



Hawthorns Area of Windy Hill Preserve Public Access Working Group



**Orientation Materials and
Background Information
July 2023**



Hawthorns Area Public Access Working Group

Table of Contents

Hawthorns Area Plan

PUBLIC ACCESS WORKING GROUP INFORMATION

1. Brown Act Basics
2. Procedural Guide
3. Tentative Meeting Schedule and Topics
4. Public Access Working Group Biographies

HAWTHORNS AREA PROJECT BACKGROUND INFORMATION

5. Vision Plan Priority
6. Hawthorns Area Plan Website
7. Project Vision and Goals
8. Existing Conditions/Opportunities and Constraints Report
9. Public Access Framework
10. Transportation Conditions Technical Memo
11. Historic Resource Study

MIDPEN BACKGROUND INFORMATION

12. Midpen Overall Preserve Map
13. Midpen Background Links

Hawthorns Area Public Access Working Group Brown Act and Public Records Act Basics

Hawthorns Area Plan

BROWN ACT BASICS

The Heart of the Brown Act

“All meetings of the legislative body of a local agency shall be open and public, and all persons shall be permitted to attend any meeting . . . except as otherwise provided in this chapter.”
Gov’t. Code Sec. 54953(a).

3 key requirements:

1. conduct business and make decisions only in open public meetings;
2. publish and follow meeting agendas; and
3. provide an opportunity for public participation before making decisions.

The role of the Brown Act is to avoid consensus being created outside of a publicly noticed meeting. Consensus can be created when members of a legislative body hear, discuss, or deliberate on any item within the subject matter jurisdiction of the legislative body.

Meetings

“...any congregation of a majority of the members of a legislative body at the same time and place to hear, discuss, or deliberate upon any item that is within the subject matter jurisdiction of the legislative body or the local agency to which it pertains.”

Non-Meetings

The following gatherings are not meetings of the PAWG and do not require noticing for the PAWG under the Brown Act:

- a. Individual Contacts with members of the public
- b. Staff Briefings – less than quorum of the PAWG present
- c. Purely Social and Ceremonial Gatherings & Trainings
- d. Other Open, Publicized Community Meetings (These are meetings in a community where any member of the public can attend, such as an informational meeting held by the District. Meetings of the Cuesta-La Honda Guild are not considered open, publicized meetings.)
- e. Meetings of Another Agency or Body, such as attending a meeting of the District’s Board of Directors or San Mateo County Board of Supervisors

But, for (c), (d) and (e), members should not discuss PAWG business among themselves

Serial Meetings

Only a part of a legislative body is present at one time, but over time and/or space, a majority discusses, deliberates, or takes action on item of business within the body’s jurisdiction.

- Wagon wheel (one member shares information with multiple members) or daisy chain (one member shares information/position with another, who then shares that same information with another, etc.)
- These violations may occur when:
 - using a series of communications of any kind; or
 - communicating directly or through intermediaries. If a member of the public shares information with you regarding the opinion or position of another PAWG member, please ask them to refrain from continuing this topic and report the interaction to a staff liaison. You are encouraged to share information learned at PAWG meetings with and solicit feedback from members of the public, but be mindful to not share your position with others outside of a publicly noticed PAWG meeting.
- Limit risk by sending all communications through staff liaisons and not stating position to other PAWG members outside of PAWG meetings.
- In order to avoid inadvertent serial meeting, do not email other members of PAWG and **do not “Reply All”**

Agendas

- Posted at least 72 hours before regular meeting and 24 hours before special meeting
- Scope of discussion and action is limited to agendized matters
- Brief general description of items to be discussed – purpose is to inform interested members of public of the subject matter so they can determine whether to participate.
- May schedule future items, hear staff announcements, have very brief clarifying questions/responses to public

Public Participation

- Public right to speak on
 1. any item within the subject matter jurisdiction of the legislative body and
 2. the specific items of business before or during the working group’s consideration.
- Comments may be anonymous
- May impose reasonable time limits on public comment (2 minutes for PAWG meetings)
- Cannot prohibit public criticism of policies, procedures, programs, or services of the agency or the acts or omissions of the body itself
- Meetings must be held in a location accessible to public
- Public has the right to review documents distributed to a majority of the legislative body

CALIFORNIA PUBLIC RECORDS ACT BASICS

Purpose

- To give the public access to information concerning the conduct of the people's business. This leads to greater accountability. Also recognizes individuals' privacy rights.
- Access to such info is "a fundamental and necessary right of every person in this state."
- The public has the right to inspect and obtain copies of "public records"

What is a "Public Record"?

"Any writing containing information relating to the conduct of the public agency's business prepared, owned, used, or retained by any state or local agency regardless of physical form or characteristics."

- This definition is very broad, and is intended to cover any method of recording information (e.g., maps, photos, e-mails, computer data)

What does this mean for me?

- All e-mails sent on public or private servers related to the business to be conducted by the PAWG are subject to the California Public Records Act.
- All documents provided to the members of the PAWG are public documents.

If you have any questions regarding the Brown Act or Public Records Act, please feel to contact to contact Maria Soria, District Clerk at clerk@opensapce.org or contact the PAWG staff liaisons.

Hawthorns Area Public Access Working Group

Procedural Guide and Ground Rules

Hawthorns Area Plan

1.0 INTRODUCTION

1.1 PURPOSE AND CHARGE

The purpose of the Hawthorns Area Public Access Working Group (Working Group) is to provide an interactive forum for the District's regional constituency, local neighbors, and different user groups to collaborate with the District and develop a plan to introduce public access at the Hawthorns Area of Windy Hill Open Space Preserve (Hawthorns Area) in a manner consistent with the vision and goals adopted by the District's Board of Directors (Board) on March 23, 2022 and the land and natural resource management parameters established by the Existing Conditions/Opportunities and Constraints Report and the Public Access Framework. Feedback on public access options from the Working Group will be considered by the Planning and Natural Resources (PNR) Committee, and the PNR Committee will forward their recommendation to the full Board for review and consideration. The Board will make final policy decisions informed by input from both the Working Group and PNR to determine which options to incorporate into the final Hawthorns Area Plan and advance to the environmental review phase per the California Environmental Quality Act (CEQA).

1.2 GOALS AND OUTCOMES

The working group will work directly with the District project team to evaluate the following public access components:

- Parking area and driveway location(s)
- Trailhead location(s) and internal trail system
- Trail connections with the Town of Portola Valley's (Town's) surrounding trails and pathways
- Opportunities for regional trail connections
- Proposed trail uses within the Hawthorns Area

The working group process will establish the Hawthorns Area Public Access Conceptual Plan Alternatives that will be shared with the PNR Committee prior to distribution to the full Board for consideration. The Public Access Conceptual Plan Alternatives would undergo further refinement to facilitate selection of a Public Access Preferred Alternative by the Board, which would be compiled into the Hawthorns Area Plan and carried forward through environmental review, District project approval, final design, Town permitting, and implementation.

1.3 FORMATION AND TERM

Formation of the working group would be established by the Board and would extend until Board approval of a Public Access Preferred Alternative. This process is expected to begin in summer of 2023 and last approximately 12 months but may be extended for another 6 months as needed. Upon approval of a Public Access Preferred Alternative, the Board would determine whether the working group has fulfilled its charge and, if so deemed, direct the General Manager to dissolve the working group.

2.0 COMPOSITION

Table 1 outlines the proposed Working Group composition, which would consist of thirteen voting members (seven Ward Stakeholders and six Interest Area Representatives) as well as three non-voting members (a District Board Liaison, a Town Liaison, and a Meeting Facilitator). The Interest Area Representatives may represent a single topic area or multiple topic areas, provided that the ultimate composition of the Working Group is balanced in its representation of perspectives. In addition, Interest Area Representatives would not be currently serving as a member of the Town of

Portola Valley Town Council, Architectural & Site Control Commission, Planning Commission, or any other Town Committee that has advisory or regulatory oversight related to the project.

Table 1 – Proposed Working Group Composition

Quantity	Member	Representation	Recruitment Pathway	Voting Member
7	District Ward Stakeholders	<ul style="list-style-type: none"> • Represent regional perspectives balanced with both ward and local interests • Understanding of District mission 	Board appointment	Yes
6	Interest Area Representatives	<p><i>May represent one or more of the following interest areas:</i></p> <ul style="list-style-type: none"> • Local community interests • Neighborhoods • Safe routes to schools • Local and regional trail connections • Resource conservation • Recreational uses • Interpretation/education 	Application and Board selection	Yes
1	District Board Liaison	District mission and interests	Board appointment	No
1	Town Liaison	Town interests	Town appointment	No
1	Meeting Facilitator	Neutral party	Request for Proposals	No

2.1 MEMBER VACANCIES

In the event of a vacancy, the vacancy will be filled using the following process:

1. If the vacancy is a Ward Stakeholder, the Board member for that ward would select a new representative to serve on the Working Group.
2. If the vacancy is an Interest Area Representative, the Board will appoint a new member to the Working Group from the interviewee list established previously by the Board.
3. If the vacancy is the District Board Liaison, the Board will appoint a new Board Member to the Working Group.
4. If the vacancy is the Town Liaison, the Town will appoint a new member to the Working Group.

3.0 NON-VOTING MEMBER ROLES

3.1 DISTRICT BOARD LIAISON

Because the Hawthorns Area is located within Ward 6, the Board member representing Ward 6 will join the Working Group as the Board liaison to represent the District’s mission and interests, provide input and answer questions based on District policy, and function as a conduit between the Board and the Working Group. To follow the progress of the group, the Board liaison would attend all Working Group meetings, complete assignments, and actively participate in

discussions but would not vote in Working Group decisions. The liaison would also provide updates to the full Board at their regularly scheduled meetings.

3.2 TOWN LIAISON

The District would work with Town staff to invite one member from the Town Council to join the Working Group as a Town liaison who would represent Town interests, provide input and answer questions based on Town policy, and communicate any updates as needed to the Town Council and other Town representatives. To follow the progress of the group, the Town liaison would attend all Working Group meetings, complete assignments, and actively participate in discussions but would not vote in Working Group decisions.

3.3 DISTRICT PROJECT TEAM AND TOWN STAFF

District staff and consultants will coordinate, host, and facilitate the Working Group's activities in a non-voting capacity. Town staff will be welcome to attend to observe and clarify questions pertaining to Town policies and resources.

4.0 GROUND RULES

Working group members shall strive for a collaborative, constructive process with active participation of all members in discussing issues and shall honor the following ground rules to ensure open and productive discussions:

1. **Attend scheduled meetings.** Working group members shall attend scheduled meetings in person to promote effective collaboration and relationship building. Striving for consistent attendance at each meeting is encouraged. Working group members who cannot attend a meeting shall call or email the Working Group Co-Chairs and District staff liaison or District Clerk at least two working days prior to the meeting. Two consecutive absences and up to three total indicate an inability to serve and may result in removal and/or replacement from the Working Group by the Board of Directors. Working group members who are unable to attend a particular meeting but would like to share their views on agenda topics have two options:

- a. They can submit written comments to District staff 24 to 48 hours before the meeting to be shared with working group members at the meeting, or
- b. They can ask another working group member to make comments on their behalf.

2. **Attend scheduled site visits.** Site visits are key to understanding the Preserve's suite of opportunities and constraints with regard to providing parking and trailhead access. Working group members shall strive to attend each site visit. No more than one site visit can be missed.

3. **Participate in meeting discussions.** Working group members will read each packet of meeting documents before the scheduled meeting and come prepared to engage in discussions.

4. **Keep an open mind and be respectful.** Working group members will keep an open mind and remain respectful of the opinions expressed by fellow working group members, the public, and information presented by the District project team.

5. **Represent stakeholder perspectives.** Working group members represent and will actively and constructively voice the interests and concerns of their respective community and/or stakeholder groups.

6. **Work together towards solutions.** Working group members will hold each other accountable to work together towards solutions for the project that meet the Board-approved project goals and objectives.

7. **Avoid sidebar conversations.** Working group members will avoid side conversations, which may detract from the meeting.

8. **Avoid repetition.** Working group members will express their points and avoid continuing to reiterate the same points. If working group members share viewpoints previously raised by another working group member, they shall note the shared opinion and avoid otherwise repeating the points to help move the process forward.
9. **Take space, make space.** Working group members will speak up to make their points and avoid dominating the conversation.
10. **Be a liaison to the public.** Working group members will be available to hear from and discuss interests and concerns about the project with members of the public. Working group members will remain alert to issues, problems, and needs expressed by the public, neighbors, and special interest groups and will raise these to the Working Group. Working group members will also strive to keep their communities informed of the work and progress of the Working Group.
11. **Provide feedback to the District's Planning and Natural Resources Committee through the Working Group Co-Chairs.** The Co-Chairs of the Working Group will present feedback from the Working Group to the PNR Committee. Although the Working Group will strive for consensus, if consensus is not reached, the Co-Chairs will present differing views, e.g., majority and minority views.
12. **Provide opportunities during meetings for members of the public in attendance to address the Working Group.** Working Group meetings and site tours will be open to the public. Working group members will remain open to hear from the public about the project.
13. **Have fun.** Enjoy the process and learn from each other.

5.0 MEETING OPERATING PROCEDURES

The Working Group shall conduct its meetings as described below.

1. **Adoption of Ground Rules and Operating Procedures.** At the first meeting, the Working Group shall review, make minor modifications as necessary, and adopt the Procedural Guide and Ground Rules.
2. **Co-Chairs.** The Working Group shall select two Co-Chairs who will be responsible for presenting feedback from the Working Group to the PNR about the project. One Co-Chair will be a resident of the Town, while the other Co-Chair would represent regional perspectives. Neither Board Liaison nor Town Liaison on the Working Group would serve as Co-Chairs. See additional responsibilities under the Co-Chair Responsibilities and Decision-Making Process sections below.
3. **Frequency.** The Working Group is expected to meet a total of five to seven times, typically gathering once every six to eight weeks. The Working Group is expected to last approximately 12 months but may be extended for another 6 months as needed. Meeting dates and times may need to change or be added due to unforeseen situations such as inclement weather conditions.
4. **Quorum.** More than half of the voting members (a quorum) of the Working Group must be present to transact business. Seven members of the thirteen voting members must be present in each meeting.
5. **Agendas and materials.** Agendas will be developed by District staff and reviewed by the Working Group Co-Chairs. Agendas and materials will be posted on the District website at least 72 hours before each meeting. One notification of the meeting schedule will be distributed to interested parties and the Portola Valley area via email. Thereafter, notifications will be sent only in the event of a schedule change.
6. **Public participation.** 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.

