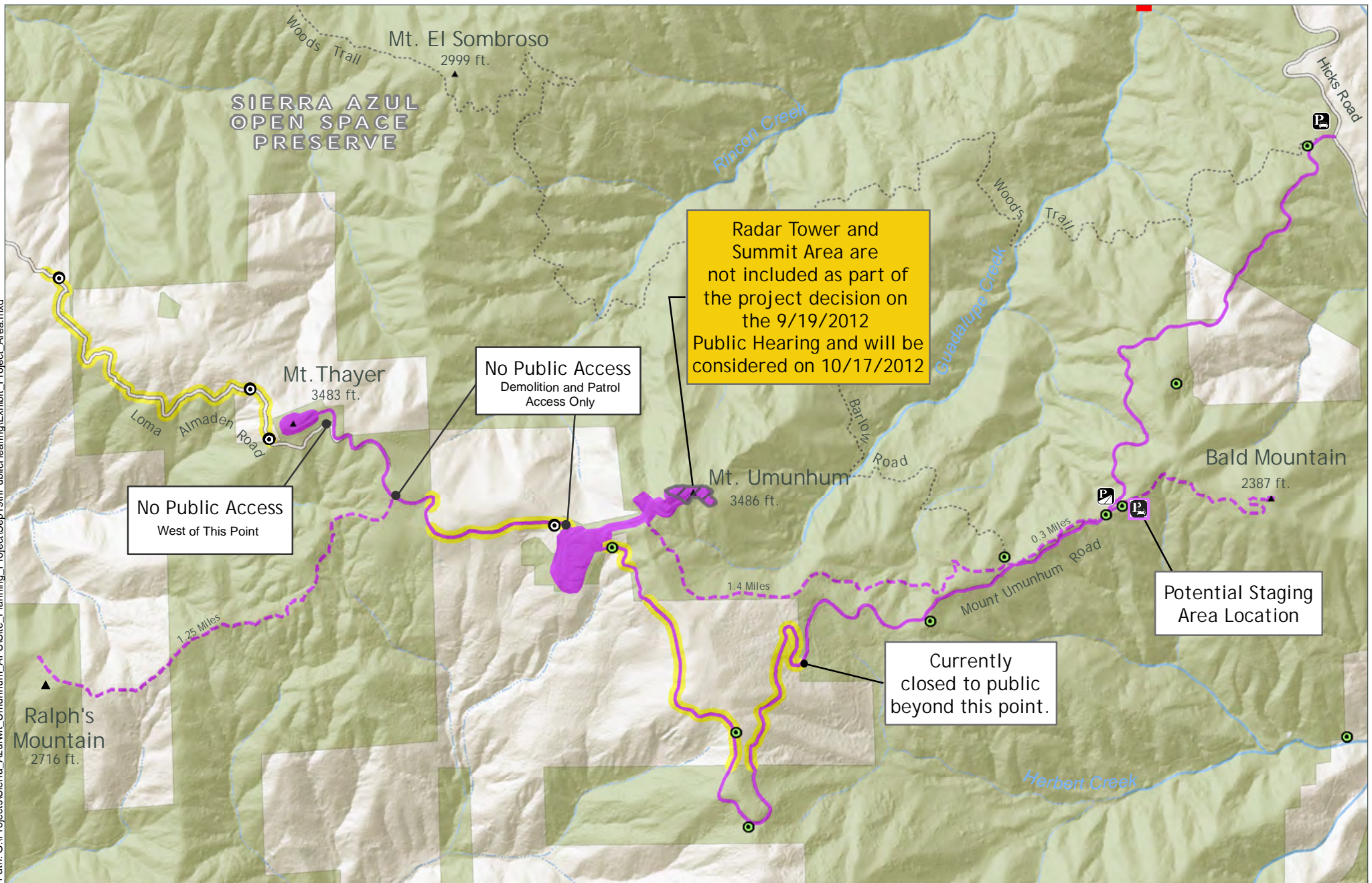
WHEREAS, the Board has conducted multiple planning meetings, as well as a number of hearings related to the project and the CEQA process, and has reviewed all project materials including the EIR and its appendices, staff reports, and attachments; and

WHEREAS, the Board previously approved the demolition of all buildings on the project site except the radar tower and certified the EIR; and

WHEREAS, the Board will hold a subsequent hearing to consider project components proposed at the summit of Mount Umunhum, including the treatment of the radar tower.

BE IT RESOLVED by the Board of Directors that implementation of all of the remaining portions of the overall project, with the exception of the tower and summit amenities, (which will be addressed separately) are hereby approved.

Path: G:\Projects\Sierra_Azul\Mt_Umunhum_AFS\Site_Planning_Project\19thPublicHearing\Exhibit_Project_Area.mxd



Attachment 4: Map of Project Area and Elements Included in Project Approval

<p>Project Area Considered for Approval</p> <p>Considered on 9/19/2012</p> <ul style="list-style-type: none"> Project Site Private Road 		<p>Considered on 10/17/2012</p> <ul style="list-style-type: none"> Mt. Umunhum Road Proposed Trail Connection 		<p>Existing Conditions</p> <ul style="list-style-type: none"> MROSD Preserves Private Property Existing Trail MROSD Gate Private Property Gate 		<p>Midpeninsula Regional Open Space District</p> <p>September 2012</p> <p>0 0.5 Miles</p>	
<ul style="list-style-type: none"> Radar Tower and Summit Area 							

While the District strives to use the best available digital data, this data does not represent a legal survey and is merely a graphic illustration of geographic features.

MOUNT UMUNHUM ENVIRONMENTAL RESTORATION AND PUBLIC ACCESS PLAN

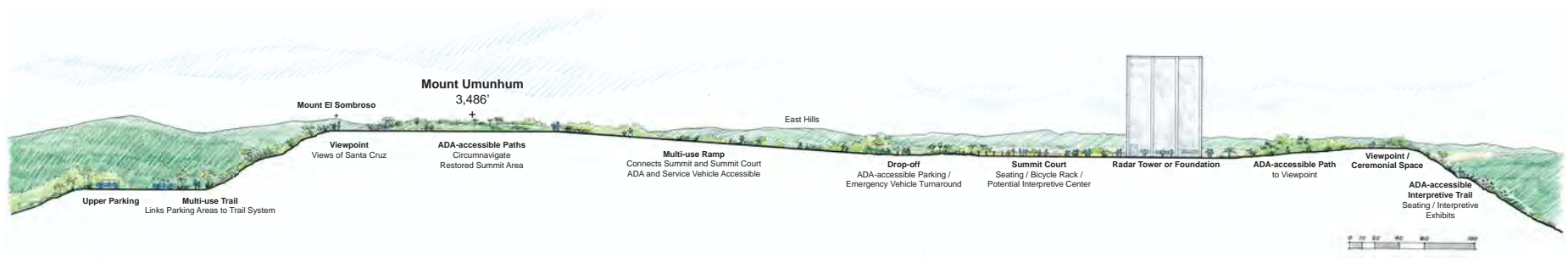
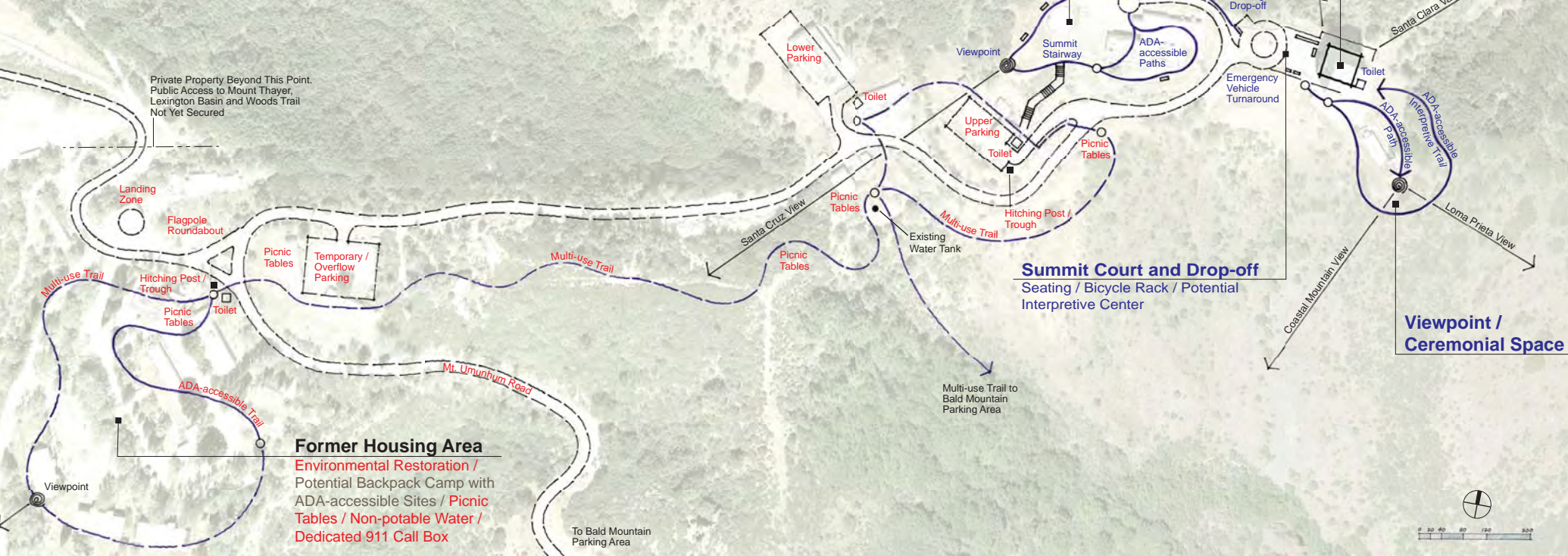
Midpeninsula Regional Open Space District

