



Midpeninsula Regional
Open Space District

R-12-46
Meeting 12-15
May 23, 2012

AGENDA ITEM 6

AGENDA ITEM

Adopt a Preliminary Use and Management Plan Amendment for the Hawthorns (Woods Trust) property addition to Windy Hill Open Space Preserve; Adopt an Interim Capital Improvement and Expenditure Plan; and Approve a Categorical Exemption in Accordance with the California Environmental Quality Act

GENERAL MANAGER'S RECOMMENDATIONS

A handwritten signature in black ink, appearing to be "G. G. G." or similar, written in a cursive style.

1. Determine that the recommended actions are categorically exempt from the California Environmental Quality Act (CEQA) as set out in this report.
2. Adopt the Preliminary Use and Management Plan Amendment contained in this report and name the property as the Hawthorns Area of Windy Hill Open Space Preserve.
3. Adopt the Interim Capital Improvement and Expenditure Plan for the Hawthorns (Woods Trust) Fund.

SUMMARY

Midpeninsula Regional Open Space District (District) is proposing to amend the Preliminary Use and Management Plan (U&M Plan) and establish a Capital Improvement and Expenditure Plan (CIP) for the former the Hawthorns (Woods Trust) property (located at 4411 Alpine Road and 800 Los Trancos Road, Portola Valley, California, San Mateo County Assessor's Parcel Numbers 079-080-050, -080, and -090). The Hawthorns property was gifted to the District in 2011 and made part of Windy Hill Open Space Preserve (Preserve). The proposed U&M Plan Amendment includes surveys to evaluate the land and associated historic structures; the preparation of reports documenting conditions and providing recommendations and estimates for future work; and minor urgent work required to adequately safeguard the land and structures. A description of the Hawthorns (Woods Trust) property, the proposed Preliminary U&M Plan Amendment, an Interim CIP, the environmental review, and a description of the financial considerations are all included in this Board report.

DISCUSSION

Property Description

The 78.71-acre Hawthorns (Woods Trust) property is located in the Town of Portola Valley between Alpine and Los Trancos Roads, and was one of the last private islands of open space remaining in the area. The property had the potential for the development of up to 22 private estates.

It has been the intention of the Woods Family Trust to preserve the land as public open space in perpetuity. To this effect, in 2005, the Woods Family Trust donated a Conservation Easement over the entire Hawthorns property to Peninsula Open Space Trust. In 2006, the District's Board of Directors approved acceptance of the property as a gift following the former owner's death. On November 10, 2011, the Hawthorns property was transferred to the District and is currently the largest land gift from an individual private property owner ever received by the District, valued at almost \$11 million. In addition, the property was transferred to the District with an approximately \$2 million endowment to be used towards its stewardship.

The property's grassy hilltops and ridges afford panoramic views of Portola Valley, the southern San Francisco peninsula, and the Santa Cruz Mountains. The property is highly visible from surrounding neighborhoods, parks, and open space lands. Named for a Hawthorn hedge that many years ago lined the property boundary along Alpine Road, the property's grasslands, oak woodlands and evergreen forests provide a rich, diverse landscape for wildlife. Wildlife corridors to the south and east connect this habitat to vast areas of surrounding natural lands. Los Trancos Creek flows year-round, meandering along the eastern edge of the property. This creek corridor supports a diverse community of plants and wildlife, including spawning habitat for the threatened steelhead trout.

The property was originally developed as a summer estate by a prominent San Francisco family in the late 1880s, and many of the original buildings remain. Most of the historic structures are now in fair to poor condition. Orchards and vineyards were farmed on the estate, and parts of an olive orchard remain. Later, horses and hogs were kept on the property. Please refer to the April 26, 2006 report (R-06-53) for further property description detail.

Prior to the District's assumption of ownership, all vehicles, personal property, and most debris were removed. Staff has been working to secure and stabilize the property since the District assumed ownership. Staff provided a FYI to the Board on March 12, 2012 that describes this security and stabilization work.

USE AND MANAGEMENT

On April 26, 2006, the District Board adopted a Preliminary U&M Plan, and approved a Categorical Exemption in accordance with CEQA (see Report R-06-53). As originally contemplated in 2006, the first parcel, comprised of the vacant 36.64-acre portion of the property, would have been transferred to the District initially; the second parcel, which contains the residential structures, was to be given to the Woods' son in a life estate, coming to the

District at much later date following the son's passing. The Preliminary U&M Plan that was approved by the Board in 2006 as part of the gift acceptance only addressed the first parcel.

In 2009, the son's life estate was unexpectedly disclaimed, and the second parcel with the structures was distributed to the District at the same time as the first parcel, which occurred in November 2011. The objective of the proposed Preliminary U&M Plan Amendment, as described in this Board report, is to establish preliminary management direction for the entire property, including the second parcel that contains the historic residences and structures.

The Historic Building Complex is comprised of five major structures:

Original Homestead House, circa late 1880s - original home; one of the earliest structures built prior to construction of the mansion. One level with finished attic space; raised wood foundation. The house is thought to have become the cookhouse after the mansion was built. It is in very poor condition. The roof and eaves are deteriorated and barn-owls are believed to be nesting in the roof/attic area. Included within the homestead area, is an old outdoor fireplace, which likely was the cook stove for the property.

Barn, circa late 1880s – Believed to be the oldest structure on site. It is in very poor condition. Barn owls are believed to be nesting inside. The walls and roof are substantially compromised.

Mansion, circa 1890s - Two-story home with large finished attic space and ample basement. This structure likely experienced numerous additions and remodels over the years. It is in relatively moderate condition despite current infestation of roof rats and bees, and the cumulative impact of roof leaks. There is exterior deterioration of wood siding and eaves.

Coachman's House, Circa 1890s – Single-level wood structure in very poor condition.

Carriage House, Circa 1920-30 – Garage building with concrete floor, wood siding on interior and exterior, and small attic apartment above. It is in moderate condition.

The historic residence, nearby grounds, and historic vegetation (hawthorns and olives) are listed in the Town of Portola Valley General Plan Historic Element. The Town's Historic Element makes a strong policy statement for the continued preservation of the town's historic environment. In this case, the designated treatment is a "Historic Resource Listed for Further Consideration". According to the General Plan, this category is intended for those resources where available data (at the time of General Plan preparation) is not sufficient to allow for a conclusive determination on the appropriateness of preserving the historic resource. As a result, the District would need to conduct a historic assessment and seek the Town's determination of the appropriate resource classification for the structures, nearby grounds, and vegetation prior to pursuing any exterior modification or structure removal. Concurrent with such determination, the General Plan Historic Resource element should be modified as appropriate.

As delineated in the Board FYI dated March 12, 2012, shortly after the property was transferred to the District, staff immediately began to address impacts related to vandalism on site. As a part of that effort, supplemental security guards were employed and the mansion and carriage house

were sealed up to prevent further vandalism. Prior to performing work on any of the structures, hazardous materials surveys were completed, samples taken and analyzed and reports issued documenting the type and location of hazardous materials within the structures. Also, prior to sealing structures, bat surveys were completed, and measures devised to safeguard the current roosting location.

The District's approach to cultural resources, such as the historic building complex on the Hawthorns property, is dependent on grant assistance, public-private partnerships, and outside assistance to support the evaluation, long-term management, and restoration (refer to the District's *Basic Policy* and *Policies Regarding Improvements on District Lands*).

The stewardship endowment that was part of the larger property gift is expected to be sufficient for the initial evaluation and management. However, this endowment is unlikely to fund a long-term, full building and site restoration effort. For this reason, the proposed Preliminary Use and Management Plan Amendment includes site security, immediate stabilization, "mothballing", and evaluation measures, to protect the historic resources and allow time for the District to begin the process of forming long-term partnerships that will enable a more extensive restoration effort and long-term management. "Mothballing" refers to the process of closing a building and protecting it from weather and vandalism, until such time as funds are available to fully restore a building for use. In the near term, the District will complete assessments to determine the historical and cultural significance of the structures, and if deemed significant, be responsible for their protection while special funding, grants, or partnerships are identified to cover the costs of further restoration, maintenance, and operation.

Although the majority of the former owner's personal property, vehicles, and debris were removed before the transfer of the land, miscellaneous trailers, tires, drums, debris, and household hazardous waste are still present on the property. Staff will remove these items and will complete a Phase II environmental site assessment and hazardous materials assessment to determine the presence of any contaminants or hazardous materials.

The former owner annually mowed around the perimeter of the property to maintain a firebreak between the grasslands and neighboring properties. Staff will continue to maintain the perimeter mowing, but more extensive defensible space treatments have been prescribed by the Woodside Fire Marshall around the Historic Building Complex along Los Trancos Road, at the 4411 Alpine Road residence, and at the property line. Special care will need to be taken with all heritage trees.

Site security is a main concern as this property is located close to the urban corridor. The Mansion and Carriage House are currently fenced and secured (see Historic Building Complex section). Even so, the property has been trespassed and vandalized. The District is augmenting normal patrol with additional daily patrols by Woodside Private Patrol. However, trespassers continue to enter the mansion. When there is on-site presence along with possible video surveillance of the Historical Building Complex, expenses for patrol by the Woodside Private Patrol will either be eliminated or substantially reduced.

The 1950s era house located at 4411 Alpine Road is an excellent location for a District employee or caretaker to provide on-site presence. The house has not been consistently inhabited since 2006. Even though regular maintenance did not occur, the house is in reasonable repair with the exception of the windows, flooring in the bedroom section of the house, heating system, and bathrooms.

Outreach to the Town, as well as local community groups, residents and neighbors is one of the most important components of the Preliminary U&M Plan Amendment. This outreach will focus on developing contacts and building relationships to identify potential partners to fund the future historic complex development, renovations, and improvements.

