



La Honda Creek Parking Feasibility Study Summary of Tour Site Assessment Comments

A. Event Center

Project Specific Site Assessment Criterion	Supports	Concerns
Establish new public access in the central portion of La Honda Creek Open Space Preserve	<ul style="list-style-type: none"> Equestrian use here could help reduce need for equestrian vehicle access in the central area (iii)* Site is already flat, paved and has buildings (ii) Public access for hikers, cyclists, and dog walkers (in addition to the access already available to equestrians via a permit) in this site would allow visitors to enjoy the central portion Tunnel could allow visitors to explore either side of the preserve 	<ul style="list-style-type: none"> Doesn't provide easy access to the central part of the Preserve (iiii)
Design elements to reflect the rural character of the site and the Red Barn	<ul style="list-style-type: none"> Does not affect Red Barn (iii) Beautiful as is and reflects the rural character of the area Plenty of parking 	<ul style="list-style-type: none"> Event Center itself is not attractive
Provide safe public access	<ul style="list-style-type: none"> Safe public access could be feasible (iiii) Tunnel creates excellent trail access across Highway 84; make sure it's structurally sound 	<ul style="list-style-type: none"> The tunnel needs improvements (iii) Pulling off Hwy 84 would need to be addressed (ii) Has its own vehicular access problems
Balance public access with grazing activities and other uses	<ul style="list-style-type: none"> There's not much direct effect (iiii) Well-suited to parking and horses Other activities such as hiking, biking, and dog walking, etc. could be implemented Maintain rodeo and training facilities 	<ul style="list-style-type: none"> Concern about how the site would keep hikers Maintenance issues/costs Agriculture/rodeo uses separate
Include amenities that facilitate environmental education	<ul style="list-style-type: none"> Good place to do this (ii) Potential to display information about agriculture, equestrians, rodeo, etc. (ii) Information about the Red Barn could be provided here to encourage visitors to explore the trails Plenty of area for signage Loop over to White Barn could be interesting Near La Honda Oil Fields 	<ul style="list-style-type: none"> Concentrated equestrian use and location at an end of the preserve – not a likely location Depends on what Midpen wants
Protect scenic views of and from the site	<ul style="list-style-type: none"> Views from both sides of the Event Center (ii) There's not much direct effect (ii) 	<ul style="list-style-type: none"> Not that scenic (iii)
Other considerations	<ul style="list-style-type: none"> Amend the Master Plan to include consideration for Event Center (and Driscoll Orchards) uses (ii) Great staging area for the Driscoll Ranch part of the Preserve; when new trail options open, consider this for more than equestrian use Density study needed for conformance with Highway 84 Scenic Corridor regulations 	



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B1. Sears Ranch Road Parking Area- Expansion of Existing Lot

Project Specific Site Assessment Criterion	Supports	Concerns
Establish new public access in the central portion of La Honda Creek Open Space Preserve	<ul style="list-style-type: none"> • More parking here for equestrians • Reducing/deleting equestrian parking at central area would improve traffic safety getting into/onto 84 • Can add some parking • Biking, and dog access could be added • Would support increased use in this underutilized section 	<ul style="list-style-type: none"> • Doesn't make central area (iiiiii)* • Doesn't fulfill parking needs
Design elements to reflect the rural character of the site and the Red Barn	<ul style="list-style-type: none"> • Does not affect Red Barn (iii) • Agricultural needs would add to the character • Vistas reflect the rural character • Sensitive to what is already here • Very peaceful and remote 	<ul style="list-style-type: none"> • Additional paved area would not be in keeping with rural character • Needs bathroom and trash can
Provide safe public access	<ul style="list-style-type: none"> • Access is safe (iiiiii) • Easy, safe driving and parking access • posted speed limit and stop signs • Impact on school grounds. • Fences separate visitors and cattle 	<ul style="list-style-type: none"> • Road needs improvements
Balance public access with grazing activities and other uses	<ul style="list-style-type: none"> • Grazing and hiking activities complement each other (iii) • No additional impact on grazing • Opportunity to inform public about the essential role of grazing in fire fuel management. 	<ul style="list-style-type: none"> • Parking would use pasture area (ii)
Include amenities that facilitate environmental education	<ul style="list-style-type: none"> • Good place to do this (iii) • Could inform visitors about the history, geography, wildlife, Red Barn and agricultural use in the site and region (iii) • Could incorporate a loop to the ponds 	<ul style="list-style-type: none"> • Depends on what Midpen wants • Not a particularly compelling site
Protect scenic views of and from the site	<ul style="list-style-type: none"> • Views are nice (iii) • Tucked away from the public (ii) • There is a structure already 	<ul style="list-style-type: none"> • Parking/amenities would be visible from within the preserve • At some point a larger staging area becomes out of scale for the rural setting
Other considerations	<ul style="list-style-type: none"> • Would serve additional trails planned for the area • Location is very near the La Honda Store where one can buy food and drink for picnics • Consider gravel lot instead of asphalt; better for horses • Add oak trees for screening 	<ul style="list-style-type: none"> • Possibility that roadway would need to be widened to accommodate additional capacity; could result in higher costs to the District



