



Meeting 1

Hawthorns Area

Public Comments

June 27, 2023

The documents below include:

- Correspondence received for the Hawthorns Area Public Access Working Group and Staff Responses
- Public Comments

Attachment 6A



GENERAL MANAGER
Ana M. Ruiz

BOARD OF DIRECTORS
Craig Gleason
Yoriko Kishimoto
Jed Cyr
Curt Riffle
Karen Holman
Margaret MacNiven
Zoe Kersteen-Tucker

July 26, 2023

Mr. Mike Ferreira
Executive Committee Member
Sierra Club Loma Prieta Chapter
3921 E Bayshore Rd, Palo Alto, CA 94303

Ms. Lennie Roberts
Legislative Advocate
Green Foothills
3921 E Bayshore Rd, Palo Alto, CA 94303

Ms. Leslie Flint
Member, Conservation Committee
Sequoia Audubon Society
P.O. Box 620292
Woodside, CA 9462

Ms. Shani Kleinhaus
Environmental Advocate
Santa Clara Valley Audubon Society
22221 McClellan Road
Cupertino, CA 95014

Ms. Judy Fenerty
Conservation Chair
California Native Plant Society, Santa Clara Valley Chapter
3921 East Bayshore Road, Suite 205
Palo Alto, CA 94303

SUBJECT: Response letter to your joint environmental group letter addressed to the Hawthorns Area Public Access Working Group.

Dear Mr. Ferreira, Ms. Roberts, Ms. Flint, Ms. Kleinhaus, and Ms. Fenerty,

We are in receipt of your letter, a copy of which is being provided to the Hawthorns Area Public Access Working Group (PAWG) along with this response. Thank you for advising us that the agenda for the first July 27 PAWG meeting did not include a public comment period near the start of the meeting. Staff have revised the agenda accordingly, a revised copy of which is attached and reposted [online](#).

At the direction of Midpen's Planning and Natural Resources (PNR) Committee and as approved by the Board of Directors, the PAWG's charge is focused on public access while the draft recommendations for resource and land management actions and protections are being prepared internally by Midpen subject matter professionals with guidance from expert consultants.

Please know that the natural resource and land management considerations and protections are being well integrated into the PAWG's overall public access planning process through the Existing Conditions/Opportunities & Constraints report ([ECOC](#)), which was informed by numerous technical

Attachment 6A

studies and biological surveys that characterize the property's diverse resources. Moreover, the PAWG's work will also be guided by the Board-approved Public Access Framework ([PAF](#)), which more specifically pulls key information from the ECOC to set detailed guidelines and natural resource and land management considerations specifically related to public access, including guidelines for the protection of the land's sensitive natural resources. Overarching themes informing the PAF include diversity, equity, and inclusion; accessibility; climate change; financial sustainability; natural resource protections, the District's mission; and the Board-approved vision and goals for the Hawthorns Area.

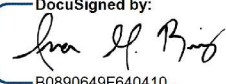
The ECOC and PAF are foundational to inform and guide the PAWG as they consider where and how to introduce ecologically sensitive public access onto the property. Moreover, an existing underlying Conservation Easement extends throughout the property that further limits public access facilities to certain areas.

The PAWG has received copies of each of these documents as background to inform and guide their exploration of public access elements and ensure that natural resource information and considerations underpin public access discussions, so that ultimately, public access recommendations are protective of the natural resources. The project team will go over these documents with the PAWG at tomorrow's kickoff and orientation meeting.

The final draft Hawthorns Area Plan will include the full suite of natural resource, land management, and public access recommendations. Over the next year through the Programming/Conceptual Planning phase, members of the public will have numerous opportunities to review and comment throughout the formation of the public access recommendations at each PAWG meeting and subsequent PNR Committee and Board meetings. In the next phase of work, Area Plan/Environmental Review, members of the public will also have opportunities to review and comment on the full suite of draft recommendations at future PNR Committee meetings and eventually at full Board meetings. We expect the full process to develop all the recommendations for the final draft Hawthorns Area Plan to take two to three years.

Thank you for your continued interest in the project and the Hawthorns Area. We have added your contact information to our interested parties list to ensure you receive future notifications related to the Hawthorns Site Plan project.

Sincerely,

DocuSigned by:

E0890649F640410...

Ana M. Ruiz
General Manager

cc: Hawthorns Area Public Access Working Group (PAWG)
Midpen Board of Directors

Attachment 6A

From: [Maria Soria](#)
To: [Tina Hugg](#); [Ashley Mac](#); [Galli Basson](#); [Marie Lanka](#)
Subject: FW: Joint Letter to distribute to Hawthorns Working Group members
Date: Tuesday, July 25, 2023 4:07:39 PM
Attachments: [230725 Joint Environmental Group Letter re Hawthorns Public Access Working Group .pdf](#)

From: Shani Kleinhaus <>
Sent: Tuesday, July 25, 2023 1:57 PM
To: Clerk <clerk@openspace.org>; Ana Ruiz <aruiz@openspace.org>
Cc: James Eggers <>; Mike Ferreira <>; alice <>; lennieroberts339 <>; Environmental Assistant <>; Judy Fenerty <>; Leslie Flint <>
Subject: Joint Letter to distribute to Hawthorns Working Group members

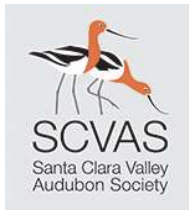
Some people who received this message don't often get email from . [Learn why this is important](#)

EXTERNAL

Dear Ms. Soria,
Please distribute the attached joint environmental groups letter to the members of the Hawthorns Working Group prior to their meeting on Thursday, Please also provide a copy to the Board of Directors?
Thank you,
Shani

Shani Kleinhaus, Ph.D.
Environmental Advocate
Santa Clara Valley Audubon Society
22221 McClellan Rd.
Cupertino, CA 95014
650-868-2114





July 25, 2023

To: Hawthorns Area of Windy Hill Preserve Public Access Working Group
Midpeninsula Regional Open Space District

Dear Working Group members,

The Santa Clara Valley Audubon Society, the Sierra Club Loma Prieta Chapter, the Sequoia Audubon Society and Green Foothills congratulate you on your appointment to the Hawthorns Area of Windy Hill Preserve Public Access Working Group. As you start this journey, we wish to provide the following comments.

1. The [Agenda](#) for 7/27 schedules public comment at the end. The [Orientation Materials and Background Information](#) packet includes (starting on PDF page 6/232) the Procedural Guide and Ground Rules for this working group. The Procedural Guide and Ground Rules provide in Section 5. Meeting Operation Procedures item 6 Public Participation (PDF page 9/232):

“Members of the public may speak during public comment periods provided at each meeting, one at the beginning of the meeting and another to be held at the discretion of the Working Group Co-Chairs. A handout with rules for public participation will be available at all meetings.” (emphasis added.)

We ask the Working group to adhere to the Procedural Guide and Ground Rules and allow public comment at the beginning of the meeting. This is necessary for members of the working group to hear public sentiment and bring up public recommendations and concerns, as merited, during the meeting. In addition, we ask you to allow public comment on specific items on future agendas. We believe that robust and transparent public participation is needed to ensure the best outcomes for the process.

Attachment 6A

2. Midpen's goals for Hawthorns include
"Natural Resources: Manage for ecological resiliency of aquatic and terrestrial habitat, wildlife corridors connectivity, and other sensitive natural resources."

It is disconcerting to see that the scope of the working group is focused solely on access, and not on restoration and habitat enhancements that would help the local fauna and flora persist in our landscape.

When access is planned without planning habitat and species-oriented preservation, restoration and enhancement, the result is usually mitigation of impacts to biological resources. That is rarely a balanced, win-win outcome. We ask you to include preservation of species and enhancement of habitat in your discussions. Please identify areas and species that would benefit from specific conservation actions, and avoid any parking facilities or trail alignments that would result in significant impacts to biological resources and wildlife movement. We have a responsibility to leave the land and its species in a healthier state than it is currently.

Sincerely,

Mike Ferreira
Executive Committee member
Sierra Club Loma Prieta Chapter

Lennie Roberts
Legislative Advocate
Green Foothills

Leslie Flint
Member, Conservation Committee
Sequoia Audubon society

Shani Kleinhaus
Environmental Advocate
Santa Clara Valley Audubon Society

Judy Fenerty
Conservation Chair,
California Native Plant Society, Santa Clara Valley Chapter

Attachment 6A

From: [Tina Hugg](#)
To: [Margaret MacNiven](#)
Cc: [Clerk](#); [Corie Stocker](#); [Kari Chinn](#); [Ashley Mac](#)
Subject: Reply - Margaret MacNiven - Ward 6 - Board Contact Form
Date: Monday, July 24, 2023 5:50:00 PM

Dear Ms. Corley:

Thank you for your email and your interest in the Hawthorns Area Plan project. We encourage you to sign up to receive direct notifications from Midpen on the project (<https://www.openspace.org/hawthorns>) and to attend the Public Access Working Group meetings to provide feedback. Below are the responses to your questions.

Q: What time are the Hawthorns meetings? Will they be on zoom? I see dates but no times.

A: The tentative schedule for the Public Access Working Group meetings can be found on the project web page at [openspace.org/hawthorns](https://www.openspace.org/hawthorns). Because the meeting dates and times are subject to change, we encourage you to check the schedule online regularly. To receive public notifications about the Public Access Working Group meeting times, please sign up at [openspace.org/hawthorns](https://www.openspace.org/hawthorns).

The meetings will be hybrid and offered on Zoom for members of the public to participate. The PAWG members will attend in person. You can find details of the July 27th PAWG kickoff meeting in the [agenda](#) that is online. Regular meeting agendas will be posted a minimum 72 hours prior to the meeting.

Q: The town is not advertising the Hawthorns meetings. Can you encourage the town to put all Hawthorns information out in Kari's weekly /monthly town communications or a link to it? Residents may want to attend meetings and they want to stay informed.

A: We continue to work with Town staff to share Midpen's Public Access Working Group meeting information in the Town newsletter and through the Town's communication channels. Note that Midpen's project process and notification schedule are different from the Town's and may not align with the timing of the Town's newsletters. We therefore encourage you and other interested parties to sign up to receive project notifications directly from Midpen at [openspace.org/hawthorns](https://www.openspace.org/hawthorns).

Q: Is the previous town representatives from committees still meeting regarding Hawthorns? If so, can residents get public notice for those meetings as well?

A: The Town has formed a Town Ad Hoc Committee with representatives from seven different Town committees. Midpen defers to the Town on the Town's notifications, communications and process with engaging this committee. Please contact the Acting Town Manager for their notifications.

Q: Will you hold another town meeting at town center for input as the Hawthorn meetings progress?

A: Except for on-site meetings, the Public Access Working Group meetings will be held at

Attachment 6A

the Midpen administrative headquarters at 5050 El Camino Real, Los Altos. These meetings are open to the public and we encourage members of the public to participate.

Consistent with Midpen Board policy, the practice is to present information to Midpen Board committees, in this case the Planning and Natural Resources Committee (PNR), prior to presenting it to others outside the agency. The PNR Committee is a Brown Act meeting, which is publicly noticed, and as we have done previously, we would share the notification with Town staff for distribution to the Town Council, Commissions, Committees, and community.

Following the PNR meetings, we would work with Town staff to schedule a meeting with the Town Ad Hoc Committee to present the material to the members. Their feedback would then be shared with the PNR and Board at the PNR or Board's subsequent meeting.

Thank you for your interest in the project. We invite you to regularly visit our website www.openspace.org/hawthorns and to sign up to stay informed about the project's progress and receive notifications related to the project and Windy Hill.

Best regards,
Tina Hugg

Tina Hugg, PLA, ASLA
Senior Planner
thugg@openspace.org
Midpeninsula Regional Open Space District
5050 El Camnio Real, Los Altos, CA 94022
P: (650) 691-1200 - F: (650) 691-0485
www.openspace.org | twitter: [@mrobsd](https://twitter.com/mrobsd)

From: <no-reply@wufoo.com>
Sent: Friday, July 14, 2023 5:50 AM
To: Clerk <clerk@openspace.org>; General Information <info@openspace.org>
Subject: Margaret MacNiven - Ward 6 - Board Contact Form

EXTERNAL

Name *	Kristi Corley
Select a Choice *	Margaret MacNiven – Ward 6
Your email *	
Your location: (i.e. City, Address or District Ward) *	Portola Valley
Comments: *	

Attachment 6A

Thank you for your care for the environment and your volunteerism.

What time are the Hawthorns meetings? Will they be on zoom? I see dates but no times.

The town is not advertising the Hawthorns meetings. Can you encourage the town to put all Hawthorns information out in Kari's weekly /monthly town communications or a link to it? Residents may want to attend meetings and they want to stay informed.

Is the previous town representatives from committees still meeting regarding Hawthorns? If so, can residents get public notice for those meetings as well?

Will you hold another town meeting at town center for input as the Hawthorn meetings progress?

I live 2 blocks away from the possible entrance on Alpine Road and I would like to have input.

Thanks,
Kristi



Meeting 2

Hawthorns Area

Public Comments

August 26, 2023

The documents below include:

- Correspondence received for the Hawthorns Area Public Access Working Group and Staff Responses
- Public Comments

Attachment 6A

From: [Ashley Mac](#)
To: [Karen](#)
Cc: [Tina Hugg](#)
Subject: RE: Hawthorns Area of Windy Hill Preserve: Public Access Working Group Meeting 2 – Site Tour
Date: Friday, August 25, 2023 11:34:00 AM

Hi Karen,

Thank you for raising these questions. We'll integrate the responses for questions 1 and 2 into the talking points for this Saturday's site tour.

Regarding your third question about the parking study, let's address it here. When selecting comparable parking areas for Hawthorns, we considered factors such as visitation, number of parking spaces in the parking area, preserve size, trail mileage, and access in addition to proximity to urban areas. While there's no perfect match due to Hawthorns' uniqueness, Windy Hill emerged as the most comparable option due to its proximity, parking capacity, and relationship to Hawthorns.

According to the latest Midpen visitation data (pages 4-5 in the [2022 Total District Visitation Estimation](#)), Rancho San Antonio and Pulgas Ridge are not comparable due to their visitation rates. In contrast to Windy Hill, Pulgas Ridge had half the visitation, and Rancho San Antonio experienced 15 times the visitation in 2022.

For Arastradero Preserve, we'll reach out to the City of Palo Alto to check for any available parking studies. Foothills Nature Preserve and Stanford Dish aren't comparable due to their visitation and access characteristics. One has paid parking while the other has no parking facilities altogether.

Best,

Ashley Mac, PLA, ASLA (she/her)
Planner III
amac@openspace.org
650.772.3655 (direct)

From: Karen [REDACTED]
Sent: Thursday, August 24, 2023 9:40 AM
To: Ashley Mac <amac@openspace.org>
Subject: Re: Hawthorns Area of Windy Hill Preserve: Public Access Working Group Meeting 2 – Site Tour

EXTERNAL

Hi Ashley

I am sending you some clarifying questions in PDF format, let me know if you prefer a different format.

Thanks
Karen

On Aug 23, 2023, at 5:29 PM, Ashley Mac <amac@openspace.org> wrote:

Attachment 6A

Hi Karen,

The PAWG has opportunity to discuss and share comments with each other/Midpen/consultants during each discussion period. We scheduled discussion period at Stop #2, #4, #6 and return to Stop #1 at the end. There will be public comment period at the beginning and end of the tour for the public to provide feedback to the PAWG.

You're also welcome to send the questions and comments now. We're happy to share it with all PAWG members and incorporate it as a public comment. Hope it helps.

Thanks,

Ashley Mac, PLA, ASLA (she/her)
Planner III
amac@openspace.org
650.772.3655 (direct)

From: Karen [REDACTED]
Sent: Wednesday, August 23, 2023 3:45 PM
To: Ashley Mac <amac@openspace.org>
Subject: Re: Hawthorns Area of Windy Hill Preserve: Public Access Working Group Meeting 2 – Site Tour

EXTERNAL

Hi Ashley,

I've come up with a series of questions and comments for Saturday. Some are clarification questions, others are comments. Would it be possible for committee members to ask staff any clarification questions before the tour?

Karen Vahtra

Attachment 6A

I have a few background questions that I thought might be useful to ask before the meeting.

Karen Vahtra, PAWG Interest Area Representative

1. From a rough analysis using Caltopo, I estimated the loop itself to be about 1 mile long, is this a good approximation?
2. Can the loop (or part of it) be built as an easy-access trail, which “may accommodate wheelchairs, strollers, walkers and anyone desiring a less strenuous open space experience. Most of these easy-access trails are at least 4 feet wide, have a grade generally not exceeding 5%, and a fairly uniform surface?”
<https://www.openspace.org/what-we-do/accessibility>
3. Thank you for the various transportation studies as they are quite helpful. Unfortunately none correlate to the exact conditions of the Hawthorne’s property: small acreage but with very close access to a large population center.

Are there any other traffic studies done in other Midpen preserves that you can share with us that might be useful — locations such as the Prospect parking area of Fremont Older, the Rhus Ridge trail head of Rancho San Antonio, Plugas Ridge parking lot or Edgewood trail heads?

Has the city of Palo Alto done any traffic studies at Arastradero Preserve, Foothills Nature Preserve or at the Stanford Dish?

If any additional data exists, that data could be quite helpful to make recommendations around both parking and trail connections.

Attachment 6A

From: [Jane Mark](#)
To: [Sarah Wernikoff](#)
Cc: [Corie Stocker](#); [Margaret MacNiven](#); [Susanna Chan](#); [Tina Huqq](#); [Ashley Mac](#)
Subject: RE: Midpen's response to Inquiry from Portola Valley Trails Committee
Date: Thursday, August 24, 2023 8:18:55 AM
Attachments: [image001.png](#)

Good morning, Vice Mayor Wernikoff,

We are providing the following responses to your questions about the Town Ad Hoc Committee:

1. Is there a role for the Ad Hoc committee between now and after the MidPen Project Team has presented to PNR?

Currently there is not an active role for the Town Ad Hoc Committee other than monitoring the project and attending the Hawthorns Public Access Working Group (PAWG) meetings. The Ad Hoc Committee is able to attend any upcoming public meetings for the PAWG as well as Midpen's PNR meetings. More information about the PAWG meeting schedule can be found here: <https://www.openspace.org/what-we-do/projects/hawthorns-public-access-working-group>

2. What timeline, roughly, do you anticipate for the process described below:

The tentative schedule that has been presented to the Midpen Board of Directors for developing the Hawthorns Area Plan is shown below. We have not yet identified the specific meeting dates for Midpen Planning & Natural Resources Committee or Midpen Board of Directors, as these would be based on the progress made by the PAWG. When we have a better idea of when those would be, we would communicate with Town staff so that they can coordinate with the Town Ad Hoc Committee members to set up their meetings. Please check our Project webpage for updates on upcoming meetings:

<https://www.openspace.org/what-we-do/projects/hawthorns-area-plan>

2021-2022	Develop vision and goals for the Hawthorns Area
2022-2024	Prepare Hawthorns Area Plan
2024-2025	Conduct environmental review per CEQA

Best,
Jane



Jane F. Mark, AICP (She/her)

Planning Manager

Midpeninsula Regional Open Space District

5050 El Camino Real, Los Altos, CA 94022

(650) 625-6563 Direct

[openspace.org](https://www.openspace.org)

From: Sarah Wernikoff <[REDACTED]>

Attachment 6A

Sent: Wednesday, August 23, 2023 4:35 PM

To: Jane Mark <jmark@openspace.org>

Cc: Corie Stocker <[REDACTED]>; Margaret MacNiven <[REDACTED]>; Susanna Chan <schan@openspace.org>; Tina Hugg <thugg@openspace.org>; Ashley Mac <amac@openspace.org>

Subject: Re: Midpen's response to Inquiry from Portola Valley Trails Committee

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

EXTERNAL

Thanks for your reply, Jane. A few more questions:

1. Is there a role for the Ad Hoc committee between now and after the MidPen Project Team has presented to PNR?

2. What timeline, roughly, do you anticipate for the process described below:

The Town Ad Hoc Committee meetings would be scheduled after the Midpen Project Team has presented to Midpen's Planning and Natural Resources Committee (PNR), which is a board committee of the Midpen Board of Directors. All Board and Board Committee meetings are subject to the Brown Act and publicly noticed, such that members of the community can attend. While Town Committee members and Town Ad Hoc Committee members are welcome to attend the PNR Committee meetings, formal presentations to the Town Ad Hoc Committee would follow presentations to the PNR, and Town Ad Hoc Committee feedback will be provided to the PNR and Board during their subsequent meeting for further consideration. This process ensures a feedback loop with the Town Committees for comprehensive input and informed decision-making.

Sarah Wernikoff

Portola Valley Town Council
[REDACTED]

Attachment 6A

From: [Ashley Mac](#)
To: [Ashley Mac](#)
Subject: FW: Midpen's response to Inquiry from Portola Valley Trails Committee
Date: Thursday, August 24, 2023 3:51:46 PM
Attachments: [image002.png](#)
[image001.png](#)

From: Jane Mark <jmark@openspace.org>
Sent: Wednesday, August 23, 2023 3:55 PM
To: [REDACTED]
Cc: [REDACTED]; Margaret MacNiven <[REDACTED]>; Susanna Chan <schan@openspace.org>; Tina Hugg <thugg@openspace.org>; Ashley Mac <amac@openspace.org>
Subject: Midpen's response to Inquiry from Portola Valley Trails Committee

Dear Vice Mayor Wernikoff,

Thank you for your emails and your active participation on the Hawthorns Area Public Access Working Group. Below are responses to your questions.

Q: Are you familiar with the attached 2015 proposal regarding the relocation of the Alpine Trail?

Yes, Midpen is familiar with the Town of Portola Valley's 2015 proposal for the proposed relocation of Alpine Trail. Since 2015, Midpen staff have met several times with Town staff and Town Council Members about this proposal. Both agencies agreed to incorporate the planning of the proposed trail relocation and widening into the overall public access planning process for the Hawthorns Area to ensure there would be a holistic review of the trails network and connections to the Town's trails and pathways.

Midpen has not yet developed any final trail plans nor have final decisions been made, and the Hawthorns Area Public Access Working Group (PAWG) will have opportunities to discuss how the new trails system including the relocated Alpine Trail could connect to the Town's existing pathways and trail system. Further discussions between Midpen and the Town would also be needed to further develop the trail design.

We anticipate the proposed relocation of Alpine Trail will be part of the public access recommendations that will ultimately be presented to the Midpen Board of Directors. The trail relocation from Town jurisdiction onto Midpen lands will involve property rights consideration for Board approval.

Q: It's my understanding that we need to create an Ad Hoc Committee from the Town. Can you clarify the role of the Ad Hoc committee?

In February 2023, the Town formed a Town Ad Hoc Committee with representatives from seven (7) different Town committees who may have an interest in the Hawthorns Area Plan. The role of the Town Ad Hoc Committee is to funnel project communications between the Midpen Project Team with other Town committee members, and for the Ad Hoc Committee liaisons to share feedback from their respective Town committees on the Hawthorns Area Plan during this comprehensive planning process. The Town Ad Committee has met once on March 13, 2023 for an orientation to the project since the initiation of the planning process.

Town staff are the lead with outreach and communications with the Ad Hoc Committee, where Midpen project team has been communicating with Ad Hoc Committees through former Town Manager Jeremy Dennis and current Assistant Town Manager Corie Stocker. We've recently received approval from Corie Stocker to share the names of the Ad Hoc Committee members with the PAWG members. The Ad Hoc Committee list has been included in the Meeting #2 Agenda Packet and is also listed below for your reference.

Members of the Town of Portola Valley Ad Hoc Committee (updated as of 2/15/23):

1. Open Space Committee: Betsy Morgenthaler
2. Nature and Science Committee: Brook Coffee
3. Historic Resources Committee: Patty Dewes
4. Trails and Paths Committee: Fred Leach
5. Conservation Committee: Paul Heiple

Attachment 6A

6. Bicycle Pedestrian and Traffic Safety Committee: Pat Baenen
7. Parks and Rec Committee: Karen Askey

The Town Ad Hoc Committee meetings would be scheduled after the Midpen Project Team has presented to Midpen's Planning and Natural Resources Committee (PNR), which is a board committee of the Midpen Board of Directors. All Board and Board Committee meetings are subject to the Brown Act and publicly noticed, such that members of the community can attend. While Town Committee members and Town Ad Hoc Committee members are welcome to attend the PNR Committee meetings, formal presentations to the Town Ad Hoc Committee would follow presentations to the PNR, and Town Ad Hoc Committee feedback will be provided to the PNR and Board during their subsequent meeting for further consideration. This process ensures a feedback loop with the Town Committees for comprehensive input and informed decision-making.

The Town's 2015 Alpine Trail proposal you provided would be valuable for PAWG's consideration in their evaluation. We are happy to share your email with all PAWG members and incorporate it as a public comment.

If you have additional questions, please do not hesitate in contacting me at (650) 625-6563 or via email at jmark@openspace.org. Thank you for your participation in Midpen's planning and engagement process for the Hawthorns Area Plan.

Jane



Jane F. Mark, AICP (*She/her*)
Planning Manager
Midpeninsula Regional Open Space District
5050 El Camino Real, Los Altos, CA 94022
(650) 625-6563 Direct
openspace.org

From: Sarah Wernikoff [REDACTED]
Sent: Tuesday, August 22, 2023 8:50 PM
To: Ashley Mac amac@openspace.org
Subject: Re: Inquiry from Portola Valley Trails Committee

EXTERNAL

Also, I'd it's my understanding that we need to create an Ad Hoc Committee from the Town. Can you clarify the role of the Ad Hoc committee?

Sarah Wernikoff
Portola Valley Town Council
[REDACTED]

From: Sarah Wernikoff <[REDACTED]>
Sent: Friday, August 18, 2023 3:59 PM
To: Ashley Mac <amac@openspace.org>
Subject: Inquiry from Portola Valley Trails Committee

EXTERNAL


Hi Ashley:

Are you familiar with the attached 2015 proposal regarding the relocation of the Alpine Trail? Are you the correct contact for this topic at MROSD? If so, can we schedule a call on this topic, if not, can you please connect me to the correct contact?

Attachment 6A

I am looking forward to meeting you next weekend.

Thank you,
Sarah

Sarah Wernikoff
Portola Valley Town Council




MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Mayor and Members of the Town Council

FROM: Howard Young, Public Works Director

DATE: November 12, 2014

RE: **Authorize Staff to Submit a Conceptual Trail Project Proposal for Relocation of the Existing Trail Along Alpine Road Between Saddleback Road and Hillbrook Drive, Adjacent to the Midpeninsula Regional Open Space District's Hawthorns Property**

RECOMMENDATION

Authorize the attached conceptual proposal to be submitted to Midpeninsula Regional Open Space District (MROSD) for a Town funded and managed trail relocation project adjacent to MROSD's Hawthorns property on Alpine Road. If MROSD supports the conceptual plans and agrees to allow the project to move forward, Town staff will begin the consensus building process with the appropriate Committees and Commissions on a plan and scope.

BACKGROUND

Since 2010, the Trails and Paths Committee has indicated to staff and its Council liaisons that there have been use conflicts on the Alpine Road dirt trail along the Hawthorne Property from Saddleback to Hillbrook Drive. Minutes from their 1/27/10 special field meeting reflect the inquiry of a possible opportunity for an enlarged trail when the Hawthorne property is opened to the public.

The reported conflicts involved equestrian, pedestrian, and bicycle traffic using the narrow trail and not having enough space to maneuver around each other. Portions of the trail are severely constrained due to a steep slope on one side and a fence on the other. The conflicts have not been quantified by staff but on a random visit to the trail, staff has observed an instance of the conflict noted by Committee members. The Bicycle, Traffic, Pedestrian Safety Committee (BPTSC) has also expressed an interest in resolving reported conflicts on this section of trail so school children do not have to cross Alpine Road to continue eastbound. This was again confirmed during the BPTSC's 11/5/14 meeting when staff presented the proposed project in discussions.

When the Hawthorns property was in the process of being transferred to MROSD in 2011, members of the Trails Committee believed it would be an opportune time to discuss trail

improvements, including resolving the use conflict issues above. It has been indicated to the Trails Committee that a potential solution to the problem would be to widen the trail or relocate it inward onto MROSD property. If more space were available, a multi-use trail could be an option.

To pursue solutions to the Trails Committee concerns and to begin initial discussions on the topic with MROSD, the Town met with MROSD at the Hawthorns property on September 9, 2014 to assess the trail, observe the conflicts first hand, and better understand the constraints envisioned by MROSD. The group walked the length of the concerned area and discussed:

1. Possibilities of relocating the trail from Town right-of-way onto MROSD's Hawthorns property.
2. The need to secure the Hawthorns property with a fence.
3. Proximity of the fence to the property line and town right-of-way.

At the conclusion of the meeting, MROSD, indicated that they would go back to their office and discuss what is fully involved, what the possibilities are, and their priorities.

DISCUSSION

Town staff has followed up with MROSD on the possibility of a joint project to construct the proposed Trail. MROSD staff indicated that their resources are stretched very thin at the present time with the recent passage of Measure AA and indicated that this project may not reach the top of their priority list. However, to move forward, MROSD expressed a willingness to consider a proposal for a project that is funded and managed by the Town. Due to timing and the MROSD's budgeting and planning process which begins in December, MROSD staff recommended that the Town submit a proposal as soon as possible for their consideration.

As part of developing a proposal for improvements to the Alpine Road trail, Town staff took the initiative of developing a project scope that would provide the greatest design flexibility should MROSD allow the project to move forward. It is important to note that the proposed design is highly conceptual and has been prepared by staff without input from MROSD or the applicable Town Committees due to the time constraints. Of course, if given approval to move forward, staff would work collaboratively with MROSD and applicable Town Committees to design a project that serves the community well for years to come.

The proposed project is illustrated in Exhibits A and B and offer a first draft potential conceptual plan and rough range of costs. The assumptions used for the conceptual plan are based on recent improvements to an adjacent section of trail on Alpine Road from Saddleback to Indian Crossing and previous feedback concerning trails being too close to the roadway. However, there are variable options that need to be explored if MROSD provides the green light to move forward with a specific design developed through the Town's normal scoping and consensus building process for such projects. Staff is confident, however, that without going through the full public process at this very early conceptual stage, Exhibits A and B provide a starting point with ample opportunity for the community, including MROSD, to work together to design a project that addresses user conflicts, fits with the rural nature of the town, and serves everyone well for many years.

FISCAL IMPACT

No fiscal impact at this time. If MROSD provides a positive response, then the final scope and costs will be determined after the consensus process. However, conceptual cost ranges could possibly be per Exhibit A.

ATTACHMENTS

Exhibit A – Conceptual scope of work and proposal
Exhibit B – Conceptual map illustration

APPROVED - Nick Pegueros, Town Manager



cc: Trails and Paths Committee Chair
Bicycle, Pedestrian, Traffic Safety Committee Chair
Midpeninsula Regional Open Space District General Manager

Exhibit A**Conceptual Trail Project Proposal for Improvements to the Existing Trail Along Alpine Road Between Road Saddleback Road and Hillbrook Drive, Adjacent to the Midpeninsula Regional Open Space District's Hawthorns Property****A. Goal.**

The goal of this project is to relocate a section of the existing Alpine Road trail to provide a facility that is more conducive to multiple uses. The Town's Trails and Paths Committee and the Bicycle, Pedestrian, Traffic Safety Committee have independently discussed for over upwards of 4 years the varied use conflicts between equestrians, pedestrians, and bicyclists on the Town's Alpine Road trail adjacent to the Midpeninsula Regional Open Space District's (MROSD) Hawthorns property between Saddleback Road and Hillbrook Drive. This section of trail has limited opportunities to provide more space for multiple uses due to the grade difference between the trail and the roadway on one side and the MROSD fence on the other side. Recently, the Town has worked collaborative with the schools in town to encourage more students to ride their bikes to school in order to provide multiple benefits such as reduced automobile congestion during peak school traffic hours, reduction in greenhouse gas emissions, and increased physical activity for youth. The collaborative effort shows signs of changing the use patterns on many trails in Town with many more students riding their bikes to school today compared to several years ago. One trail of particular note that is used by students is the Alpine Road trail which is a significant connector between Corte Madera Middle School (CMS) and facilities frequented by CMS students afterschool.

B. Existing Conditions.

A 4'-6' rural trail along Alpine Road between Saddleback Road and Hillbrook Drive. Length is approximately 2,800'.

C. Conceptual Proposed project.

To move the existing trail further away from Alpine Road roadway onto MROSD land by installing a new meandering 6'-8' wide multiuse trail with a natural surface. Trail length would be approximately 3,000' from Saddleback to Hillbrook Dr. This would require approvals and a 10' trail easement granted from MROSD/POST (Peninsula Open Space Trust). In addition, potential relocation of their existing fence.

D. Anticipated Scope of Work.

- a. Land Surveying, Landscape Architect, Arborist, and inspection as needed
- b. MROSD/POST review of plans, permits, and approval of legal agreements
- c. Remove or relocate existing fence
- d. Clear, grub, perform tree work, and grade in new meandering 3,000'x8' trail
- e. Remove old trail and restore right of way
- f. Install new fence per MROSD requirements (cost will widely vary based on type).
- g. Re-vegetate and seed disturbed areas with native seed and plants
- h. Record easement documents
- i. Construction schedule: 6-8 weeks.

E. Costs.

Rough magnitude of the estimated hard and soft costs of the conceptual proposed plan: \$130,000-\$175,000. Cost do not include to be determined environmental work, MROSD/POST requirements, MROSD staff time, and Town staff time as needed.

F. Zoning & General Plan Considerations

- a. Portola Valley Fence Ordinance - Existing 6' tall fence should be at least 75' back from property line; alternatively a 4' tall horse fence can be placed on property line.
- b. Project shall comply with requirements of the Portola Valley Alpine Scenic Corridor Plan.
- c. The proposed project shall comply with the provisions of the California Environmental Quality Act.

F. Parties involved in the planning and consensus process if MROSD permits the Town to perform a project.

The Town, MROSD, POST, Trails Committee, Conservation Committee, ASCC. It is important to note that the proposed design is highly conceptual and has been prepared by staff without input from MROSD or the applicable Town Committees due to the time constraints. There are many variable outcomes that need to be explored when more time permits and when the Town proceeds with its normal scoping and consensus building process for such projects after MROSD provides initial response.

**EXHIBIT B
PROPOSED CONCEPTUAL RELOCATION OF
ALPINE TRAIL FROM SADDLEBACK RD - HILLBROOK DR
APPROX 3,000'
(N.T.S)**

Page 80



Saddleback Rd

Hillbrook Dr / Firethorne

1. Existing Trail

2. Property Line

3. New Multi Use 6'- 8' meandering trail within new 10' easement

4. New fence line with 75' setback

Ashley Mac

From: Ashley Mac
Sent: Thursday, August 17, 2023 11:57 AM
To: Karen Askey
Cc: Betsy Morgenthaler; Tina Hugg
Subject: RE: Questions about PV Committee Liaison Role for Hawthorns?

Dear Ms. Askey,

Thank you for your email and your interest in the Hawthorns Area Plan project.

Consistent with Midpen Board policy, the practice is to present information to Midpen Board committees, in this case the Planning and Natural Resources Committee (PNR), prior to presenting it to others outside the agency. The PNR Committee is a Brown Act meeting, which is publicly noticed, and as we have done previously, we would share the notification with Town staff for distribution to the Town Council, Commissions, Committees, and community. Our goal is to finalize the preferred conceptual design alternative(s) in collaboration with the Public Access Working Group. Following this, we will present these alternatives to the PNR next year.

Following the presentations to PNR, the Midpen project team will present to the Town Ad Hoc Committee. The Committee's feedback will then be brought back to the PNR and Board during subsequent meeting for further consideration. This process ensures comprehensive input and informed decision-making.

Thank you for your interest in the project. We invite you and other interested parties to sign up to receive project notifications directly from Midpen at openspace.org/hawthorns.

Best regards,

Ashley Mac, PLA, ASLA (she/her)
Planner III
[REDACTED]
650.772.3655 (direct)

From: Karen Askey [REDACTED]
Sent: Tuesday, August 15, 2023 4:43 PM
To: Ashley Mac [REDACTED]
Cc: Betsy Morgenthaler [REDACTED]
Subject: Questions about PV Committee Liaison Role for Hawthorns?

EXTERNAL

Hi, Ashley -

I'm the Hawthorns Liaison for the Portola Valley Parks & Rec Committee, and am curious as to the process moving forward, and how we might interact with the new Working Group?

The liaisons haven't had much information or communication recently, and I'm wondering what next steps for us might be? We have monthly Parks & Rec Meetings and I have not been able to share any updates, other than the Working Group has been formed.

Attachment 6A

I can't attend the 8/26 tour as I'll be OOT.

Thanks,
Karen Askey



Ashley Mac

From: CKrenz [REDACTED]
Sent: Monday, August 14, 2023 8:43 PM
To: [REDACTED]
Cc: Ashley Mac
Subject: Fwd: Hawthorns Public Access Working Group Site Tour - RSVP

EXTERNAL

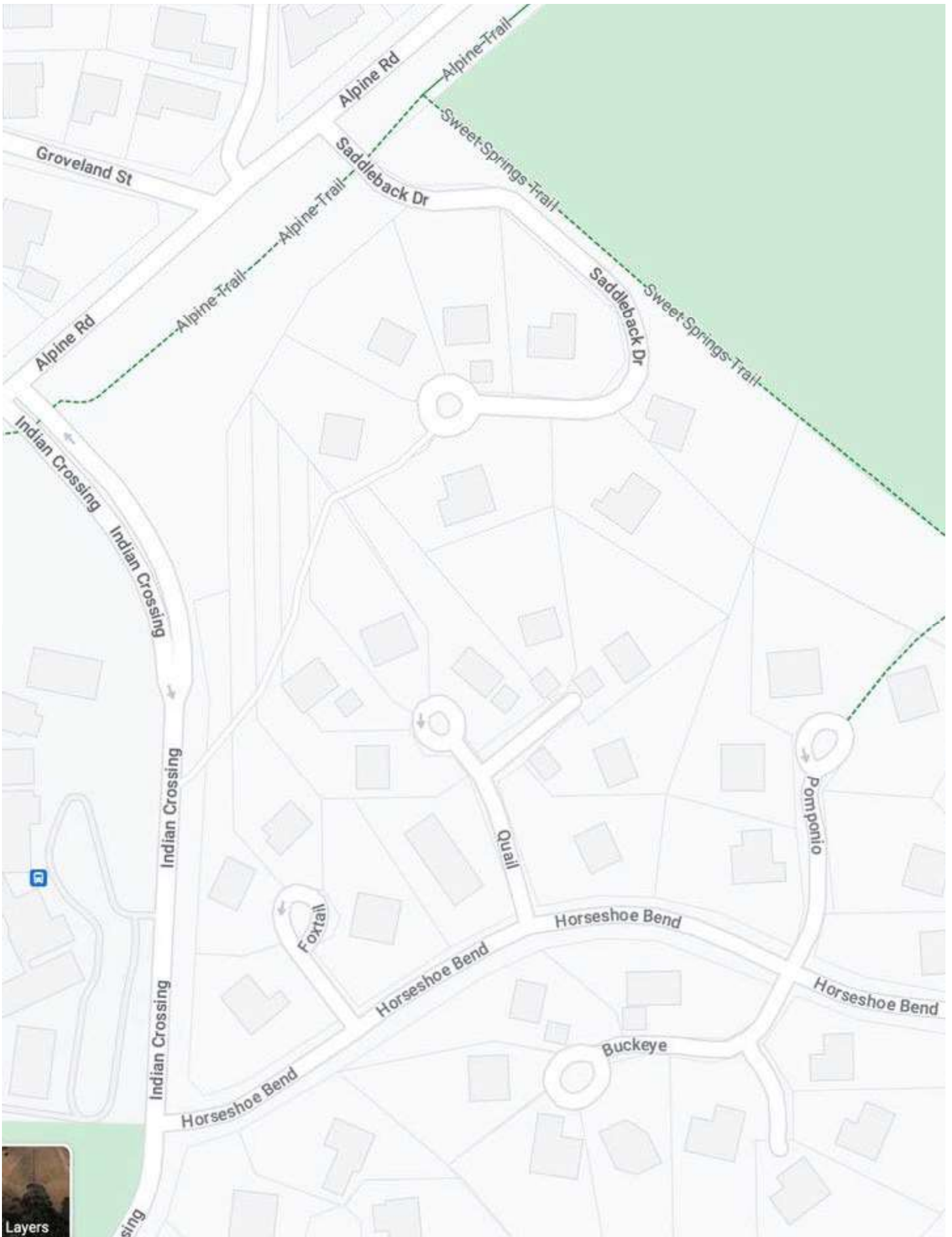
Gary... good to talk to you earlier today. Below is the blurb on the Aug 26 meeting. If Mr. Leach or others could join in I'm sure they'd be welcome. It is a public meeting.

I'm copying Ashley Mac here as she's one of main contacts in Midpen

We talked briefly about connections from the Ranch into Hawthorns. Looks as though there's already a trail easement connecting Sweet Springs trail to Pomponio Ct. If that's a problem, it looks as if there are other routes possible south and east of Pomponio, routes that don't cross anyone's private lots .

Ashley: Gary is vice chair of the Portola Valley Paths and Committee. Fred Leach is the chair, a Ranch resident, and may be able to join us on the 26th. Gary has a prior commitment.

Charlie





Meeting 3

Hawthorns Area

Public Comments

October 26, 2023

The documents below include:

- Correspondence received for the Hawthorns Area Public Access Working Group and Staff Responses
- Public Comments

Ashley Mac

From: Karen [REDACTED]
Sent: Saturday, August 26, 2023 4:27 PM
To: Ashley Mac
Subject: Evacuation Study

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL

Hi Ashley

I wanted to provide you a link to the recent evacuation study.

Karen Vahtra


Evacuation Study
portolavalley.net



<https://www.portolavalley.net/community/emergency-preparedness-information/evacuation-study>

From: Public Comment Form <no-reply@wufoo.com>
Sent: Wednesday, October 25, 2023 10:46 AM
To: Clerk <clerk@openspace.org>; web <web@openspace.org>
Subject: 10/25 - Board of Directors Meeting: To be provided to the board of directors. (no limit)- Hawthorne Project -Roland Strick -

EXTERNAL

Meeting Date *	10/25 – Board of Directors Meeting
Is this a comment about a specific board item? *	Yes
Agenda Item Number or Subject *	Hawthorne Project
Please check one: *	In Favor
Where did you hear about this meeting? (check all that apply) *	1. Midpen website
Name *	Roland Strick
City of Residence *	PORTOLA Valley
Email *	
Comment Type *	To be provided to the board of directors. (no limit)
Comments to be provided to the board of directors *	We have a family of kids and dogs. We love the outdoors. We love biking and hiking the trails with our dogs. We need more trails for our kids to get around safely and to enjoy our town. Thank you

-Roland

Please provide your phone number so we can
identify you if you use the call-in number. *



Marie Lanka

From: Public Comment Form <no-reply@wufoo.com>
Sent: Thursday, October 26, 2023 3:34 PM
To: Clerk; web
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-Packet for 10/26 meeting -Rita Comes -

EXTERNAL

Meeting 10/26 – Hawthorns Area Public Access Working Group Meeting

Date *

Is this a Yes
comment
about a
specific
board
item? *

Agenda Packet for 10/26 meeting

Item
Number
or
Subject *

Please Neutral
check
one: *

Where did • Other
you hear
about
this
meeting?
(check all
that
apply) *

Attachment 6A

Other Friend

source *

Name * Rita Comes

City of Portola Valley

Residence

*

Email *

[REDACTED]

Comment To be provided to the board of directors. (no limit)

Type *

Comments to be provided to the board of directors *

Greetings

I am looking for the comments from the other people. Where is the rest of the packet? Was there more than just the agenda sent to the voting members? I would like to know what others say about the parking issues on Los Trancos?

There is a lot of building planned for this road, what is the plan to work with the planning department of Portola Valley to stage and limit activity on Alpine road. How will parking for cars, horses, bikes and electric bikes be dealt with?

Thank you for your time.

Please

[REDACTED]

provide

your

phone

number

so we can

identify

you if you

use the

call-in

number.

*

Marie Lanka

From: Public Comment Form <no-reply@wufoo.com>
Sent: Thursday, October 26, 2023 11:13 AM
To: Clerk; web
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-hawthorns comments -Kristi Corley -

EXTERNAL

Meeting Date * 10/26 – Hawthorns Area Public Access Working Group Meeting

Is this a comment about a specific board item? * Yes

Agenda Item Number or Subject * hawthorns comments

Please check one: * In Favor

Where did you hear about this meeting? (check all that apply) *

- Other

Other source * PV Forum

Name * Kristi Corley

Attachment 6A

Organization resident

(if
applicable)

City of Portola Valley

Residence *

Email *

Comment To be provided to the board of directors. (no limit)

Type *

Comments to be provided to the board of directors *

PAWG members and Board,

Please consider the following Hawthorn comments.

1) Hawthorns is located on the border of San Mateo County and Santa Clara County with Stanford University in close proximity. We have to assume Hawthorns will have many users as MROSD advertises to the entire Peninsula and beyond. We have experienced a large volume of users for Windy Hill in Portola Valley and we should assume the same for Hawthorns. In fact, Windy Hill is the #3 in attendance out of 26 MROSD parks if I'm correct? If MROSD advertises heavily, they will come!

2) Alpine Trail is our sidewalk along Alpine Road. Alpine trails must be available to walkers 24/7 and not be locked at sunset and closed at night and opened in the morning. Another trail solution must be found and discussions regarding Alpine trail need to continue with the trails committee and the town. The goal to put the Alpine trail inside the MROSD fence may have changed since the 2014 letter was sent by the town to MROSD and must be explored with appropriate committees and town staff.

3) The Los Trancos ingress and egress options need to be discussed more by the PAWG group and should not be eliminated. The public did not hear the PAWG discussion regarding eliminating the Los Trancos two entrance options.

4) Windy Hill parking in Portola Valley has overflow issues since it's been built. MROSD and Portola Valley need to resolve those issues of overflow onto main corridors and streets (Willowbrook) currently. Since the Windy Hill parking lot is seen from the street, the obvious user overflow is on Portola Road (Portola Valley Scenic Corridor) and Willowbrook which is still a safety issue for many residents. The residents do not want that situation with the Hawthorn parking. Therefore I

Attachment 6A


do not think parking on Alpine Road visible from the street is an option for MROSD. The parking should not be visible from Alpine Road which could cause overflow onto our streets. Alpine Road is the Portola Valley Scenic Corridor and that is written in our general plan. Residents appreciate nature, not cement parking lots on their scenic corridors. MROSD owns 79 acres and should NOT put their parking lot in a highly visible site on Alpine Road.

5) I believe trails should be connected as much as possible to existing trails so connecting Sweet Springs trail is desirable.

6) PAWG and the public should have access to all public comments on Hawthorns going back to 2012-13. The public is requesting a separate public comment area on the website so we can read all public comments on Hawthorns going back to the beginning of the project.

7) The public is requesting all the same information be available to the public in one location on the website that the PAWG receives on Hawthorns. I find it difficult to look up information in board meetings and PAWG meetings back to 2013. We would like one location for the public to get all Hawthorn information going back to the resident Portola Valley town center gathering on the Hawthorn project.


8). It might be possible to add additional trails to the land with 79 acres rather than limit the trail to 1.2 miles. Consider and discuss other usages for trails or separate usages for trails. (dogs/bikes?). We have many dog and horse lovers in our community. Discuss all pros/cons.