7. **Motions for a vote.** If a vote is needed, motions for a vote may be made by any voting member of the Working Group. All motions must be seconded by a different member of the Working Group.

8. **Facilitation.** A facilitator and District staff will work together to facilitate the meetings. The Co-Chairs will assist with running the meeting and ensuring order, flow, and adherence to the Working Group Purpose and Charge as well as Procedural Guide and Ground Rules. Meetings will be run by the Co-Chairs, or in the absence of the Co-Chairs by District staff, consistent with the Procedural Guide and Ground Rules and general rules of professional courtesy.

9. **Meeting summaries.** The facilitator and District staff will prepare meeting summaries, which will include recommendations made by the Working Group. With the exception of the last summary prepared after the last Working Group meeting, meeting summaries from Working Group meetings are approved at the following meeting of the Working Group, transmitted to the Board, and made available on the District website. The last summary that follows the dissolution of the Working Group would be provided to the Working Group, Board liaison and Town liaison by email to review and would be then approved by the PNR or Board.

6.0 CO-CHAIR SPECIFIC RESPONSIBILITIES

The Co-Chairs will alternate facilitating Working Group meeting operating procedures, such as stepping through the agenda, calling for votes, calling for public comment, and calling for respect towards their fellow working group members as appropriate. When one Co-Chair is leading the meeting, the other will serve as a secondary facilitator and support as needed. Both Co-Chairs should be present at all Working Group meetings; however, in the event one is unable to attend, another working group member will be selected by the group to serve as secondary Co-Chair. In addition to the regular Working Group meetings, Co-Chairs will attend meetings with District staff to prepare for and debrief each meeting. The Co-Chairs will assist with the preparation of the meeting summary(ies) that document the Working Group’s final discussion and recommendations.

7.0 DECISION-MAKING PROCESS

The Working Group shall strive for making decisions and recommendations through a consensus-based process, as described below. Throughout the process, when the Working Group is ready to make a formal vote, the Co-Chairs have the responsibility to ensure that the interaction remains orderly.

7.1 PROCEDURE FOR SEEKING CONSENSUS PRIOR TO OFFICIAL VOTING

The Working Group shall strive for full member participation in discussing issues in order to make decisions through a consensus-based process. Consensus is defined as general agreement by all members of the Working Group present at the meeting when a decision item is on the meeting agenda.

Prior to conducting an official or formal vote on items, the Working Group will first hold informal voting to test the level of support for a proposal by employing a tool called the Gradients of Agreement. The intent is to determine what, if anything, may be modified or proposed to gain a higher level of consensus prior to official voting. The Gradients of Agreement are a mechanism for testing the level of agreement on a proposal that expands on the traditional “yes” or “no” voting. The Gradients of Agreement are typically described as follows:

1	I can say an unqualified “yes” to the recommendation.
2	I find the proposal acceptable. It appears to be the best of the available options at this time.
3	I can live with the proposal, although I am not especially enthusiastic about it.
4	I do not fully agree with the proposal, but I am willing to stand aside, remain neutral, so the process can move forward.

5	I do not fully agree with the proposal. I have some suggestions and I would like the working group to do more work to see if we can reach a higher level of agreement.
6	I do not agree with the proposal, and I will work actively to oppose it.

Values from 1 to 4 on the Gradients of Agreement are considered supportive of a proposal. Full consensus is reached if all members are between a 1 and 4 on the Gradients of Agreement scale. Majority consensus is reached if a simple majority of all members are between 1 and 4 on the Gradients of Agreement scale.

During the informal voting process, the Working Group may discuss and deliberate each proposal and offer potential modifications or alternatives to gain a higher level of consensus. During this process, the Working Group may also determine if any proposals, alternatives, or modifications require additional study by staff, at which point informal voting will pause and resume at a subsequent meeting once staff complete the additional work. The informal voting process ends when a Co-Chair calls for a formal vote (see Section 7.2); this typically occurs after the first or second round of informal voting, when there is a clear majority and no requests for alternatives or modifications have been raised. If there are no signs of members changing their level of support despite alternatives or modifications, a Co-Chair will call for a formal vote after three rounds of informal voting, regardless of the level of consensus reached.

7.2 OFFICIAL VOTING

Official voting will employ the Gradients of Agreement described above. After attempting to seek consensus through the aforementioned informal voting process, a Co-Chair may call for a formal vote. A simple majority of the quorum present is needed for a proposal to pass and be recommended to the PNR Committee. A consensus is desired, but not necessary, for the official vote.

Final voting results will then be forwarded to the PNR Committee.

7.3 WORKING GROUP RECOMMENDATIONS

The Working Group will provide recommendations to the PNR Committee. The meeting summaries shall include the results of each of the proposals voted on by the Working Group. The total results for each of the proposals receiving votes from the members of the Working Group shall be presented to the PNR Committee. The PNR Committee will then make recommendations to the full Board, who will make final policy decisions.

Hawthorns Area Public Access Working Group Tentative Meeting Schedule and Topics

Hawthorns Area Plan

All Public Access Working Group (PAWG) meetings listed below are subject to the Brown Act. A separate working agenda will be developed for each PAWG meeting. Meeting topics listed below are tentative and subject to change. Dates and locations are subject to facility availability, project team availability, and standing external organization meetings (e.g. Town of Portola Valley Council and Committee meetings), and may also depend on the topics being discussed.

PAWG Meeting Detail	Topic and Objective
<p>Date: July 27, 2023 (Thursday) Time: 6:00 – 9:00 pm Location: Administrative Office, 5050 El Camino Real, Los Altos</p>	<p>Meeting 1: Kickoff Goal: Establish Working Group roles, goals, workplan, schedule, and operating procedures. Public comment. Public comment. Topics:</p> <ul style="list-style-type: none"> • Welcome and introductions • Working Group procedures • Midpen background • Project background • Public comment • Closing comments <p>Desired Outcome:</p> <ul style="list-style-type: none"> • Get to know each other • Confirm schedule/meeting locations • Confirm ground rules and operating procedures • Understand roles of PAWG, District staff and facilitator • Establish common understanding of District Mission • Quick overview of a few key defining documents • Conservation Easement, Existing Conditions and Constraints and Opportunities Report • Prepare the group for the site visit <p>Anticipated Homework:</p> <ul style="list-style-type: none"> • Finish reviewing binder orientation materials in preparation for Meeting 2’s site visit
<p>Date: August 26, 2023 (Saturday) Time: 9:00 – 1:00 pm Location: Hawthorns, Portola Valley</p>	<p>Meeting 2: Site visit Goal: Conduct in-person site tour and review existing site conditions Topics:</p> <ul style="list-style-type: none"> • Review and approve prior meeting summary • Walking tour

PAWG Meeting Detail	Topic and Objective
	<ul style="list-style-type: none"> • Public comment • Closing comments <p>Desired Outcome:</p> <ul style="list-style-type: none"> • Conduct site reconnaissance to develop a shared familiarity with the site and an understanding of site-specific opportunities and constraints related to public access. • Tour initial sites for possible public access amenities: driveway, parking, trail locations. • Provide initial thoughts to project and consultant team. <p>Anticipated Homework:</p> <ul style="list-style-type: none"> • Submit requests for additional information or clarification if any.
<p>Date: October 26, 2023 (Thursday)</p> <p>Time: 6:00 – 9:00 pm</p> <p>Location: Administrative Office, 5050 El Camino Real, Los Altos</p>	<p>Meeting 3: Design discussion</p> <p>Goal: Discuss initial conceptual design alternatives including proposed parking and driveway options, as well as internal connections, trailheads, trail uses, and local and regional connectivity opportunities. Select two co-chairs.</p> <p>Topics:</p> <ul style="list-style-type: none"> • Public comment • Review and approve prior meeting summary • Review concept design alternatives • Discuss potential issues or revisions • Public comment • Closing comments <p>Desired Outcome:</p> <ul style="list-style-type: none"> • Review conceptual design alternatives. • Discuss and provide feedback to project and consultant team on proposed design alternatives, trail uses, and project elements. • Elect 2 co-chairs to help administer meetings. <p>Anticipated Homework:</p> <ul style="list-style-type: none"> • Submit requests for additional information or clarification, if any. • Prepare to share observations and reflections at Meeting 4 after site tour. • Consider how conceptual design alternatives meet goals and objectives. • Consider other potential options or issues.

PAWG Meeting Detail	Topic and Objective
<p>Date: December 16, 2023 (Saturday) Time: 9:00 – 1:00 pm Location: Hawthorns, Portola Valley</p>	<p>Meeting 4: Site visit and design discussion Goal: Site visit to review revised conceptual design alternatives and provide additional input. Topics:</p> <ul style="list-style-type: none"> • Public comment • Review and approve prior meeting summary • Walking tour of proposed project elements • Discuss potential issues or revisions • Public comment • Closing comments <p>Desired Outcome:</p> <ul style="list-style-type: none"> • Conduct site reconnaissance to visualize conceptual design alternatives and proposed project elements on-site. • Discuss observations and how conceptual design alternatives meet goals and objectives. • Provide feedback to project and consultant team on proposed conceptual design alternatives and project elements. <p>Anticipated Homework: TBD.</p>
<p>Date: January 18, 2024 (Thursday) Time: 6:00 – 9:00 pm Location: Administrative Office, 5050 El Camino Real, Los Altos</p>	<p>Meeting 4b: Continuation of Meeting 4 (if needed) Goal: Continue discussion on revised conceptual design alternatives and provide additional input. Topics:</p> <ul style="list-style-type: none"> • Public comment • Review and approve prior meeting summary • Review concept design alternatives • Discuss potential issues or revisions • Public comment • Closing comments <p>Desired Outcome:</p> <ul style="list-style-type: none"> • Complete discussions started in Meeting 4 • Provide feedback to project and consultant team on proposed conceptual design alternatives and project elements. <p>Anticipated Homework: TBD.</p>
<p>Date: February 29, 2024 (Thursday) Time: 6:00 – 9:00 pm Location: Administrative Office, 5050 El Camino Real, Los Altos</p>	<p>Meeting 5: Preferred design alternative(s) Goal: Confirm preferred conceptual design alternative(s) to forward to the District’s Planning & Natural Resources Committee (PNR). Topics:</p> <ul style="list-style-type: none"> • Public comment • Review and approve prior meeting summary

PAWG Meeting Detail	Topic and Objective
	<ul style="list-style-type: none"> • Review concept design alternatives and determine which to forward to PNR • Public comment • Closing comments <p>Desired Outcome:</p> <ul style="list-style-type: none"> • Vote on preferred conceptual design alternative(s) to present to PNR. <p>Anticipated Homework: TBD.</p>
<p>Date: March 21, 2024 (Thursday)</p> <p>Time: 6:00 – 9:00 pm</p> <p>Location: Administrative Office, 5050 El Camino Real, Los Altos</p>	<p>Meeting 5b: Continuation of Meeting 5 (if needed)</p> <p>Goal: Continue discussion to confirm preferred conceptual design alternative(s) to forward to the PNR.</p> <p>Topics:</p> <ul style="list-style-type: none"> • Public comment • Review and approve prior meeting summary • Select preferred conceptual design alternative(s) to forward to PNR • Public comment • Closing comments <p>Desired Outcome:</p> <ul style="list-style-type: none"> • Vote on preferred design alternative(s) to present to PNR. <p>Anticipated Homework: TBD.</p>

The below Board and Committee meetings are tentative and subject to change pending progress of the PAWG or other unanticipated delays.

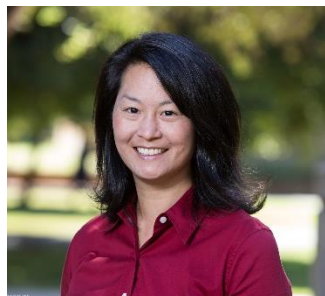
Board Meeting Detail	Topic and Objective
<p>Date: June 4, 2024 (Tuesday)</p> <p>Time: 6:30 – 9:30 pm</p> <p>Location: Administrative Office, 5050 El Camino Real, Los Altos</p>	<p>Planning and Natural Resource (PNR) Committee:</p> <ul style="list-style-type: none"> • Consideration of PAWG work and recommendations • Consideration of whether to forward a recommendation to the full Board or request additional input from the PAWG <p>Desired Outcome:</p> <ul style="list-style-type: none"> • Direct PAWG to conduct additional analysis or forward a PNR recommendation with PAWG input to the full Board

<p>Date: July 12, 2024 (Friday) Time: 6:30 – 9:30 pm Location: Administrative Office, 5050 El Camino Real, Los Altos</p>	<p>Working Group follow-up (if needed, depending on PNR input):</p> <ul style="list-style-type: none"> • Address PNR input and direction <p>Desired Outcome:</p> <ul style="list-style-type: none"> • Respond to PNR and submit a revised preferred conceptual design alternative and/or requested information.
<p>Date: August 13, 2024 (Tuesday) Time: 6:30 – 9:30 pm Location: Administrative Office, 5050 El Camino Real, Los Altos</p>	<p>PNR Committee meeting #2 (if needed):</p> <ul style="list-style-type: none"> • Consideration of PAWG work and recommendations • Forward a recommendation to the full Board <p>Desired Outcome:</p> <ul style="list-style-type: none"> • Forward a PNR recommendation with PAWG input to the full Board
<p>Date: September 25, 2024 (Wednesday) Time: 6:30 – 9:30 pm Location: Administrative Office, 5050 El Camino Real, Los Altos</p>	<p>Regular Board meeting (following PNR direction):</p> <ul style="list-style-type: none"> • Consideration of PNR recommendations and PAWG input <p>Desired Outcome:</p> <ul style="list-style-type: none"> • A final decision on preferred conceptual design alternative to further evaluate through environmental review (CEQA)

Hawthorns Area Public Access Working Group Public Access Working Group Members




Hawthorns Area Plan



Bryna Chang
Interest Area
Representative





Bryna grew up in Los Altos Hills and attended Palo Alto schools. She has lived within about 6 miles of the Hawthorns Area for the last 44 years and now lives in Palo Alto. Her son has just started attending Woodside Priory School, so she travels past the Hawthorns Area almost every day and hikes in Windy Hill on a weekly basis.



