



MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

Planning & Natural Resources Committee

**Hawthorns Area of
Windy Hill Open Space Preserve
Area Plan**

May 18, 2021



General Manager's Recommendations

- ✿ Receive an informational presentation on the Hawthorns Area Plan, which includes the following elements:
 - ✿ Overview of the Hawthorns Area
 - ✿ Key resources and other site considerations
 - ✿ Potential formation of a working group
 - ✿ Visioning and goal-setting process
 - ✿ Planning timeline and next steps
- ✿ Provide input and guidance on the planning and public engagement process. No formal Committee action required.



Agenda

Presentation

- Property overview and background
 - *Committee questions*
- Use and Management Plan considerations
 - *Committee questions*
- Vision and goals process

Public comment

Committee discussion and guidance



Providing Public Comments

- Members of the public may provide comments by submitting a public comment form at: **www.openspace.org/public-comment**
 - Comments on agenda items must be submitted prior to the time public comment on the agenda item is closed.
 - All comments shall be subject to the same rules as would otherwise govern speaker comments at the Board meeting.
 - Speakers will be muted after reaching the three-minute time limit
 - **All written comments or requests to speak must be submitted via the public comment form.**
- Any comments received after the deadline will be provided to the Board after the meeting.

Background: Vision Plan (2012) and Measure AA (2014)





Plan purpose and need for the Hawthorns Area

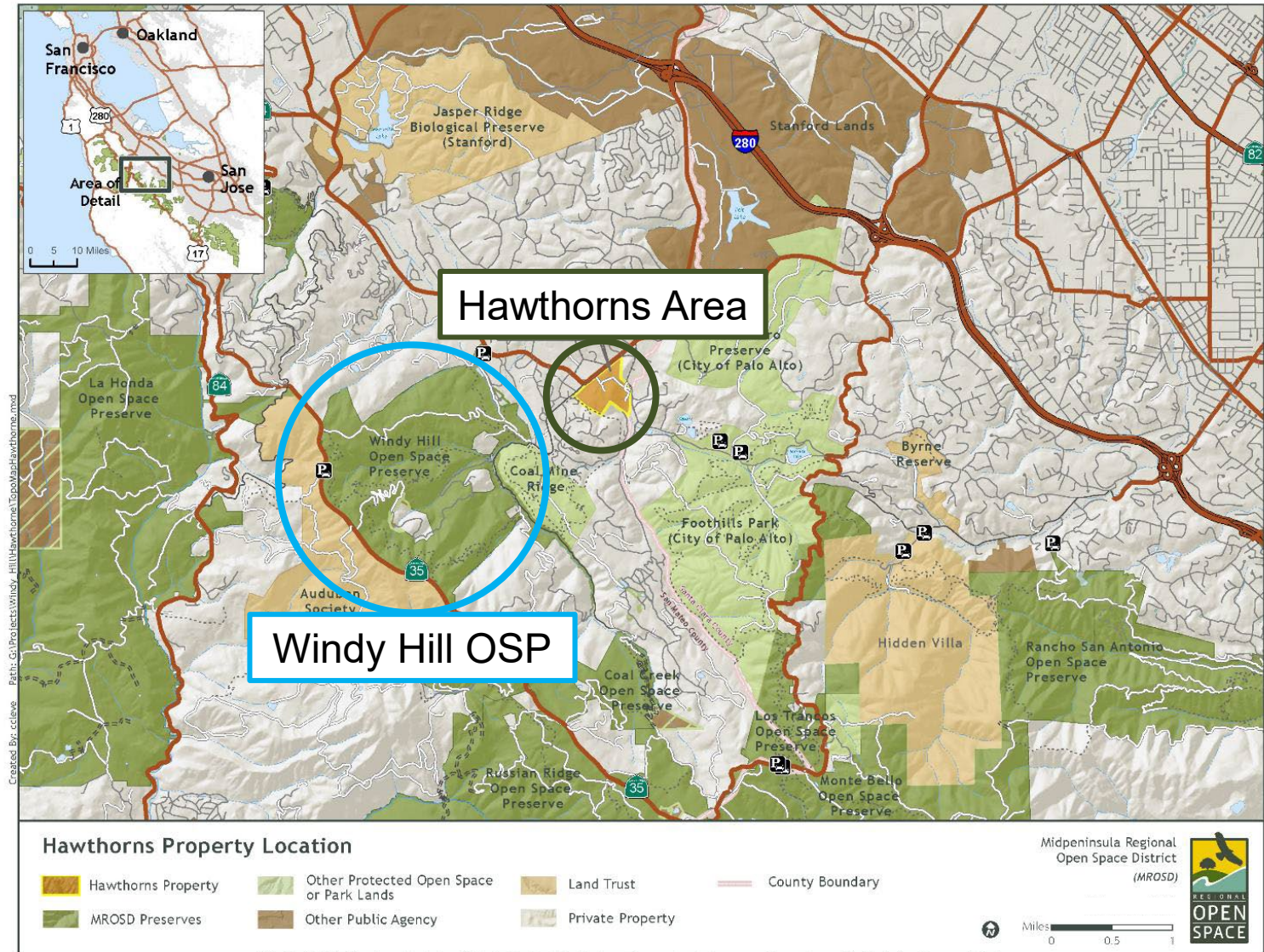
- Identify vision and goals
- Develop a public access plan
- Update the Use and Management Plan