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B2. Sears Ranch Road Parking Area – Site West of Existing Parking Area

Project Specific Site Assessment Criterion	Supports	Concerns
Establish new public access in the central portion of La Honda Creek Open Space Preserve	<ul style="list-style-type: none"> • Could provide access for equestrian parking and users (iii)* • Seems like a natural place to expand access toward the central area (ii) • Is central if one considers the overall acreage of the Preserve and the trails currently in use 	<ul style="list-style-type: none"> • Does not meet this objective (iiii). • Long hike to reach central area • Only equestrians and cyclists would consider this to be a staging area for the central Preserve
Design elements to reflect the rural character of the site and the Red Barn	<ul style="list-style-type: none"> • Would expect it to be designed to blend in to surrounding area • Consider gravel surfacing for lot, especially since it is better for horses 	<ul style="list-style-type: none"> • Additional paved area would be intrusive and not in keeping with rural character
Provide safe public access	<ul style="list-style-type: none"> • Very safe access (iiiiiiii) • Would provide safe access if the road could be widened to two lanes (ii) 	<ul style="list-style-type: none"> • Concern that additional capacity would require roadway widening
Balance public access with grazing activities and other uses	<ul style="list-style-type: none"> • Minimal grazing impacts (iiii) • Education of the public has been good and should continue 	<ul style="list-style-type: none"> • Would require additional fencing and gates • Concern about noise and fumes from cars
Include amenities that facilitate environmental education	<ul style="list-style-type: none"> • Almost unlimited potential for environmental education (iiii) • Potential to access Sears Ranch ponds • Only modest improvements needed, since there are amenities at the nearby existing lot 	
Protect scenic views of and from the site	<ul style="list-style-type: none"> • Plenty of views that could be enhanced by a well-designed parking lot and other amenities (iiii) • Avoids visual impact on Red Barn (iii) • Would be out of view from the town of La Honda 	<ul style="list-style-type: none"> • Would detract from existing views of the barn and pond (iii)
Other considerations	<ul style="list-style-type: none"> • Maybe appropriate for equestrian trailer parking – consider as permit only to keep it small • Prioritize equestrian parking on graded, unpaved surface • Allow for car overflow from current lot • Could accommodate a building or public bathroom • Plenty of space for picnics • When more access to the southern portion is needed, this would be a good place for parking 	

*NOTE: The parentheses after some comments indicate the number of similar mentions: (ii) = 2 mentions



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C1. Sears Ranch Road – Former Residence Area (1 mile from existing lot)