Concept Plan



Elements Proposed for Approval
September 19, 2012

Elements Proposed for Approval
October 17, 2012





2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
PHASE 1 CLEAN UP TOTAL \$4.3 - 4.6m		PHASE 2 TRAILS and STAGING TOTAL \$1.3m		PHASE 3 RADAR TOWER and SUMMIT AREA TOTAL \$2.0 - 2.3m			PHASE 4 FULL PROJECT DEVELOPMENT TOTAL \$2.0 - 2.5m		

TOTAL PROJECT COST \$13.1m
 \$9.9m (Unsecured)
 \$3.2m (Secured)

PROJECT PLANNING, DESIGN, CONSTRUCTION DOCUMENTS, AND PERMITTING

Remediation of hazardous materials \$2.1m

Demolition of existing structures \$2.2 - 2.5m

Trail connections from Bald Mountain and Barlow Road to summit \$200k

Minimal restoration, amenities and trails \$500k

Construct new staging area at Bald Mountain \$600k

Mt. Umunhum Road improvements \$3.0m (unscheduled)

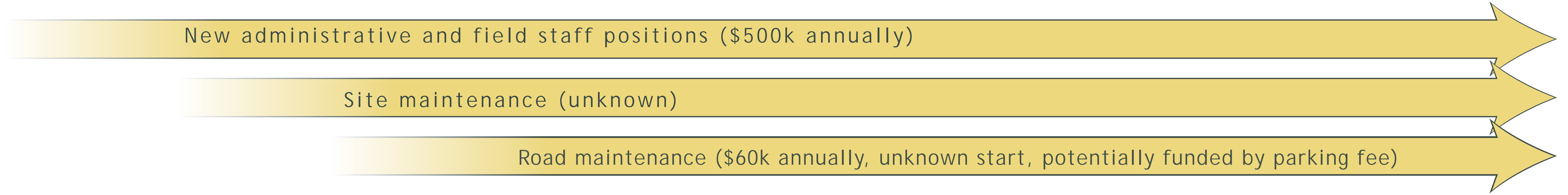
Radar tower safety upgrade or partial demolition \$817k - 1.1m

Restoration, summit court, accessible trails at radar tower area \$1.2m

Interpretive features and programming, multi-use trail, native vegetation restoration \$2.0 - 2.5m

Interpretive center*, Backpack camp*
 * not included in costs

Ongoing Costs to District Shown Below Line



ATTACHMENT 7

Name	Town of Residence	Vote	Comment	Best Decision Making Factor
C. Asturias	San Jose	Open Air	Preserve the story, restore the view	Board Adopted District Policies
George Clifford	Los Altos Hills	Restoration	Mission of MSROD is open space preservation not historic renovation	Board Adopted District Policies
Steve Nestle	San Jose	Restoration	Remember your mission statement! RESTORE	Board Adopted District Policies
Plotter Paper		Restoration	Remember your mission statement "Restore"	Board Adopted District Policies
Plotter Paper		Open Air	Better option than keeping the cube because it wont block panoramic views. But restoration to it natural state is the best option - best views and nature experience.	Compatibility with open space character of the site
Plotter Paper		Open Air	This option preserves the memory & honors the view that nature provided... a good compromise	Compatibility with open space character of the site
Plotter Paper		Restoration	Natural?! With driveways, signs, visitor center..."near" not.	Compatibility with open space character of the site
Plotter Paper		Restoration	Which plants or animals would suffer extinction or near demise if not restored?	Compatibility with open space character of the site
Plotter Paper		Restoration	20+ years of history in contrast to 10,000+ year of existence. With all due respect to the building and their noble purposes and the people stationed there, it should be restored as best as possible to "natural state"	Compatibility with open space character of the site
Plotter Paper		Restoration	Restoration is the best option - provides the best nature experience. The cube looks hideous up close and blocks the wonderful panoramic views.	Compatibility with open space character of the site
Plotter Paper		Restoration	It's a great view and a wonderful site with the tower - after cleanup, it will still look natural. I agree with that guy/gal!	Compatibility with open space character of the site
Plotter Paper		Retain and Seal	The cube has no aesthetic value and blocks the 360 degree views from anywhere on the summit. Remove it to provide the best nature experience. Most cost effective for tax payers to remove it.	Compatibility with open space character of the site
James Urban	Campbell	Restoration	This ugly, concrete cube which is also a monument to the failed cold war to stop communism need to be raised (razed?) e.g. communist China is more alive than ?!	Compatibilty with open space character of the site
Cathy Helgersen	Cupertino	Restoration	Restoraton natural but if you must open air as an alternative - no camping!	Compatibilty with open space character of the site

Steve Nestle	San Jose	Restoration	It has to go --	Compatilbly with open space character of the site
Roger Little	San Jose	Restoration	as above (marked Restoration as #1, Open Air as compromise, drew line through Retain and Seal)	Compatilbly with open space character of the site
Lori Logan	San Jose	Restoration	I am in favor of the restoration option for the best nature experience and unobstructed 360 views. Please consider this when evaluatin ghe comment from those in favor of retaining the tower - most of them have never seen it in person up close so they can't know how its presence will negatively impact the nature - i.e., OPEN SPACE - experience. If they could know how it looks up clase they may not be in favor of keeping it. Viewing it from the valley is not obtrusive - standing next to it would be. Please consider the restoration option seriously. As 2nd best option - the open air option.	Compatilbly with open space character of the site
Plotter Paper		Open Air	Worst option - agree with SJ mercury - Doesn't really reflect history - Would you show half of an Ohlone lodge?	Historic Value
Plotter Paper		Open Air	This is no compromise. Half a building demolished by man has no historical, aesthetic or any other value - All or nothing!	Historic Value
Plotter Paper		Open Air	Great...kill a historic landmark, and leave its corpse.	Historic Value
Gary Ston	Los Altos	Restoration	Honor Ohlone Indians and restore back to natural beauty!	Historic Value
Alicia I. Barela	Los Gatos	Restoration	The tower is an eyesore! There is not sufficient historical significance to justify the expense of retaining it. (Open Air - would accept as a compromise.)	Historic Value
Isabel S. Gloege	Saratoga	Restoration	I don't see the historical significance see efforts there were deemed a failure.	Historic Value
Plotter Paper		Restoration	My brother-in-law was commander there in the late 1960's - Keep the tower - historical	Historic Value
Plotter Paper		Restoration	This mountain needs to stay as it is with "the cube" Part of our history - I've been here 68 years - Keep it and preserve it - "visitors center, museum"	Historic Value
Plotter Paper		Restoration	This option loses the unique Mt. Um history. Looks like every other mountain peak in the area	Historic Value
Bob Dougert	Campbell	Retain and Seal	This is way too important part of our history to destroy.	Historic Value

Mahesh Gurikar	Campbell	Retain and Seal	Please do not remove the tower. Make it easily accessible - educational value - Cold War was real.	Historic Value
Laura Moore	Campbell	Retain and Seal	When an icon of history that is so visible to all is on its original site - save it - great opportunity to acknowledge our Cold War history.	Historic Value
Ron Schro Tenbroer	Cupertino	Retain and Seal	Retain and provide interpretive info. about history of site along with historic photos.	Historic Value
Anonymous	Los Altos	Retain and Seal	Keep it! Definitely has historical value.	Historic Value
John Seyforth	Los Altos	Retain and Seal	Cultural history is important here! Retaining this impressive landmark will help attract more visitors. Increased usage of our open space!	Historic Value
Charles Myers	Los Gatos	Retain and Seal	Like the Nike Museum or Computer History Museum, keep this bit our history.	Historic Value
John Pfister	Los Gatos	Retain and Seal	Please retain the radar tower for its rich history and iconic presence. SAVE THE TOWER!	Historic Value
Steven C. Clarke	Los Gatos	Retain and Seal	(Bonus) While keeping the historic landmark monument tower intact, install & put a flag pole on the very top of the tower where the American flag can be seen from the different highways, freeways, roads that have a direct seen view eye sight coming from down below the valley(s). This tower is a great sight structure building with a flag & pole included to see on that mountain ? to Fremont Mission Peaks which has an American Flag & pole on top installed on the peak mountain	Historic Value
Robert Watts	Morgan Hill	Retain and Seal	It should be preserved for all vets who served their country. God Bless the U.S.A.	Historic Value
Sherrie Watts	Morgan Hill	Retain and Seal	It should be preserved as a monument for the Veterans that served & protected	Historic Value
Paul Gozis	Mountain View	Retain and Seal	The tower is part of our country's history. We do not have so much history we can throw it away. If we preserve the tower for our descendants I'm sure they will be glad we did.	Historic Value
	New Almaden	Retain and Seal	Save History Save the cube	Historic Value

