



La Honda Creek Parking Feasibility Study December 12, 2019 Homework – Three Sites: Summary of Site Assessment Comments

B3. Gate LH15

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"> • New access close to existing lot • Potential for access 	<ul style="list-style-type: none"> • Doesn't establish new public access close to the central portion of the preserve (iiii) • Better than Event Center, but lower than many others being considered
Design elements to reflect the rural character of the site and the Red Barn	<ul style="list-style-type: none"> • A good location: next to the school, which is already developed, away from Highway 84 view, and well hidden from within the Preserve (ii) 	<ul style="list-style-type: none"> • Not in proximity to Red Barn (iii) • May not be desirable because of proximity to La Honda Elementary School (iii)
Provide safe public access	<ul style="list-style-type: none"> • Provides safe access (iiiiiii) • Plenty of room for horse trailers to turn around 	<ul style="list-style-type: none"> • Narrow section of road might need to be redesigned to accommodate traffic • Might be hazardous for students' access to the school
Balance public access with grazing activities and other uses	<ul style="list-style-type: none"> • Limited impact to grazing (iiiiiii) 	<ul style="list-style-type: none"> • May not be desirable because of proximity to La Honda Elementary School • Some fences
Include amenities that facilitate environmental education	<ul style="list-style-type: none"> • Site is large enough to include many amenities for environmental education 	<ul style="list-style-type: none"> • Little opportunity for environmental education (ii) • This site has no view to the rest of the Preserve, which would make it less than inspiring for educational use • Already have interpretive signage at existing lot nearby (ii)
Protect scenic views of and from the site	<ul style="list-style-type: none"> • Site is concealed well (iii) • Protects views of the White Barn and the Red Barn 	<ul style="list-style-type: none"> • Nice, but not nearly as nice as other locations being considered (ii)
Other considerations		<ul style="list-style-type: none"> • This site seems redundant given the parking lot just beyond it at the top of the hill (ii) • Perhaps used for equestrian parking, and it would preserve the views over towards the pond area from the top of the hill (the existing parking lot) • Its proximity to the school raises questions in my mind. Are there any issues associated with locating a public access site so close to an elementary school?



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E3. Red Barn – Area by Shed below 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"> • New access • Provides good access (iiii) • Excellent location to begin a hike or visit the Red Barn area • Favorite location 	
Design elements to reflect the rural character of the site and the Red Barn	<ul style="list-style-type: none"> • Potential to complement character of Red Barn (ii) • Well screened by trees (iiii) • Allows the public to get a close-up view of the Red Barn and the views (iii) • Shielded from Hwy 84 (ii) 	<ul style="list-style-type: none"> • Does not reflect rural character of the site nor the Red Barn (iii)
Provide safe public access	<ul style="list-style-type: none"> • Like E1 would require traffic calming and signage on Highway 84, as well as widening the pull-in area (iiii) • Caltrans can advise re: vehicular access from Highway 84 	<ul style="list-style-type: none"> • Does not provide safe public access (iii)
Balance public access with grazing activities and other uses	<ul style="list-style-type: none"> • Limited impact on grazing (iiiiii) • Less concern about impact on ranger residence • Current leaseholder might be willing to reduce grazing footprint around here? • Wetland pond restoration possible 	<ul style="list-style-type: none"> • Might interfere with grazing
Include amenities that facilitate environmental education	<ul style="list-style-type: none"> • Could provide amenities (iiiiiii) • Consider interpretive boards (historical, ranching, agricultural uses) and directional signs & maps • A great location to provide easy public access (including ADA) to educational amenities planned for the Red Barn area • Maintain the existing corral structure though the grazer may be willing to relocate his corrals • Perhaps the fencing could be repaired and retained and some education element could be located inside the corral • An inspiring setting 	<ul style="list-style-type: none"> • Any new buildings would detract from scenic views and rural character
Protect scenic views of and from the site	<ul style="list-style-type: none"> • Potential to hide facilities and minimize view impacts around Red Barn (iiiiii) • This area is better hidden from inside the Preserve than the ranger house area (ii) • Not quite as good as the location behind the ranger residence, but still an incredible and safe view 	<ul style="list-style-type: none"> • Does not protect scenic views (iii) • Parking would be visible from Highway 84
Other considerations	<ul style="list-style-type: none"> • Use existing ranch roads where possible 	



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E1. Red Barn – Area Behind Ranger Residence (Re-Visited)

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 (ii). Attractive alternative to parking at the Red Barn Excellent location for hiking or visiting 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 Could preserve natural character if constructed to blend with current road-bed materials 	<ul style="list-style-type: none"> Need a context sensitive design Hard to say if the site will be preserved Design elements detract from the rural character and Red Barn (i) Would detract from existing residential purpose If built farther away from the residence would be a blot on the landscape
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. (iii) Might use negotiated easement with adjacent property driveway Driveway alignment and turning movements are the biggest issues Docent-led hikes and/or permit access could potentially provide safe public access as there could be a limited number of visitors allowed per day (like the Allen Road access point) Visitors could be given very specific guidelines about how to enter and leave the site, as well as warnings about traffic hazards 	<ul style="list-style-type: none"> Access to and from Highway 84 would be dangerous (iiiiii) 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 (iiiiii) Grazing helps make the area picturesque Minimal conflicts with existing uses Opportunities for observing grazing activities around the Red Barn area Current leaseholder might be willing to reduce grazing footprint around here? 	<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 Informative signage could highlight the history of the area as long as it did not interfere with the Ranger Residence A great location to provide easy public access (including ADA) to educational amenities planned for the Red Barn area 	<ul style="list-style-type: none"> Depends on what Midpen wants Not a good location for amenities

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



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<p>Protect scenic views of and from the site</p>	<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 • Best of the Red Barn locations; there is a sense of being in the middle of the preserve as soon as you arrive 	<ul style="list-style-type: none"> • It is visible from within the Preserve • This site is on a prominent high point that could be viewed from many locations • Designing and installing vegetation to shade and shield this location would be a challenge • Driveway is visually intrusive; consider another alignment • A simulation of the parking and outbuildings would help visualize the impacts
<p>Other considerations</p>	<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 • Use existing ranch roads where possible 	<ul style="list-style-type: none"> • Impinges on the ranger residence too much; residential opportunities are very important to attracting good candidates for this job • The field immediately North and adjacent to this top-of-the hill site would be preferable for parking because it is lower elevation, screened from view from the trails by trees, and further from the ranger residence