Please 
provide your
phone
number so
we can
identify you
if you use
the call-in
number. *

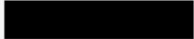
Marie Lanka

From: Public Comment Form <no-reply@wufoo.com>
Sent: Thursday, October 26, 2023 9:50 AM
To: Clerk; web
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)- Hawthorns and public comment time-Kristi Corley -

EXTERNAL

Meeting Date *	10/26 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	No
Subject *	Hawthorns and public comment time
Please check one: *	In Favor
Where did you hear about this meeting? (check all that apply) *	<ul style="list-style-type: none">• Other
Other source *	PVforum mailings to 4500 residents should be utilized as much as possible by MROSD.
Name *	Kristi Corley
Organization (if applicable)	resident of Portola Valley
City of Residence *	Portola Valley
Email *	
Comment Type *	To be provided to the board of directors. (no limit)
Comments to be provided to the board of directors *	<p>The Portola Valley residents are requesting a 3 minute public comment period for the Hawthorns meeting on 10/26/23. We feel a 1 minute public comment time is inappropriate to truly hear from the residents of Portola Valley.</p> <p>Thank you for your consideration.</p>


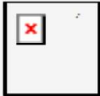
Attachment 6A

Please provide your phone number so we can 
identify you if you use the call-in number. *

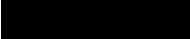
Marie Lanka

From: Public Comment Form <no-reply@wufoo.com>
Sent: Wednesday, October 25, 2023 9:43 AM
To: Clerk; web
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-#2. Working Group Business -Karen Askey -

EXTERNAL

Meeting Date *	10/26 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	Yes
Agenda Item Number or Subject *	#2. Working Group Business
Please check one: *	Neutral
Where did you hear about this meeting? (check all that apply) *	<ul style="list-style-type: none">• Other
Other source *	Town of Portola Valley
Name *	Karen Askey
Organization (if applicable)	Portola Valley Ad Hoc Committee for Hawthorns
City of Residence *	PORTOLA VALLEY
Email *	
Comment Type *	To be provided to the board of directors. (no limit)
Comments to be provided to the board of directors *	Attached letter from the Portola Valley Ad Hoc Committee for Hawthorns provided. Thank you.
File upload	 10_26_pawg_meeting_letter_from_pv_ad_hoc_committee_google_docs.pdf 30.40 KB · PDF

Attachment 6A

Please provide your phone number so we 
can identify you if you use the call-in
number. *

Attachment 6A

Dear Members of MROSD and Hawthorns PAWG,

We look forward to the opening of the Hawthorns Property and thank you for all the work that you have put into the planning process.

Our Ad Hoc Hawthorns Committee of Portola Valley (PV) consists of representatives from many of our Town Committees. As Town Committee representatives, we are aligned with and committed to adhering to the Portola Valley General Plan.

The PV Ad Hoc Hawthorns Committee is focused on creating awareness and providing channels for resident feedback on the Hawthorns Project, sharing resident feedback throughout the process with MidPen & PAWG for a smooth and efficient undertaking, and providing feedback to the PV Planning Commission and Town Council.

Various Town Committees will be submitting comments as well. For this 10/26 meeting, both Trails & Paths and Bicycles, Pedestrians, Safety & Traffic have submitted their preferences and concerns for your consideration.

At the present time, the Ad Hoc Committee would like to focus your attention on two important issues.

- We request that an updated traffic study be completed, as the Transportation Conditions Technical Memo study (Parisi Transportation Consulting, March 20,2023) relies on a traffic count study from 2019. This study is outdated given the changes that have occurred in Portola Valley since the survey was done. There are also significant development projects slated for Alpine Road in the next seven years.
 - Our concerns include increased traffic volume, traffic mode conflicts and evacuation issues.
 - Please note that Alpine Road is a major evacuation route.
- We request that MidPen include the Historic Complex in its overall plan, and not treat it as a separate phase or project. We believe that park access, parking and trail connectivity on the Los Trancos side offer many benefits, and need further review. We are comfortable with slowing down the PAWG process to align with or follow the Historic Complex planning. The lone exception would be the modifications to the Safe Routes to School Alpine Trail, which should happen more quickly.



Thank you,

PV Ad Hoc Hawthorns Committee (Karen Askey, Patt Baenan, Brook Coffee, Patty Dewes, Fred Leach, Catherine Magill, Betsy Morgenthaler)

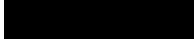
Marie Lanka

From: Public Comment Form <no-reply@wufoo.com>
Sent: Wednesday, October 25, 2023 12:04 AM
To: Clerk; web
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-2. Regional Trail Map -Fred Leach -

EXTERNAL

Meeting Date *	10/26 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	Yes
Agenda Item Number or Subject *	2. Regional Trail Map
Please check one: *	Neutral
Where did you hear about this meeting? (check all that apply) *	<ul style="list-style-type: none">• E-mail notification from Midpen• Postcard notification from Midpen• Midpen website• Other
Other source *	Town of Portola Valley
Name *	Fred Leach
Organization (if applicable)	Portola Valley Trails & Paths Committee
City of Residence *	Portola Valley
Email *	
Comment Type *	To be provided to the board of directors. (no limit)
Comments to be provided to the board of directors *	Please read the attached letter representing the recommendations of the Town of Portola Valley Trails and Paths Committee.
File upload	 trails_and_paths_hawthorns_pawg_letter.docx_google_docs.pdf 5.71 MB • PDF

Attachment 6A

Please provide your phone number so we can 
identify you if you use the call-in number. *



TOWN OF PORTOLA VALLEY
Trails and Paths Committee

Fred Leach, Chair
Gary Hanning, Vice Chair
Liz Babb, Secretary
Joe Coleman, Member
Jacquelyn Davis, Member
Alex Doherty, Member
Barb Eckstein, Member
Ellie Ferrari, Member
Susan Gold, Member

24 October 2023

Dear members of the Hawthorns Public Access Working Group and MROSD,

In accordance with the MROSD Vision Plan and Measure AA, The Portola Valley Trails and Paths Committee is requesting trail improvements as the Hawthorns Open Space area is developed.

The primary goal of our recommendations is to improve and expand on the usage of trails in the MROSD and Portola Valley trail systems, and we look forward to seeing how the design of this wonderful new addition to MROSD develops.

Please find our thoughts below:

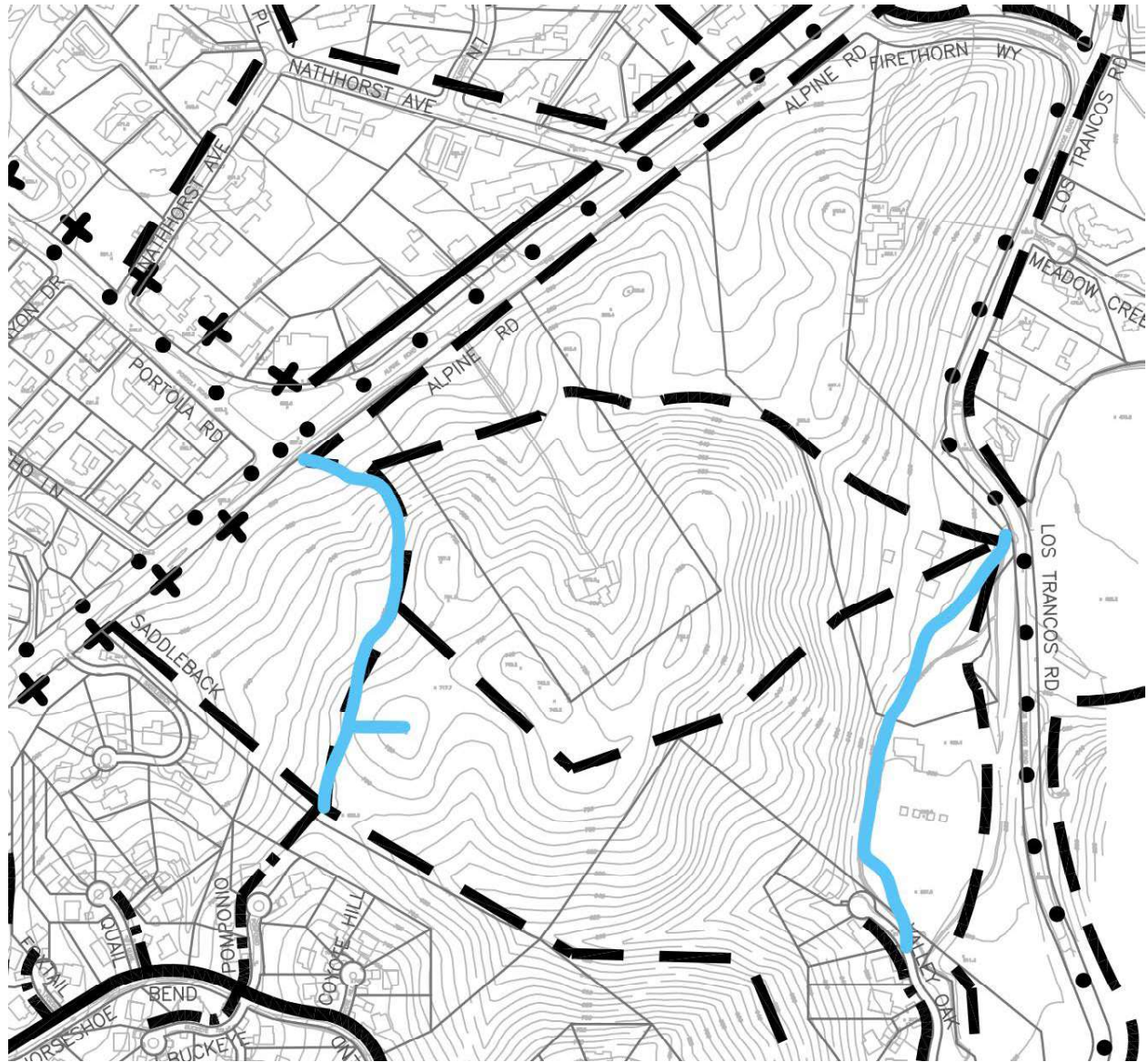
1. We request that MROSD prioritize developing a trail along Alpine Road into an avenue that is safe and accessible for all those who use the corridor, including pedestrians, equestrians, and cyclists. This is particularly important for children commuting to and from school. We request that development of this trail be prioritized and believe that it could be developed ahead of completion of the rest of the project. We recommend close partnership with the Town to complete this work as quickly as possible. We believe there are multiple options to accomplish this goal, but here are our recommendations:
 - a. Expand the trail to an appropriate width, using a natural surface as referenced in the conservation easement for the property.
 - b. Move the trail eastward into the property and away from the slope down to the road but maintain a continuous connection with the rest of Alpine Trail at the northern and southern ends of the Hawthorns property.
 - c. Evaluate both the options of consolidation of the existing Alpine Trail into the new trail and of creation of a separate trail while leaving the current Alpine Trail intact.
 - d. Remove the current fence to maintain the Open Space feel of the area.
 - e. Consider adding a split rail type fence along the road edge if the existing trail remains to increase safety along the steep slopes.
 - f. Level the trail at any driveway crossing the trail such that there is nominal slope down to the driveway with clear visibility for the safety of all users, particularly children biking to school.

2. Within the property, develop multi-use trails to provide the residents of and visitors to Portola Valley a place where they can access Hawthorns Open Space through a variety of methods including horseback, bicycle, wheelchair, and on foot.
 - a. Align trails to the plans set forth in Portola Valley's General Plan Trails and Paths Element.
 - b. Explore options for dedicated use (e.g., pedestrian only) trails only after multi-use options are established.
 - c. Include benches along trails to allow for resting.
 - d. Leverage existing trails within the property in addition to plans for new loops.

3. Develop a plan for interconnection with existing trail systems so residents of and visitors to Portola Valley can access the Hawthorns and other Open Space systems without having to drive between different trail systems. We suggest expediting consideration of the additional 13 acres in the property that will be explored soon in order to create the best possible trail plan.
 - a. Suggested interconnections include:
 - i. A connection to the Sweet Springs trail roughly across from the end of Pomponio Street with a small spur to a prominent vista point.
 - ii. A connection of Los Trancos trail where the Hawthorns property meets Los Trancos road, continuing towards Valley Oak Street.
 - b. These interconnections are indicated **roughly in blue** on map excerpts below. The first excerpt is from the Hawthorns Conceptual Trail Diagram and the second is from the Town of Portola Valley Trails and Paths Element Plan Diagram A, both of which are linked at the end of this letter. We note that the Trails and Paths Element Plan Diagram A is dated from 2009 and offers an excellent guide to the development of trails in Portola Valley and its surrounds. The dashed black lines represent suggested trails in this document.



i.



- ii.
- c. Explore potential use of parking in areas of Portola Valley that already exist within proximity to the Hawthorns border (e.g., Roberts Market). If additional parking is absolutely necessary per MROSD's expertise, focus parking within the Hawthorns Open Space to a limited scope, ideally for bicycles and ADA only. We note that the Trails Element of the Portola Valley General Plan recommends *against* parking at trailheads.
- d. Explore expansion of public transportation or a dedicated weekend shuttle to and from the Windy Hill Portola Road parking lot.

Thank you for your consideration in expanding the public's access to Open Spaces in the region. We are available for further consultation and welcome collaboration on trail development.

Attachment 6A

Sincerely,

Fred Leach
Chairman of the Portola Valley Trails & Paths Committee
on behalf of the Portola Valley Trails & Paths Committee

References:

MROSD Vision Plan:

https://www.openspace.org/sites/default/files/Vision_Plan_Summary.pdf

Measure AA:

<https://www.openspace.org/what-we-do/projects/measure-aa>

Hawthorns Conceptual Trail Diagram:

<https://www.openspace.org/sites/default/files/Hawthorns%20PAWG%20Mtg%203%20-%20PACKET.pdf>

Town of Portola Valley Trails and Paths Element Plan Diagram A:

<https://www.portolavalley.net/home/showdocument?id=3982>

Marie Lanka

From: Public Comment Form <no-reply@wufoo.com>
Sent: Monday, October 23, 2023 6:31 PM
To: Clerk; web; [REDACTED]
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)- Mountain Biking and Trail-Building Destroy Wildlife Habitat!-Mike Vandeman -

EXTERNAL

Meeting Date * 10/26 – Hawthorns Area Public Access Working Group Meeting

Is this a comment about a specific board item? * No

Subject * Mountain Biking and Trail-Building Destroy Wildlife Habitat!

Please check one: * In Opposition

Where did you hear about this meeting? (check all that apply) *

- E-mail notification from Midpen

Name * Mike Vandeman

Organization (if applicable) Machine-Free Trails Association

City of Residence * San Ramon

Attachment 6A

Email *



Comment To be provided to the board of directors. (no limit)

Type *

Comments to be provided to the board of directors *

The major harm that mountain biking does is that it greatly extends the human footprint (distance that one can travel) in wildlife habitat. E-bikes multiply that footprint even more. Neither should be allowed on any unpaved trail. Wildlife, if they are to survive, MUST receive top priority!

What were you thinking??? Mountain biking and trail-building destroy wildlife habitat! Mountain biking is environmentally, socially, and medically destructive! There is no good reason to allow bicycles on any unpaved trail!

Bicycles should not be allowed in any natural area. They are inanimate objects and have no rights. There is also no right to mountain bike. That was settled in federal court in 1996: <https://mivande.info/mtb10.htm>. It's dishonest of mountain bikers to say that they don't have access to trails closed to bikes. They have EXACTLY the same access as everyone else -- ON FOOT! Why isn't that good enough for mountain bikers? They are all capable of walking....

Why do mountain bikers always insist on creating illegal trails? It's simple: they ride so fast that they see almost nothing of what they are passing. Therefore, they quickly get bored with any given trail and want another and another, endlessly! (In other words, mountain biking is inherently boring!)

A favorite myth of mountain bikers is that mountain biking is no more harmful to wildlife, people, and the environment than hiking, and that science supports that view. Of course, it's not true. To settle the matter once and for all, I read all of the research they cited, and wrote a review of the research on mountain biking impacts (see <https://mivande.info/scb7.htm>). I found that of the seven studies they cited, (1) all were written by mountain bikers, and (2) in every case, the authors misinterpreted their own data, in order to come to the conclusion that they favored. They also studiously avoided mentioning another scientific study (Wisdom et al) which did not favor mountain biking, and came to the opposite conclusions.

Mountain bikers also love to build new trails – legally or illegally. Of course, trail-building destroys wildlife habitat – not just in the trail bed, but in a wide swath to both sides of the trail! E.g. grizzlies can hear a human from one mile away, and smell us from 5 miles away. Thus, a 10-mile trail represents 100 square miles of destroyed or degraded habitat, that animals are inhibited from using. Mountain biking, trail building, and trail maintenance all increase the number of

Attachment 6A

people in the park, thereby preventing the animals' full use of their habitat. See <https://mivande.info/scb9.htm> for details.

Mountain biking accelerates erosion, creates V-shaped ruts, kills small animals and plants on and next to the trail, drives wildlife and other trail users out of the area, and, worst of all, teaches kids that the rough treatment of nature is okay (it's NOT!). What's good about THAT?

To see exactly what harm mountain biking does to the land, watch this 5-minute video: <http://vimeo.com/48784297>.

In addition to all of this, it is extremely dangerous: https://mivande.info/mtb_dangerous.htm.


The latest craze among mountain bikers is the creation of "pump tracks" (bike parks). They are alleged to teach bicycling skills, but what they actually teach are "skills" (skidding, jumping ("getting air"), racing, etc.) that are appropriate nowhere! If you believe that these "skills" won't be practiced throughout the rest of the park and in all other parks, I have a bridge I'd like to sell you! ...

For more information: <https://mivande.info/mtbfaq.htm>.

The common thread among those who want more recreation in our parks is total ignorance about and disinterest in the wildlife whose homes these parks are. Yes, if humans are the only beings that matter, it is simply a conflict among humans (but even then, allowing bikes on trails harms the MAJORITY of park users -- hikers and equestrians -- who can no longer safely and peacefully enjoy their parks).

The parks aren't gymnasiums or racetracks or even human playgrounds. They are WILDLIFE HABITAT, which is precisely why they are attractive to humans. Activities such as mountain biking, that destroy habitat, violate the charter of the parks.

Even kayaking and rafting, which give humans access to the entirety of a water body, prevent the wildlife that live there from making full use of their habitat, and should not be allowed. Of course those who think that only humans matter won't understand what I am talking about -- an indication of the sad state of our culture and educational system.

Please 
provide your
phone

number so
we can
identify you
if you use
the call-in
number. *

Marie Lanka

From: Public Comment Form <no-reply@wufoo.com>
Sent: Wednesday, October 25, 2023 3:21 PM
To: Clerk; web
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-We want Hawthorn biking trail -Anngi Strick -

EXTERNAL

Meeting Date * 10/26 – Hawthorns Area Public Access Working Group Meeting

Is this a comment about a specific board item? * Yes

Agenda Item Number or Subject * We want Hawthorn biking trail

Please check one: * In Favor

Where did you hear about this meeting? (check all that apply) *

- E-mail notification from Midpen

Name * Anngi Strick

Attachment 6A

City of Portola valley

Residence

*

Email *

Comment To be provided to the board of directors. (no limit)

Type *

Comments to be provided to the board of directors *

My family has lived in Portola Valley for 10 years and I have two young boys who love to bike around town. As you know, these winding country roads can be dangerous and unsafe for our kids. There just isn't very many bike friendly roads (or trails) around town and we do live up Los Trancos which makes it even more challenging. I just want my kids to have a place where they can safely bike and connect with nature, and not feel so scared about cars whizzing by and possibly getting hurt or in an accident.

Portola Valley has so many beautiful hiking and equestrian trails, however a large majority of the trails do not permit biking. There just isn't a lot of safe, recreational biking trails in town for our children.

I hope that the Hawthorn loop will be an option for our children and give families a place to come together, bike safely, enjoy nature and get some exercise! The plan to widen the Alpine Trail will be so appreciated by town residents as that is a primary route for school children.

Thank you for your time and consideration on this. The Hawthorns would be a huge asset to the Portola Valley families that love to enjoy our beautiful valley together- on bikes- in a safe and recreational manner.

With appreciation,

Roland and Anngi Strick

Please
provide
your
phone
number

Attachment 6A


so we can
identify
you if you
use the
call-in
number.

*

Marie Lanka

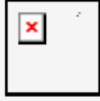
From: Public Comment Form <no-reply@wufoo.com>
Sent: Wednesday, October 25, 2023 8:20 AM
To: Clerk; web
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)- Hawthorns Traffic and Parking-Edward Holland -

EXTERNAL

Meeting Date *	10/26 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	No
Subject *	Hawthorns Traffic and Parking
Please check one: *	Neutral
Where did you hear about this meeting? (check all that apply) *	<ul style="list-style-type: none">• Other
Other source *	MROSD and Town Subcommittee in Portola Valley
Name *	Edward Holland
Organization (if applicable)	BPTS Committee Portola Valley
City of Residence *	Portola Valley
Email *	
Comment Type *	To be provided to the board of directors. (no limit)
Comments to be provided to the board of directors *	<p>TO the Hawthorns PAWG and Board of Directors for MROSD</p> <p>Please see the letter and list of comments and recommendations derived from public feedback at a special BPTS (Bicycle, Pedestrian and Traffic Safety) meeting held on 17th October 2023.</p> <p>Ed Holland, BPTS Chair.</p>

Attachment 6A

File upload



[bpts cover letter to pawg 2.pdf](#) 53.71 KB · PDF

Please provide your phone number so we can
identify you if you use the call-in number. *



Edward Holland, Ph.D.

BPTS Chair
Portola Valley

22nd October 2023

Public Access Working Group

MROSD

Dear Public Access Working Group,

I represent the Bicycle Pedestrian and Traffic Safety Committee (BPTS) of Portola valley. This committee provides a bridge between the community and Town of Portola Valley in matters of road and pedestrian safety. The recent proposal by MROSD to open “The Hawthorns” property on Alpine road has been raised at our meetings. Residents requested that BPTS gather resident feedback on aspects of this proposal that fall within the Committee purview. In pursuit of this, BPTS held a special meeting on 17th October to discuss issues and gather resident input on matters including, but not limited to access, traffic impact, parking etc. The meeting concluded with a summary of points of concern and suggestions to be communicated to the PAWG at the earliest opportunity. That summary is included below.

BPTS welcomes the access to more open space within the Town of Portola Valley, and looks forward to working with the PAWG and MROSD in the forthcoming months.

Sincerely,
Edward Holland, Ph.D. BPTS Chair

Summary of 17th October Special BPTS Meeting Concerns and Suggestions

BPTS Points of concern based on resident feedback and Committee discussions. These form the following points requested for inclusion by Midpeninsula Open Space District in any site development plan.

Visitor and other site access.

- That due consideration be given to the increased traffic resulting from site visits, and its interaction with the existing transport corridor by all road users and pedestrians.
- That MROSD conducts an updated study using current traffic data including predictions or forecasts resulting from a change of site use and an anticipated increase in residential properties on the Alpine Road Corridor.
- That changes to the site access comply with the Town of Portola Valley General plan designation of Alpine Road as an access corridor, and that changes respect the Scenic Corridor Element.
- That all potential access points remain under consideration during the planning process.

Parking.

- That MROSD provides forecasts for the anticipated visitor numbers, including consideration of daily, weekly and seasonal uses, and that this includes the Phase I “Open Space” and Phase II “Historic” Elements of site use.
- BPTS recommends to allow public parking access from both Los Trancos and Alpine Road to decrease the influx of cars on our scenic Alpine Road Corridor.
- That onsite parking, including overflow parking be provided to the extent necessary to accommodate all site visitors, and prevent overspill onto neighborhood roadways.
- That car parking reservations and pricing may be considered, as may access limitations. For example, car access may only be available on weekends, but hikers and horse riders would be able to access the property during the week.
- That provision be made for secure accommodation of alternative means of transport e.g. pedal cycles and E-bikes.
- That the Town of Portola Valley allows for such onsite parking when considering a formal planning application.

Overflow Parking

- That overflow parking be provided on site, and that the area be of an environmentally friendly design - for example a grass area with subsurface that allows drainage and a firm surface for car tires.

Parking – Placement on site

- That location of parking should comply with the town's General Plan that designates Alpine and Portola Roads as Scenic Corridors, it is recommended that cars are hidden from the road when parked.

Trail Crossings, Improvements, and Safe Routes to School Accommodations.

- Trail Crossings Shall be subject to Portola Valley's guidelines as stated in our General Plan and reviewed by the Trails and Path, Conservation and BPTS Committees.
- Consideration Shall be given to the existing infrastructure (trails) in planning site access points.
- It is assumed that the chain-link fence will be removed and that a trail outside the fence along Alpine Road will be available 24 hours. A second trail inside the fence, parallel to Alpine Road, may provide a safer alternative for horse riders and hikers.
- That trail fencing along the route contiguous with the Alpine Road trail provide multiple access points for non vehicle access by users of the new development.

Marie Lanka

From: Public Comment Form <no-reply@wufoo.com>
Sent: Monday, October 23, 2023 4:55 PM
To: Clerk; web; [REDACTED]
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-Hawthorn Access -Mike Buncic -

EXTERNAL

Meeting Date *	10/26 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	Yes
Agenda Item Number or Subject *	Hawthorn Access
Please check one: *	Neutral
Where did you hear about this meeting? (check all that apply) *	<ul style="list-style-type: none">E-mail notification from Midpen
Name *	Mike Buncic
City of Residence *	Los Gatos
Email *	[REDACTED]
Comment Type *	To be provided to the board of directors. (no limit)
Comments to be provided to the board of directors *	Please be sure to consider access for all user groups. This may form a regional trail connection. This may be the perfect opportunity to consider separate trails for separate user groups.
Please provide your phone number so we can identify you if you use the call-in number. *	[REDACTED]

Ashley Mac

From: Anngi Sieger Strick [REDACTED]
Sent: Monday, October 23, 2023 5:45 PM
To: Tina Hugg; Ashley Mac
Subject: Please open Hawthorns for our PV families and kids who love biking!😊

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

EXTERNAL

Hi Tiny and Ashley,

My family has lived in Portola Valley for 10 years and I have two young boys who love to bike around town. As you know, these winding country roads can be dangerous and unsafe for our kids. There just isn't very many bike friendly roads (or trails) around town and we do live up Los Trancos which makes it even more challenging. I just want my kids to have a place where they can safely bike and connect with nature, and not feel so scared about cars whizzing by and possibly getting hurt or in an accident.

Portola Valley has so many beautiful hiking and equestrian trails, however a large majority of the trails do not permit biking. There just isn't a lot of safe, recreational biking trails in town for our children.

I hope that the Hawthorn loop will be an option for our children and give families a place to come together, bike safely, enjoy nature and get some exercise! The plan to widen the Alpine Trail will be so appreciated by town residents as that is a primary route for school children.

Thank you for your time and consideration on this. The Hawthorns would be a huge asset to the Portola Valley families that love to enjoy our beautiful valley together- on bikes- in a safe and recreational manner.

*With appreciation,
Roland and Anngi Strick
6 Buck Meadow Dr, PV
[REDACTED]*

Sent from my iPhone

Attachment 6A

From: [REDACTED]
To: [REDACTED]
Subject: RE: Input and questions for the Oct. 26th Hawthorns PAWG
Date: Thursday, October 19, 2023 7:04:00 PM

Dear David,

Thank you for your email. The responses to your questions are below in bold italics and will be provided to the PAWG along with the thoughts you shared. We are sorry that you will miss the October 26th PAWG meeting.

1. How many bridges (roughly) are there on MidPen properties/trails? Are there unique constraints at Hawthorns for crossing Los Trancos Creek or would a crossing there be “typical” and done as in other OSP’s creek crossings?

Midpen has 183 bridges within its jurisdictional boundary. Constraints for this location include property ownership and the permitting requirements for two municipalities. Midpen does not own the land between Los Trancos Creek and Los Trancos Road, as the Hawthorns property stops at the creek. In addition, Los Trancos Creek forms the boundary between Portola Valley in San Mateo County and Palo Alto in Santa Clara County, so permitting could pose a challenge.

2. Do you have any rough guidelines for estimating parking needs? Something like parking spots/acre or parking spots/mile of trail or otherwise? Just trying to get at how many spots are anticipated to be needed.

Midpen’s experience is that existing site conditions like steep topography tend to naturally limit the number of spaces that can be provided at any given location. For this project, because of the Hawthorns Area’s proximity to Windy Hill Preserve, Midpen’s transportation consultant has prepared a parking demand analysis, which will be provided to the PAWG for its October 26, 2023 meeting.

3. Are there external regulations or internal guidelines for disced fire breaks? It seems counter intuitive to me to disc near a paved road. Doesn’t the road serve as a fire break already? Curious about how moving the fence and trail might impact/change disc line need or location, and potential impact on natural resources/conservation easement.

Midpen’s wildland fire resiliency and land management is dictated by the agency’s Board-adopted Resource Management Policies as well as the Wildland Fire Resiliency Program, which was developed in collaboration with a suite of partners and stakeholders, including cooperating and collaborative agencies, local fire agencies, tribes, and the public. Disc lines, or areas where vegetation is mechanically disced with a tractor to reduce dry fuel, are strategically located along ignition sources, such as roads, with consideration to the landscape form, vegetation communities present, and the minimization of ecological disturbance. As disc lines serve to enhance and facilitate fire suppression activities and ingress/egress safety for fire responding agencies, their personnel, and fire suppression

equipment, the removal of any vegetation in association with disc lines is permissible under the conservation easement per Sections 3 and 6, which allow Midpen to take necessary and appropriate measures for fire safety, restoration, and resource management.

Although the disc line at the Hawthorns Area was placed prior to Midpen's ownership of the property, Midpen maintains it in accordance with guidance from Woodside Fire. The ultimate placement of fences and trails will be determined in alignment with Midpen's Resource Management Policies, the Wildland Fire Resiliency Program, as well as the conservation easement and Public Access Framework for the Hawthorns Area. For more information about the Wildland Fire Resiliency Program, please visit <https://www.openspace.org/what-we-do/projects/wildland-fire-resiliency>.

4. Should the Race and Equity Committee in Portola Valley be invited to join the Town's Ad Hoc Committee?

Midpen will forward this suggestion to Town staff, as Midpen had no involvement in the membership of the Town Ad Hoc Committee.




Best,

Tina Hugg, PLA, ASLA (she/her)

Senior Planner

Midpeninsula Regional Open Space District
5050 El Camino Real, Los Altos, CA 94022


[openspace.org](https://www.openspace.org)

From: David Smernoff 
Sent: Wednesday, October 18, 2023 8:37 AM
To: Ashley Mac ; Tina Hugg 
Subject: Input and questions for the Oct. 26th Hawthorns PAWG

You don't often get email from 

EXTERNAL

Hi Ashley and Tina -

I have a number of questions that may be helpful for the discussion on 10/26. I include some of my views on parking, regional trail access and user groups that I would like to share with the group.

Attachment 6A

I've asked Charlie Krenz to add my voice to the discussion as these topics arise.

Again my apologies for developing an unavoidable work conflict and appreciate your support in sharing my views and your responses to the following questions.

Best regards,

David

Questions:

1. How many bridges (roughly) are there on MidPen properties/trails? Are there unique constraints at Hawthorns for crossing Los Trancos Creek or would a crossing there be "typical" and done as in other OSP's creek crossings?
2. Do you have any rough guidelines for estimating parking needs? Something like parking spots/acre or parking spots/mile of trail or otherwise? Just trying to get at how many spots are anticipated to be needed.
3. Are there external regulations or internal guidelines for disced fire breaks? It seems counter intuitive to me to disc near a paved road. Doesn't the road serve as a fire break already? Curious about how moving the fence and trail might impact/change disc line need or location, and potential impact on natural resources/conservation easement.
4. Should the Race and Equity Committee in Portola Valley be invited to join the Town's Ad Hoc Committee?

Thoughts about Parking and Access:

If discing along Alpine Road is required, could a section of the disc line be converted to parking? A long, linear lot could replace the need to disc (and would save money) and would be similar in appearance to the disc line. In addition, if the chosen section were near Roberts market (west of the driveway) then all parking would be consolidated in the same segment of Alpine Road and perhaps address scenic corridor issues. Further this could use the existing access driveway which has good line of sight and eliminate the need for additional access points. It would also consolidate construction activities in the same area and seems like it would fit within conservation easement requirements. The proposed fence and Alpine Trail realignments could be integrated into the parking design, with the trail just outside that fence and parking just inside. It seems that all of this might be incorporated into a functional and aesthetic design that accommodates all of these site needs.

Committed advocate for Multi-Use Regional Trail Access:

Guiding Principles:

- Supports 2014 Vision Plan
- "Open Hawthorns Area, develop trails connecting to Portola Valley and Palo Alto trails"*
- Supports multi-modal access goals, esp. if multi-use regional connections are realized.

Attachment 6A

- Supports Measure AA commitments to regional multi-use connections
 - Supports and integrates with Alpine Trail project
- “Our Alpine Regional Trail Improvement Project not only reconnects communities on the valley floor to a vast ridgeline trail network...”* Anna Ruiz - Views, Fall 2023
- Supports broad social goals of increasing access to open space by historically excluded groups, and specific goals of both the Town and MidPen to uncover and remove barriers to access.
 - Hawthorns is a unique asset on the mid-peninsula supporting regional trail connections, see attached map.

Constraints for access from Arastradero:

- line of sight for crossing Los Trancos Road (Palo Alto and Town input required)
- Private ownership of the strip b/w Los Trancos Rd and Los Trancos Creek
- Historic complex process, timeline and outcomes

Potential Solutions:

- Build on current traffic study to determine if the line of sight south of the existing historic complex driveways would be feasible for a trail crossing. Consider signage and a crosswalk.
- Engage POST to purchase or obtain a trail/conservation easement with the homeowner and provide appropriate tax incentives. This is a largely unusable bit of land, and a fire hazard that requires mitigation.
- Establish the interior Hawthorn trail system to be “shovel-ready” for linkage to the Arastradero connector trail so that the connection can be made once the historic complex process is complete. Provide a few alternative connection points.

Internal Trail System:

- Provide 2 neighborhood access points that link to existing town trails
- Recognize that the vista section of the trail should reach the summit because people will go there regardless. Will avoid resource degradation by users making informal trails to the “summit”.
- Make the internal trail system multi-use (hike, bike, equestrian, dog). Arastradero Preserve serves as an example of how this works well locally.

Constraints for access to Town trail system

- Exclusion of bicycles on all town trails
- MidPen preference to integrate trail use based on adjoining existing trail uses.

Potential Solutions:

- Regional trail connection to Windy Hill and Alpine Road a compelling argument for at least one through bike trail to complete the linkage.
- Safe routes to schools active in providing access for students on bikes along the Alpine Road corridor.
- Many advocates in Portola Valley for opening access to some trails for bikes

The attached map show that to get to the Alpine Regional Trail, via trails, a route through Arastradero Preserve and then through Hawthorns is the best, possibly only, mid-peninsula option. Stanford foothills, Jasper Ridge and SFPUC watershed are all off limits for public access, leaving Hawthorns as a key link.

A few final thoughts

Bicycle access through Hawthorns represents an opportunity to enable less resourced families to enjoy the bulk of MidPen preserves and provide longer distance outdoor experiences from their communities. Portola Valley has an opportunity to provide at least one bicycle through route, without which regional connectivity for those without horses becomes virtually impossible. This directly supports Portola Valley's goal to **"address systemic barriers to inclusion that may exist within the Town's policies, regulations and practices."** Completely excluding bike access to trails impacts PV families, childrens safe access to biking to school, and all of the valley floor communities who deserve trail access to all of the MidPen preserves that their tax revenues support.

Marie Lanka

From: Public Comment Form <no-reply@wufoo.com>
Sent: Thursday, October 19, 2023 7:47 PM
To: Clerk; web; Irma Mora
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-Interconnect Trails -mike green -

Follow Up Flag: Follow up
Flag Status: Completed

EXTERNAL

Meeting Date * 10/26 – Hawthorns Area Public Access Working Group Meeting

Is this a comment about a specific board item? * Yes

Agenda Item Number or Subject * Interconnect Trails

Please check one: * In Opposition

Where did you hear about this meeting? (check all that apply) *

- E-mail notification from Midpen

Name * mike green

Attachment 6A

Organization (650) 248-7130

(if
applicable)

City of Portola Valley

Residence *

Email *

Comment To be provided to the board of directors. (no limit)

Type *

Comments to be provided to the board of directors *

Hawthorns Area Public Assess Meeting 10-26-23

I understand that you are reviewing the interconnection of the proposed Hawthorn's Open Space parcel's internal trails, with proposed external to Hawthorn's trails, e.g. Portola Valley's private Sweet Springs trail. It is my understanding that Sweet Springs trail is an equestrian only trail, with dogs allowed. While that is not my concern right now, it might become your rationale for MidPenn to not interconnect your internal Hawthorne trails to this one external, semi-private trail. My reasoning today is safety. My house, on Franciscan Ridge, is located at the top of a canyon, approx. 125' above the north-east leg of the Sweet Springs trail that follows the north-east Ranch property boundary, which is at the bottom of a canyon of heavy brush and trees that bisect the trail. The safety issue: Every so often (maybe every 3-4 months, for years now, and for a few days each time), my external cameras pick up a mature mountain lion(s) coming up from the canyon the intersects the Sweet Springs trail below our house and walks across lot, then driveway, then our cul-de-sac and goes back down towards Spring trail just above lower Valley Oak side of the Sweet Springs trail. The sightings were usually at 6 pm to 10 pm periods and in early am, like 4-5 am. While persons may not be always walking then, the fact that the sightings have been consistent over years, as well as several times so far this year (and once with a large & small lion too), there is a likelihood that these lion(s) are hanging around the densely wooded canyon bottom below my house to Sweet Springs trail and probably going into Hawthorns' lands. I would hope you do not open this trail to the public, as today, very very few people use it. And, it'd be tragic for an interaction to occur with a lion, if suddenly lots of persons start using the trail, the probably of this just increases. Thank-you.



Please [REDACTED]
provide your
phone
number so
we can
identify you

if you use
the call-in
number. *

Attachment 6A

From: [Public Comment Form](#)
To: [Clerk; web; Irma Mora](#)
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)- Hawthorns-Lynne Madison -
Date: Thursday, October 19, 2023 8:54:58 AM

EXTERNAL

Meeting Date *	10/26 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	No
Subject *	Hawthorns
Please check one: *	In Favor
Where did you hear about this meeting? (check all that apply) *	<ul style="list-style-type: none">• E-mail notification from Midpen
Name *	Lynne Madison
City of Residence *	Portola Valley, San Mateo
Email *	
Comment Type *	To be provided to the board of directors. (no limit)
Comments to be provided to the board of directors *	I am strongly in favor of making all public trails in the Hawthorns open to leashed dogs. Thank you.
Please provide your phone number so we can identify you if you use the call-in number. *	

Marie Lanka

From: Public Comment Form <no-reply@wufoo.com>
Sent: Thursday, October 19, 2023 6:04 PM
To: Clerk; web; Irma Mora
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-Hawthorns Open Space -Michael Green -

EXTERNAL

Meeting 10/26 – Hawthorns Area Public Access Working Group Meeting

Date *

Is this a Yes
comment
about a
specific
board
item? *

Agenda Hawthorns Open Space

Item

Number

or

Subject *

Please Neutral

check

one: *

Where did • E-mail notification from Midpen

you hear

about

this

meeting?

(check all

that

apply) *

Name * Michael Green

Attachment 6A

City of portola valley

Residence

*

Email *

Comment To be provided to the board of directors. (no limit)

Type *

Comments to be provided to the board of directors *

Board meeting Oct 25, 2023:

I understand that you are reviewing interconnection of the proposed Hawthorn's Open Space parcel's internal trails, with proposed external to Hawthorn's trails, e.g. Portola Valley's private Sweet Springs trail. It is my understanding that Sweet Springs trail is an equestrian only trail, with dogs allowed. While that is not my concern right now, it might become a rationale for MidPenn to not interconnect your internal Hawthorne trails to this external, semi-private trail. My reasoning today is safety. My house on Franciscan Ridge is located approx. 125' above the north-east leg of the SS trail that follows our north-east Ranch property boundary, which is a canyon of heavy brush and trees. The safety issue: Every so often (maybe every 3-4 months, for years now, for a few days each time), my external cameras pick up a mature mountain lion(s) coming up from the Sweep Springs trail below our house and walking across our cul-de-sac and going back down towards Spring trail above Valley Oak side of the Sweet Springs trail. The sightings were are usually 6 pm to 10 pm periods and in early AM like 4-5AM. While persons may not be always walking then, the fact that the sightings have been over years, as well as several times this year (once with a large & small lion too), there is a likelihood that these lion(s) are hanging around the dense wooded valley below my house to Sweet Springs trail and going into Hawthorns lands. I would hope you do not open this trail to the public, as today, very very few people use. And, it'd be tragic for an interaction with a lion, if suddenly lots of persons start using the trail. Thank-you.

Please
provide
your
phone
number
so we can
identify
you if you
use the

Attachment 6A

call-in
number.

*

Marie Lanka

From: Public Comment Form <no-reply@wufoo.com>
Sent: Sunday, October 15, 2023 3:28 PM
To: Clerk; web; [REDACTED]
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)- Proposed Dog Park-Eloise Pollock -

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL

Meeting Date *	10/26 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	No
Subject *	Proposed Dog Park
Please check one: *	<input checked="" type="radio"/> In Favor
Where did you hear about this meeting? (check all that apply) *	<input type="checkbox"/> Other
Other source *	PV Forum
Name *	Eloise Pollock
City of Residence *	Portola Valley
Email *	[REDACTED]
Comment Type *	To be provided to the board of directors. (no limit)
Comments to be provided to the board of directors *	I would strongly recommend that you consider a dog park on the Hawthorn property for the benefit at the man residents in town who need a place for their dogs to run. Thank you for your consideration.
Please provide your phone number so we can identify you if you use the call-in number. *	[REDACTED]

Attachment 6A

From: [Public Comment Form](#)
To: [Clerk; web;](#) [REDACTED]
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)- Hawthorne's Use-Todd Van Horn -
Date: Monday, October 16, 2023 1:29:23 PM

EXTERNAL

Meeting Date *	10/26 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	No
Subject *	Hawthorne's Use
Please check one: *	In Favor
Where did you hear about this meeting? (check all that apply) *	<input checked="" type="radio"/> Other
Other source *	PV Forum
Name *	Todd Van Horn
City of Residence *	Portola Valley
Email *	[REDACTED]
Comment Type *	To be provided to the board of directors. (no limit)
Comments to be provided to the board of directors *	
<p>What about a disc golf course? There are no disc golf courses anywhere on the peninsula despite the growing popularity of the sport. The impact is marginally more than hiking, but generally preserves the land as is, as no landscaping is involved, only placing off baskets and clearing off small tee boxes. It wouldn't even have to be a full 18 holes – any number would be great – and could be limited only to a portion of the land if so desired. More information can be found here: https://www.pdga.com/course-development/</p>	
Please provide your phone number so we can identify you if you use the call-in number. *	

Attachment 6A

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: PAWG Agenda Item for 10/26 Meeting - Add PV Hawthorns Committee?
Date: Tuesday, October 17, 2023 8:32:00 AM

Hi Karen and all,

Thank you for your follow up email and questions. Ashley is out at the moment, so I am responding for her.

1. *What is the time limit per person for public comments?*

The time limit for each speaker is typically 3 minutes; however this varies depending on the number of individuals who would like to provide public comment. Depending on the number of speakers present, the Co-Chairs have the authority to reduce speaking time from 3 minutes to either 2 minutes or 1 minute in the interest of conducting an efficient and effective public meeting and allowing everyone the opportunity to speak. Staff and the facilitator will take on this responsibility at the October 26, 2023 PAWG meeting only because the Co-Chairs have not yet been selected.

2. *Could a person "donate" their time limit to another individual? For example, if the time limit is 3 minutes per person, could I donate my time to another person so they could have six total minutes? If yes, how would you like to be notified about who is donating and who is speaking?*

Aggregating speaker comment time has not been a practice at the District. If there is a message that needs to be delivered longer than the time permitted to an individual speaker, multiple speakers may line up to deliver the message, passing to the next speaker after their allotted time. We reiterate that the Co-Chairs will generally allow 3 minutes per speaker, but a shorter time may be designated when there are many speakers. Unfortunately, we will not be able to tell you for certain how long each speaker will be allowed until the day of the meeting.

We suggest that the Town Ad Hoc Committee submit their comments in writing and bring hard copies to pass out to the PAWG at their meeting so that the PAWG members may refer to key points that are being highlighted by the speaker(s) representing the Town Ad Hoc Committee.

Best regards,

Attachment 6A

Tina Hugg, PLA, ASLA (she/her)

Senior Planner

Midpeninsula Regional Open Space District
5050 El Camino Real, Los Altos, CA 94022



openspace.org

From: Karen Askey [REDACTED]
Sent: Friday, October 13, 2023 7:53 AM
To: Ashley Mac [REDACTED]
Cc: Patt Baenen [REDACTED]; Brook Coffee [REDACTED]; Patty Dewes [REDACTED]; Fred Leach [REDACTED]; Catherine Magill [REDACTED]; betsy morgenthaler [REDACTED]; Nan Shostak [REDACTED]; Dale Pfau [REDACTED]; Marianne Plunder [REDACTED]; Sharif Etman [REDACTED]; Corie Stocker [REDACTED]; Sarah Wernikoff [REDACTED]; Jane Mark [REDACTED]; Tina Hugg [REDACTED]
Subject: Re: PAWG Agenda Item for 10/26 Meeting - Add PV Hawthorns Committee?

Some people who received this message don't often get email from [REDACTED]

EXTERNAL

Thanks for the info, Ashley. A couple of follow-up questions since we won't be an official agenda item at the 10/26 PAWG meeting....

1. What is the time limit per person for public comments?
2. Could a person "donate" their time limit to another individual? For example, if the time limit is 3 minutes per person, could I donate my time to another person so they could have six total minutes? If yes, how would you like to be notified about who is donating and who is speaking?

Our ad hoc team plans on submitting our comments in writing, but we do plan on speaking at the meeting as well.

Thanks!
Karen & all

Attachment 6A

On Thu, Oct 12, 2023 at 11:45 AM Ashley Mac <[REDACTED]> wrote:

Hi Karen,

There are two opportunities to address comments to the Hawthorns Area Public Access Working Group (PAWG), which are during the public comment periods: one at the beginning of the meeting and another towards the end. We suggest that the Town Ad Hoc Committee to submit a written public comment and designate a representative to speak to it during one of the public comment periods.

Residents can submit their written comments and input to the PAWG in the following way:

- Submit a Written Public Comment form which will be forwarded to the Hawthorns Area PAWG members. You can find it at: <https://www.openspace.org/who-we-are/public-meetings/comment-form>

Thanks,

Ashley Mac, PLA (she/her)

From: Ashley Mac

Sent: Friday, October 6, 2023 3:07 PM

To: Karen Askey [REDACTED]

Cc: Patt Baenen [REDACTED]; Brook Coffee [REDACTED]; Patty Dewes

[REDACTED]; Fred Leach [REDACTED] Catherine Magill

[REDACTED]; betsy morgenthaler [REDACTED]; Nan Shostak

[REDACTED]; Dale Pfau [REDACTED]; Marianne Plunder

[REDACTED]; Sharif Etmar [REDACTED] Corie Stocker

[REDACTED]; Sarah Wernikoff [REDACTED]; Jane Mark

[REDACTED]; Tina Hugg [REDACTED]

Subject: RE: PAWG Agenda Item for 10/26 Meeting - Add PV Hawthorns Committee?

Hi Karen,

Thank you for reaching out. Your questions are receiving our immediate attention, and we will provide a response once we've had the opportunity to fully address your requests. Given the substantial volume of comments we are currently receiving, we will do our best to get back to you as soon as we can. Your patience is much appreciated.

Best,

Ashley Mac, PLA (she/her)

From: Karen Askey [REDACTED]
Sent: Thursday, October 5, 2023 12:01 PM
To: Ashley Mac [REDACTED]; Tina Hugg [REDACTED]
Cc: Patt Baener [REDACTED]; Brook Coffee [REDACTED]; Patty Dewes [REDACTED]; Fred Leach [REDACTED]; Catherine Magill [REDACTED]; betsy morgenthaler [REDACTED]; Nan Shostak [REDACTED]; Dale Pfau [REDACTED]; Marianne Plunder [REDACTED]; Sharif Etman [REDACTED] Corie Stocker [REDACTED]; Sarah Wernikoff [REDACTED]
Subject: PAWG Agenda Item for 10/26 Meeting - Add PV Hawthorns Committee?