Anonymous		Retain and Seal	It is a landmark and beacon which can be seen from as far away as Monterey. It adds tremendous value to the visitor experience of the site and adds value as an interpretive site, much better than simply an interpretive panel explaining what was. For example, seeing a 300 year old oak tree has a much more powerful impact than seeing a picture of what the tree looked like.	Historic Value
Marcia Bishop	Palo Alto	Retain and Seal	Raised in Bay area - this is a landmark on Mt Umunhum - its always been there - like the Golden Gate Bridge or Hangar at Moffett Field	Historic Value
Anthony J. Zerbo	San Jose	Retain and Seal	Keep the tower as a tribute to Cold War Veterans in all 3 services	Historic Value
Ronald Horii	San Jose	Retain and Seal	Regional landmark, icon, historical monument of national significance. Deserves to be preserved, can partner for cost.	Historic Value
	San Jose	Retain and Seal	Keep the tower, it is a part of history!	Historic Value
George Ewers	San Jose	Retain and Seal	Historical landmark; stationed at Mt. Um in 1970.	Historic Value
Mary Hines	San Jose	Retain and Seal	Historical. Part of Silicon Valley Santa Clara Co. technology development military significant historically. Some many folks moved to California because of War through Cold War issues defense. It would be great if the tower could serve as an educational center for 20th changes to the valley that came about from defense (war)/(i.e. tech) development technology cost/expenses. It would be great if it could serve all a memorial to the valley's service men & women. It could be unique in that sense & beautiful setting, too.	Historic Value
Charles A. Berls Jr.	San Jose	Retain and Seal	Veterans already understand the significants of keeping the tower. For others it is a reminder of what our dedicated military, and their families, sacrificed for our freedoms.	Historic Value
Rosemaries Flowers	San Jose	Retain and Seal	The tower was a wonderful sentinel & landmark when we 1st moved to SJ- Almaden Valley 28 yrs. ago and it still is. Our children grew up with it's history.	Historic Value
Gayle Frank	San Jose	Retain and Seal	The tower can be seen by most in this valley and serves as an historic landmark. The history of the cold war is part of the Tower & an excellent reminder & educational tool.	Historic Value

Eileen Sargent	San Jose	Retain and Seal	I have grown up in view of Mt. Um. And have always wanted to go up there (legally). I teach at a school at the base (sort of). We can see it... I teach it... It's a landmark. Please Retain and Seal. I'll help fund raise!	Historic Value
Chris Tann	San Jose	Retain and Seal	Knocking down the tower would be like knocking down the Eiffel Tower - PTO-	Historic Value
	San Jose	Retain and Seal	Landmark, historical, protecting the new Silicon Valley from WWII	Historic Value
Ellen Finch	San Jose	Retain and Seal	This is a unique landmark in the Bay Area and has been part of our sense of place for half a century. When I moved here as a child, it was the first landmark I learned to recognize, and it also still reminds me of where we've come from as a nation in the cold war. Pictures really can't convey the magnitude of our efforts to protect ourselves. I mentioned this meeting to my parents (Cupertino residents). All of us are life long hikers and nature lovers, donators to and supporters of environmental organizations. They expressed surprise and a bit of dismay that the question would even arise about removing it - seems so obvious to keep it. We have lots of other mountaintops with nothing on them, but no others with the Mount Um Radar Tower and all the memories, both personal and cultural, that it holds. It would be a crime for this to be taken down at all.	Historic Value
Anonymous	San Jose	Retain and Seal	This is a historical site. We love being able to see it from the valley floor.	Historic Value
Alan Noyes	San Jose	Retain and Seal	Keep as landmark; as honoring people who served there; as monument to the folly of war.	Historic Value
Craig Puvada	San Jose	Retain and Seal	Restoration is not real restoration: "Open Air" fails to restore the site or preserve history. Cost is a problem, but protecting what's left of this old fort is important!	Historic Value
Anonymous	San Jose	Retain and Seal	Need to retain the history of this site.	Historic Value
Monica Toole	San Jose	Retain and Seal	Save our history. Save the tower.	Historic Value

Anonymous	San Jose	Retain and Seal	If not for the tower, it's possible we might not have a view to enjoy. Dramatic? Yes, but maybe true. We have to save this so that its historical importance may be retained and celebrated. Don't forget the Cold War!	Historic Value
Ellenetta Longworth	San Jose	Retain and Seal	We must save the tower as an historical landmark!	Historic Value
Hella Bluhm-Stieber	San Jose	Retain and Seal	I use it as a landmark for orientation. It is also part of the history.	Historic Value
Bobbi Lotman	San Jose	Retain and Seal	Tower is historic landmark for those of us who have lived under its shadow for many years. Signals to me I'm nearby home. Thank you.	Historic Value
Ashlyn	San Jose	Retain and Seal	This tower is important to me because it marks Umunhum apart from the other mountains and it is a memorable display of history of our area.	Historic Value
Jack C. Furlow. ECV 1850 NGH	San Jose	Retain and Seal	Please save this important structure. It represents an impressive and significant part of our valley's history.	Historic Value
Mzhrdaud Mib-Ahd	San Jose (Almaden Valley)	Retain and Seal	This is a local landmark that should be kept for future generations.	Historic Value
Craig Spink	San Jose/Almaden	Retain and Seal	Preserving the tower is the right thing. It's a part of our local history, like the Moffett hangar. Why should we just erase it?	Historic Value
Bob Wallach	Saratoga	Retain and Seal	Retain as a monument to our unwarranted fears and stupidity	Historic Value
	Saratoga	Retain and Seal	Please save our Historical past for future generations.	Historic Value
Suzanne Gaumont	So. San Jose	Retain and Seal	Please save the Tower - it's a mountain top rich in history and beauty. With murals on the tower sides and museum facts it will be educational to newcomers to San Jose, and those of us natives who love it!	Historic Value
	Sunnyvale	Retain and Seal	The tower is a monument; a memorial. To dismantle it, would be akin to curring up an American flag, because its size obscures your views!	Historic Value
Harry Pottol	Sunnyvale	Retain and Seal	The Umunhum tower is an important reminder of a critical period in American History.	Historic Value
Ed Hennem	Sunnyvale	Retain and Seal	The retained tower provides historical context as well as a park focus which potentially would increase community and visitor participation	Historic Value

Kay Weaver	Sunnyvale	Retain and Seal	Retain the whole tower in its original form - it's a historical landmark - also, can distinguish Mt Um from the highway To seal it makes it huge & ugly (crossed out word Seal in Retain and Seal category)	Historic Value
Anonymous	Sunnyvale	Retain and Seal	History tells the story; iconic structure for those who grew up in the Bay Area; honors our military.	Historic Value
Plotter Paper		Retain and Seal	Keep it: I use the tower an orientation point. It is also of important historical significance My son would love to see a climbing wall on side of the tower.	Historic Value
Plotter Paper		Retain and Seal	Keep it whole: it is a memorial, commemoration the time with the air force watched the skies to protect us. They still do , with different technology. We must remember their service, the past, and protect our future.	Historic Value
Plotter Paper		Retain and Seal	Please don't erase a portion of our local history. The men and families worked & lived with pride up there. Don't take away a focal point of the South Bay!	Historic Value
Plotter Paper		Retain and Seal	Keep the tower. It's a distinctive focal point and an historical feature. History should be preserved, especially here where there are few pieces of history in evidence.	Historic Value
Plotter Paper		Retain and Seal	This is the best option, maintaining this structure gives the community a piece of history that would be lost if it is torn down. Please keep the tower standing.	Historic Value
Plotter Paper		Retain and Seal	For all the veterans - save the tower	Historic Value
Plotter Paper		Retain and Seal	Please retain the tower - it is a landmark - part of history: should become a historic monument.	Historic Value
Plotter Paper		Retain and Seal	Future generations may find a Cold War structure with such a rich history far more interesting and valuable than some of us who've lived with the "eyesore" on the hill. Let's give them the opportunity to appreciate it, even if some of us don't (now). When a child asks, "Mom, what's that?" Let the answer be "Let's go see - and learn"	Historic Value
Plotter Paper		Retain and Seal	Keep it - An important part of silicon valley history.	Historic Value