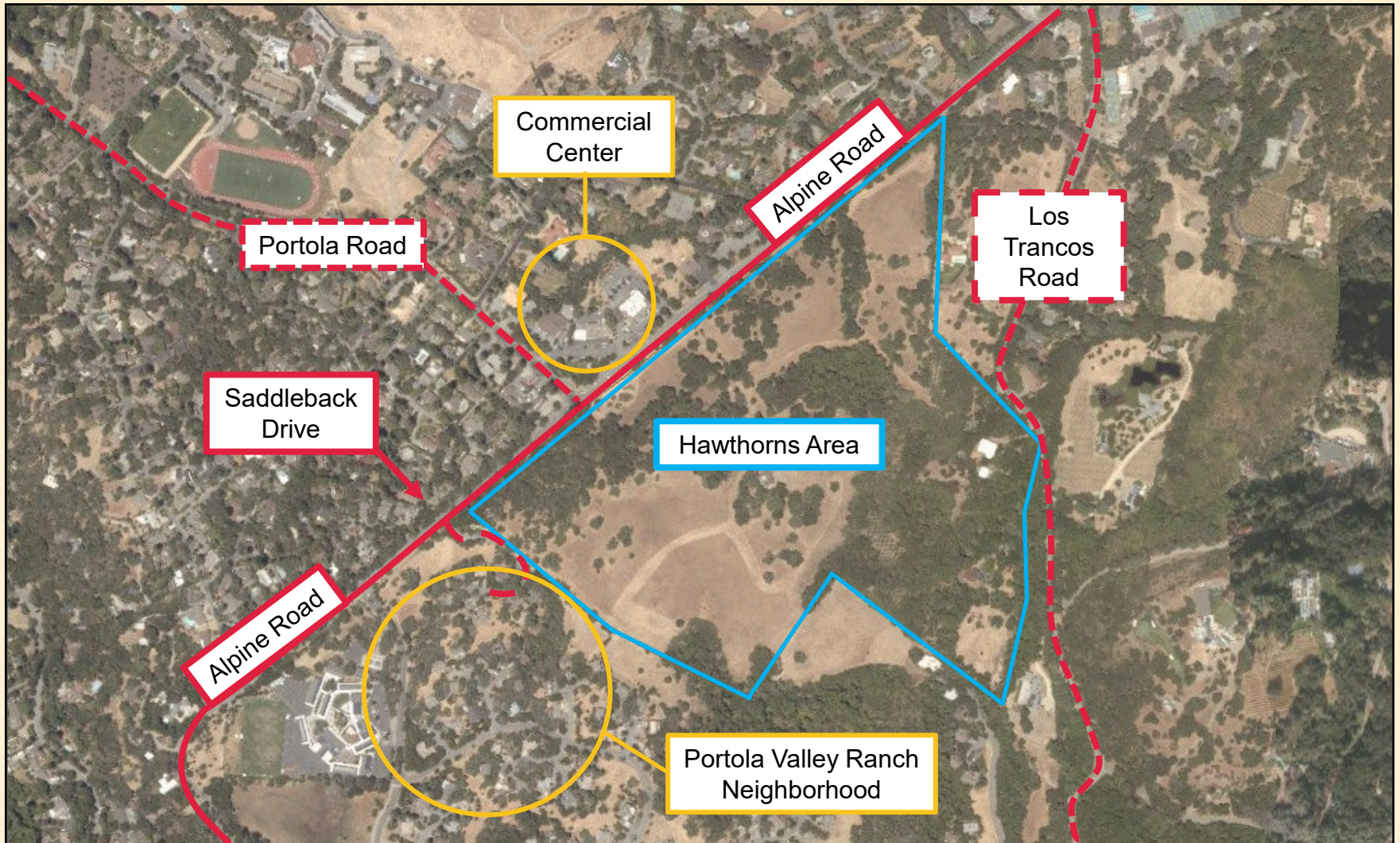
Proposed multi-year planning process

- ✿ Gather public input (ongoing)
- ✿ Identify goals in alignment with Midpen's mission
- ✿ Develop feasibility study
- ✿ Conduct environmental review
- ✿ Partner with Town on Conditional Use Permit (CUP) application
- ✿ Obtain Midpen and Town final approval