Use and Management Committee Review

The proposed Preliminary U&M Plan Amendment described in this Board report was presented to the Board's Use and Management Committee at a meeting held on June 14, 2011. Twelve members of public were in attendance. Several written communications were also received as a result of this meeting (see attached). The Committee reviewed and accepted the proposed Preliminary U&M Plan amendment for the Hawthorns property.

Following the Committee meeting, staff's attention turned to the property transaction, which required considerable diligence until the close of escrow in November, 2011. Since then, staff workload and competing priorities postponed the return of this amendment to the full Board for consideration until this time.

Since close of escrow, as work to secure the property proceeded, new information about the structure conditions was developed. Modifications to the wording of the proposed Preliminary U&M Plan Amendment as presented to the Committee were made to address this new information. Performance standards for cultural and natural resource work were also inserted. These changes did not alter the essence or overall direction of the Plan that was reviewed by the Committee.

Preliminary Use and Management Plan Amendment (Next Steps)

The original Preliminary Use and Management Plan adopted by the District Board on April 26, 2006 is provided below. Proposed amendments to address changed circumstances since that time are shown in *bold italic* and ~~strikeout~~ text. The Amended Preliminary Use and Management Plan would maintain the property in its current condition, with minimal physical changes anticipated. If changes to land use or the physical environment are proposed in the future, these actions would be subject to further environmental review and public input.

Public Access: Closed to public use. ~~;~~ ~~following conveyance of Parcel 2 to the District and prior to taking ownership of Parcel 1, owners and occupants of Parcel 1 will have recreational access to roads and trails on Parcel 2.~~ Allow Docent-led hikes.

Patrol: Routinely patrol the property. Supplement District staff patrols with regular private security company visits until District employee or private caretaker is in residence at 4411 Alpine Road.

Roads and Trails: Maintain existing roads and trails. Implement routine road maintenance and minor erosion and sediment control measures, as needed, in accordance with District standards and practices.

Signs and Site Security: Install or repair. Preserve boundary signs and gates, where appropriate. Maintain perimeter fences and gates and install new perimeter fencing, where needed, to close gaps. Maintain interior security fencing around historic structures to prevent trespass. Establish regular District on-site presence and contract with private security patrol until District employee or private caretaker is in residence at 4411 Alpine Road. Implement additional security measures, as needed, to secure key historic structures if fencing alone is insufficient to deter trespass (including but not limited to motion-sensor triggered flood lights, cameras and/or alarm systems).

Structures and Improvements: Main residence and garage apartment will be evaluated for potential residential use; estate home, adjacent garage, and nearby silo will be maintained in current condition and evaluated for historical and cultural significance; smaller ancillary structures in a state of disrepair will be removed.
Secure the historic mansion and surrounding structures and improvements against trespass and vandalism to protect historic integrity. Retain all structures in the 800 Los Trancos Road historic building complex to allow determination of historic significance. Complete roof repairs to extent possible; install new roof, if required, to prevent damage to building interiors.

All work in the 800 Los Trancos Road building complex shall be conducted in a manner that is consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (Weeks and Grimmer, 1995).

Assess the historic significance and evaluate the condition of structures, other improvements, nearby grounds and vegetation. Measure and prepare plans and elevations for each structure. Identify appropriate stabilization steps to reduce the rate of deterioration of any historically significant structures, in order to "mothball" such structures. Prepare a Feasibility Report assessing issues and concept-level recommendations for addressing the structural integrity of each building, code compliance issues, and infrastructure considerations (water, sewer, electric, gas). Return to the District Board with the results of the historical studies, a stabilization and potential mothballing plan, and concept-level budget for review and approval prior to implementation.

Evaluate long-term cultural resource management alternatives for the 800 Los Trancos Road building complex. Gauge public interest in preserving

historically significant structures, and seek partnerships for both the restoration and long-term preservation and management of the historic resources.

Establish an employee or private caretaker residence at the 4411 Alpine Road house. Maintain and repair the residence for habitability, including provision of heating, lead and asbestos abatement, partial flooring replacement, minor bathroom upgrades, minor roof repairs, and window replacement.

Demolish and remove the dilapidated sheds surrounding the 4411 Alpine Road residence. Prior to removal, assess the structures for occupation by special status species, such as bats and nesting birds, and coordinate with the conservation easement holder. Coordinate demolition with results of the environmental remediation plan for contaminated soil areas (refer to Site Safety, below). Obtain Town of Portola Valley permits, if required.

Cleanup ~~Vehicles will be removed by the District after the District acquires title as set forth above (i.e., Parcel 1 will be acquired upon the death of the current owner and a specified heir of the current owner; Parcel 2 upon the death of the current owner).~~

Wildfire Fuel Management: Prepare and implement a plan for wildfire fuel reduction and defensible space safety measures in accordance with Woodside Fire Marshal prescription, while at the same time avoiding detrimental impacts to historical and natural resources. Conduct current District-wide fuel management practices, including a continuation of discing or mowing of fuel breaks.

Collaborate with Town of Portola Valley to develop an approach that satisfies the intent of Town's Tree Ordinance while meeting the wildfire fuel management goals.

Name: Name the property as the Hawthorns Area of an addition to Windy Hill Open Space Preserve

Dedication: ~~Indicate your intention to dedicate the property as public open space.~~
Withhold dedication, to allow exploration of partnership opportunities or other disposition and management alternatives for the Los Trancos Road historic building complex.

Site Safety Inspection: Preliminary site safety inspection has been conducted and ~~two~~ certain areas of the property ~~within Parcel 1~~ have been identified as potentially having minor amounts of contaminated soils; these areas include the olive orchard and a field lying east of the estate home where large numbers of vehicles were once stored; both areas will be investigated further upon transfer to the

District and, if contamination is present and found in levels that exceed current State regulatory guidelines, these areas will be secured, and a specific remediation plan developed and implemented.

Remove any remaining household hazardous waste, debris, boats, and trailers. Properly remove or abandon any unused septic or fuel tanks.

Complete a Phase II environmental site assessment and hazardous materials assessment to determine the presence of any contaminants or hazardous materials, including but not limited to contaminated soil, asbestos, polychlorinated biphenyls (PCBs), and lead paint. Evaluate and address health and safety considerations before allowing interested parties to tour the site and the interior of structures. Include consideration of short-term measures to remove and control resident animal pests and, to the extent possible, prevent further re-entry.

Resource
Management:

Inventory natural resources and conduct interim invasive plant management activities consistent with the District's policies and practices. Such activities shall be subject to further CEQA review.

Removal of mature, scenic, healthy trees shall be avoided. A fifty (50) foot riparian buffer zone from the banks of Los Trancos Creek shall be maintained, where tree trimming is permitted, but all tree and understory vegetation removal is avoided. If removal of mature, healthy, scenic trees or riparian zone vegetation removal is proposed in the future, case-by-case analysis and subsequent environmental review, if needed, shall be performed prior to starting work.

A nesting bird survey shall be completed before any tree trimming and removal that occurs during bird nesting season (between February 1 and July 31). If nesting birds are present, work shall be postponed until the birds are no longer occupying the nest. A certified arborist shall be consulted to ensure appropriate trimming and removal practices are implemented for the species, size, and location of the affected trees. Coordinate with the conservation easement holder before tree removal.

Conservation
Easement:

Use and manage the property consistent with the Conservation Easement held by the Peninsula Open Space Trust (POST). Coordinate with POST regarding any proposed physical alterations to the property prior to implementation, so that they may assess consistency with easement provisions.

Subsequent
Planning

Beginning in FY2012-13, hire consultant team (including architects with expertise in historic resources), to prepare the various plans as described above. Integrate these plans into a Comprehensive Use and Management Plan for the property that addresses the medium-term management of the

potentially historically-significant features found on the property, as well as overall resource management needs. Study the feasibility of providing additional public access and connecting to existing public trail networks as part of a subsequent planning process that will involve stakeholder participation, public review and input. Perform appropriate subsequent environmental review under the California Environmental Quality Act (CEQA), if required.

Prepare a subsequent capital improvement and expenditure plan for building stabilization and mothballing implementation, and any other anticipated outlay of the Hawthorns Funds over the following three to five years.

INTERIM CAPITAL IMPROVEMENT AND EXPENDITURE PLAN

Following the transfer of the property to the District in November 2011, staff from Real Property, Operations, and Planning formed a core team to develop an Interim Capital Improvement and Expenditure Plan (Interim CIP) for the Hawthorns Area of the Preserve. The Interim CIP provides the funding basis for staff to implement the proposed Preliminary U&M Plan Amendment during FY2012-13. The Preliminary U&M Plan Amendment calls for the development of a subsequent three to five year CIP.

The goal of the Interim CIP is to identify and prioritize work required to address immediately needed components of the Preliminary U&M Plan Amendment, so that this work does not need to be delayed during the preparation of the subsequent CIP. The Interim CIP identifies the cost of the work to address immediate management requirements and stem further deterioration or impacts on resources from vandalism or fire. In addition, it estimates the cost of surveys, assessments and studies required to develop a comprehensive and well-informed subsequent CIP for the Hawthorns Area.

The Interim CIP work is broken out into three distinct areas: (1) the Overall Management, which addresses overall maintenance, operations, and natural resource concerns; (2) 4411 Alpine Road, which is the 1950's era home that will provide onsite presence; and (3) the Historic Building Complex at 800 Los Trancos Road, which includes several structures of cultural relevance.

The Interim CIP also serves as a budget for completion of the most immediately needed work. It is anticipated that implementation of the Interim CIP would occur in FY2012-13 and would thereafter be added to the regular District-wide budget process. The budget estimate for execution of the Interim CIP is as follows:

Overall Management	\$106,200
4411 Alpine Road	\$103,500
Historic Building Complex	\$467,000
TOTAL	\$676,700

Overall Management

The Interim CIP for Overall Management includes the following Preliminary U&M Plan Amendment components:

- Phase II Environmental Site Assessment
- Site cleanup and debris removal
- Overall Site Security – once an onsite presence is established by locating either a District employee or caretaker at the 4411 Alpine Road House, this cost will be reduced or eliminated altogether.
- Implementation of defensible space measures required by the Woodside Fire Marshall.