Bryna is passionate about environmental conservation, and relish the opportunity to apply her skills and experience to an effort that has a more prominent conservation mission than the volunteer work she has done to date. Bryna is currently the Vice-Chair of the Palo Alto Planning and Transportation Commission. She also spent most of her time as a dedicated school and community volunteer, serving on elementary, middle, and high school site councils and PTAs, and leading her children's school green team for many years. She holds a B.S. in Biological Sciences and an MBA with a certificate in Public Management, both from Stanford. Professionally, she most recently lectured at the Stanford Graduate School of Business and ran the MBA Program Office at Stanford where she managed strategy and operations. She also spent time directing the Stanford Public Management program and have experience in internet product management and management consulting. She has conducted professional and/or pro-bono projects with several government and nonprofit organizations, including the Tanzania National Parks, Conservation Strategy Fund, Sustainable Conservation, Urban Ecology, Golden Gate National Recreational Area, and Monterey Bay Aquarium.

<p><u>Tyler Feld</u> Interest Area Representative</p> 	<p>Tyler grew up in Southern California with outdoor experiences walking to school through neighborhood open spaces. This prompted a degree from UC Santa Cruz in Environmental Studies. Following his degree, he spent five years as an environmental and outdoor educator, where he connected youth with ecologies throughout Northern California. Following the pandemic, he utilized his passion for ecology and connecting communities to nature to begin working in natural resources. He currently works with Grassroots Ecology engaging local communities in habitat restoration at various parks and open spaces around Silicon Valley.</p>
<p><u>Charlie Krenz</u> Interest Area Representative</p> 	<p>Charlie is 24-year resident of unincorporated Portola Valley and unabashed nature lover. As a young man, he spent his summers hiking in the Sierras. Locally, he’s a birder, native plant enthusiast and passionate mountain biker. As a volunteer he’s produced more than a few videos on topics related to local open space areas: <u>Stories of Mt Umunhum</u>, <u>The Alpine Road Story</u>, <u>Horse + Bike</u></p> <p>Charlie has also lobbied on behalf of Alpine Road, a popular connector route to Midpen open space areas, campaigned to open Foothills park to non-residents and served on the Midpen Vision Plan Advisory Committee. An engineer/business person, he served on the board of his local water district for 10 years.</p>
<p><u>Rachel Oslund</u> Interest Area Representative</p> 	<p>Rachel grew up in San Carlos as an avid hiker, camper, and outdoors person. She returned to the Bay Area after college to attend graduate school at San Jose State University and earned a master’s degree in education. She is now a Montessori educator focusing on elementary and secondary students. Her experiences taking students into nature have created a passion for making sure outdoor spaces are not only accessible to all, but also that people understand what makes these spaces so special. She is looking forward to working with the local communities to create something that will both be treasured by the people while still being a place for flora and fauna to grow and thrive.</p>

<p><u>David Smernoff</u> Interest Area Representative</p> 	<p>David has lived in Los Trancos Woods for 25 years and frequents the local trail systems on foot with his family, friends and multiple generations of dogs, and via mountain bike. He often stops and pulls non-native plants during hikes and loves taking pictures of our beautiful native plants. He co-founded the Arastradero Preserve Stewardship Project in 1996 which grew into the Acterra Stewardship program and in 2017 was the founding board president of Grassroots Ecology as it spun out of Acterra. He served on the MROSD Board from 1995-1998, as executive director and board member for Acterra, and continue to serve on the Grassroots Board. His day job was at NASA-Ames Research Center studying advanced life support systems, and currently is in a small startup working to commercialize unique compounds derived from photosynthetic bacteria. He received a Doctorate in Biology from Stanford University.</p>
<p><u>Karen Vantra</u> Interest Area Representative</p> 	<p>Karen has lived in the Bay Area her entire life and 20 years in the town of Portola Valley. A lifelong explorer, she has hiked at almost every preserve in the district. For the last 10 years she has volunteered in a tax program run through the IRS and the United Way for low-income people as a Tax Preparer and a Site Coordinator. For 3 years she served on the Portola Valley Ad-Hoc Wildfire Committee, which passed home hardening ordinances, initiated the 10-year cleanup of our evacuation routes, and launched a multitude of other efforts to keep Portola Valley safer from the growing threat of wildfire. Karen is an Electrical Engineer by trade and a founder of a technology company that went public in November 2001. She also enjoys cycling, mountain biking, and paddle boarding.</p>
<p><u>Scott Mosher</u> Ward 1 (Gleason) stakeholder</p> 	<p>Scott Mosher consults with Veregy Consulting to help electric utilities evaluate, pilot and deploy smart grid technologies. Previously, he was Vice President of Anililx, Inc., a telecommunications expense management company he co-founded in 1999. Earlier in his career he worked throughout California in finance, high tech consulting and telecommunications at Sybase, Andersen Consulting and FSG (Financial Strategies Group).</p> <p>Scott also has a deep background in community service. Since December 2010, Scott has served on the board of the S. H. Cowell Foundation. The Foundation focuses on improving the lives of children and families living in poverty in Central and Northern California. Scott serves on the Investment and Audit</p>

	<p>Committees. Scott also was actively involved in the Los Gatos public schools for many years, where he has volunteered in a number of financial leadership positions. In 2008, the Los Gatos Union School District Superintendent and School Board named him “Volunteer of the Year.”</p> <p>Scott graduated with a BS in Industrial Engineering from Stanford University before obtaining his MBA from INSEAD, an international business program at its campus in Fontainebleau, France. He recently completed his tenure as President of the INSEAD Alumni Association in the San Francisco Bay Area.</p>
<p><u>Vivian Neou</u> Ward 2 (Kishimoto) stakeholder</p> 	<p>Vivian Neou is currently a Vice President of California Native Plant Society Board of Directors. Professionally, she is a retired software executive. She became interested in native plants after she retired and started hiking. That led her to volunteer at the CNPS SCV Nursery, where she became the nursery manager. She's a past president of the Santa Clara Valley Chapter of the California Native Plant Society and is active in many other roles in the chapter. Vivian enjoys leading hikes for Midpeninsula Open Space District, Jasper Ridge Biological Preserve and Edgewood Park & Natural Preserve.</p>
<p><u>Wilma (Willie) Wool</u> Ward 3 (Cyr) stakeholder</p> 	<p>Willie has lived on the SF Peninsula for over 50 years. She went to college here, raised a family, and taught high school. For the last 25 years, she has hiked the over 100 parks that are within one hour from here once and often twice a week logging 5 to 15 miles per week first as a teacher for Santa Clara Unified Adult Education then for Fremont Union High Adult and Community Education. 40-50 students register for her Hike for Health class year-round. Willie is also a docent for the Santa Clara Valley Open Space Authority.</p>

<p><u>Sandy Sommer</u> Ward 4 (Riffle) stakeholder</p> 	<p>Sandy is a landscape planner with broad vision as well as an in-depth understanding of public access planning, stewardship, and conservation real estate in the public and private sectors. Between 1999 and 2014, Sandy worked at the Midpeninsula Regional Open Space District. She has served on the boards of directors of several non-profit organizations, as an appointed public official, and in community service groups, including the Bay Area Ridge Trail Council and Squaw Valley National Ski Patrol. Her interests include hiking, mountain biking, environmental protection, regional trails, as well as equitable access to the outdoors. She has visited almost all the preserves and has an affinity for Russian Ridge.</p>
<p><u>Jeff Greenfield</u> Ward 5 (Holman) stakeholder</p> 	<p>Jeff is currently serving on the City of Palo Alto's Parks and Recreation Commission as Chair. He has served as Chair twice and is about to begin his 7th year on the Commission. He has also served on the Canopy Advisory Board since 2017. There is interest due to the Hawthorns Area's proximity and potential connection to Foothills Nature Preserve and Pearson - Arastradero Preserve.</p>
<p><u>Helen Quinn</u> Ward 6 (MacNiven) stakeholder</p> 	<p>Helen Quinn has been a resident of Portola Valley for over 45 years. She and her husband have been active supporters of the work of POST, Green Foothills, and Sempervirens for many years. She is well aware of the value of the regional network of open space preserves. She served for ten years in the 70's and 80's on the Portola Valley Town Trails committee and walks the trails in the area frequently to this day. She is a docent and leads hikes for the Jasper Ridge Biological Preserve at Stanford and for Green Foothills outings to Santa Clara Valley Open Space preserves.</p> <p>Her professional career as a physicist at SLAC National Accelerator Center won her worldwide recognition and leadership roles. Since retirement her principal activity has been in support of improved K-12 science education across the US, work based on a study that she led for the National Academy of Sciences.</p>

<p><u>Kerry De Benedetti</u> Ward 7 (Kersteen-Tucker) stakeholder</p> 	<p>Kerry has been a resident of Woodside area for over 50 years and have enjoyed the local trails on horseback and on foot.</p> <p>Living close to Thornewood, she paid attention to the planning of the trail project there. In conjunction with serving a short term on the Town of Woodside’s Open Space Committee, she attended a Land Trust Alliance Workshop on Conservation Easements. After finishing the UC Master Gardener program, she volunteered at the Cascade Ranch on the native plant propagation project with the Amuh Mutsun Land Trust.</p> <p>In the past, Kerry was an art program facilitator for elementary school children and for people residing in Alzheimer’s facilities. Currently, she volunteers at Mission Farm in Woodside, where produce is grown for local food banks and kitchens.</p>
<p><u>Margaret MacNiven</u> Board Director, Ward 6 Midpeninsula Regional Open Space District</p> 	<p>Margaret has been on the Midpen Board of Directors since January 1st, 2023. She represents Ward 6 which includes Portola Valley. She has lived on Long Ridge off Skyline Boulevard for 45 years and is familiar with the District’s thoughtful and thorough outreach program when considering public access on their lands.</p>

Sarah Wernikoff

Vice Mayor,
Councilmember, Town of
Portola Valley



Sarah was elected to the Portola Valley Town Council in November 2020 and has served as Vice Mayor since December 2021. Sarah has over ten years’ experience as a non-profit board trustee, including in leadership positions as Chair of the Board of the Lumind IDSC Foundation, Co-Chair of the Portola Valley School Foundation Endowment, Portola Valley School District PTO President, and most recently as Chair of the Board of Pals Programs and Branch Services, organizations that support individuals with disabilities. Sarah’s political work includes serving as COO of Close the Gap California, and as campaign manager for a state senate candidate. Prior to her work in politics, Sarah worked in management consulting and ecommerce general management. In most roles, Sarah’s responsibility has included P&L oversight, organizational development and optimizing operations for growth and efficiency.

Cathy Garrett

Facilitator, PGAdesign, Inc.



Cathy is an award-winning landscape architect and president of PGAdesign with 39 years of experience in design and project management. Driven by a deep curiosity, she relishes understanding a place’s context—including its history, form, natural qualities, and human presence—to imbue her designs. She values creating spaces that draw people in and become places that build community resilience and hold importance in people’s lives. Open space projects comprise a robust array of Cathy’s myriad projects. She has prepared master plans, trailhead and trail plans, and cultural resource assessments for many preserves and parks.

Cathy excels at facilitating conversations through community engagement. She helps build common ground between stakeholders, establishing meaningful sites within constraints that respect the site, integrate sustainability, and serve the entire community. Her focus is on active listening to find a shared understanding that advances an approach the community can set their positive energy behind.

Natural places nourish Cathy at many scales, from the vastness of an ecosystem to that of mycology. She spends time in wild places, becoming acquainted with the patterns of natural systems which focus her attention on the constantly evolving natural forces that contribute to a place.



Hawthorns Area Project Background

Hawthorns Area Public Access Working Group
Project Background Information
Hawthorns Area Plan

Vision Plan Priority

The Hawthorns Area is part of a Vision Plan priority project under Windy Hill Preserve.

6

Windy Hill:

Trail Improvements, Preservation, and Hawthorns Area Historic Partnership



Improve trails, complete pond facilities. Increase multi-use trails, study possible increased dog use. Open Hawthorns Area, develop trails connecting to Portola Valley and Palo Alto trails. Explore partnerships to protect, restore, and interpret historic buildings. Improve habitat conditions in Los Trancos Creek. Preserve additional scenic open space as available.





6 Windy Hill: Trail Improvements, Preservation and Hawthorns Area Historic Partnership
Improve trails, complete pond facilities. Increase multi-use trails, study possible improvements to increase dog use. Open Hawthorns Area; develop trails connecting to Portola Valley and Palo Alto trails. Partner to protect, restore, and interpret historic buildings. Improve habitat conditions in Los Trancos Creek. Preserve additional scenic open space as available. **\$12,740,000**

Hawthorns Area Website: www.openspace.org/hawthorns

Hawthorns Area Vision and Goals

Board Report:

https://www.openspace.org/sites/default/files/20220323_HawthornsVision%26Goals_R-22-45.pdf

Presentation:

<https://www.openspace.org/sites/default/files/20220323%20Hawthorns%20Area%20Vision%20and%20Goals%20PPT.pdf>

Existing Conditions/Opportunities and Constraints Report (included in the PDF)

<https://www.openspace.org/sites/default/files/Existing%20Conditions%20and%20Constraints%20Report.pdf>

Public Access Framework (included in the PDF)

<https://www.openspace.org/sites/default/files/Hawthorns%20Public%20Access%20Framework.pdf>

Transportation Conditions Technical Memo (included in the PDF)

<https://www.openspace.org/sites/default/files/Existing%20Transportation%20Conditions%20Memo.pdf>

Historic Resource Study (Excerpt included in the PDF)

<https://www.openspace.org/sites/default/files/2013.10.31.Hawthorns%20HistoricResourceStudy0.pdf>

Existing Conditions / Opportunities and Constraints Report
Hawthorns Area Plan
March 2023



Table of Contents

1.0, Introduction	Page 2
2.0, Background	Page 2
3.0, Existing Conditions	Page 6
4.0, Opportunities and Constraints	Page 30
5.0, Public and Stakeholder Engagement	Page 46
6.0, Supplemental Figures	Page 48
7.0, Appendices	Page 61

1.0 INTRODUCTION

The 79-acre Hawthorns Area of Windy Hill Open Space Preserve (Hawthorns Area) is located near the intersection of Alpine Road and Portola Road and is one of the last remaining islands of open space in the Town of Portola Valley (Town). The property (APNs: 790-800-80, 790-800-50, and 790-800-90) is bounded by Alpine Road to the west, Los Trancos Road to the east, and private property to the north and south. The property is accessible from driveways on Alpine Road and Los Trancos Road.

