



MIDPENINSULA REGIONAL OPEN SPACE DISTRICT



Red Barn Public Access Area
Community Meeting

June 12, 2018



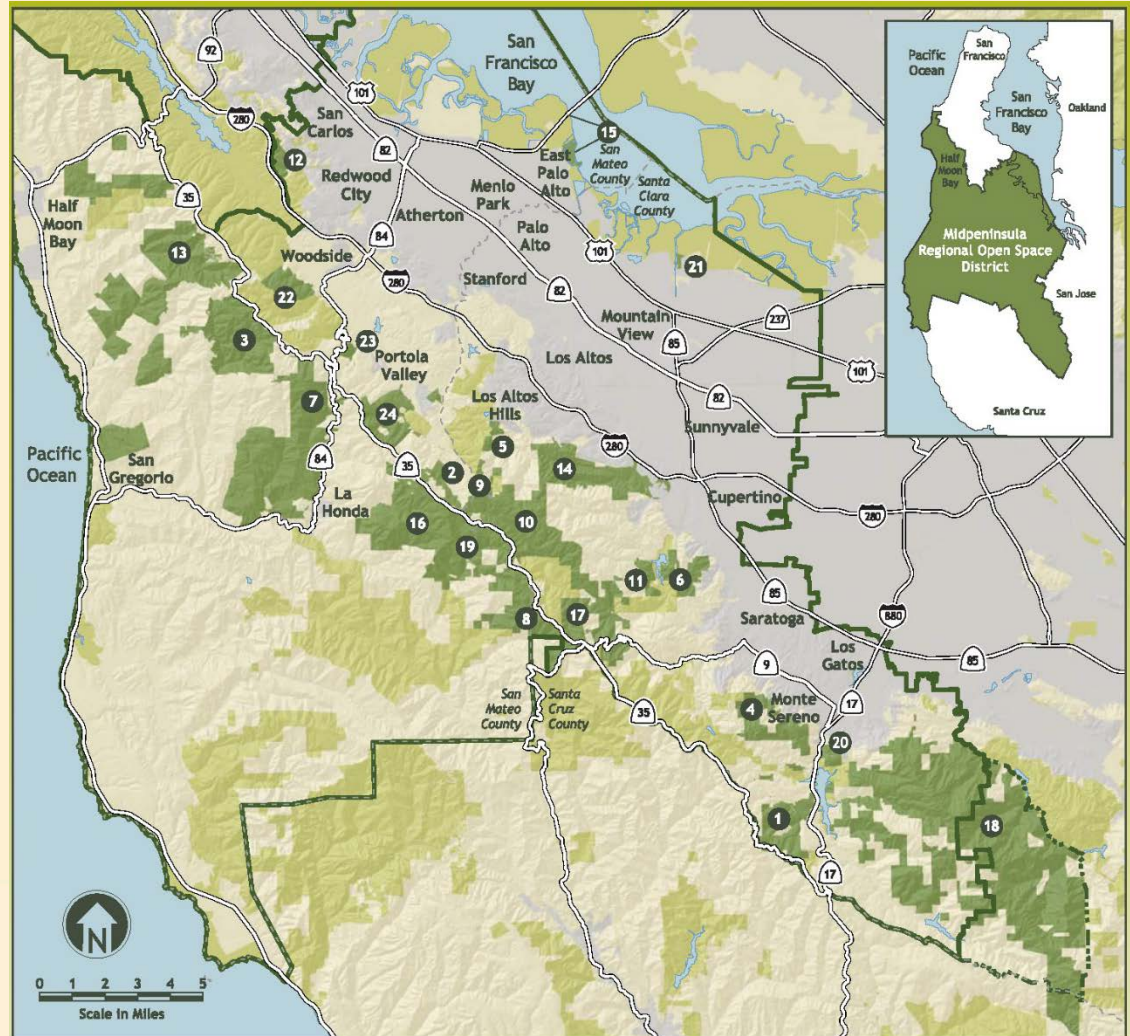
ABOUT MIDPEN

🌿 Mission

🌿 Goals

🌿 Area

🌿 Funding





MEETING AGENDA

- Welcome
- Presentation on Project Overview and Conceptual Design Alternative 3
- Break out to small group listening sessions
- Report out from small groups
- Public Comments
- Board Deliberation