Plotter Paper		Retain and Seal	Hey, why not seal up Alcatraz, or the California Missions too? This feels a lot like a modern Presidential election - we're given a few bad options and told that we have a "choice". Sure it would be cheaper and more expedient to seal it up. But at what cost to its historical value?	Historic Value
Plotter Paper		Retain and Seal	No need to tear down history. Keep the building.	Historic Value
Plotter Paper		Retain and Seal	Please save the radar tower - there is too much significant history there. We can not forget why the air Station / Tower was there - it was a silent blanket of security for many years.	Historic Value
Plotter Paper		Retain and Seal	Veterans understand the significance of what the radar tower means. Non-veterans will be reminded that it is a symbol of what veterans have sacrifices to preserve their freedoms.	Historic Value
Joanne Chappell	Campbell	Retain and Seal	Please accept the private \$ offer (if indeed it is true)	Partnership Opportunities/Cooperation
Norman I. Abe	Royal Oaks (Watsonville)	Retain and Seal	Keep the tower - and let people go to the top to take photographs and have a great view. And it will be a great tourist attraction. Maybe we could have elevator going up the side (like hotels). Maybe we could have a restaurant on the bottom floor. Or maybe tear the tower down except for the bottom and rebuild it in the same cube form and dementions but put in rooms & windows. License store & restaurants & rooms. But have displays on the tower & the nature in the area.	Partnership Opportunities/Cooperation
Plotter Paper		Retain and Seal	Keep it - use it to augment the open space uses, celebrate it's history & that of the area, Indians, etc. Preserve until a partner program can be developed to fund rehab & operation	Partnership Opportunities/Cooperation
Diane Siemens	Los Gatos	Open Air	163 signatures on that petition are people who live in the district (assuming blanks don't) the rest aren't paying for this.	Potential Financial Cost including liability and management
	San Jose	Open Air	Retain only if the tower is safe (from quakes), easy to maintain and graffiti proof. I prefer a balanced approach. Mt Um is not only a military monument.	Potential Financial Cost including liability and management
Robert D. Frost	Palo Alto	Restoration	Keep expense to the minimum and maintenance to a minimum long team!	Potential Financial Cost including liability and management
Plotter Paper		Retain and Seal	(in response) but leaving it up will generate vandalism, and access to top will generate suicide attempts, as at the golden gate bridge, sad to say.	Potential Financial Cost including liability and management

Plotter Paper		Open Air	At least this option provides space for educational purposes. This could become a fine destination for field trips & classes @ cold war & Ohlone people	Proposed and potential uses
Plotter Paper		Open Air	I live in Monterey Co. every time I come to San Joes, I look for the tower - every time. I think it would be a great tourist attraction if people and photographers and tourists can go to the top of the tower	Proposed and potential uses
Plotter Paper		Open Air	I have lived here all my life- nearly 70 years - I look at it everyday. The tower needs to stay on the mountain! Think of visitors center - viewing floor (5th) history museum.	Proposed and potential uses
Plotter Paper		Open Air	I like it best. How about a tall lighted flag!	Proposed and potential uses
	Los Gatos	Other	Marked two options: Restoration and Open Air 2nd choice, Restoration. This way the area will be actually usable, and cost less. Also, please prioritize 1st Nation's wishes & native habitat restoration. Using an arrow to point at Retain and Seal drawing wrote Expensive, ugly block of concrete.	Proposed and potential uses
Plotter Paper		Other	Campground should be accessible to those of us who can't walk very far (re) car. Camps	Proposed and potential uses
Michael Boyll	Cupertino	Restoration	Visible from my house. If there is not public access to the tower it should go	Proposed and potential uses
Plotter Paper		Restoration	Yes, we need to restore Mt. Um to its natural state for us to enjoy - no more concrete "monuments" to a failed "cold war" to stop communism, EG communist China, Vietnam, etc.	Proposed and potential uses
Alan Carwile	Los Gatos	Retain and Seal	A speaker just mentioned a fourth option. Construct a four wall safe replica if needed. Please consider lighting the structure on top at night! A clear lighted 8 story structure would allow a compromise. (Thanks after We Want Your Input!)	Proposed and potential uses
Karl Allmendinger	Milpitas	Retain and Seal	Needs a restaurant on top and a youth hostel inside - only for those who hike up from the valley	Proposed and potential uses
Michael Wright	San Jose	Retain and Seal	Turn the tower into a visitor center / observation tower.	Proposed and potential uses
Jason Ferguson	San Jose	Retain and Seal	It would be preferable to not only retain and preserve the tower, but also to open it up and host a museum within. An observation platform on top would be nice.	Proposed and potential uses

Larry Ames	San Jose	Retain and Seal	Keep as visitor center / viewing platform so can see valley even when nearby trees grow taller.	Proposed and potential uses
	San Jose	Retain and Seal	Keep the tower, clean up the inside and open the tower for the public as a visitor book/gift shop.	Proposed and potential uses
Kristine Ferguson	San Jose	Retain and Seal	This mountain - "Mt. Um"- is distinctive and familiar because of the tower. We do not need to tear down history. This tower would make a superb museum and visitors center. A lot of people would support this idea and volunteer to make it happen.	Proposed and potential uses
Ken Hazen	San Jose	Retain and Seal	Museum?	Proposed and potential uses
Sharon Sweeney	San Jose	Retain and Seal	Preserve and restore the ground floor interior for a museum showing the mountain's history and as an activity center.	Proposed and potential uses
Richard Ouellette	San Jose (Fox Redwood Estates resident for 28 yrs)	Retain and Seal	Would like the tower utilized in some way other than as a monument!	Proposed and potential uses
Bryan Williams	Sunnyvale	Retain and Seal	Put a hummingbird on top. Consider running a podcar automated guideway instead of a road. Solves parking, generates revenue.	Proposed and potential uses
Chuck Fry	Sunnyvale	Retain and Seal	If the tower is kept, please consider public access to top! Open Air - NO - All or nothing!	Proposed and potential uses
Plotter Paper		Retain and Seal	Save the tower! Instead of sealing it, clean-up the hazmat & open the tower to the public as a visitor center with books and brochures on the radar tower.	Proposed and potential uses
Plotter Paper		Retain and Seal	Keep the tower - but make use of it too - let people, tourists, photographers, geologists, students, etc, go to the top. Put restaurants, hotels, meeting rooms on the inside (exhibit the radar history, native American history, natural history, etc.)	Proposed and potential uses
Plotter Paper		Retain and Seal	Save it!	Proposed and potential uses
Plotter Paper		Retain and Seal	If you keep it: decorate the building with Christmas lights for the holiday season. It was visible with binoculars!	Proposed and potential uses
Plotter Paper		Retain and Seal	If the tower is retained, please build public access to the top!	Proposed and potential uses
Plotter Paper		Retain and Seal	Why must the tower be sealed? Could it become a museum?	Proposed and potential uses
Plotter Paper		Open Air	Worst of both worlds! A phony "ruin" - fake history without restoration	Public sentiment and input
Plotter Paper		Open Air	Yes! Very good tax payer. Do not want cube. Rad too	Public sentiment and input

Plotter Paper		Open Air	Agree w/ top comment - worst of both worlds. Keep the whole tower or level it!	Public sentiment and input
Plotter Paper		Open Air	What are you thinking - It's ugly	Public sentiment and input
Plotter Paper		Open Air	Agree, waste of \$. Keep the building whole!	Public sentiment and input
Plotter Paper		Open Air	Not a good option. Waste of money. Fake experience.	Public sentiment and input
Plotter Paper		Open Air	Keep the whole tower or level it.	Public sentiment and input
Plotter Paper		Open Air	Terrible idea.	Public sentiment and input
Plotter Paper		Open Air	This is the lamest possible idea that I can imagine. Short sighted, narrow vision 100% - keep the historical tower intact!	Public sentiment and input
Plotter Paper		Open Air	Poop or get off the pot! Halfway is not a good option	Public sentiment and input
Plotter Paper		Open Air	Not the way to go. Bad Compromise.	Public sentiment and input
Plotter Paper		Open Air	No visibility from the valley. This option misses opportunity to attract wider visitor base.	Public sentiment and input
Plotter Paper		Open Air	I'd rather have the whole Parthenon - the whole coliseum - not that it's in the same league - but this looks like a purposeful ruin	Public sentiment and input
Julie Barney	Palo Alto	Other	Marked two options: Restoration and Retain and Seal Either would be acceptable - but not the "open air" option	Public sentiment and input
Plotter Paper		Other	Mount Um needs to be restored to its natural state.	Public sentiment and input
George Castro	San Jose	Restoration	Preference is for restoration. It does no honor to "partially restore" an already partially deconstructed building: partial honor.	Public sentiment and input
Val Lopez	Galt	Restoration	If tower is retained we would like it understood that it will not be replaced once it deteriorates to point that it must be taken down	Public sentiment and input
Plotter Paper		Restoration	The priest who married my husband and me was the chaplain at Mt. Umunhum. Keep the cube!	Public sentiment and input
Plotter Paper		Restoration	Been there all my life. Keep it!	Public sentiment and input
Daniel A. Padilla	Campbell	Retain and Seal	Retired at 682 R Sq on return from Vietnam.	Public sentiment and input
Sanyasi Naidu Tekkali	Cupertino	Retain and Seal	Good for people.	Public sentiment and input
Chuck Jeronimo	Livermore	Retain and Seal	USAF Vet - served there 1959-1960	Public sentiment and input
Ben Lardler	Los Gatos	Retain and Seal	The tower is a part of who we are in Santa Clara County.	Public sentiment and input
James F. Finkle	Los Gatos	Retain and Seal	My grandson wants very much to save the tower, as do my wife and I.	Public sentiment and input