Existing improvements to the Hawthorns Area include residential buildings, farm structures, landscaping, and ranch roads. Some of these structures date back to the late 1800s, when a prominent San Francisco resident, Judge James Monroe Allen, acquired the property and constructed a residence, carriage house, and several ancillary buildings near Los Trancos Creek. Frances Newhall Woods purchased the estate in 1916 from Judge Allen's widow, Ida Davis Allen, and made additional improvements to the property. The cluster of buildings and structures near Los Trancos Creek is informally referred to as the Historic Complex.

In 2006, the Midpeninsula Regional Open Space District (District) Board of Directors (Board) accepted the Hawthorns property and an endowment fund from the Woods Family Trust as the largest private land gift received by the District at that time. The Woods Family Trust generously donated their property to preserve it as public open space in perpetuity. The property officially transferred to the District in 2011 as the Hawthorns Area of Windy Hill Open Space Preserve. This transfer included an endowment to be used towards stewardship of the donated property and a conservation easement managed by the Peninsula Open Space Trust (POST) to permanently protect the natural features of the property and restrict future development of new structures or infrastructure.

1.1 REPORT PURPOSE

To fulfill the goals set forth by the 2014 [Measure AA Open Space Bond](#) and Open Space [Vision Plan](#) priorities approved by the District Board of Directors, the District will prepare an Area Plan for the Hawthorns Area to guide resource and land management activities and outline the introduction of ecologically sensitive public access on the property.

Development of the Area Plan will require careful attention to the preliminary use and management plan and related plan amendments for the property, existing conditions, and the inherent opportunities and constraints of the site. Based on technical studies, available background material, and public engagement, this Existing Conditions/Opportunities and Constraints Report summarizes the environmental characteristics, site conditions, operations and maintenance activities, allowed and permitted uses, and site restoration projects undertaken since the District officially acquired the property in 2011. This report will also help identify opportunities and constraints at the Hawthorns Area, particularly as they pertain to future resource management and public access.

This document is organized into the following sections:

- **Section 1.0, Introduction**
- **Section 2.0, Background** provides an overview of the Hawthorns Area Property and a description of the District's planning framework.
- **Section 3.0, Existing Conditions** establishes the current conditions at the Hawthorns Area, organized into the following topics:
 - Natural Resources
 - Public Access
 - Local and Regional Connectivity
 - Historic and Cultural Resources
 - Aesthetics
 - Operations and Maintenance
- **Section 4.0, Opportunities and Constraints** describes the key considerations for future resource management and public access at the property.
- **Section 5.0, Public and Stakeholder Engagement** includes an overview of the public engagement effort conducted during the Existing Conditions Phase of the Hawthorns Area Plan process.
- **Section 6.0, Supplemental Figures** encompasses maps and images that provide additional context on the Hawthorns Area.
- **Section 7.0, Appendix** comprises supplemental reference materials.

2.0 BACKGROUND

2.1 DISTRICT OVERVIEW

The District is a public agency formed by voter initiative in 1972. The District's purpose is to acquire and permanently protect a regional greenbelt of open space lands, preserve and restore wildlife habitat, watersheds, viewsheds, and fragile ecosystems, and provide opportunities for low-intensity recreation and environmental education. On the San Mateo County coast, the District has an expanded mission to acquire and preserve agricultural land of regional significance, preserve rural character and encourage viable agricultural uses of land resources. The District has protected more than 70,000 acres of land and currently manages 26 open space

preserves with more than 250 miles of low-intensity recreational trails, including segments of four regional trails. Representing a wide spectrum of habitat communities, including bayside tidal wetlands, grasslands, oak woodlands, riparian corridors, coyote brush scrubland, and evergreen forests, District lands extend from San Carlos in San Mateo County in the north to the unincorporated

Mission Statement: *“To acquire and preserve a regional greenbelt of open space in perpetuity; protect and restore the natural environment; and provide opportunities for ecologically sensitive public enjoyment and education.”*

Santa Clara County area located south of Los Gatos in the south. The District's mission statement outlines the critical functions of the agency and serves as the policy framework with which all District goals, objectives, and implementation actions must remain consistent.

2.2 VISION PLAN AND MEASURE AA

In 2014, the Board approved 54 priority actions in the Open Space Vision Plan that prioritized conservation, management, and public access efforts throughout the District's jurisdiction; the Hawthorns Area is included under Vision Plan Priority #6: Windy Hill, which states the following actions that are specific to the Hawthorns Area:

“Open Hawthorns Area, develop trails connecting to Portola Valley and Palo Alto trails. Explore partnerships to protect, restore, and interpret historic buildings. Improve habitat conditions in Los Trancos Creek.”

The public supported this Vision Plan priority in 2014 when they voted for the passage of Measure AA, a \$300M general obligation bond to fund the top 25 Vision Plan priority actions. The total expenditure plan for the Windy Hill Measure AA Portfolio is \$12,740,000. The Hawthorns Area Plan would fulfill relevant portions of Vision Plan Priority #6 approved by the Board and supported by the public.

2.3 HAWTHORNS AREA VISION AND GOALS

On March 23, 2022, the District Board of Directors adopted the Vision and Goals for the Hawthorns Area after a robust public input process. The *vision* describes how the Hawthorns Area should look and function into the future, while the *goals* define allowable uses and management strategies. Together, the vision and goals represent a comprehensive use and management roadmap for the Hawthorns Area.

2.3.1 Hawthorns Area Vision Statement

The Hawthorns Area offers picturesque views of rolling oak grasslands, the San Francisco Bay, and the Santa Cruz Mountains; provides important wildlife refuge; and reflects the region's natural, agricultural, and social history. The District will protect and manage natural, scenic, cultural, and open space resources at the Hawthorns Area and provide ecologically sensitive public access consistent with the District's mission and the allowable uses outlined in the property's conservation easement.

2.3.2 Hawthorns Area Goals

1. Protect and restore native habitat and manage for ecological resiliency of aquatic and terrestrial habitat, wildlife connectivity, and other natural resources.
2. Open the Hawthorns Area to low-intensity public access, provide an internal trail system, and provide multimodal access to the property.
3. Connect to adjacent public trails and explore opportunities for trail connections to regional open space lands.
4. Interpret the rich natural, cultural, and historic features and pursue partnerships to manage the property's natural and cultural history.
5. Highlight scenic viewpoints and design recreational amenities while protecting scenic viewsheds.
6. Manage the property for safe public access in a fiscally sustainable manner that promotes ongoing public support and appreciation with ongoing public engagement and consistent with the District's Good Neighbor Policy.

2.4 PRELIMINARY USE AND MANAGEMENT PLAN

As part of the acquisition process, the District prepares Preliminary Use and Management Plans (PUMPs) that establish status quo land management activities for properties. The PUMP guides on-site uses and activities until a more comprehensive plan for the property can be developed or an existing plan is amended to incorporate the property. The Board adopted a PUMP for the Hawthorns Area in 2006 and a PUMP amendment in 2012 (**Attachment 1**). Since 2012, District staff have implemented a number of actions prescribed by the PUMP, including the following:

- Secured existing buildings and structures against trespass and vandalism

- Established an on-site employee presence
- Implemented a plan for wildland fire management and defensible space safety
- Conducted grassland restoration and invasive species management
- Evaluated long-term management options for the Historic Complex
- Initiated studying the feasibility of providing public access and connecting to existing trail networks

2.5 CONSERVATION EASEMENT

The Hawthorns Area is subject to a conservation easement granted in 2005 by the Woods Family Trust to POST. The conservation easement allows low-intensity recreational uses and related development that align with improvements typically offered on other District preserves, such as unimproved trails, split rail fences, parking areas, vault restrooms and directional signage. Other forms of development are generally restricted by the conservation easement. Section 6(i) of the conservation easement states the following:

“If the [Hawthorns Area] is ever conveyed to the Midpeninsula Regional Open Space District, or any similar governmental or non-governmental entity intending to use the [Hawthorns Area] for public open space and passive recreational uses, construction of a limited staging area (gravel parking lot, pit toilets, wood rail fencing, trail markers, etc.) around the perimeter of the Improved Portion as necessary to facilitate public access to, and use of, the [Hawthorns Area] for hiking and other uses permitted by this easement.”

Per the conservation easement, the “Improved Portion” refers to the parcel depicted in purple below, while the “Unimproved Portion” of the property is represented by the tan area (see **Figure 1**).

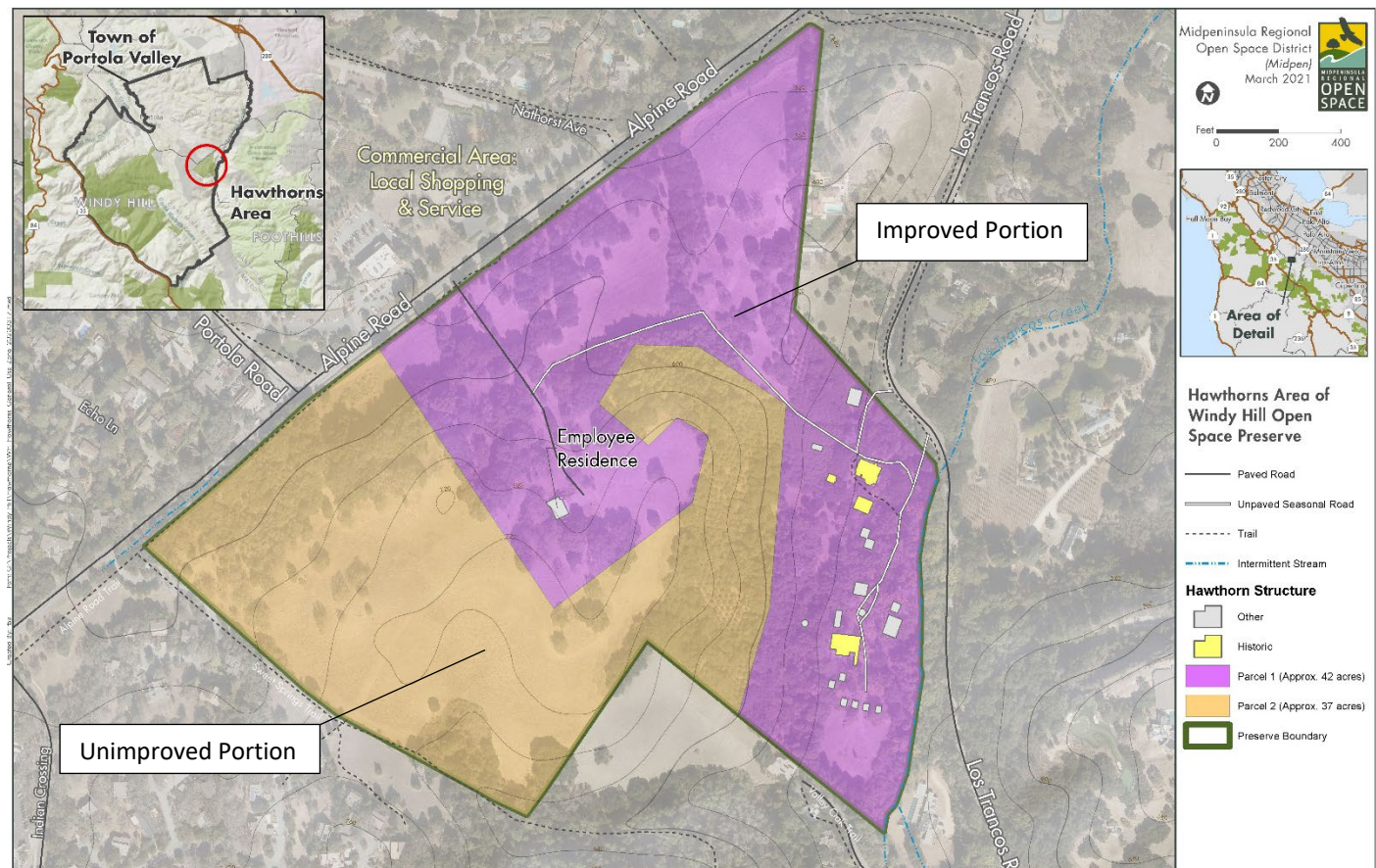


Figure 1: Hawthorns Area Improved and Unimproved Areas per the Conservation Easement (2005)

Other prohibited and permitted uses are described in Section 6 of the conservation easement (**Attachment 2**), as paraphrased in **Table 1** below.