ACTING GENERAL MANAGER'S RECOMMENDATION

- ✿ Accept the Red Barn Public Access Site Plan Alternative 3 and optional Phase II as the proposed Project Description to initiate the environmental review process required by the California Environmental Quality Act (“CEQA”).
NOTE: This action does not constitute project approval; it only directs the environmental review to begin under CEQA to evaluate the project further.

OR

- ✿ Direct the Acting General Manager to hold off further work on the Red Barn Public Access Site Plan Alternative 3 and optional Phase II in order to evaluate the following parking options for consistency with the project goals and objectives:
 - Relocation of the proposed parking area to the pasture located west of the Red Barn area
 - Expansion of the Sears Ranch Road Parking Area
 - Development of a new parking area at the former Driscoll Ranch Event Center

PROJECT LOCATION





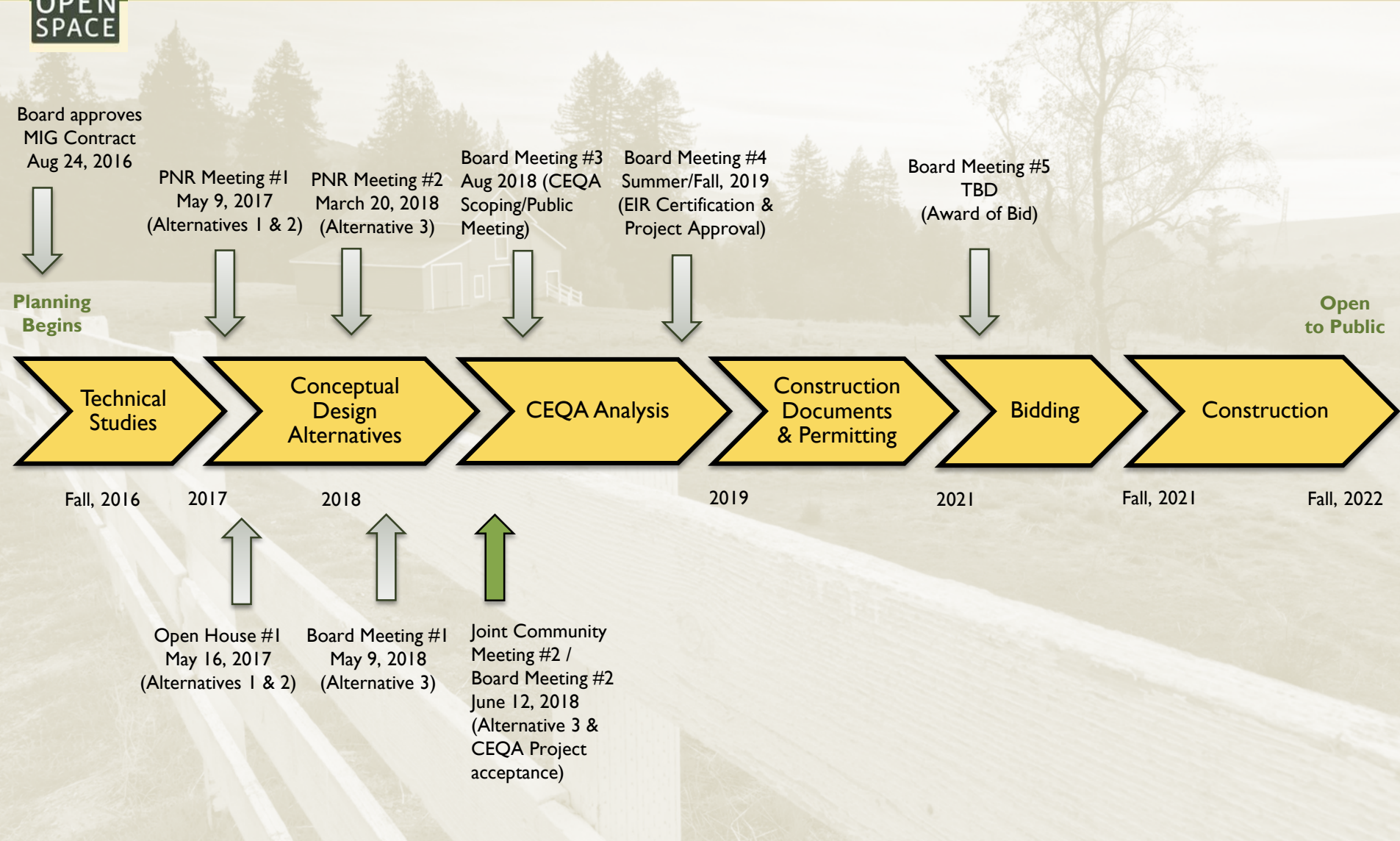


HIGHWAY 84





PROJECT TIMELINE





OPEN SPACE BENEFITS



Increases Property Values



Limits Development



Preserves Landscapes



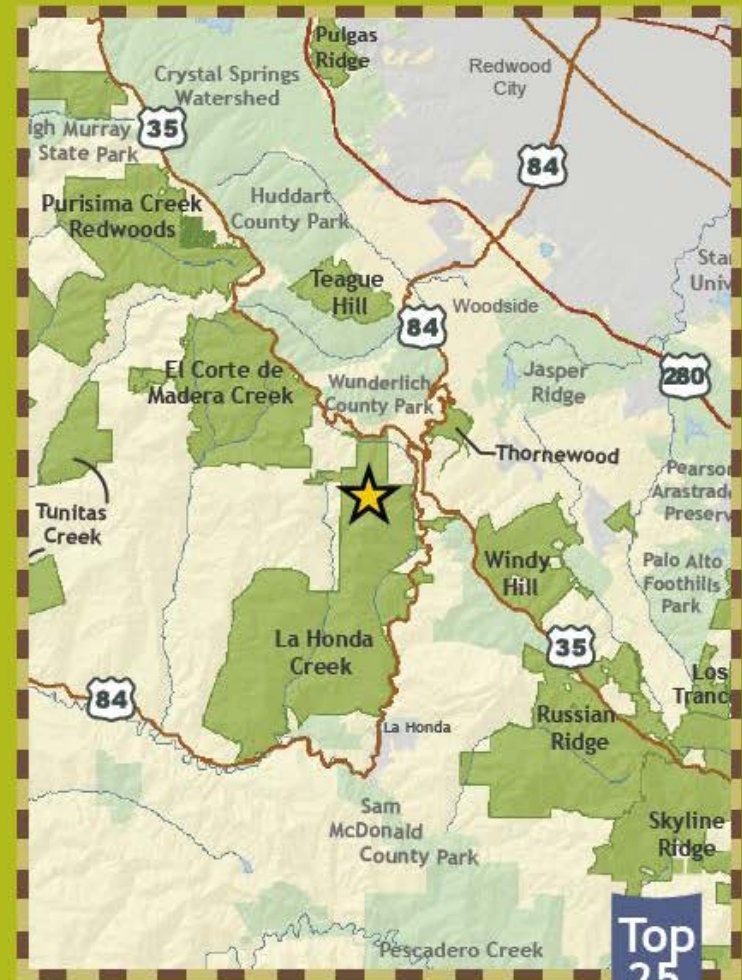
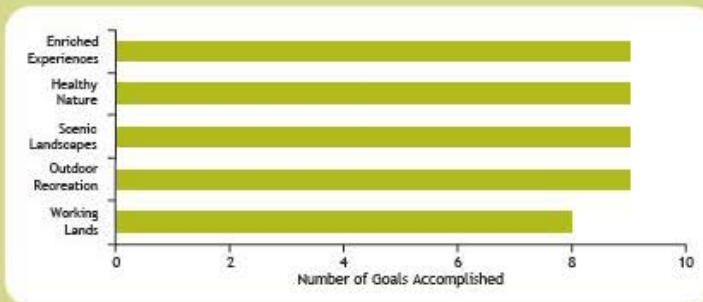
Provides Access to Nature