The anticipated budget range to complete the Overall Management Interim CIP:

• Environmental assessment and site cleanup	\$31,000
• Overall Site Security	\$39,200
• Defensible space	\$15,000
• Utilities, Taxes	\$11,000
• Contingency	<u>\$10,000</u>
	Total: \$106,200

4411 Alpine Road House

The Interim CIP for the Alpine Road House includes the following Preliminary U&M Plan Amendment components:

- Hazardous Materials Assessment (lead and asbestos)
- Abatement of hazardous materials
- Alpine Road House habitability improvements
- Removal of dilapidated carports

The anticipated Interim CIP budget range for the 4411 Alpine Road House:

Hazardous Materials Remediation and Abatement	\$16,000
Habitability improvements	\$62,500
Removal of dilapidated carports	\$5,000
Contingency	<u>\$20,000</u>
	Total: \$103,500

Historic Building Complex

The Interim CIP for the Historic Building Complex includes the following Preliminary U&M Plan Amendment components:

- Stabilization - Implementing structure stabilization to prevent further deterioration of the historic structures, including:

- Sealing up historic structures against vandalism
- Bee hive removal and rodent control
- Electrical upgrades to accommodate security system
- Engaging professional consultant team to prepare a historic resource assessment, mothballing plans, and future improvement feasibility report
- Mothballing – Implement phased mothballing to preserve historic resource

The anticipated budget range to complete the Interim CIP for the Historic Building Complex:

● Structure Stabilization	\$262,000
● Mothballing	<u>\$205,000</u>
	Total: \$467,000

STAFFING CONSIDERATIONS

Overall management of the Hawthorns Area will be led by the Operations Department Skyline Field Office, with assistance from the Real Property Department. The staff for this work have already been allocated since the time the District first assumed ownership. Property management tasks for the 4411 Alpine Road House will be performed by the Real Property Department.

Future planning, partnership development, and implementation tasks at the Historic Building Complex will be led by the Planning Department. Because of the need for architectural expertise, Planning will lead this multi-year effort as project manager. The District anticipates the need to allocate approximately 30% of a Planner III's time to manage this project. Support from other departments, including Real Property to explore partnership possibilities, Operations to understand the day-to-day management issues and constraints, and Public Affairs to assist with public outreach, will be needed to effectively manage the project.

The Administration Department would assist the Operations, Planning, and Real Property with annual action planning, budgeting and financial management. Subsequent use and management planning and capital improvement planning, led by the Planning Department, will require the assistance of all departments.

BUDGET CONSIDERATIONS

The property gift donor's estate plan specified, in essence, that the trustees distribute the Portola Valley property and any remaining monetary assets to the District. The purpose of the \$2 million monetary asset is to pay for District costs and expenses associated with the Hawthorn property and improvements thereon. \$2,018,445 was transferred for this purpose (refer to report R-11-75 dated July 13, 2011).

The table below indicates total funds available to date, the Proposed Interim CIP and the remaining Hawthorns Fund:

Hawthorns Fund Original Deposit	\$2,018,445
Interest	\$ 3,268
Total Funds available	\$2,021,713
FY2011-12 Expenses	\$ 50,672
FY2012-13 proposed Interim CIP Expenses	\$ 676,700
Remaining Hawthorn Fund	\$1,285,341

CEQA COMPLIANCE

Project Description

The proposed project consists of adopting and implementing the Preliminary Use and Management Plan Amendment, and the Interim Capital Improvement and Expenditure Plan. Under these plans, the property would be closed to the public (except for infrequent docent-led hikes) until a future, long-term plan is completed. Security patrols would continue. Routine road maintenance and minor erosion control repairs would occur on the existing unpaved road system. Small signs, gates, and fencing would be installed or existing fences and gates repaired.

Wildfire fuel reduction and defensible space safety measures would be implemented, including potential discing or mowing of fuel breaks, removal of trees, and trimming of trees under the guidance of a certified arborist and biologist for defensible space purposes. Tree and understory vegetation removal within 50-feet of Los Trancos Creek would be avoided.

Further investigation of the minor amounts of potentially contaminated soils would occur, and if needed, a remediation plan would be prepared and implemented, subject to CEQA review. The unused septic tank would be properly abandoned, and the fuel tank would be removed. The remaining household hazardous waste, debris, boats and trailers would also be removed.

Maintenance and repair of the 4411 Alpine Road Residence would occur, including lead and asbestos abatement, window replacement, partial flooring replacement, minor bathroom upgrades, heating system replacement, and minor roof repairs. The dilapidated sheds adjacent to the Alpine Road Residence would be demolished, following a species assessment and after obtaining any required Town permits. Following these improvements the Alpine Road Residence would be rented.

The windows and doors in the Historic Building Complex would be blocked to prevent vandalism and trespass. Additional security measures, such as motion-sensor flood lights, cameras or alarm systems (including new electrical utility connections), would be installed, if needed, in the Historic Building Complex. Roof leaks on the mansion would be patched, or a new roof installed to prevent weather damage to building interiors. A historic assessment would be prepared to evaluate the historic significance and conditions of the Historic Building Complex. Building stabilization and potential mothballing plans would be developed.

No decisions would be made at this time about future changes to use, management, improvements or historic building modifications for the property. Ultimately, a future long-term plan for the Hawthorns Area of Windy Hill Open Space Preserve will be prepared, which would be subject to further public input and subsequent environmental review. The outcome of this future decision-making process is speculative at this time.

CEQA Determination

The District concludes that this project will not have a significant effect on the environment. On the whole, it is categorically exempt from CEQA (California Environmental Quality Act), because the various portions of the project are specifically exempt under Article 19, Sections 15262, 15301, 15304, 15330, 15331, and 15061(b)(3) of the CEQA Guidelines as follows:

Section 15262 exempts a project involving only feasibility or planning studies for possible future actions, which the agency has not approved, adopted, or funded. Certain portions of the project constitute activities that are consistent with Section 15262. The project call for further planning studies, such as a historic conditions assessment, Phase II environmental site assessment, and subsequent use and management planning. No decisions are being at this time about future physical changes to use, management or improvements on the property that may result from these studies.

Section 15301 exempts operation, repair, restoration, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Certain portions of the project consist of activities that are consistent with Section 15301. The Preliminary Use and Management Plan Amendment specifies that the property will be operated and maintained in the current, primarily natural condition and there will be no expansion of use. The property will be closed to the public with the exception of infrequent docent hikes; minor signs and rustic fences will be installed; and remaining debris will be removed. The existing 4411 Alpine Road residence will be repaired and leased.

Section 15304 exempts minor public or private alterations in the condition of land, water, or vegetation that do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. Certain portions of the project consist of activities that are consistent with Section 15304. The project may result in minor grading to maintain the integrity of the existing unpaved road system, consistent with District standards. The project also calls for wildfire fuel management activities, including trimming and removal of trees and brush on the property in locations prescribed by the Woodside Fire Marshal, most likely adjacent roads, within 100 feet of structures, and along the property line. The Preliminary Use and Management Plan Amendment avoids removal of mature, scenic, healthy trees, and avoids tree or understory vegetation removal within a riparian buffer extending a minimum of 50 feet from the banks of Los Trancos Creek, although tree trimming for wildfire defensible space purposes may occur in this buffer. The Plan Amendment also requires nesting bird surveys if trimming and removal is proposed to occur during nesting season.

Section 15330 consists of any minor cleanup actions taken to prevent, minimize, stabilize, mitigate, or eliminate the release or threat of release of a hazardous waste or substance, which are small or medium removal actions costing \$1 million or less. Certain portions of the project consist of activities that are consistent with Section 15330. The District will clean up small household waste debris located on property, and remove and properly dispose of the unused above ground fuel tank on the property. The District will also test for and remove asbestos-containing or lead-based material prior to leasing the 4411 Alpine Road residence.

Section 15331 exempts projects consisting of maintenance, repair, stabilization, rehabilitation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards). Certain portions of the project consist of activities that are consistent with Section 15331. The windows and doors in the Historic Building Complex would be blocked, additional security measures would be installed, and roof leaks on the mansion would be patched, or a new roof installed. The Preliminary U&M Amendment requires that the implementation of any work in the Historic Building Complex be consistent with the Secretary's Standard.

The project is also exempt under Section 15061(b)(3), as there is no possibility the actions may have a significant effect on the environment.

Overall, this entire proposed project is categorically exempt from CEQA under these six sections.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act. Notice was provided to neighbors and the Town of Portola Valley, as well as persons previously expressing interest in the Hawthorns property including attendees at the 2011 U&M committee meeting. No additional notice is required.

NEXT STEPS

The Hawthorns Area of the Preserve will be managed consistent with the Preliminary Use and Management Plan Amendment. Once habitability repairs are complete, the 4411 Alpine Road residence will be rented and integrated into the District's Property Management Program. The Operations Department will continue to patrol and maintain the Hawthorns Area as part of Windy Hill Open Space Preserve. The Interim CIP will serve as the Fiscal Year 2012-13 budget for the expenditure of the Hawthorns Fund. Subsequent budgeting will occur as part of the District's annual process.