Table 1: Hawthorns Area Conservation Easement Prohibited and Permitted Uses

Conservation Easement Section	Description
<i>Prohibited Uses</i>	
3(a)	Subdivision, except for lot line adjustments and transference to a qualified agency for open space uses.
3(b)	Commercial or industrial development or activity, including agricultural use.
3(c)	Construction of additional buildings.
3(d)	Activities that cause significant soil degradation, erosion, or pollution of aquatic features.
3(e)	Tree removal, except as required for safety, fire protection, or resource management.
3(f)	On-site dumping or disposal of waste, refuse or debris.
3(g)	Installation of new utility systems or extension of existing utility system. (The repair, replacement, and relocation of existing utility systems may be allowed.)
3(h)	Exploration, development, or extraction of minerals.
3(i)	Commercial grazing.
3(j)	Use of off-road or all-terrain vehicles, unless used on existing roads, paths, and trails for purposes of site management, public safety, or travel between improvements located on the property.
3(k)	Commercial shooting or commercial shooting ranges are prohibited. Hunting or trapping of wildlife is prohibited, except to prevent damage to existing improvements or as necessary for resource management and public safety purposes.
3(l)	Activities producing sustained noise levels in excess of 65 decibels as measured on trails surrounding the property, except for agricultural and landscaping requirement necessary for the repair, reconstruction, or relocation of existing improvements.
3(m)	Storage or disassembly of inoperable vehicles.
3(n)	Alteration of landforms by grading or excavation.
3(o)	Activities that would degrade the property's scenic and natural character, such as clearing, stripping of native vegetation, grading, or storage of materials.
3(p)	Draining, filling, dredging, clearing, or diking of wetland and riparian areas.
3(q)	Alteration or manipulation of watercourses, or the creation of new water impoundments or watercourses, other than permitted agricultural and ecological enhancements.
3(r)	Placement of signs or billboards, except to display the property's name and use as an open space area, or to control unauthorized use.
3(s)	Golf courses, driving ranges, or sport courts.
3(t)	Excavation, removal, destruction, or sale of archeological artifacts or remains, except as part of an authorized archeological investigation.
<i>Allowable Uses</i>	
6(a)	Reasonable measures for fire safety, erosion control, and tree removal for safety, fire protection, or resource management purposes.
6(b)	Removal of non-native vegetation and restoration with native vegetation.
6(c)	Maintenance and use of existing paved and unpaved roadways, passages, and trails.
6(d)	Exceptions to the prohibited uses established in Section 3 of the Conservation Easement.
6(e)	Use, maintenance, and improvements to the existing spring and ground water system to service the property.

Conservation Easement Section	Description
6(f)	Passive recreational uses such as hiking, bicycling, and equestrian use.
6(g)	Construction of unpaved trails or paths for non-motorized uses.
6(h)	Use, occupancy, repair, reconstruction, or replacement of existing buildings and improvements directly related to the public open space operations of the property owner.
6(i)	Construction of a limited staging area (gravel parking lot, pit toilets, wood rail fencing, trail markers, etc.) to facilitate public access and recreational uses.

3.0 EXISTING CONDITIONS

3.1 NATURAL RESOURCES

3.1.1 Plant Communities

Vollmar Natural Lands Consulting conducted a [botanical resource survey](#) at the Hawthorns Area in 2019. **Table 2** identifies plant communities documented within the Hawthorns Area: Valley and Foothill Grassland, Cismontane Woodland, and Riparian Forest. Aside from these natural habitats, there are stands of woodland that are dominated by introduced species, primarily European olive (*Olea europaea*) and English hawthorn (*Crataegus monogyna*). Aside from woodlands dominated by cultivars, shaded habitats generally feature a high cover of native plants, while more open, sunny habitats support a majority of introduced species.

Plant communities at the Hawthorns Area encompass habitat types that are known to support special-status plants in the region. Based on typical micro-habitat conditions, elevation ranges, and taxa distribution patterns, 11 special status plant species have the potential to occur on the site, of which none were observed during the 2019 protocol-level botanical surveys. The botanical survey identified areas within the Cismontane Woodland as Valley Oak Woodland, a rare and threatened plant community in the state. The botanical surveys also identified a sensitive natural community of woodlands with a cover of California bay trees within the Cismontane Woodland.

Table 2: Hawthorns Area Plant Communities

Name	Acreage	% of Hawthorns Area	Description ¹
Valley and Foothill Grassland	28.5 acres	37%	Introduced, annual Mediterranean grasses and native herbs. On most sites the native species, such as needle grass, have been largely or entirely supplanted by introductions. Stands rich in natives usually found on unusual substrates, such as serpentine or somewhat alkaline soils.
Cismontane Woodland	47 acres	60%	Trees deciduous, evergreen or both, with open canopies. Broadleaved trees dominate, although conifers may be present in or emergent through the canopy. Understories may be open and herbaceous or closed and shrubby. This type occurs on a variety of sites below the conifer forests in Mediterranean California. At the Hawthorns Area, this plant community includes 13.6 acres of olive groves.
Riparian Forest	2.4 acres	3%	Broadleaved, winter deciduous trees, forming closed canopies, associated with low- to mid-elevation perennial and intermittent streams. Most stands even-aged, reflecting the flood-mediated, episodic reproduction. These habitats can be found in every county and climate in California.

Valley and Foothill Grassland

Valley and foothill grasslands at the Hawthorns Area are dominated by a high cover of relatively tall and dense introduced annual grasses. Within central and southwestern portions of the Hawthorns Area, where soils are generally deeper and richer, the most

¹ https://cnps.org/wp-content/uploads/2018/03/CNPS_Inventory_4th_ed_OCR.pdf

conspicuous grass was slender wild oat (*Avena barbata*), a highly palatable species that is favored by grazing animals, and so tends to occur in lower covers within grazed habitats. Associated herbaceous species included ripgut brome (*Bromus diandrus*), rose clover (*Trifolium hirtum*), and filaree species (*Erodium spp.*). Grasses occurred as only localized stands along northern portions of the study area, and included the native blue wildrye (*Elymus glaucus*) and the non-native Harding grass (*Phalaris aquatica*), both of which are perennial species. In addition, there are scattered populations of narrow leaf milkweed (*Asclepias fascicularis*), a host plant for the Monarch butterfly (*Danaus plexippus*), a candidate species for the Endangered Species List.

Native herbs were generally more common during the summer season, after the annual grasses died back, with species including turkey-mullein (*Croton setigerus*), woodrush tarweed (*Hemizonia congesta ssp. luzulifolia*), and summer lupine (*Lupinus formosus*). Portions of the site that were mowed as part of fire management featured higher covers of these native species, as a result of reduced competition from introduced grasses. Stands of native wildflowers were otherwise noticeably sparse throughout the study area, especially within the largest stands of grassland. However, a few showy stands of annual lupines (e.g., *L. nanus* and *L. bicolor*) were observed along the northern and northwestern portions of the site, where soils appear to be shallower. Localized clusters of the both narrowleaf and smooth mule ears (*Wyethia angustifolia* and *W. glabra*) were conspicuous along the edges of the grasslands, especially on more moist north-facing slopes. As a result of the lack of natural disturbances (e.g., livestock grazing, wildland fire), a stand of coyote brush (*Baccharis pilularis*) was observed encroaching into the grasslands near the northwestern edge of the study area, but was not sufficiently large or homogenous to be mapped as a separate habitat type. Additional areas of such scrub habitats were present as narrow bands along the transitional zones between grassland and woodland habitats.

Cismontane Woodland

The habitat is most prevalent along north- and east-facing slopes as well as areas of concave topography, and consists of two distinct sub-habitat types. Areas within and along the edges of the large grassland in the southwestern portion of the study area are dominated by valley oak trees (*Quercus lobata*). This area amounts to 5.4 out of the total 33.4 acres — the habitat is mapped separately from the Cismontane Woodland because it is rare and threatened.² Valley oaks are the dominant tree, and consist of primarily very large and old trees, with very few signs of regeneration. Associated trees include blue oak as well as a few scattered California buckeye (*Aesculus californica*) and Pacific madrone (*Arbutus menziesii*). As the trees form more of an open savanna than a woodland, the understory was found to be similar to Valley and Foothill Grassland, with many of the same grass and herb species noted for that habitat. Where trees form more of a closed canopy, additional herbs noted include Italian thistle (*Carduus pycnocephalus*) and tall sock destroyer (*Torilis arvensis*).

Covering 28.0 acres, Cismontane Woodland along steeper slopes (excluding the valley oak sub-habitat) consists primarily of coast live oaks (*Quercus agrifolia*) and California bay (*Umbellularia californica*) trees. Both species occur as saplings and seedlings as well as mature individuals. Signs of sudden oak death were observed on coast live oaks within the study area. A small stand at the southwestern corner of the site also supports arroyo willow (*Salix lasiolepis*), as this location is the headwaters of a small seasonal stream. Some woodlands feature a cover of California bay that would qualify as California Bay Forest, which is a sensitive natural community.³ However, data are still being collected on this habitat type, and more recent data indicate that this is not a particularly rare or threatened type. In fact, as a result of sudden oak death disease, which has resulted in the mortality of millions of coast live oak trees and is spread by California bay (which is not killed by it), the latter is increasing at the expense of the former.

Associated tree species within this habitat include California buckeye, Pacific madrone, and a few scattered Douglas-fir (*Pseudotsuga menziesii*). The understory was generally sparse, but included toyon (*Heteromeles arbutifolia*), poison oak (*Toxicodendron diversilobum*), and California blackberry (*Rubus ursinus*). Some of the sunnier openings also supported stands of European olive that have spread beyond planted areas, along with the invasive French broom. The herbaceous understory was similarly sparse, especially in the more shaded zones, but did include at least a low cover of sweet cicely (*Osmorhiza berteroi*), Pacific black snakeroot (*Sanicula crassicaulis*), creeping snowberry (*Symphoricarpos mollis*), rough hedge nettle (*Stachys rigida*), and coastal woodfern (*Dryopteris arguta*).

Woodlands within the study area feature high covers of exotic tree and shrub species. Except for the easternmost area near Los Trancos Creek, the most common species were European olive and English hawthorn. The former were planted as groves along the eastern portion of the property, and the latter were sporadically planted and/or have since colonized other areas. The Historic Complex was planted with a variety of other horticultural species as well. Some of the species, such as horticultural roses (*Rosa sp.*)

² Sensitive plant communities include those designated as such by the California Department of Fish and Wildlife as alliances classified in the Manual of California Vegetation (MCV) (Sawyer et al. 2009). Valley Oak Woodland ranked as S3, G3 in the MCV, indicating that the habitat is rare and threatened at both the state and global levels, and are therefore considered sensitive.

³ Sensitive plant communities include those designated as such by the California Department of Fish and Wildlife as alliances classified in the Manual of California Vegetation (MCV) (Sawyer et al. 2009). California Bay Forest is a habitat designated as S3, G4 in the MCV, indicating that it is sensitive at the state level.

and camphor tree (*Cinnamomum camphora*), remain as aging individuals that are not reproducing, while others, such as white poplar (*Populus alba*), greater periwinkle (*Vinca major*), annual honesty (*Lunaria annua*), and English hawthorn, continue to spread beyond their original planted locations.

A species that may or may not have been planted by the residents, but which is fairly widespread in all of the “artificial woodland” areas is Franchet’s cotoneaster (*Cotoneaster franchetii*). This and French broom are common components throughout these habitats. The understory herbs observed are mostly weedy species, such as Italian thistle, bristly dogtail grass (*Cynosurus echinatus*), and nit grass (*Gastridium phleoides*). Native plants observed are relatively common and competitive species, such as creeping snowberry and rough hedgesettle. A few of the openings within olive groves that were planted along steeper hillslopes featured at least a few native plants, including significant stands of foothill needle grass (*Stipa lepida*).

Riparian Forest

Los Trancos Creek flows north along the eastern edge of the study area and supports 2.4 acres of riparian habitat. Los Trancos Creek supports a dense canopy of both true riparian and quasi-riparian tree species along with a similar diversity of shrubs, vines, and herbs that reflect the moist, shaded conditions as well as the influence of planted species. The highest overstory consists of the native white alder (*Alnus rhombifolia*). There are also several large Northern California black walnut (*Juglans hindsii*), a species native to California but introduced to the study area. Growing among these species are white poplars, an introduced species that has likely spread well beyond its original planted location. There are also several arroyo willow, both in tree and shrub form.

The shrub and vine understory along the edge of Los Trancos Creek consists of red osier dogwood (*Cornus sericea*), California blackberry, and the invasive greater periwinkle. Most other invasive species are more common beyond the tops of the stream banks, including French broom and English ivy, which are beginning to crowd out blue elderberry (*Sambucus nigra*), California hazel (*Corylus cornuta*), and other native species. The herbaceous understory along the stream consisted of rosilla (*Helenium puberulum*), giant horsetail (*Equisetum telmateia*), and clustered dock (*Rumex conglomeratus*). The less disturbed floodplain areas are occupied by cow parsnip (*Heracleum maximum*), sweet cicely, and mugwort (*Artemisia douglasiana*).

3.1.2 Protected Trees

The Town seeks to protect tree species listed in **Table 3**. Per Portola Valley Municipal Code Section 15.12.070.A, trees of these species that meet or exceed either the circumference or diameter listed are considered to be “significant,” and require site development permits for removal even if they appear to be dead.

Table 3: Significant Tree Species

Species	Circumference	Diameter
Coast Live Oak (<i>Quercus agrifolia</i>)	36"	11.5"
Black Oak (<i>Quercus kelloggii</i>)	36"	11.5"
Valley Oak (<i>Quercus lobata</i>)	36"	11.5"
Blue Oak (<i>Quercus douglasii</i>)	16"	5"
Coast Redwood (<i>Sequoia sempervirens</i>)	54"	17.2"
Douglas-fir (<i>Pseudotsuga menziesii</i>)	54"	17.2"
California Bay Laurel (<i>Umbellularia californica</i>)	36"	11.5"
Big Leaf Maple (<i>Acer macrophyllum</i>)	24"	7.6"
Madrone (<i>Arbutus menziesii</i>)	24"	7.6"

Note: Circumference and diameter are measured fifty-four (54) inches above natural grade.

3.1.3 Invasive Species

The District has an [Integrated Pest Management \(IPM\) Guidance Manual](#) to direct its management of harmful invasive plants and animals on preserves, with particular emphasis on invasive plants that threaten rare native species or sensitive natural communities. Applying adaptive management practices, District staff update work plans on an annual basis based on prior treatment results, new environmental conditions, and any new invasive species sightings. Nonchemical techniques for invasive species management, including prevention, pulling, cutting, digging, and mowing, are considered before chemical methods.