Johnny L. Reed	Milpitas	Retain and Seal	Please save the Tower - we will always know where the park and Mt Umunhum are. You wouldn't take the observatory off Mt. Hamilton.	Public sentiment and input
Mike Boullard	New Almaden	Retain and Seal	Save the tower!	Public sentiment and input
Anonymous		Retain and Seal	2nd Choice: Open Air / The tower has many long-term possibilities to support and expand the value of the site. Preserve until then!	Public sentiment and input
Pat Herd	San Jose	Retain and Seal	Without the cube, it won't be long until no one will know which mountain is Mount Umunhum	Public sentiment and input
Jeff Gordon	San Jose	Retain and Seal	Please consider the overwhelming public opinion and desire to keep the tower	Public sentiment and input
John Tolvanen	San Jose	Retain and Seal	I've been looking at this landmark for almost 40 years and look forward hiking around it for the next 40 years.	Public sentiment and input
Heather Dixon	San Jose	Retain and Seal	Given the overwhelming number of those interested who want to keep the tower, why is it still in doubt??	Public sentiment and input
Marcus	San Jose	Retain and Seal	Keep the tower	Public sentiment and input
Mary Ann Holly	San Jose	Retain and Seal	I look out at the tower from my sliding glass door. Please make sure it stays there.	Public sentiment and input
Raymond A. Holly	San Jose	Retain and Seal	Keep the tower! We have a great view from our home.	Public sentiment and input
Anonymous	San Jose	Retain and Seal	Great presentations and options. Thank you MROSD for all of efforts to include the public in your decision about such a special place.	Public sentiment and input
Ric Bretschneider	San Jose	Retain and Seal	This is a part, a unique aspect of the San Jose skyline! It should not fall to scorched earth revisionists.	Public sentiment and input
Anonymous	San Jose	Retain and Seal	Thank you!	Public sentiment and input
Jim Bangsund	San Jose	Retain and Seal	Will send comments by e-mail	Public sentiment and input
R. K.	San Jose	Retain and Seal	Don't rush to destroy a life long landmark.	Public sentiment and input
Kelly Frazer	San Jose	Retain and Seal	Save the building!	Public sentiment and input
Allan J. MacLaren	San Jose	Retain and Seal	It is an icon of the valley.	Public sentiment and input
Bruce Frazeu	San Jose	Retain and Seal	Keep it!	Public sentiment and input
Grace Wright	San Jose	Retain and Seal	I can see Mount Umunhum from my front window. This is my home and I want to continue to see the tower.	Public sentiment and input
Roberta Yamagami	San Jose	Retain and Seal	Please, please, please retain and seal Mt. Umunhum. I looked up to the radar tower daily for the past 40 years.	Public sentiment and input

Jeff Wooldridge	San Jose	Retain and Seal	Save Mt. Um	Public sentiment and input
Patricia Adams	San Jose	Retain and Seal	Please keep the cube!	Public sentiment and input
Steve Wooldridge	San Jose	Retain and Seal	Save the cube!!	Public sentiment and input
Henry Cunningham	San Jose	Retain and Seal	The box is the reason most people go up Mt. Um. If you remove it or reduce it, you'll be making a mistake.	Public sentiment and input
Greg Smith	San Jose	Retain and Seal	Glad to help work on the trails.	Public sentiment and input
Jared Hazen	San Jose	Retain and Seal	Just it's cool!!	Public sentiment and input
Tony Stieber	San Jose	Retain and Seal	Will send via web	Public sentiment and input
Gay Hazen	San Jose- Almaden Valley	Retain and Seal	Save & Open	Public sentiment and input
Anonymous	Saratoga	Retain and Seal	I do not have a military affiliation, but I do think preservation of the tower is the best option.	Public sentiment and input
Anonymous	Saratoga	Retain and Seal	Please keep the landmark	Public sentiment and input
	Saratoga	Retain and Seal	Keep the cube!	Public sentiment and input
Jerry Hess	Stockton	Retain and Seal	#1 Need better fire protection plan for park #2 Where will hanggliders land? Who will rescue them #3 Improve the road	Public sentiment and input
William Likens	Sunnyvale	Retain and Seal	It's our castle. Important to all who can see it.	Public sentiment and input
Helen Sheahan	West San Jose	Retain and Seal	The workshop and speakers have changed my vote from "Open Air" to "Retain and Seal." Ohlone Culture a plus. PEACEFUL iconic landmark to Silicon Valley a focal point.	Public sentiment and input
Plotter Paper		Retain and Seal	keep the whole tower it is a beacon & icon - when you see it coming from Monterey you know your home. Think of it like a lighthouse.	Public sentiment and input
Plotter Paper		Retain and Seal	Keep the tower - if you keep it people will come just to see what it is, and also to enjoy - without - people wont know where to go.	Public sentiment and input
Plotter Paper		Retain and Seal	Tearing it down would be vandalism!	Public sentiment and input
Plotter Paper		Retain and Seal	(in response) Well, I guess we'd better shut the bridge down, right. That does not solve the cause of suicide attempts!	Public sentiment and input
Plotter Paper		Retain and Seal	Keep the whole tower- an important landmark/beacon	Public sentiment and input
Plotter Paper		Retain and Seal	There are not too many young people at this meeting but on behalf of all those in Almaden Valley and Silicon valley as a whole, the building is something we always look up to and always expect it to be there. Even if not open to public, it would serve its purpose.	Public sentiment and input

Plotter Paper		Retain and Seal	This mountain should stay as is with the tower. It is part of our history and a landmark. It is "Mt. Um". I have looked at this mountain all my life and the tower is part of the mountains "personality". With it, it would blend with the rest and not stand out as it does now.	Public sentiment and input
Plotter Paper		Retain and Seal	Take it down.	Public sentiment and input
Plotter Paper		Retain and Seal	Retain but don't seal it!	Public sentiment and input
Plotter Paper		Retain and Seal	Leave it for all to know & enjoy & if you don't like it move so you can't see it	Public sentiment and input
Plotter Paper		Retain and Seal	This tower structure confirms it ever more; when (rich) the architect guy showed & viewed those pictures, photos from the city valley(s), roads, highways of the different direct views showing how the tower looks intact and staying put on the mountain Umunhum top. But, if when seeing, viewing the Umunhum mountain top from down the valleys, highways, roads, cities, etc. with no tower showing, it just shows was there even something on top of there? on that mountain top? You have got to keep that mt. Umunhum tower (intact). This shows there was important history that there was a building structure that existed. with a purpose on top of the mount Umunhum top. Yes, please keep the tower you can see, view it from the valley lower distance.	Public sentiment and input
Plotter Paper		Retain and Seal	I rely on the visibility of this landmark everyday. It needs to remain in our visual site as our history	Public sentiment and input
Lois Murray	Los Gatos	Other	Marked two options: Restoration and Retain and Seal Wish to know effects of Soda Springs Road on the Honda Project - murrayhill22@gmail.com	Tradeoffs and impacts on District resources
Plotter Paper		Restoration	Of course, honor the men (& women) who protected us...but that is easily accomplished w/o the tower - And who speaks for the Ohlone, who occupied the area off and on for thousands of years Also, what is the stated goal of Midpen?....!	Tradeoffs and impacts on District resources
Plotter Paper		Restoration	Spend the money saved on acquisition & trails. The attack never came!	Tradeoffs and impacts on District resources

R. Goldthwaite	Los Gatos	Open Air	Open air shell provides needed wind breaks as well as most historical displays, as well as respecting original nature	Visitor Experience
Collette Lynner	Los Gatos	Open Air	Please don't promote the use of "Mt. Um." It's a dumbing down. Best option for educational purposes.	Visitor Experience
Plotter Paper		Retain and Seal	Keep it! It will attract more visitors!	Visitor Experience
Plotter Paper		Retain and Seal	This is the only option. People go up Mt. Um to see the box. If it is destroyed, Mt. Um will be no different than the surrounding hills.	Visitor Experience
	Cupertino	Open Air		
Patricia Appelquist	San Jose	Open Air	The open air option allows for public ? of space	Proposed and potential uses
		Open Air		
James Citz	Cupertino	Restoration		
Plotter Paper		Restoration	Yes! Natural is best taxpayers should not pay for a _____	
Plotter Paper		Restoration	What natural EA - 200 years ago - 1000 - Little age on the global warming period before the little ice age?	
Plotter Paper		Restoration	Restoration is the best for long-term history - no need to commemorate 30 years of fear, like Hadrian's wall or China's great wall.	
Annonymous	Campbell	Retain and Seal		
	Cupertino	Retain and Seal		
Bruce Bailey	Cupertino	Retain and Seal		
Rob Garlow	Garden Gate	Retain and Seal		
David J. Lawler	Gilroy	Retain and Seal		
Barrish	Los Gatos	Retain and Seal		
Curt Hoppins	Los Gatos	Retain and Seal		
George H. Royer	Los Gatos	Retain and Seal		
Paul Harrison	Mountain View	Retain and Seal		
Kitty Monahan	New Almaden	Retain and Seal		
Annonymous		Retain and Seal		
K. Likens		Retain and Seal		
Annonymous		Retain and Seal		
Taylor Wing		Retain and Seal		
Peter Fuerst	Palo Alto	Retain and Seal		
Frank Sweeney	San Jose	Retain and Seal		
Sam Drake	San Jose	Retain and Seal		