EXTERNAL

Hi, Ashley and Tina -

I hope all is well. I am Chairing our PV Town Ad Hoc Hawthorns Committee, and we are hoping to be able to Portola Valley preferences & concerns at the upcoming 10/26 meeting. Our goal is to submit detailed comments in writing prior to the meeting, but we would like to summarize key issues at the actual meeting as well.

What is the appropriate process/channel for getting some time on the meeting agenda? Also, many of our residents want to submit their own written comments - what is the best way or email to use for submission?

Thanks,
Karen Askey
[REDACTED]

Attachment 6A

From: [Public Comment Form](#)
To: [Clerk; web;](#) [REDACTED]
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-Hawthorns public access -Ronny Krashinsky -
Date: Friday, October 13, 2023 11:32:12 PM

EXTERNAL

Meeting Date *	10/26 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	Yes
Agenda Item Number or Subject *	Hawthorns public access
Please check one: *	Neutral
Where did you hear about this meeting? (check all that apply) *	<input checked="" type="radio"/> Other
Other source *	PVForum email list
Name *	Ronny Krashinsky
City of Residence *	Portola Valley
Email *	[REDACTED]
Comment Type *	To be provided to the board of directors. (no limit)

Comments to be provided to the board of directors *

It's exciting to have the Hawthorns property become a new public access space in Portola Valley. As a relatively small preserve, I feel that its value will primarily be to better connect existing trails, provide additional parking for open space access, and augment recreational facilities for the region. I would specifically like to see these uses prioritized:

1. Provide a safe biking route along Alpine Road. This could be a path following the inside of the existing fence, with attention to providing a safe crossing at the Hawthorns driveway. This would be great for general access to the preserve, as well as for kids traveling down Alpine from Corte Madera.
2. Connect Los Trancos Trail to Valley Oak Trail. This path can utilize the existing gravel road on the property and should not require much more than opening the gates on Los Trancos Rd.
3. Connect internally to Sweet Springs trail.
4. Provide parking. This area can provide an alternative access point to the Cole Mine Ridge trail system, as there are many ~5–6 mile loop options. To that end, it would be convenient to have parking near Valley Oak Trail. Access to the parking could be from Los Trancos Rd instead of Alpine Rd.
5. Provide an off-leash dog park and/or off-leash trails access for dogs.
6. Provide facilities such as bathrooms and picnic tables sufficient for group use.

Please provide your phone number so we can identify you if you use the call-in number. *

Ashley Mac

From: Ashley Mac
Sent: Thursday, October 12, 2023 11:45 AM
To: Karen Askey
Cc: Patt Baenen; Brook Coffee; Patty Dewes; Fred Leach; Catherine Magill; betsy morgenthaler; Nan Shostak; Dale Pfau; Marianne Plunder; Sharif Etman; Corie Stocker; Sarah Wernikoff; Jane Mark; Tina Hugg
Subject: RE: PAWG Agenda Item for 10/26 Meeting - Add PV Hawthorns Committee?

Hi Karen,

There are two opportunities to address comments to the Hawthorns Area Public Access Working Group (PAWG), which are during the public comment periods: one at the beginning of the meeting and another towards the end. We suggest that the Town Ad Hoc Committee to submit a written public comment and designate a representative to speak to it during one of the public comment periods.

Residents can submit their written comments and input to the PAWG in the following way:

- Submit a Written Public Comment form which will be forwarded to the Hawthorns Area PAWG members. You can find it at: <https://www.openspace.org/who-we-are/public-meetings/comment-form>

Thanks,

Ashley Mac, PLA (she/her)
Planner III



From: Ashley Mac
Sent: Friday, October 6, 2023 3:07 PM
To: Karen Askey
Cc: Patt Baenen; Brook Coffee; Patty Dewes; Fred Leach; Catherine Magill; betsy morgenthaler; Nan Shostak; Dale Pfau; Marianne Plunder; Sharif Etman; Corie Stocker; Sarah Wernikoff; Jane Mark; Tina Hugg
Subject: RE: PAWG Agenda Item for 10/26 Meeting - Add PV Hawthorns Committee?

Hi Karen,

Thank you for reaching out. Your questions are receiving our immediate attention, and we will provide a response once we've had the opportunity to fully address your requests. Given the substantial volume of comments we are currently receiving, we will do our best to get back to you as soon as we can. Your patience is much appreciated.

Best,

Ashley Mac, PLA (she/her)
Planner III



Attachment 6A

[REDACTED]

From: Karen Askey [REDACTED]
Sent: Thursday, October 5, 2023 12:01 PM
To: Ashley Mac [REDACTED] Tina Hugg [REDACTED]
Cc: Patt Baenen [REDACTED] Brook Coffee [REDACTED] Patty Dewes [REDACTED]
[REDACTED] Fred Leach [REDACTED] Catherine Magill [REDACTED] betsy
morgenthaler [REDACTED] Nan Shostak [REDACTED] Dale Pfau [REDACTED] Marianne
Plunder [REDACTED] Sharif Etman [REDACTED] Corie Stocker [REDACTED]
[REDACTED]; Sarah Wernikoff [REDACTED]
Subject: PAWG Agenda Item for 10/26 Meeting - Add PV Hawthorns Committee?

EXTERNAL

Hi, Ashley and Tina -

I hope all is well. I am Chairing our PV Town Ad Hoc Hawthorns Committee, and we are hoping to be able to Portola Valley preferences & concerns at the upcoming 10/26 meeting. Our goal is to submit detailed comments in writing prior to the meeting, but we would like to summarize key issues at the actual meeting as well.

What is the appropriate process/channel for getting some time on the meeting agenda? Also, many of our residents want to submit their own written comments - what is the best way or email to use for submission?

Thanks,
Karen Askey
[REDACTED]

Ashley Mac

From: Ashley Mac
Sent: Tuesday, October 10, 2023 6:46 PM
To: Betsy Morgenthaler
Cc: Clerk; Tina Hugg
Subject: RE: 10/26 - Hawthorns Area Public Access Working Group Meeting: Hawthorns C Easement & Integrating PAWG and 13 ac. Historic Complex
Attachments: Conservation Easement_2005.04.15.pdf

Dear Ms. Morgenthaler,

Thank you for sharing these comments. Please see our responses in black below. Your comments and the responses below will be provided to the Public Access Working Group for their consideration.

1. Hawthorns Conservation Easement

The Conservation Easement (2005) governing Hawthorns applies to the entire 79 acres, though there's a clear distinction between the "improved" and "unimproved" areas. The Hawthorns 2 color map below shows Parcel 1 - 42 "improved" acres (purple) and Parcel 2 - 37 "unimproved" acres (light brown).

(a) Did the Conservation Easement further specify or can Midpen unpack their thinking about applying the Conservation Easement's "Prohibited and Permitted Uses" appropriately to the different areas?

The Conservation Easement does not provide the reasons for the listed prohibited and permitted uses. The Conservation Easement anticipates public access at the Hawthorns property but there are no specific plans for public access near the existing staff residence on site nor has the Board made a policy decision on regular public access at the Historic Complex.

(b) For clarity, could Midpeninsula provide access to the Conservation Easement, or is that a request for POST?

The Conservation Easement is attached.

2. Hawthorns Historic Complex, 13 acres

(a) Can Midpen provide an up to date map of the 13 acres, including boundary outline?

The boundary on the Constraints Map is an informal outline of the Historic Complex and not an official designated boundary. It signifies an approximate area of what Midpen considers the Historic Complex area. For reference, the Constraints Map can be located on Page 83 of the PAWG's July 26, 2023 [Orientation Packet](#), within the Existing Conditions Opportunities and Constraints Report.

As a Town we are looking at the 79 acres as a whole, including the ingress/egress and parking options within the circumscribed 13 acre Historic Complex.

(b) Will there be a "PAWG #2" guiding the Historic Complex "parallel planning process" "expected to begin in early 2024"?

In early 2024, staff will be looking to Midpen's Board of Directors for guidance and input on the future use and management of the Historic Complex. After the Midpen Board members provide their input, staff will develop a planning process that includes public engagement. The Board has not made a policy decision on regular public access at the Historic Complex. At this time, there are no specific plans for public access at the Historic Complex and we do not anticipate a future Public Access Working Group for the Historic Complex.

(c) Will that body consider ingress-egress and parking areas, handicap included, within the flat portions of the 13 acres?

Midpen is not making any commitments about what it might consider in the future.

Attachment 6A

3. Integration: Historic Complex, 13 acres + PAWG, 66 acre = Hawthorns 79 acre property

(a) Is there an estimated timeframe for integrating the PAWG and Historic Complex group's land use recommendations?

Planning for the future use and management of the Historic Complex is expected to begin in early 2024 and there are no current plans regarding public access at the Historic Complex. There is no estimated timeframe to integrate the Historic Complex area with the rest of the Hawthorns property but future uses will be compatible with the Board-approved vision and goals for the Hawthorns property.

(b) How do you envision PAWG's participating role in unifying the pair of land use recommendations into a cohesive whole?

Since the uses for the Historic Complex have not yet been determined and will affect how this area interacts with the rest of the property, the Historic Complex will go through its own planning process separate from the PAWG's public access work. Though this area is not included in the PAWG's public access planning work, the PAWG members are aware of the Historic Complex as context for their recommendations. How the Historic Complex connects with the rest of the property will be determined by Midpen's Board of Directors through a planning and engagement process for the Historic Complex.

Thank you!

Ashley Mac, PLA (she/her)

Planner III
[REDACTED]

From: Betsy Morgenthaler [REDACTED]

Sent: Friday, October 6, 2023 5:11 PM

To: Ashley Mac [REDACTED]

Cc: Clerk [REDACTED] Tina Hugg [REDACTED] Marie Lanka [REDACTED]

Subject: Re: 10/26 - Hawthorns Area Public Access Working Group Meeting: Hawthorns C Easement & Integrating PAWG and 13 ac. Historic Complex

EXTERNAL

Dear Ms. Mac,

Thank you for your kind acknowledgement and dedicated efforts to provide responses.

I look forward to hearing from you again and in the meanwhile wish you a lovely weekend.

Warm regards,
Betsy

On Oct 6, 2023, at 2:53 PM, Ashley Mac [REDACTED] wrote:

Dear Ms. Morgenthaler,

Thank you for sharing your comments. We are actively addressing your questions. With the level of detail you have requested and the large number of comments we are receiving, we'll do our best to get back to you as soon as we can. Your patience is much appreciated.

Attachment 6A

Best,

Ashley Mac, PLA (she/her)
Planner III



From: Public Comment Form [redacted]
Sent: Thursday, October 5, 2023 11:38 AM
To: Clerk [redacted] web [redacted] Irma Mora [redacted]
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)- Hawthorns C Easement & Integrating PAWG and 13 ac. Historic Complex-Betsy Morgenthaler -

EXTERNAL

Meeting	10/26 – Hawthorns Area Public Access Working Group Meeting
Date *	
Is this a comment about a specific board item? *	No
Subject *	Hawthorns C Easement & Integrating PAWG and 13 ac. Historic Complex
Please check one: *	Neutral
Where did you hear about this meeting? (check all that apply) *	<ol style="list-style-type: none">1. E-mail notification from Midpen2. Midpen website
Name *	Betsy Morgenthaler
Organization (if applicable)	Town of PV Ad Hoc Committee

Attachment 6A

City of Portola Valley

Residence *

Email *

Comment To be provided to the board of directors. (no limit)

Type *

Comments to be provided to the board of directors *

1. Hawthorns Conservation Easement

The Conservation Easement (2005) governing Hawthorns applies to the entire 79 acres, though there's a clear distinction between the "improved" and "unimproved" areas. The Hawthorns 2 color map below shows Parcel 1 – 42 "improved" acres (purple) and Parcel 2 – 37 "unimproved" acres (light brown).

(a) Did the Conservation Easement further specify or can Midpen unpack their thinking about applying the Conservation Easement's "Prohibited and Permitted Uses" appropriately to the different areas?

(b) For clarity, could Midpeninsula provide access to the Conservation Easement, or is that a request for POST?

2. Hawthorns Historic Complex, 13 acres

(a) Can Midpen provide an up to date map of the 13 acres, including boundary outline?

As a Town we are looking at the 79 acres as a whole, including the ingress/egress and parking options within the circumscribed 13 acre Historic Complex.

(b) Will there be a "PAWG #2" guiding the Historic Complex "parallel planning process" "expected to begin in early 2024"?

(c) Will that body consider ingress-egress and parking areas, handicap included, within the flat portions of the 13 acres?

3. Integration: Historic Complex, 13 acres + PAWG, 66 acre = Hawthorns 79 acre property

(a) Is there an estimated timeframe for integrating the PAWG and Historic Complex group's land use recommendations?

(b) How do you envision PAWG's participating role in unifying the pair of land use recommendations into a cohesive whole?

Background reference for above questions


Questions 2 and 3. Historic Complex link: <https://www.openspace.org/what-we-do/projects/hawthorns-historic-complex>

Attachment 6A

Question 1. Conservation Easement Improved and Unimproved Area Map — July Agenda Materials, Project Background:

Existing Conditions

https://www.openspace.org/sites/default/files/20230727_PAWG_PACKET.pdf

Please 
provide your
phone
number so
we can
identify you
if you use
the call-in
number. *

Marie Lanka

From: Public Comment Form <no-reply@wufoo.com>
Sent: Monday, October 9, 2023 12:56 PM
To: Clerk; web; Irma Mora
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-dog park -Christina Ferrari -

EXTERNAL

Meeting Date *	10/26 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	Yes
Agenda Item Number or Subject *	dog park
Please check one: *	In Favor
Where did you hear about this meeting? (check all that apply) *	<input type="checkbox"/> Other
Other source *	pv forum
Name *	Christina Ferrari
City of Residence *	Portola Valley
Email *	[REDACTED]
Comment Type *	To be provided to the board of directors. (no limit)
Comments to be provided to the board of directors *	I am in favor of a dog park. A place where pups can congregate and owners can meet one another. We love our animals in this town and a place for the dogs to run free in a wider space interacting with the other dogs would be welcome.
Please provide your phone number so we can identify you if you use the call-in number. *	[REDACTED]

Marie Lanka

From: Public Comment Form <no-reply@wufoo.com>
Sent: Sunday, October 8, 2023 12:35 PM
To: Clerk; web; Irma Mora
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-Dog park -Eran Shtiegman -

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL

Meeting Date *	10/26 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	Yes
Agenda Item Number or Subject *	Dog park
Please check one: *	<input checked="" type="radio"/> In Favor
Where did you hear about this meeting? (check all that apply) *	<input type="checkbox"/> Other
Other source *	Nextdoor
Name *	Eran Shtiegman
City of Residence *	Portola Valley
Email *	[REDACTED]
Comment Type *	To be provided to the board of directors. (no limit)
Comments to be provided to the board of directors *	Very supportive of this initiative and would love to see a fenced dog park in Portola Valley
Please provide your phone number so we can identify you if you use the call-in number. *	[REDACTED]

Marie Lanka

From: Public Comment Form <no-reply@wufoo.com>
Sent: Sunday, October 8, 2023 9:39 AM
To: Clerk; web; Irma Mora
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-Dog Park in PV -Andrea Reinhardt -

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL

Meeting Date *	10/26 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	Yes
Agenda Item Number or Subject *	Dog Park in PV
Please check one: *	In Favor
Where did you hear about this meeting? (check all that apply) *	<ul style="list-style-type: none">• Other
Other source *	PV Forum
Name *	Andrea Reinhardt
City of Residence *	PORTOLA VALLEY
Email *	[REDACTED]
Comment Type *	To be provided to the board of directors. (no limit)
Comments to be provided to the board of directors *	Please consider an offleash dog park in Portola Valley. Although we unofficially use the Town Center, a fenced area would be much safer and would allow all citizens to have areas for their families/interests. Thank you.
Please provide your phone number so we can identify you if you use the call-in number. *	[REDACTED]

Marie Lanka

From: Public Comment Form <no-reply@wufoo.com>
Sent: Friday, October 6, 2023 4:45 PM
To: Clerk; web; Irma Mora
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)- Hawthorns Mountain Bike Access-William Christensen -

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL

Meeting 10/26 – Hawthorns Area Public Access Working Group Meeting

Date *

Is this a No

comment

about a

specific

board

item? *

Subject * Hawthorns Mountain Bike Access

Please In Favor

check

one: *

Where did • Other

you hear

about

this

meeting?

(check all

that

apply) *

Other PVForum

source *

Attachment 6A

Name * William Christensen

City of Portola Valley

Residence

*

Email *

[REDACTED]

Comment To be provided to the board of directors. (no limit)

Type *

Comments to be provided to the board of directors *

I am in support of allowing mountain bike access to future singletrack and doubletrack trails in the Hawthorns preserve. Mountain biking is a fun, easily accessible, athletic activity that people of all ages enjoy to get into nature. The amount of easily accessible singletrack trails that allow mountain biking on the Peninsula is significantly smaller than the mountain biking population here, and no mountain bike specific trails exist that I know of. It would be great if there could be mountain bike specific trails built on Hawthorns (and/or other MidPen preserves for that matter) to most safely give access to this user group. If that is not possible, mountain bikers would wholeheartedly welcome multi-use access to singletrack and doubletrack trails on the preserve, a model that works across many MidPen preserves. Thank you for your consideration.

Please

[REDACTED]

provide

your

phone

number

so we can

identify

you if you

use the

call-in

number.

*

Marie Lanka

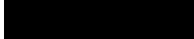
From: Public Comment Form <no-reply@wufoo.com>
Sent: Saturday, October 7, 2023 3:53 AM
To: Clerk; web; Irma Mora
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-Dog park in PV -rosalie cornew -

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL

Meeting Date *	10/26 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	Yes
Agenda Item Number or Subject *	Dog park in PV
Please check one: *	In Favor
Where did you hear about this meeting? (check all that apply) *	<ul style="list-style-type: none">• Other
Other source *	pvforum
Name *	rosalie cornew
City of Residence *	182 brookside drive portola valley
Email *	[REDACTED]
Comment Type *	To be provided to the board of directors. (no limit)
Comments to be provided to the board of directors *	I am in favor of having a designated dog park in PV. Thank you for your time working on town issues. [REDACTED] [REDACTED]

Attachment 6A

Please provide your phone number so we can 
identify you if you use the call-in number. *

Marie Lanka

From: Public Comment Form <no-reply@wufoo.com>
Sent: Friday, October 6, 2023 4:26 PM
To: Clerk; web; Irma Mora
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-a dog park in Portola Valley -Patricia Thorson -

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL

Meeting 10/26 – Hawthorns Area Public Access Working Group Meeting

Date *

Is this a Yes

comment

about a

specific

board

item? *

Agenda a dog park in Portola Valley

Item

Number

or

Subject *

Please In Favor

check

one: *

Where did • E-mail notification from Midpen

you hear

about

this

meeting?

(check all

that

apply) *

Attachment 6A

Name * Patricia Thorson

City of Portola Valley

Residence

*

Email * [REDACTED]

Comment To be provided to the board of directors. (no limit)

Type *

Comments to be provided to the board of directors *

To the PV Board ,

I am writing to you all in order to bring up some thoughts about having an official dog park in our quaint little town. It's been quite some times that this subject is itching us all and so here i 'd like to bring this up along with others. It would be highly appreciated IF we could call our town an all animal lover town, and as some of our neighboring towns have lead the way (Menlo Park has a great system in their park and welcome dog owners offering fountains, dog bags and water dispensers to its visitors) and they are very popular as it is big and fenced.

Our furry companions don't have any dedicated places where they can run free otherwise as they have to be leashed while on trails.... yet we are the animal lovers town, right ? Even The Portola Valley Ranch has a dedicated fenced area for its homeowners.

It is time that we think about doing the same at our town level !

Thank you for considering adding our precious furry tails to your agendas this Fall 2023 :-))

Patricia

Please [REDACTED]
provide
your
phone
number
so we can
identify
you if you
use the
call-in

Attachment 6A

number.

*

Ashley Mac

From: Ashley Mac
Sent: Thursday, September 21, 2023 4:27 PM
To: [REDACTED]
Subject: RE: Hawthorns - Arastradero connector trail

Hi Charlie,

We will forward your email to the PAWG for their consideration.

Regarding the potential pedestrian crossing of Los Trancos Road, we are unsure if the line of sight is sufficient. To clarify, Midpen doesn't own the strip of property indicated by the letter A on the map you shared. Additionally, any potential crossing on Los Trancos Road would have to be studied by the Town of Portola Valley or/and City of Palo Alto.

Thanks,

Ashley Mac, PLA, ASLA (she/her)
Planner III
amac@openspace.org
650.772.3655 (direct)

From: Tina Hugg <thugg@openspace.org>
Sent: Monday, September 18, 2023 3:47 PM
To: Ashley Mac <amac@openspace.org>
Subject: FW: Hawthorns - Arastradero connector trail

From: CKrenz [REDACTED]
Sent: Monday, September 18, 2023 2:09 PM
To: Tina Hugg <thugg@openspace.org>
Subject: Hawthorns - Arastradero connector trail

You don't often get email from [REDACTED] [Learn why this is important](#)

EXTERNAL

Tina Hugg:
cc: PAWG

I don't know if this is something you already know about, but I send it along in case it hasn't come up as it is relevant to regional trail connections at Hawthorns.

20 + years ago David Smernoff and I were interested in regional connections from PV into Arastradero and or Foothills. I forget how it happened but we were put in contact with John and Peggy Law, the then owners of the Bower property shown in the upper right of the marked up satellite photo below.

As a voluntary contribution to their community of many years the Laws were hoping to re-establish the connector trail from Pt A on Los Trancos Rd, through Pts B and C and ending at Arastradero, Pt D. Over the course of a year or so we

Attachment 6A

worked to better understand and define the opportunity but then, most unfortunately, the Laws, due to health reasons moved out of the area.

I believe trail access along the easement had been discontinued at least 10 years earlier, but this would need to be confirmed. Why the route went dormant and or was closed off I do not recall.

Through the course of these discussions we were forwarded the parcel map also reproduced below. This route shows the "I & E" or "ingress and egress" easement of interest. We never investigated the *legal enforceability* of trail access along the easement, as we were working to define a cooperative agreement amongst the land owners. Also not investigated: the validity of the map itself.

The new owners of the Bower property went through what seemed to be a very slow design, permitting, demolition and construction project and in the mean time, for David and me, life got busy with our young families and we moved on. We have kept in touch with one of the land owners and they are still supportive of seeing the route re-established. Another was receptive 20 years ago, and seems to still occupy his lands. Moving forward, effectively engaging the other two newer land owners could "make or break" the effort to re-establish the connection.

I believe I remember Palo Alto being supportive. I can't see why they wouldn't be. As Arastradero is a bike friendly preserve they would probably support a bike connection as this would greatly relieve pressure on their parking capacity.

I should note that approximately 10 years ago there was an unauthorized attempt to reestablish the trail by a local resident. In hopes of defusing this over reach, David worked with Grassroots Ecology to restore and replant the cut area.

How is this relevant to our Hawthorns efforts? You all know far better than me how on occasion all the pieces come together to greatly enhance the recreational or conservation value of a prospective holding. My hope for the PAWG's recommendations: We support a design that is "connection ready" such that if the easement route were established, that the "MidPen half" of the trail would be ready for bikes and hikers. This important regional trail could increase visitation to Hawthorns without adding to parking demand, help MidPen fulfill its professed goals to include cycling in its planning and help to better integrate Arastradero and Foothills Parks with MidPen and Portola Valley trails.

Thank you for your consideration
Charlie

PS I wondered about a pedestrian crossing of Los Trancos Road. I measured a 900' sight line from points E to F. If the crossing were at A we'd have 450' on either side. Good for a 35 MPH Rd?



Attachment 6A

- Legend -

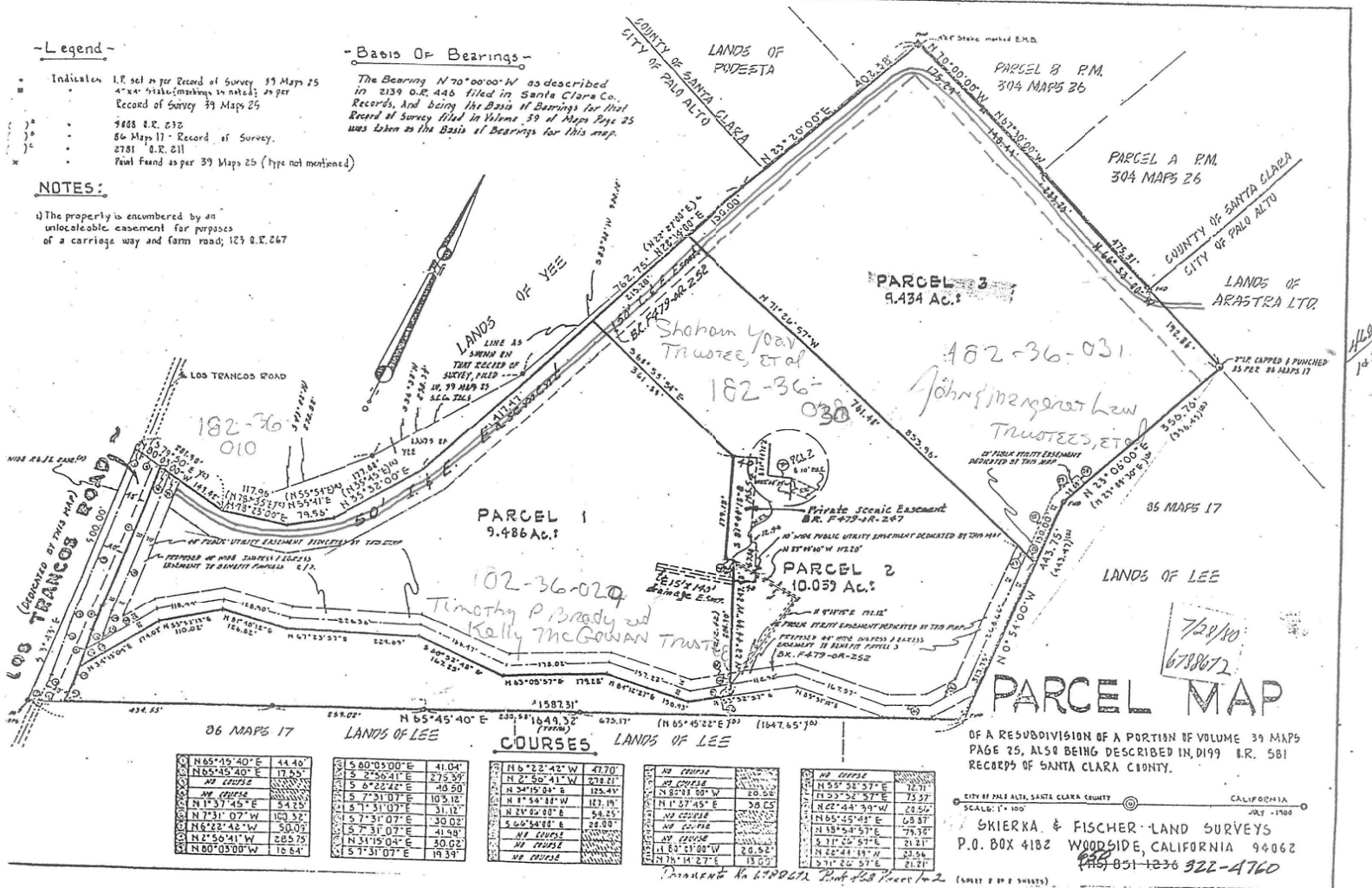
- Indication I.P. set in per Record of Survey 39 Maps 25
- 4" x 4" 1/4" (1/4" x 1/4" in notes) 20 per Record of Survey 39 Maps 25
- 7888 R.R. 230
- 86 Maps 11 - Record of Survey
- 2781 R.R. 211
- Found found as per 39 Maps 25 (Type not mentioned)

- Basis Of Bearings -

The Bearing N70°00'00"W as described in 2139 O.R. 448 filed in Santa Clara Co. Records, and being the Basis of Bearings for that Record of Survey filed in Volume 39 of Maps Page 25 was taken as the Basis of Bearings for this map.

NOTES:

1) The property is encumbered by an unlocatable easement for purposes of a carriage way and farm road; 123 R.R. 267



OF A RESUBDIVISION OF A PORTION OF VOLUME 39 MAPS PAGE 25, ALSO BEING DESCRIBED IN 1999 R.R. 581 RECORDS OF SANTA CLARA COUNTY.

CITY OF PALE ALTO, SANTA CLARA COUNTY CALIFORNIA
 SCALE: 1" = 100'
 SKIERKA & FISCHER - LAND SURVEYS
 P.O. BOX 4182 WOODSIDE, CALIFORNIA 94062
 (415) 851-1236 322-4760

Attachment 6A

From: [Ashley Mac](#)
To: [REDACTED]
Cc: [Marie Lanka](#); [Tina Hugg](#); [Jane Mark](#)
Subject: RE: Hawthorns Area Public Access Working Group - Public Comment
Date: Wednesday, August 30, 2023 6:29:00 PM

Dear Ms. Brothers,

Thank you for taking the time to attend Saturday's public meeting and site tour and send these comments. Your comments and the responses below will be provided to the Public Access Working Group for their consideration as they work on the conceptual design alternatives.

*1. I am sure it is **not** intentional, but I find it very **misleading** to refer to the site as 79 acres. I say this because MidPen seems to have made a decision to completely close off the historic area but that acreage is still being included in the discussion of 79 acres.. In reality, ALL of the discussion/ proposed access, trail plans etc are in a **much smaller area**. Please be sure to clarify **ALWAYS** going forward the area you are reviewing for actions. A smaller area necessarily means you must consider "lesser" usages by visitors too.*

The Hawthorns Area Plan encompasses the entire 79-acre site. Midpen is undertaking a wholistic planning process that will result in the development of a Comprehensive Use and Management Plan (similar to a Master Plan) for the entire Hawthorns Area. The prior phases (Vision and Goals, Existing Conditions/ Opportunities & Constraints) address the entire property. However, the current phase (Programming/Conceptual Planning) is focused specifically on public access outside of the Historic Complex, where public access needs to be carefully evaluated around the Historic Complex, due to the conditions of the Historic Complex and complexity of a long-term partnership opportunity. Long term uses are currently being planned and considered for key buildings in the historic complex as a separate and concurrent project. Because the Historic Complex planning project will likely require a longer timeline, it was specifically not included in the Area Plan public access planning effort lest its timeline delay the overall Area Plan development and opening of the property to the public. Future public access from the main area of the property to the Historic Complex is anticipated and how that is designed and laid out will depend on what uses are ultimately determined for the Historic Complex.

*2. Based on my first point (actual area under review is much less than 79 acres) I think there's a **serious alternative** that was **not** discussed which is to make Hawthorns a "nature preserve" (my word - you might have special classifications for this, I don't know). The idea would be to take all efforts possible to return native grasses, trees etc to indigenous conditions; in other words use resources to focus on biological resources. Under that alternative a more appropriate "use" by visitors would be a "nature trail." In most people's mind that use could be shorter than the proposed trail and focusing on nature helps focus the direction of the trail -- think of national parks will little signs etc. It might help solve some of the slope, trail conditions issues too.*

Your comments will be provided to the PAWG to consider in its deliberations. A "nature trail" would be in keeping with Midpen's braided mission to acquire and preserve a regional

Attachment 6A

greenbelt of open space land in perpetuity, protect and restore the natural environment, and provide opportunities for ecologically sensitive public enjoyment. In alignment with Midpen's mission, all of Midpen's lands are deemed nature preserves, as opposed to parks, and are actively managed for their ecological integrity and value. Though Midpen preserves may also include public access, that does not preclude or overwrite Midpen's stewardship and conservation of these lands. As such, the Public Access Framework that sets the parameters for the PAWG's determinations emphasizes the need for natural resources to underpin any public access per Midpen's mission and the Board-approved vision and goals for the project.

While the PAWG's purview is limited to public access, the aforementioned Area Plan will outline long-term natural resources management actions for the Hawthorns Area. In the interim, Midpen implements management activities to maintain the Hawthorns Area, including conducting botanical and wildlife surveys and including the property in our District-wide Integrated Pest Management and Wildland Fire Resiliency Programs. Midpen also partners with Grassroots Ecology, a restoration non-profit organization, to work on habitat management and improvements to implement Midpen's resource protection goals while the Area Plan is in development.

3. I walk by this property almost every day (and drive by almost as often). It is simply heretical to consider including the Town Trail (which here serves the purpose that sidewalks play in many other areas) within the gates of the preserve. Alpine Road is an extremely important evacuation route (remember those of us here to NOT have an evacuation route to the west over the hills), and as it is (and as seen on this morning's walk) it is already at peak usage in terms of cars and especially "competitive" cyclists who come from all over to use Alpine and Portola Roads. The town bears those impacts, but in an emergency the town's Alpine Trail is likely to be necessary for evacuation once the cars block the road.

Midpen shares the same concern that the Alpine Trail (Town Trail) not be within the Preserve where it would be cut off from public use at night, since Midpen's policy is to close its preserves from sunset to sunrise. Alpine Trail will involve property rights, and decisions regarding the ultimate location and development of the trail will have to be made by the Midpen Board of Directors.

4. Finally, I think it cannot be overstated, how the impacts on Alpine Road must be virtually of paramount concern as you consider public access. A parking lot would probably be a disaster, a bathroom would be used mostly by off-site users (like bikers); any parking arew will likely be used by off-site uses. You should carefully review the parking nightmare at Rossotti's Alpine Inn. The Town already has a parking issue even before the implementation of the Housing Element which involve numerous housing units literally across the street from Hawthorns.

Your comments will be provided to the PAWG to consider in its deliberations.

Thank you!

Ashley Mac, PLA, ASLA (she/her)

Attachment 6A

Planner III
amac@openspace.org
650.772.3655 (direct)

From: Lynda Brothers [REDACTED]
Sent: Saturday, August 26, 2023 11:51 AM
To: Marie Lanka <mlanka@openspace.org>
Cc: Lynda Brothers [REDACTED]
Subject: Re: Hawthorns Area Public Access Working Group - Public Comment

You don't often get email from [REDACTED] [Learn why this is important](#)

EXTERNAL

I hope this can be considered public comment to the meeting/walk at Hawthorns this morning. I had to leave before the final, meeting- ending comment period. Let me say, you all did a fantastic job and were amazingly patient with the speakers/commenters.

1. I am sure it is **not** intentional, but I find it very **misleading** to refer to the site as 79 acres. I say this because MidPen seems to have made a decision to completely close off the historic area but that acreage is still being included in the discussion of 79 acres.. In reality, ALL of the discussion/ proposed access, trail plans etc are in a **much smaller area**. Please be sure to clarify **ALWAYS** going forward the area you are reviewing for actions. A smaller area necessarily means you must consider "lesser" usages by visitors too.

2. Based on my first point (actual area under review is much less than 79 acres) I think there's a **serious alternative** that was **not** discussed which is to make Hawthorns a "nature preserve" (my word - you might have special classifications for this, I don't know). The idea would be to take all efforts possible to return native grasses, trees etc to indigenous conditions; in other words use resources to focus on biological resources. Under that alternative a more appropriate "use" by visitors would be a "nature trail." In most people's mind that use could be shorter than the proposed trail and focusing on nature helps focus the direction of the trail -- think of national parks will little signs etc. It might help solve some of the slope, trail conditions issues too.

3. I walk by this property almost every day (and drive by almost as often). It is simply heretical to consider including the Town Trail (which here serves the purpose that sidewalks play in many other areas) within the gates of the preserve. Alpine Road is an extremely important evacuation route (remember those of us here to NOT have an evacuation route to the west over the hills), and as it is (and as seen on this morning's walk) it is already at peak usage in terms of cars and especially "competitive" cyclists who come from all over to use Alpine and Portola Roads. The town bears those impacts, but in an emergency the town's Alpine Trail is likely to be necessary for evacuation once the cars block the road.

4. Finally, I think it cannot be overstated, how the impacts on Alpine Road must be virtually of paramount concern as you consider public access. A parking lot would probably be a disaster, a bathroom would be used mostly by off-site users (like bikers); any parking arew will likely be used by off-site uses. You should carefully review the parking nightmare at Rossotti's Alpine Inn. The Town already has a parking issue even before the implementation of the Housing Element which involve numerous housing units literally across the street from Hawthorns.

Attachment 6A

Thank you again for a very informative and open event. Much appreciated. Lynda Brothers

On Wed, Aug 23, 2023 at 10:24 AM Marie Lanka <mlanka@openspace.org> wrote:

Hawthorns Area Public Access Working Group Meeting #2 Site

Tour

Saturday, August 26

9:00 a.m.

Thank you for registering for the public meeting at the Hawthorns Area. Given the significant interest in this Public Access Working Group meeting, we anticipate approximately 100 people on-site this Saturday. We kindly ask for your patience as we manage the event logistics. Please take a moment to review the following important information:

Timing

To arrive at the meeting promptly by 9 a.m., please arrive a little early to factor in time to park and walk to the meeting point. Due to the attendance expected, some parking options may be offsite. Regrettably, given that this is a walking tour, we will not be able to accommodate latecomers. As the Hawthorns Area is currently closed to the public, the gate will be closed at 9:10 a.m. and remain shut for the duration of the tour. The tour will last approximately 4 hours.

Directions

Please use the address [4411 Alpine Road, Portola Valley, CA 94028](#) to navigate to the property entrance gate. The driveway entrance is located across from Roberts Market. Kindly adhere to the signage and guidance provided by District staff to the designated parking areas. The rugged dirt driveway is generally suitable for most 2WD vehicles, but vehicles with higher clearance are highly recommended. After parking, make your way to Stop #1 - the Meadow marked on the attached Site Tour Map. *District staff will be available to help direct you.*

To Ensure Your Experience is Enjoyable

- **Please keep in mind that restrooms are not available; please plan accordingly.**
- Be prepared to walk up to 4 miles in steep uneven terrain.
- Be prepared to walk up to 4 miles in steep uneven terrain.
- Wear hiking boots or sturdy walking shoes appropriate for rugged terrain. There is no trail in most areas.
- Bring ample drinking water – water is not available on site.
- Bring your own snacks, and please keep in mind the District's Leave No Trace ethic.
- Dress in or bring layers (T-shirt, long-sleeved shirt, and/or jacket). The weather

can be unpredictable.

- Bring sun protection (hat, sunscreen) and consider insect repellent.
- Participants are encouraged to make personal decisions on comfort, safety, and willingness to drive or hike in threatening weather conditions.
- Bike parking facilities are not available.
- Carpool if possible. Parking is limited.
- If you're arriving by car, vehicles with higher clearance are highly recommended to traverse uneven, rugged dirt roads.
- Dogs are not allowed onsite at this time.

What to bring:

Participants should come prepared for a day hike – dress in layers and wear sturdy shoes; bring water, sunscreen, hat, snacks/lunch, walking stick, etc.

Agenda:

You can find the meeting agenda and packet on the [Hawthorns Public Access Working Group Meeting #2](#) on Midpen Public Meetings webpage. *There will be no handouts on site, so please plan accordingly.*

Questions

Contact Ashley Mac, Planner III (amac@openspace.org) and Tina Hugg, Senior Planner (thugg@openspace.org) or 650-691-1200.

Thank you and we look forward to your attendance this Saturday.



Marie Lanka (*she/her*)

Administrative Assistant for Planning and E&C

Midpeninsula Regional Open Space District
5050 El Camino Real, Los Altos, CA 94022

(650) 772-3616 Direct

openspace.org

Marie Lanka

From: Public Comment Form <no-reply@wufoo.com>
Sent: Friday, October 6, 2023 8:11 PM
To: Clerk; web; Irma Mora
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)- Dog park -Nelly Wolfson -

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL

Meeting Date *	10/26 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	No
Subject *	Dog park
Please check one: *	In Favor
Where did you hear about this meeting? (check all that apply) *	<ul style="list-style-type: none">• Other
Other source *	PV forum
Name *	Nelly Wolfson
City of Residence *	Portola Valley
Email *	[REDACTED]
Comment Type *	To be provided to the board of directors. (no limit)
Comments to be provided to the board of directors *	I am in support of a dog park in Portola Valley. Our community is such a lovely, inclusive community and we currently have to use public spaces to socialize our dogs, which makes some people very uncomfortable. It would be lovely to have a place for our dogs to play without angering our community members.
Please provide your phone number so we can identify you if you use the call-in number. *	[REDACTED]

Ashley Mac

From: Katie Wilson [REDACTED]
Sent: Friday, October 6, 2023 2:52 PM
To: Tina Hugg; Ashley Mac
Subject: Hawthorne Project/ thank you / request for bike friendly loop

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

EXTERNAL

Dear Tina and Ashley,

I am writing to express my excitement around the potential of providing a bike loop as part of the proposed Hawthorne open space project. We have three children who are biking enthusiasts and ride frequently to and from school. If there is ever an opportunity on the weekends or afternoons, they are also on their bikes. While we feel fortunate to have so much open space and wonderful trail systems, we have been disappointed with the lack of trails that our children are allowed to bike on throughout town. If there is a potential to create a safe space where our youth can connect with nature and bike safely away from the roads, it would be absolutely incredible, and such a wonderful asset to our community. With this email, I am expressing my support and hope this is incorporated into part of the plan!

Thank you for all your hard work on the Hawthornes project. We're grateful to have this opportunity to enjoy more open space in our wonderful town.

Sincerely,

Katie Wilson
Mom of Teddy, 9 years old, student at CMS
Mom of Clark, 7 years old, student at Ormondale
Mom of Polly, 4 years old, student at Ormondale

Marie Lanka

From: Public Comment Form <no-reply@wufoo.com>
Sent: Friday, October 6, 2023 6:47 PM
To: Clerk; web; Irma Mora
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)- Dog park-Jennifer Johnson -

Follow Up Flag: Follow up
Flag Status: Flagged


EXTERNAL

Meeting Date *	10/26 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	No
Subject *	Dog park
Please check one: *	In Favor
Where did you hear about this meeting? (check all that apply) *	<ul style="list-style-type: none">Other
Other source *	PV Forums
Name *	Jennifer Johnson
City of Residence *	Portola Valley
Email *	[REDACTED]
Comment Type *	To be provided to the board of directors. (no limit)
Comments to be provided to the board of directors *	I envision about a one-acre, fenced area, perhaps adjacent to the existing buildings on the Hawthornes property, so as not to encroach on the wilder spaces. Proximity to the buildings might also offer access to an existing water bib.
Please provide your phone number so we can identify you if you use the call-in number. *	[REDACTED]

Attachment 6A

From: [Public Comment Form](#)
To: [Clerk](#); [web](#); [Irma Mora](#)
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)- Hawthorns C Easement & Integrating PAWG and 13 ac. Historic Complex-Betsy Morgenthaler -
Date: Thursday, October 5, 2023 11:39:56 AM

EXTERNAL

Meeting Date *	10/26 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	No
Subject *	Hawthorns C Easement & Integrating PAWG and 13 ac. Historic Complex
Please check one: *	Neutral
Where did you hear about this meeting? (check all that apply) *	<ul style="list-style-type: none">● E-mail notification from Midpen● Midpen website
Name *	Betsy Morgenthaler
Organization (if applicable)	Town of PV Ad Hoc Committee
City of Residence *	Portola Valley
Email *	
Comment Type *	To be provided to the board of directors. (no limit)
Comments to be provided to the board of directors *	
1. Hawthorns Conservation Easement The Conservation Easement (2005) governing Hawthorns applies to the entire 79 acres, though there's a clear distinction between the "improved" and "unimproved" areas. The Hawthorns 2 color map below shows Parcel 1 – 42 "improved" acres (purple) and Parcel 2 – 37 "unimproved" acres (light brown). (a) Did the Conservation Easement further specify or can Midpen unpack their thinking about applying the Conservation Easement's "Prohibited and Permitted Uses" appropriately to the different areas? (b) For clarity, could Midpeninsula provide access to the Conservation Easement, or is that a request for POST?	
2. Hawthorns Historic Complex, 13 acres (a) Can Midpen provide an up to date map of the 13 acres, including boundary outline? As a Town we are looking at the 79 acres as a whole, including the ingress/egress and parking options within the circumscribed 13 acre Historic Complex. (b) Will there be a "PAWG #2" guiding the Historic Complex "parallel planning process" "expected to begin in early 2024"? (c) Will that body consider ingress–egress and parking areas, handicap included, within the flat portions of the 13 acres?	

Attachment 6A

3. Integration: Historic Complex, 13 acres + PAWG, 66 acre = Hawthorns 79 acre property

(a) Is there an estimated timeframe for integrating the PAWG and Historic Complex group's land use recommendations?

(b) How do you envision PAWG's participating role in unifying the pair of land use recommendations into a cohesive whole?

Background reference for above questions

Questions 2 and 3. Historic Complex link: <https://www.openspace.org/what-we-do/projects/hawthorns-historic-complex>

Question 1. Conservation Easement Improved and Unimproved Area Map — July Agenda Materials, Project Background: Existing Conditions

https://www.openspace.org/sites/default/files/20230727_PAWG_PACKET.pdf

Please provide your phone number so we can identify you if you use the call-in number. *



Ashley Mac

From: Ashley Mac
Sent: Thursday, October 5, 2023 8:25 AM
To: [REDACTED]
Cc: Tina Hugg; Clerk
Subject: RE: Hawthorns Area Trail Design
Attachments: 20231002 - Andy Cahoy.pdf; 20231004 - Andy Cahoy.pdf

Good morning Mr. Cahoy,

Thank you for sharing your thoughts ahead of time. We will pass on your comments with the Public Access Working Group for their consideration. Just to clarify, Midpen does not hold the ownership of the stretch of property between Los Trancos Road and the Hawthorns Area.

Best,



Ashley Mac, PLA (she/her)
Planner III
Midpeninsula Regional Open Space District
5050 El Camino Real, Los Altos, CA 94022
[REDACTED]
openspace.org

Attachment 6A

From: [Public Comment Form](#)
To: [Clerk](#); [web](#); [Irma Mora](#)
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-Hawthorns Area Trail Design -Andy Cahoy -
Date: Wednesday, October 4, 2023 2:39:51 PM

EXTERNAL

Meeting Date *	10/26 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	Yes
Agenda Item Number or Subject *	Hawthorns Area Trail Design
Please check one: *	<input checked="" type="radio"/> In Favor
Where did you hear about this meeting? (check all that apply) *	<input checked="" type="checkbox"/> Midpen website
Name *	Andy Cahoy
City of Residence *	Woodside
Email *	[REDACTED]
Comment Type *	To be provided to the board of directors. (no limit)

Comments to be provided to the board of directors *

Unfortunately due to a conflict I am unlikely to be able to attend the 10/26 meeting regarding the Hawthorns Area Plan, so I will instead share my feedback here.

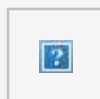
As you finalize the trail design for this property, I strongly urge you to consider building a connector from Alpine Trail and Los Trancos trail through the northeast portion of the property, adjacent to the creek. There are too many pedestrians on that stretch of Los Trancos road (with no shoulder) and this would make the road much safer for everyone.

There is currently a stretch of Los Trancos Trail that already exists beginning at Alpine Road, but it dead-ends directly in front of a gated driveway on the Hawthorns Property off of Los Trancos Road. Pedestrians leaving from the Alpine Hills area just keep walking/running along the road (with no shoulder) to get to the rest of the Los Trancos trail system about a mile down the road. I propose creating a trail that starts at this dead end, goes up the Hawthorns driveway, adjacent to the creek, and connects to the trail at the Valley Oak cul-de-sac.

Please see attached sketch with proposed route in red. The proposed route in red solves this pedestrian problem.

Thanks so much for your consideration and let me know if you have any questions.