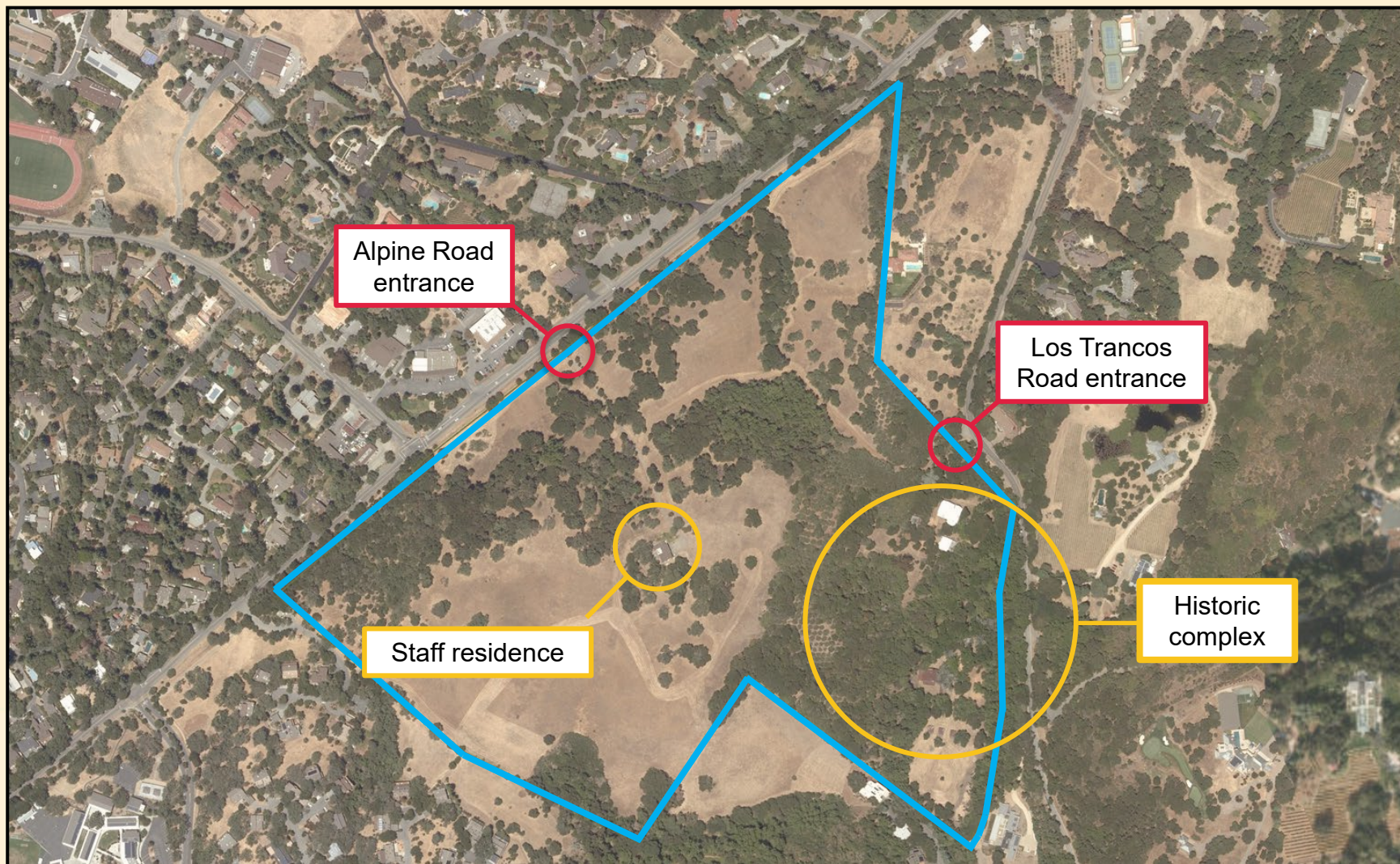
Windy Hill Open Space Preserve



Property Location



Property Location





Timeline

- ✿ 2006: Property accepted by Midpen's Board
- ✿ 2006: Preliminary Use and Management Plan (PUMP)
- ✿ 2011: Property transferred to Midpen
 - Endowment
 - Conservation Easement held by POST
- ✿ 2012: PUMP Amendment
- ✿ 2012: Vision Plan
- ✿ 2014: Measure AA



Conservation Easement

- ✿ Granted by the Woods Family Trust to the Peninsula Open Space Trust (POST)
- ✿ Protects natural resource values of property
- ✿ Restricts future development of new buildings and infrastructure
- ✿ Allows low-intensity recreational uses and improvements typically offered on other Midpen preserves
- ✿ Plan must be consistent with conservation easement