Steven Kurtz	San Jose	Retain and Seal		
Zachary Padro	San Jose	Retain and Seal		
Matt Lawler	San Jose	Retain and Seal		
Jeff Adams	San Jose	Retain and Seal		
Dietrich & Suzanne Fellenz	San Jose	Retain and Seal		
Anonymous	San Jose	Retain and Seal		
Alex Polussa	San Jose	Retain and Seal		
Arthur Polussa	San Jose	Retain and Seal		
Jeff Helgecoch	San Jose	Retain and Seal		
Ron Yamagami	San Jose	Retain and Seal		
David Campbell	San Jose	Retain and Seal		
Damon Hazen	San Jose	Retain and Seal		
Wesley VanOrdd	San Jose	Retain and Seal		
	San Jose - Almaden Valley	Retain and Seal		
Michael O'Halloran	Santa Clara	Retain and Seal		
Tim Towers	Santa Clara	Retain and Seal		
Stacy Muccino	Willow Glen	Retain and Seal		
		Retain and Seal		
		Retain and Seal		
Plotter Paper		Retain and Seal	It'll look good on a MROSD report book, or fundraising postcard. People will know who you are.	
Plotter Paper		Retain and Seal	As is - let it weather like any old fortification - from our own 30-years "war"	
Plotter Paper		Retain and Seal	This is a taggers paradise! What about the graffiti?	
Plotter Paper		Retain and Seal	Natural observation only no (

Attachment 8

Mount Umunhum Environmental Restoration and Public Access Project Public comments received July 19 to September 19, 2012 (noon)

1. -----Original Message-----

Sent: Thursday, July 19, 2012 8:26 AM

To: BOARD; Clerk; Vicky Gou; General Information

First Name: Sanjay

Last Name: Upadhyaya

Ward / Location: San jose

Please save the Tower. It is a distinct and reassuring landmark. You have Mt Hamilton landmark on one side and Mt U. on the other side. It is very unique among all the land marks in the World!

2. -----Original Message-----

Sent: Wednesday, July 18, 2012 2:28 PM

To: BOARD; Clerk; Vicky Gou; General Information

First Name: Jason

Last Name: Sherry

Ward / Location: Los Gatos

I am unable to attend this evening's meeting in Cupertino on the fate of Mt Umunhum so I am writing directly. I personally am grateful to the families that stood vigil on the mountain top for so many years--they did nothing less than protect the lives of millions. But "Umunhum" means "resting place of the hummingbird". It does not mean "early-warning radar station" or "Cold War relic". It doesn't mean "eyesore". The name comes from a peaceful people and it connotes a natural environment at peace. The time has come to move on. The reasons to restore the summit are many--habitat, recreation, money to name a few. But what of the reasons to keep the radar station?

Certainly it's a landmark, but remove it and the profile of the peak becomes the landmark it was for thousands of years before the atomic bomb. Certainly it's an homage to those who served. But do we maintain every building, ship or plane that was used by a crew of service personnel? Can't we honor them by enjoying the land they protected?

The reasons to keep it boil down to one--sentimentality. Sentimentality for a icon of a war that never was. I have no such sentimentality.

It will be a huge expense to tear down, but a far bigger expense to maintain safely for...how long? A generation? Ten generations? Would those who love this monstrosity be willing to foot the bill for years to come or would they prefer to share the expense with all tax payers? Will they be enjoying their "landmark" up close and personal or just from southbound 87, leaving those of us who use Open Space to grimace as we walk past it?

And let's not lose sight of the purpose of "Open Space". It is not to maintain sentimental icons of a bygone era. It is to allow the public to enjoy the land as it once was, "...to purchase, permanently protect, and restore lands forming a regional open space greenbelt". Restore Uhumhum. It is poised to be the only peak in the South Bay that people can hike to and explore, the only one unobstructed by buildings or antennae--so no, the tower does not

make it unique. If people want landmarks let them look at Lick observatory. If they want ugly let them look at the antennae on Mt. Loma Prieta. As a 48-year resident of the shadow of Umunhum, one born in San Jose, I say let's make Umunhum unique.

However if you absolutely must keep the box, I challenge you to go all the way and change the mountain's name from "Umunhum" to "Mt. Nuclear Threat"---just to be sure you don't forget a war that never was. Otherwise let's tear down the box, keep the name and let the mountain--and the cold war--rest in peace.

Jason Sherry P.S. If you need manpower, I'll buy a sledgehammer and meet you at the summit.

3. -----Original Message-----]

Sent: Tuesday, July 17, 2012 10:36 AM

To: BOARD; Clerk; Vicky Gou; General Information

First Name: Glenn

Last Name: Grigg

Ward / Location: Sunnyvale

Sure, we need to save the radar tower. All of the "taggers" in the valley are salivating over the thought of marking it up as their territory with their gang graffiti!

4. -----Original Message-----]

Sent: Monday, July 23, 2012 1:02 PM

To: BOARD; Clerk; Vicky Gou; General Information

First Name: David

Last Name: Collins

Ward / Location: Monte Sereno

Dear Directors,

The radar tower is an eyesore that is simply not worth preserving. I know that a vocal few, including the Mercury News, have been outspoken. However, I believe the vast majority of people would prefer the mountain top to be restored to a natural state.

The tower is an ugly, blockish protuberance on an otherwise beautiful ridge line. Sadly, this block of concrete is visible every day to millions of people in Santa Clara Valley.

Yes, for us baby boomers, the radar tower recalls the days of the 'Cold War.' Yes, fine people did their duty there, watching vigilantly for missiles that thankfully never came. But the story is not really heroic or inspiring. Our children and grandchildren will not be uplifted; they will just wonder why such an ugly thing of modest significance was allowed to spoil the entire mountain.

Humbly, I suggest the compromise solution. Tear the tower down (so it cannot be seen from the valley floor) --- but leave the foundation as a kind of memorial . complete with displays, photos, recollections that maintain the memory of the tower and why it was on the mountaintop. This is appropriate. Even the vociferous 'save-the-tower' people will accept that outcome. Not thrilled, but accepting. Stand firm for the mountain. Cordially, David Collins

5. -----Original Message-----

July 21, 2012

RECEIVED

JUL 25 2012

MIDPENINSULAR REGIONAL OPEN
SPACE DISTRICT

Midpeninsula Regional Open Space District
330 Distal Circle
Los Altos, CA 94022-1404

Re: Decision on Radar Tower atop Mt. Umunhum

I recently wrote to encourage removal of the tower on Mt. Umunhum, and now wish to offer further support to tear it down.

My ideas were expressed in a letter to columnist Scott Herhold last fall, which was forwarded to the District, and a letter to the District on January 18, 2012.

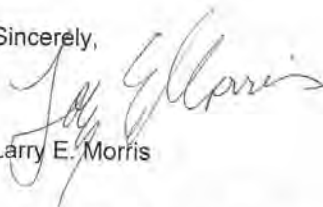
My feelings were mixed. While I could appreciate the tower as a landmark to get one's bearings in our community, I savored memories of camping on the summit as a young teenager, and still believed it was perhaps the most special place in our community.

As it is time to decide, I feel more strongly about removing the tower. The District's interest in the mountain project is the preservation and restoration of open space. Keeping the tower is in harsh contrast to the essence of the District's purpose, and its values.

While a preserved tower can serve as a handy navigational guide and a war monument, those purposes have nothing to do with open space, and are beside the point.

I cannot ignore that the tower is an abandoned object, one that is not unique, and lacking in aesthetic appeal.

Sincerely,



Larry E. Morris

larry@coffeeshake.com

6. -----Original Message-----

From: Jim Kimball, Elkhorn, CA

Sent: Tuesday, July 17, 2012 12:51 PM

I would like to suggest that before a final decision is made allowing hang gliders and para gliders use of the Mount Umunhuml area, that further research is needed to evaluate the potential influence of the hang glider/para glider presence will have on the expansion of the bald eagle in the area. The recent article in the San Jose Mercury mentions the progress of the bald eagle's return to the Peninsula area and several experts mentioned in the said article should be contacted and interviewed as to their expert opinion on the effects of hang glider presence in the area.

I feel that it certainly does not encourage the bald eagle's recovery to allow such usage and it very well would hinder it. Contacting specialized experts in the field should be done to insure the integrity of the final decision. The Hang Glider Association is a special interest and access should not be allowed, if to the detriment of the bald eagle, other raptors, and other individuals who would prefer to enjoy a natural setting without interruption. Hang Gliders have other areas to recreate

I realize that I have addressed this note to perhaps not the correct individual, but have the hope that you could forward it on the proper destination.

The persons mentioned in Denis Cuff's article are:

Doug Bell, Wildlife Biologist, East Bay Regional Park District

Glen Stewart, Director of the Santa Cruz Predatory Bird Research Group

Cari Battistone, State Fish and Game scientist

Maury Stern, Lafayette birder for over 40 years

Jim Smith, Biologist for East Bay Municipal Utility District

FYI:

Bald eagles soar to recovery: Pinto Lake pair part of a statewide trend

By Denis Cuff - Contra Costa Times

Posted: 07/16/2012 06:17:50 PM PDT

Updated: 07/16/2012 06:26:39 PM PDT

http://www.mercurynews.com/ci_21088145/

7. -----Original Message-----

From: Bert Olson

Sent: Monday, July 30, 2012 9:41 AM

To: MROSD - Mt. Um

I am interested in being informed on public notices for input on the Mt. Umunhum tower. I moved to the Almaden Valley from Texas. I am delighted with the views of the mountains. I am strongly in favor of keeping the Mt. Umunhum tower. It is a focal point of the area, much as Mt. Hamilton.