Project Specific Site Assessment Criterion	Supports	Concerns
Establish new public access in the central portion of La Honda Creek Open Space Preserve	<ul style="list-style-type: none"> • Could accommodate equestrian access (ii)* • Biking, and dog access could be added • Would support increased use in this underutilized section • Closer access to the Red Barn • Can add some parking 	<ul style="list-style-type: none"> • Doesn't provide access to central area (iii) • Introduces vehicles and their conflicts well into the Preserve • More visible from within the Preserve
Design elements to reflect the rural character of the site and the Red Barn	<ul style="list-style-type: none"> • Does not affect Red Barn • Agricultural needs would add to the character • Vistas reflect the rural character • Very peaceful and remote 	<ul style="list-style-type: none"> • Intrusion of fencing an additional one mile into the Preserve • New paved area would not be in keeping with rural character
Provide safe public access	<ul style="list-style-type: none"> • Access is safe (iiii) • Easy, safe driving and parking access • There are posted speed limit and stop signs • Farther away from highway 84 • Could build parallel trail to separate pedestrians and vehicles 	<ul style="list-style-type: none"> • Brings more Preserve users in contact with traffic (ii) • Impact on school grounds
Balance public access with grazing activities and other uses	<ul style="list-style-type: none"> • Opportunity Inform public about essential role of grazing in fire fuel management. • Grazing and hiking activities complement each other 	<ul style="list-style-type: none"> • Grazing access more difficult (iiii) • Parking would reduce pasture area (ii) • Access more difficult for hikers wanting to go from one side to the other
Include amenities that facilitate environmental education	<ul style="list-style-type: none"> • Good place to do this (iii) • Could incorporate a loop to the ponds • Could provide education about calving grounds 	<ul style="list-style-type: none"> • Better to provide this in the perimeter • Depends on what Midpen wants • Not a particularly compelling site
Protect scenic views of and from the site	<ul style="list-style-type: none"> • Parking can be hidden from public view (iii) • Views are nice (ii) • Views are expansive enough that a visitor center would not detract 	<ul style="list-style-type: none"> • Visible from higher points within the preserve • Would impact the area
Other considerations	<ul style="list-style-type: none"> • Would serve additional trails planned for the area • Location is very near the La Honda Store where one can buy food and drink for picnics • Consider gravel lot instead of asphalt; better for horses 	<ul style="list-style-type: none"> • Concern about cost of fencing and road improvements



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C2. Sears Ranch Road – Cattle Corral – Former Residence Area (1 mile from existing lot)

Project Specific Site Assessment Criterion	Supports	Concerns
Establish new public access in the central portion of La Honda Creek Open Space Preserve	<ul style="list-style-type: none"> • Would expand visitor access closer to the central area (iiii)* • Would provide a large area for equestrian parking • Gentle terrain good for ADA access 	<ul style="list-style-type: none"> • Does not meet this objective (iiii) • Additional parking one mile from current area is redundant; would not greatly reduce hike distance to Red Barn area
Design elements to reflect the rural character of the site and the Red Barn	<ul style="list-style-type: none"> • Design to fit working ranch 	<ul style="list-style-type: none"> • Concern about bringing parking this far into the Preserve as a disruption to the rural character (iii) • Paved road and lot are not in keeping with rural character (ii)
Provide safe public access	<ul style="list-style-type: none"> • Very safe access (iiiiii) • Sears Ranch Road is well paved and already in use 	<ul style="list-style-type: none"> • Would provide safe access if the road could be widened to two lanes (ii) • Extension of road could potentially create more pedestrian conflicts within the Preserve • Concern about theft and vandalism risk
Balance public access with grazing activities and other uses	<ul style="list-style-type: none"> • Minimal impact on grazing activities and other uses • Education of the public about sharing space with cattle has been good and should continue 	<ul style="list-style-type: none"> • High impact on grazing activities (iiii) • Would reduce pasture for grazing and increase fencing and accommodate cattle crossing gates
Include amenities that facilitate environmental education	<ul style="list-style-type: none"> • Almost unlimited potential for environmental education (iiiiii) • The cattle calve here – a great opportunity for education 	<ul style="list-style-type: none"> • Immediate vicinity is not particularly compelling for environmental education • This would draw more traffic into the central part of the Preserve
Protect scenic views of and from the site	<ul style="list-style-type: none"> • Equestrian and visitor parking could be somewhat hidden from view (iii) • Plenty of views that could be enhanced by a well-designed parking lot and other amenities (ii) • Fairly well screened from surrounding Preserve (ii) • Avoids visual impact on Red Barn 	<ul style="list-style-type: none"> • Views and sense of remoteness would be impacted by parking (iii)
Other considerations	<ul style="list-style-type: none"> • Separate hiking/biking/equestrian/dog walking trail from roadway (ii) • When more access to the southern portion is needed, this would be a good place for parking. • Plenty of room for other amenities, such as a restroom • Consider a loop trail around hilltop residence site • Could provide a safe refuge for visitors and local residents of the La Honda community 	<ul style="list-style-type: none"> • Added cost of potentially widening SRR and creating a mile of new road.