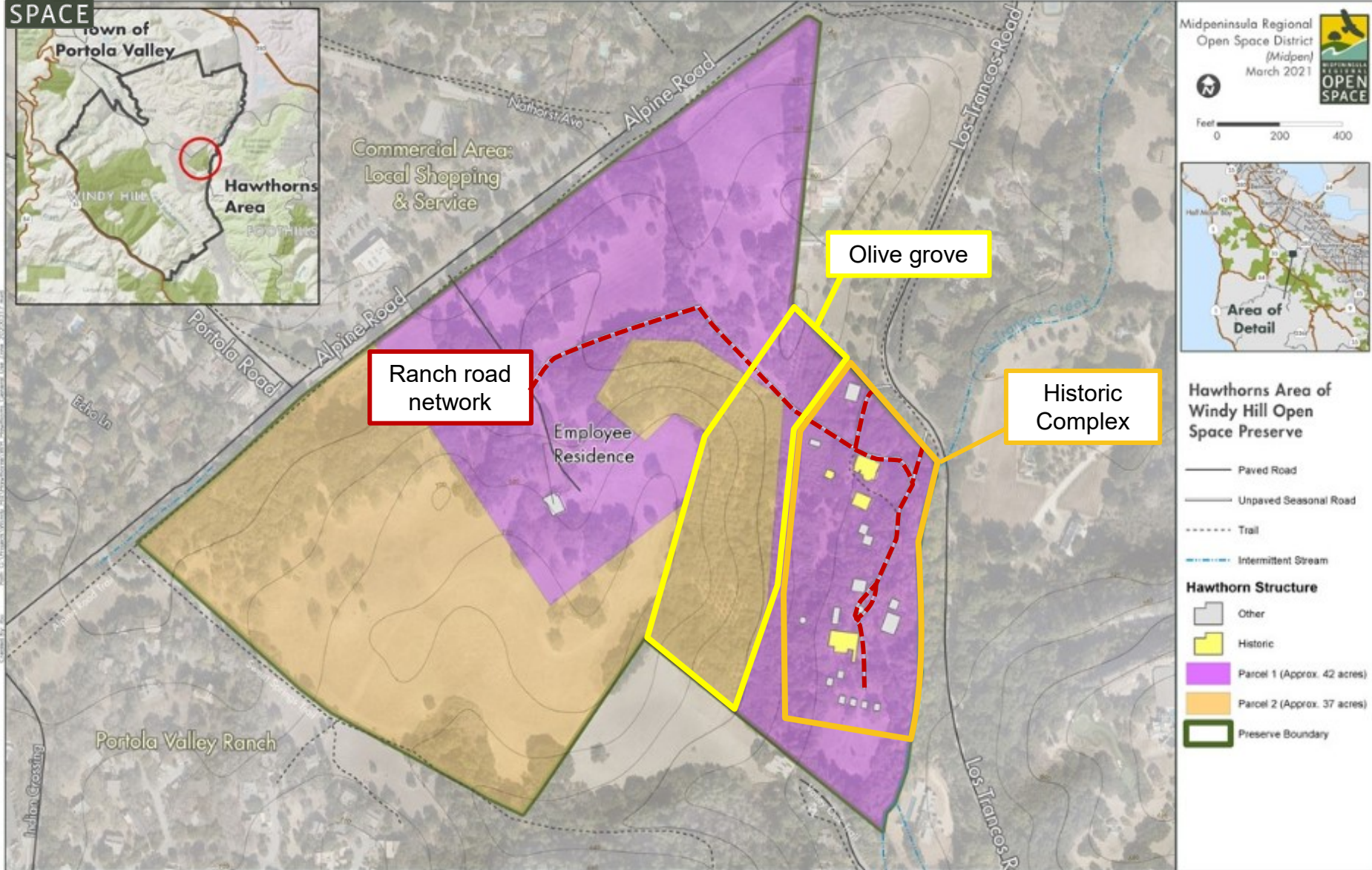
Questions



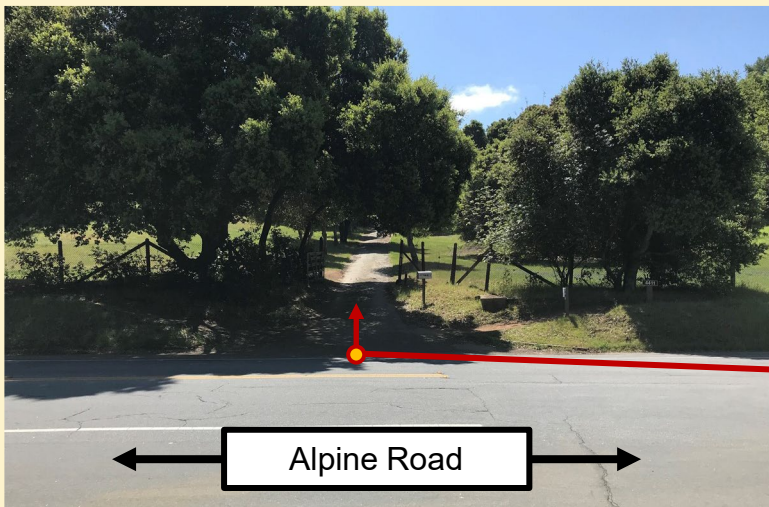
Historic District



Historic District



Staff Residence



Natural Resources



Natural Resources





Scenic Resources





Scenic Resources



Alpine Road

Bicycle Path



Bicycle Route



Lower Alpine
Road Trail



Alpine Road

Lower Alpine
Road Trail





Vision and Goals





Mission

To acquire and preserve a regional greenbelt of open space land in perpetuity, protect and restore the natural environment, and provide opportunities for ecologically sensitive public enjoyment and education.

Coastside Mission: To acquire and preserve in perpetuity open space land and agricultural land of regional significance, protect and restore the natural environment, preserve rural character, encourage viable agricultural use of land resources, and provide opportunities for ecologically sensitive public enjoyment and education.

Vision and Goals for the Hawthorns Area

Mission

Midpen purpose and values



Vision

Intention specific to the Hawthorns Area



Goals

Allowable uses and management strategies



Example Vision: Mount Umunhum Site Restoration and Public Access Project

“Provide public access opportunities for the former Almaden Air Force Base located atop the summits of Mount Umunhum and Mount Thayer, and to engage in public outreach and perform the environmental review process pursuant to California Environmental Quality Act necessary to develop the Project”