8. -----Original Message-----

From: Harsh Kaushikkar

Sent: Tuesday, September 04, 2012 10:36 AM

To: MROSD - Mt. Um

Cc: Harsh Kaushikkar; Dastidar

Subject: Donation for clean-up

Hi, please see the following. We would like to send in a donation of \$100 on behalf of my son Abhishek. Please let me know what is the easiest way to do that, check or pay-pal etc.

Thanks-Harsh Kaushikkar

My 7 yr. old son Abhishek is turning into an avid hiker. Recently on our trip to Northern California he hiked a 6 mile round trip with me at Mt. Shasta till we got to 8500 ft elevation along the Avalanche Gulch trail.

He is extremely excited that I am now a decent at the Open Space Authority.

He has been intrigued by Mt. Umunhum. At 3486 feet elevation, Mt. Umunhum is the second tallest peak in the Santa Cruz Mountains and towers over the South Bay area. We can see Mt. Umunhum all the time from our backyard and Abhishek keeps asking me about it. So I decided to talk to him about it and gave him a bit of a history lesson about Mt.

Umunhum as to how the Air Force used it as a radar station waiting for waves of Soviet Bombers during the cold war. He also asked me "what a Soviet was" by the way, and I had to come up with a nice explanation without making the Russians look bad.

Abhishek now wants to hike up to the top of Mt. Umunhum. Oh well, now what? Since that is closed to public access :-)

I explained to him that the Air Force used a lot of poisonous material like Asbestos and Lead when they constructed the radar facility and unfortunately when they left, they did not clean up after themselves. I then showed him the Mid-Peninsula Open Space Authority web-site that details the on-going cleanup Project

http://www.openspace.org/plans_projects/mt_umunhum.asp

Together we navigated the web-site and gathered more information about the clean-up effort and how they need to gather upwards of Ten Million Dollars for the whole project! If the project succeeds they are hoping to convert it into a park and then he can go hiking there. I mentioned to him that they Open Space authority is asking for donations from the public to help them with the work.

So Friday I returned home after work and I noticed that on our dining table were a bunch of neatly arranged Quarters, Dimes and pennies. Along with a few neatly kept Dollar bills and one \$20 bill. Next to it lay Abhishek's empty piggy bank. As soon as I saw it and I was about to ask what all that was, Abhishek came running and excited called out to me, "I have almost forty-three Dollars including the twenty Dollars I got for my Birthday. That's all the money I have and I would like to donate it to help clean-up Mount Umunhum, how about you would you like to donate too?". I was STUNNED to say the least. His gesture was worth a Million Bucks!!

So we decided to double down on his contribution and send it the the Open Space Authority. In anticipation of that day when he will be able to hike to the top, Abhishek and I decided to hike up to Priest Rock via the strenuous Kennedy trail on Sunday morning, a long arduous 8 mile hike!

I urge all to see that web-site and spread the message about Mt. Umunhum so all of us can one day go there.

Thanks. -Harsh

9. -----Original Message-----

From: Jean Struthers

Sent: Thursday, September 06, 2012 2:57 PM

To: MROSD - Mt. Um

I think there are people who want the tower just to be able to identify the mountain from all the others. Is there another monument like an big flag pole which would signify which is Umanhum and would also be a tribute to the radar guys who spent their lives up there watching for enemies? That box is about the ugliest thing ever. It would be a shame to leave it there to mar the site. I cant believe that the folk who want it there have actually seen it up close. Please tear it down. Maybe you could have a contest to get ideas for a more aesthetic type of monument. Maybe just a light beam. (solar of course). Thanks.

10. -----Original Message-----

Sent: Friday, August 10, 2012 7:35 PM

To: BOARD; Clerk; Vicky Gou; General Information

First Name: Basim

Last Name: Jaber

Greetings MROSD Board of Directors,

I wish to inform you that today, I gave my 25th slide show presentation on the history of Almaden Air Force Station. With today's audience, I've now presented to over 1,500 attendees. Moreover, I am still scheduled to present six (6) more times (as of today) through January, 2013. Surprisingly, I have only had to reach out to about three of these audience groups and the rest have been booked by "word of mouth chain reaction". This tells me that there are still thousands more people who all want to learn about Almaden Air Force Station and it's fascinating military history. Many of my presentation attendees come to speak to me after the presentations and all of them want the tower to stay and express great interest in learning more about the military history of the site. So I started an online petition online which has started to spread throughout the bay area very well. This petition has 1768 signatures as of writing this message.

The groups that book me to speak are Rotary clubs, Kiwanis clubs, Santa Clara County Parks, public libraries, retirement clubs, Santa Clara Pioneers, historical societies, community clubs, and more...I've even been invited to give a presentation at the MROSD Admin Office as well as at the Skyline Field Office.

All this "desire" to learn about the history of Almaden Air Force Station reaffirms the public's strong yearning for seeing something tangible on the site to "connect with" when they finally get to visit the site after all these decade of waiting patiently.

I urge you to please vote to save the Radar Tower (Option 3) so that it lays the foundation (so to speak) for future possibilities of educational programs up on the summit.

I understand the Native American history is also important, but there's plenty of room on the hill for both and the presence of the radar tower on Mt. Umunhum makes for so much more fascinating of a destination.

People often argue that the tower is "ugly" and it "disrupts the ridge line", but you have to understand that Cold War architecture was not meant for aesthetics...it was meant for functionality. The structural design and coating of the tower was designed to withstand a

nuclear detonation and the heat energy associated with such a blast. If you want ugly aesthetics, then look at the power lines and PG&E towers that mar the El Sombroso (Sierra Azul) ridge line which can be seen already today by every preserve guest from the summit of Mt. Umunhum (when its open) as well as people in the valley looking up.

Mt. Umunhum has a lot to offer to the public, but the majority of the people who have waited so long for their chance to visit the site legitimately will be saddened when they finally get to complete that goal and there will be nothing left for them to be inspired by and experience. I'm not discounting the views...they are fabulous...but views aren't everything.

Imagine if Mt. Tamalpais, Mt. Diablo, and Mt. Hamilton were void of anything but views.

Recall that if you visited those sites, you might have also enjoyed the visitor facilities there...and the various historical structures and landmarks which were there as well.

I understand you visited the summit of Mt. Umunhum recently and spent a lot of time experiencing the radar tower itself... around it..in it...on top of it...taking photos with it, in front of it...of it. What a fabulous experience you had. Imagine how others will feel if they get to experience it. Now imagine how many good thoughts will come out of it when visitors tell every one of their friends and family that Midpen saved this landmark and let people experience it as they should.

Please, do the right thing...save this historic landmark. It is part of the bay area and "home".

11. -----Original Message-----

Sent: Thursday, August 09, 2012 10:02 AM

To: BOARD; Clerk; Vicky Gou; General Information

First Name: Lee

Last Name: Esquibel

Ward / Location: San Jose

Looking at your ward maps I don't see where those of us living in unincorporated areas are included. I live in the New Almaden area and am concerned about the natural environment of the Santa Cruz mountains but I don't know if we are considered to be within the MROSD or not. I've lived in this valley since 1947 and was unhappy to see beautiful Mt Umunhum desecrated by that radar tower back in 1958. I always hoped to see it restored to its original beauty but now Midpen is being asked to ignore its basic charge: to restore scenic areas to their original state. Please live up to your responsibilities and the reason for your existence. Either remove the entire radar tower base or bring it down to a level such that it doesn't continue to mar the natural features of the mountain. Thank you.

12. -----Original Message-----

Sent: Saturday, August 11, 2012 12:57 PM

To: BOARD; Clerk; Vicky Gou; General Information

First Name: Ryan

Last Name: Smith

Ward / Location: San Jose

Hello, I am writing to you about the Open Space's District's forthcoming decision regarding the Mt. Umunhum Radar Tower. I have been a resident of the South Bay for 30 years and

have been grateful for the Open Space's Districts efforts to preserve precious lands to protect the environment and contribute to the Valley's excellent quality of life.

It is my hope the Open Space District makes the right decision this fall and saves the Radar Tower from demolition. The tower is a huge part of the history of Almaden, San Jose, and the Bay Area at large. It is one of the few landmarks we, as residents of the South Bay, have to enjoy. While the name Umunhum and the the restoration of other areas of the mountain top and nearby peaks honors the Ohlone, the current residents of the South Bay also look to the mountain as something special, and I think it would be awful to lose that. It is also a relic of the Cold War, and whether one feels pride in our armed services or is critical of the military industrial complex, the tower is an important piece of our local and national history. In sum, please do not tear down the tower. It will be a grave loss that we will greatly regret.

13. -----Original Message-----

Sent: Thursday, August 16, 2012 5:33 PM

To: BOARD; Clerk; Vicky Gou; General Information

First Name: Robert

Last Name: Edwards

Ward / Location: San Jose, CA

Please do not tear down the Umunhum Tower. It is an iconic symbol of the last line of defense against USSR Bombers. It serves as an important reminder of how serious the threat of nuclear annihilation was during the "Cold War."