Attachments:

1. Map
2. Communications received before and after U&M Committee meeting

Responsible Department Manager:

Mike Williams, Real Property Manager



Prepared by:

Sandy Sommer, Senior Real Property Planner

Gina Coony, Planner III

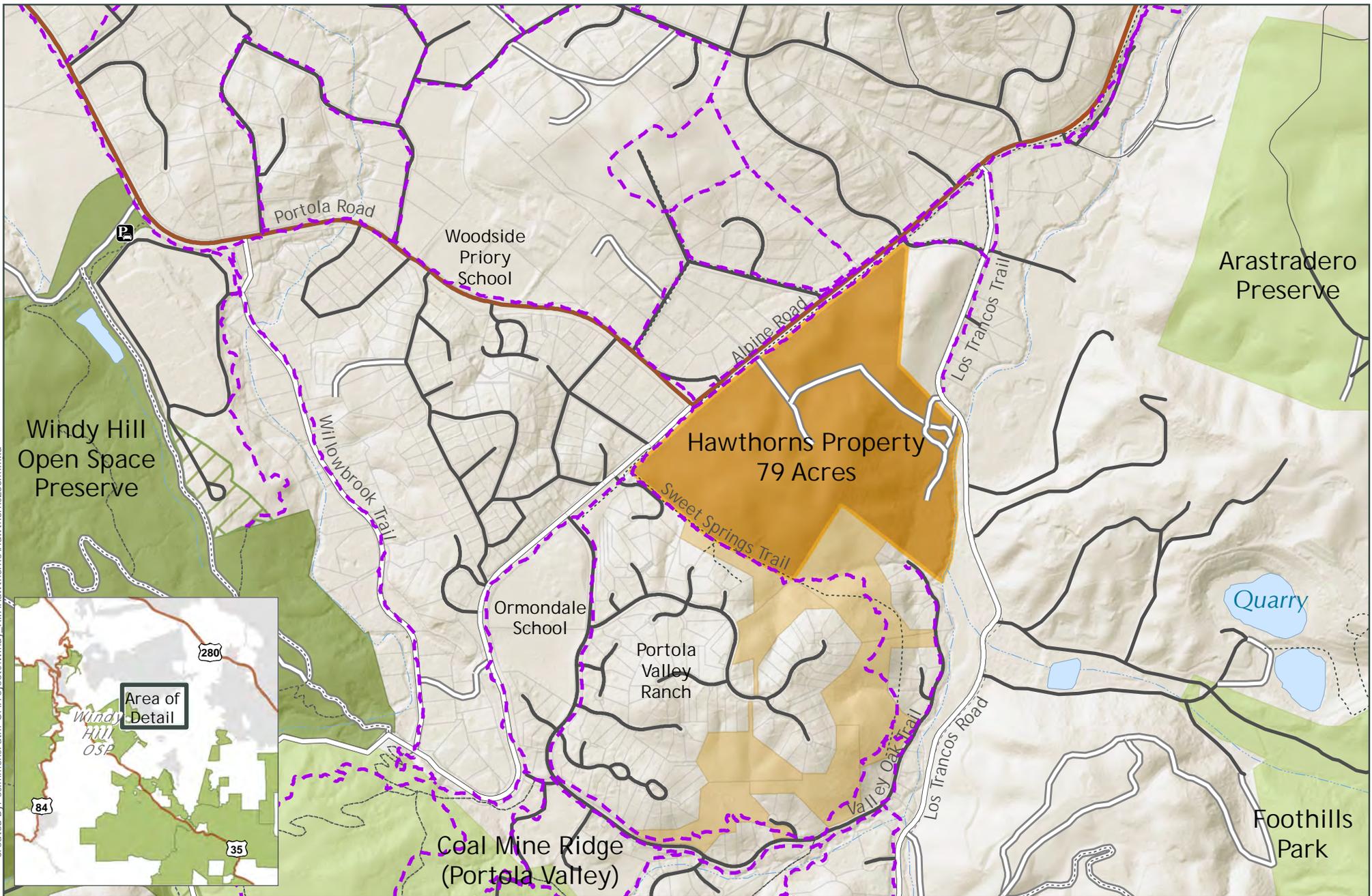
Elaina Cuzick, Real Property Specialist

Graphics prepared by:

Erica Simmons, former Planner I

Contact person:

Sandy Sommer, Senior Real Property Planner



Hawthorns Property Location

ATTACHMENT 1

Midpeninsula Regional
Open Space District

- MROSD Preserves
- Hawthorns Property
- Land Trust and Private Open Space
- Private Property
- Existing Portola Valley Trail

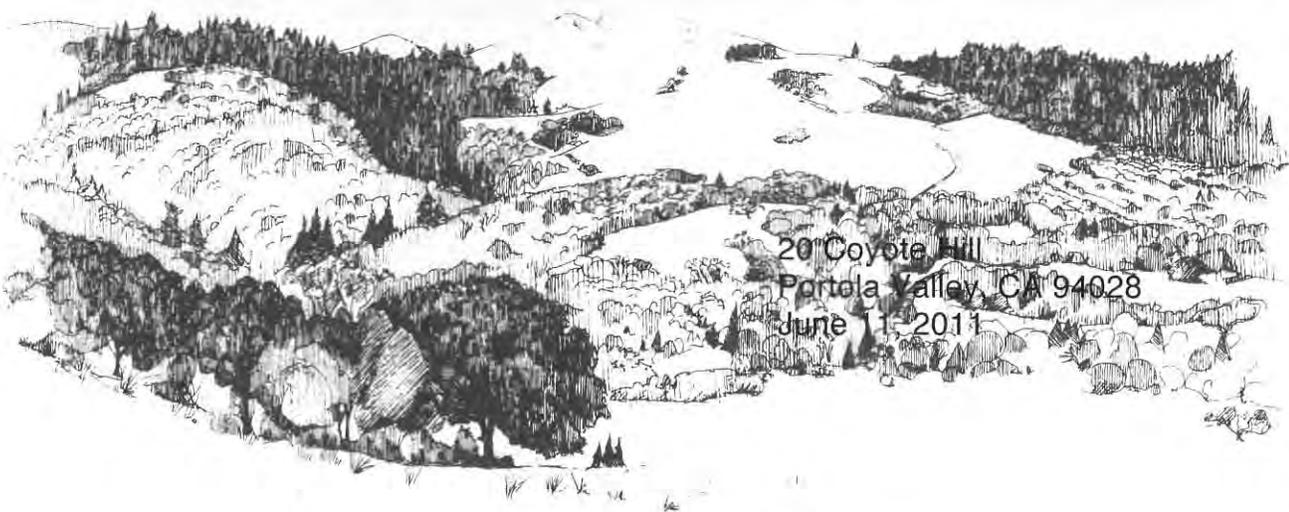
Land Trust and Private Open Space

Existing Portola Valley Trail



March, 2011





20 Coyote Hill
Portola Valley, CA 94028
June 1, 2011

ATTACHMENT 2

MROSD
330 Distel Circle
Los Altos, CA 94022

Windy Hill, Portola Valley

Re: Hawthorns Property Plan

Dear Committee Members:

Please consider the following points in planning trail systems for this property:

1. Portola Valley Ranch has a "residents only" trail connection to the Town's Sweet Spring Trail from Pomponio street. To avoid conflict with residents who live very close to this private trail, try to align any connection from Hawthorns to the Sweet Spring Trail away from this private trail.
2. There is a residence abutting Hawthorn property at the end of Valley Oak which should be avoided by not having trails too close to the property line.

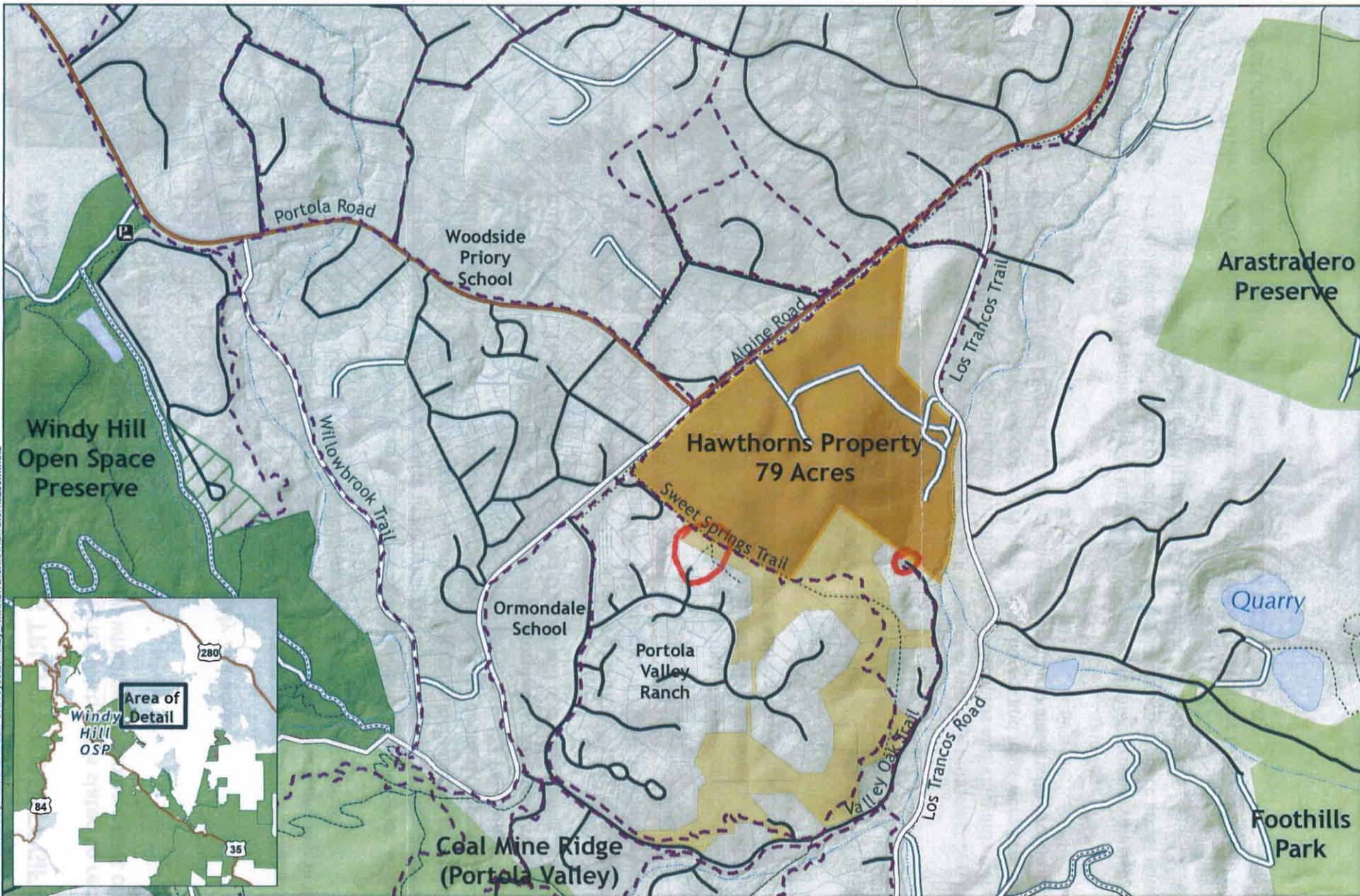
I am personally delighted to have MROSD as my neighbor, and look forward to enjoying your new trails.