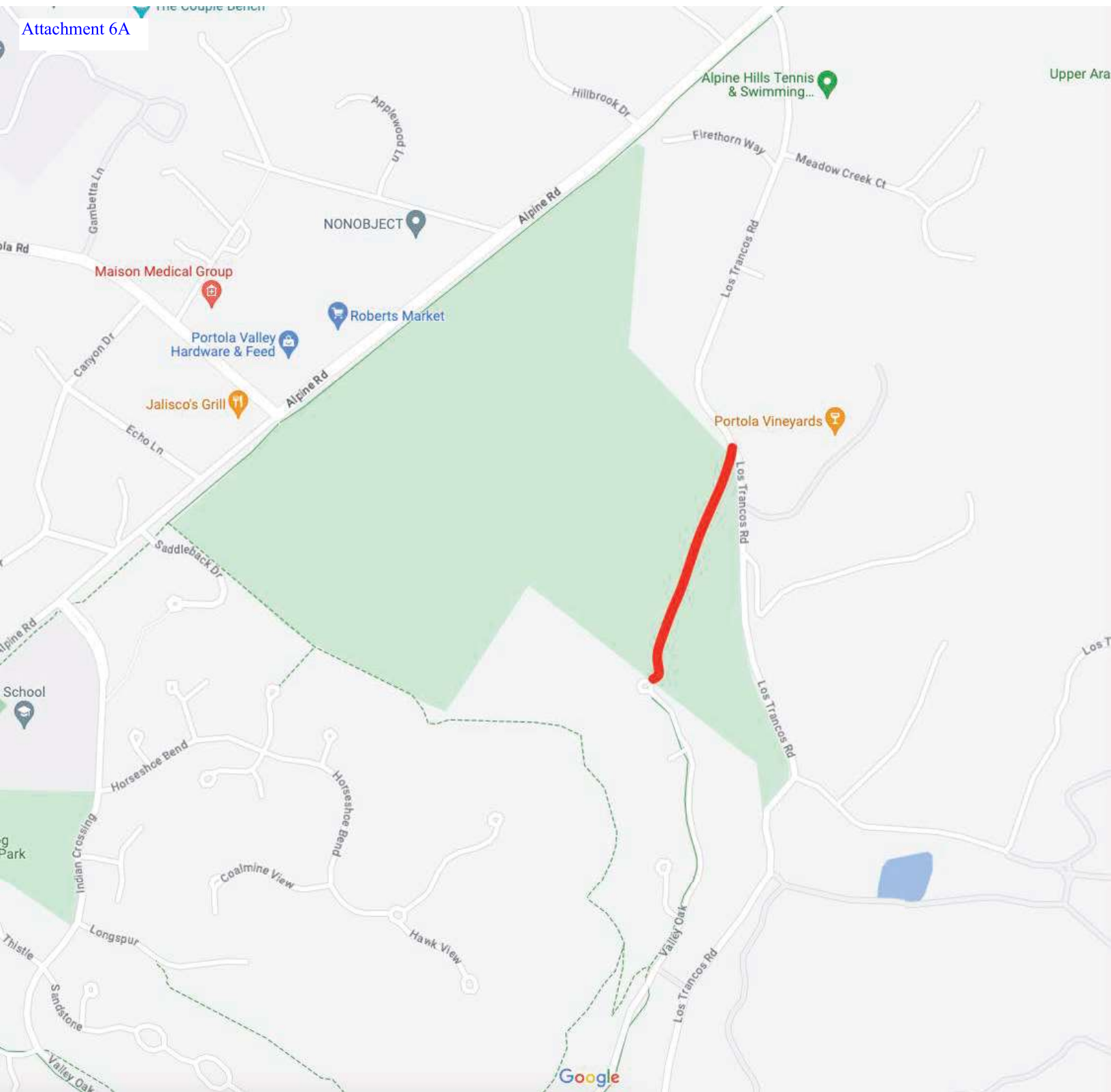
File upload



[screenshot_20231002_at_2.24.42_pm.png](#)
334.17 KB • PNG

Attachment 6A

Please provide your phone number so we can identify you if you use the call-in number. *



Ashley Mac

From: Ashley Mac
Sent: Wednesday, October 4, 2023 5:27 PM
To: [REDACTED]
Cc: Tina Hugg; Clerk
Subject: RE: Los Trancos Rd traffic concerns and environmental impact of proposed dog run
Attachments: 20231002 - Alison Farrell.pdf

Good afternoon Ms. Farrell,

Thank you for sharing your comments, and we will share them with the Public Access Working Group for their consideration.

Regarding Los Trancos Road, our transportation consultant on the project conducted assessments, which revealed that Los Trancos Road does not meet the line-of-sight standards required by Caltrans for a commercial driveway. These Caltrans standards are commonly used by various jurisdictions, including Midpen, to guide the design and placement of parking area entryways. In contrast, Alpine Road offers sufficient line of sight, making it the recommended entry point for future public access, as advised by our transportation consultant. If a driveway were to be considered off Los Trancos Road, discussions would be required with the appropriate permitting jurisdictional agencies to confirm whether a driveway off this road is viable given that the property fronts Alpine Road, which does provide adequate lines of sight. In addition, there may be other considerations that preclude Los Trancos Road, including the final location and proximity to the preferred parking area location and potential impact concerns to uses and management of the Hawthorns Historic Complex.

Best,



Ashley Mac, PLA (she/her)

Planner III


Midpeninsula Regional Open Space District
5050 El Camino Real, Los Altos, CA 94022

[REDACTED]
[openspace.org](https://www.openspace.org)

Attachment 6A

From: [Public Comment Form](#)
To: [Clerk; web; Irma Mora](#)
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)- Los Trancos Rd traffic concerns and environmental impact of proposed dog run-Alison Farrell -
Date: Monday, October 2, 2023 4:12:28 PM

EXTERNAL

Meeting Date *	10/26 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	No
Subject *	Los Trancos Rd traffic concerns and environmental impact of proposed dog run
Please check one: *	In Opposition
Where did you hear about this meeting? (check all that apply) *	<input type="radio"/> Other
Other source *	PVForum
Name *	Alison Farrell
City of Residence *	unincorporated Portola Valley
Email *	
Comment Type *	To be provided to the board of directors. (no limit)
Comments to be provided to the board of directors *	
<p>I am writing to express extreme concern about any development of the Hawthorns property with access via Los Trancos Road. As you know Los Trancos Rd is a narrow two lane road, and the Hawthorns property sits at a blind curve in the road. Los Trancos Rd is also the primary outlet for residents in Los Trancos Woods and Vista Verde to exit in case of fire in our canyon. Any increase in traffic at this site markedly increases the risk of traffic accidents between residents heading to Alpine Rd, and visitors turning out of the property onto Los Trancos Rd towards Alpine Rd. If parking areas are full, there would be a further increase of U-turns onto Los Trancos Rd, and/or off road parking similar to what has occurred along along Arastradero Rd (when the parking lot at Alpine Inn is full), with the added burden that there is simply no embankment off Los Trancos Rd on which parking could be feasible.</p> <p>In addition to these concerns proximal to the Hawthorne site itself, an important concern would be to school children who cross Los Trancos Rd from Firethorn Way to Alpine Swim and Tennis club. These children are already at risk as there is no cross walk at that point on Los Trancos Rd. A further increase in traffic on Los Trancos Rd would increase the risk to children in this community further.</p> <p>Lastly, a suggestion has been made to incorporate a dog run into the Hawthorns property. In my view this runs counter to preserving the open space, and the wildlife that exists here, and is a self-serving request of dog-owners in Portola Valley who want another venue to abuse the landscape and not pick up after their animals, as they currently do at the Portola Valley town center and on the</p>	

Attachment 6A

property of the two public schools in the town. Please consider whether a dog run is truly in keeping with your mission to protect and restore the natural environment.

Sincerely,
Alison Farrell, Ph.D.
resident, Los Trancos Woods

Please provide your phone number so we can identify you if you use the call-in number. *

Attachment 6A

From: [Public Comment Form](#)
To: [Clerk; web; Irma Mora](#)
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-dog park -julie dickerson -
Date: Wednesday, October 4, 2023 12:23:01 PM

EXTERNAL

Meeting Date *	10/26 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	Yes
Agenda Item Number or Subject *	dog park
Please check one: *	In Favor
Where did you hear about this meeting? (check all that apply) *	<input checked="" type="radio"/> Other
Other source *	pv forum
Name *	julie dickerson
Organization (if applicable)	julie dickerson
City of Residence *	Portola Valley
Email *	[REDACTED]
Comment Type *	To be provided to the board of directors. (no limit)

Comments to be provided to the board of directors *

It would be great to have a place for dog owners to let their dogs have an off leash play space. Even though its a respectful bunch, and the owners seem careful about picking up after their dogs, the idea that the dogs are pooping on the CMS school field seems unfortunate, given that that is an area for kids to be playing sports and enjoying.

PV does not have any areas for dogs off leash – which is a crucial need for any four legged creature to feel a sense of freedom.

Thank you for your consideration!

Julie Dickerson

Please provide your phone number so we can identify you if you use the call-in number. *

Attachment 6A

From: [Public Comment Form](#)
To: [Clerk](#); [web](#); [Irma Mora](#)
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-dog park at Hawthorns -Tracy Cowperthwaite -
Date: Monday, October 2, 2023 7:25:55 AM

EXTERNAL

Meeting Date *	10/26 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	Yes
Agenda Item Number or Subject *	dog park at Hawthorns
Please check one: *	<input checked="" type="radio"/> In Favor
Where did you hear about this meeting? (check all that apply) *	<input checked="" type="radio"/> Other
Other source *	<input checked="" type="checkbox"/> Posting on PV Forum
Name *	Tracy Cowperthwaite
City of Residence *	Portola Road
Email *	[REDACTED]
Comment Type *	To be provided to the board of directors. (no limit)
Comments to be provided to the board of directors *	We desperately need a dedicated dog park in town. We are presently using the sports fields when and where it is possible.
Please provide your phone number so we can identify you if you use the call-in number. *	[REDACTED]

Attachment 6A

From: [Public Comment Form](#)
To: [Clerk](#); [web](#); [Irma Mora](#)
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)- Dog park on Hawthorne property -Eric Frascch -
Date: Tuesday, October 3, 2023 4:57:50 AM


EXTERNAL

Meeting Date *	10/26 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	Yes
Agenda Item Number or Subject *	Dog park on Hawthorne property
Please check one: *	<input checked="" type="radio"/> In Favor
Where did you hear about this meeting? (check all that apply) *	<input checked="" type="radio"/> Other
Other source *	<input type="radio"/> PV Forum
Name *	Eric Frascch
Organization (if applicable)	Swhoon
City of Residence *	Portola Valley
Email *	[REDACTED]
Comment Type *	To be provided to the board of directors. (no limit)
Comments to be provided to the board of directors *	Currently, the town center is used as a dog park even though there are many signs saying it shouldn't be. There is a community need for this!
Please provide your phone number so we can identify you if you use the call-in number. *	[REDACTED]

Attachment 6A

From: [Public Comment Form](#)
To: [Clerk](#); [web](#); [Irma Mora](#)
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-Hawthornes Area Usage Ideas -Susan Adams -
Date: Sunday, October 1, 2023 7:06:51 PM

EXTERNAL

Meeting Date *	10/26 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	Yes
Agenda Item Number or Subject *	Hawthornes Area Usage Ideas
Please check one: *	Neutral
Where did you hear about this meeting? (check all that apply) *	<input checked="" type="checkbox"/> E-mail notification from Midpen
Name *	Susan Adams
City of Residence *	PORTOLA VALLEY
Email *	
Comment Type *	To be provided to the board of directors. (no limit)

Comments to be provided to the board of directors *

I have been away during previous community meetings, and will again be away for the October meeting. Therefore, I am submitting this written request.

I ask that the PAWG consider using a one-acre portion of the Hawthornes area for an off-leash, fenced dog park. Perhaps it could be located near some of the existing buildings so as not to encroach on the wild spaces.

There is little space available in Portola Valley for a dog park and having one would be a boon to our community.

Thank you for considering my request.

Susan Adams

Please provide your phone number so we can identify you if you use the call-in number. *



Attachment 6A

From: [Public Comment Form](#)
To: [Clerk](#); [web](#); [Irma Mora](#)
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-Dog park on Hawthorne property -Sonal Frasch -
Date: Monday, October 2, 2023 7:49:37 AM



EXTERNAL

Meeting Date *	10/26 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	Yes
Agenda Item Number or Subject *	Dog park on Hawthorne property
Please check one: *	<input checked="" type="radio"/> In Favor
Where did you hear about this meeting? (check all that apply) *	<input checked="" type="radio"/> Other
Other source *	<input type="radio"/> Pv forum
Name *	Sonal Frasch
City of Residence *	Portola Valley
Email *	[REDACTED]
Comment Type *	To be provided to the board of directors. (no limit)
Comments to be provided to the board of directors *	With all the dogs in Portola Valley, it would be really lovely to have a proper fenced in dog park for the community. A member of the community thinks the Hawthorn property would be a great space for this, and I'm in favor.
Please provide your phone number so we can identify you if you use the call-in number. *	[REDACTED]

Attachment 6A

From: [Public Comment Form](#)
To: [Clerk](#); [web](#); [Irma Mora](#)
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-dog park -Donald Perryman -
Date: Monday, October 2, 2023 8:41:55 AM



EXTERNAL

Meeting Date *	10/26 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	Yes
Agenda Item Number or Subject *	dog park
Please check one: *	In Opposition
Where did you hear about this meeting? (check all that apply) *	<input checked="" type="radio"/> Other
Other source *	posting on PV Forum
Name *	Donald Perryman
City of Residence *	Portola Valley
Email *	
Comment Type *	To be provided to the board of directors. (no limit)
Comments to be provided to the board of directors *	I see to my own dogs' needs, including exercise, and do not adopt a dog with more needs than I can meet. Each owner needs to do the same as opposed to the town/county/state (and therefore we taxpayers) being required to meet those needs for him/her through the establishment and maintenance of a dog park. Included in this maintenance is, of course, the insurance and litigation costs covering incidents in such a facility.
Please provide your phone number so we can identify you if you use the call-in number. *	

Attachment 6A

From: [Public Comment Form](#)
To: [Clerk](#); [web](#); [Irma Mora](#)
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-Dogs on trails -David Madison -
Date: Monday, October 2, 2023 4:36:01 PM

EXTERNAL

Meeting Date *	10/26 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	Yes
Agenda Item Number or Subject *	Dogs on trails
Please check one: *	In Favor
Where did you hear about this meeting? (check all that apply) *	<input checked="" type="radio"/> Other
Other source *	PV Forum
Name *	David Madison
City of Residence *	Portola Valley
Email *	
Comment Type *	To be provided to the board of directors. (no limit)
Comments to be provided to the board of directors *	In planning the trail system, please allow leashed dogs on some or all trails. If not on all trails, then allow dogs on a logical set of trails to allow for a good route and that are interconnected to other trails allowing dogs (adjacent Sweet Springs trail as an example).
Please provide your phone number so we can identify you if you use the call-in number. *	

Ashley Mac

From: Ashley Mac
Sent: Tuesday, September 19, 2023 3:56 PM
To: Karen
Cc: Tina Hugg; Marie Lanka
Subject: RE: Packet date

Hi Karen,

We are planning on posting the meeting agenda and packet for the October 26 meeting on Monday October 23. All Public Access Working Group members will receive an email from the project team containing a link to the posted materials.

Thanks,

Ashley Mac, PLA, ASLA (she/her)
Planner III
amac@openspace.org
650.772.3655 (direct)

From: Karen [REDACTED]
Sent: Tuesday, September 19, 2023 12:20 PM
To: Ashley Mac <amac@openspace.org>
Subject: Packet date

EXTERNAL

Hi Ashley

Just a question: Is there a target date when you hope to release the packet for the October meeting?

Thanks
Karen

Ashley Mac

From: Ashley Mac
Sent: Tuesday, September 19, 2023 1:22 PM
To: Sarah Wernikoff; Corie Stocker
Cc: Tina Hugg; Jane Mark; Susanna Chan
Subject: RE: Workflow Slide
Attachments: 2023.09.18 PAWG - Town Ad Hoc Workflow.pdf

Good afternoon Sarah,

Attached please find the updated Town Ad Hoc Workflow sheet, which includes a detailed description and a flowchart illustrating input opportunities for the Town Ad Hoc Committee. Additionally, we have included a list of members serving on the Town Ad Hoc Committee. We will incorporate this sheet into the packet materials for the upcoming PAWG meeting scheduled for October 26.

Thanks,

Ashley Mac, PLA, ASLA (she/her)
Planner III
amac@openspace.org
650.772.3655 (direct)

From: Sarah Wernikoff [REDACTED]
Sent: Saturday, September 16, 2023 11:14 AM
To: Ashley Mac <amac@openspace.org>; Jane Mark <jmark@openspace.org>
Cc: Corie Stocker [REDACTED]
Subject: Workflow Slide

EXTERNAL

Good morning:

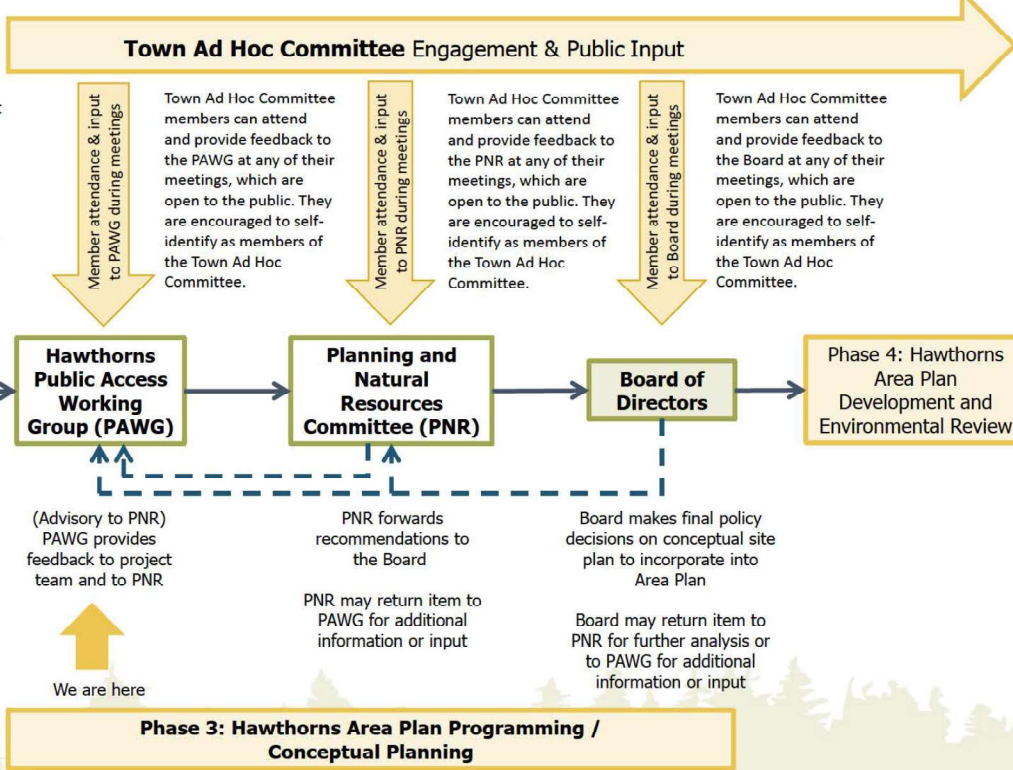
There is confusion regarding input points for the Ad Hoc members, including concern their input comes too late after the PNR presentation. Would it be possible to refine this workflow to depict that input opportunities are ***along the way at PAWG meetings*** PLUS, as you describe below:

The Town Ad Hoc Committee meetings would be scheduled after the Midpen Project Team has presented to Midpen's Planning and Natural Resources Committee (PNR), which is a board committee of the Midpen Board of Directors. All Board and Board Committee meetings are subject to the Brown Act and publicly noticed, such that members of the community can attend. While Town Committee members and Town Ad Hoc Committee members are welcome to attend the PNR Committee meetings, formal presentations to the Town Ad Hoc Committee would follow presentations to the PNR, and Town Ad Hoc Committee feedback will be provided to the PNR and Board during their subsequent meeting for further consideration.

Sarah Wernikoff
Portola Valley Town Council
[REDACTED]

Working Group Workflow and Town Ad Hoc Committee Involvement and Input Opportunities

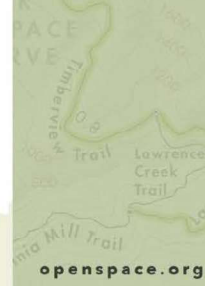
Town Ad Hoc Committee meetings would be scheduled after the Midpen Project Team has presented to Midpen's Planning and Natural Resources Committee (PNR), which is a board committee of the Midpen Board of Directors. All Board and Board Committee meetings are subject to the Brown Act and publicly noticed, such that members of the community can attend. While Town Committee members and Town Ad Hoc Committee members are welcome to attend PAWG, PNR and Board meetings and provide comment, formal presentations to the Town Ad Hoc Committee would follow presentations to the PNR and/or Board, and feedback received at Town Ad Hoc Committee meetings will be provided to the PNR and Board during their subsequent meetings for further consideration.



- Town Ad Hoc Committee** includes 7 members representing the following Town Committees:
- Open Space: Betsy Morgenthaler
 - Nature and Science: Brook Coffey
 - Historic Resources: Patty Dewes
 - Trails and Paths: Fred Leach
 - Conservation: Paul Heiple
 - Bicycle Pedestrian and Traffic Safety: Pat Baenen
 - Parks and Rec: Karen Askey





**PRESERVE
PROTECT
RESTORE
EDUCATE
ENJOY**



Attachment 6A

From: [Public Comment Form](#)
To: [Clerk](#); [web](#); [Irma Mora](#)
Subject: 10/26 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-Dog park -Rose Moiseff -
Date: Sunday, October 1, 2023 7:18:58 PM

EXTERNAL

Meeting Date *	10/26 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	Yes
Agenda Item Number or Subject *	Dog park
Please check one: *	<input checked="" type="radio"/> In Favor
Where did you hear about this meeting? (check all that apply) *	<input checked="" type="radio"/> Other
Other source *	<input type="radio"/> Forum
Name *	Rose Moiseff
City of Residence *	Portola valley
Email *	
Comment Type *	To be provided to the board of directors. (no limit)
Comments to be provided to the board of directors *	Please consider a dog park in Portola Valley, so the school outdoor area is not utilized as a dog park.
Please provide your phone number so we can identify you if you use the call-in number. *	

Ashley Mac

From: Tina Hugg
Sent: Tuesday, August 29, 2023 9:49 AM
To: [REDACTED]
Cc: Ashley Mac; Marie Lanka
Subject: FW: Hawthorns Area Inquiries
Attachments: Re: Hawthorns meeting today 8/26/23

Dear Ms. Corley,

The visitation estimate for calendar year 2022 memo that was referenced this past Saturday was presented to Midpen's Board of Directors on August 9, 2023. Here is the [link](#) to it on the Board meetings page on Midpen's website.

Your comments and these responses will be provided to the Public Access Working Group.

Best,
Tina Hugg

From: Arianna Camponuri <acamponuri@openspace.org>
Sent: Monday, August 28, 2023 9:54 AM
To: [REDACTED]
Cc: Tina Hugg <thugg@openspace.org>; Ashley Mac <amac@openspace.org>; Julie Andersen <jandersen@openspace.org>
Subject: Hawthorns Area Inquiries

Good Morning, Kristi,

It was nice meeting you on Saturday, as well. Thank you for sending me CDFW's comments on the Stanford Wedge project.

While San Francisco garter snake may have the potential to occur and/or move through the Hawthorns Area, this species has not been observed to date at the site. San Francisco garter snakes primarily consume tree frogs, California red-legged frogs, and newts, and as such are typically present within 200 meters of aquatic/riparian areas. At the Hawthorns Area, this would be along Los Trancos Creek in the closed area where no public access is being considered at this time. As with any special status species, avoidance, minimization, or mitigation measures for protection of the San Francisco garter snake are implemented wherever it is present on Midpen lands in accordance with our Resource Management Policies, all applicable state and federal regulations, as well as the regulatory agency permits issued to Midpen to ensure species protection.

Our wildlife team has also provided the following information regarding this species for additional context:

San Francisco garter snakes are found only on the San Francisco Peninsula in San Mateo County and the northern portion of Santa Cruz County (Barry, 1996; U.S. Fish and Wildlife Service, 2006). They range from the vicinity of Woodside and Crystal Spring Reservoir in eastern San Mateo County, west across the crest of the Santa Cruz Mountains to the coast, and from Mori Point near Pacifica south to Waddell Creek in northern Santa Cruz County. The San Francisco Watershed supports about half of the entire population (Barry, 1996). San Francisco garter snakes occupy freshwater marshes and bordering meadows, uplands, and riparian habitat. Populations are concentrated in grassland regions where sag ponds and freshwater estuaries exist or once existed (Barry, 1994). Emergent and riparian vegetation, such as cattail (*Typha spp.*), spike rush (*Eleocharis spp.*),

Attachment 6A

bur-reed (*Sparganium spp.*), tule (*Schoenoplectus spp.*), and willow (*Salix spp.*), in the vicinity of shallow edges of fresh water (ponds, lakes, reservoirs, creeks, and drainage ditches) are crucial for foraging activities (Barry, 1994; U.S. Fish and Wildlife Service, 2006). The home ranges of San Francisco garter snake have not been reported in the published literature (U.S. Fish and Wildlife Service, 2006), but individuals have been reported up to approximately 200 meters from aquatic habitat (Halstead and others, 2011).

Lastly, I've passed along your inquiries regarding preserve usage and documentation to the project team. Thank you for your interest and engagement with the Hawthorns Area Public Access Project.

Kind regards,
Ari



Arianna Camponuri, M.F. (*she, her*)

Ecologist I

Midpeninsula Regional Open Space District
5050 El Camino Real, Los Altos, CA 94022

(650) 625-6559 Direct

openspace.org

Ashley Mac

From: Kristi Corley [REDACTED]
Sent: Saturday, August 26, 2023 4:44 PM
To: Kristi Corley
Cc: Arianna Camponuri
Subject: Re: Hawthorns meeting today 8/26/23

[You don't often get email from kristilcorley@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

EXTERNAL

Can I get the park usage list that the working group received today?
Rancho San Antonio park # 1 usage
Windy hill #3 usage #
What was #2?
I'd appreciate the ability to see this report.
Thanks so much,
Kristi

> On Aug 26, 2023, at 2:17 PM, Kristi Corley [REDACTED] wrote:

- >
- > It was nice meeting you today.
- > Here's the report.
- >
- > All items written in this report (location within 1 mile of Hawthorn site) should be taken into consideration in the Hawthorn planning.
- >
- > Kristi
- >
- >
- > https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Ffiles.ceqanet.opr.ca.gov%2F258521-3%2Fattachment%2Foyzw6MxjblRk_q5htQeFHbk3KitkrWcA-STzO6Ssj-QurmDC2nSs-YCFde28rqYgyP1qfIOyrPbF7--n0&data=05%7C01%7Cacamponuri%40openspace.org%7Ca4dfe8e047fb4617eb0b08dba68e5f25%7Ce65476f846154c2c9a9d9fd7c71f4115%7C0%7C0%7C638286902658375129%7CUnknown%7CTWFpbGZsb3d8eyJWljoimc4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C&sdata=SpTrnd6mpyOiXMvLzy4njzvgk%2FtO9D8OEGmyniKfwal%3D&reserved=0
- >
- >
- > <2020010203_CDFW Comment.pdf>
- >



State of California – Natural Resources Agency
 DEPARTMENT OF FISH AND WILDLIFE
 Bay Delta Region
 2825 Cordelia Road, Suite 100
 Fairfield, CA 94534
 (707) 428-2002
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



May 13, 2022

Ms. Laura Russell
 Town of Portola Valley
 765 Portola Road
 Portola Valley, CA 94028

Subject: Stanford Wedge Housing Project, Draft Environmental Impact Report,
 SCH No. 2020010203, Town of Portola Valley, San Mateo County

Dear Ms. Russell:

The California Department of Fish and Wildlife (CDFW) has reviewed the Draft Environmental Impact Report (DEIR) prepared by the Town of Portola Valley (Town) for the Stanford Wedge Housing Project (Project), located in San Mateo County, pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.¹

CDFW is submitting comments on the DEIR to inform the Town, as the Lead Agency, of potentially significant impacts to biological resources associated with the Project.

CDFW ROLE

CDFW is a Trustee Agency with responsibility under CEQA pursuant to CEQA Guidelines section 15386 for commenting on projects that could impact fish, plant, and wildlife resources (i.e., biological resources). CDFW is also considered a Responsible Agency if a project would require discretionary approval, such as permits issued under the California Endangered Species Act (CESA) or Native Plant Protection Act, the Lake and Streambed Alteration (LSA) Program, and other provisions of the Fish and Game Code that afford protection to the state's fish and wildlife trust resources.

REGULATORY REQUIREMENTS

California Endangered Species Act

Please be advised that a CESA Permit must be obtained if the Project has the potential to result in "take" of plants or animals listed under CESA, including the Southern California/Central Coast evolutionarily significant unit of mountain lion (*Puma concolor*), currently a candidate for listing, either during construction or over the life of the Project. Issuance of a CESA Permit is subject to CEQA documentation; the CEQA document

¹ CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

Attachment 6A

Ms. Laura Russell
Town of Portola Valley
May 13, 2022
Page 2 of 15

must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the Project will impact CESA listed species, early consultation is encouraged, as significant modification to the Project and mitigation measures may be required in order to obtain a CESA Permit.

CEQA requires a Mandatory Finding of Significance if a project is likely to substantially impact threatened or endangered species (Pub. Resources Code, §§ 21001(c), 21083, and CEQA Guidelines §§ 15380, 15064, 15065). Impacts must be avoided or mitigated to less-than-significant levels unless the CEQA Lead Agency makes and supports Findings of Overriding Consideration (FOC). The CEQA Lead Agency's FOC does not eliminate the Project proponent's obligation to comply with Fish and Game Code section 2080 et. seq.

Lake and Streambed Alteration

The Project has the potential to impact resources including but not limited to unnamed tributaries to Trancos Creek. CDFW requires an LSA Notification, pursuant to Fish and Game Code section 1600 et seq., for any project activities that will substantially divert or obstruct the natural flow; change or use material from the bed, channel, or bank including associated riparian or wetland resources; or deposit or dispose of material where it may pass into a river, lake, or stream. Work within ephemeral streams, washes, watercourses with a subsurface flow, and floodplains are generally subject to notification requirements. **If the Project would impact the unnamed tributaries to Trancos Creek, any other streams, or associated riparian habitat, then the Project would be subject to LSA Notification requirements as further described below.** CDFW, as a Responsible Agency under CEQA, would consider the CEQA document for the Project. CDFW may not execute a final LSA Agreement until it has complied with CEQA (Pub. Resources Code § 21000 et seq.) as the Responsible Agency.

Raptors and Other Nesting Birds

CDFW has authority over actions that may result in the disturbance or destruction of active nest sites or the unauthorized take of birds. Fish and Game Code sections protecting birds, their eggs, and nests include sections 3503 (regarding unlawful take, possession or needless destruction of the nests or eggs of any bird), 3503.5 (regarding the take, possession or destruction of any birds-of-prey or their nests or eggs), and 3513 (regarding unlawful take of any migratory nongame bird). Migratory birds are also protected under the federal Migratory Bird Treaty Act.

Fully Protected Species

Fully Protected species, such as white-tailed kite (*Elanus leucurus*) and San Francisco garter snake (*Thamnophis sirtalis tetrataenia*), may not be taken or possessed at any time (Fish & G. Code, §§ 3511, 4700, 5050, & 5515).

Attachment 6A

Ms. Laura Russell
 Town of Portola Valley
 May 13, 2022
 Page 3 of 15

PROJECT DESCRIPTION SUMMARY

Proponent: Stanford University

Objective: The Project consists of four general components: 1) a residential development, 2) a new looped public trail, 3) a new fire access road, and 4) a vegetation management plan. The Project would develop 7.4 acres of the 75.4-acre property. This 7.4-acre development site would be subdivided into 30 residential lots which would include 27 single-family residences and 12 multi-family units. A new private road would be constructed to loop through the residential development from Alpine Road. A new 6-foot-wide looped recreational trail would be constructed along the western edge of the development area within the undeveloped portion of the Project site. A permanent fire access road would be constructed to access the undeveloped portions of the Project site. A vegetation management plan would be developed for both the developed and undeveloped portions of the property to mitigate areas of high fire hazard.

Timeframe: The Project would be completed within 24 to 30 months.

ENVIRONMENTAL SETTING AND LOCATION

The Project site is located at 3530 Alpine Road on a 75.4-acre parcel (APN 077-281-020) that forms a generally triangular shape between Alpine Road, and developments along Westridge Drive, and Minoca Road in Portola Valley, California. The Project site is mostly undeveloped consisting of chamise chaparral (*Adenostoma fasciculatum*), coast live oak woodland (*Quercus agrifolia*), and blue oak woodland (*Q. douglasii*). In addition, two ephemeral streams and an intermittent stream, all tributaries to Trancos Creek, occur in the Project site. Mixed riparian forest consisting mainly of California bay (*Umbellularia californica*), California buckeye (*Aesculus californica*), and coast live oak occurs along the intermittent stream in the northern portion of the Project site. The Alpine Rock Ranch, a horse boarding facility with stables, currently occupies approximately 7.4 acres (10% of the total site area) in the northeastern portion of the Project site, where residential development would take place. Special-status species with the potential to occur in or near the Project site include, but are not limited to, San Francisco garter snake, state and federally listed as endangered and a Fully Protected species; Southern California/Central Coast mountain lion, state candidate for listing and a specially protected mammal (Fish & G. Code, § 4800); California red-legged frog (*Rana draytonii*), federally listed as threatened and a California Species of Special Concern (SSC); San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*), SSC; pallid bat (*Antrozous pallidus*), SSC; western red bat (*Lasiurus blossevillii*), SSC; western pond turtle (*Emys marmorata*), SSC; white-tailed kite, a Fully Protected

Attachment 6A

Ms. Laura Russell
Town of Portola Valley
May 13, 2022
Page 4 of 15

species; western leatherwood (*Dirca occidentalis*), California Rare Plant Rank² (CRPR) 1B.2; bent-flowered fiddleneck (*Amsinckia lunaris*), CRPR 1B.2; Woodland woolly threads (*Monolopia gracilens*), CRPR 1B.2; and Santa Cruz clover (*Trifolium buckwestiorum*), CRPR 1B.1.

COMMENTS AND RECOMMENDATIONS

CDFW offers the following comments and recommendations to assist the Town in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on biological resources. Based on the Project's avoidance of significant impacts on biological resources with implementation of mitigation measures, including those recommended by CDFW below, CDFW concludes that an EIR is appropriate for the Project.

I. **MANDATORY FINDINGS OF SIGNIFICANCE. Does the Project have potential to substantially reduce the number or restrict the range of an endangered, rare, or threatened species?**

Environmental Setting and Related Impact Shortcoming

COMMENT 1: San Francisco Garter Snake

Issue: The DEIR identifies that the Project site is within the range of San Francisco garter snake (SFGS), a state and federally listed as endangered species and state Fully Protected species (DEIR Appendix D page 32). The Project site contains potentially low quality habitat for SFGS in and near the streams on the Project (*ibid.*). Construction and maintenance activities in suitable upland SFGS habitat has the potential to result in direct and indirect take to SFGS. Indirect take may occur as a result of upland habitat loss and degraded site suitability for SFGS to complete all stages of their life cycle such as through the construction of roads and loss of habitat through development.

There are five California Natural Diversity Database (CNDDDB) occurrences of SFGS within five miles of the Project site, with the closest approximately 2.3 miles northwest of the Project. The DEIR assumes that SFGS is absent from the site and does not provide any avoidance, minimization, or mitigation measures for the species.

Evidence the impact would be significant: Project activities, including grading and vegetation removal, in potentially suitable SFGS habitat have the potential to result in significant impacts to SFGS, including crushing, injuring, or killing SFGS, and could

² CRPR 1B plants are considered rare, threatened, or endangered in California and elsewhere. Further information on CRPR ranks is available in CDFW's *Special Vascular Plants, Bryophytes, and Lichens List* (<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109383&inline>) and on the California Native Plant Society website (<https://www.cnps.org/rare-plants/cnps-rare-plant-ranks>).

Attachment 6A

Ms. Laura Russell
Town of Portola Valley
May 13, 2022
Page 5 of 15

result in a substantial reduction in the SFGS population. SFGS is an endemic snake with a highly limited range in the San Francisco Peninsula. SFGS utilize a variety of habitats including upland sites for basking, rodent burrows for shelter, and low-lying marsh and slow-flowing stream habitat for feeding and reproduction (U.S. Fish and Wildlife Service (USFWS) 1985). In coastal areas, SFGS may hibernate during the winter in small mammal burrows (USFWS 2007). SFGS are threatened by loss of habitat from agricultural, commercial, and urban development, illegal collection by reptile breeders, and decline of their prey species, California red-legged frog (USFWS 2007).

Recommendation: To reduce potential impacts to less-than-significant and avoid take of SFGS, CDFW recommends including the following mitigation measures in the EIR.

Recommended Mitigation Measure 1 San Francisco Garter Snake Avoidance: The Project shall be designed to avoid all impacts to SFGS within suitable SFGS habitat including but not limited to wetlands, streams and waterways as well as associated upland habitat capable of providing dens and basking habitat as determined by a qualified biologist, experienced with SFGS, in coordination with CDFW. The EIR shall include a report prepared by the qualified biologist detailing habitat survey methodology and a map demarcating any SFGS habitat or individuals occurs in the survey area, including potential burrow refugia. No build buffer zones around wetland and riparian resources shall be incorporated into the Project footprint to avoid impacts to any SFGS habitat. If take of SFGS may occur, the Project shall not be approved. The lead agency shall coordinate with CDFW to ensure the Project is designed to avoid take of a fully protected species.

COMMENT 2: Mountain Lion

Issue: The Project has the potential to increase human interactions with mountain lions that can result in conflicts and lead to potentially significant impacts to mountain lion movement, behavior and/or individuals. The DEIR states that the Project site may provide suitable habitat for southern California/Central Coast mountain lion, a candidate for listing as state threatened or endangered (DEIR page 7-4). The Project site is surrounded by low density residential land use and open space, including Foothills Park and Enid Pearson-Arastradero Open Space Preserve to the southeast, Jasper Ridge Reserve to the northwest, and Windy Hill Open Space Preserve to the southwest. Citizen scientists have documented evidence of mountain lion presence in these surrounding open spaces (iNaturalist 2022). In addition, home security surveillance systems at residences approximately one mile north of the Project have recorded mountain lion presence (Bay City News 2022). While the Project site is adjacent to human development and therefore unlikely to be used for reproduction and denning, its proximity to open space makes it potentially suitable hunting and dispersal habitat (Wang et al. 2015).

Attachment 6A

Ms. Laura Russell
 Town of Portola Valley
 May 13, 2022
 Page 6 of 15

Evidence the impact would be significant: The Project would increase human presence adjacent to and within mountain lion habitat via increased residences, a public hiking trail, and ongoing vegetation treatment in the remaining open space. Increased human presence and associated factors such as traffic, noise, and light pollution, restrict mountain lion movement across the landscape. Most factors affecting the ability of the Southern California/Central Coast mountain lions to survive and reproduce are caused by humans (Yap et al. 2019). As California's human population has continued to grow and communities expand into wildland areas, there has been a commensurate increase in direct and indirect interaction between mountain lions and people (CDFW 2013). As a result, the need to relocate or humanely euthanize mountain lions (depredation kills) may increase for public safety, particularly if mountain lions do not receive CESA protection in the future. Mountain lions are exceptionally vulnerable to human disturbance (Lucas 2020). For example, mountain lions tend to avoid roads and trails by the mere presence of those features, regardless of how much they are used (Lucas 2020). This restriction in mountain lion movement may reduce gene flow and could increase the decline in genetic diversity of mountain lions in southern and central parts of the State (Dellinger et al. 2020). In addition, increased traffic could cause vehicle strike mortality. Also, mountain lions avoid areas with low woody vegetation cover and artificial outdoor lighting (Beier 1995). Ultimately, as human population density increases, the probability of mountain lion persistence decreases (Woodroffe 2000).

Recommendation: To reduce potential impacts to less-than-significant, CDFW recommends including the following mitigation measures in the EIR.

Recommended Mitigation Measure 3 Mountain Lion Habitat Protection: The remaining open space in the Project area shall be permanently preserved through a conservation easement. No further development including new housing, shall be allowed within the conservation easement area.

Recommended Mitigation Measure 4 Mountain Lion Awareness Signage: Signage shall be installed at trailheads and posted in the community open space within the residential development identifying that the area is located in mountain lion habitat. The signs shall direct residents and trail users to keep all pets on leash and to stay on the trail. Additional information from CDFW's Keep Me Wild Mountain Lion brochure may be included on the sign:

<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=57523&inline>

- II. **Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by CDFW or USFWS?**

Project Description and Related Impact Shortcoming

Attachment 6A

Ms. Laura Russell
Town of Portola Valley
May 13, 2022
Page 7 of 15

COMMENT 3: Streams

Issue: As noted above, if the Project would impact the unnamed tributaries to Trancos Creek, or riparian habitat associated with these streams, or any other streams, then the Project would be subject LSA Notification requirements. The DEIR states that riparian habitat “may be impacted by vegetation management activities, which would necessitate an LSAA” (DEIR page 7-5).

Evidence the impact would be significant: Project activities would potentially remove riparian habitat. Riparian habitat is of critical importance to protecting and conserving the biotic and abiotic integrity of an entire watershed. When riparian habitat is substantially altered, riparian functions become impaired, thereby likely substantially adversely impacting aquatic and terrestrial species. Substantial removal of trees and other vegetation significantly reduces suitable nesting and roosting habitat for many bird and bat species, such as pallid bat, an SSC, and causes the loss of important refugia for small mammals. Mature riparian trees and mid canopy vegetation will take considerable time to reestablish and grow to function. Therefore, if the Project impacts stream and associated riparian habitat, Project impacts to these resources would be potentially significant.

Recommendation: To comply with California Fish and Game Code section 1600 et seq. and reduce impacts to stream and riparian habitat to less-than-significant, CDFW recommends that the EIR incorporate the following mitigation measure.

Recommended Mitigation Measure 5 Notification of Lake and Streambed Alteration: For Project activities that may substantially alter the bed, bank, or channel of the unnamed tributaries to Trancos Creek, or any other streams, including but not limited to riparian vegetation disturbance, an LSA Notification shall be submitted to CDFW pursuant to Fish and Game Code section 1602 prior to Project construction. If CDFW determines that an LSA Agreement is warranted, the Project shall comply with all required measures in the LSA Agreement, including but not limited to requirements to mitigate impacts to the streams and riparian habitat. Permanent impacts to the stream and associated riparian habitat shall be mitigated by restoration of riparian habitat at a 3:1 mitigation to impact ratio based on acreage and linear distance as close to the Project area as possible and within the same watershed and year as the impact. Temporary impacts shall be restored on-site in the same year as the impact.

COMMENT 4: Riparian Encroachment

Issue: The Project may impact riparian habitat associated with the unnamed tributaries to Trancos Creek, a potentially significant impact. The DEIR states that the Project would not directly impact any streams, but that the Project may impact riparian habitat (DEIR page 7-5). While the residential development would not impact the riparian

Attachment 6A

Ms. Laura Russell
Town of Portola Valley
May 13, 2022
Page 8 of 15

habitat associated with the unnamed tributary to Trancos Creek in the north of the Project site, it is not clear how far from the riparian forest the development is located, or how defensible space vegetation treatment adjacent to the housing would impact the riparian habitat. In addition, the proposed fire access road would enter the property within 50 feet of the unnamed tributary in the south (DEIR page 7-32). Encroaching into the riparian corridor can negatively impact sensitive species, such as western pond turtle, special-status frogs, and tree-roosting bats, that rely on an appropriately sized riparian buffer between development and the stream zone. Encroaching on the riparian zone may lead to deleterious materials, including wastewater discharge, sediment from increased erosion, and other pollutants, entering the stream (DEIR page 12-16).

Because natural stream processes are complex and dynamic, development too close to stream channels can result in threats to property from erosion due to lateral and/or vertical channel adjustments over time. Incorporation of a sufficient riparian buffer into the Project design is necessary to avoid the potential need for stream channel stabilization solutions in the long-term.

Evidence the impact would be significant: Riparian habitats are important to watershed integrity because they perform many ecological functions, such as enhancing water quality and quantity, increasing biodiversity, providing habitat connectivity, and supplying flood capacity. Impacts to riparian habitats have potential to cause a wide range of adverse effects to fish and wildlife resources for the following reasons.

Remaining riparian habitat is substantially reduced from historic levels. An estimated 2 to 7 percent of California's riparian habitat remains intact and has not been converted to other land uses (Katibah 1984, Dawdy 1989). Development within and adjacent to riparian habitat areas is a principal cause of habitat loss and degradation. Loss and degradation of additional riparian habitat occurs in the context of cumulatively significant losses.

Riparian vegetation improves stream water quality by removing sediment, organic and inorganic nutrients, and toxic materials (Belt and O'Laughlin 1994, Mitsch and Gosselink 2000, USDA 2000, Mayer et al. 2006). Riparian buffers help keep pollutants from entering adjacent waters through a combination of processes including dilution, sequestration by plants and microbes, biodegradation, chemical degradation, volatilization, and entrapment within soil particles. As buffer width increases, the effectiveness of removing pollutants from surface water runoff increases (Castelle et al. 1992). There is substantial evidence showing narrow buffers are considerably less effective in minimizing the effects of adjacent development than wider buffers (Castelle et al. 1992, Brosofske et al. 1997, Dong et al. 1998, Kiffney et al. 2003, Moore et al. 2005).

Attachment 6A

Ms. Laura Russell
Town of Portola Valley
May 13, 2022
Page 9 of 15

Riparian trees and vegetation, and associated floodplains, provide many essential benefits to stream and aquatic species habitat (Moyle 2002, CDFW 2007). Riparian forests provide thermal protection, shade, and large woody debris. Large woody debris stabilizes substrate, provides shelter and cover from predators, facilitates pool establishment and maintenance, and creates habitat for aquatic invertebrates, a key food source in aquatic and terrestrial food chains.

Riparian habitats also contribute to bank stability and provide flood protection. Development which includes increases in impervious surfaces and installation of stormwater systems and storm drain outfalls can modify natural streamflow patterns by increasing the magnitude and frequency of high flow events and storm flows (Hollis 1975, Konrad and Booth 2005). Riparian habitat and adjacent wetlands and floodplains are critical to lessening these impacts because they store and meter floodwaters, recharge groundwater aquifers, trap sediment, filter pollution, help minimize erosion, lessen peak flow velocities, and protect against storm surges (Mitsch and Gosselink 2000, Tockner et al. 2008). In doing so, they protect adjacent upland, downstream, and coastal properties from loss and damage during flooding and help maintain surface and groundwater during summer months.

In addition to direct habitat loss, development adjacent to a riparian zone has three principal indirect effects: 1) fragmentation of habitat into smaller, non-contiguous areas of less-functional habitat by structures, roads, driveways, yards and associated facilities; 2) the introduction or increased prevalence of exotic species or species that are habitat generalists, termed “human adapted” or “urban exploiters;” and 3) decreases in native species abundance and biodiversity and the loss of “human-sensitive” species that require natural habitats (Davies et al. 2001, Hansen et al. 2005, CDFG 2007).

Recommendation: To reduce potential impacts to less-than-significant, CDFW recommends that the Project establish and the EIR incorporate a riparian buffer zone for each unnamed tributary and limit development and vegetation clearing to outside of the riparian area. CDFW is available to coordinate with the Town to determine appropriate site-specific riparian buffers to reduce impacts to sensitive species and riparian habitat to less-than-significant. At a minimum, CDFW recommends a 50-foot riparian buffer as measured from the top of streambank to the nearest Project infrastructure.

COMMENT 5: Tree Removal

Issue: The DEIR states that approximately 114 or more trees would be removed on the Project development site (DEIR page 3-3); however, the DEIR does not include the species, location, or size of trees planned to be removed. The DEIR states that there are multiple habitat types located on the site including chamise chaparral (*Adenostoma fasciculatum*), coast live oak woodland (*Quercus agrifolia*), and blue oak woodland (Q.