Ongoing grassland management at the Hawthorns Area includes timed mowing of invasive yellow star thistle. The District’s Natural Resources Department is working with contractors to perform grassland monitoring for informing the best timing to mow the

invasive, non-native weeds to promote native plant generation. Volunteers also actively remove highly flammable French broom, especially along roadways.

3.1.4 Wildlife

Most wildlife species found within the Hawthorns Area also occur within the surrounding semi-urban residential areas. Common bird species often seen foraging and hunting in the oak woodlands and grasslands include: Anna’s hummingbird, America robin, California scrub jay, dark-eyed junco, cooper’s hawk, and turkey vultures. California ground squirrels, bobcats, and dusky footed woodrats are present throughout the site, with the woodrats being found in abundance within the olive groves which are an introduced food source. Gopher snakes and rattlesnakes can be found investigating rodent burrows or basking in the sun for thermoregulation. Owls and bats are often found roosting in the onsite structures. Wide ranging animals such as Columbian black tailed deer and mountain lions also move across the landscape, and local residents have observed a coyote den at the property.

More complete lists of wildlife species can be found in **Table 4**, which identifies common vertebrate species expected to occur at the Hawthorns Area,^{4,5} and **Table 5**, which identifies *special status* wildlife species with potential to occur at the Hawthorns Area.⁶ *Special status* species included are those that are state or federally listed as threatened, rare, endangered, species of special concern, or candidate species.

Habitat Connectivity

Providing habitat connectivity across this human modified landscape is important for wildlife to find food, shelter, and mates. Much of the Hawthorns Area is surrounded by fencing. When fencing is present, habitat connectivity for wildlife can be provided by using wildlife friendly fence design to allow passage of animals under, through, or over the fence especially at key locations (corners, waterways, etc.). In some instances, fencing may be used to direct animals away from roadways or other high-risk areas. In order to maintain and enhance wildlife passage across and through the Hawthorns Area, wildlife friendly fence design principles will be incorporated during the site planning process.

Table 4: Hawthorns Area Wildlife

Common name	Scientific Name
<i>Birds</i>	
Acorn woodpecker	<i>Melanerpes formicivorus</i>
American crow	<i>Corvus brachyrhynchos</i>
Allen’s hummingbird	<i>Selasphorus sasin</i>
American goldfinch	<i>Spinus tristis</i>
American kestrel	<i>Falco sparverius</i>
American robin	<i>Turdus migratorius</i>
Anna’s hummingbird	<i>Calypte anna</i>
Ash-throated flycatcher	<i>Myiarchus cinerascens</i>
Band-tailed pigeon	<i>Patagioenas fasciata</i>
Barn owl	<i>Tyto alba</i>
Barn swallow	<i>Hirundo rustica</i>
Bell’s vireo	<i>Vireo bellii</i>
Bewick’s wren	<i>Thryomanes bewickii</i>
Black phoebe	<i>Sayornis nigricans</i>

⁴ Natural Resources Database. 2022. Observations of fauna from nearby Windy Hill open space Preserves (with the exception of waterfowl that are unlikely to be found at Hawthorns). December 15, 2021 Update. <http://nrdb.org>. Accessed May 2022.

⁵ Midpeninsula Regional Open Space District. 2021. Open Space Maintenance and Restoration Program Final Initial Study/Mitigated Negative Declaration

⁶ Midpeninsula Regional Open Space District. 2021.

Common name	Scientific Name
Black-chinned sparrow	<i>Spizella atrogularis</i>
Black-headed grosbeak	<i>Pheucticus melanocephalus</i>
Blackpoll warbler	<i>Setophaga striata</i>
Black-throated gray warbler	<i>Setophaga nigrescens</i>
Blue-gray gnatcatcher	<i>Polioptila caerulea</i>
Brewer's blackbird	<i>Euphagus cyanocephalus</i>
Brown creeper	<i>Certhia americana</i>
Brown-headed cowbird	<i>Molothrus ater</i>
Bullock's oriole	<i>Icterus bullockii</i>
Bushtit	<i>Psaltriparus minimus</i>
California quail	<i>Callipepla californica</i>
California scrub-jay	<i>Aphelocoma californica</i>
California thrasher	<i>Toxostoma redivivum</i>
California towhee	<i>Melospiza crissalis</i>
Canada goose	<i>Branta canadensis</i>
Cassin's vireo	<i>Vireo cassinii</i>
Chestnut-backed chickadee	<i>Poecile rufescens</i>
Chipping sparrow	<i>Spizella passerina</i>
Cliff swallow	<i>Petrochelidon pyrrhonota</i>
Common raven	<i>Corvus corax</i>
Cooper's hawk	<i>Accipiter cooperii</i>
Dark-eyed junco	<i>Junco hyemalis</i>
Downy woodpecker	<i>Picoides pubescens</i>
European starling	<i>Sturnus vulgaris</i>
Ferruginous hawk	<i>Buteo regalis</i>
Fox sparrow	<i>Passerella iliaca</i>
Golden eagle	<i>Aquila chrysaetos</i>
Golden-crowned kinglet	<i>Regulus satrapa</i>
Golden-crowned sparrow	<i>Zonotrichia atricapilla</i>
Great blue heron	<i>Ardea herodias</i>
Great egret	<i>Ardea alba</i>
Great horned owl	<i>Bubo virginianus</i>
Hairy woodpecker	<i>Picoides villosus</i>
Hermit thrush	<i>Catharus guttatus</i>
Hermit warbler	<i>Setophaga occidentalis</i>
House finch	<i>Carpodacus mexicanus</i>

Common name	Scientific Name
House sparrow	<i>Passer domesticus</i>
House wren	<i>Troglodytes aedon</i>
Indigo bunting	<i>Passerina cyanea</i>
Lawrence's goldfinch	<i>Spinus lawrencei</i>
Lazuli bunting	<i>Passerina amoena</i>
Lesser goldfinch	<i>Spinus psaltria</i>
Lewis's woodpecker	<i>Melanerpes lewis</i>
Loggerhead shrike	<i>Lanius ludovicianus</i>
Macgillivray's warbler	<i>Geothlypis tolmiei</i>
Mallard	<i>Anas platyrhynchos</i>
Merlin	<i>Falco columbarius</i>
Mourning dove	<i>Zenaida macroura</i>
Nashville warbler	<i>Oreothlypis ruficapilla</i>
Northern flicker	<i>Colaptes auratus</i>
Northern mockingbird	<i>Mimus polyglottos</i>
Northern rough-winged swallow	<i>Stelgidopteryx serripennis</i>
Northern Saw-whet owl	<i>Aegolius acadicus</i>
Nuttall's woodpecker	<i>Picoides nuttallii</i>
Oak titmouse	<i>Baeolophus inornatus</i>
Orange-crowned warbler	<i>Oreothlypis celata</i>
Pacific wren	<i>Troglodytes pacificus</i>
Pacific slope flycatcher	<i>Empidonax difficilis</i>
Pine siskin	<i>Spinus pinus</i>
Prairie falcon	<i>Falco mexicanus</i>
Purple finch	<i>Carpodacus purpureus</i>
Red crossbill	<i>Loxia curvirostra</i>
Red-breasted nuthatch	<i>Sitta canadensis</i>
Red-breasted sapsucker	<i>Sphyrapicus ruber</i>
Red-shouldered hawk	<i>Buteo lineatus</i>
Red-tailed hawk	<i>Buteo jamaicensis</i>
Red-winged blackbird	<i>Agelaius phoeniceus</i>
Rock pigeon	<i>Columba livia</i>
Rough-legged hawk	<i>Buteo lagopus</i>
Ruby-crowned kinglet	<i>Regulus calendula</i>
Rufous hummingbird	<i>Selasphorus rufus</i>
Rufous-crowned sparrow	<i>Aimophila ruficeps</i>

Common name	Scientific Name
Sage sparrow	<i>Amphispiza belli</i>
Say's phoebe	<i>Sayornis saya</i>
Sharp-shinned hawk	<i>Accipiter striatus</i>
Snowy egret	<i>Egretta thula</i>
Song sparrow	<i>Melospiza melodia</i>
Spotted towhee	<i>Pipilo maculatus</i>
Steller's jay	<i>Cyanocitta stelleri</i>
Swainson's thrush	<i>Catharus ustulatus</i>
Tennessee warbler	<i>Oreothlypis peregrina</i>
Townsend's warbler	<i>Setophaga townsendi</i>
Tree swallow	<i>Tachycineta bicolor</i>
Turkey vulture	<i>Cathartes aura</i>
Varied thrush	<i>Ixoreus naevius</i>
Violet-green swallow	<i>Tachycineta thalassina</i>
Warbling vireo	<i>Vireo gilvus</i>
Western bluebird	<i>Sialia mexicana</i>
Western kingbird	<i>Tyrannus verticalis</i>
Western meadowlark	<i>Sturnella neglecta</i>
Western screech-owl	<i>Megascops kennicottii</i>
Western tanager	<i>Piranga ludoviciana</i>
Western wood-pewee	<i>Contopus sordidulus</i>
White-breasted nuthatch	<i>Sitta carolinensis</i>
White-crowned sparrow	<i>Zonotrichia leucophrys</i>
White-throated sparrow	<i>Zonotrichia albicollis</i>
Wild turkey	<i>Meleagris gallopavo</i>
Wilson's warbler	<i>Cardellina pusilla</i>
Wrentit	<i>Chamaea fasciata</i>
Yellow-rumped warbler	<i>Setophaga coronata</i>
<i>Mammals</i>	
Black-tailed jackrabbit	<i>Lepus californicus</i>
Bobcat	<i>Lynx rufus</i>
Botta's pocket gopher	<i>Thomomys bottae</i>
Broad-footed mole	<i>Scapanus latimanus</i>
Brush rabbit	<i>Sylvilagus bachmani</i>
California ground squirrel	<i>Otospermophilus beecheyi</i>
California myotis	<i>Myotis californicus</i>

Common name	Scientific Name
California pocket mouse	<i>Peromyscus californicus</i>
California vole	<i>Microtus californicus</i>
Coyote	<i>Canis latrans</i>
Deer mouse	<i>Peromyscus maniculatus</i>
Gray fox	<i>Urocyon cinereoargenteus</i>
House mouse	<i>Mus musculus</i>
Long-tailed weasel	<i>Mustela frenata</i>
Merriam's chipmunk	<i>Tamias merriami</i>
Mexican free-tailed bat	<i>Tadarida brasiliensis</i>
Mountain lion	<i>Puma concolor</i>
Columbian black-tailed deer	<i>Odocoileus hemionus columbianus</i>
Raccoon	<i>Procyon lotor</i>
Striped skunk	<i>Mephitis sp.</i>
Virginia opossum	<i>Didelphis virginiana</i>
Western gray squirrel	<i>Sciurus griseus</i>
Reptiles	
California alligator lizard	<i>Elgaria multicarinata</i>
California kingsnake	<i>Lampropeltis getula californiae</i>
Coast gartersnake	<i>Thamnophis elegans terrestris</i>
Coast range fence lizard	<i>Sceloporus occidentalis bocourtii</i>
Northern pacific rattlesnake	<i>Crotalus oreganus</i>
Pacific gopher snake	<i>Pituophis catenifer</i>
Pacific ringneck snake	<i>Diadophis punctatus</i>
Red-eared slider*	<i>Trachemys scripta elegans</i>
Santa Cruz garter snake	<i>Thamnophis atratus</i>
Sharp-tailed snake	<i>Contia tenuis</i>
Skilton's skink	<i>Plestiodon skiltonianus</i>
Western pond turtle	<i>Actinemys marmorata</i>
Western yellow-bellied racer	<i>Coluber constrictor mormon</i>
Amphibians	
American bullfrog*	<i>Lithobates catesbeianus</i>
Arboreal salamander	<i>Aneides lugubris</i>
California giant salamander	<i>Dicamptodon ensatus</i>
California newt	<i>Taricha torosa</i>
California slender salamander	<i>Batrachoseps attenuatus</i>
California toad	<i>Anaxyrus boreas halophilus</i>

Common name	Scientific Name
Ensatina salamander	<i>Ensatina eschscholtzii</i>
Rough-skinned newt	<i>Taricha granulosa</i>
Sierran tree frog	<i>Pseudacris sierra</i>
Yellow-eyed ensatina	<i>Ensatina eschscholtzii xanthoptica</i>
<i>Fish</i>	
Threespine stickleback	<i>Gasterosteus aculeatus</i>
Prickly sculpin	<i>Cottus asper</i>
Speckled dace	<i>Rhinichthys osculus</i>
Hitch	<i>Lavinia exilicauda</i>
Sacramento Sucker	<i>Catostomus occidentalis</i>
California Roach	<i>Hesperoleucus symmetricus</i>
Rainbow trout	<i>Oncorhynchus mykiss</i>
Common carp*	<i>Cyprinus carpio</i>
White crappie*	<i>Pomoxis annularis</i>
Brown bullhead*	<i>Ameiurus nebulosus</i>
Mosquitofish*	<i>Gambusia affinis</i>
Largemouth bass*	<i>Micropterus salmoides</i>
Bluegill*	<i>Lepomis macrochirus</i>

*Denotes non-native species

Table 5: Wildlife Special Status Species Potential to Occur

Common Name (Scientific Name)	Status ¹	Habitat	Potential to Occur
<i>Birds</i>			
Bald eagle (<i>Haliaeetus leucocephalus</i>)	SE / SP	Occurs mainly along seacoasts, rivers, and lakes; nests in tall trees or in cliffs, occasionally on electrical towers. Feeds mostly on fish but will also feed on large carcasses. Mature tall trees are used for roosting.	Low - absent as breeder. In the Program area, the bald eagle occurs primarily as a migrant and winter visitor and is rare during the summer months (Cornell Lab of Ornithology 2021). Although there are no known nesting records from any District preserve, this species has nested east of Lexington Reservoir, just north of Bear Creek Redwoods OSP, in recent years, and it has also nested at Crystal Springs Reservoir, from 2013 through 2015. Potentially suitable nesting habitat is present at Guadalupe Reservoir, immediately adjacent to Sierra Azul Open Space Preserve. This species is currently known to occur in District preserves only as a nonbreeding forager, but it could potentially nest in preserves, particularly those close to lakes, such as Bear Creek Redwoods, El Sereno, and Sierra Azul Preserves.