We have plenty of other "open space" available for returning to Nature. There is no logical reason for removing the tower other than to obtain another flat, empty space to hold future indigenous plants. I contend that we have plenty of those areas, but only one tower. Save it, please!!!

14. -----Original Message-----

Sent: Monday, August 27, 2012 6:53 PM

To: BOARD; Clerk; Vicky Gou; General Information

First Name: Scott

Last Name: McQueen

Ward / Location: Mt. Umunhum

Thank you again for including me on your visit to Mt. Umunhum. It was great to meet with some of you on site to hear how plans have changed over the last two years and what is going on now. I appreciate the time taken to get out in the field, to get a better prospective of the other issues that you will face on the top of this mountain once opened.

I plan to continue to work with your staff to assist in opening the mountain for some very special views, as we saw on our visit. Safety, security and trespassing have always been my priorities in protecting our land and our business. The communications I have had with Meredith and Gina have been outstanding in keeping me in the loop to date.

As recommended, I will follow up with Staff and Operations to answer many of my questions (gate locations, hours, emergency phones, fire prevention, the district can help in deterring trespassing onto our property and ability for rangers to cite for trespassing)

However I did want to repeat my position on the Backpack Camping and why local homeowners, the San Jose Water Co. and I strongly oppose it.

First, it's hard for me to call it a backpack camp when you can drive to less than 300 feet from the camp and drop all your supplies off. Year round I often need to work on the mountain late at night. There are very few (nice) nights on the mountain to work or camp. It's too hot, too cold, too windy, too wet and even snow a few days every year. There was talk of a camp host to oversee my concerns and even a Ranger residence. Now that raises an entire new set of issues and questions. Do you really expect enough activity to warrant and pay for a full time camp host position, as I have been told usage would be limited? Usually camp hosts have no enforcement ability, therefore would need to call a ranger or the Sheriff to deal with any problem. What do you do at night if the problem is an illegal fire or drinking, drugs after rangers have all gone off duty? Visitors have been known to stash beer and other supplies before dark on your trails and come back, what will happen when they have access to the top? With visitors being so close to our communication sites with equipment and towers, how can you stop the wandering and trespassing day or night to our sites only 1/6 mile at most away.

I take the security of our customers and our property very seriously as they include Federal, State, and local law enforcement as well as critical utility communication links.

As neighbors we both will have many new challenges to deal with when the park opens during daylight hours. Evenings and afterhours may even create more problems. I'm not sure the District can control trespassing, as they have not been able to for the last several years. Please do not approve any kind of camping on this site until you can prove to me you can control the safety and security of the camp, campers and our property and business. Sincerely, Scott McQueen, Communications & Control Inc. Vice President, Operations

15. -----Original Message-----

From: Linda Spencer, San Jose

Sent: Thursday, September 06, 2012 3:49 PM

To: General Information

Those of us who live in the shadow of Mt. Umunhum have noticed that the meetings about its future are being held farther and farther away from the Almaden Valley-Los Gatos area where we can see the mountain. Will there be any consideration of holding a meeting closer to Mt. Umunhum before the final decision is made on the radar tower?

16. -----Original Message-----

From: Brent Pearse

Sent: Thursday, September 06, 2012 7:35 PM

To: MROSD - Mt. Um

Hello, May I ask why all of these meetings are being held over 25 plus miles from the project site? The most recent meeting isn't even scheduled in Santa Clara County. I would hope that there will be future attempts to schedule a meeting in or near San Jose.

17. -----Original Message-----

August 25, 2012

Board of Directors
Midpeninsula Regional Open Space District
330 Distel Circle
Los Altos, CA 94022-1404

AUG 28 2012
MIDPENINSULAR REGIONAL OPEN
SPACE DISTRICT

Board of Directors:

I am writing to share my thoughts and opinion of how the Midpeninsula Regional Open Space District (*hereafter District*) should proceed in the matter of the five-story concrete radar tower building (*hereafter The Cube*) located atop Mount Umunhum within the Sierra Arul Open Space Preserve.

The Cube represents an odious period in the history of the United States during which:

- huge amounts of money were expended ostensibly to "win" the so-called "Cold War";
- other countries and their peoples were destroyed – economically, spiritually and literally;
- ever larger amounts of taxpayer money were, and continue to be, expended in preparation for the final war from which there will be no "winner";
- the nation's worst occurrences of the release of hazardous materials to the environment were promulgated in the name of national defense; and
- fear was spread amongst the nation's people – fear that "they" were winning and fear that we would all wake up to an early dawn signaling the detonation of hundreds, or thousands, of thermo-nuclear bombs.

I well remember my time in elementary school when drills were held in which we students were instructed to "duck and cover" under our desks, as if the desk, the building in which we were learning, the sanctuary of our city and neighborhood, or intervention by a higher being would somehow save us. Of course salvation would not occur.

I believe there is a rightful place of honor to those that gave their life and limb for our nation – such a place is inviolate and must be acknowledged and maintained. However, there is no such place for memorializing through preservation, at the expense of the Midpeninsula Regional Open Space District and the taxpayers that support the District, The Cube atop Mount Umunhum. This follows from three facts – (1) No person that

served or worked at The Cube atop Mount Umunhum was involved in the violent and deadly aspects of war during such service and (2) The stated mission of the District, and its sole responsibility to the public is –

“Our mission is to acquire and preserve a regional greenbelt of open space land in perpetuity; protect and restore the natural environment; and provide ecologically sensitive public enjoyment and education.”

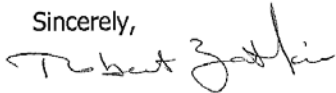
and (3) Many land stewardship issues exist on District lands, issues that require money to resolve. Such issues are the superior need to all other issues confronting the District.

My recommendation is that The Cube be demolished in-place and the rubble securely entombed in a thick veneer of local Earth material reconfigured to the former natural ridge line of Mount Umunhum. Following entombment, a ten ton boulder of hard Sierra Nevada granite should be placed atop the buried rubble with an affixed brass plaque that contains the following quote –

*“Eyeball of water, arched over to Asia,
Australia and white Antarctica; those are the eyelids that never
close;
this is the staring unsleeping
Eye of the earth; and what it watches is not our wars.*

The Eye, by Robinson Jeffers

Sincerely,



Robert Zatzkin
Citizen/Taxpayer

18. -----Original Message-----

From: Jane Parks-McKay, Santa Cruz

Sent: Thursday, September 06, 2012 8:20 PM

To: MROSD - Mt. Um

Hello: thanks for all our cautious work regarding the Mt. Um project, we appreciate that!

I grew up in the Almaden area of San Jose and my Dad worked in classified work for the space program. I am sure he went up there from time to time for his work so that area has very special memories for me.

Aside from that, there is something very comforting about that Tower up there. To this day, all these years later, when I am in the Santa Clara County area, I look up there and it feels like an old friend there. That is extremely important to me as my goals align with yours: to try and preserve things and keep them nice.

I am requesting from my heart that you keep the Mt. Um Tower there. The people who helped build our great area and worked there for so many years, to me, deserve that honor. Thanks for your consideration.

Continued next page

19. -----Original Message-----



Military Officers Association of America
Silicon Valley Chapter
P. O. Box 2
Moffett Federal Airfield, CA 94035

July 19, 2012



Midpeninsula Regional Open Space District
ATTN: Board of Directors
330 Distel Circle
Los Altos, CA 94022-1404

Re: Mt. Umunhum/Almaden Air Force Station

This is an appeal on behalf of more than 200 Peninsula and South Bay Armed Forces commissioned officer chapter members to retain the radar tower at Mt. Umunhum, your option #3. The chapter's Board of Directors on Thursday, July 5th, voted unanimously to make this request.

Chapter president CAPT Paul Barrish, USN (RET), summarized the feelings of board members and others. "The sentinel structure atop Mt. Umunhum deserves to be retained, reminding current Bay Area residents of a time when 20th century threats existed. This highly visible monument will honor those who stood watch 24/7; their efforts helped make it certain that we would not have radioactive fallout blowing in the wind."

Here are typical comments of chapter members:

--If for nothing else, if anyone was a former military veteran of the Cold War (even if they never served in the area), tearing down Almaden Air Force Station entirely might be viewed as a travesty and disrespectful to the military service personnel who manned these sites...just my 2-cents worth. LCDR RH (USN)

-- That tower is a historic landmark and should be saved. I have already voted (signed the petition) to retain the tower. CAPT LM (USN)

--The radar tower has become a part of local history and we just can't let it disappear. Lt. Col. JC (USAF).

Members have seen the Steve Abbors article in the July 12th issue of the San Jose Mercury News and are sensitive to the rare opportunity presented. We reinforce and support the notion, based on cultural and historical perspectives, that both the original inhabitants and veterans must be honored.

Sincerely,

A handwritten signature in black ink that reads "Warren B. Enos". The signature is written in a cursive style with a long horizontal stroke at the end.

WARREN B. ENOS, COL, AUS (RET)
Secretary, MOAA Silicon Valley Chapter
1073 Helena Drive, Sunnyvale, CA 94087
(408) 245-2217
eenos@comcast.net

End of Attachment 8