Attachment 6A

Ms. Laura Russell
 Town of Portola Valley
 May 13, 2022
 Page 10 of 15

douglasii). Removal of large native oak trees may result in a potentially significant impact due to the general decline of oak habitat in California and the loss of ecosystem services provided by oaks.

Evidence the impact would be significant: California oak woodlands have been reduced by approximately 50% from their historical range due to habitat conversion. Current rates of blue oak recruitment are not sufficient to provide population-level replacement (Zaveleta et al. 2007). Oak woodlands provide food and habitat to a variety of wildlife including birds, insects, mammals, reptiles, amphibians, and native understory plants and support some of the richest species abundance in California (Zaveleta et al. 2007, CalPIF 2002). Large mature trees (e.g., native oak tree that is greater than 15 inches in diameter) are of particular importance due to increased biological values such as providing nesting bird habitat and bat roost habitat. Loss of large mature native oaks has the potential to result in significant impacts for these reasons. While the DEIR includes on-site tree planting as a minimization measure for riparian trees removed, on-site planting alone is not sufficient to completely off-set temporal impacts from the loss of mature trees due to an uncertain time lag from when the new resources will be available (Marón et al., 2010).

Recommendation: CDFW recommends the Project avoid large diameter tree removal to the greatest extent feasible. Where large diameter tree removal is unavoidable, CDFW recommends Project mitigation include in-kind preservation of mature native trees. CDFW recommends that the Town include preservation of open space as a mitigation measure in the EIR for large tree removal, as identified in recommended mitigation measure 4 above.

III. Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Mitigation Measures and Related Impact Shortcoming

COMMENT 6: Nesting Bird Surveys

Issue: The DEIR proposes to implement mitigation measure Bio-13a: Nesting Bird Avoidance, Substrate Pre-removal, Pre-activity Surveys and Buffers to mitigate for impacts to nesting birds. The measure incorrectly identifies the nesting bird period for raptor species and does not describe how the active nest buffer will be established if active nests are found by the qualified biologist.

Recommendation: To evaluate and avoid potential impacts to nesting bird species, CDFW recommends incorporating the following mitigation measures into the Project's

Attachment 6A

Ms. Laura Russell
Town of Portola Valley
May 13, 2022
Page 11 of 15

DEIR existing measure, and that these measures be made conditions of approval for the Project.

Recommended Mitigation Measure 6 Nesting Bird Surveys: If Project-related work is scheduled during the nesting season (typically February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), a qualified biologist shall conduct two surveys for active nests of such birds within 14 days prior to the beginning of Project construction, with a final survey conducted within 48 hours prior to construction. Appropriate minimum survey radii surrounding the work area are typically the following: i) 250 feet for passerines; ii) 500 feet for small raptors such as accipiters; and iii) 1,000 feet for larger raptors such as buteos. Surveys shall be conducted at the appropriate times of day and during appropriate nesting times.

Recommended Mitigation Measure 7 Active Nest Buffers: If the qualified biologist documents active nests within the Project area or in nearby surrounding areas, a species appropriate buffer between the nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of the nest to characterize “normal” bird behavior and establish a buffer distance which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if the birds show signs of unusual or distressed behavior (e.g. defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist shall have the authority to cease all construction work in the area until the young have fledged, and the nest is no longer active.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations (Pub. Resources Code, § 21003, subd. (e)). Accordingly, please report any special-status species and natural communities detected during Project surveys to the CNDDDB. The CNDDDB online field survey form and other methods for submitting data can be found at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The types of information reported to CNDDDB can be found at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Plantsand-Animals>.

Attachment 6A

Ms. Laura Russell
Town of Portola Valley
May 13, 2022
Page 12 of 15


FILING FEES

CDFW anticipates that the Project will have an impact on fish and/or wildlife, and assessment of filing fees is necessary (Fish and Game Code, § 711.4; Pub. Resources Code, § 21089). Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW.

CONCLUSION

Thank you for the opportunity to comment on the Project's DEIR. If you have any questions regarding this letter or for further coordination with CDFW, please contact Mr. Will Kanz, Environmental Scientist, at (707) 337-1364 or Will.Kanz@wildlife.ca.gov; or Mr. Wesley Stokes, Senior Environmental Scientist (Supervisory), at Wesley.Stokes@wildlife.ca.gov.

Sincerely,

DocuSigned by:

Erin Chappell
B77E9A6211EF486
Erin Chappell
Regional Manager
Bay Delta Region

ec: State Clearinghouse # 2020010203

California Department of Fish and Wildlife
Serena Stumpf, Serena.Stumpf@wildlife.ca.gov
Amanda Culpepper, Amanda.Culpepper@wildlife.ca.gov
Robynn Swan, Robynn.Swan@wildlife.ca.gov

REFERENCES

- Bay City News. 2022. Mountain lion spotted on Ladera resident's surveillance camera. *NBC Bay Area*. Available from: <https://www.nbcbayarea.com/news/local/peninsula/mountain-lion-spotted-on-ladera-residents-surveillance-camera/2883242/>
- Belt, G.H., and J. O'Laughlin. 1994. Buffer strip design for protecting water quality and fish habitat. *Western Journal of Applied Forestry* 9:41-45.
- Brosofske, K.D., J. Chen, R.J. Naiman, and J.F. Franklin. 1997. Harvesting effects on microclimatic gradients from small streams to uplands in western Washington. *Ecological Applications* 7:1188-1200.

Attachment 6A

Ms. Laura Russell
Town of Portola Valley
May 13, 2022
Page 13 of 15

Castelle, A.J., C. Conolly, M. Emers, E.D. Metz, S. Meyer, M. Witter, S. Mauermann, T. Erickson, and S.S. Cooke. 1992. Wetlands buffers use and effectiveness. Adolfson Associates, Inc., Shorelands and Coastal Zone Management Program, Washington Department of Ecology, Olympia, WA. Pub. No. 92-10.

CDFW. 2007. California wildlife: conservation challenges. California Department of Fish and Game, Sacramento, CA.

CDFW. 2013. CDFW Departmental Bulletin. Human/Wildlife Interactions in California: Mountain Lion Depredation, Public Safety, and Animal Welfare. Sacramento, CA. Available from:
<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68271&inline>

Davies, K.F., C. Gascon, and C.R. Margules. 2001. Habitat fragmentation: consequences, management, and future research priorities. Pages 81-97 in: M.E. Soule and G. H. Orians, (eds.) Conservation Biology: Research Priorities for the Next Decade. Island Press, Washington, DC.

Dawdy, D.R. 1989. Feasibility of mapping riparian forests under natural conditions in California. pages 63-68 in: Proceedings of the California Riparian Systems Conference. GTR PSW-110. Davis, CA.

Dellinger J. A., K. D. Gustafson, D. J. Gammons, H. B. Ernest, S. G Torres. 2020. Minimum habitat thresholds required for conserving mountain lion genetic diversity. Ecology and Evolution. 10:10687–10696. Dong, J., J. Chen, K. D. Brosofske, and R.J. Naiman. 1998. Modeling air temperature gradients across managed small streams in western Washington. Journal of Environmental Management 53:309-321.

Hansen, A. J., R. L. Knight, J. M. Marzluff, S. Powell, K. Brown, P. A. Gude, and K. Jones. 2005. Effects of exurban development on biodiversity patterns, mechanisms, and research needs. Ecological Applications 15:1893-1905.

iNaturalist. 2022. Available from <https://www.inaturalist.org>. Accessed May 5, 2022.

Katibah, E.F. 1984. A brief history of riparian forests in the Central Valley of California. Pages 23-29 in: R.E. Warner and K.M. Hendrix (eds) California riparian systems: ecology, conservation and productive management. University of California Press, Berkeley, CA.

Kiffney, P. M., J. S. Richardson, and J. P. Bull. 2003. Responses of periphyton and insects to experimental manipulation of riparian buffer width along forest streams. Journal of Applied Ecology 40:1060-1076.

[Attachment 6A](#)

Ms. Laura Russell
Town of Portola Valley
May 13, 2022
Page 14 of 15

Lucas, E. 2020. Recreation-related disturbance to wildlife in California – better planning for and management of recreation are vital to conserve wildlife in protected areas where recreation occurs. *California Fish and Wildlife*, Recreation Special Issue 2020: 29-51

Marón, M., P. K. Dunn, C. A. McAlpine, and A. Apan. 2010. Can offsets really compensate for habitat removal? The case of the endangered red-tailed black-cockatoo. *Journal of Applied Ecology*, 47(2): 348–355.

Mayer, P.M., S.K. Reynolds, M.D. McCutchen, and T.J. Canfield. 2006. Riparian buffer width, vegetative cover, and nitrogen removal effectiveness: A review of current science and regulations. EPA/600/R-05/118. U.S. Environmental Protection Agency. Cincinnati, OH.

Mitsch, W.J., and J.G. Gosselink. 2000. *Wetlands*, Third Edition. Wiley and Sons. New York, N.Y.

Moore, R. D., D. L. Spittlehouse, and A. Story. 2005. Riparian microclimate and stream temperature response to forest harvesting: a review. *Journal of the American Water Resources Association* 41:813-834.

Moyle P.B. (2002). *Inland fishes of California*. University of California Press. Berkeley, CA.

Tockner, K., S. E. Bunn, C. Gordon, R. J. Naiman, G. P. Quinn, and J. A. Stanford. 2008. Flood plains: critically threatened ecosystems. Pages 45–61 in: N. Polunin (ed.) *Aquatic Ecosystems: Trends and Global Prospects*. Cambridge University Press, Cambridge, U.K.

USDA. 2000. Conservation buffers to reduce pesticide losses. United States Department of Agriculture, Natural Resources Conservation Service. Washington, D.C.

U.S. Fish and Wildlife Service. 1985. Recovery Plan for the San Francisco Garter Snake (*Thamnophis Sirtalis Tetrataenia*). U.S. Fish and Wildlife Service, Portland, Oregon. 77 pp.

U.S. Fish and Wildlife Service. 2007. Species Account San Francisco Garter Snake (*Thamnophis Sirtalis Tetrataenia*). U.S. Fish and Wildlife Service, Sacramento, California

Wang, Y., M. L. Allen, and C. C. Wilmers. 2015. Mesopredator spatial and temporal responses to large predators and human development in the Santa Cruz Mountains of California. *Biological Conservation*, 190: 23-33.

Attachment 6A

Ms. Laura Russell
Town of Portola Valley
May 13, 2022
Page 15 of 15

Yap, T., B. Cummings, and J.P. Rose. 2019. A Petition to List the Southern California/Central Coast Evolutionarily Significant Unit (ESU) of Mountain Lions as Threatened under the California Endangered Species Act (CESA). Available from: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=171208&inline>

CalPIF (California Partners in Flight). 2002. Version 2.0. The oak woodland bird conservation plan: a strategy for protecting and managing oak woodland habitats and associated birds in California (S. Zack, lead author). Point Reyes Bird Observatory, Stinson Beach, CA. <http://www.prbo.org/calpif/plans.html>.

Zaveleta, E.S., K.B. Hulvey, and B. Fulfrost. 2007. Regional patterns of recruitment success and failure in two endemic California oaks. *Diversity and Distributions* 13:735-745.



Meeting 4

Hawthorns Area

Public Comments

December 16, 2023

The documents below include:

- Correspondence received for the Hawthorns Area Public Access Working Group and Staff Responses
- Public Comments

Ashley Mac

From: Maria Soria
Sent: Saturday, December 16, 2023 9:58 AM
To: Tina Hugg; Ashley Mac
Subject: Fwd: Corrected letter to PAWG for Hawthorns/ did PAWG get this letter at 6:58 am?

Sent from my T-Mobile 4G LTE Device
Get [Outlook for Android](#)

From: Kristi Corley [REDACTED]
Sent: Saturday, December 16, 2023 8:32:45 AM
To: Maria Soria [REDACTED]
Subject: Re: Corrected letter to PAWG for Hawthorns/ did PAWG get this letter at 6:58 am?

EXTERNAL

Maria

Did the PAWG receive this letter as it was turned in at 6:58 am which is 2 hours prior to 9am meeting? (letter with typos was 6:58, corrected typo version was 7:06)

It's 8:31 on 12/16/23 and I do not have confirmation that PAWG received letter.

Kristi

> On Dec 16, 2023, at 7:06 AM, Kristi Corley [REDACTED] wrote:
>
> PAWG,
>
> I am opposed to Hawthorns parking area #4 which puts 50 parking spaces along Alpine road along our scenic corridor.
>
> It may meet MROSD standards yet it does NOT take Portola Valley general plan into consideration. We moved here to visually see nature, not parking lots.
>
> You have 5 other acceptable parking lot plans and #4 will be opposed by many residents if it moves forward. We appreciate your hard work to find other parking options.
>
> Opposition to #4
> 1) The Ingress and egress is dangerous as bikers pick up speed down Alpine road at that entrance location. There will be bike accidents on Alpine road if #4 is chosen.
>
> Bikers on along Alpine road must be studied at multiple times of year for the full analysis of bikers in Santa Clara County and San Mateo County. Alpine/Portola road is a biker destination due to its beauty and it draws many groups of bikers here.

Attachment 6A

- >
- > This area draws large pods of bikers together biking along these roads as it's a loop.
- >
- > 2) The current proposed housing element plan which goes to planning commission on 12/20/23 puts the majority of additional housing on Alpine road and therefore traffic. Please obtain this housing element plan for full perspective on housing on Alpine road.
- >
- > 3) Cumulative Traffic issues must be analyzed and addressed for proper future road and traffic planning. We need an 8 year road and traffic plan not a 1 year and 1 jurisdiction plan per project for Portola Valley.
- >
- > One housing location will be on Nathorst/Alpine
- > (close to #4 entrance.)
- >
- > A full town road traffic study must be taken into consideration (not many separate individual project studies which do not look at the whole town flow of traffic) with the cumulative effects of traffic over the next 8 years. The 8 year housing plan includes the proposal which includes most development produced on Alpine Road which cannot be ignored in the planning process. Our housing element will be presented to our planning department on 12/20/23.
- >
- > Thank you for your consideration.
- >
- > All the best,
- > Kristi Corley

Ashley Mac

From: Ashley Mac
Sent: Friday, December 15, 2023 9:40 AM
To: CKrenz
Cc: Tina Hugg
Subject: RE: An alternative concept or parking at the Hawthorns

Good morning Charlie,

Thank you for your creative parking idea. Your input will be shared with all the PAWG members, but considering the challenges associated with housing in Portola Valley and the broader Bay area, removing this house would be very difficult for Midpen and likely the Town as well. In addition, retention and use of this residence is consistent with Midpen's Housing Policy and Housing Program, and supports the management, protection, and maintenance of open space lands or other operational needs such as onsite surveillance, security, expedited emergency response, and/or land stewardship assistance.

Best regards,

Ashley Mac, PLA (she/her)
Planner III

[Redacted]
[Redacted] (direct)

From: CKrenz <[Redacted]>
Sent: Wednesday, December 13, 2023 7:45 PM
To: Tina Hugg <[Redacted]>; Ashley Mac <[Redacted]>
Subject: An alternative concept or parking at the Hawthorns

EXTERNAL

Tina, Ashley:
cc: The Hawthorns PAWG

This morning I was thinking about the recently demolished "Smith House" in Russian Ridge and how this area is now a publicly accessible scenic view point. My thoughts turned to the Hawthorns and the old home at the top of the driveway that starts across Alpine Rd from Roberts Market. I wondered if you considered the demolition of that structure and using that space for parking.

We probably couldn't fit 50 spaces there, but perhaps we could fit a significant portion of them. Please see photos and the sketch attached below. In the sketch, I scaled one of our existing parking proposed designs and it seemed like half of the spots could fit, perhaps more: In the photos, it seems as if the "relatively flat" area extends farther to the south.

What about the remaining parking spots? I'm troubled by what seems like a design requirement that we build a lot for 50, a lot that will fill up only on rare occasions. Could we satisfy the "50 sites" requirement, by allowing some parking along the side of the drive way leading up to the parking lot? I show an additional 24 spots at the "intersection site" below the house. Additional or alternative spots could be achieved if parallel parking were permitted along the driveway.

Attachment 6A

Locating much of the parking at the site of the old house and allowing some parking along the drive way would have several advantages:

Unlike building the lots in new areas, arguably this approach, with the house demolition, would yield a net reduction in human impact in the Hawthorns area.

We could avoid the creation of new or widened roads.

We could “save” the central meadow area by avoiding its conversion to parking.

Parking would be located well away from the Alpine Rd scenic corridor.

The disabled would have much improved access to a trail head that is just a short distance from the scenic view point that affords the spectacular views of Windy Hill, the most important attraction in the Hawthorns area.

I’m just throwing out ideas here. If the board is certain that we need to retain the home for staff, we need not consider this approach any further. If they are receptive, it could introduce new opportunities for the design.

Charlie Krenz

Hawthorns Area PAWG member



Attachment 6A

“Flatish” area is relatively large at home site:



Attachment 6A


“Intersection site”... some relatively flat land



Attachment 6A

From: [Public Comment Form](#)
To: [Clerk; web](#)
Subject: 12/16 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-Trail use designations & Multi-use access -David Evans -
Date: Friday, December 15, 2023 8:53:08 AM

EXTERNAL

Meeting Date *	12/16 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	Yes
Agenda Item Number or Subject *	Trail use designations & Multi-use access
Please check one: *	In Favor
Where did you hear about this meeting? (check all that apply) *	<ul style="list-style-type: none">• Midpen website• Other
Other source *	PV Forum, word of mouth
Name *	David Evans
City of Residence *	Portola Valley
Email *	
Comment Type *	To be provided to the board of directors. (no limit)

Comments to be provided to the board of directors *

Dear PAWG Committee and Board Members,

I write to urge the Committee and the Board to designate all forthcoming trails within the Hawthorns area as multi-use, allowing equitable access to all hikers, bikers, and equestrians.

I am a Portola Valley resident, father of two young and active kids, a mountain biker, and a trail runner who has embraced MidPen trails for over 30 years. I am also the volunteer cartographer for the Portola Valley Trails & Paths Committee, having worked for 2 years to compile our forthcoming trail map for the PV area. In this capacity I have developed substantial insight into issues around trail access and I have compiled some statistics about user access within Portola Valley and Windy Hill that I believe strongly support designating all Hawthorns trails as multiuse.

-- On MidPen User Access --

Under Measure AA MidPen has promised the public 200 miles of new trails, and per MidPens officially Trails Use Guidelines 60–65% of all trails should be designated for “multi-use, including bicycles.” Public promises were made with taglines such as “more trails & access” and “new Hike & Biking trails” supporting “more opportunities for hiking and biking close to home.”

At present there are 13 miles of open trails at Windy Hill, yet only only 3.9 are open to bikes representing 30% of the trails. Of those nearly half are categorized as “steep” or “very steep” on the MidPen Trail Explorer app. 89% of multiuse trails at Windy Hill are actually wide fireroads, meaning

Attachment 6A

very little singletrack has been shared with all user groups. These statistics suggest MidPen is falling short of its stated goals to support equitable multiuse access. Opening up all Hawthorns trails to hikers, equestrians, and bikers will be a significant step in fulfilling MidPen's promises under Measure AA and its stated intentions to support bike access.

-- On Portola Valley User Access --

Though statistics about Portola Valley "town trails" are not necessarily of concern to MidPen, I believe they are of relevance to the PAWG members who represent our community. The data I have compiled in my capacity as the PV trail cartographer suggests our town offers our children very little in the way of safe, fun biking trails. Of the 41 miles of non-MidPen trails in PV only 3 are open to kids, and most are mere inches from roads.

Trails that are appropriate and attractive for kids to enjoy – mildly sloped singletrack, safely set apart from roadsides – total a scant 1.6 miles within town limits, Windy Hill inclusive. This is amongst the key reasons the Portola Valley Trails & Paths Committee has officially urged the PAWG to designate all trails within Hawthorns as multiuse: to ensure our kids can safely ride their bikes on more than a paltry 3% of our local trails.

-- On the Importance of Local Kid Friendly Bike Trails --

I was 11 years old when I started independently riding my bike on easy MidPen trails at Fremont Older. That fostered in me a lifelong love of activity in nature and a self-reliance that I try to instill in my own children. Having access to trails as a child is why I strongly support our local trail organizations and why I applied to be a PAWG member myself. Ensuring our kids have access to trails that are safe, fun, and close to home is imperative for building the next generation of open space stewards, let alone for just getting our screen-addled children off the couch and outside.

Anecdotally my own children resist riding bikes at Windy Hill as they rightly find it too steep and loose to enjoy safely. By contrast if I drive them to El Corte de Madera to ride trails like Oljon (their favorite) they beg to stay outside until dinnertime. It pains me that I must drive for an hour to offer my kids access to a variety of singletrack trails with native surfaces, mild slopes, safe from cars. While I am grateful for those trails I also believe we can do better with the open spaces in our backyard.

The Hawthorns area – with its compact area, limited elevation gain, and ease of local access – could be an ideal place for our kids to learn to love trails on foot, horse, or bike. I hope to see my own kids independently head off to enjoy our local trails, biking to and around Hawthorns directly from our front door. I want them to grow up feeling included, empowered, and connected to their community and land. I know how powerfully trail biking can instill this in our children and I believe it is why MidPen has been promising "more opportunities for hiking and biking close to home."

It is my sincere hope that the PAWG and the Board agrees that designating all trails at Hawthorns as multi-use will make good on public promises while supporting the local community and our children. I look forward to adding new miles of multi-use trails to our town trail map soon!

With my best regards,

:: Dave Evans

File upload

[portola_valley_trail_access.pdf](#)

2.18 MB • PDF

Attachment 6A



Please provide your phone number so we can identify you if you use the call-in number. *



Hawthorns trails should ALL be multi-use.

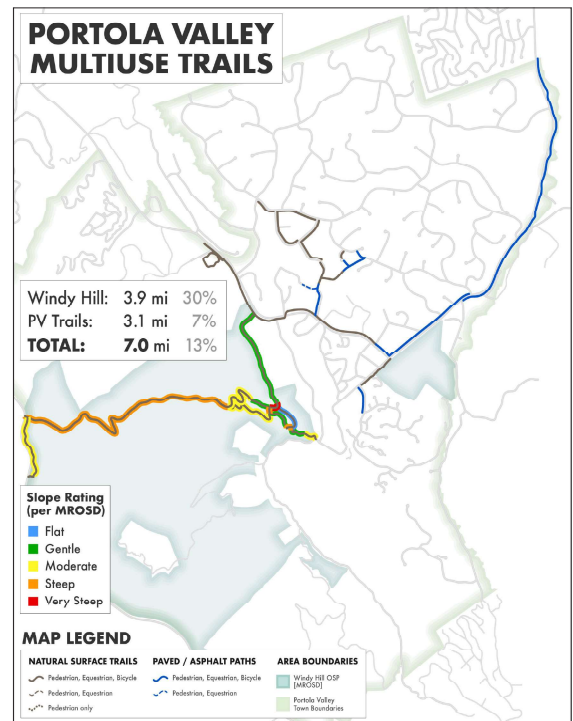
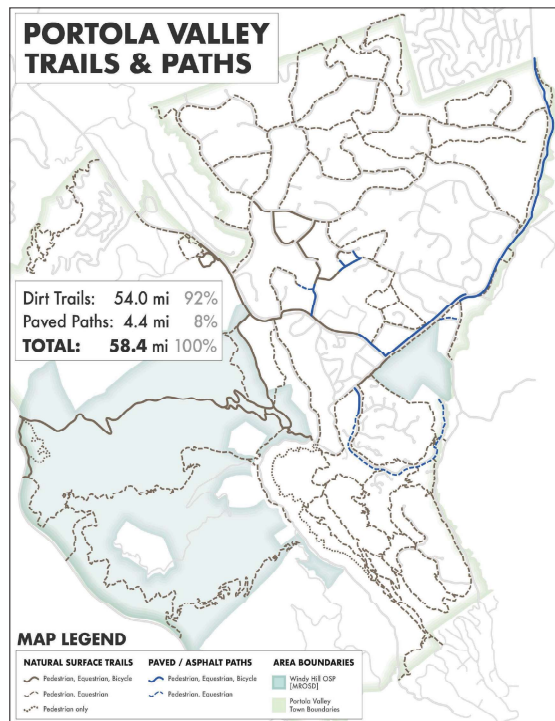
Windy Hill allows bikes on only 30% of trails.
 87% of those are fireroads, most are steep & loose.

MidPen Trail Use Policies target "60 to 65% of trails as multi-use."

Measure AA promised the public "new hiking & biking trails."

Only 13% of trails in PV are multiuse and just 3% are safe for kids to ride.
 Just 1.6 miles are singletrack with natural surfaces, mild slopes, and away from roads.

PV Trails & Paths Committee wants all Hawthorns trails to be multiuse to improve trail equity & access.



Attachment 6A

From: [Public Comment Form](#)
To: [Clerk; web](#)
Subject: 12/16 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)- Hawthorns Planning-Karen Askey -
Date: Thursday, December 14, 2023 9:53:21 AM

EXTERNAL

Meeting Date 12/16 – Hawthorns Area Public Access Working Group Meeting

*

Is this a comment about a specific board item? *

No

Subject * Hawthorns Planning

Please check one: *

Neutral

Where did you hear about this meeting? (check all that apply) *

- E-mail notification from Midpen

Name * Karen Askey

Organization (if applicable) PV Ad Hoc Committee

City of Residence * PORTOLA VALLEY

Email * [REDACTED]

Comment Type * To be provided to the board of directors. (no limit)

Comments to be provided to the board of directors * Hi, please share this with the PAWG and other appropriate staff members. Thank you on behalf of the Portola Valley Hawthorns Ad Hoc Committee.
Karen Askey

File upload



[12_16_23_final_pawg_meeting_letter_from_pv_ad_hoc_committee_google_docs.pdf](#)

57.46 KB • PDF

Please provide your phone [REDACTED]

Attachment 6A

number so
we can
identify you if
you use the
call-in
number. *

Attachment 6A

December 14, 2023

Dear Staff Members of MROSD and Hawthorns PAWG,

Thank you for listening to and addressing Portola Valley resident and Committee concerns at your recent meeting on 10/26. Your thoughtful questions and willingness to take the appropriate amount of time to get the plans right is much appreciated.

As Hawthorns plans are still being worked on, the Ad Hoc Committee would like to reiterate and update you on certain issues:

Traffic Study/Safety Issues: Our understanding is that MidPen may be updating traffic volume numbers using just one week of data from December 2023, and we do not feel that this data accurately addresses seasonality issues for either autos or bicycle riders, rates of speed, or future patterns due to the opening of Hawthorns or local developments. We are aligned with the separate request from our Bicycles, Pedestrians, Traffic & Safety Committee to perform a more comprehensive study, and have concerns that if the study is not completed in this phase of planning, delays may result while a new study is completed further down the road. We need to better understand rates of speed and traffic volume of both autos and cyclists, and how that might offset site-line issues, before choosing the main entrance to Hawthorns.

Alignment with Portola Valley General Plan: Portola Valley's General Plan serves as the blueprint for the Town's future growth and development. It addresses issues of importance to the community, sets forth policies for conservation and development, and outlines specific programs or actions for implementing these policies.

As discussed, protecting and enhancing the Alpine Road Scenic Corridor, along with the 75' setback, is of great importance to the Town of Portola Valley. As you consider access points and parking lot alternatives, we urge you to follow the guidance of our Town Plan.

The Scenic Highway and Roads Element

<https://www.portolavalley.net/home/showpublisheddocument/6732/635617553050330000>

Alpine Scenic Corridor Plan

<https://www.portolavalley.net/home/showpublisheddocument/5974/638370459881770000>

Alpine Scenic Corridor Diagram

<https://www.portolavalley.net/home/showpublisheddocument/3977/635393271701670000>

(Hawthorns is #65, which indicates "Vista to Hills, Keep Open")

Los Trancos Parking Access: MidPen consultants indicate that site-line issues preclude an access point on Los Trancos Road. The Ad Hoc Committee believes additional analysis is warranted to better assess which entry point(s) may be the safest for cyclists, pedestrians, and autos. For example:

- Are there solutions that might improve the site lines (such as respectful tree removal)?

Attachment 6A

- Would lower traffic volume and speeds on Los Trancos Rd. (vs. Alpine Rd.) offset other factors or play a role in addressing safety issues?
- What impact will the population growth from the planned developments across the street (4370, 4388, and 4394 Alpine Road) have on traffic in that area?
- Does the wide left-turn lane off of Alpine Road onto Los Trancos Road offset not having a turn lane at the access point on Alpine Road?
- Should we consider putting the entrance on Los Trancos with a one-way drive leading to the exit on Alpine Road, so the majority of visitors are turning right to get into and out of the property?
- Would separate bicycle parking on the Los Trancos side be of benefit?

Los Trancos Access: Prior to the opening of the Historic Complex, we support enhancing trail access on the Los Trancos side and would like to understand if the current 13-acre Historic section area could be modified or decreased in size to incorporate trails around that section while under development.

Please recognize that providing trailhead access on the Los Trancos side without parking access will likely result in parking issues along Los Trancos Road or in the private parking area of Alpine Hills Swim & Tennis, which is dangerous and/or a violation of private property.

Process Timeline: As we mentioned earlier, we are comfortable with slowing down the PAWG process to align with or follow the Historic Complex planning, scheduled to begin in the first quarter of 2024. Given that the PAWG process timing has been delayed, would it make sense to better align these two key Hawthorns projects?

Alpine Trail Modification along Hawthorns Property: We are pleased that the PAWG is supportive of the Alpine Trail Modification along Hawthorns, and encourage those modifications to be a top priority.

Dog Access: We are pleased that the PAWG supports trail access for dogs-on-leash.

We are very appreciative of all the hard work and the thorough consideration you give to our comments, as well as those of other PV residents and committees.

Thank you,

PV Ad Hoc Hawthorns Committee (Karen Askey, Patt Baenan, Brook Coffee, Patty Dewes, Fred Leach, Catherine Magill, Betsy Morgenthaler)

From: General Information [REDACTED] >
Sent: Thursday, December 14, 2023 1:20 PM
To: Karen Askey <[REDACTED]>; General Information <[REDACTED]>
Subject: RE: Feedback for 12/16/23 Hawthorns PAWG Meeting

Hi Karen,

Thank you for your feedback. We will share your comments with the appropriate staff.

Kind Regards,
Stephanie Gross
Midpeninsula Regional Open Space District
5050 El Camino Real, Los Altos, CA 94022
P: (650) 691-1200 F: [REDACTED]
www.openspace.org | Twitter: [@MidpenOpenSpace](https://twitter.com/MidpenOpenSpace)

From: Karen Askey <[REDACTED]>
Sent: Thursday, December 14, 2023 9:56 AM
To: General Information [REDACTED] >
Subject: Feedback for 12/16/23 Hawthorns PAWG Meeting

You don't often get email from [REDACTED]. [Learn why this is important](#)

EXTERNAL

Hi, I have also submitted these comments through the public comment forum. Thank you.

Attachment 6A

Karen Askey, on behalf of the PV Ad Hoc Committee

December 14, 2023

Dear Staff Members of MROSD and Hawthorns PAWG,

Thank you for listening to and addressing Portola Valley resident and Committee concerns at your recent meeting on 10/26. Your thoughtful questions and willingness to take the appropriate amount of time to get the plans right is much appreciated.

As Hawthorns plans are still being worked on, the Ad Hoc Committee would like to reiterate and update you on certain issues:

Traffic Study/Safety Issues: Our understanding is that MidPen may be updating traffic volume numbers using just one week of data from December 2023, and we do not feel that this data accurately addresses seasonality issues for either autos or bicycle riders, rates of speed, or future patterns due to the opening of Hawthorns or local developments. We are aligned with the separate request from our Bicycles, Pedestrians, Traffic & Safety Committee to perform a more comprehensive study, and have concerns that if the study is not completed in this phase of planning, delays may result while a new study is completed further down the road. We need to better understand rates of speed and traffic volume of both autos and cyclists, and how that might offset site-line issues, before choosing the main entrance to Hawthorns.

Alignment with Portola Valley General Plan: Portola Valley's General Plan serves as the blueprint for the Town's future growth and development. It addresses issues of importance to the community, sets forth policies for conservation and development, and outlines specific programs or actions for implementing these policies.

As discussed, protecting and enhancing the Alpine Road Scenic Corridor, along with the 75' setback, is of great importance to the Town of Portola Valley. As you consider access points and parking lot alternatives, we urge you to follow the guidance of our Town Plan.

The Scenic Highway and Roads Element

<https://www.portolavalley.net/home/showpublisheddocument/6732/635617553050330000>

Alpine Scenic Corridor Plan

<https://www.portolavalley.net/home/showpublisheddocument/5974/638370459881770000>

Alpine Scenic Corridor Diagram

<https://www.portolavalley.net/home/showpublisheddocument/3977/635393271701670000>

(Hawthorns is #65, which indicates "Vista to Hills, Keep Open")

Los Trancos Parking Access: MidPen consultants indicate that site-line issues preclude an access point on Los Trancos Road. The Ad Hoc Committee believes additional analysis is warranted to better assess which entry point(s) may be the safest for cyclists, pedestrians, and autos. For example:

Attachment 6A

-
-
- Are there solutions that might improve the site lines (such as respectful tree removal)?
-
-
-
- Would lower traffic volume and speeds on Los Trancos Rd. (vs. Alpine Rd.) offset other
- factors or play a role in addressing safety issues?
-
-
-
- What impact will the population growth from the planned developments across the street
- (4370, 4388, and 4394 Alpine Road) have on traffic in that area?
-
-
-
- Does the wide left-turn lane off of Alpine Road onto Los Trancos Road offset not having
- a turn lane at the access point on Alpine Road?
-
-
-
- Should we consider putting the entrance on Los Trancos with a one-way drive leading to
- the exit on Alpine Road, so the majority of visitors are turning right to get into and out of the property?
-
-
-
-
- Would separate bicycle parking on the Los Trancos side be of benefit?
-

Los Trancos Access: Prior to the opening of the Historic Complex, we support enhancing trail access on the Los Trancos side and would like to understand if the current 13-acre Historic section area could be modified or decreased in size to incorporate trails around that section while under development.

Please recognize that providing trailhead access on the Los Trancos side without parking access will likely result in parking issues along Los Trancos Road or in the private parking area of Alpine Hills Swim & Tennis, which is dangerous and/or a violation of private property.

Attachment 6A

Process Timeline: As we mentioned earlier, we are comfortable with slowing down the PAWG process to align with or follow the Historic Complex planning, scheduled to begin in the first quarter of 2024. Given that the PAWG process timing has been delayed, would it make sense to better align these two key Hawthorns projects?

Alpine Trail Modification along Hawthorns Property: We are pleased that the PAWG is supportive of the Alpine Trail Modification along Hawthorns, and encourage those modifications to be a top priority.

Dog Access: We are pleased that the PAWG supports trail access for dogs-on-leash.

We are very appreciative of all the hard work and the thorough consideration you give to our comments, as well as those of other PV residents and committees.


Thank you,

PV Ad Hoc Hawthorns Committee (Karen Askey, Patt Baenan, Brook Coffee, Patty Dewes, Fred Leach, Catherine Magill, Betsy Morgenthaler)

Attachment 6A

From: [Public Comment Form](#)
To: [Clerk; web](#)
Subject: 12/16 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-Feedback to the PAWG from PV BPTS Committee on Site access and traffic safety -Edward Holland -
Date: Thursday, December 14, 2023 12:09:35 PM

EXTERNAL

Meeting Date *	12/16 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	Yes
Agenda Item Number or Subject *	Feedback to the PAWG from PV BPTS Committee on Site access and traffic safety
Please check one: *	<input checked="" type="radio"/> In Favor
Where did you hear about this meeting? (check all that apply) *	<input checked="" type="radio"/> Other
Other source *	Portola Valley Hawthorns Ad Hoc Committee
Name *	Edward Holland
Organization (if applicable)	Portola Valley BPTS (Traffic Safety Committee)
City of Residence *	Portola Valley
Email *	[REDACTED]
Comment Type *	To be provided to the board of directors. (no limit)
Comments to be provided to the board of directors *	Please see the attached letter.
File upload	 bpts letter to mrosd 6 dec 2.pdf 41.05 KB • PDF
Please provide your phone number so we can identify you if you use the call-in number. *	[REDACTED]

Edward Holland

Chair, Bicycle Pedestrian and Traffic Safety Committee
Town of Portola Valley
CA

4th September 2023

MROSD

Dear Staff members of MROSD and Hawthorns PAWG

On behalf of the Bicycle Pedestrian and Traffic Safety Committee (BPTS) of Portola Valley I am writing to you to ensure our committee maintains contact with MROSD with regard to the opening of “The Hawthorns” property, an MROSD property located within the town of Portola Valley.

A previous communication to the Public Access Working Group (PAWG) connected with this matter, outlined several points for consideration, and requests. These were derived from PV resident feedback and Committee deliberation. BPTS would again like to draw attention to these areas of interest, as the process of commissioning studies and planning public access to the site continues. While there are some definite points of concern, It is hoped that these communications are received in the friendly and constructive spirit in which they are intended. BPTS looks forward to an ongoing discussion with MROSD in that same spirit.

As study activities and planning enter the next phases, through 2023 and into 2024, BPTS wishes to emphasise certain particular areas related to traffic study and site access. These items are outlined below.

With best regards,

Edward Holland, Ph.D. BPTS Chair.

BPTS Points of concern arising from resident feedback and Committee discussions.

Traffic Study

- It is understood that MROSD will commission a new traffic study in December of 2023. It is considered that this is of rather limited scope, particularly as it does not take account of expected seasonal variations in traffic movement and visits to Portola valley
- BPTS would like to request that any Traffic study includes allowance for the following anticipated changes in roadway demand:
 - Accounting for new traffic generated by the Hawthorns opening.
 - Include data for all vehicle types e.g. cars, Trucks, Service vehicles, bicycles, and that this should consider travel directions and relative speeds.
 - Seasonal variation. For example, ten years observation at Windy Hill Open Space Preserve have provided a clear indication that there are great variations in visitor numbers throughout the year.
 - Accounting for additional traffic resulting from new developments e.g. “Willow Commons” directly opposite one proposed access point on Alpine Rd. This is a new development currently under construction, due to complete during 2024.
 - Allowance for general increase in traffic numbers in respect of new homes built according to current and future RHNA cycles.

Visitor and other site access requests for consideration.

- That all potential access points remain under consideration during the planning process, including Los Trancos Rd, and impacts therein e.g. off site parking.
- The potential impact of access to the property from “Sweet Springs” trail and impacts thereof.
- That any changes to the site access comply with the Town of Portola Valley General plan designation of Alpine Road as an access corridor, and a scenic corridor.


Trail Crossings, Improvements, and Safe Routes to School Accommodations.

- Trail Crossings Shall be subject to Portola Valley’s guidelines as stated in our General Plan and reviewed by the Trails and Path, Conservation and BPTS Committees
- Consideration Shall be given to the existing infrastructure (trails) in planning site access points.
- It is assumed that the chain-link fence will be removed and that a Multi Use Trail outside the fence along Alpine Road will be available 24 hours, and appropriate for consideration under “Safe Routes to School” specifications.

Attachment 6A

From: [Public Comment Form](#)
To: [Clerk; web](#)
Subject: 12/16 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)- Hawthorns Area, Alpine Road Multi-Use Trail Easement-Betsy Morgenthaler & Ticien Sassoubre -
Date: Tuesday, December 12, 2023 4:31:46 PM

EXTERNAL

Meeting Date *	12/16 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	No
Subject *	Hawthorns Area, Alpine Road Multi-Use Trail Easement
Please check one: *	<input checked="" type="radio"/> In Favor
Where did you hear about this meeting? (check all that apply) *	<input checked="" type="checkbox"/> E-mail notification from Midpen
Name *	Betsy Morgenthaler & Ticien Sassoubre
Organization (if applicable)	Town of Portola Valley Open Space Committee
City of Residence *	Portola Valley
Email *	
Comment Type *	To be provided to the board of directors. (no limit)

Comments to be provided to the board of directors *

December 10, 2023 (by email, as the online submission was not yet available)

Like many other town committees, the Portola Valley Open Space Committee has been watching the planning for the Hawthorns with great interest and enthusiasm.

We write to encourage MidPeninsula Regional Open Space District to accelerate the granting of an easement in favor of the Town of Portola Valley to shift the Alpine Road Trail up and away from Alpine Road. Not only will this widened and improved trail provide a safer route to school, it will serve all walkers, bicyclists, and equestrians.

This recommendation echoes those of the Portola Valley Trails & Paths Committee and Bicycle, Pedestrian & Public Safety Committee. Numerous members of the 10/26 PAWG meeting offered broad support for such a trails easement.

Since the proposed trail is on a portion of the land that has already been improved, is relatively discrete, and would provide immediate benefit in terms of safety and accessibility for users of different ages and abilities, it makes sense to jump start this part of the project.

In the interest of safety, we urge you to work with the town of Portola Valley as soon as reasonably possible to create a trail of adequate width and safety along the Alpine Road – Hawthorns frontage section.

Attachment 6A

Thank you for your consideration,

Ticien Sassoubre, Chair, Portola Valley Open Space Committee
Betsy Morgenthaler, Vice Chair, Portola Valley Open Space Committee; member, Portola Valley Hawthorns Ad Hoc Committee

IMG_2215.jpeg

File upload



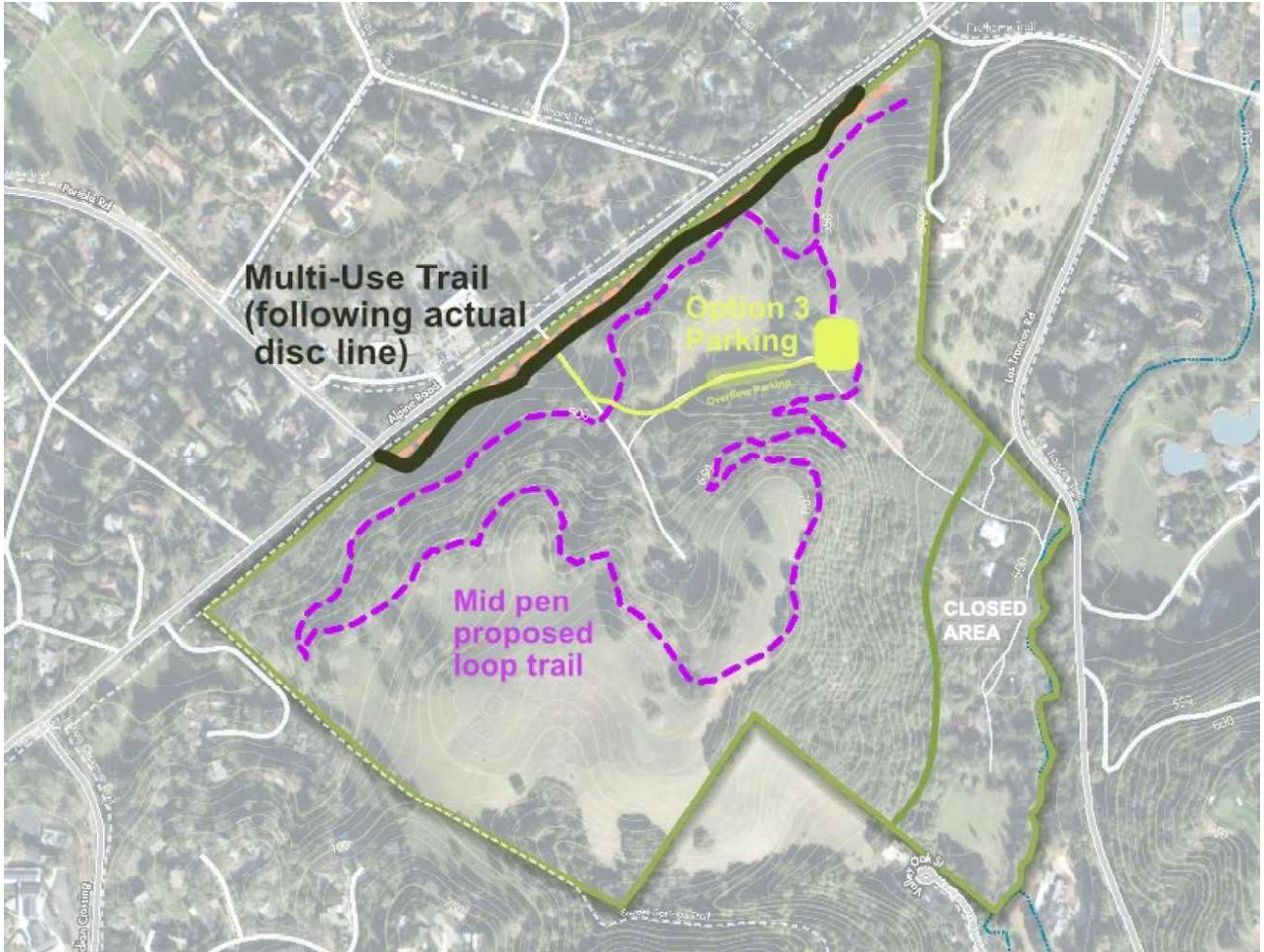
[img_2215.jpeg.jpg](#)

242.15 KB · JPG

Please provide your phone number so we can identify you if you use the call-in number. *



Attachment 6A



Ashley Mac

From: Betsy Morgenthaler <[REDACTED]>
Sent: Sunday, December 10, 2023 6:57 PM
To: Clerk; Ashley Mac
Cc: Tina Hugg; Ticien Sassoubre
Subject: Hawthorns Area, Alpine Road Multi-Use Trail Easement, comment

You don't often get email from [REDACTED]. [Learn why this is important](#)

EXTERNAL

To: Midpeninsula Regional Open Space District, Public Area Working Group (PAWG), intended for distribution in advance of 12/16/23 PAWG meeting, though the online public comment area is not yet accessible
Re: Hawthorns Area, Alpine Road Multi-Use Trail Easement

December 10, 2023

Like many other town committees, the Portola Valley Open Space Committee has been watching the planning for the Hawthorns with great interest and enthusiasm.

We write to encourage MidPeninsula Regional Open Space District to accelerate the granting of an easement in favor of the Town of Portola Valley to shift the Alpine Road Trail up and away from Alpine Road. Not only will this widened and improved trail provide a safer route to school, it will serve all walkers, bicyclists, and equestrians.