Common Name (Scientific Name)	Status ¹	Habitat	Potential to Occur
Bryant's savannah sparrow (<i>Passerculus sandwichensis alaudinus</i>)	CSSC	Nests in extensive grasslands in the Santa Cruz Mountains.	Moderate. Unconfirmed but potential to occur in the southwest grassland on the Hawthorns Area.
Grasshopper sparrow (<i>Ammodramus savannarum</i>)	CSSC (nesting)	Breeds and forages in grasslands, meadows, fallow fields, and pastures.	Moderate. Unconfirmed but potential to occur in the southwest grassland on the Hawthorns Area.
Least Bell's vireo (<i>Vireo bellii pusillus</i>)	FE / SE	Breeds in shrubs and small trees in riparian and non-riparian habitat. Dependent on dense shrub layer in California.	Low. Though there was an individual occurrence in Menlo Park, species not likely to be present to breed. Local range does not extend north of Castle Rock State Park.
Northern harrier (<i>Circus cyaneus</i>)	CSSC (breeding)	Breed in large, undisturbed tracts of wetlands and grasslands including dry uplands. Winter in range of habitats with low vegetation.	Moderate. Potential to occur during breeding and non-breeding seasons in the southern grasslands of Hawthorns Area.
Olive-sided flycatcher (<i>Contopus cooperi</i>)	CSSC	Breed in montane and northern coniferous forests. Occupy a range of elevations, usually in mid to high elevation forests.	Moderate. Unconfirmed but potential to occur in the woodland/forested sections of Hawthorns Area.
Peregrine falcon (<i>Falco peregrinus anatum</i>)	SP	Forages in many habitats; nests on cliffs and tall bridges and buildings.	Low. Has a low likelihood to breed at Hawthorns because there are no substantial rock outcroppings, but area may provide roosting/foraging habitat.
Willow flycatcher (<i>Empidonax traillii brewsteri</i>)	SE	Nests in dense willow thickets in riparian woodlands.	Moderate - absent as breeder. Although this species historically bred in the San Francisco Bay Area and central coast, it was extirpated decades ago. Small numbers of birds from more northerly populations occur on District lands during spring and fall migration.
White-tailed kite (<i>Elanus leucurus</i>)	SP	Nests in tall shrubs and trees, forages in grasslands, marshes, and ruderal habitats.	High. Grasslands within the Hawthorns Area provide suitable breeding and foraging habitat.
Yellow warbler (<i>Setophaga petechia</i>)	CSSC (breeding)	Breeds in thickets and disturbed or regrowing habitats, particularly along riparian areas and wetlands.	Moderate. Potential to occur during breeding season in deciduous thickets, around springs, or along Los Trancos Creek.
Mammals			
American badger (<i>Taxidea taxus</i>)	CSSC	Burrows in grasslands and occasionally in infrequently disked agricultural areas.	Low. No record of occurrence on site but low potential to occur due to suitable grassland habitat.
San Francisco dusky footed woodrat (<i>Neotoma fuscipesannectens</i>)	CSSC	Nests in a variety of habitats including riparian areas, oak woodlands, and scrub.	High. The Hawthorns Area provides suitable nesting and foraging habitat for this relatively common species. Stick nests may be placed in trees, shrubs, or on the ground. This species may also nest in and around old structures.
Townsend's big eared bat (<i>Corynorhinus townsendii</i>)	SC / CSSC	Roosts in caves and mine tunnels, and occasionally in deep crevices in trees or in abandoned buildings, in a variety of habitats.	High. This species has been detected in buildings at the Hawthorns Area.
Amphibians			

Common Name (Scientific Name)	Status ¹	Habitat	Potential to Occur
California red-legged frog (<i>Rana draytonii</i>)	FT / CSSC	Uses streams, freshwater pools, and ponds with emergent or overhanging vegetation as breeding and nonbreeding aquatic habitat. It can disperse through a variety of habitats, such as grassland or woodland, particularly during the wet season.	Low. No record of occurrence on site, but the San Francisquito Creek watershed provides habitat for the California red-legged frog (CRLF) primarily in the upper reaches. CRLF has been observed within District preserves upstream and there was one observation about 1.5 miles downstream from Hawthorns, but CRLF has low potential to occur. However, while the short reach of Los Trancos Creek within Hawthorns is likely not significant for habitat continuity, it may provide CRLF habitat during wet years.
Foothill yellow-legged frog (<i>Rana boylei</i>)	SE / CSSC	Occurs in a variety of habitats in coast ranges, but all contain partially shaded shallow streams and riffles with a rocky substrate.	Low. Historic occurrence within the nearby El Corte de Madera Creek watershed. This species is considered extirpated in the local area.
<i>Fish</i>			
Central California Coast steelhead (<i>Oncorhynchus mykiss</i>)	FT	Cool streams with suitable spawning habitat and conditions allowing migration between spawning and marine habitats.	Moderate. Los Trancos Creek is designated as critical habitat for California central coast Evolutionary Significant Unit (ESU) of steelhead. ⁷ Within the Hawthorns Area, Los Trancos Creek lacks channel complexity, such as scour pools and instream wood, and the low summer flows limit rearing habitat despite the prevalence of coarse bedload. While the short reach of Los Trancos Creek within the Hawthorns Area is likely not significant for habitat continuity, it may provide steelhead habitat during wet years.

¹Status Codes: FE = Federally Endangered; FT = Federally Threatened; FC = Candidate for Federal Listing; SE = State Endangered; ST = State Threatened; SC = Candidate for State Listing; CSSC = California Species of Special Concern; SP = State listed as Fully Protected

3.1.5 Aquatic Resources

In spring 2022, the District contracted Stillwater Sciences, Inc., to assess water and wetland resources at the Hawthorns Area, which include Los Trancos Creek and three small riverine intermittent streambed drainages. Classified as a riverine upper perennial waterbody with an unconsolidated bottom, Los Trancos Creek flows from Monte Bello Ridge in the Santa Cruz Mountains to its confluence with San Francisquito Creek at Stanford University. Los Trancos Creek meanders along the eastern edge of the Hawthorns Area and although it flows year-round, it is prone to low flows or complete drying during droughts. Channel erosion is minimal but several channel failures/cut banks along the opposite side of the creek from District land may eventually need stabilizing. Runoff from Los Trancos Road into the creek at the culverted road crossing (gate WH10) could impair downstream water quality, but the runoff occurs along the San Mateo County right of way and outside of District land. As stated in **Section 3.1.4**, Los Trancos Creek is designated as critical habitat for California central coast steelhead.

Regulatory Context

Clean Water Act

Under [Section 404 of the Clean Water Act](#) (CWA) and [Section 10 of the Rivers and Harbors Act](#), the U.S. Army Corps of Engineers (USACE) has jurisdiction over all Waters of the U.S., including wetlands and waters currently, previously, or potentially used in interstate or foreign commerce. The Hawthorns Area contains 0.30 acres of potential Waters of the U.S. subject to the USACE's

⁷ National Marine Fisheries Service. 2005. Endangered and Threatened Species: Designation of Critical Habitat for Seven Evolutionarily Significant Units of Pacific Salmon and Steelhead in California; Final Rule. FR Doc. 05-16389. Part II. 50 CFR. Part 226. Vol. 70. No. 170: pp. 52488-52627. September 2, 2005.

jurisdiction (see **Table 6**). For additional details and maps pertaining to Waters of the United States at and around the Hawthorns Area, see the **Supplemental Figures** section at the end of the report.

Table 6: Potential Waters of the U.S. Within the Hawthorns Area

Feature	Classification	Acres
Los Trancos Creek	Riverine, Upper Perennial, unconsolidated bottom (cobble-gravel)	0.24
Drainage	Riverine, Intermittent Streambed	0.06
Total		0.30

Furthermore, Section 303(d) of the CWA authorizes the Environmental Protection Agency (EPA) to assist states, territories, and authorized tribes in listing impaired waters and developing Total Maximum Daily Loads (TMDLs) for impaired waterbodies. A TMDL establishes the maximum amount of a pollutant allowed in a waterbody and serves as the starting point or planning tool for restoring water quality. In general, once a waterbody has been added to a state’s list of impaired waters it stays there until the state develops a TMDL and the EPA approves it.⁸

Los Trancos Creek is a tributary to San Francisquito Creek, which is designated as a 303(d) impaired waterbody due to trash and sedimentation.⁹ Historic and current land uses throughout the San Francisquito Creek watershed have altered the forms and functions of San Francisquito Creek’s channels, exacerbating sedimentation and resulting in erosion, runoff, water quality degradation, and compromised riparian habitat for native fish species.¹⁰

California Riparian Habitat Conservation Act

Chapter 4.1 of the California Department of Fish and Wildlife (CDFW) Fish and Game Code establishes the California Riparian Habitat Conservation Act, which aims to protect California’s rivers and riparian resources. The Fish and Game Code acknowledges the necessity of keeping certain lands such as riparian and wetland areas in their natural condition in order to preserve their environmental value. Preservation and enhancement of riparian habitat is a primary concern of the CDFW and the Wildlife Conservation Board, and any activities proposed in the vicinity of riparian habitats should be coordinated with the CDFW.

Town Creek Setback Ordinance

The Town regulates land use within a specified distance of creeks to protect the waterway. For Building Permits and Site Development Permits, the Town’s Creek Setback Ordinance¹¹ stipulates that setbacks may be measured from either the top of the creek bank (TOB) or the ordinary high-water mark (OHWM) at the discretion of the property owner. For parcels of 2.5 acres or more, a 55-foot buffer from TOB or a 60-foot buffer from the OHWM is required.

3.1.6 Wildland Fire Management

The District’s ongoing land stewardship includes proactive, year-round wildland fire prevention, preparation, and response. The District adopted a [Wildland Fire Resiliency Program](#) in 2021 to increase ecologically sensitive vegetation management District-wide. Under this program, wildland fire severity and risk are reduced through vegetation management with a focus on ecological health and wildland fire resilience, in alignment with the District’s mission and policies. Moreover, as part of the Wildland Fire Resiliency Program, the District is developing a Prescribed Fire Plan to reintroduce prescribed fire to District lands in partnership with twelve fire agencies, including the California Department of Forestry and Fire Protection (CALFIRE).

The District implements required wildland fire prevention activities at the Hawthorns Area, as well as discretionary measures, including mowing along roadways, ridgetops and a staging area for wildland fire crews, thinning specific vegetative fuels, and maintaining 100’ of defensible space around all structures. Under direction from the District, Grassroots Ecology, a local non-profit organization focused on restoring local ecosystems, works with volunteers to pull highly flammable French broom, especially from ignition points along roadways.

⁸ <https://www.epa.gov/tmdl/overview-listing-impaired-waters-under-cwa-section-303d?msclkid=63484a0ea60911eca1da89a12b6c7dc9>

⁹ https://www.waterboards.ca.gov/rwqcb2/water_issues/programs/TMDLs/2016_303d/00684.shtml#35585

¹⁰ https://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/TMDLs/sanfranciscitosediment/sanfranciscitosedimentbudget.pdf

¹¹ No. 2007-369, Chapter 18.59 of Title 18 of the Portola Valley Municipal Code

In accordance with the [Woodside Fire Protection District Ordinance](#) Perimeter Property Line Clearance, the District is required to remove vegetative fuel materials or litter at least 50 feet from the Hawthorns Area property line and 100 feet from any neighboring structure. This includes materials such as dead weeds and dry annual grasses that are capable of being easily ignited.

3.2 PUBLIC ACCESS

The Hawthorns Area is currently closed to the public and does not contain designated public access facilities. However, as the 2014 Measure AA Open Space Bond and Vision Plan established a goal of opening the Hawthorns Area to the public, public access considerations in alignment with the conservation easement are inherent to the Hawthorns Area Plan planning process.

Existing infrastructure at the Hawthorns Area includes driveways, internal ranch roads, and informal pathways that may provide future public access opportunities and connections with the surrounding Town road and trail network. The District has retained a transportation consultant to characterize existing traffic conditions and evaluate lines of sight at the existing driveways to determine if these access points could provide safe ingress and egress to the Hawthorns Area. Refer to Section 4.2 for a discussion of public access opportunities and constraints.

3.3 LOCAL AND REGIONAL CONNECTIVITY

The 2003 [Town of Portola Valley General Plan](#) (General Plan) includes a [Trails and Paths Element](#), which envisions a comprehensive trail and path system throughout the Town. **Table 7** describes local trails and pathways near the Hawthorns Area, and **Figure 2: Town Trails** depicts these trails and pathways.