Best Wishes,

Marilyn J. Walter
(Former San Mateo Co. Trails Committee, Town of Portola Valley Trail and Conservation Committee, Portola Valley Ranch Trail Committee, Open Space Monitor for POST and MROSD!)

Enc: Map

Created By: esimmons\Path: G:\Projects\Windy Hill\Hawthorne\Hawthorns\Zoom.mxd



Hawthorns Property Location

- MROSD Preserves
- Other Protected Open Space or Park Lands
- Hawthorns Property
- Private Property
- Land Trust and Private Open Space
- Existing Portola Valley Trail

○ POMPONIO
○ VALLEY OAK



Midpeninsula Regional
 Open Space District
 (MROSD)
 March, 2011



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.

Restoring the Agricultural Heritage of the Hawthorns Estate A Collaboration with Portola Vineyards

Our Rich Agricultural History

The Hawthorns Estate is a testament to the agricultural heritage of the foothills of the Santa Cruz Mountains. Years ago, these soils were home to orchards, vineyards, cattle and pigs.

As the Open Space District works with the Town of Portola Valley to restore the historic residences on the Estate, we hope it will consider restoring the historic olive orchard as well.

The Hawthorns Property is detached from the Windy Hill Open Space Preserve, and not quite large enough for extensive hiking trails. Perhaps this property would best be used for engaging the community with local history and local agriculture.

Portola Vineyards has been interested in expanding to include olive production and would be interested in farming the olive orchard and producing olive oil for sale to mid-Peninsula residents. We would also be interested in talking with the Open Space District about the possibility of planting several acres of vineyard on the Hawthorns Estate.

Portola Vineyards: A Community Supported Winery

Located adjacent to the eastern edge of the Hawthorns property, Portola Vineyards provides the immediate community with outstanding, sustainably produced wines. Since 2005, we have been making award-winning pinot noir from our certified organic estate vineyard. But our goal is not to create cult wines. Rather, we strive to bring our community together in the beauty of the foothills; to provide our neighbors with a wine from a vineyard around the corner; and to invite Peninsula residents to engage with local agriculture by participating in the grape growing and winemaking.

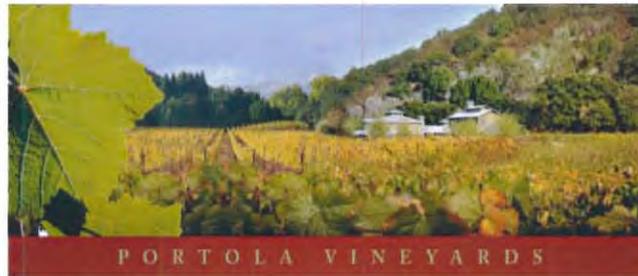
We use sustainable agricultural practices that improve rather than degrade the land. Our estate vineyard is certified organic by CCOF and is irrigated only one or two days out of the year. The winery utilizes 20kW of photovoltaic panels to produce more energy than it consumes. All wastewater is recycled on premises; the winery contributes nothing to the municipal wastewater flow. We share our land with bobcats, rabbits, gophers, chickens, and many species of insects and birds.

Please see the attached brochure for our “community-supported winery.”

Debbie Lehmann
Portola Vineyards
850 Los Trancos Road
Portola Valley, CA 94028
Debbie@portolavineyards.com
www.portolavineyards.com

A wine from the foothills, a wine for the foothills

As an artisan micro-winery growing certified organic grapes, we pride ourselves on being part of the local food movement. You might be familiar with the concept of Community Supported Agriculture, in which members of a local farm receive a box of the freshest vegetables every week. We've decided to take that model a step further.



Becoming a Community Supporter expresses your
interest in local food and sustainable organic
agriculture

To become a member, visit www.portolavineyards.com

Join our Community Supported Winery

As a CSW member, you'll receive a 20% discount for committing to buy three bottles of wine, four times per year. You'll pick up your wine shares at quarterly events here at the winery, such as a winter barrel tasting, a summer *pizza and pinot* dinner from our wood-fired oven, and our harvest and crush. We'll invite you to participate in the viticulture, and learn about the winemaking process.

Above all, we seek to create connections — to allow you to know your vintner by name, to work the vines that produce your wine, and to come together with neighbors in the beauty of the foothills.



Summer Golden Hills, oil by Alice Weil from the Stanford dish walk



At Portola Vineyards, we believe in the power of place

At our estate micro-winery in Portola Valley, we craft exquisite Pinot Noir that reflects the terroir of the Palo Alto foothills. Sitting at an elevation of 540 feet, our vineyard enjoys the region's nearby coastal fog, abundant sun, and cool, dry nights.

The resulting wines have won numerous awards, including the 2010 Indy International Wine Competition's Double Gold, an honor awarded to only two Pinot Noirs. Our wines are a true testament to our home on the Peninsula, and we are delighted to share them with members of our community.

TOWN of PORTOLA VALLEY

Town Hall: 765 Portola Road, Portola Valley, CA 94028 Tel: (650) 851-1700 Fax: (650) 851-4677

RECEIVED
FEB 17 2010

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

February 15, 2010

Mr. Mike Williams
Real Properties Manager
Midpeninsula Regional Open Space District
330 Distel Circle
Los Altos, CA 94022

Re: Woods Property, 800 Los Trancos Road

Dear Mr. Williams,

On the advise of MROSD Board Member Larry Hassett, I am contacting you regarding the status of the Woods property. As you know the Woods property is a very important piece of property within the Town of Portola Valley. As we both have a mutual interest in the property, we thought it would be beneficial to us to better understand the current and future uses of the property.

We believe there are some Portola Valley residents that may be making direct contact with MROSD about the property, these residents are not official representatives of the Town. We ask that all discussions be handled through you and the Town staff.

By copy of this letter, we request that you keep the Town staff informed as you being to evaluate the property and begin the planning process as you envision the future uses at the Woods property.

Thank you and we look forward to hearing from you. You can reach me at (650) 851-1700, extension 212 or llambert@portolavalley.net.

Sincerely,


Leslie A. Lambert
Planning Manager

cc: Angela Howard, Town Manager
Steve Abbors, General Manager MORSD
Zachery Bernstein, Wells Fargo Bank

Mike Williams

From: Tom Vlastic User [vlasic@spangleassociates.com]
Sent: Monday, June 13, 2011 3:53 PM
To: Mike Williams
Cc: Angela Howard
Subject: Amendments to Preliminary Use and Management Plan for Woods Property

Hi Mike,

Thank you for taking the time today to discuss the proposed amendments to the subject preliminary use and management plan that are on the District Board's June 14th agenda. As I understand it, the amendments focus on securing the Hawthorn House, without any major changes, on an interim basis and pursuing basic improvements to the upper house so that it is livable for a district ranger. You will also be seeking use of Woodside Patrol for site security.

These items are consistent with what we discussed at our April 20th meeting. At this point, due to other meeting conflicts, the town would not have a formal representative at tomorrow's meeting.

Nonetheless, as we discussed, we do look forward to working closely with you and other district representatives as work proceeds on long-term plans for district use of the property. As you confirmed today, once the district takes formal ownership of the property from the trustee, the district will forward a letter to the town advising of the transfer of ownership and the next steps in the process for developing a long-term use plan.

Thank you again for reviewing the 6/14 meeting details with me and I look forward to working with you as your planning process for the property proceeds.

Regards,
Tom Vlastic
Portola Valley Town Planner



Regional
OpenSpace

Midpeninsula Regional Open Space District

GENERAL MANAGER
Stephen E. Abbors

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Pete Siemens
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Larry Hassett
Cecily Harris

July 27, 2011

Yvonne Tryce
Portola Valley Nature and Science Committee
90 Joaquin Road
Portola Valley, CA 94028

Re: Portola Valley Nature Center Proposal, Hawthorns Property addition to Windy Hill Open Space Preserve

Dear Ms. Tryce,

Thank you very much for sending information to the Midpeninsula Regional Open Space District (District) about the resources of the proposed Portola Valley Nature Center. The District generally shares your interest in environmental education and will retain this information for future conversations.

As I explained in June at the Use and Management Committee meeting for the upcoming Hawthorns property addition to Windy Hill Open Space Preserve, the District typically maintains new properties in their current condition, with minimal physical changes, pending subsequent completion of planning, community input and environmental review. At the Hawthorns, this effort will include assessing the historical significance and evaluating the condition of structures and other improvements.