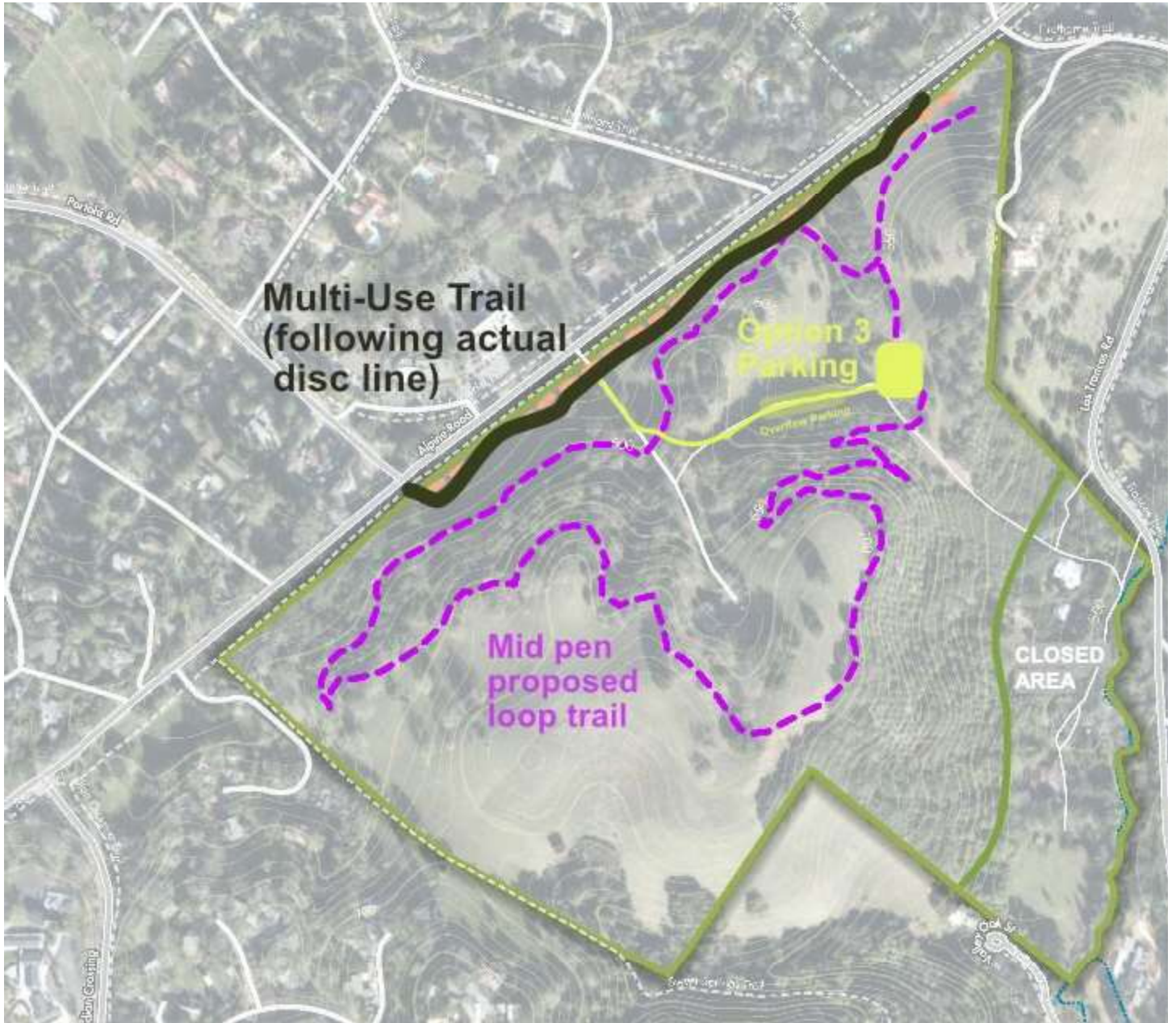
This recommendation echoes those of the Portola Valley Trails & Paths Committee and Bicycle, Pedestrian & Public Safety Committee. Numerous members of the 10/26 PAWG meeting offered broad support for such a trails easement.

Since the proposed trail is on a portion of the land that has already been improved, is relatively discrete, and would provide immediate benefit in terms of safety and accessibility for users of different ages and abilities, it makes sense to jump start this part of the project.

In the interest of safety, we urge you to work with the town of Portola Valley as soon as reasonably possible to create a trail of adequate width and safety along the Alpine Road - Hawthorns frontage section.

Thank you for your consideration,

Ticien Sassoubre, Chair, Portola Valley Open Space Committee
Betsy Morgenthaler, Vice Chair, Portola Valley Open Space Committee; member, Portola Valley Hawthorns Ad Hoc Committee



Ashley Mac

From: Jane Mark
Sent: Monday, November 27, 2023 5:12 PM
To: Karen Askey; Edward; Patt Baenen; Howard Young
Cc: Sharif Etman; Sarah Wernikoff; Corie Stocker; Ashley Mac; Tina Hugg
Subject: RE: Question re Updated Traffic Study for Hawthorns

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Askey,

Thank you for your follow up email on November 16. We conferred with Town staff and are expanding the traffic counts to a week. Our traffic consultant, Parametrix, is leading all traffic-related work for the project.

Jane Mark



Jane F. Mark, AICP (*She/her*)
Planning Manager
Midpeninsula Regional Open Space District
5050 El Camino Real, Los Altos, CA 94022
[REDACTED]
openspace.org

From: Karen Askey <[REDACTED]>
Sent: Thursday, November 16, 2023 6:52 AM
To: Jane Mark <[REDACTED]>; Edward <[REDACTED]>; Patt Baenen <[REDACTED]>; Howard Young <[REDACTED]>
Cc: Sharif Etman <[REDACTED]>; Sarah Wernikoff <[REDACTED]>; Corie Stocker <[REDACTED]>; Ashley Mac <[REDACTED]>; Tina Hugg <[REDACTED]>
Subject: Fwd: Question re Updated Traffic Study for Hawthorns

EXTERNAL

Thank you for the update, Jane.

I am forwarding your message along to Howard Young, PV Public Works Director, as well as Ed Holland and Patt Baenan from our BPTS Committee. Howard, Ed & Patt may have further comments.

I personally have concerns that looking at traffic volume for one Tuesday and one Saturday in late November/early December is not comprehensive, as traffic patterns change seasonally, by time of day, and day of week.

Who or what company is performing this study?

Attachment 6A

Thank you,
Karen

Ashley Mac

From: Jane Mark
Sent: Wednesday, November 15, 2023 3:12 PM
To: Karen Askey; Edward; Patt Baenen
Cc: Ashley Mac; Tina Hugg; Sarah Wernikoff; Susanna Chan
Subject: Question re Updated Traffic Study for Hawthorns

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Askey,

Thank you for your follow up. The traffic counts will be done on Wednesday and Saturday, as those were the highest volume days recorded across the week-long counts performed by the Town in 2019. The counts will also occur after Thanksgiving due to the storms expected this week and Thanksgiving next week. The goal is to provide the PAWG with this information by the December 16th if possible. Otherwise it would be provided to the PAWG at the following meeting.

Jane



Jane F. Mark, AICP *(She/her)*
Planning Manager
Midpeninsula Regional Open Space District
5050 El Camino Real, Los Altos, CA 94022
[REDACTED]
[openspace.org](https://www.openspace.org)

From: Karen Askey <[REDACTED]@com>
Sent: Thursday, November 9, 2023 6:28 AM
To: Jane Mark <[REDACTED]@org>; Edward <[REDACTED]>; Patt Baenen <[REDACTED]>
Cc: Ashley Mac <[REDACTED]>; Tina Hugg <[REDACTED]>; Sarah Wernikoff <[REDACTED]>
Subject: Fwd: FW: Question re Updated Traffic Study for Hawthorns

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

EXTERNAL

Hi, Jane -

Thank you for the information regarding the planned traffic study. I am forwarding this message on to Ed Holland, Chair of the Bicycles, Pedestrians, Traffic and Safety (BPTS) Committee, and Patt Baenen, who is on the BPTS Committee and on our Hawthorns Ad Hoc Committee.

Attachment 6A

Ed and Patt will provide more input and questions, but I am wondering how seasonality, day of week, and time of day will be considered in the upcoming study. Traffic patterns vary according to those variables, and should be covered in the study.

Also, are you planning to have this study completed by the 12/16 PAWG meeting? If not, when are you hoping to have it completed?

Thank you!

Karen

Ad Hoc Committee Chair

----- Forwarded message -----

From: **Jane Mark** <[REDACTED]>

Date: Wed, Nov 8, 2023 at 5:57 PM

Subject: FW: Question re Updated Traffic Study for Hawthorns

To: Karen Askey <[REDACTED]>

Cc: Sarah Wernikoff <[REDACTED]>, Tina Hugg <[REDACTED]>, Ashley Mac <[REDACTED]>

Dear Ms. Askey,

My name is Jane Mark and I work with the Hawthorns Area Plan Project Leads, Tina Hugg and Ashley Mac. We appreciate your questions and your sharing of our information with the Town Ad Hoc Committee. Regarding any special requests from Bicycles, Pedestrians, Traffic & Safety Committee member to discuss our traffic consultant's studies, please inform that Committee member that Midpen's consultant will be conducting a study on traffic and bicycle counts at similar count locations that the Town has conducted their counts on Alpine Road and Los Trancos Road so that there will be comparable data for the same locations. Regarding the request to include speed surveys, we are deferring to the Town's protocols, process and timeline for state-mandated speed surveys and thus Midpen will not be including speed surveys in this traffic study.

We hope you understand that the traffic study that the Midpen consultant is conducting will be focused on current vehicular / bicycle uses and anticipated future vehicular and bicycle traffic associated with a new parking area at the Hawthorns Area. While we are busy preparing for the next Public Access Working Group (PAWG) meeting in December, we appreciate your patience in waiting for the findings of this traffic study, as we do not have any further information to share about it. Once completed, the traffic study findings will be shared with the PAWG, Town Ad Hoc Committee and members of the community as part of the PAWG's meeting packet.

Best regards,

Jane

Attachment 6A



Jane F. Mark, AICP *(She/her)*
Planning Manager
Midpeninsula Regional Open Space District
5050 El Camino Real, Los Altos, CA 94022
[REDACTED]
openspace.org

From: Karen Askey <[REDACTED]>
Sent: Wednesday, November 8, 2023 5:28 PM
To: Ashley Mac <[REDACTED]>
Cc: Sarah Wernikoff <[REDACTED]>; Tina Hugg <[REDACTED]>
Subject: Re: Question re Updated Traffic Study for Hawthorns

You don't often get email from [REDACTED]. [Learn why this is important](#)

EXTERNAL

Thanks, Ashley.

I'm sorry to hear you weren't feeling well and hope you are feeling better.

I will share this info with our Ad Hoc team. Can you please review rates of speed in those

Sent from my iPhone

On Nov 6, 2023, at 5:40 PM, Ashley Mac <[REDACTED]> wrote:

Hi Karen and Sarah,

Sorry about the delay, I was out sick last week. As for the traffic study, we were waiting the updated Traffic Report from the Town to align with the Town's specified parameters. In our recent discussions with Town staff, we learned that the Town's speed study and counts won't be available within the Public

Attachment 6A

Access Working Group's timeline. Therefore, we have decided to initiate a separate traffic study, focusing on a subset of locations utilized in the Town's 2019 study, specifically Alpine Road and Los Trancos Road. This new study will include both vehicular and bicycle counts.

The traffic study forecast related to the housing element is in the purview of the Town and beyond the scope of the Hawthorns Area project.

Thanks,

Ashley Mac, PLA (she/her)

Planner III

[REDACTED]

[REDACTED]

From: Karen Askey <[REDACTED]>
Sent: Tuesday, October 31, 2023 7:39 AM
To: Ashley Mac <[REDACTED]>
Cc: Sarah Wernikoff <[REDACTED]>
Subject: Question re Updated Traffic Study for Hawthorns

EXTERNAL

Hi, Ashley -

I hope you had a nice weekend.

Thanks for pointing me in the right direction to find public comments. They certainly aren't easy to find :-). One request would be to publish written comments prior to the meeting so the public can read them in preparation for that meeting.

Attachment 6A

There is confusion as to whom is responsible for an updated traffic volume study. Some of us thought that Andrew from Parisi said the town would need to provide the data, while others thought Parisi would be handling.

Can you please clarify the responsibility and process for an updated traffic study which looks at the volume (present and anticipated) of cars and cyclists and rates of speed on both Alpine and Los Trancos Roads?

Thanks!

Karen

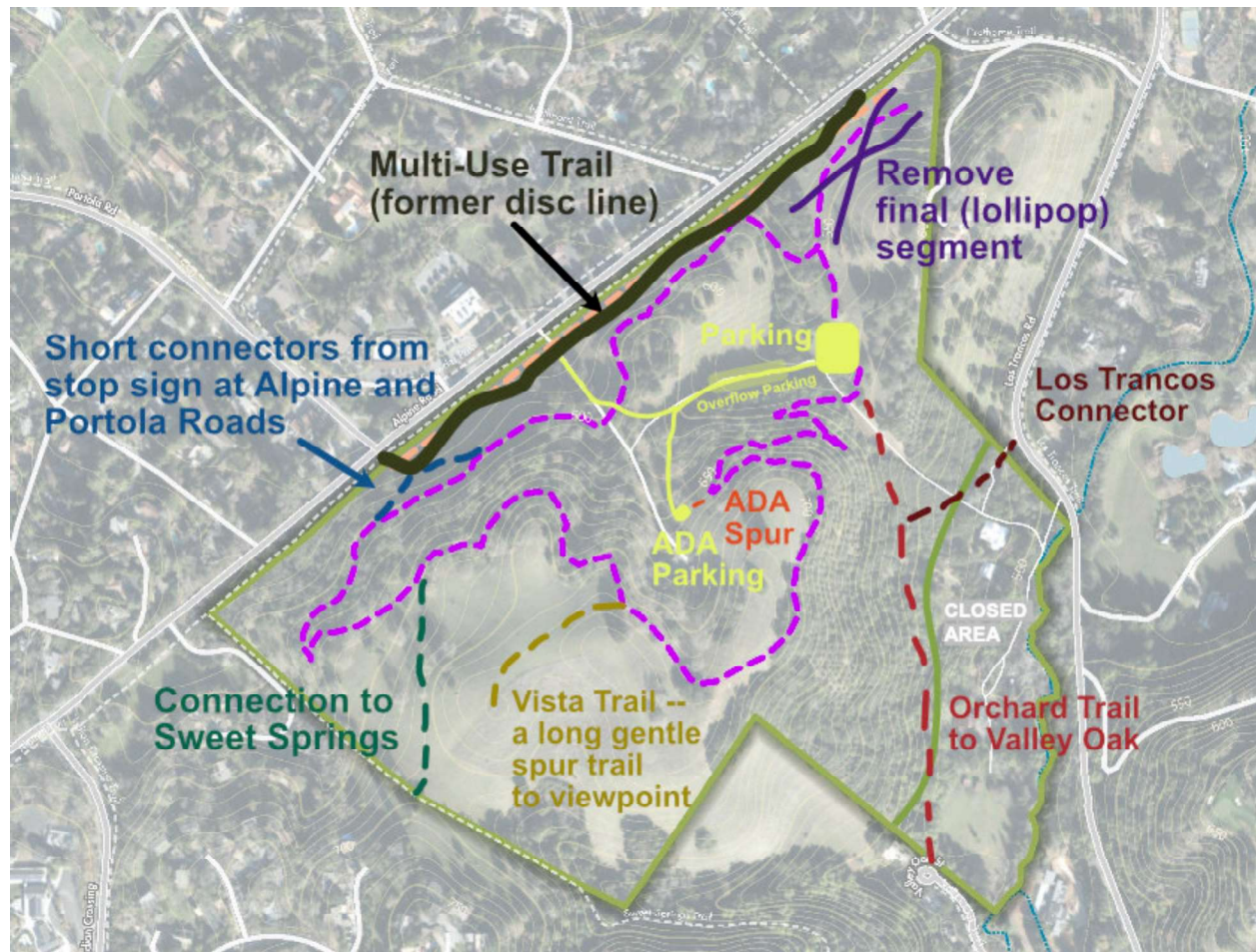
Rough Draft Trail Proposal for Hawthornes

10/31/23 — Karen Vahtra PAWG Member

After our highly successful PAWG meeting on Oct 26, 2023, I thought further discussing the trails with both the Portola Valley committees and the PAWG would be a valuable exercise. In order to do so, I strongly felt a detailed map of the different ideas would be necessary to visualize proposed changes.

The following map is simply a draft of items left to consider covering a variety of concerns while illustrating the parking solution we discussed.

1. The locations of the main parking lot, ADA parking and future overflow parking.
2. How to accommodate the need for safe routes to school along Alpine Road
3. A trail to the viewpoint from the loop while minimizing visibility into neighboring properties
4. An ADA trail from the ADA parking spot to the viewpoint
5. A trail through the olive orchard
6. The feasibility of incorporating any existing fire roads or disc lines into the trail system
7. Duplicating the first section of Sweet Springs trail from Alpine road as it is very steep
8. Incorporating connectors as requested by the Trails and Paths Committee
9. Avoiding encouraging parking at trail heads especially along Alpine Road



Safe Routes to School

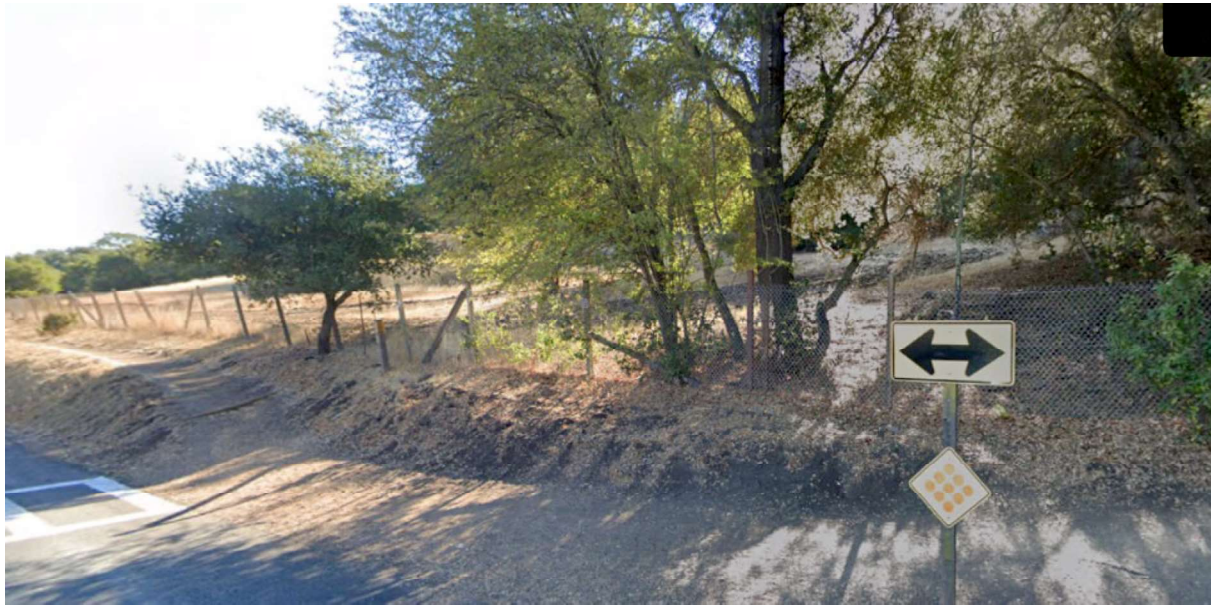
The existing Alpine Trail is managed by the Town of Portola Valley and is unsafe for children on bicycles between the corner of Portola and Alpine Roads and Firethorn Way. The trail changes rapidly in both elevation and direction as it winds through trees. Although a lovely path, the topography makes it a dangerous mix for bicycles, equestrians, hikers and dog walkers. To alleviate these issues, the town would have to remove a significant number of trees. The Portola Valley trails are open 24/7/365 whereas the MidPen trails are only open an hour before sunrise and a half hour after sunset. So completely replacing a trail with a MidPen trail would not be ideal for Portola Valley residents.

Fortunately an easy solution exists with little to no environmental damage. The proposal is simply to modify the existing disc line and turn it into a wide multi use trail. The disc line begins at Portola Road and ends before Firethorn. These two entrances could serve as connection points to the town's Alpine Trail. The Alpine Trail can remain and always open.

Below is a composite photo from Google Earth of the disc lines along Alpine that can be turned into a multi-use trail.



Alpine Road Pedestrian and Bike Trail Entrances



Another significant concern is to have local pedestrians enter the Hawthornes at safe locations. The best location would be near the stop sign at Portola And Alpine. In looking at that location in particular you can see from the photo that the area is quite open and a trail connection could be easily added without much environmental impact.

Another question would be where to place the Northern connection. No obvious location exists as this area is densely vegetated.

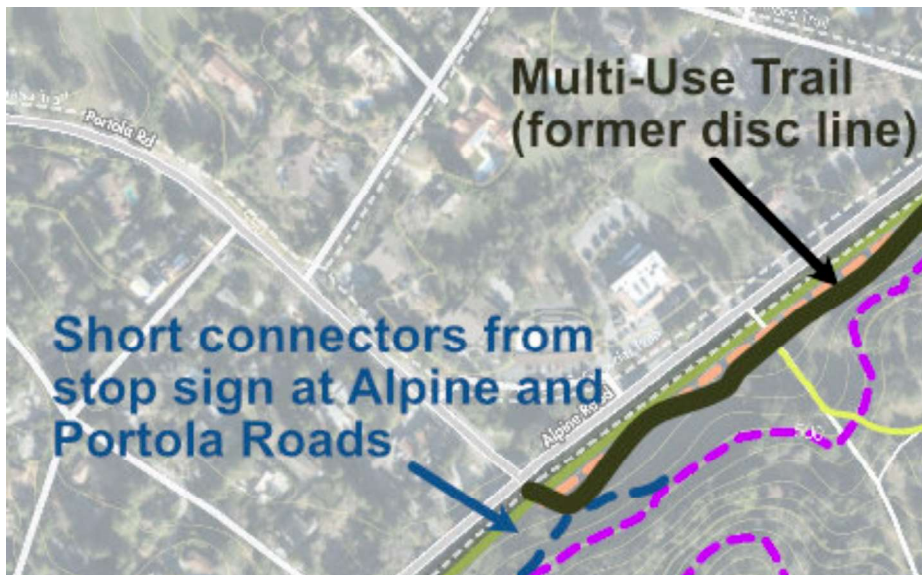
Connecting Disc Line Multi-Use Trail to Loop

The town has significant concerns of any overflow parking on Alpine Road. Since this trail connection is before the Hawthornes entrance, frequent users may be tempted to park here along Alpine Road or the neighboring streets in order to save a few minutes or hassle even if the parking lot is full. In order to discourage this behavior, this entrance should be somewhat camouflaged by tree material and the connection up into the loop should not be visible from the street.

The following map illustrates this idea. The loop trail naturally connects to the Multi Use Trail (former disc line) in an area not visible from Alpine Road. This natural intersection provides four way access between the loop and Multi-Use Trail eliminating the need for the lollipop segment.



We want to encourage local residents to use crosswalks rather than jaywalk. Two short connections as recommended by the Trails and Paths Committee at the Portola and Alpine road intersections would work well.



Safe Access to Sweet Springs Trail

The first section of Sweet Springs Trail is quite steep. Local users could use the Hawthornes loop trail from Alpine and Portola intersection to connect into Sweet Springs. The connection as recommended by the Trails and Paths Committee would work well and is shown. Most other options require a steep trail.

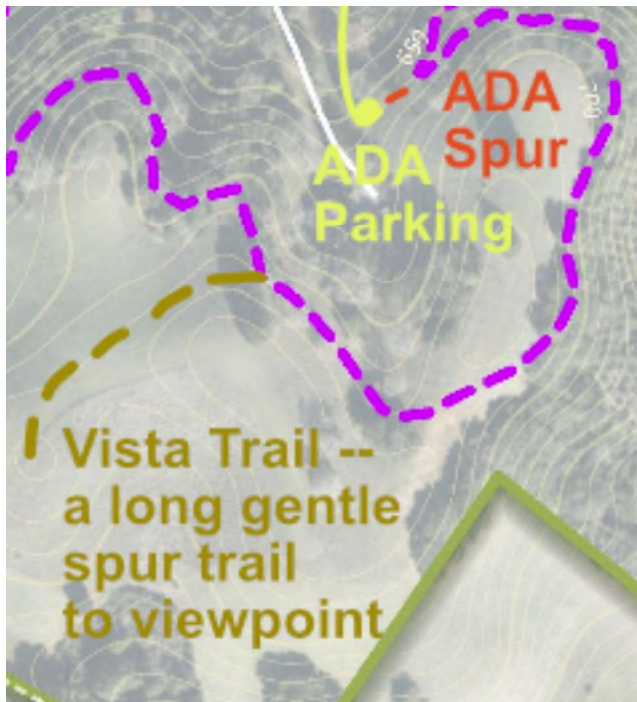


Viewpoint Access

Everyone enjoys hiking to a viewpoint, PAWG members included. To discourage bushwhacking, let's make a relatively flat Vista Trail with ADA access.

To minimize environmental damage, we could make a Vista Trail that is relatively flat allowing better ADA access and a bit longer to discourage frequent users from passing through this open area. The trail shown below is on the north side of the hills shielding the view shed from the homes to the south. The exact location could only be determined by a site visit.

We proposed an ADA parking spot higher up that would allow a gentle trail to the viewpoint. The exact location is approximate and may require a short spur trail to join the main loop. Willow Commons is being developed across the street and this one parking spot could be quite helpful.



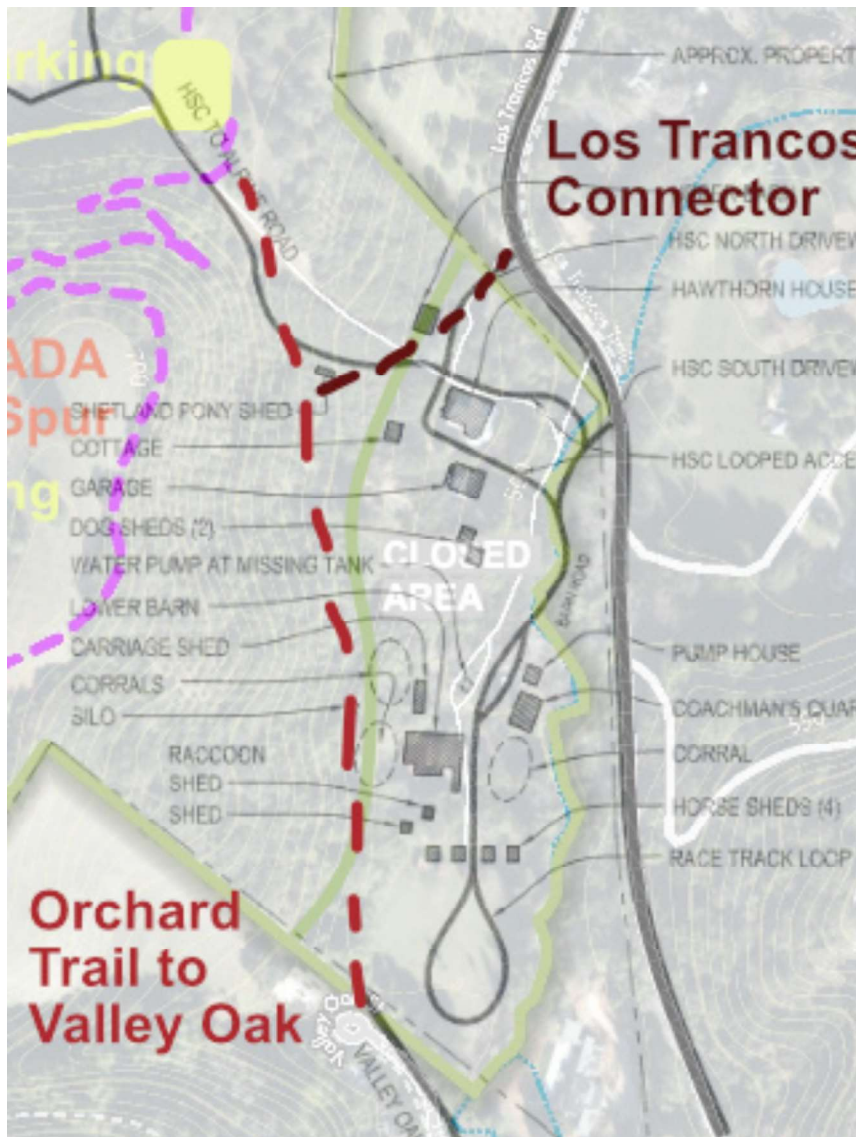
South Eastern Connections

In the southeastern area a few opportunities exist:

1. Providing a trail through the historic olive grove
2. Providing a connection to Valley Oak Trail and Road
3. Providing a connection to Los Trancos Trail and Road

The following diagram shows this area with the historic building overlay. The location of the trail is approximate. The orchard trail can follow an elevation line and leave the Hawthornes in the area of the race track where no buildings exist. Only a very small part of this trail would be in the Historic District, so perhaps MidPen could contemplate this trail during this PAWG.

Connecting to the Los Trancos Trail, while minimizing disruption to the historic complex area, the connector trail could stay sufficiently above the complex while providing access through the 800 Los Trancos driveway.



Final Thoughts

These trail proposals are general drafts to get a conversation started. I'm happy to share the database (Affinity Designer or any of its outputs) if anyone wants to add or change the suggestions, or I can make a diagram for you upon request. My intention is for the proposed trails to have very low impact on the natural resources or the historic district.

Appendix

What is a Disc Line?

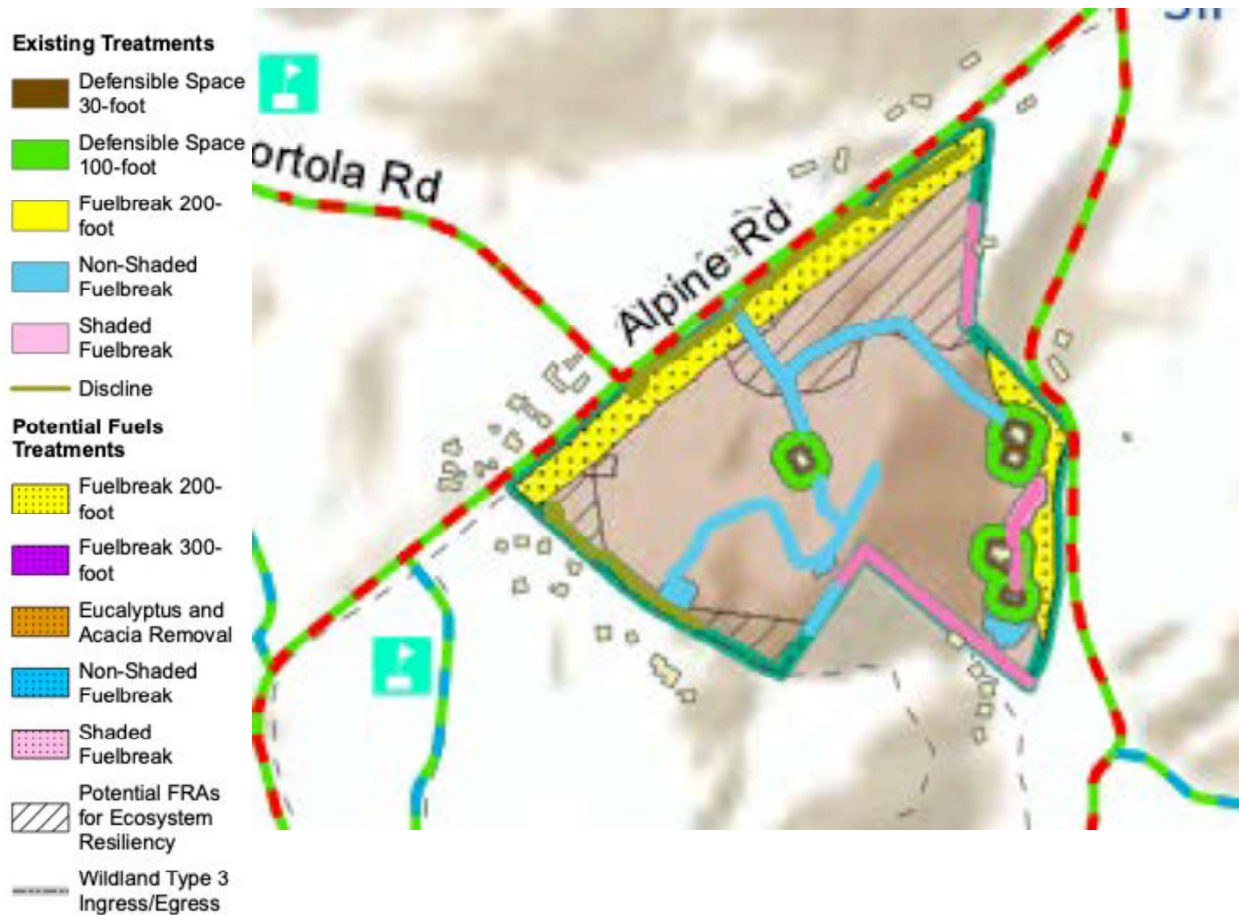
Farmers use disc lines to turn over the soil. But they are also very useful to remove vegetation in order to create a fuel break for fire suppression. The soil is disturbed annually and difficult to walk on.



Fire Management Plan for Hawthornes

Other than utilizing the disc line parallel to Alpine Road, I don't see any other trails that can take advantage of the fire mitigation work. No fire roads exist implicitly. A second disc line exists on the southwest side parallel to part of the Sweet Springs Trail but is as steep as Sweet Springs Trail. The blue line or Non-Shaded Fuelbreak is either the existing road or the open areas at the top of the preserve.

Existing and Potential Treatments Windy Hill



The map was extracted from https://www.openspace.org/sites/default/files/WFRP_DEIR-merged.pdf



Meeting 5

Hawthorns Area

Public Comments

February 29, 2024

The documents below include:

- Correspondence received for the Hawthorns Area Public Access Working Group and Staff Responses
- Public Comments

Attachment 6A

From: Public Comment Form <no-reply@wufoo.com>
Sent: Wednesday, February 28, 2024 4:49 PM
To: Clerk; web
Subject: 2/29 - Hawthorns Area Public Access Working Group Meeting: Oral comment during the meeting. (up to 3 minutes, but time may be less pending number of comments)- Trail option 2-Kathy Laporte
-

EXTERNAL

Meeting Date *	2/29 - Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	No
Subject *	Trail option 2
Please check one: *	<input checked="" type="radio"/> In Opposition
Where did you hear about this meeting? (check all that apply) *	<input checked="" type="checkbox"/> E-mail notification from Midpen
Name *	Kathy Laporte
City of Residence *	Portola Valley
Email *	[REDACTED]
Comment Type *	Oral comment during the meeting. (up to 3 minutes, but time may be less pending number of comments)
Please provide your phone number so we can identify you if you use the call-in number. *	[REDACTED]

From: Public Comment Form <no-reply@wufoo.com>
Sent: Thursday, February 29, 2024 2:58 PM
To: Clerk; web
Subject: 2/29 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-All entrances east of the Historic Entrance -Patt Baenen -

EXTERNAL

Meeting 2/29 – Hawthorns Area Public Access Working Group Meeting

Date *

Is this a Yes

comment

about a

specific

board item?

*

Agenda Item All entrances east of the Historic Entrance

Number or

Subject *

Please check In Opposition

one: *

Where did • E-mail notification from Midpen

you hear

about this

meeting?

(check all

that apply) *

Name * Patt Baenen

Organization PV Ped. Bicycle Traffic Safety Committee

(if

applicable)

Attachment 6A

City of Portola Valley

Residence *

Email *

Comment To be provided to the board of directors. (no limit)

Type *

Comments to be provided to the board of directors *

Thank you for your time.

What is the value of human life? That's really the question here.

We all know that bikes go faster on a downhill slope. That is the situation on Alpine Road. Baring the suggestion of "Traffic/Speed Control" solutions which was a line item is the Option 8 discussion.

Speed bumps for cyclists is a guarenteed accident. It is ok for cars, but never bikes. We have spent years keeping our roadways clear in order to provide safe, manageable cycling to all skill levels. To think that MidPen would even consider speed devices as a solution is very disappointing.

Having the entrance closer to Robert's takes care of this problem, Yes, it has more environmental impact and will cost more initially. However, in the big picture, it is the responsible solution with the smallest impact to the community.

Please
provide your
phone
number so
we can
identify you
if you use
the call-in
number. *

From: Public Comment Form <no-reply@wufoo.com>
Sent: Thursday, February 29, 2024 11:17 AM
To: Clerk; web
Subject: 2/29 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)- Equestrian Parking @ Hawthorns-Susan Osofsky -

EXTERNAL

Meeting 2/29 - Hawthorns Area Public Access Working Group Meeting

Date *

Is this a No

comment

about a

specific

board

item? *

Subject * Equestrian Parking @ Hawthorns

Please In Favor

check

one: *

Where did • E-mail notification from Midpen

you hear • Other

about

this

meeting?

(check all

that

apply) *

Other Friend

source *

Name * Susan Osofsky

Attachment 6A

City of Palo Alto

Residence

*

Email *

[REDACTED]

Comment To be provided to the board of directors. (no limit)

Type *

Comments to be provided to the board of directors *

To the MROSD Board of Directors:

I am writing in support of 3 items in regards to the Hawthorns property:

1. Dedicated equestrian parking
2. Separation of bike and equestrian trails
3. Connector trail between Alpine Road and the Valley Oaks trail

I am a local equestrian who boards at Webb Ranch. I regularly ride in Portola Valley. It would be great to have dedicated equestrian parking in this area which would give access to Hawthorns as well as Windy Hill.

If at all possible, it's great to have a separation between bike and equestrian trails. If that's not possible given that the main trail is a loop trail, excellent sight lines around corners would be greatly desired for safety.

A connector trail between Los Trancos Road and the Valley Oaks trail would add an additional connection between already existing trail systems.

Thank you,

Susan Osofsky

MROSD Volunteer Trail Patrol

Please

[REDACTED]

provide

your

phone

number

so we can

identify
you if you
use the
call-in
number.

*

From: Public Comment Form <no-reply@wufoo.com>
Sent: Thursday, February 29, 2024 10:12 AM
To: Clerk; web
Subject: 2/29 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-A -Edward Holland -

EXTERNAL

Meeting 2/29 – Hawthorns Area Public Access Working Group Meeting

Date *

Is this a Yes

comment

about a

specific

board item?

*

Agenda Item A

Number or

Subject *

Please check Neutral

one: *

Where did • Other

you hear

about this

meeting?

(check all

that apply) *

Other source Portola Valley Working Group and contact with PAWG members

*

Name * Edward Holland

Attachment 6A

Organization PV Bicycle Pedestrian and Traffic Safety
(if applicable)

City of Portola Valley

Residence *

Email *

Comment To be provided to the board of directors. (no limit)

Type *

Comments to be provided to the board of directors *

My Comment is related to the road safety aspects of access & parking to the Hawthorns site, as considered by Portola Valley's Bicycle, Pedestrian and Traffic Safety Committee (BPTS). It is specifically in support of the document submitted by the Ad Hoc Committee of Portola Valley for consideration in this meeting. This document urges for specific options to be explored as follows:

As discussed at the 12/16/23 meeting, preference for the existing Hawthorns driveway leading to parking adjacent to the residence.

That a full study of the Los Trancos entrance and associated parking beyond the Historic Complex site remain under consideration, where the flat terrain accommodates it.

The implementation of planning for phased-in parking.

Thank you for your consideration in these matters,

Ed Holland, BPTS chair, Town of Portola Valley.

Please [REDACTED]
provide your
phone
number so
we can
identify you
if you use

Attachment 6A

the call-in
number. *

From: Public Comment Form <no-reply@wufoo.com>
Sent: Thursday, February 29, 2024 3:31 PM
To: Clerk; web
Subject: 2/29 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-3. Parking Conceptual Design -Jonathan Hayward -

EXTERNAL

Meeting 2/29 – Hawthorns Area Public Access Working Group Meeting

Date *

Is this a Yes

comment

about a

specific

board

item? *

Agenda 3. Parking Conceptual Design

Item

Number

or

Subject *

Please In Opposition

check

one: *

Where did • Midpen website

you hear

about

this

meeting?

(check all

that

apply) *

Name * Jonathan Hayward

Attachment 6A

City of Portola Valley

Residence

*

Email *

[REDACTED]

Comment To be provided to the board of directors. (no limit)

Type *

Comments to be provided to the board of directors *

I am a resident of Portola Valley on Alpine Road and work on a horse boarding facility and farm. I am very concerned after reading the minutes from the previous meeting about this location that consideration was not made to incorporate any equestrian trailer parking or equestrian trails separate from bike and walking trails, stating that it did not appear warranted. I feel very strongly that this board has disregarded a long standing tradition in this community of keeping and maintaining access to all trail systems for pedestrians, bicyclists and equestrians alike. This town, this community and even this country was built on the backs of horses, and I am proud to continue to support the equestrian community and this way of life that we cherish. It is rare that a property like Hawthorne, in such a perfect location for equestrians, is made available for us. It would be a great mistake not to utilize it to include opportunity for everyone in the community. As a younger equestrian that takes on the responsibility of preserving this system for future generations, I feel it is imperative that this property be inclusive to equestrian use. Portola Valley is becoming more densely populated every day it seems and properties like this being added to the trail network will become more and more rare with time, so I urge this board to recognize the opportunity in front of them and include trailer parking in this plan.

Please [REDACTED]
provide
your
phone
number
so we can
identify
you if you
use the
call-in
number.

*

From: [REDACTED]
Sent: Thursday, February 29, 2024 11:22 AM
To: Ashley Mac; Karen Askey
Subject: public comments Hawthorne project
Attachments: SRTS Map - Portola Valley School District.pdf; CCAG LRSP_Portola Valley BPTS 02-07-2024 (dragged).pdf

You don't often get email from [REDACTED]. [Learn why this is important](#)

EXTERNAL

Good morning,

Please add these public comments and attachments for the meeting tonight.

RE: Hawthorns Area of Windy Hill Preserve: Public Access Working Group Meeting 5
Design discussion

Dear Members of the Hawthorne Working Meeting Group and Portola Valley Representative.

I have submitted my concerns and comments as a member of Bike Pedestrian and Traffic Safety Committee before.

This time I would like to comment and express concerns as a long time resident of Portola Valley.

Portola Valley has only 2 main roads to enter and exit our beautiful town;

Portola Road and Alpine Road and they happen to be on our scenic corridor protected by the guidelines of our General Plan. These guidelines were prepared to protect public safety knowing changes were coming for the Bay Area.

Unfortunately these guidelines were neglected in the last 5+ years and new developments, including the expansion of access to our public schools and nature preserves like Windy Hill, have caused an enormous negative impact for our residents, our wildlife, and our community as a whole.

The new Hawthorne Project and its current design will further impact public safety and place a burden on local businesses and residential area if this working group does not put in place safeguards to minimize or preferably solve the negative impact.

The ongoing negative impact caused by Windy Hill and failure to solve the ongoing issues with parking on Portola Road and nearby neighborhoods e. g Willowbrook, has created a negative outlook among residents regarding this new Hawthorne project.

Place yourself in the shoes of our residents and our community and think **how** you will solve the increased traffic affecting our scenic corridor, affecting our wildlife, and the safety of our pedestrians, bikers, and equestrians, **how** you will avoid overflow parking across the entrance and **how** you will avoid traffic jams at the entrance because there is no center lane for left turns.

The entrance on Alpine Road is also situated on our Safe Routes to School (see **SRTS map**). C/CAG recently confirmed the "crash locations" including those on Alpine. Data was collected from 2018-2022... (see **LRSP map**). Unfortunately there is no comprehensive data confirming the impact created by the projects of the last 5 years. Furthermore law enforcement did explain why not all accidents are reported see you tube BPTS February 7, 2024 (link **you tube:https://www.youtube.com/watch?v=1N7-45bIGik**)

So I urge you to look at the collateral damage we have experienced in the last few years and while we are all trying to find solutions, I hope you will carefully review the ongoing traffic and public safety issues before you make your decisions today.

Thank you,
Caroline Vertongen
Portola Valley resident

Portola Valley School District



San Mateo County SAFE ROUTES TO SCHOOL

Healthy Kids • Green Communities • Safe Journeys

Home

Bicycle And Traffic Safety

Bike/Walk To School Days

Calendar Of Events

Bike Rodeos

SRTS Map

Bus Schedules

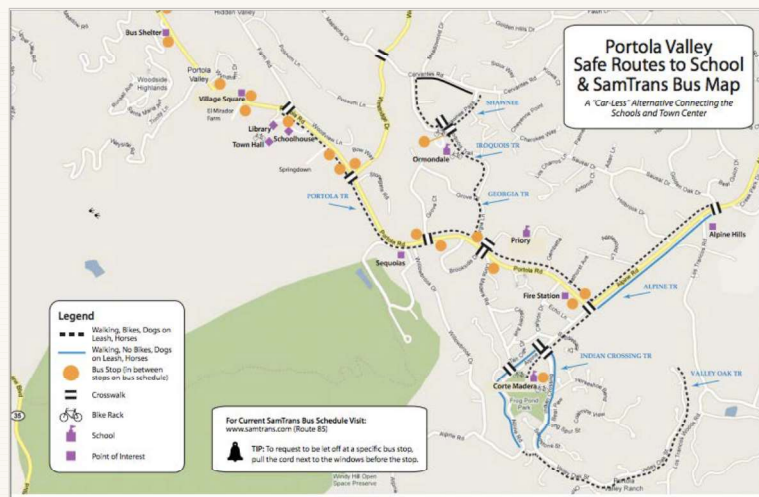
PVSD Weekly Post

About PV SRTS

Contacts

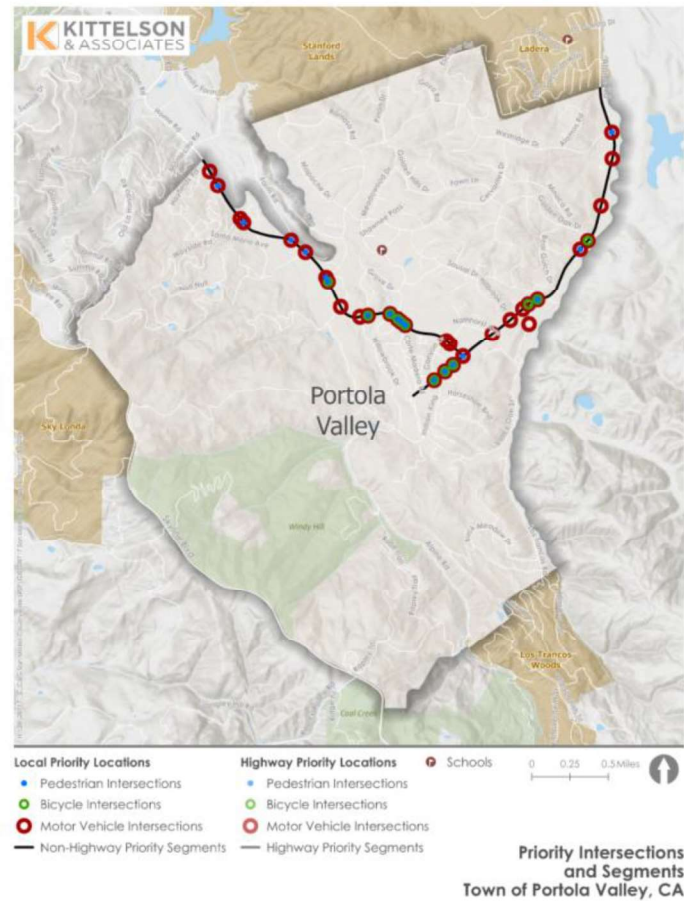
[SRTS Map](#)

Below you will find a SRTS map with the safest routes to and from school!



Draft Priority Project Lists

- Priority locations along corridors with crash history and proximity to schools
- Let's discuss these locations in comparison to the 2019 Study Locations
- The plan will highlight final locations as corridors for further study or potential projects.



From: Public Comment Form <no-reply@wufoo.com>
Sent: Thursday, February 29, 2024 3:50 PM
To: Clerk; web
Subject: 2/29 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)- entrance and parking -Caroline Vertongen -

EXTERNAL

Meeting 2/29 - Hawthorns Area Public Access Working Group Meeting

Date *

Is this a No

comment

about a

specific

board

item? *

Subject * entrance and parking

Please In Opposition

check

one: *

Where did • Other

you hear

about

this

meeting?

(check all

that

apply) *

Other Portola Valley Town Center

source *

Name * Caroline Vertongen

Attachment 6A

City of Portola Valley

Residence

*

Email *

[REDACTED]

Comment To be provided to the board of directors. (no limit)

Type *

Comments to be provided to the board of directors *

Hawthorns Area of Windy Hill Preserve: Public Access Working Group Meeting 5

Design discussion

Dear Board Members and Members of the Hawthorne Working Meeting Group

I have submitted my concerns and comments as a member of Bike Pedestrian and Traffic Safety Committee before.

This time I would like to comment and express concerns as a long time resident of Portola Valley.

Portola Valley has only 2 main roads to enter and exit our beautiful town;

Portola Road and Alpine Road and they happen to be on our scenic corridor protected by the guidelines of our General Plan. These guidelines were prepared to protect public safety knowing changes were coming for the Bay Area.

Unfortunately these guidelines were neglected in the last 5+ years and new developments, including the expansion of access to our public schools and nature preserves like Windy Hill, have caused an enormous negative impact for our residents, our wildlife, and our community as a whole.

The new Hawthorne Project and its current design will further impact public safety and place a burden on local businesses and residential area if this working group does not put in place safeguards to minimize or preferably solve the negative impact.

The ongoing negative impact caused by Windy Hill and failure to solve the ongoing issues with parking on Portola Road

Attachment 6A

and nearby neighborhoods e. g Willowbrook, has created a negative outlook among residents regarding this new Hawthorne project.