*NOTE: The parentheses after some comments indicate the number of similar mentions: (ii) = 2 mentions

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D. Preserve Gate LH07 (West Access Gate)

Project Specific Site Assessment Criterion	Supports	Concerns
Establish new public access in the central portion of La Honda Creek Open Space Preserve	<ul style="list-style-type: none"> Feasible for some parking; maybe permitted access and docent-led activities (iiii) Good alternative Appropriate for limited access 	<ul style="list-style-type: none"> May be difficult terrain for mobility-challenged people
Design elements to reflect the rural character of the site and the Red Barn	<ul style="list-style-type: none"> Minimizes visual impact on Red Barn (ii) Would support the rural character Could be designed appropriately Screen parking from the highway Use material other than asphalt 	
Provide safe public access	<ul style="list-style-type: none"> Moving the driveway to the north may help make this location acceptable (ii) Line of sight is good Limited access might be acceptable Possible pocket turn lanes could enhance safety 	<ul style="list-style-type: none"> Concern about collision data at this location (iii). Concern about Highway 84 traffic danger, especially speeding motorcycles (iii) Would need traffic calming measures Does not provide safe access in current configuration
Balance public access with grazing activities and other uses	<ul style="list-style-type: none"> No impact on grazing (ii) Minimal conflicts with existing uses Best balance between public access and grazing activities and other uses 	<ul style="list-style-type: none"> Not sure (ii)
Include amenities that facilitate environmental education	<ul style="list-style-type: none"> Some potential for interpretive signs (iiii) Redwood groves nearby would make a nice destination Opportunity for forest habitat, salmonid spawning or wildlife corridor interpretive signs 	<ul style="list-style-type: none"> Seems suited to parking and trailhead access only (iii) Views from the site are limited, making explanation of the area a little more difficult
Protect scenic views of and from the site	<ul style="list-style-type: none"> Forested area is a nice contrast to open views Retain trees and bushes as much as possible (iii) Best protection of scenic views of and from the site 	<ul style="list-style-type: none"> No real scenic views here
Other considerations	<ul style="list-style-type: none"> No equestrian trailer parking here (iii) Good parking potential Highway noise needs to be addressed Good access to trails going to upper and lower portions of the Preserve Also has great potential for a regional trail (Ridge Trail) staging area and crossing Continue to discuss roadside parking in excess Caltrans right-of-way west of LH07 This site is within a "sensitive natural resource area" per the Natural Resources Considerations map Minimize visitor impact to pristine creek 	



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Summary of Tour Site Assessment Comments