Be assured that we will continue to notify you and other interested members of the community as we proceed with planning for the future use and management of the Hawthorns property, once it is transferred to the District. We greatly appreciate your interest in the Hawthorns property since long term stewardship of the property's natural and historic resources will most certainly need substantial community support and assistance.

Sincerely,

Sandra Sommer, AICP
Senior Real Property Planner

cc: Larry Hassett, Steve Abbors, Mike Williams, MROSD

RECEIVED

JUN 30 2011

MIDPENINSULA REGIONAL OPEN
SPACE DISTRICT

Yvonne Tryce
90 Joaquin Road
Portola Valley, CA 94028
June 25, 2011

Sandy Sommer
Mid-Peninsula Regional Open Space District
330 Distel Circle, Los Altos, CA 94022

Dear Sandy,

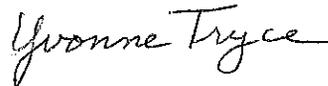
I enjoyed talking with you at the June 14 meeting of the Use and Management Committee at the District offices. In response to your inquiry, I am enclosing information about the resources of the Portola Valley Nature Center. I am also enclosing a letter written to Larry Hassett which I have updated to refer to the now District-owned Hawthorns site rather than the Windy Hill parking area which lies on the San Andreas Fault thus precluding construction on the site.

I have also enclosed a listing of many of the natural artifacts which would be available. The Town would also love to find a suitable local home for them.

As to the purposes of a nature center/interpretive center, I feel it should be open as much as possible and Portola Valley has a number of very knowledgeable volunteers who would be interested in helping staff the center. The center could serve as a resource to schools, scout and other youth groups, nature lovers, and folks who are simply curious and want to learn more about the local environment. It could provide a center along the lines of the Daniels Nature Center, but in a more readily accessible area; so that it should attract a wider section of the population as visitors and give schools on limited travel budgets an opportunity closer to home. I teach classes in the Town Center; and I, or others, could teach small classes. In my classes I usually focused on the earth sciences in the fall, physical sciences in the winter, and life sciences in the spring. But there is really no limit to the topics that could be covered at any time of the year. The high meadows of the Hawthorns would also be a wonderful site for our annual Star Party where volunteers bring telescopes and viewers enjoy learning about the night sky.

In looking at the map of the parcel on your website, I must note that the school adjacent to the Portola Valley Ranch is Corte Madera School, not Ormondale School. Ormondale is off Westridge on the other side of Alpine Road. This could confuse folks as to the actual location of your new open space.

I really appreciate your consideration of this proposal. As Chair of the Nature and Science Committee of the Town, I can say that we are all extremely enthusiastic about the possibilities for this site. Please keep me posted as meetings are held and new information is obtained. Thank you very much for your support.



Yvonne Tryce, Chair
Town of Portola Valley
Nature and Science Committee

To: Larry Hassett, Director for Ward 6, Midpeninsula Regional Open Space District
From: Yvonne Tryce, 90 Joaquin Road, Portola Valley, CA 94028

Proposal for Nature Center in Portola Valley

Location:

I propose locating a Nature Center on the Hawthorne site of the Windy Hill Preserve in Portola Valley. It might be located in the existing barn that is on the site or on a piece of land that would have adequate space for a small cottage (see "Structure" below) to house the Nature Center. It would also be within walking distance for both of the Portola Valley School District schools. But a parking area large enough to accommodate buses would be needed for more distant school districts.

Furnishings:

For quite a few years, I had a Nature Center in the Portola Valley Town Center and, over time, acquired furnishings to display exhibits. Therefore, I have four glass-fronted metal cases, two tall open wood display cases, a large glass display case, several bookcases, and four low display tables that could be used. In addition, there is a two-tiered rock case obtained from the USGS that holds about a dozen drawers of rocks. Unfortunately, the Town had to tear down the old Town Center which straddled the San Andreas Fault and build a smaller facility which the staff feels can no longer house the Nature Center we once had in the Town.

Contents:

I have an extensive number of specimens of plant and animal life including many birds, nests, and feathers; mammals, including a stuffed river otter, deer hide and antlers, bobcat, and study mounts of rodents; pressed plant specimens, cones, acorns, and bark; insects and their homes including the nests of bees and wasps; seashells and various forms of sea life; and an assortment of rocks including quite a few fossils. Specimens are all registered with the California Department of Fish and Game and the U.S. Department of the Interior Fish and Wildlife Service under my name and the Town's sponsorship.

Structure:

The "woodcutters' cottage" is located on a piece of private land along Portola Road, about a quarter mile from the parking lot for Windy Hill. The building has historic significance and rustic charm. The owners offered it to the Town of Portola Valley which had hoped to move and preserve it, but the rectangular 22 foot by 24 foot structure may be in too poor condition to move. One option might be to construct a basic copy of the building utilizing any significant portions of the original building that can be easily salvaged, such as doors and windows. The cottage has three simple rooms plus a larger back room with plumbing. The building also has a 6 foot wide covered entrance with a low railing. The owners would be very cooperative in order to have it developed as a nature center, a use with which they strongly agree and would financially expedite dismantling and moving. Local resident, Bill Stronk has agreed to manage the rehabilitation of the building pro bono, and local architect, Carter Warr has offered his services. Others have indicated interest in helping finance the reconstruction to preserve this piece of local history.

Plantings:

The Hawthorne site has a wide variety of existing native plants which would be highlighted by having an interpretive center from which tours could emanate. In addition, I live in Portola Valley further up Los Trancos Road on property that crosses the ridge where we have about fifty varieties of local native plants that I would happily share.

Signage:

I still have two carved wood "Portola Valley Nature Center" signs that could be placed on the doors. In addition, it would be nice to have a free-standing sign such as they have at the Daniels Nature Center up on Skyline to place out by the entrance.

Arranging and Decorating:

I have studied art and have a number of friends who are also artists. Rather than having a carpet mural such as they have at Daniels, I would suggest painted murals on the interior walls with perhaps a variety of cloud types painted on the ceilings. I envision display areas for birds, insects, mammals, and reptiles. In addition, a geology area would be especially appropriate for a town that transacts the San Andreas, and a suitable reading/study area with plant specimens, books, magazines, and a large class table would provide for instruction in nature and science.

Research and Study:

Thanks to donations from the Friends of the Portola Valley Library and others, we have an extensive number of science reading and reference books, a full collection of National Geographic magazines, and numerous other science magazines. It would be nice to have a reading room where seniors or students could benefit from the rich resource materials.

Activities for Children:

Hands-on activities would be provided. I have an electric match-up board that can be used to make connections. In addition, I have a large number of hands-on activities that could be made available. I am still teaching after-school science classes for young children at the Town Center.

Outside Support:

The Town's Nature and Science Committee, Conservation Committee, and Trails and Paths Committee would be local resources supportive of and possibly assisting with the project. Since almost all of the needs of a nature center are covered with the above described resources, the only major funds the Open Space District would need to spend would be those used to make the barn habitable and/or to move the woodcutters' cottage to the Windy Hill parking area or to construct a very simple copy of it there. Additional funding would be needed for chairs, desk, and adult size tables.

Rationale:

I feel that it is important for people to have a deeper understanding of the natural world around them. In particular, Portola Valley has been blessed with a beautiful, relatively untouched landscape that invites visitors. The more people understand the importance of these wild areas and how sensitive they are, the more they will take actions to preserve them. Therefore, I think that having a nature center will benefit the public and the lands that the Regional Open Space District is attempting to preserve for future generations.

BIRDS FROZEN OR ON DISPLAY AT THE PORTOLA VALLEY NATURE CENTER AS OF 12/31/03

Common Name	Scientific Name	Sex	No.	Location obtained	Found by	Donor	Date salvaged	Date to PV Nature Center	Disposition
Acorn Woodpecker	Melanerpes formicivorus		1	Palo Alto, CA Santa Clara Co	Yvonne Tryce		9/17/1998	same	Freezer
Acorn Woodpecker	Melanerpes formicivorus	M	1	Portola Vy, CA San Mateo Co.	Yvonne Tryce		10/7/2003		Freezer
California Quail	Lophortyx californicus	F	1	San Mateo, CA San Mateo Co.	Yvonne Tryce				Freezer
California Quail	Lophortyx californicus	M	1	Portola Vy, CA San Mateo Co.	Yvonne Tryce	Yvonne Tryce			Stuffed and mounted
California Quail (juvenile)	Lophortyx californicus	M	1	Portola Vy, CA San Mateo Co.	Richard Merk	Richard Merk	7/29/03		
Cedar Waxwing	Bombycilla cedrorum		1	Portola Vy, CA San Mateo Co.	Yvonne Tryce		3/8/1999	same	Freezer
Cedar Waxwing	Bombycilla cedrorum		1	Portola Vy, CA San Mateo Co.	Yvonne Tryce				Freezer
Cedar Waxwing	Bombycilla cedrorum		1	Portola Vy, CA San Mateo Co.	Yvonne Tryce				Freezer
Cedar Waxwing	Bombycilla cedrorum		1	Portola Vy, CA San Mateo Co.	Yvonne Tryce	Yvonne Tryce			Stuffed and mounted
Chestnut-backed Chickadee	Parus rufescens		1	Portola Vy, CA San Mateo Co.	Yvonne Tryce		2/27/2002	same	Freezer
Chestnut-backed Chickadee	Parus rufescens		1	Portola Vy, CA San Mateo Co.	Yvonne Tryce				Freezer