Place yourself in the shoes of our residents and our community and think how you will solve the increased traffic affecting our scenic corridor, affecting our wildlife, and the safety of our pedestrians, bikers, and equestrians, how you will avoid overflow parking across the entrance and how you will avoid traffic jams at the entrance because there is no center lane for left turns.

The entrance on Alpine Road is also situated on our Safe Routes to School (see SRTS map) . C/CAG recently confirmed the “crash locations” including those on Alpine. Data was collected from 2018–2022...(see LRSP map). Unfortunately there is no comprehensive data confirming the impact created by the projects of the last 5 years. Furthermore law enforcement did explain why not all accidents are reported see you tube BPTS February 7, 2024 (link you tube:<https://www.youtube.com/watch?v=1N7-45bIGik>)

So I urge you to look at the collateral damage we have experienced in the last few years and while we are trying to find solutions, I hope you will carefully review the ongoing traffic and public safety issues before you make your decisions today.

Thank you,

Caroline Vertongen

Portola Valley Resident

File
upload



[ccag_lrsp_portola_valley_bpts_02072024_dragged.pdf](#) 145.05 KB · PDF

Please
provide
your
phone
number
so we can
identify

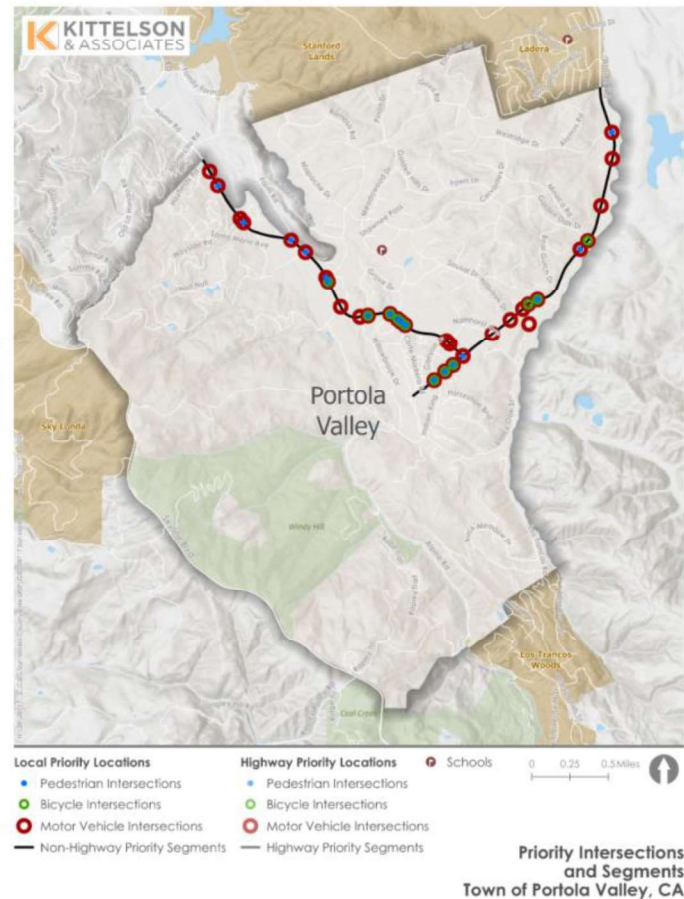
Attachment 6A

you if you
use the
call-in
number.

*

Draft Priority Project Lists

- Priority locations along corridors with crash history and proximity to schools
- Let's discuss these locations in comparison to the 2019 Study Locations
- The plan will highlight final locations as corridors for further study or potential projects.



Attachment 6A

From: [Mike Bushue](#)
To: [Ashley Mac](#)
Subject: Re: Hoping to minimize confusion
Date: Wednesday, February 28, 2024 2:10:49 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

EXTERNAL

Perfect.
Found exactly what I was looking for on page 4.
Thanks

On Wed, Feb 28, 2024 at 9:52 AM Ashley Mac [REDACTED] wrote:

Hi Mike,

Please refer to the legend located on the right side to distinguish between different types of linework. The discussion regarding the Alpine Trail is documented in the 12/16 Meeting Summary provided within the packet.

Thanks,

Ashley Mac, PLA (she/her)

Planner III

[REDACTED]
[REDACTED]

From: Mike Bushue [REDACTED]
Sent: Tuesday, February 27, 2024 5:11 PM
To: Ashley Mac [REDACTED]
Subject: Hoping to minimize confusion

You don't often get email from [REDACTED] [Learn why this is important](#)

EXTERNAL

Attachment 6A

Looking at page 13 of the agenda document to tomorrows meeting.

This is a map of the trails.

I see a gray line that runs along alpine rd. Is this a disc line or a trail to take care of the kids in place of the present alpine trail?

At the last meeting I attended it was confusing. Some of the documents reference an upgrade to the alpine trail and I do not see that in this map?

Hoping you can give some insight.

Looking at the purple marked trails, if this is for kids to travel to school on it seems a bit out of the way and I would expect objections from parents .

Thanks for clarification in advance

Mike Bushue

Attachment 6A

From: Ashley Mac
Sent: Wednesday, February 28, 2024 9:36 AM
To: Liz Weigen
Cc: Tina Hugg
Subject: RE: Hawthorn Area Proposed Trail #2

Hi Liz,

Thank you for your email. We will share your letter with the Public Access Working Group for their consideration.

Best regards,

Ashley Mac, PLA (she/her)
Planner III

From: Liz Weigen [REDACTED]
Sent: Wednesday, February 28, 2024 2:04 AM
To: Ashley Mac [REDACTED]; Tina Hugg [REDACTED]
Subject: Hawthorn Area Proposed Trail #2

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

EXTERNAL

My name is Liz Weigen and I am one of the Portola Valley Ranch Property owners whose land borders Sweet Springs Trail and the Hawthorns Area. First, I would like to thank all members of Mid Peninsula Open Space District and the Hawthorn Area Public Access Working Group for their time and efforts to manage the opening of this magnificent property.

I am writing this letter for two reasons:

Reason #1. I want to voice my opposition to the location of the proposed Trail #2, which I believe challenges many of the guidelines outlined in Mid Peninsula's Good Neighbor Policy.

I am one of the fifteen homes designated on the map (entitled Hawthorns Concept Trail and Constraints Overlay) reviewed at the last Hawthorn Area Public Access Working Group meeting of 12/16. This map includes a purple highlighted area with the key "areas visible from 15 residences". The proposed trail #2, denoted by a white broken line, runs right through this purple area. The Good Neighbor Policy states that, "The district will consider neighbors' desires to preserve the natural landscape viewsheds". At least part of the proposed trail #2 falls within this viewshed of the fifteen residences facing the preserve.

Currently, there are yellow flags (placed on the Hawthorn property) marking this proposed trail. I, along with many of my neighbors, are highly opposed to the location of this trail as it not only compromises homeowners' privacy, but effects property values. (I have had two realtors confirm that the majority of my home's value is in

Attachment 6A

its views and level of privacy). Hikers on this proposed trail will not only have views of our decks (where we spend the majority of Spring, Summer, and Fall) but in some cases into our living rooms.

Mid Peninsula's Good Neighbor Policy, Implementation Guideline 8.3 includes the following statement: "The District will site new trails/facilities away from private property boundaries to the extent possible and design trails to preserve existing vegetation and to minimize views of adjacent properties" land uses.

The policy also states the District will evaluate potential noise and privacy impacts when planning trails/facilities adjacent to private properties. In addition, a letter (written by former general manager Abbors) currently posted on the Midpeninsula Open Space District Website states, "the district desires to ensure that the privacy of our neighbors remains unaffected and respected by members of the public...."

Reason #2

I have strong concerns regarding the proposal to join Trail #2 to Sweet Springs Trail. If approximately five hundred visitors over a period of one weekend are anticipated to visit the Hawthorn Area, the additional hikers on Sweet Springs Trail compound the problems already existing on this trail. By virtue of living directly above the trail, I have had to contend with off leash dogs running up to my home (and disturbing wildlife), as well as hikers stopping on trails to talk loudly on their cell phones for extended periods of time. Dogs are very commonly off leash and too many owners do not clean up after them. When Portola Valley Ranch originally permitted town access to this trail, it was for equestrian use only (which it is still officially designated on county maps). I believe this designation was made in order to minimize the impact to nearby home owners. (I may be wrong AND I am not proposing that this path remain equestrian use only).

Many thanks for the opportunity to submit my views. Sincerely, Liz Weigen

Attachment 6A

From: [Tina Hugg](#)
To: [Kristi Corley](#)
Cc: [Ashley Mac](#); [Jane Mark](#)
Subject: RE: Sweet springs trail / mt lion
Date: Wednesday, February 28, 2024 3:10:50 PM
Attachments: [image001.png](#)
[image002.png](#)

Dear Ms. Corley,

Thank you for both of your emails sent today. They will be forwarded to the PAWG. In order to ensure your correspondence reaches the entire project team and the PAWG in a timely way, please submit your comments via the Public Meeting Comment Form, which is monitored by more than one staff person. Thank you for understanding.

The **Public Meeting Comment Form** is posted online:

<https://www.openspace.org/who-we-are/public-meetings/comment-form>

Regards,

Tina Hugg, PLA, ASLA (she/her)

Senior Planner

Midpeninsula Regional Open Space District
5050 El Camino Real, Los Altos, CA 94022



From: Kristi Corley <[REDACTED]>
Sent: Wednesday, February 28, 2024 2:11 PM
To: Tina Hugg <[REDACTED]>
Subject: Sweet springs trail / mt lion

You don't often get email from [REDACTED] [Learn why this is important](#)

EXTERNAL

Tina,

PAWG hawthorns should know about this & see videos.

[Lion Videos - Google Drive](#)
<drive.google.com>



Attachment 6A

Mt lion on sweet springs trail in Portola Valley. Scott Elrod posted on pv forum. Please confirm distributed to PAWG hawthorns and MROSD board members.

Is there a Mt Lion den on Hawthorns? How to research this and report back to the public? How to keep wildlife disruption at a minimum as Hawthorns is developed?



[california-mountain-lion-brochure](#)

[PDF Document - 1.3 MB](#)

<https://wildlife.ca.gov/Conservation/Mammals/Mountain-Lion>

All the best,
Kristi

Attachment 6A

From: Public Comment Form <no-reply@wufoo.com>
Sent: Wednesday, February 28, 2024 2:34 AM
To: Clerk; web
Subject: 2/29 - Hawthorns Area Public Access Working Group Meeting: Oral comment during the meeting. (up to 3 minutes, but time may be less pending number of comments)-Call on me for all public comment oeriods -Kristi C. -

EXTERNAL

Meeting Date * 2/29 – Hawthorns Area Public Access Working Group Meeting

Is this a comment about a specific board item? * Yes

Agenda Item Number or Subject * Call on me for all public comment oeriods

Please check one: * In Favor

Where did you hear about this meeting? (check all that apply) *

- E-mail notification from Midpen

Name * Kristi C.

Organization (if applicable) Self

City of Residence * Portola valley

Email *

Comment Type * Oral comment during the meeting. (up to 3 minutes, but time may be less pending number of comments)

Please provide your phone number so we can identify you if you use the call-in number. *

Attachment 6A

From: [Tina Hugg](#)
To: [Kristi Corley](#)
Cc: [Ashley Mac](#)
Subject: RE: PAWG- Hawthorns
Date: Wednesday, February 28, 2024 3:42:21 PM

Hi Kristi,

Thank you for reaching out. From your email, it seems you're referring to the Public Portal (Laserfiche). Just to clarify, the Public Portal serves as a repository for meeting archives only. You'll find past agendas, minutes, and board reports through our searchable public portal. Per Midpen protocol, we post PAWG meeting packets and approved summaries as soon as we are able to after each PAWG meeting.

For the 2024 Board and Committee meetings, including PAWG meetings, please visit the Midpen Public Meetings' webpage: <https://www.openspace.org/who-we-are/public-meetings>.

Regarding the 12/16 meeting summary, please note that it's still in draft form and requires review by the PAWG during the upcoming meeting. The draft is included in the 2/29 meeting packet that was posted online. Per Midpen protocol, once finalized, we'll upload the approved version to the Public Portal.

Lastly, the Hawthorns [PAWG](#) website is updated with the latest information.

To ensure future correspondence reaches the entire project team and the PAWG in a timely way, please submit your comments via the **Public Meeting Comment Form**, which is monitored by more than one staff person. <https://www.openspace.org/who-we-are/public-meetings/comment-form>



Best,

Tina Hugg, PLA, ASLA (she/her)

Senior Planner

Midpeninsula Regional Open Space District
5050 El Camino Real, Los Altos, CA 94022


[openspace.org](https://www.openspace.org)

From: Kristi Corley 
Sent: Wednesday, February 28, 2024 2:48 AM
To: Tina Hugg 
Subject: PAWG- Hawthorns

You don't often get email from [REDACTED]. [Learn why this is important](#)

EXTERNAL

Tina,

I do not see the folder for PWAG 2024 and the 2/29/24 agenda in that missing 2024 folder for the agenda for the public. It would also be nice to put the draft 12/16/23 minutes into the minutes folder as well.

- 1) I open the 2023-30 folder for PAWG- Hawthorns.
- 2) Then there's a 2023 folder but not a 2024 folder.
- 3) When I hit the agenda folder, I don't see the 2/29/24 agenda??

I was sent the email with the agenda yet the public should be able to find it on your website for PWAG/Hawthorns as well.

Thanks so much,
Kristi

Attachment 6A

[REDACTED]

From: Ashley Mac
Sent: Thursday, February 29, 2024 10:03 AM
To: Karen Askey
Cc: Tina Hugg
Subject: RE: Comments for 2/29 PAWG Meeting

Hi Karen,

Thanks for sending over your comment letter. We've also received the public comment forms you submitted.

Best,

Ashley Mac, PLA (she/her)
Planner III

From: Karen Askey [REDACTED]
Sent: Wednesday, February 28, 2024 8:23 PM
To: Tina Hugg [REDACTED]; Ashley Mac [REDACTED]
Subject: Comments for 2/29 PAWG Meeting

EXTERNAL

Hi, Tina and Ashley -

I hope you are doing well. I have submitted this letter through the MidPen Public Comments page, but am forwarding to you as well.

See you tomorrow night at the meeting.

Thanks,
Karen

Attachment 6A

From: Public Comment Form <no-reply@wufoo.com>
Sent: Wednesday, February 28, 2024 8:16 PM
To: Clerk; web
Subject: 2/29 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-Overall comments -Karen Askey -

EXTERNAL

Meeting Date * 2/29 – Hawthorns Area Public Access Working Group Meeting

Is this a comment about a specific board item? * Yes

Agenda Item Number or Subject * Overall comments

Please check one: * Neutral

Where did you hear about this meeting? (check all that apply) *

- E-mail notification from Midpen

Name * Karen Askey

City of Residence * PORTOLA VALLEY

Email *

Comment Type * To be provided to the board of directors. (no limit)

Comments to be provided to the board of directors * See attached letter. Please forward to the Hawthorns PAWG Committee prior to the 2/29 meeting. Thanks.

File upload



[2_29_pawg_meeting_letter_from_pv_ad_hoc_committee_google_docs.pdf](#)

6.43 MB · PDF

Please provide your phone number so we can identify you if you use the call-in number. *

Attachment 6A

February 28, 2024

Dear Staff Members of MROSD and Hawthorns PAWG,

We appreciate all the time and thoughtfulness you have put into the planning process for Hawthorns Open Space, and anticipate the day the property opens. We do believe that taking the appropriate amount of time to consider the context surrounding Hawthorns will lead to a more positive outcome.

The Ad Hoc Committee of Portola Valley (PV) would like to recapitulate certain requests and provide updated comments as well.

Planning Process:

- We support the idea that several parking & access alternatives be proposed by PAWG, and also be presented to Portola Valley during the decision-making process. We feel that an additional preliminary design meeting with the PV Planning Committee would benefit both MidPen and Portola Valley, as fewer “surprises” may develop later on.
- Prior to the 3/24 site visit, we request that “story poles” or the like (stakes with bright flags) be erected so people can visualize the length, width and height of proposed parking lots, and how close and visible to Alpine Road the lot may be.
- We again request that the Los Trancos side and Historic complex be considered in the planning process. Simply put, it is unfair to a robust process to not review all potential alternatives. As we mentioned earlier, we are comfortable with slowing down the PAWG process to align with or follow the Historic Complex planning. Given that the PAWG process timing has been delayed, would it make sense to better align these two key Hawthorns projects?

Safety:

- Safety should be the top priority when selecting an entrance and exit into Hawthorns.
 - We believe that the CONSIDERABLY lower traffic volume on Los Trancos for both bicycles and autos will lead to fewer accidents than on Alpine Road. When comparing Los Trancos to Alpine Road east of Nathorst (at the Historic Entrance), bicycle volume of Los Trancos is 9% and vehicle traffic is 26% of Alpine Road volume. And we must look at TOTAL numbers, not collision rates per million vehicle miles. It is clear that many more accidents have occurred on that stretch of Alpine Road where entrances are being considered than on Los Trancos. With all the future development planned along that stretch of Alpine Road, the risk is even higher. It is imperative to limit the risk of injury.
 - Consistent with our Bicycles, Pedestrians, Traffic and Safety Committee concerns, we believe that due to the downward slope on Alpine Road, from Portola to Los Trancos, the safest entry along Alpine Road is at the existing main entrance, even with mitigation efforts at the other proposed entrances.

Trail Design:

Attachment 6A

- We are in favor of the proposed trail design and value the interconnectivity with other PV trails, which aligns with our General Plan.

Access & Parking:

- We would like the following alternatives to be explored:
 - Per the suggestion of PAWG member of Charlie Krenz on 12/16/23, we prefer the existing Hawthorns driveway leading to parking adjacent to the residence. The residence could be repurposed as an Interpretive Center, and plumbing is already in place. We believe this alternative may have a lesser impact on resources.
 - We support a full study of the Los Trancos entrance and associated parking beyond the Historic Complex site, where the flat terrain accommodates it.
 - We support the idea of a parking lot that can accommodate phased-in parking, such as building 30 spots initially and expanding to 50 as needed. At no time, however, should there be overflow parking onto nearby streets.
 - Consider placing handicapped parking up at the main residence.

Enhanced Visuals to Better Understand Natural Resources

- With respect to the Historic Entrance option and Parking Option 7, please provide more details and visuals to help better understand distances, slopes and work necessary to create the entrance and improve safety. Some of us have taken photos which show that much of the proposed parking along Alpine Road would be fairly visible as the slope is less steep. Please see the visuals at the bottom of this letter.

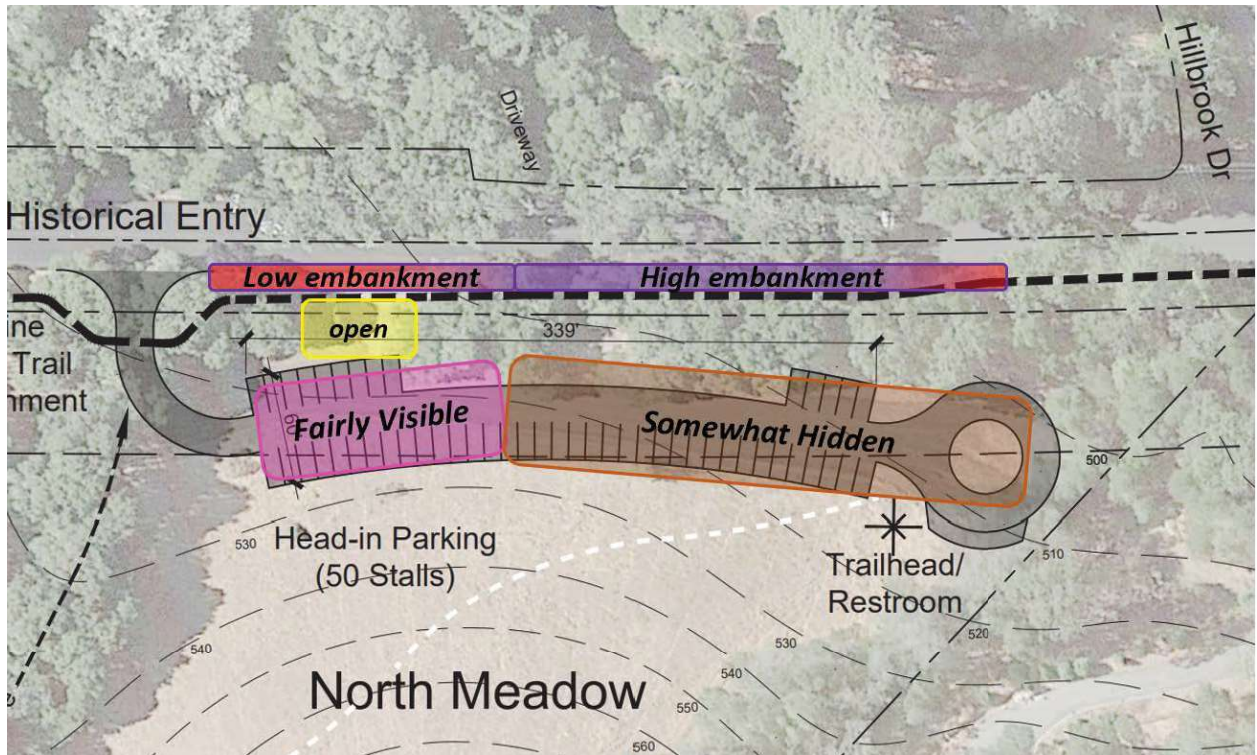
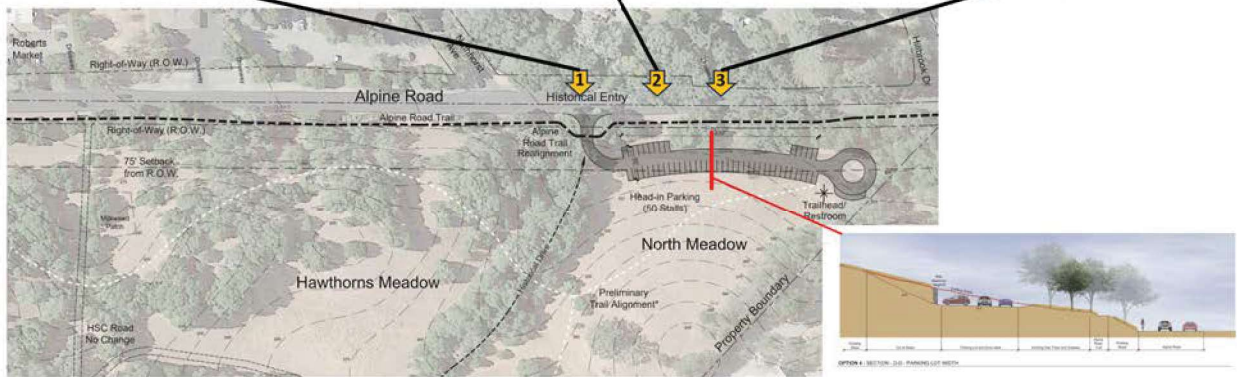
Alignment with PV General Plan

- As stated in our December 2023 letter, parking lots directly off of Alpine Road conflict with the PV General Plan and Alpine Road Scenic Corridor principles. Most likely, this will likely cause opposition from members of our Planning Commission, Town Council and residents.

We are very appreciative of all the hard work and thoughtful consideration you give to our comments, as well as those of other PV residents and committees.

Thank you,

PV Ad Hoc Hawthorns Committee (Karen Askey, Patt Baenen, Brook Coffee, Patty Dewes, Fred Leach, Catherine Magill, Betsy Morgenthaler)



Attachment 6A

From: Public Comment Form <no-reply@wufoo.com>
Sent: Wednesday, February 28, 2024 5:04 PM
To: Clerk; web
Subject: 2/29 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-Loop trail option 2 -Kathleen Laporte -

EXTERNAL

Meeting Date * 2/29 – Hawthorns Area Public Access Working Group Meeting

Is this a comment about a specific board item? * Yes

Agenda Item Number or Subject * Loop trail option 2

Please check one: * In Opposition

Where did you hear about this meeting? (check all that apply) *

- E-mail notification from Midpen

Name * Kathleen Laporte

City of Residence * Portola Valley

Email *

Comment Type * To be provided to the board of directors. (no limit)

Comments to be provided to the board of directors *

We live on Quail in the Portola Valley Ranch and look directly out at Hawthorns area. A major reason we bought our house was the serenity of this view.. We value the view very much and believe it to be a crucial aspect of our property value. Option 2 of the proposed loop trail would have a major negative impact on us and our neighbors. It could also lead to hikers parking in the Ranch rather than the dedicated parking areas under consideration.


We ask you to reject this option.

Please provide your phone number so we can identify you if you use the call-in number. *

Attachment 6A

From: Public Comment Form <no-reply@wufoo.com>
Sent: Wednesday, February 28, 2024 8:18 PM
To: Clerk; web
Subject: 2/29 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-Hawthorns Plan Design and Process -Karen Askey -

EXTERNAL

Meeting Date *	2/29 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	Yes
Agenda Item Number or Subject *	Hawthorns Plan Design and Process
Please check one: *	Neutral
Where did you hear about this meeting? (check all that apply) *	<ul style="list-style-type: none"><input checked="" type="checkbox"/> E-mail notification from Midpen
Name *	Karen Askey
City of Residence *	PORTOLA VALLEY
Email *	[REDACTED]
Comment Type *	To be provided to the board of directors. (no limit)
Comments to be provided to the board of directors *	Please see attached and forward on to the Hawthorns PAWG Committee prior to its 2/29 meeting. Thanks.
File upload	 2_29_pawg_meeting_letter_from_pv_ad_hoc_committee_google_docs.pdf 6.43 MB · PDF
Please provide your phone number so we can identify you if you use the call-in number. *	[REDACTED]

Attachment 6A

February 28, 2024

Dear Staff Members of MROSD and Hawthorns PAWG,

We appreciate all the time and thoughtfulness you have put into the planning process for Hawthorns Open Space, and anticipate the day the property opens. We do believe that taking the appropriate amount of time to consider the context surrounding Hawthorns will lead to a more positive outcome.

The Ad Hoc Committee of Portola Valley (PV) would like to recapitulate certain requests and provide updated comments as well.

Planning Process:

- We support the idea that several parking & access alternatives be proposed by PAWG, and also be presented to Portola Valley during the decision-making process. We feel that an additional preliminary design meeting with the PV Planning Committee would benefit both MidPen and Portola Valley, as fewer “surprises” may develop later on.
- Prior to the 3/24 site visit, we request that “story poles” or the like (stakes with bright flags) be erected so people can visualize the length, width and height of proposed parking lots, and how close and visible to Alpine Road the lot may be.
- We again request that the Los Trancos side and Historic complex be considered in the planning process. Simply put, it is unfair to a robust process to not review all potential alternatives. As we mentioned earlier, we are comfortable with slowing down the PAWG process to align with or follow the Historic Complex planning. Given that the PAWG process timing has been delayed, would it make sense to better align these two key Hawthorns projects?

Safety:

- Safety should be the top priority when selecting an entrance and exit into Hawthorns.
 - We believe that the CONSIDERABLY lower traffic volume on Los Trancos for both bicycles and autos will lead to fewer accidents than on Alpine Road. When comparing Los Trancos to Alpine Road east of Nathorst (at the Historic Entrance), bicycle volume of Los Trancos is 9% and vehicle traffic is 26% of Alpine Road volume. And we must look at TOTAL numbers, not collision rates per million vehicle miles. It is clear that many more accidents have occurred on that stretch of Alpine Road where entrances are being considered than on Los Trancos. With all the future development planned along that stretch of Alpine Road, the risk is even higher. It is imperative to limit the risk of injury.
 - Consistent with our Bicycles, Pedestrians, Traffic and Safety Committee concerns, we believe that due to the downward slope on Alpine Road, from Portola to Los Trancos, the safest entry along Alpine Road is at the existing main entrance, even with mitigation efforts at the other proposed entrances.

Trail Design:

Attachment 6A

- We are in favor of the proposed trail design and value the interconnectivity with other PV trails, which aligns with our General Plan.

Access & Parking:

- We would like the following alternatives to be explored:
 - Per the suggestion of PAWG member of Charlie Krenz on 12/16/23, we prefer the existing Hawthorns driveway leading to parking adjacent to the residence. The residence could be repurposed as an Interpretive Center, and plumbing is already in place. We believe this alternative may have a lesser impact on resources.
 - We support a full study of the Los Trancos entrance and associated parking beyond the Historic Complex site, where the flat terrain accommodates it.
 - We support the idea of a parking lot that can accommodate phased-in parking, such as building 30 spots initially and expanding to 50 as needed. At no time, however, should there be overflow parking onto nearby streets.
 - Consider placing handicapped parking up at the main residence.

Enhanced Visuals to Better Understand Natural Resources

- With respect to the Historic Entrance option and Parking Option 7, please provide more details and visuals to help better understand distances, slopes and work necessary to create the entrance and improve safety. Some of us have taken photos which show that much of the proposed parking along Alpine Road would be fairly visible as the slope is less steep. Please see the visuals at the bottom of this letter.

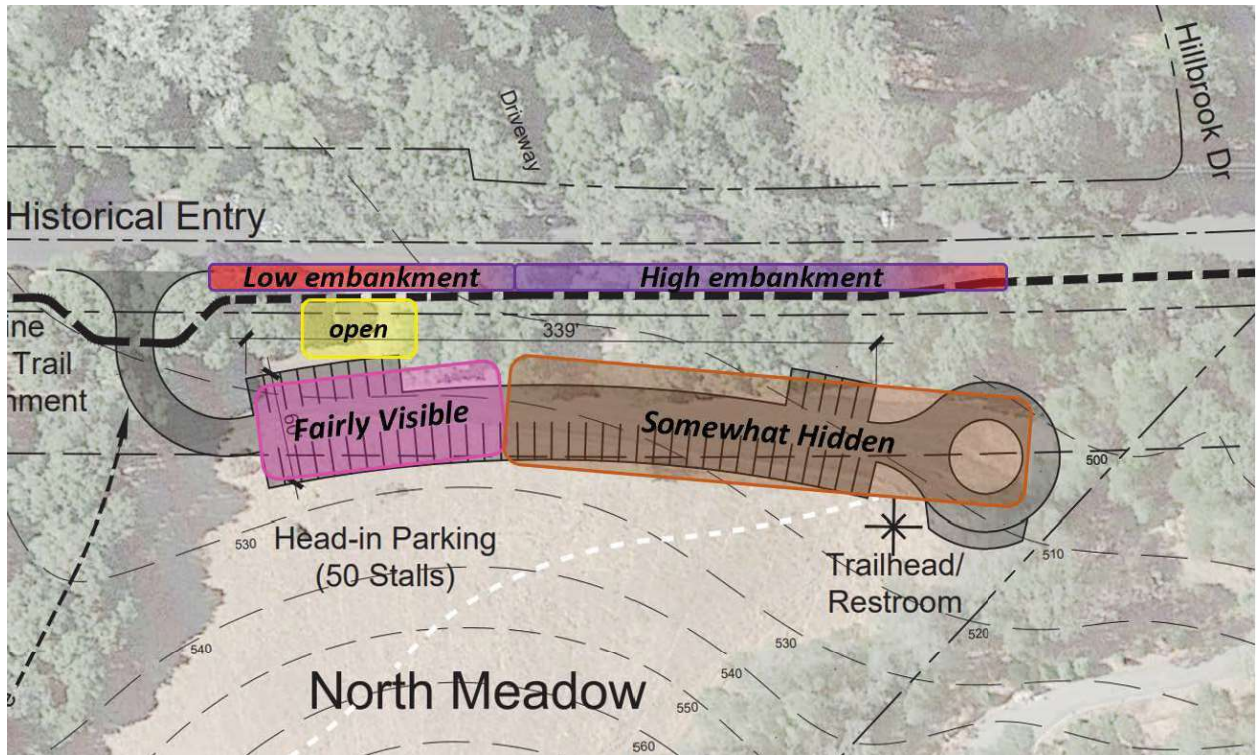
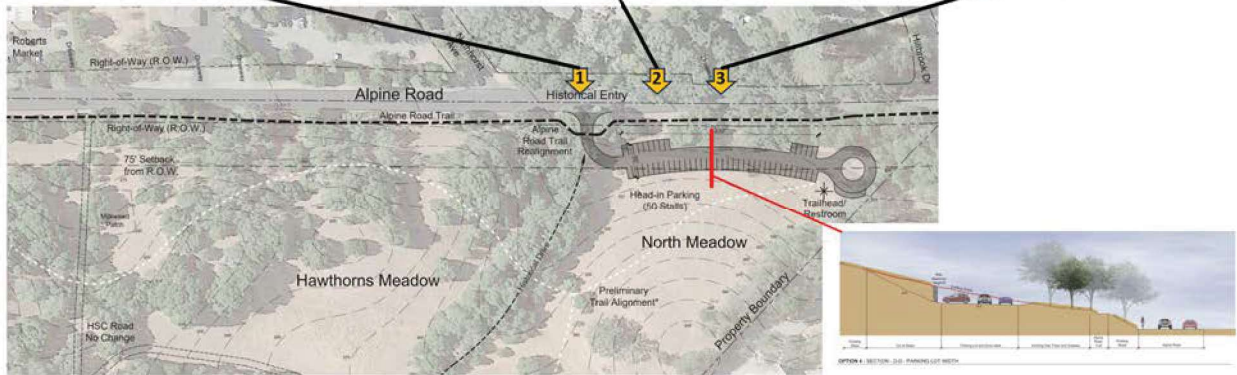
Alignment with PV General Plan

- As stated in our December 2023 letter, parking lots directly off of Alpine Road conflict with the PV General Plan and Alpine Road Scenic Corridor principles. Most likely, this will likely cause opposition from members of our Planning Commission, Town Council and residents.

We are very appreciative of all the hard work and thoughtful consideration you give to our comments, as well as those of other PV residents and committees.

Thank you,

PV Ad Hoc Hawthorns Committee (Karen Askey, Patt Baenen, Brook Coffee, Patty Dewes, Fred Leach, Catherine Magill, Betsy Morgenthaler)





From: Public Comment Form <no-reply@wufoo.com>
Sent: Wednesday, February 28, 2024 9:32 AM
To: Clerk; web
Subject: 2/29 - Hawthorns Area Public Access Working Group Meeting: Oral comment during the meeting. (up to 3 minutes, but time may be less pending number of comments)- Safety aspect of Entrance location-ELLEN VERNAZZA -

EXTERNAL

Meeting Date *	2/29 - Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	No
Subject *	Safety aspect of Entrance location
Please check one: *	In Opposition
Where did you hear about this meeting? (check all that apply) *	<ul style="list-style-type: none">E-mail notification from MidpenMidpen website
Name *	ELLEN VERNAZZA
City of Residence *	Portola Valley
Email *	
Comment Type *	Oral comment during the meeting. (up to 3 minutes, but time may be less pending number of comments)
Please provide your phone number so we can identify you if you use the call-in number. *	

From: Public Comment Form <no-reply@wufoo.com>
Sent: Wednesday, February 28, 2024 2:34 AM
To: Clerk; web
Subject: 2/29 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-Proposed Trail #2 -Elizabeth Weigen -

EXTERNAL

Meeting 2/29 - Hawthorns Area Public Access Working Group Meeting

Date *

Is this a Yes

comment

about a

specific

board

item? *

Agenda Proposed Trail #2

Item

Number

or

Subject *

Please In Opposition

check

one: *

Where did

- Midpen website

you hear

about

this

meeting?

(check all

that

apply) *

Name * Elizabeth Weigen

Attachment 6A

City of Portola Valley

Residence

*

Email *

[REDACTED]

Comment To be provided to the board of directors. (no limit)

Type *

Comments to be provided to the board of directors *

My name is Liz Weigen and I am one of the Portola Valley Ranch Property owners whose land borders Sweet Springs Trail and the Hawthorns Area. First, I would like to thank all members of Mid Peninsula Open Space District and the Hawthorn Area Public Access Working Group for their time and efforts to manage the opening of this magnificent property.

I am writing this letter for two reasons:

Reason #1.

I want to voice my opposition to the location of the proposed Trail #2, which I believe challenges many of the guidelines outlined in Mid Peninsula's Good Neighbor Policy.

I am one of the fifteen homes designated on the map (entitled Hawthorns Concept Trail and Constraints Overlay) reviewed at the last Hawthorn Area Public Access Working Group meeting of 12/16. This map includes a purple highlighted area with the key "areas visible from 15 residences". The proposed trail #2, denoted by a white broken line, runs right through this purple area.

The Good Neighbor Policy states that, "The district will consider neighbors' desires to preserve the natural landscape viewsheds". At least part of the proposed trail #2 falls within this viewshed of the fifteen residences facing the preserve.

Currently, there are yellow flags (placed on the Hawthorn property) marking this proposed trail. I, along with many of my neighbors, are highly opposed to the location of this trail as it not only compromises homeowners' privacy, but effects property values. (I have had two realtors confirm that the majority of my home's value is in its views and level of privacy). Hikers on this proposed trail will not only have views of our decks (where we spend the majority of Spring, Summer, and Fall) but in some cases into our living rooms.

Attachment 6A

Mid Peninsula's Good Neighbor Policy, Implementation Guideline 8.3 includes the following statement:

The District will site new trails/facilities away from private property boundaries to the extent possible and design trails to preserve existing vegetation and to minimize views of adjacent properties" land uses.

The policy also states the District will evaluate potential noise and privacy impacts when planning trails/facilities adjacent to private properties. In addition, a letter (written by former general manager Abbors) currently posted on the Midpeninsula Open Space District Website states, "the district desires to ensure that the privacy of our neighbors remains unaffected and respected by members of the public...."

Reason #2

I have strong concerns regarding the proposal to join Trail #2 to Sweet Springs Trail. If approximately five hundred visitors over a period of one weekend are anticipated to visit the Hawthorn Area, the additional hikers on Sweet Springs Trail compound the problems already existing on this trail.

By virtue of living directly above the trail, I have had to contend with off leash dogs running up to my home (and disturbing wildlife), as well as hikers stopping on trails to talk loudly on their cell phones for extended periods of time. Dogs are very commonly off leash and too many owners do not clean up after them. When Portola Valley Ranch originally permitted town access to this trail, it was for equestrian use only (which it is still officially designated on county maps). I believe this designation was made in order to minimize the impact to nearby home owners. (I may be wrong AND I am not proposing that this path remain equestrian use only).

Many thanks for the opportunity to submit my views. Sincerely, Liz Weigen

File
upload



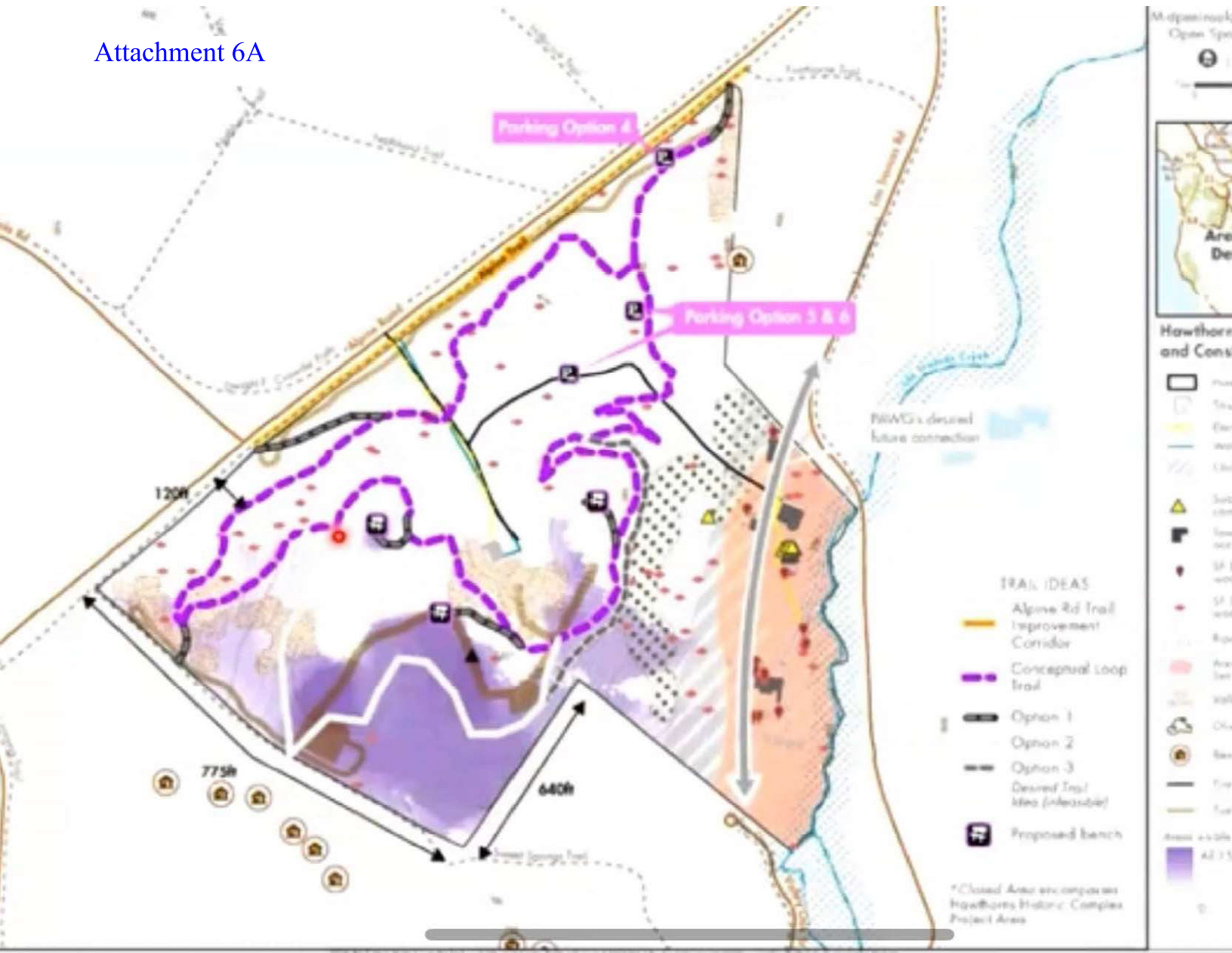
[img_7846.jpg](#) 296.77 KB · JPG

Please
provide
your
phone
number
so we can
identify
you if you
use the
call-in

number.

*


Attachment 6A



Attachment 6A

From: [Public Comment Form](#)
To: [Clerk; web](#)
Subject: 12/16 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)- Parking-Rita Comes Whitney -
Date: Monday, December 18, 2023 6:32:08 PM

EXTERNAL

Meeting Date *	12/16 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	No
Subject *	Parking
Please check one: *	Neutral
Where did you hear about this meeting? (check all that apply) *	<input checked="" type="radio"/> Other
Other source *	Community
Name *	Rita Comes Whitney
City of Residence *	Portola Valley
Email *	
Comment Type *	To be provided to the board of directors. (no limit)

Comments to be provided to the board of directors *

Please note that I had sent this message on 12/16 to Maria Soria. I received a message from her today saying that I needed to submit my comment to this portal.

I am a resident of Portola Valley and I am opposed to the #4 parking plan. Out of the six plans, this puts fifty parking places on alpine road with entrance and exit where bikes go the fastest down road. The Portola Valley Loop is known worldwide for the noon bike ride and I have not seen evidence that this group has not been part of the conversations or surveys.

I walked that part of Alpine the other day and I realize that an entrance there will make an already bad area, worse. Use the information of what happens to Windy Hill parking– not just on weekends and holidays– but every day, as an example.

Thank you for working with our town on this lovely gift to the community. Please remember that we live here and want visitors to safely enjoy our beautiful town. Having one "go to" recreation area in town (Windy Hill) isn't easy for a small town of 4,500 people, having two will make it very hard if it isn't planned correctly.

Thank you for time.

Rita Comes Whitney

Attachment 6A

Westridge Drive

Please provide your phone number so we can identify you if you use the call-in number. *



Attachment 6A

From: Public Comment Form <no-reply@wufoo.com>
Sent: Wednesday, February 28, 2024 5:40 PM
To: Clerk; web
Subject: 2/28 - Board of Directors: Oral comment during the meeting. (up to 3 minutes, but time may be less pending number of comments)-8: Bay Trail Access via Rutgers -Cade Cannedy -

EXTERNAL

Meeting Date * 2/28 – Board of Directors

Is this a comment about a specific board item? * Yes

Agenda Item Number or Subject * 8: Bay Trail Access via Rutgers

Please check one: * In Favor

Where did you hear about this meeting? (check all that apply) *

- Other

Other source * word of mouth

Name * Cade Cannedy

Organization (if applicable) Climate Resilient Communities

City of Residence * San Francisco

Email *

Comment Type * Oral comment during the meeting. (up to 3 minutes, but time may be less pending number of comments)

Please provide your phone number so we can identify you if you use the call-in number. *

Attachment 6A

From: [CKrenz](#)
To: [Tina Hugg](#); [Ashley Mac](#); [Marie Lanka](#)
Subject: Note on Trail Cycling at the Hawthorns
Date: Wednesday, February 28, 2024 11:54:16 AM
Attachments: [PastedGraphic-8.tiff](#)

EXTERNAL

Tina, Ashley, Marie:

Please include this note to the PAWG in your next batch of Hawthorns correspondence.

Subject: Bike Access at Hawthorns

To my colleagues in the Hawthorns Area Public Access Working Group:

Our work is coming to a close. We're soon to be asked for our recommendations on the location of parking within the Hawthorns area, the configuration of the trail system as well as which user groups will be allowed access to the trails.

I confess: I love riding my bike on trails. The freedom I and my fellow riders feel when they are allowed to roam through nature, well away from cars... it's a central joy in our lives.

When the "should bikes be allowed?" question comes up please consider the following:

- In the nearby Coal Creek Preserve, last year there were almost 5,000 "Strava riders" that visited by bike, probably many times more that came w/o recording their data at Strava. (Strava is a data logging app used by runners, hikers and cyclists.) There was no need for a parking lot. A few parked at the trail head, but the vast majority made their visit without parking at all, without generating traffic or emitting CO2. They were/are the ideal "low impact" open space visitors. If MidPen is serious about its focus on conservation, they should allow cyclists to visit and enjoy all of the Hawthorns, on their bikes.
- Fred Leach, Chair of Portola Valley's Trails and Paths committee spoke to us at our last meeting. His committee is unequivocal: they support cyclists being allowed to use Hawthorns trails.
- 10 years ago, MidPen and POST successfully passed Measure AA, a \$300 Million bond measure that would fund improved facilities and trails as well as conservation projects. They promised "Hiking and Biking close to home". (see flyer attached) Very little progress has been made towards this goal. Now is the time for the District to make good on this promise.
- Last, I add that I think it's doubtful that Hawthorns will become a "destination" for most of the cycling community. It's too small. Rather, families with younger kids will be drawn to the area. A 1.5 mile loop trail with an expansive view of Windy Hill will be a safe and wonderful introduction to the natural riches our District has to offer. Kids love bikes, they in particular shouldn't be kept out of the area.

I urge you to support trail cycling in the Hawthorns.

Charlie





VOTE YES ON MEASURE AA FOR OPEN SPACE • JUNE 3 OLD TREES • NEW TRAILS

Home

How to Help

More Information

Endorsements

News

Donate



MORE TRAILS & ACCESS • CLEAN WATER REDWOOD FORESTS • HABITAT RESTORATION

The Midpeninsula Regional Open Space District has permanently preserved over 62,000 acres and manages 26 open space preserves. Your vote on June 3 is needed for a bond measure that will maintain and enhance our local natural areas, protect our redwood forests, local creeks and streams, coastal lands and natural areas—and open more protected areas for hiking and biking.



New Hiking and Biking Trails

Improving trails and opening more preserves means more opportunities for hiking and biking close to home.



Redwoods and the Coast

We need to protect our unique natural heritage for generations to come by saving our redwoods and protecting the San Mateo Coastline.



Clean Water

Protecting natural areas around creeks, lakes, streams and ponds will help keep our drinking water clean and naturally reduces air pollution.



Critical Wildlife Habitat

The measure is needed to preserve important habitat critical to maintaining the Bay Area's rich diversity of wildlife.