2014 OPEN SPACE VISION PLAN

Open Upper Area; provide biking/hiking trails, dog access, staging areas. Develop Red Barn area as educational destination. Plan new activities such as night hikes, community events. Provide loop & connector trails. Improve habitat for rare species. Expand conservation grazing to manage grasslands; improve fencing, cattle watering methods to protect streams.



Goals Accomplished by This Action



Top
25



MEASURE AA PORTFOLIO #5

La Honda Creek: Upper Area Recreation, Habitat Restoration, and Conservation Grazing Projects \$11.7M

Open upper half of the preserve to public; provide biking/hiking trails, dog access, staging areas. Provide loop & connector trails. Restore habitat for rare species. Improve fencing, corrals, and water systems to reintroduce conservation grazing.





PROJECT GOALS AND OBJECTIVES

- ✿ Establish new public access in the central portion of La Honda Open Space Preserve.
- ✿ Design elements to reflect the rural character of the site and the Red Barn.
- ✿ Provide safe public access.
- ✿ Balance public access with grazing activities.
- ✿ Include amenities that facilitate environmental education.
- ✿ Protect scenic views of and from the site.



PROGRAM OF USES

- New driveway from Highway 84 (a San Mateo County designated scenic corridor)
- Parking for passenger vehicles and equestrian trailers
- Picnic area(s)
- Accessible pathways
- Double-vault toilet restrooms
- Interpretive signage
- Fencing
- Gates
- Trailhead

SITE CONSTRAINTS



- Historic barn
- Scenic corridor (Hwy 84)
- Grazing activities
- Ranger residence
- Pallid bat habitat buffer
- Acorn woodpecker granary
- Jurisdictional drainage
- Weeks Creek
- Emergency landing zone
- Soil contamination
- A 100-ft section of Highway 84 where line of sight meets Caltrans safety requirements



DESIGN REVIEW OF ALTERNATIVE 1 & 2

Date	Meeting	Location	# of attendees/submissions
5/1/17	On site stakeholder design review	Red Barn project site	9 attendees
5/9/17	PNR Committee design review	Midpen Administrative Office, Los Altos	2 attendees
5/16/17	Community open house and facilitated design review	La Honda Elementary School, Town of La Honda	21 attendees
5/16/17 to 5/22/17	Online survey posted	District website	36 submissions received

ALTERNATIVE 1

Reviewed by PNR and public May 2017



RED BARN PUBLIC ACCESS AREA:

LA HONDA CREEK OPEN SPACE PRESERVE

25 April 2017



ALTERNATIVE 2

Reviewed by PNR and public May 2017



25 April 2017



Committee and Public Feedback on Alternative 1 & 2

- Preserve scenic view of the red barn
- Design driveway for safety
- Manage potential traffic impacts of new driveway
- Provide adequate parking capacity for expected regional popularity
- Avoid overflow parking along Highway 84
- Include design elements to highlight ranching history and current use
- Emphasize educational opportunities

Alternative 3- Phase I



Parking capacity:
 45 standard spaces
 5 accessible spaces
 10 motorcycle parking spaces
 2 bus pull-out/parking spaces

Alternative 3- Optional Phase 2 Modifications



Added parking capacity:
25 standard spaces

Relocate Interpretive area

Alternative 3- Optional Phase 2 Full Build Out



Parking capacity:
70 standard spaces
5 accessible spaces
10 motorcycle parking spaces
2 bus pull-out/parking spaces





