BIRDS FROZEN OR ON DISPLAY AT THE PORTOLA VALLEY NATURE CENTER AS OF 12/31/03

Golden Crowned Kinglet	Regulus satrapa		1	Portola Vy, CA San Mateo Co.	Yvonne Tryce				Freezer
Hermit Thrush	Hylocicha guttata		1	Portola Vy, CA San Mateo Co.	Yvonne Tryce		1/11/1999	same	Freezer
Hermit Thrush	Hylocicha guttata		1	Portola Vy, CA San Mateo Co.	Yvonne Tryce		10/16/2001	same	Freezer
Hermit Thrush	Hylocicha guttata		1	Portola Vy, CA San Mateo Co.	Yvonne Tryce		10/13/2002	same	Freezer
Hermit Thrush	Hylocicha guttata		1	Portola Vy, CA San Mateo Co.	Yvonne Tryce				Freezer
Hermit Thrush	Hylocicha guttata		2	Portola Vy, CA San Mateo Co.	Yvonne Tryce				Freezer
House Finch	Carpodacus mexicanus		1	Portola Vy, CA San Mateo Co.	Yvonne Tryce				Freezer
Hummingbird Anna's	Calypete anna		1	Portola Vy, CA San Mateo Co.	Yvonne Tryce		3/11/1999		Freezer
Hummingbird Anna's	Calypete anna		1	Santa Clara, CA Santa Clara Co	Anne Hubble	Anne Hubble	2003		Freezer
Hummingbird rufous	Selasphorus rufus		1	Portola Vy, CA San Mateo Co.	Brad Peyton	Brad Peyton	2003		Freezer
Hummingbird Anna's	Calypete anna		1	Portola Vy, CA San Mateo Co.	Yvonne Tryce				Freezer
Hummingbird rufous	Selasphorus rufus		1	Portola Vy, CA San Mateo Co.	Yvonne Tryce				Freezer
Lewis Woodpecker	Asyndesmus lewis		1	Northern California	Andrew Browne	Andrew Browne	1970's		Mounted by Andrew Browne
Mourning Doves	Zenaidura macroura		3	Portola Vy, CA San Mateo Co.	Yvonne Tryce				Freezer

BIRDS FROZEN OR ON DISPLAY AT THE PORTOLA VALLEY NATURE CENTER AS OF 12/31/03

Northern Oriole - Bullocks	Icterus bullockii		1	Portola Vy, CA San Mateo Co.	Yvonne Tryce				Freezer
Oregon Junco	Junco oreganus		1	Portola Vy, CA San Mateo Co.	Yvonne Tryce		10/27/2002		Freezer
Oregon Junco	Junco oreganus		1	Portola Vy, CA San Mateo Co.	Yvonne Tryce				Freezer
Oregon Junco	Junco oreganus		1	Portola Vy, CA San Mateo Co.	Yvonne Tryce				Freezer
Pine Siskin	Spinus pinus		1	Portola Vy, CA San Mateo Co.	Yvonne Tryce				Freezer
Red-shafted Flicker	Colaptes cafer		1	Portola Vy, CA San Mateo Co.	Yvonne Tryce				Freezer
Rufous-sided Towhee	Pipilo erythro- phthalmus		1	Portola Vy, CA San Mateo Co.	Yvonne Tryce		9/1/2001		Freezer
Rufous-sided Towhee	Pipilo erythro- phthalmus		1	Portola Vy, CA San Mateo Co.	Yvonne Tryce				Freezer
Scrub Jay	Aphelocoma coerulescens		1	Portola Vy, CA San Mateo Co.	Andrew Browne	Andrew Browne	1970's		Mounted by Andrew Browne
Turkey Vulture	Cathartes aura		1	Portola Vy, CA San Mateo Co.	Andrew Browne	Andrew Browne	About 1990		Mounted by Andrew Browne
Wilson's Warbler	Wilsonia pusilla		1	Portola Vy, CA San Mateo Co.	Yvonne Tryce				Freezer
Yellow-bellied Sapsucker	Sphyrapicus varius		1	Portola Vy, CA San Mateo Co.	Yvonne Tryce		10/27/2002		Freezer

BIRD COLLECTIONS DONATED TO THE PORTOLA VALLEY NATURE CENTER BY LOCAL SCIENCE TEACHERS

COMMON NAME	SCIENTIFIC NAME	SEX	NO.	WHERE FOUND	DONATED BY	DATE OF SALVAGE	DATE TO PVNC	STATUS
American Goldfinch	<i>Spinus tristis</i>		1	Portola Valley, CA San Mateo Co.	DeStaebler	1975 or before	11/7/2003	Study mount by Andrew Browne
Audubon Warbler	<i>Dendroica auduboni</i>	F	1	By Janet Canning in Mountain View, CA Santa Clara Co.	DeStaebler	1/14/1981	11/7/2003	Study mount by Andrew Browne
Bird eggs	unidentified		26		DeStaebler	1975 or before	11/7/2003	In lined cedar box
Brewer's Blackbird	<i>Euphagus cyanocephalus</i>	M	1	Portola Valley, CA San Mateo Co.	Marge DeStaebler	1975 or before	11/7/2003	Study mount by Andrew Browne
Brewer's Blackbird	<i>Euphagus cyanocephalus</i>	F	1	Portola Valley, CA San Mateo Co.	DeStaebler	1975 or before	11/7/2003	Study mount by Andrew Browne
Brown Creeper	<i>Certhia familiaris</i>		1	Portola Valley, CA San Mateo Co.	DeStaebler	1975 or before	11/7/2003	Study mount by Andrew Browne
Brown Towhee	<i>Pipilo crissalis</i>		1	Portola Valley, CA San Mateo Co.	DeStaebler	1975 or before	11/7/2003	Study mount by Andrew Browne
Bushtit	<i>Psaltriparus minimus</i>		1	Portola Valley, CA San Mateo Co.	DeStaebler	1/27/1975	11/7/2003	Study mount by Andrew Browne
California Condor	<i>Gymnogyps californianus</i>		1		Andrew Browne	About 1955	1/26/2003	Single feather
California Thrasher	<i>Toxostoma redivivum</i>		1	Portola Valley, CA San Mateo Co.	DeStaebler	1975 or before	11/7/2003	Study mount by Andrew Browne
Canada Goose	<i>Branta canadensis</i>		1	Oregon	DeStaebler	1975 or before	11/7/2003	Head and breast mounts by Andrew Browne
Cedar Waxwing	<i>Bombycilla cedrorum</i>	F	1	Los Altos, CA Santa Clara Co., by Mike Davis	DeStaebler	4/3/75	11/7/2003	Study mount by Andrew Browne

BIRD COLLECTIONS DONATED TO THE PORTOLA VALLEY NATURE CENTER BY LOCAL SCIENCE TEACHERS

Common Name	Scientific Name	Sex	No.	Location obtained	Donor	Date salvaged	Date to PV Nature Center	Disposition
Galapagos penguin			1	Died in a zoo	DeStaebler	1975 or before	11/7/2003	wing
Golden Crowned Sparrow	Zonotrichia atricapilla		1	Portola Valley, CA San Mateo Co.	DeStaebler	1975 or before	11/7/2003	Study mount by Andrew Browne
Golden Crowned Sparrow	Zonotrichia atricapilla		1	Los Altos Hills, CA Santa Clara Co.	DeStaebler	3/11/1975	11/7/2003	Study mount by Andrew Browne
Golden Eagle	Aquila chrysaetos		1	unknown	DeStaebler	1975 or before	11/7/2003	Portion of wing
House Finch (Linnet)	Carpodacus mexicanus		1	Portola Valley, CA San Mateo Co.	DeStaebler	1975 or before	11/7/2003	Study mount by Andrew Browne
Hummingbird	Unable to determine		1		DeStaebler		11/7/2003	Tongue apparatus
Kestrel (Sparrow Hawk)	Falco sparverius		1	Saline Valley, CA Inyo Co. (desert)	DeStaebler	1975 or before	11/7/2003	Study mount by Andrew Browne
Lesser Nighthawk	Chordeiles (minor)		1	Lone Pine, CA	DeStaebler	1975 or before	11/7/2003	
Long Billed Dowitcher	Limnodromus scolopaceus	F	1	By P. McCabe at Palo Alto Baylands, CA Santa Clara Co.	DeStaebler	4/9/1975	11/7/2003	Study mount by Andrew Browne
Marbled Godwit	Limosa fedoa		1	California	DeStaebler	1975 or before	11/7/2003	Head mount by Andrew Browne
Mourning Dove	Zenaidura macroura	M	1	Menlo Park, CA San Mateo Co.	DeStaebler	9/22/1983	11/7/2003	Study mount by Andrew Browne
Oregon Junco	Junco oreganus		1	Ormondale School, Portola Valley, San Mateo Co.	DeStaebler	1984	11/7/2003	Study mount by Andrew Browne

BIRD COLLECTIONS DONATED TO THE PORTOLA VALLEY NATURE CENTER BY LOCAL SCIENCE TEACHERS

Pheasant	Phasianus		n/a		DeStaebler		11/7/2003	Assorted feathers
Pygmy Owl	Glaucidium gnoma		1	Tahoe Keys, El Dorado Co.	DeStaebler	1/4/1976	11/7/2003	DeStaebler
Red Breasted Nuthatch	Sitta canadensis		1	By Jill Harrel at South Shore, CA El Dorado Co.	DeStaebler	11/9/1975	11/7/2003	Study mount by Andrew Browne
Red Breasted Sapsucker	Sphyrapicus varius		1	Portola Valley, CA San Mateo Co.	DeStaebler	1975 or before	11/7/2003	Study mount by Andrew Browne
Ring-necked Pheasant	Phasianus		1		DeStaebler	1982	11/7/2003	Pair of wings, tail, and pair of feet
Ring-necked Pheasant	Phasianus colchicus		1		DeStaebler		11/7/2003	Pair of wings, tail, breast, head, feet
Robin	Turdus migratorius	F	1	Los Altos, CA Santa Clara Co.	DeStaebler	1975 or before	11/7/2003	Study mount by Andrew Browne
Robin	Turdus migratorius	F	1	By Tim Wells, Los Altos Hills, CA Santa Clara Co.	DeStaebler	2/4/1980	11/7/2003	Study mount by Andrew Browne
Rufous Hummingbird	Selasphorus rufus		1	Portola Valley, CA San Mateo Co.	DeStaebler	1975 or before	11/7/2003	Wing by Andrew Browne
Sharp Shinned Hawk	Accipiter velox		1		DeStaebler	1975 or before	11/7/2003	Study mount by Andrew Browne
Shorebird			1		DeStaebler	1975 or before	11/7/2003	Pair of webbed feet
Shorebird			1		DeStaebler	1975 or before	11/7/2003	2 non-webbed feet
Song Sparrow	Melospiza melodia		1	Portola Valley, CA San Mateo Co.	DeStaebler	1975 or before	11/7/2003	Study mount by Andrew Browne