Example Goals: Mount Umunhum Site Restoration and Public Access Project

- ❖ Create a destination that is accessible to and accommodates a broad range of user groups and introduces new visitors to open space.
- ❖ Provide minimalist visitor amenities that complement and highlight the world-class views and open space experience.
- ❖ Highlight the rich natural and cultural history of the site through self-discovery and focused interpretive and educational opportunities.



Vision and Goals for the Hawthorns Area

Key Criteria

- ✿ Inclusive Public Access
- ✿ Neighbor Relationships
- ✿ Recreation and Outdoor Experience
- ✿ Natural and Cultural Resources
- ✿ Aesthetics and Views
- ✿ Local and Regional Connectivity
- ✿ Interpretive Opportunities
- ✿ Conservation Easement



Project Phasing

Milestone

Vision and Goals

- *PNR Committee and Board*

Working group

Conceptual Plan / Comprehensive Use and Management Plan

- *Midpen Board; Town Commissions / Committees*

Environmental Review

Permitting & Approval



Working Group

Potential formation of working group to:

- ✿ Ensure the Area Plan reflects community values
- ✿ Engage residents and regional stakeholders
- ✿ Evaluate specific opportunities and constraints:
 - parking area and access locations
 - trail alignments and potential connections
 - allowable site uses
 - others



Project Phasing

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Conceptual Plan & Comprehensive Use and Management Plan