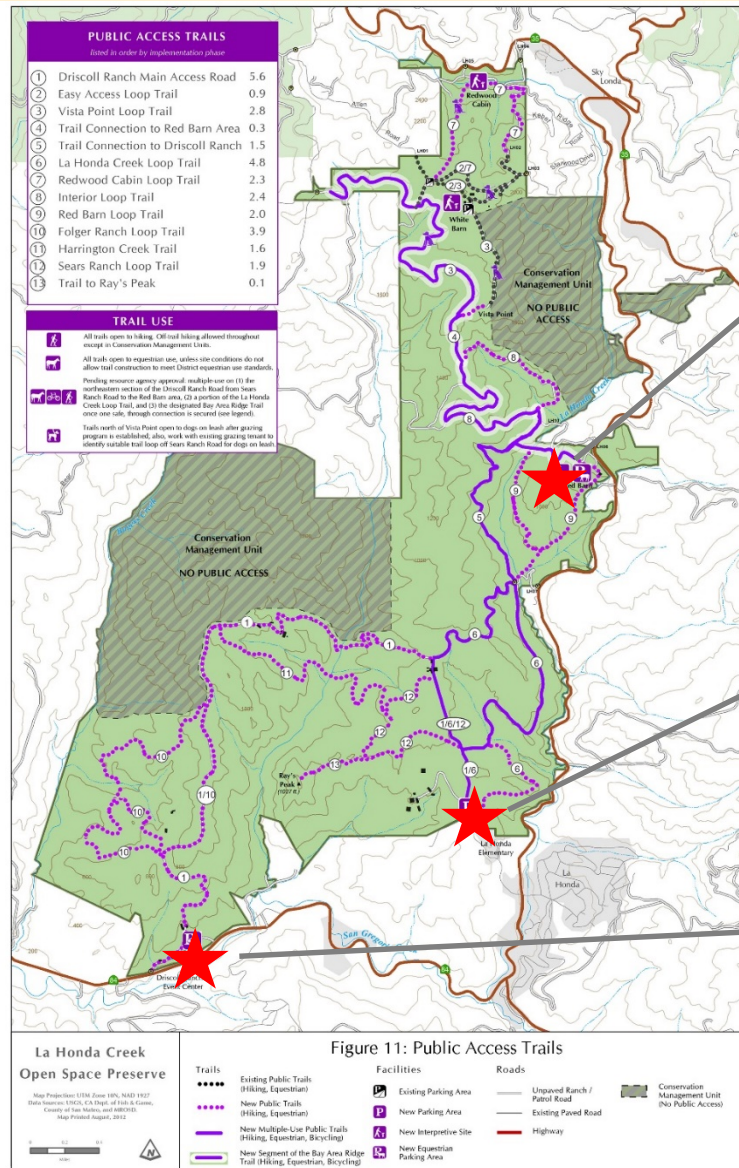




New Public Feedback

- ✿ Protect the bat and owl habitat
- ✿ Manage potential trash generated from visitors unfamiliar with “Pack in/Pack out”
- ✿ Ensure emergency landing zone can be accommodated
- ✿ Consider adding turn lanes to Highway 84
- ✿ Consider alternative locations to provide public access and parking
- ✿ Consider acquisition of other property adjacent to the Preserve for new public access and parking

OTHER PROJECT SUGGESTIONS



Relocation of the proposed parking area to the pasture located west of the Red Barn area