Home

How to Help

More Information

See our Endorsements

News

Donate

For details about this ballot measure, click here to go to the Midpeninsula Regional Open Space District's website.

Paid for by Yes for Open Space, with major funding from the Peninsula Open Space Trust and Sempervirens Fund.

From: Public Comment Form <no-reply@wufoo.com>
Sent: Wednesday, February 28, 2024 3:13 PM
To: Clerk; web
Subject: 2/29 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)- Hawthorns Entry and Parking Lot-Bill Russell -

EXTERNAL

Meeting 2/29 - Hawthorns Area Public Access Working Group Meeting

Date *

Is this a No

comment

about a

specific

board

item? *

Subject * Hawthorns Entry and Parking Lot

Please In Opposition

check

one: *

Where did • Other

you hear

about

this

meeting?

(check all

that

apply) *

Other Neighbor

source *

Name * Bill Russell

Attachment 6A

City of Portola Valley

Residence

*

Email *

[REDACTED]

Comment To be provided to the board of directors. (no limit)

Type *

Comments to be provided to the board of directors *

My wife Caryl, and I, have been residents at 200 Nathhorst Avenue in excess of 30 years. After signing the recent petition concerning the location of the proposed road and parking lot for the Hawthorns Property, we drove up Los Trancos Road to determine whether that is a preferable location to any location along Alpine Road. We have concluded that the current gate location on Los Trancos Road is far safer to pedestrians, bicyclists, and motorists than any of the possible locations on Alpine Road. Los Trancos Road is not a main Portola Valley thoroughfare. There are far fewer cars, bicyclists and pedestrians along the section of Los Trancos Road than exist on Alpine. Further, the entry along Los Trancos Road is a soft right turn, far less than 90 degrees, easily visible hundreds of feet before the turn-in and on a section of road where traffic proceeds at a far less rate of speed than on Alpine Road. It is our understanding that a road engineer has tentatively determined that there is a "line of sight" problem along Los Trancos Road. We respectfully disagree. Since one picture is still worth a thousand words we recommend that everyone drive Los Trancos Road and consider how that would fare compared to Alpine Road. Alpine Road would require a ninety degree turn in by motorists that would have to abruptly slow down to gain entry. This would hamper other drivers who intended to continue directly down Alpine as well as bicyclists who would have to swerve past the cars entering the open space causing the bicyclists to veer into the middle of Alpine Road with its speeding vehicles in both directions. As for pedestrians, we all know what it is like walking along Portola Road where cars are stacked up on the shoulder near Alpine Inn necessitating a dangerous walk around to proceed up to the intersection of Portola Road and Alpine. Such would be the case if Alpine Road were used as an entry point. Finally, please note that there is very little housing at or near the Los Trancos Road entry as compared to an established neighborhood, Nathhorst Triangle/Applewood, that would be filled with cars in the event of overflow traffic from the open space. Nathhorst is a narrow street. Parking on both sides of the street from overflow open space traffic would make driving along Nathhorst by neighbors extremely difficult and dangerous. This, not even to mention the interference with quiet, peaceful enjoyment of our neighborhood without it becoming an adjunct parking lot to the open space.

Last, my wife and I are both retired lawyers. We have carefully read the original easement grant. The grantor clearly

Attachment 6A

favors development where there is already development. In this case, that means at or near the historical buildings that have been in place for some time. We believe that it is only proper to contact the original grantor or his successor in interest to obtain his input into the possibility of using Los Trancos Road as an entrance to a parking lot for the entire preserve. Additionally, or alternatively, we believe that the Town of Portola Valley should hire its own traffic engineer to make a compare and contrast study for both possible locations.

Thank you for considering these comments. Bill and Caryl Russell

Please [REDACTED]
provide
your
phone
number
so we can
identify
you if you
use the
call-in
number.

*

Attachment 6A

[REDACTED]

From: Ashley Mac
Sent: Tuesday, February 27, 2024 2:17 PM
To: Mike Bushue
Cc: Tina Hugg
Subject: RE: FW: Hawthorns Area of Windy Hill Preserve: Public Access Working Group Meeting 5 - Design Discussion

Hi Mike,

Thanks for your email. We will pass along this information to the PAWG for their consideration. Feel free to send over any pictures you'd like to share with them.

Best,

Ashley Mac, PLA (she/her)
Planner III

From: Mike Bushue [REDACTED]
Sent: Monday, February 26, 2024 1:33 PM
To: Ashley Mac [REDACTED]
Cc: Tina Hugg [REDACTED]
Subject: Re: FW: Hawthorns Area of Windy Hill Preserve: Public Access Working Group Meeting 5 - Design Discussion

You don't often get email from [REDACTED] [Learn why this is important](#)

EXTERNAL

To my understanding there is a contingent of local equestrians that are planning on attending. They are heavily pushing for trailer parking.

I was over at Fremont Alder along the levee and they had interesting trailer parking. very low budget, but it does the job.

I could send a couple pictures if you are interested

Mike Bushue

Attachment 6A

From: [Mike Bushue](#)
To: [Ashley Mac](#)
Subject: Fwd: Pictures of parking across the bay
Date: Tuesday, February 27, 2024 2:38:50 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

EXTERNAL

These pictures are of the parking lot at alameda creek regional trail

[Alameda Creek Regional Trail - Google Maps](#)

The parking lot has stalls along both sides and then a circle at the end.

On the lead in and exit of the circle they place a 50 ft long parallel trailer spot.

They also put a similar spot at the apex of the circle perpendicular to the circle.

50 ft is a bit tight for my 3 horse trailer but I legally do fit.

I thought it was a novel way to use space. Yes the horses are in the rd way while being saddled / tied to the trailer, but the use of the circle is very minimal and cars can still go around with horses there.

Now this is not the most friendly trailer parking. But it is designated trailer parking which is my hot button.

Doubt there will be a turn around at Hawthorn, but think there are ways to incorporate dedicated parking that takes up minimal space.

thanks

Mike Bushue.





From: Public Comment Form <no-reply@wufoo.com>
Sent: Tuesday, February 27, 2024 9:59 AM
To: Clerk; web
Subject: 2/29 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)- Horse trailer parking and trail access-Lisa Escobar -

EXTERNAL

Meeting Date *	2/29 – Hawthorns Area Public Access Working Group Meeting
Is this a comment about a specific board item? *	No
Subject *	Horse trailer parking and trail access
Please check one: *	In Favor
Where did you hear about this meeting? (check all that apply) *	<ul style="list-style-type: none"> Other
Other source *	Community member
Name *	Lisa Escobar
City of Residence *	Redwood City
Email *	[REDACTED]
Comment Type *	To be provided to the board of directors. (no limit)
Comments to be provided to the board of directors *	The Portola Valley community is a unique community partially due to its inclusion of horses. It’s a place where all types of outdoor enthusiasts can enjoy the beautiful surroundings. By providing Horse trailer parking and separate trails for horses the space could be safely enjoyed by equestrians as well. Without adding this these items the space is limited and doesn’t provide opportunities for most equestrians .
Please provide your phone number so we can identify you if you use the call-in number. *	[REDACTED]

From: Public Comment Form <no-reply@wufoo.com>
Sent: Tuesday, February 27, 2024 10:31 AM
To: Clerk; web
Subject: 2/29 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-Hawthorns Area Parking Design Option 7 & 8 Comparison Chart -Daniel Schafer
-

EXTERNAL

Meeting 2/29 - Hawthorns Area Public Access Working Group Meeting

Date *

Is this a comment about a specific board item? * Yes

Agenda Item Number or Subject * Hawthorns Area Parking Design Option 7 & 8 Comparison Chart

Please check one: * Neutral

Where did you hear about this meeting? (check all that apply) *

- Other

Attachment 6A

Other Email

source *

Name * Daniel Schafer

City of Portola Valley, CA

Residence

*

Email *

[REDACTED]

Comment To be provided to the board of directors. (no limit)

Type *

Comments to be provided to the board of directors *

Thank you for the detailed notes and agendas for these meetings, it is really helpful to learn more about the Hawthorns Area development! I'm also glad to see how much parking is being added to this area; as the agenda notes, the overflow parking at Windy Hill is a real issue, and the fact that Hawthorns is planned to have substantial parking is excellent to see.

As I looked over the tradeoff matrix for the new Option 8, there were a few tradeoffs that I didn't see mentioned.

First, it seems like there would be a significant difference in "speed of traffic on Alpine" between Option 8 and the other options. Options 5-7 are closer to the stop sign at Alpine and Portola, so NE-bound traffic has recently stopped, and SW-bound traffic is slowing to a stop. On the other hand, by Option 8 traffic is already at its full speed (and while the Speed Limit is 35 MPH, in practice cars go closer to 40 MPH especially in the downhill NE direction). Given that, it seems likely that turning in and out of Option 8 would have more traffic safety concerns than the other options, since the speed of traffic is so much higher.

Second, the map for Option 8 shows that is not-quite-across from Hillbrook Drive. This seems like it would lead to potential right-of-way confusion -- it's not immediately obvious who would have right of way between someone leaving the parking lot and someone turning off of Hillbrook Drive (unlike at a four-way intersection, where it's clear that right-turners have right-of-way). Especially with bicycles in the mix as well, this seems to add a significant traffic safety concern that I didn't see addressed in the notes.

Given those two concerns, Options 4-6 (from the previous meeting) and Option 7 all seem like better options for traffic

Attachment 6A

safety, and I hope that this group will account for the speed of traffic on Alpine and the potential for intersection confusion in making its decision.

Thanks, and thank you for all the work this group is doing to develop this open space area!

--

Dan Schafer

Please [REDACTED]
provide
your
phone
number
so we can
identify
you if you
use the
call-in
number.

*

Attachment 6A

-----Original Message-----

From: Rita Comes < >
Sent: Saturday, December 16, 2023 8:11 AM
To: Maria Soria < >
Subject: Entrances on Alpine rd/ parking

[REDACTED]

[REDACTED]

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

EXTERNAL

I am a resident of Portola Valley and I am opposed to the #4 parking plan. Out of the six plans, this puts fifty parking places on alpine road with entrance and exit where bikes go the fastest down road. The Portola Valley Loop is known worldwide for the noon bike ride and I have not seen evidence that this group has not been part of the conversations or surveys.

I walked that part of Alpine the other day and I realize that an entrance there will make an already bad area, worse. Use the information of what happens to Windy Hill parking- not just on weekends and holidays- but every day, as an example.

Thank you for working with our town on this lovely gift to the community. Please remember that we live here and want visitors to safely enjoy our beautiful town. Having one "go to" recreation area in town (Windy Hill) isn't easy for a small town of 4,500 people, having two will make it very hard if it isn't planned correctly.

Thank you for time.

Rita Comes Whitney
Westridge Drive

Rita

From: Public Comment Form <no-reply@wufoo.com>
Sent: Monday, February 26, 2024 7:06 PM
To: Clerk; web
Subject: 2/28 - Board of Directors: To be provided to the board of directors. (no limit)- Hawthorns Access-
anna busse -

EXTERNAL

Meeting 2/28 – Board of Directors

Date *

Is this a No
comment
about a
specific
board
item? *

Subject * Hawthorns Access

Please In Opposition
check
one: *

Where did • Midpen website
you hear
about
this
meeting?
(check all
that
apply) *

Name * anna busse

City of Portola Valley

Residence

Attachment 6A

Email *



Comment To be provided to the board of directors. (no limit)

Type *

Comments to be provided to the board of directors *

I write to express my strong opposition to connecting the Hawthorns trails to Portola Valley Ranch trails, including Sweet Springs. Connectivity would mean a huge increase in trail traffic in ecologically vulnerable space, with dogs, bikes, and other violations of the Ranch easements, if the other trails in the area are any indication.

There is no plan of enforcement of the easements: no plan to provide staff to make sure dogs and bikes don't run rampant. In the past, when the city of Portola Valley promised similar policing of other Ranch trails, none was actually implemented. Until such promises are actually upheld, or until Mid-Pen can come up with a workable plan to prevent dogs, dog waste, cyclists, etc from endangering hikers, I would ask we hold off on connecting any trails from Hawthorns to the Ranch.

Many thanks,

Anna

Please
provide
your
phone
number
so we can
identify
you if you
use the
call-in
number.

*

From: Public Comment Form <no-reply@wufoo.com>
Sent: Monday, February 26, 2024 9:14 PM
To: Clerk; web
Subject: 2/29 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)- Entry to Hawthorne Parking Area-Neil Day -

EXTERNAL

Meeting 2/29 - Hawthorns Area Public Access Working Group Meeting

Date *

Is this a No

comment

about a

specific

board

item? *

Subject * Entry to Hawthorne Parking Area

Please Neutral

check

one: *

Where did • Other

you hear

about

this

meeting?

(check all

that

apply) *

Other Board Member

source *

Name * Neil Day

Attachment 6A

City of Portola Valley

Residence

*

Email *

[REDACTED]

Comment To be provided to the board of directors. (no limit)

Type *

Comments to be provided to the board of directors *

I am a resident of Portola Valley, our house is on Hillbrook Drive.

I understand that there are a number of options being considered for the parking area for the new Hawthorns Public Access Area. I and many of our neighbors are concerned that the newly proposed option #8 will create a dangerous traffic condition at Hillbrook Drive and possibly Nathorst Drive. It is already quite difficult to make a left hand turn onto Hillbrook from Alpine during busy parts of the day, and I fear that having the entry to a parking area will make this far worse.

If it were possible to move the driveway across from Hillbrook and make the intersection a 4 way stop with a turn lane, that might help.

Alternatively, putting the parking are closer to Roberts and the commercial area with appropriate turn lanes seems like a better solution.

Thank you

-neil

Please

[REDACTED]

provide

your

phone

number

so we can

identify

you if you

use the

call-in
number.

*

From: Public Comment Form <no-reply@wufoo.com>
Sent: Monday, February 26, 2024 1:06 PM
To: Clerk; web
Subject: 2/29 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-Hawthorns Access Option 8 -KIM RIVERA -

EXTERNAL

Meeting 2/29 - Hawthorns Area Public Access Working Group Meeting

Date *

Is this a Yes

comment

about a

specific

board

item? *

Agenda Hawthorns Access Option 8

Item

Number

or

Subject *

Please In Opposition

check

one: *

Where did • Other

you hear

about

this

meeting?

(check all

that

apply) *

Attachment 6A

Other MidPen Hawthorn Parking Proposals

source *

Name * KIM RIVERA

City of Portola Valley

Residence

*

Email *

[REDACTED]

Comment To be provided to the board of directors. (no limit)

Type *

Comments to be provided to the board of directors *

For residents and other drivers on Hillbrook Dr. in Portola Valley safe ingress/egress onto Alpine Rd is already challenging. Any proposed entrance to Hawthorn Meadow parking that isn't located across from an already existing turn off on Alpine is much safer and highly preferable to existing parking lot proposals. For safety, any parking entrance off of Alpine should be located where there is room for a left turn lane, and/or where a four way stop could be created. A location closer to the retail and office space towards Portola Rd is also highly preferable.

Please

[REDACTED]

provide

your

phone

number

so we can

identify

you if you

use the

call-in

number.

*

From: Public Comment Form <no-reply@wufoo.com>
Sent: Monday, February 26, 2024 7:01 PM
To: Clerk; web
Subject: 2/29 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)- Hawthorne trail access to Sweet Springs trail-Carl Hilker -

EXTERNAL

Meeting 2/29 - Hawthorns Area Public Access Working Group Meeting

Date *

Is this a No

comment

about a

specific

board

item? *

Subject * Hawthorne trail access to Sweet Springs trail

Please In Opposition

check

one: *

Where did • Midpen website

you hear

about

this

meeting?

(check all

that

apply) *

Name * Carl Hilker

City of Portola Valley

Residence

Attachment 6A

Email *



Comment To be provided to the board of directors. (no limit)

Type *

Comments to be provided to the board of directors *

I am a resident of Portola Valley Ranch and while I am well in favor of developing the Hawthorne area for the public to enjoy, my preference would be for mid pen to postpone linking any Hawthorne trail with Sweet Springs trail until mid pen can assess the use of the trails, parking infrastructure, etc. Linking any new trails with Sweet Springs runs the risk of private parking spots in the Ranch being used by the public to access Hawthorne trails, as well as for hikers to stumble upon Sweet Springs, and then hike to Valley Oak St, where there is no obvious return to Hawthorne without back tracking or crossing over what is likely Ranch property and the existing Hawthorne fence that separates the Ranch from Hawthorne.

Thank you,

Please
provide
your
phone
number
so we can
identify
you if you
use the
call-in
number.

*

From: Public Comment Form <no-reply@wufoo.com>
Sent: Monday, February 26, 2024 11:29 AM
To: Clerk; web
Subject: 2/29 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-proposal to provide entry near Hillbrook Drive -Ellen Lussier -

EXTERNAL

Meeting 2/29 – Hawthorns Area Public Access Working Group Meeting

Date *

Is this a Yes

comment

about a

specific

board

item? *

Agenda proposal to provide entry near Hillbrook Drive

Item

Number

or

Subject *

Please In Opposition

check

one: *

Where did • E-mail notification from Midpen

you hear

about

this

meeting?

(check all

that

apply) *

Name * Ellen Lussier

Attachment 6A

City of Portola Valley

Residence

*

Email *

[REDACTED]

Comment To be provided to the board of directors. (no limit)

Type *

Comments to be provided to the board of directors *

I am writing to note my concerns with the proposal referred to as Option 8 which would locate the entrance to Hawthornes off of Alpine, across from Hillbrook Drive. Hillbrook is already a difficult left turn onto Alpine and the addition of cars exiting and entering across the road or using street parking to walk in would make things measurably worse and more dangerous. Please locate the entrance away from this residential stretch of the road and closer to the existing commercial uses, closer to Portola Road.

Please

[REDACTED]

provide

your

phone

number

so we can

identify

you if you

use the

call-in

number.

*

From: Public Comment Form <no-reply@wufoo.com>
Sent: Saturday, February 24, 2024 9:30 AM
To: Clerk; web
Subject: 2/29 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)- Parking Option 8-Karel Urbanek -

EXTERNAL

Meeting 2/29 - Hawthorns Area Public Access Working Group Meeting

Date *

Is this a No

comment

about a

specific

board

item? *

Subject * Parking Option 8

Please In Opposition

check

one: *

Where did • E-mail notification from Midpen

you hear

about

this

meeting?

(check all

that

apply) *

Name * Karel Urbanek

City of Portola Valley

Residence

Attachment 6A

Email *

Comment To be provided to the board of directors. (no limit)

Type *

Comments to be provided to the board of directors *

Hello Midpen Board. Thank you for considering community input in decisions regarding open space. I know there are many factors to consider, and I've sat through a number of online meetings. I've been impressed with the amount of due diligence each decision requires. Your staff has a tremendous amount of experience and in my view, has been doing a great job.

My comments refer to proposed Parking Options 7&8 on Pages 12 and 13 of the PAWG Mtg5 packet.

I know from experience that cyclists traveling Eastbound on Alpine Road are moving at speeds well in excess of 25mph by the time they are at the Hillbrook/Alpine road intersection. I'm sure that many cyclists can attest to the dangers of the Los Trancos/Alpine road intersection, as well as cars leaving the Alpine Hills tennis club parking lot. I myself play tennis at that facility and have been witness to countless near-missed between cyclists and cars, mostly from the audible honking and yelling. I also have been witness to one really bad accident between a cyclist and a car which was slowly pulling out of the Alpine Hills parking lot.

I bring this up because the speed at which the cyclists are traveling is not much different from this at the proposed 'Parking Option 8' entrance. Furthermore, unless one were to take out most of the oak trees along Alpine road, the cyclists and other cars are completely in the shade of those trees at that point. I know that I've had a hard time seeing the cyclists along that stretch of road, and I do look closely.

My feeling is that the entrance to the Hawthorns Area should be kept as close to the Alpine/Portola road intersection as possible. Cyclists and cars will take some time getting up to speed emerging from that intersection.

I know the working group has proposed solutions such as traffic circles and stop signs to mitigate the risk of a driveway across from Hillbrook. Stop signs are not obeyed nearly as often as they should be by cyclists. (I am one, so I can say that!) And, in the shade of those oaks, I can expect that traffic signs would be too often unseen. I truly believe that locating a driveway across from Hillbrook is way too dangerous to be considered.

In the minutes from the December 16th PAWG meeting, I see that they'd like to spend more time discussing trails and less time discussing parking, so I apologize for my timing!

Thank you,

Karel

Please
provide

Attachment 6A

your
phone
number
so we can
identify
you if you
use the
call-in
number.

*

From: Public Comment Form <no-reply@wufoo.com>
Sent: Saturday, February 24, 2024 9:13 AM
To: Clerk; web
Subject: 2/29 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-Parking along Alpine -Jose Iglesias -

EXTERNAL

Meeting 2/29 - Hawthorns Area Public Access Working Group Meeting

Date *

Is this a Yes

comment

about a

specific

board

item? *

Agenda Parking along Alpine

Item

Number

or

Subject *

Please In Opposition

check

one: *

Where did • E-mail notification from Midpen

you hear

about

this

meeting?

(check all

that

apply) *

Name * Jose Iglesias

Attachment 6A

City of Portola Valley

Residence

*

Email *

[REDACTED]

Comment To be provided to the board of directors. (no limit)

Type *

Comments to be provided to the board of directors *

Although I am in favor of opening up the Hawthorn property for hikers and picnics, which I am sure will be very popular, I am very concerned about the parking proposals. All three proposals have the entrance on Alpine Road. My concerns are the following:

1. How is MidPen going to monitor and control parking overflow of hikers parking on Alpine Road on the bike lanes such as is happening on Windy Hill? Same to the side roads such as Nathorst and Hillbrook.
2. Same parking concern but regarding hikers taking over parking in the parking lot at Robert's and associated businesses preventing locals to park for the shops.
3. Traffic along Alpine Road is already busy and will get busier when the Willows project across the street gets completed, is MidPen going to put a turn lane on Alpine? Or some other traffic flow control? For example, today when there is a queue to turn left into Windy Hill parking lot impatient drivers will pass on the right using the shoulder creating an unsafe situation for bikers and walkers.

There is also the thinking of developing the building(s) along Los Trancos Road. If and when that is developed then that will require their own parking lot. Wouldn't it make more sense to combine the parking for both into that portion of the Hawthorn property. There is already a flat field that used to be a farm adjacent to the buildings plus Los Trancos Road has much mess traffic plus less impact on the natural nature of Hawthorn.

Thank you.

**Please
provide
your
phone**

[REDACTED]

Attachment 6A

number
so we can
identify
you if you
use the
call-in
number.

*

From: Public Comment Form <no-reply@wufoo.com>
Sent: Friday, February 23, 2024 7:53 PM
To: Clerk; web
Subject: 2/29 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-2. HAWTHORNS AREA PUBLIC ACCESS WORKING GROUP -Mike Vandeman -

EXTERNAL

Meeting 2/29 – Hawthorns Area Public Access Working Group Meeting

Date *

Is this a Yes

comment

about a

specific

board item?

*

Agenda Item 2. HAWTHORNS AREA PUBLIC ACCESS WORKING GROUP

Number or

Subject *

Please check In Opposition

one: *

Where did • E-mail notification from Midpen

you hear

about this

meeting?

(check all

that apply) *

Name * Mike Vandeman

Organization Machine-Free Trails Association

(if

applicable)

Attachment 6A

City of San Ramon

Residence *

Email *

Comment To be provided to the board of directors. (no limit)

Type *

Comments to be provided to the board of directors *

Mountain Biking and Trail-Building Destroy Wildlife Habitat!

The major harm that mountain biking does is that it greatly extends the human footprint (distance that one can travel) in wildlife habitat. E-bikes multiply that footprint even more. Neither should be allowed on any unpaved trail. Wildlife, if they are to survive, MUST receive top priority!

What were you thinking??? Mountain biking and trail-building destroy wildlife habitat! Mountain biking is environmentally, socially, and medically destructive! There is no good reason to allow bicycles on any unpaved trail!

Bicycles should not be allowed in any natural area. They are inanimate objects and have no rights. There is also no right to mountain bike. That was settled in federal court in 1996: <https://mjvande.info/mtb10.htm> . It's dishonest of mountain bikers to say that they don't have access to trails closed to bikes. They have EXACTLY the same access as everyone else -- ON FOOT! Why isn't that good enough for mountain bikers? They are all capable of walking....

Why do mountain bikers always insist on creating illegal trails? It's simple: they ride so fast that they see almost nothing of what they are passing. Therefore, they quickly get bored with any given trail and want another and another, endlessly! (In other words, mountain biking is inherently boring!)

A favorite myth of mountain bikers is that mountain biking is no more harmful to wildlife, people, and the environment than hiking, and that science supports that view. Of course, it's not true. To settle the matter once and for all, I read all of the research they cited, and wrote a review of the research on mountain biking impacts (see <https://mjvande.info/scb7.htm>). I found that of the seven studies they cited, (1) all were written by mountain bikers, and (2) in every case, the authors misinterpreted their own data, in order to come to the conclusion that they favored. They also studiously avoided mentioning another scientific study (Wisdom et al) which did not favor mountain biking, and came to the opposite conclusions.

Attachment 6A

Mountain bikers also love to build new trails – legally or illegally. Of course, trail-building destroys wildlife habitat – not just in the trail bed, but in a wide swath to both sides of the trail! E.g. grizzlies can hear a human from one mile away, and smell us from 5 miles away. Thus, a 10-mile trail represents 100 square miles of destroyed or degraded habitat, that animals are inhibited from using. Mountain biking, trail building, and trail maintenance all increase the number of people in the park, thereby preventing the animals' full use of their habitat. See <https://mjvande.info/scb9.htm> for details.

Mountain biking accelerates erosion, creates V-shaped ruts, kills small animals and plants on and next to the trail, drives wildlife and other trail users out of the area, and, worst of all, teaches kids that the rough treatment of nature is okay (it's NOT!). What's good about THAT?

To see exactly what harm mountain biking does to the land, watch this 5-minute video: <http://vimeo.com/48784297>.

In addition to all of this, it is extremely dangerous: https://mjvande.info/mtb_dangerous.htm .

The latest craze among mountain bikers is the creation of "pump tracks" (bike parks). They are alleged to teach bicycling skills, but what they actually teach are "skills" (skidding, jumping ("getting air"), racing, etc.) that are appropriate nowhere! If you believe that these "skills" won't be practiced throughout the rest of the park and in all other parks, I have a bridge I'd like to sell you! ...

For more information: <https://mjvande.info/mtbfaq.htm> .

The common thread among those who want more recreation in our parks is total ignorance about and disinterest in the wildlife whose homes these parks are. Yes, if humans are the only beings that matter, it is simply a conflict among humans (but even then, allowing bikes on trails harms the MAJORITY of park users -- hikers and equestrians -- who can no longer safely and peacefully enjoy their parks).

The parks aren't gymnasiums or racetracks or even human playgrounds. They are WILDLIFE HABITAT, which is precisely why they are attractive to humans. Activities such as mountain biking, that destroy habitat, violate the charter of the parks.

Even kayaking and rafting, which give humans access to the entirety of a water body, prevent the wildlife that live there from making full use of their habitat, and should not be allowed. Of course those who think that only humans matter

Attachment 6A

won't understand what I am talking about -- an indication of the sad state of our culture and educational system.

Mike Vandeman, Ph.D.

1. The Sierra Club's mission is to protect and enjoy our native wildlife. But in order to enjoy it, it must first be protected, so protection must take priority.
2. Wild animals don't like being around humans (with the possible exception of mosquitoes, but even they have their limits, e.g. when we drain their swamps). When we approach them, they run/fly/swim/slither away. It's the first thing that we learn about them, as a child. But then we proceed to ignore the fact.
3. Thus it's inappropriate for the East Bay Regional Park District to try to fill the parks with as many humans as possible.
4. We need to experience nature, in order to appreciate it, but at the same time, we need to stay out of it as much as possible, if we are to preserve it.
5. Being in nature doesn't necessarily turn one into a conservationist. I see that every day. When I do habitat restoration, dozens of people go hiking by, but not one offers to help. In some 30 years of observing mountain bikers, I have never seen a single one promote wildlife conservation, only access for their bikes.
6. The main problem with mountain biking, which few people understand, is that it greatly expands the human "footprint" (the distance we travel) in wildlife habitat. That drives the wildlife away, effectively destroying habitat.
7. Trail-building also destroys and fragments habitat. Mountain bikers are the primary advocates for trail construction -- witness the Wildcat flow trail and Crockett Hills's Sugar City trail, as well as the 30+ miles (!) of illegal trails that mountain bikers constructed in Briones Regional Park.
8. Mountain bikes' knobby tires are perfectly designed to rip up the soil, allowing the rain to permanently wash it away. They create ruts that are difficult and dangerous for hikers and equestrians (and mountain bikers) to negotiate.
9. Problems are always easier to solve at the source than downstream. That means preventing erosion, not trying to fix it after it has happened.

Attachment 6A


10. Thus, the only way to accomplish the Sierra Club's goals is to restrict bicycles and other machines (except wheelchairs) to pavement. This in no way restricts mountain bikers' access to the parks, since they can all walk. It was a huge mistake for land managers to allow bicycles on unpaved trails, and they have been trying unsuccessfully ever since to fix the problems caused by mountain biking.

11. This solution is also better for mountain bikers, because riding on unpaved trails is extremely dangerous, and serious accidents and even deaths are common.

12. It's unfortunate that the wildlife can't speak for themselves, or they would agree with me.

13. E.O. Wilson recommended that half of the Earth be set aside for the wildlife. 30x30 is a step toward that end, but for it to be successful, it must be understood that so-called "protected" lands will truly be protected from excess human visitation. Some of these lands should be closed to all humans -- especially habitat for dangerous animals like grizzlies and mountain lions.

Any questions?

Please 
provide your
phone
number so
we can
identify you
if you use
the call-in
number. *

From: Public Comment Form <no-reply@wufoo.com>
Sent: Thursday, February 22, 2024 3:32 PM
To: Clerk; web
Subject: 2/28 - Board of Directors: To be provided to the board of directors. (no limit)-Hawthorn's public parking lot and entrance -Valerie Baldwin -

EXTERNAL

Meeting 2/28 – Board of Directors

Date *

Is this a Yes

comment

about a

specific

board

item? *

Agenda Hawthorn's public parking lot and entrance

Item

Number

or

Subject *

Please In Favor

check

one: *

Where did • E-mail notification from Midpen

you hear

about

this

meeting?

(check all

that

apply) *

Name * Valerie Baldwin

Attachment 6A

City of Portola Valley

Residence

*

Email *

[REDACTED]

Comment To be provided to the board of directors. (no limit)

Type *

Comments to be provided to the board of directors *

I live just off the corner of Alpine and Portola Road on Echo Lane. I would like to encourage you to create the entry and public parking lot for Hawthorns at the Historical Entry and North Meadow. Creating a public parking entry at the Hawthorn's entry across the street from the Roberts Market driveway will create dangerous traffic problem. Also with closeness to the very busy intersection of Alpine and Portola Road where traffic is speeding up and slowing down for stop signs, additional entry to Roberts parking and children coming and going to Corte Madera School could also create dangers. So please chose the North Meadow for the public parking area and route into the property. Trees and bushes can be planted to obscure the view of the parking lot if that is an issue.

Thank you, Valerie Baldwin

Please [REDACTED]
provide
your
phone
number
so we can
identify
you if you
use the
call-in
number.

*

From: Public Comment Form <no-reply@wufoo.com>
Sent: Thursday, February 8, 2024 8:07 AM
To: Clerk; web
Subject: 2/29 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-Parking Placement -Maria Schafer -

EXTERNAL

Meeting 2/29 – Hawthorns Area Public Access Working Group Meeting

Date *

Is this a comment about a specific board item? * Yes

Agenda Item Number or Subject * Parking Placement

Please check one: * Neutral

Where did you hear about this meeting? (check all that apply) *

- E-mail notification from Midpen

Name * Maria Schafer

Attachment 6A

City of Portola Valley

Residence

*

Email *

[REDACTED]

Comment To be provided to the board of directors. (no limit)

Type *

Comments to be provided to the board of directors *

Hello,

Overall we're excited about the preserve opening up nearby.

We live on Hillbrook Drive and our only concern about parking location is that it may damage the views from the neighborhood.

I've attached a photo from the deck of our house which looks over the north meadow. Many of the houses on our street look over the preserve as well. Hopefully the parking is placed somewhere where it does not obstruct the views or has trees to provide visual shielding.

Thank you for your consideration,

Maria

**File
upload**



[REDACTED]

1.57 MB · JPG

**Please
provide
your
phone
number
so we can
identify
you if you
use the
call-in**

number.

*



From: Public Comment Form <no-reply@wufoo.com>
Sent: Friday, February 9, 2024 8:49 AM
To: Clerk; web
Subject: 2/29 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)- Concern about creating a party atmosphere-Dale Kane -

EXTERNAL

Meeting 2/29 - Hawthorns Area Public Access Working Group Meeting

Date *

Is this a No

comment

about a

specific

board

item? *

Subject * Concern about creating a party atmosphere

Please Neutral

check

one: *

Where did • E-mail notification from Midpen

you hear

about

this

meeting?

(check all

that

apply) *

Name * Dale Kane

City of Portola Valley

Residence

Attachment 6A

Email *



Comment To be provided to the board of directors. (no limit)

Type *

Comments to be provided to the board of directors *

It seems like more effort was put on a huge parking lot and picnic tables than actually creating open space trails to be used. Does the board want the site to turn into the Zott's party overflow with people tailgating and just hanging out on the site? Of the parking options, getting the cars away from right next to Alpine road is a good idea. The one that had the cars parking what looked like linearly along Alpine seemed like a bad idea. The Roberts Market entrance to the site would be a safer place for cars to turn in and out of the site.

In any case, I would love to see more focus on trails and less creation of a huge parking lot party for such a tiny space. Why not just create a few disabled parking spots.

I fear midpen will not get what they hoped for and this will turn into a pre-party / post party place for the crowd more interested in drinking beer and hanging out than actually utilizing the outdoor open space trails.

Regards,

Dale

Please
provide
your
phone
number
so we can
identify
you if you
use the
call-in
number.

*

From: Public Comment Form <no-reply@wufoo.com>
Sent: Thursday, February 8, 2024 4:32 PM
To: Clerk; web
Subject: 2/29 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-Hawthorns parking options -Susan Adams -

EXTERNAL

Meeting 2/29 - Hawthorns Area Public Access Working Group Meeting

Date *

Is this a Yes

comment

about a

specific

board

item? *

Agenda Hawthorns parking options

Item

Number

or

Subject *

Please In Opposition

check

one: *

Where did • Other

you hear

about

this

meeting?

(check all

that

apply) *

Attachment 6A

Other source * friends and neighbors

Name * Susan Adams

City of PORTOLA VALLEY

Residence

*

Email *

[REDACTED]

Comment To be provided to the board of directors. (no limit)

Type *

Comments to be provided to the board of directors *

I think the current options offered for access to the Hawthorns' should be rejected. Instead, I suggest building a new driveway and entrance at the intersection of Alpine and Portola Roads. The intersection would then become a four-way rather than a three-way stop. Motorists and cyclists are already accustomed to stopping there so ingress/egress would be controlled and safe, overflow parking would more likely occur on the less traveled part of Alpine (to the west, toward Corte Madera school) than on the busier portion east of the stop sign. And the Nathorst neighborhood, already feeling the impacts of denser development at Willows Commons and potentially the Country Offices, would be less likely to experience further traffic/parking issues.

Please provide your phone number so we can identify you if you use the call-in number.

*

From: Public Comment Form <no-reply@wufoo.com>
Sent: Tuesday, February 13, 2024 9:16 PM
To: Clerk; web
Subject: 2/29 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-Hawthornes parking -Shea Boitano -

EXTERNAL

Meeting Date * 2/29 – Hawthorns Area Public Access Working Group Meeting

Is this a comment about a specific board item? * Yes

Agenda Item Number or Subject * Hawthornes parking

Please check one: * Neutral

Where did you hear about this meeting? (check all that apply) *

- Other

Other source * neighbor

Name * Shea Boitano

City of Residence * Portola Valley

Email * [REDACTED]

Comment Type * To be provided to the board of directors. (no limit)

Comments to be provided to the board of directors *

We live on the corner of Hillbrook and Alpine and have just become aware of the Hawthornes project. We wanted to provide input regarding parking. We suggest and prefer that the entrance be up by Roberts to minimize overflow parking in a residential area, as well as make it safer for cyclists coming down the road. On top of it, if parking is closer to the Nathorst trail, we do need to consider cross walks or other options as overflow parking would cause a lot of jay walking.

Please provide your phone number so we can identify you if you use the call-in number. * [REDACTED]

Attachment 6A

[REDACTED]

From: Ashley Mac
Sent: Tuesday, February 20, 2024 3:54 PM
To: Bob Adams
Cc: Karen Vahtra; Ellen Vernazza; [REDACTED]; Sarah Wernikoff; [REDACTED]; [REDACTED]; Tina Hugg
Subject: RE: Needed modifications to Hawthorns preliminary plan
Attachments: Hawthorns Petition to Mid-Pen 2-20-2024.docx

Hi Bob,

Thank you for reaching out. We have received your email and petition, and will forward them to the Public Access Working Group (PAWG) for their consideration.

Best regards,

Ashley Mac, PLA (she/her)
Planner III

From: Bob Adams [REDACTED]
Sent: Tuesday, February 20, 2024 11:52 AM
To: Tina Hugg [REDACTED] Ashley Mac [REDACTED]
Cc: Karen Vahtra [REDACTED] Ellen Vernazza [REDACTED] Sarah Wernikoff [REDACTED]
Subject: Needed modifications to Hawthorns preliminary plan

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

EXTERNAL

Hello Tina and Ashley,

Portola Valley is lucky to have Mid-Pen Open Space planning to open Hawthorns to the public. There are some significant problems with the current preliminary plan that we have outlined in the attached petition.

You'll note that the petition was signed by every adult (63) living in the Nathhorst neighborhood - save one who recused herself.

We thank you for working through the plans to open Hawthorns to the public, we just want to make sure we don't create new problems in the process.

Thank You,

Bob Adams

Attachment 6A

PS Tina and Ashley, please confirm back to me that you have received the attached Nathorst Petition we are submitting today.

--

Please **update** my email address to <Bob Adams> [REDACTED] Please DELETE my old address [REDACTED] Thank you.

**Petition to Mid-Pen Open Space
No Overflow Parking onto Alpine Rd. or Nathhorst Avenue
2/17/2024**

Portola Valley is lucky to have the Hawthorns (the Woods property) about to be made open to the public. We love having open trails to explore and enjoy – and for that we appreciate Mid-Pen Open Space’s effort to make Hawthorns open to the public.

That said, what we don’t want is parking problems similar to what happens at the Windy Hill Open Space parking area – parking on the street during high use times. While this is a problem on Portola Road it is truly dangerous on Alpine Road adjacent to the Hawthorns.

There are two primary problems with the preliminary drawing being discussed on February 29th and they both have to do with safety. The Hawthorn property fronts on Alpine Road from Portola Valley Ranch to Hillbrook Avenue – about ½ mile. The ideal and safest entrance to the property would be at the 3-Way Stop intersection of Alpine and Portola Roads. We are told that this entrance is not possible due to limitations made by the donor of the property.

The two other possible entrances to the property from Alpine Road are at 4411 Alpine Road (across Alpine Road from between Robert’s Market and the Willows Common properties), and on Alpine Road roughly 150 feet east of the Nathhorst Avenue and Alpine Road intersection (herein described as Nathhorst).

Currently the preliminary plans show the Hawthorns parking entrance at the Nathhorst location. This is a much more problematic location than the 4411 Alpine location for the following reasons:

1. Downhill grade.
 - a. Bicycles – there is a highly used bike lane on the Hawthorn side of Alpine Road. Bicycles are regularly going 30 miles an hour on this downhill grade at Nathhorst. The lane is also covered with overhanging trees, making visibility problematic.
 - b. Automobiles and Trucks - On this same Nathhorst grade location, automobiles and trucks regularly travel at 40 or 50 miles an hour, even though the speed limit is 35mph. The long downhill grade encourages higher speeds by all vehicles headed towards Hwy 280.
2. Parking.
 - a. Overflow Parking - It is unlikely that the parking lot will always be able to handle all visitors’ cars. Again, Windy Hill parking is a perfect example. The Windy Hill parking lot has 48 parking spots, yet there is regular overflow parking onto Portola Road – sometimes as many as 50 cars along the road. If this were to happen at Nathhorst on Alpine Road, there is no Alpine Road shoulder area for overflow cars to park. It is very likely that this large number of overflow cars will end up on Nathhorst Avenue. Such parking on this narrow street will make it difficult or impossible for emergency vehicles to pass in order to respond to one of the 20 residences that rely on the street as their only access.

3. Aesthetics – The currently suggested Nathhorst parking lot would be highly visible from Alpine Road, a designated scenic corridor. This use is not in keeping with the rural nature of Portola Valley. If the parking lot were at the 4411 Alpine location to the west of the existing driveway, the mature oak trees would screen the parking area from Alpine Road. Also, if overflow parking should occur at the 4411 Alpine location, there is a wide shoulder on the north side of the road east of the 4411 Alpine location.

If Mid-Pen must have a parking entrance off of Alpine Road, then please choose the 4411 Alpine location.

Signed by the Residents of Nathhorst Ave, Applewood Lane, Veronica Place and Alpine Rd.

Ellen Vernazza	Nathhorst Ave	Bob Adams	Applewood Lane
Jim Vernazza	Nathhorst Ave	Susan Adams	Applewood Lane
Celeste Ford	Nathhorst Ave	Kevin Ford	Nathhorst Ave
Bob Allen	Nathhorst Ave	Karen Allen	Nathhorst Ave
Marilyn Fidge	Alpine Rd-Nathhorst ingress	Sue Lowe	Applewood Lane
Lex Hobson	Alpine Rd- Nathhorst ingress	Greg Franklin	Applewood Lane
Jamie Koblick	Nathhorst Ave	Susan Koblick	Nathhorst Ave
Kaley Koblick	Nathhorst Ave	Peter Drager	Applewood Lane
Ann Marie Drager	Applewood Lane	Karen King	Applewood Lane
Gregory King	Applewood Lane	Michael Miller	Applewood Lane
Ron Eastman	Applewood Lane	Omar Aguilar	Applewood Lane
Viridiana Lourdes	Applewood Lane	Amato Giaccia	Applewood Lane
Jeanne Giaccia	Applewood Lane	Tammy Cole	Nathhorst Ave
Dan Cole	Nathhorst Ave	Hailey Cole	Nathhorst Ave
Ella Cole	Nathhorst Ave	Cameron Cole	Nathhorst Ave
Lucas Winstrom	Applewood Lane	Rett Quattlebaum	Applewood Lane
Phil Reilly	Applewood Lane	Jeff Booth	Nathhorst Ave
Janice Tomer	Nathhorst Ave	Chuck Falore	Nathhorst Ave
Mary Falore	Nathhorst Ave	Richard Falore	Nathhorst Ave
Daniel Falore	Nathhorst Ave	Max Falore	Nathhorst Ave
Fallon Falore	Nathhorst Ave	Barbara Falore	Nathhorst Ave
Bill Russel	Nathhorst Ave	Caryl Russel	Nathhorst Ave
Kim Cashin	Veronica Place	John Cashin	Veronica Place

Continued

Pg 2 of 3

Attachment 6A

Karen Mobley	Applewood Lane	Scott Mobley	Applewood Lane
Limor Nirpaz	Applewood Lane	Guy Nirpaz	Applewood Lane
Ori Nirpaz	Applewood Lane	Gali Nirpaz	Applewood Lane
Dave Buck	Applewood Lane	Aurangzeb Kha	Nathhorst Ave
Mary Khan	Nathhorst Ave	Zarina Khan	Nathhorst Ave
Yee Jiun Song	Veronica Place	Wan Yan Ling	Veronica Place
Mark Waissar	Veronica Place	Linda Waissar	Veronica Place
Warren Wong	Alpine Rd– Nathhorst ingress		

Ashley Mac

Subject: FW: Hawthorns Parking Location Attn: Karen Askey and Committee

-----Original Message-----

From: Trailfinder [REDACTED]
Sent: Tuesday, February 20, 2024 3:48 PM
To: General Information [REDACTED]
Subject: Hawthorns Parking Location Attn: Karen Askey and Committee

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

EXTERNAL

Karen and Committee Members:

I've given a lot of thought to this issue. As an open space advocate (and former neighbor on the adjacent parcel to east of the Woods' (Hawthorns) property), I believe the best location for the parking strip is near and roughly parallel to Alpine Road immediately as entering the property from Alpine and immediately to the east of the current original driveway entrance going up the hill to the Woods' home. This location keeps the parking and assembly activities away from the bulk of open space, trails and natural features, and also provides more uninterrupted open space by having the parking on one end of the Hawthorns open space and near Alpine Road. To preserve the sense of the natural environment near parking, additional vegetation could be planted between Alpine Road and Hawthorns parking parallel to Alpine although the plan appears to take into account preserving the natural features near parking. This first version is superior to the others.

If desired, a few picnic tables could be placed near parking on the uphill side (south) which would provide an activity accessible to parking, while not disrupting hiking or other open space activities. Alternatively, a few tables could be placed to the east of the parking strip thereby still preserving the bulk of open space lying above the parking area above and beyond the proposed restroom. Although it's unfortunate that the new building structure at 40 Firethorn intrudes on the view, it is less intrusive than having a parking strip up the hill or nearer to the old Woods' house (still extant and being used for employees) up the main driveway.

Coincidentally, this proposed version of parking near Alpine is also cost-effective (to build) and is easier to monitor visitor and parking activities (near Alpine) than the other alternatives.

Best of luck..and many thanks for your service in preserving open space.

Margaret (Peg) Goodrich

From: Public Comment Form <no-reply@wufoo.com>
Sent: Friday, February 16, 2024 5:34 PM
To: Clerk; web
Subject: 2/29 - Hawthorns Area Public Access Working Group Meeting: To be provided to the board of directors. (no limit)-Entrance and parking location #4 -Ellen Vernazza -

EXTERNAL

Meeting 2/29 – Hawthorns Area Public Access Working Group Meeting

Date *

Is this a Yes

comment

about a

specific

board

item? *

Agenda Entrance and parking location #4

Item

Number

or

Subject *

Please In Opposition

check

one: *

Where did • Other

you hear

about

this

meeting?

(check all

that

apply) *

Attachment 6A

Other source * Portola Valley neighbors

Name * Ellen Vernazza

City of Residence Portola Valley

Residence

*

Email *



Comment To be provided to the board of directors. (no limit)

Type *

Comments to be provided to the board of directors *

Please definitely do not consider using option 4 for either the entrance or parking for the Hawthorn property.

Multiple reasons being

1) this entrance is located across from a residential neighborhood and all overflow parking from option 4 will take place on Nathhorst Ave which is a narrow residential road where any roadside parking will inhibit access of emergency vehicles to the 20 residences that use this road as their only ingress and egress. Please see the uploaded photo of an ambulance parked on the side of Nathhorst Ave and how little room is left for any parking or passing vehicles.

2) If you check the traffic speeds of both cars and bicyclists you will see that Alpine Rd. is less of an incline in the Roberts area and closer to the stop sign at Portola Rd which slows traffic. By the time this traffic, both bikes and cars gets to the OPTION 4 area of Alpine Rd, the road is at a steeper incline and traffic is easily traveling at 40 miles an hour. Bicyclists are pushing down this incline as fast as possible. With the speed of traffic at the OPTION 4 entrance, it would be very dangerous for all people entering and exiting Hawthorne property along with the normal Alpine Rd. bicycle and vehicle traffic. In addition, many people use the Alpine Trail, including Corte Madera students walking home from school and horseback riders.

Do please use the current entrance located closer to Roberts Market where there are more options for overflow parking and that would lessen the danger to Portola Valley residents.

Ellen Vernazza

File upload



[img_0944.jpeg.jpg](#) 488.43 KB · JPG

Please provide



Attachment 6A

your
phone
number
so we can
identify
you if you
use the
call-in
number.

*