BIRD COLLECTIONS DONATED TO THE PORTOLA VALLEY NATURE CENTER BY LOCAL SCIENCE TEACHERS

Unknown bird	Black and brown		1		DeStaebler	1975 or before	11/7/2003	Large breast hide
Western Flycatcher			1	Woodside, CA San Mateo Co.	DeStaebler	1975 or before	11/7/2003	Study mount by Andrew Browne
Willet	Catoptrophorus semipalmatus		1	California	DeStaebler	1975 or before	11/7/2003	Head mount by Andrew Browne
Yellow Warbler	Dendroica petechia	F	1	Portola Valley, CA San Mateo Co.	DeStaebler	1975 or before	11/7/2003	Study mount by Andrew Browne

MAMMAL SPECIMENS AT THE PORTOLA VALLEY NATURE CENTER

Common Name	Scientific Name	Sex	No.	Location obtained	Donor	Date salvaged	Date Received/ deposited	Disposition
Bat (body 5 cm.)	Miotis	M	1	Great Falls, Inyo Co., CA by Andrew Browne	Marge DeStaebler	6/25/75	11/7/2003	Dried in cedar box
Bat (body 5 cm.)	Miotis		1	Great Falls, Inyo Co., CA by Andrew Browne	DeStaebler	1975 or before	11/7/2003	Dried in cedar box
Black Rat (Roof Rat)	Rattus rattus		1	Los Altos Santa Clara Co., CA	DeStaebler	1975 or before	11/7/2003	Study hide by Andrew Browne
Black-tailed Deer, Mule Deer	Odocoileus hemi-onus columbianus		1	Portola Valley, CA San Mateo Co. By Andrew Browne	DeStaebler	1975 or before	11/7/2003	Study hide by Andrew Browne
Brush rabbit	Sylvilagus bachmani	F	1	Portola Valley, CA San Mateo Co. By Andrew Browne	Marge DeStaebler	3/2/1975	11/7/2003	Study hide by Andrew Browne
Deer Mouse	Peromyscus maniculatus		1	Portola Valley San Mateo Co., CA	DeStaebler	1975 or before	11/7/2003	Study hide by Andrew Browne
Deer Mouse	Peromyscus maniculatus	M	1	Great Falls, CA Inyo Co. by Andrew Browne	DeStaebler	1975 or before	11/7/2003	Study hide by Andrew Browne
Desert Wood Rat	Neotoma lepida		1	Great Falls Canyon, Inyo Co., CA	DeStaebler	1/24/75	11/7/2003	Study hide by Andrew Browne
Dusky-footed Wood Rat	Neotoma fuscipes		1	Near Porterville, CA By Andrew Browne	DeStaebler	1975 or before	11/7/2003	Study hide by Andrew Browne
Dusky-footed Wood Rat	Neotoma fuscipes		2	Portola Valley San Mateo Co., CA	DeStaebler	1975 or before	11/7/2003	Study hide by Andrew Browne
Dusky-footed Wood Rat	Neotoma fuscipes		1	Portola Valley, San Mateo Co., CA	DeStaebler	1975 or before	11/7/2003	Study hide by Andrew Browne
Hoary Bat (body 12 cm.)	Lasiurus cinereus		1	unknown	DeStaebler	1975 or before	11/7/2003	Dried in cedar box

MAMMAL SPECIMENS AT THE PORTOLA VALLEY NATURE CENTER

Kangaroo Rat	Dipodomys		1	Great Falls Inyo Co., CA	DeStaebler	6/25/75	11/7/2003	Study hide by Andrew Browne
Kangaroo Rat	Dipodomys deserti		1	Sand dunes, Saline Valley, Inyo Co., CA	DeStaebler	1975 or before	11/7/2003	Study hide by Andrew Browne
Meadow Mouse	Microtus Californicus		1	Palo Alto tidal flats Santa Clara Co., CA	DeStaebler	1975 or before	11/7/2003	Killed by hawk, dried
Meadow Mouse	Microtus Californicus		1	Los Altos Santa Clara Co., CA	DeStaebler	1974	11/7/2003	Study hide by Andrew Browne
Mouse (?)			1	Los Altos Hills by Vicky Martin Santa Clara Co., CA	Marge DeStaebler	10/10/74	11/7/2003	Study hide by Andrew Browne
Pocket Gopher	Thomomys bottae		1	Portola Valley, CA San Mateo Co.	DeStaebler	1975 or before	11/7/2003	Study hide by Andrew Browne
Pocket Gopher (immature)	Thomomys bottae		1	MVHS, Mt. View, Santa Clara Co., CA By Robert Cole	DeStaebler	5/18/82	11/7/2003	Study hide by Andrew Browne
Porcupine & 18 quills	Erethizon dorsatum		1	Pine Crest, CA	DeStaebler	1975 or before	11/7/2003	Study hide by Andrew Browne
River Otter	Lutra canadensis		1	unknown	Anonymous delivery	unknown	12/3/2003	Nicely stuffed and mounted specimen
Rodent (?)		F	1	Eagle Borax Works Death Valley, CA	DeStaebler	4/4/71	11/7/2003	Study hide by Andrew Browne
Shrew-mole	Neurotrichus gibbsi		2	Portola Valley, CA San Mateo Co.	DeStaebler	1975 or before	11//2003	Study hide by Andrew Browne
Sonoma Chipmunk	Eutamias sonomae		1	Los Altos Hills Santa Clara Co, CA	DeStaebler	1/28/75	11/7/2003	Study hide by Andrew Browne
Striped Skunk	Mephitis mephitis		1	Portola Valley, CA San Mateo Co.	DeStaebler	1975 or before	11/7/2003	Study hide by Andrew Browne
Tree Squirrel	Sciurus		1	Portola Valley, CA San Mateo Co.	DeStaebler	1975 or before	11/7/2003	Tail

BONES FROM THE DESTAEBLER and STROSHEIM COLLECTIONS

Common Name	Scientific Name	Sex	No.	Location obtained	Donor	Date salvaged	Date to PV Nature Center	Body Part
Sheep			2		DeStaebler		11/7/2003	Skull and jawbone
Sheep			5	Her family's sheep ranch	Ruth Strosheim	1930's	Teacher retirement	Skulls and other
Horse			1		DeStaebler		11/7/2003	skull
Cow			1		DeStaebler		11/7/2003	skull
Boar (wild pig)			1		DeStaebler		11/7/2003	Jaw bone
Unknown (cow?)					DeStaebler		11/7/2003	Jaw, scapula, leg bone, vertebra, coccyx
Rodents			2		DeStaebler		11/7/2003	skulls
Racoon			1		DeStaebler		11/7/2003	skull
Wood rats			2		DeStaebler		11/7/2003	skulls
Turtle			1		DeStaebler		11/7/2003	carapace
(carnivore)			1		DeStaebler		11/7/2003	jaw
snake			1		DeStaebler		11/7/2003	skeleton
(herbivore -- deer?)			1		DeStaebler		11/7/2003	Skull and jawbone
marmot			1		DeStaebler		11/7/2003	jaw
Carnivore (cat?)			2		DeStaebler		11/7/2003	skulls
Horse					DeStaebler		11/7/2003	2 teeth
Sea Lion			1		DeStaebler		11/7/2003	skull
Shorebird			1		DeStaebler		11/7/2003	skull
Shorebird			1		DeStaebler		11/7/2003	Backbone, leg
Shorebird			1		DeStaebler		11/7/2003	humerus

CONE SPECIMENS FROM WIDE AREA

Grey Needle Pine (formerly known as Digger Pine)

Pinus sabiniana

Sugar Pine (also known at Western Yellow Pine or Bull Pine)

Pinus lambertiana

Monterey Pine

Pinus radiata

Pacific Ponderosa Pine

Pinus ponderosa

Bristlecone Pine

Pinus longaeva or *balfouriana*.

Coast Redwood

Sequoia sempervirens

Big Tree

Sequoia gigantea

Dawn Redwood

Metasequoia glyptostroboides

Coastal Douglas Fir

Pseudotsuga menziesii

Sitka Spruce

Picea sitchensis

Deodora Cedar

Cedrus deodora

Monterey Cypress

Cypress macrocarpa

Rock Inventory (not comprehensive)

Igneous rocks:

(Extrusive)

- Pumice
- Obsidian
- Gabbros
- Basalt
- Scoria

(Intrusive)

- Granite
- Diorite,

Sedimentary rocks:

- Shale (mudstone)
- Sandstone
- Limestone
- Halite
- Breccia
- Conglomerate
- Coal

Metamorphic rocks:

- Slate
- Quartzite
- Marble
- Gneiss
- Schist
- Serpentine

Rock forming minerals:

- Mica
- Feldspar
- Silicates
- Carbonates
- Sulfates
- Oxides
- Sulfides

Ores:

- Magnetite
- Silver ore
- Azurite
- Copper
- Pyrite

Crystals:

- Quartz
- Topaz
- Amethyst

Other:

- Jasper
- Stalactites
- Desert Roses
- Geodes

Fossils:

- Petrified wood
- Trilobites
- Dinosaur bone
- Crinoids





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