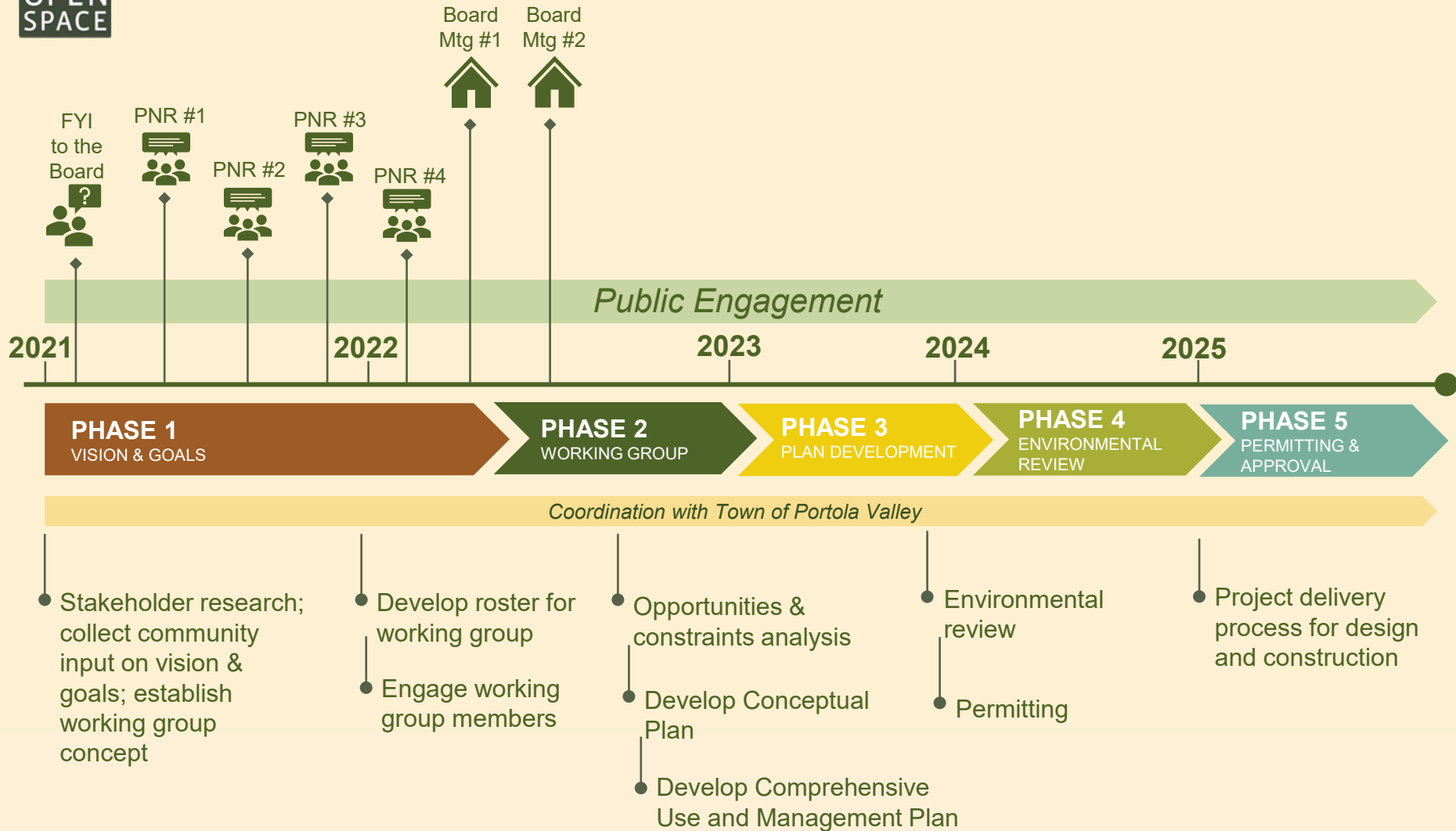
🌿 Conceptual Plan

- Plan delineating public access improvements
- Basis of Board and Town review and approval

🌿 Comprehensive Use and Management Plan

- Written document prescribing allowable activities at the Hawthorns Area
- Address public uses, resource management, operations, and other relevant topics

Proposed Planning Timeline





Next Steps

Milestone	Purpose and Content	Anticipated Schedule
PNR Committee Meeting #1	Vision and goals process	May 18, 2021
PNR Committee Meeting #2	Draft vision and goals	Summer 2021
PNR Committee Meeting #3	Final Vision and goals for recommendation to Board Draft working group composition and formation process	Fall 2021
PNR Committee Meeting #4	Final working group composition and formation process for recommendation to Board	Early 2022
Board Meeting #1	Approve vision and goals and approve working group composition and formation process	Early 2022
Board Meeting #2	Approve working group membership and formation	Mid 2022



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- ✿ Project Webpage: <https://www.openspace.org/our-work/projects/hawthorns-public-access>