E1. Red Barn – Area Behind Ranger Residence

Project Specific Site Assessment Criterion	Supports	Concerns
Establish new public access in the central portion of La Honda Creek Open Space Preserve	<ul style="list-style-type: none"> Best access to the central part of the Preserve (ii)* Consider for permitted access and/or docent led activities. Attractive alternative to parking at the Red Barn 	<ul style="list-style-type: none"> Not sure
Design elements to reflect the rural character of the site and the Red Barn	<ul style="list-style-type: none"> Mostly out of sight of the Red Barn and 84 (iiiiii) Preserves the character of the Red Barn (iii) Ranger's house could be repurposed for bathrooms, bulletin boards, historical interpretation, visitor's center Add picnic tables and pond Removed from traffic noise and views 	<ul style="list-style-type: none"> Need a context sensitive design Hard to say if the site will be preserved
Provide safe public access	<ul style="list-style-type: none"> Feasible for parking area (iii) Road safety could be improved with properly engineered warning signs, turning lane(s), etc. (ii) Might use negotiated easement with adjacent property driveway Driveway alignment and turning movements are the biggest issues 	<ul style="list-style-type: none"> Access to and from Highway 84 would be dangerous (iiii) Parking would need to be more concentrated elsewhere (ii) Collisions have occurred in the area
Balance public access with grazing activities and other uses	<ul style="list-style-type: none"> This area seems to be workable with grazing activities (iiii) Grazing helps make the area picturesque Minimal conflicts with existing uses 	<ul style="list-style-type: none"> Some impact on current operation and ranger housing (iii)
Include amenities that facilitate environmental education	<ul style="list-style-type: none"> Good place to do this (iii) Locating other buildings out of sight Buffer from the Red Barn Opportunity to add short interpretive loop to the Red Barn Education about grazing, bats, regional trails, steelhead in La Honda Creek, historical pond 	<ul style="list-style-type: none"> Depends on what Midpen wants
Protect scenic views of and from the site	<ul style="list-style-type: none"> Red Barn's tourist attraction is visual; area around Barn could remain as-is (iiiiii) Not visible from the 84 stretch Lots of existing screening Can have a context-sensitive design 	<ul style="list-style-type: none"> It is visible from within the Preserve Driveway is visually intrusive; consider another alignment A simulation of the parking and outbuildings would help visualize the impacts
Other considerations	<ul style="list-style-type: none"> Reduces La Honda neighborhood traffic concerns (ii) Great potential for a regional trail (Ridge Trail) staging area and crossing More easily accessible to those unfamiliar with the area Opportunity for historical signage and pit toilets 	

*NOTE: The parentheses after some comments indicate the number of similar mentions: (ii) = 2 mentions

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E2. Red Barn – Area Down Slope from Red Barn

Project Specific Site Assessment Criterion	Supports	Concerns
Establish new public access in the central portion of La Honda Creek Open Space Preserve	<ul style="list-style-type: none"> • Best access to the Central part of the Preserve (iii) • Consider for permitted access and/or docent led activities • Hikers start off from there, other visitors can rest or take short hikes • A short granite loop trail in this area with limited handicapped parking spaces would provide handicapped access 	
Design elements to reflect the rural character of the site and the Red Barn	<ul style="list-style-type: none"> • Walking in front of the Red Barn is a very special experience and should be limited to docent-led groups so that it can continue to be a historic site reflecting the rural character of the region. • Leave it fairly untouched, with parking out of view and no obvious amenities 	<ul style="list-style-type: none"> • Would destroy the rural appeal of Red Barn (iiii), specifically grading • Hard to say if the site will be preserved • Noise and view of traffic disturbs the quiet; would not want to picnic here
Provide safe public access	<ul style="list-style-type: none"> • Road safety could be improved with properly engineered warning signs, turning lane(s), etc. (ii) • Midpen has done its due diligence to study the traffic and will work to make the site acceptably safe given the primary goal of opening up central access (ii) • Driveway alignment and turning movements are the biggest issues 	<ul style="list-style-type: none"> • Going to and from the area from Highway 84 would be dangerous (iii) • Collisions have occurred in the area • Equestrian parking would need to be more concentrated elsewhere
Balance public access with grazing activities and other uses	<ul style="list-style-type: none"> • This area seems to be workable with grazing activities. (ii) • Minimal impact on existing uses 	<ul style="list-style-type: none"> • Not sure • Impacts current infrastructure
Include amenities that facilitate environmental education	<ul style="list-style-type: none"> • Good place to do this (ii) • Opportunity to add short interpretive loop to the Red Barn • Education about grazing, bats, regional trails, steelhead in La Honda Creek, historical pond (ii) • Buffer from the Red Barn 	<ul style="list-style-type: none"> • It is noisy (ii) • Exposed to view • Not sure; depends on what Midpen wants
Protect scenic views of and from the site	<ul style="list-style-type: none"> • Peaceful views, visual icon • Can have a context-sensitive design • Minimal development here 	<ul style="list-style-type: none"> • Impact on the scenic view and rural character would need to be mitigated (iiii) • Driveway is visually intrusive; consider another alignment
Other considerations	<ul style="list-style-type: none"> • Great potential for a regional trail (Ridge Trail) staging area and crossing • Reduces neighborhood traffic concerns • More easily accessible to those unfamiliar with the area 	<ul style="list-style-type: none"> • This is not a center of activity for the Preserve.