Expansion of the Sears Ranch Road Parking Area

Development of a new parking area at the former Driscoll Ranch Event Center

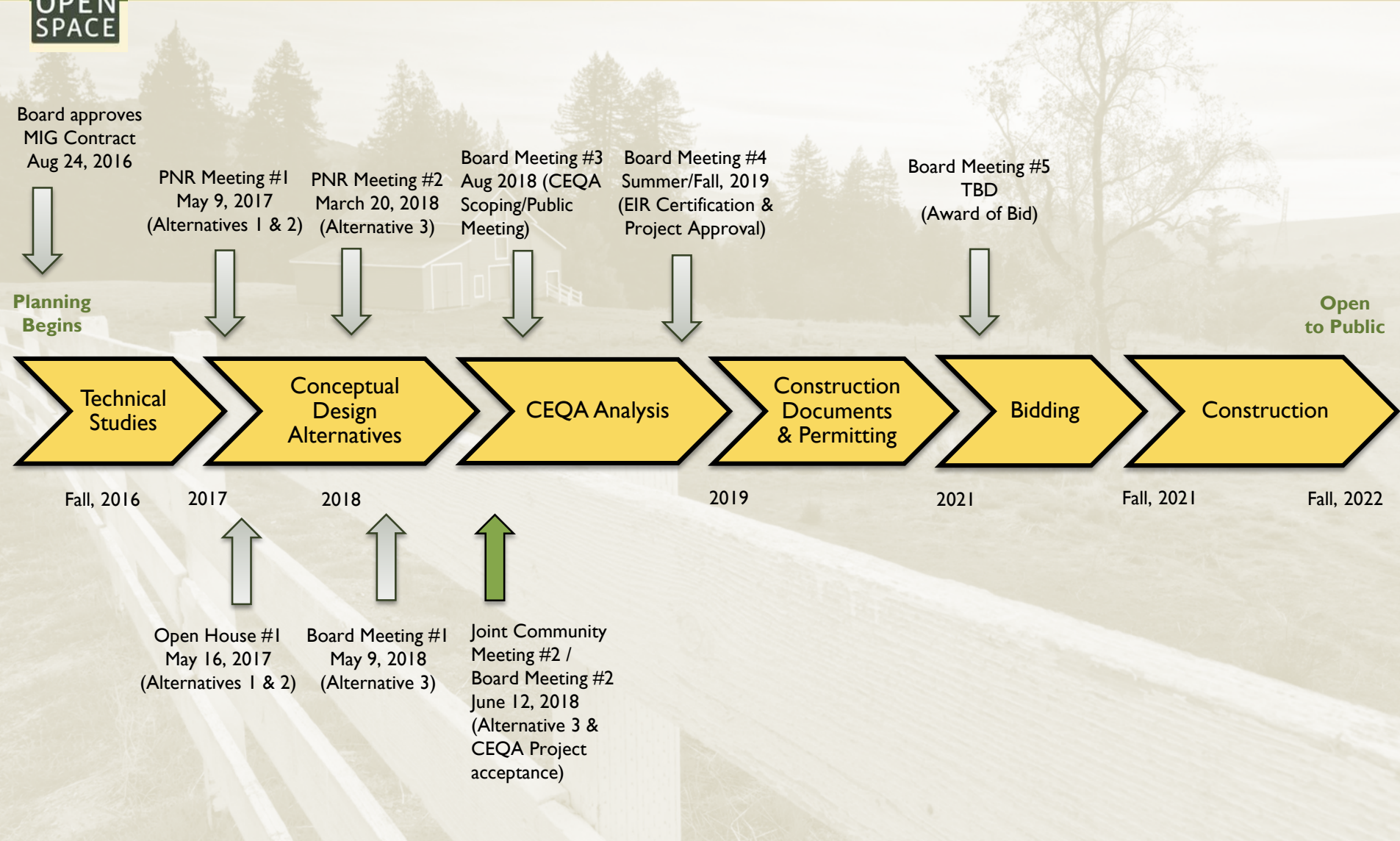
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PROJECT TIMELINE





Next Steps for General Manager's Recommendation #1

Milestones	Tentative Schedule
CEQA Scoping Session	July/August 2018
Board review and adoption of CEQA document and project approval	Summer/Fall 2019
Construction documentation	2019 to 2021
Permitting	2019 to 2021
Construction bidding process	2021
Construction (narrow work window to avoid bat disturbance)	Fall 2021 to Fall 2022
Open to the public	Fall 2022



Next Steps for General Manager's Recommendation #2

Milestones	Tentative Schedule
Evaluation of how well the three suggested parking options fulfill the Project Goals and Objectives	Summer 2018
Board considers the findings of the Goals and Objectives Evaluation Process and recommended next steps at a public meeting	Fall 2018



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Thank You!