- **Coal Mine Ridge Nature Preserve:** Coal Mine Ridge Nature Preserve is a privately owned, 235-acre open space preserve that is a part of Portola Valley Ranch. Public trail access for equestrian use and hiking is provided under an easement granted to the Town, but the easement applies only to the public trails and does not permit public access to the rest of the open space. Dogs and bikes are prohibited on the trails in Coal Mine Ridge Nature Preserve.
- **Pearson-Arastradero Preserve:** Pearson-Arastradero Preserve is located east of the Hawthorns Area and managed by the City of Palo Alto. Bounded by Los Altos Hills, Stanford University, and Portola Valley, the 622-acre preserve contains over ten miles of recreation trails open to pedestrians, equestrians, bicyclists, and dogs on-leash. This preserve could facilitate future trail alignments for the envisioned Bay to Ridge Trail, including the planned Palo Alto to the Sea Trail.¹²
- **Foothills Nature Preserve:** Bounded by Portola Valley, Los Altos Hills, Pearson-Arastradero Preserve and Los Trancos Open Space Preserve, Foothills Nature Preserve is managed by the City of Palo Alto and encompasses 1,400 acres of chaparral, oak woodlands, and grassland ecosystems. The preserve includes fifteen miles of hiking trails open only to pedestrians. While horses are not permitted anywhere in the preserve, bicyclists are permitted on paved roads. The preserve is open to dogs on leash on weekdays; however, no dogs are permitted on weekends or holidays. Foothills Nature Preserve is also open to fishing and canoeing at Boronda Lake, as well as seasonal camping at Towle Campground. In the future, Foothills Nature Preserve could facilitate future trail alignments for the envisioned Bay to Ridge Trail, which would ultimately include the planned Palo Alto to the Sea Trail.
- **Stanford Dish Area:** The Stanford Dish Area is located in the foothills west of Stanford University, is owned and operated by Stanford University, and is open to the general public. Named for a radio antenna constructed in 1961 and still actively used today, the Stanford Dish Area supports rare species, cultural resources, and academic study and offers nearly four miles of paved recreational pedestrian trails. No dogs, horses, or bicycles are allowed anywhere in the Stanford Dish Area.
- **Stanford Perimeter Trail:** Connecting recreational areas in the foothills to those in the Palo Alto Baylands, the Stanford Perimeter Trail is 3.4-mile, multi-use trail built along Junipero Serra Boulevard, Stanford Avenue, and El Camino Real. The trail was constructed in partnership between Stanford University and the City of Palo Alto and is included in the City of Palo Alto's Master Plan for Parks, Trails, Open Space & Recreation. The trail is open to pedestrians and bicyclists.
- **Jasper Ridge Biological Preserve:** Located south of Sand Hill Road and west of Interstate 280, Jasper Ridge Biological Preserve is owned and operated by Stanford University primarily for conservation and scientific research. The 1,193-acre Preserve is open to the public in a limited capacity through scheduled, docent-led tours from October through May. Other recreational uses are not permitted.
- **Windy Hill Open Space Preserve:** Situated approximately one mile west of the Hawthorns Area in the Town, the 1,414-acre Windy Hill Open Space Preserve is owned and managed by the District. The Preserve includes over 13 miles of hiking trails, including a segment of the Bay Area Ridge Trail. Bicyclists, equestrians, and dogs on-leash are permitted on designated trails in the Preserve.

¹² The ultimate vision of the Bay to Ridge Trail as defined by the City of Palo Alto is to connect parks and open spaces from the San Francisco Bay to the peninsula ridgeline across the broader Palo Alto region, encompassing Foothills Park and Arastradero Preserve in the southwest as well as the Baylands Preserve and other shoreline parks and natural open spaces to the northeast. For more information, see City of Palo Alto's *Parks, Trails, Natural Open Space and Recreation Master Plan*.

In addition to the open spaces within the immediate vicinity of the Hawthorns Area, there are numerous parks and preserves located throughout the broader San Francisco Peninsula.

- **Skyline Region** – The Skyline Region of the Santa Cruz Mountains includes parks and open space preserves generally located along Highway 35, including Huddart County Park, Wunderlich County Park, Pescadero Creek County Park, Purisima Creek Redwoods, El Corte de Madera Creek, La Honda Creek, Russian Ridge, Coal Creek, Skyline Ridge, Long Ridge, Monte Bello, and Saratoga Gap. The Bay Area Ridge Trail, a regional trail system circumnavigating the San Francisco Bay Area, connects many preserves and San Mateo County parks in the Skyline Region.
- **Foothills Region** – The Foothills Region of the Santa Cruz Mountains encompasses lower-elevation recreational areas between the Santa Cruz Mountains and the urbanized Peninsula. Santa Clara County parks and open space preserves in the Foothills Region include Stevens Creek County Park, Upper Stevens Creek County Park, Rancho San Antonio County Park and Preserve, Teague Hill, Thornewood, Los Trancos, Picchetti Ranch, and Fremont Older.

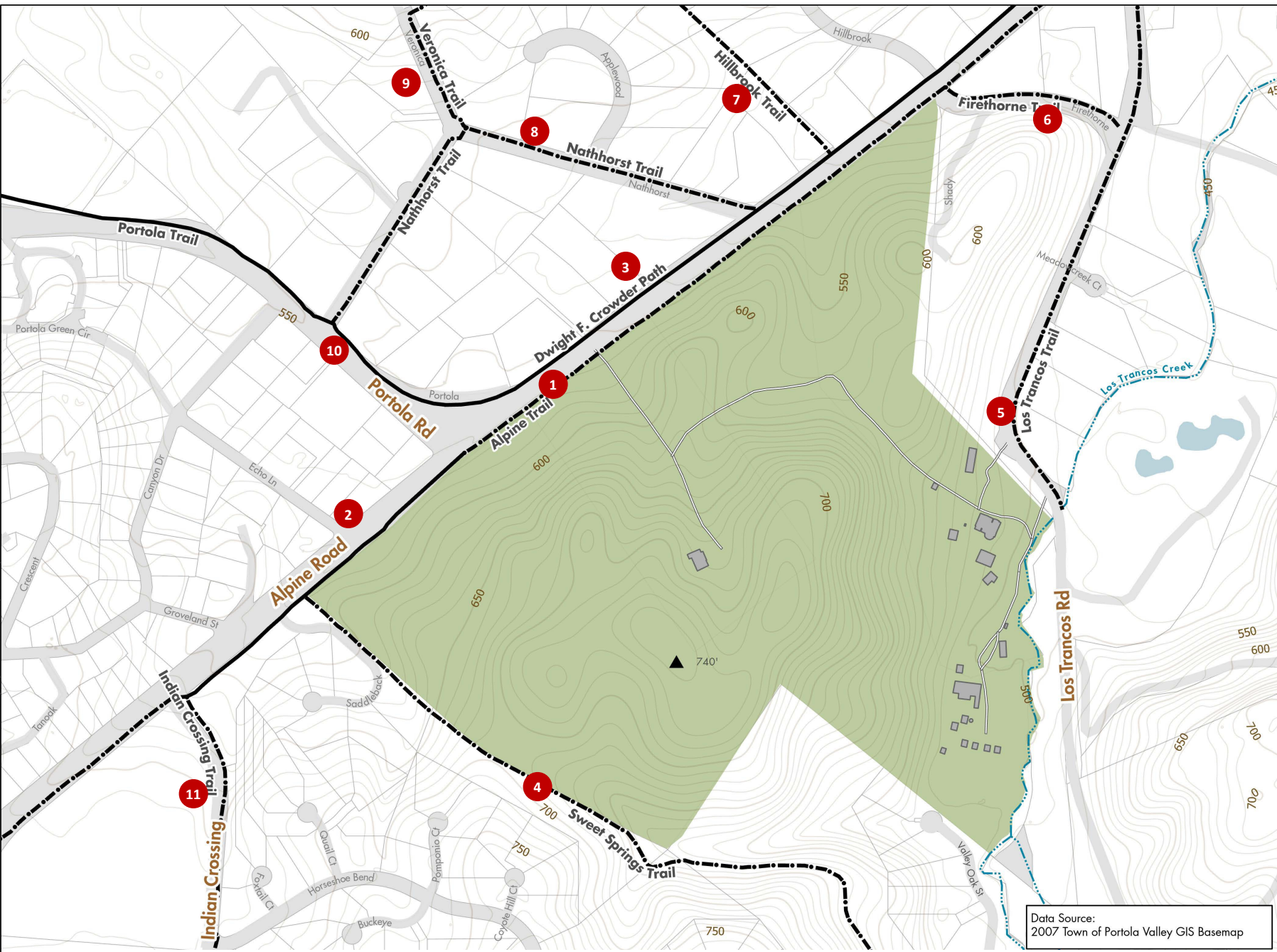
Table 7: Local and Regional Trails

Map No.	Name	Description	Allowable Uses			
			Pedestrian	Equestrian	Bicycle	Dogs On-leash
1	Alpine Trail	The Alpine Trail parallels Alpine Road on the south side of the road from the Ladera community near I-280 to Portola Road, eventually connecting with the Alpine Trail as it extends into the Santa Cruz Mountains. Between Los Trancos Road and Saddleback Drive, Alpine Trail is an unpaved path separated from Alpine Road by a vegetated berm elevated several feet above the roadway. Bicycles and dogs on-leash are only allowed on Alpine Trail north of the Alpine Road / Portola Road intersection.	X	X	X	X
2	Alpine Road	Alpine Road is a major arterial roadway through the Town. The following portions of Alpine Road adjacent to the Hawthorns Area are officially designated as part of the Town's trail and path network: <ul style="list-style-type: none"> ▪ Bicycle Route: Alpine Road from Los Trancos Road to Saddleback Drive. ▪ Bicycle Path: On the north side of Alpine Road from Los Trancos Road to Portola Road. 	X	X	X	X
3	Dwight F. Crowder Path	The Dwight F. Crowder Path is a multi-use thoroughway north of Alpine Road from the Portola Trail east towards Central Portola Valley and intersects with the Nathhorst and Hillbrook Trails.	X	X	X	X
4	Sweet Springs Trail	The Sweet Springs Trail extends from Alpine Trail near the western corner of the Hawthorns Area and extends south into the Portola Valley Ranch neighborhood. This is a private trail owned by Portola Valley Ranch that is accessible to the public. Hiking and equestrian uses are allowed on this trail; bicycles are prohibited.	X	X		X
5	Los Trancos Trail	The Los Trancos Trail is located on the east side of Los Trancos Road along the eastern boundary of the Hawthorns Area. The unpaved trail begins at Los Trancos Creek and extends to the north parallel to Los Trancos Road until it terminates at the Alpine Trail.	X	X	-	X
6	Firethorne Trail	The Firethorne Trail spans from the Los Trancos Trail to the Alpine Trail at the northeastern corner of the Hawthorns Area.	X	X	-	X
7	Hillbrook Trail	The Hillbrook Trail connects to the Dwight F. Crowder Path a few hundred feet southwest of the northeastern corner of the Hawthorns Area and extends north parallel to Hillbrook Road.	X	X	-	X
8	Nathhorst Trail	Situated north of the Hawthorns Area and southwest of the Hillbrook Trail, the unpaved Nathhorst Trail runs adjacent to Nathhorst Road and connects to the Dwight F. Crowder Path to the east, to the Veronica Trail to the northwest, and to the Portola Trail to the southwest.	X	X	-	X
9	Veronica Trail	The Veronica Trail originates at the Nathhorst Trail and extends along Veronica Road north of the Hawthorns Property.	X	X	-	X
10	Portola Trail	Located north of the Hawthorns Area, the Portola Trail is the extension of the Dwight F. Crowder Path to the west following Portola Road.	X	X	X	X
11	Indian Crossing Trail	The Indian Crossing Trail originates at Alpine Road west of the Hawthorns Area and continues south toward the Portola Valley Ranch neighborhood.	X	X	-	X
12	Valley Oak Trail	The Valley Oak Trail is a multiuse trail Town trail that spans the Portola Valley Ranch neighborhood and comes to a terminus near the southwestern corner of the Hawthorns Area.	X	X	X	X



**Town of Portola Valley
Public Trail Network**

- Hawthorns Area
- Building
- Trail use type**
- Equestrian & Pedestrian Trail, Dogs On Leash
- Bicycle, Equestrian, & Pedestrian Trail, Dogs On Leash



Data Source:
2007 Town of Portola Valley GIS Basemap



Figure 2: Town Trails

Created By: ilopez
 Path: G:\Projects\Windy Hill\Hawthorns\Hawthorns MapSeries\Hawthorns MapSeries.aprx

3.4 HISTORIC AND CULTURAL RESOURCES

3.4.1 Hawthorns Historic District

In 2013, the District retained Knapp Architects to prepare a [Historic Resource Study](#) (HRS) for the Hawthorns Area, which concluded that the property is eligible for listing on the National Register of Historic Places as a historic district because it retains landscape features and structures that reflect the social, agricultural, and architectural history of San Francisco Peninsula estate property in the late 19th century. Resources determined eligible for the National Register are automatically eligible for the California Register of Historical Resources. Furthermore, the [Historic Element](#) of the Town's General Plan identifies two historic resources at the property: (1) the 'Allen-Woods House and grounds,' and (2) 'Vegetation at Allen-Woods House.' As an eligible historic district, the Hawthorns Area meets the definition of an historic resource under the California Environmental Quality Act (CEQA).

Character-Defining Features

Table 8 and **Figure 3** identify character-defining features at the Hawthorns Area, which represent the prominent or distinctive aspects, qualities, or characteristics that contribute significantly to its physical character and convey its historical significance. Character-defining features for the Hawthorns Historic District are those that convey its relationship to the history of country estates in Portola Valley during the late 19th and early 20th centuries. These attributes include built structures and natural features, including the natural topography, open grasslands, and expansive vistas.

The HRS categorized character-defining structures at the Hawthorns Area as *primary* and *secondary historic district contributors*. In this context, primary contributors are those that are important in defining the historic character of the property and that should be retained or only minimally altered. Secondary features are less critical in contributing to the property's historic character and may undergo greater change without substantially impacting the property's overall historic character.¹³

The HRS categorized character-defining landscape elements as *contributing features* and *non-contributing features*. In this context, *contributing features* define the historic character of the property and that should be retained or only minimally altered, whereas *non-contributing features* do not communicate the property's overall historic character.¹⁴

Integrity

When a property is historically significant, the property's integrity is assessed to verify that it retains the physical characteristics which convey its historic significance. Several ancillary structures are in various states of disrepair from dilapidated finishes to total collapse. In their current state, the remaining portions are a scattered array of construction materials with no sense of their original architectural configuration or use. As such, these particular ancillary buildings no longer retain integrity to contribute to the property's historic significance.

Historic Complex Structural Assessment

In 2022, the District enlisted Wiss, Janney, Elstner Associates, Inc. to conduct a structural assessment of the buildings present on the Hawthorns Area and provide an overview of the necessary actions needed for stabilization, restoration, rehabilitation and reuse, and demolition as a separate project from the Hawthorns Area Plan process. Based on the information provided, the Board will determine the next steps for the management of the Historic Complex, at which time public access considerations for this area will be ascertained.

¹³ <https://www.nps.gov/tps/standards/applying-rehabilitation/successful-rehab/interiors-primary-secondary.htm>

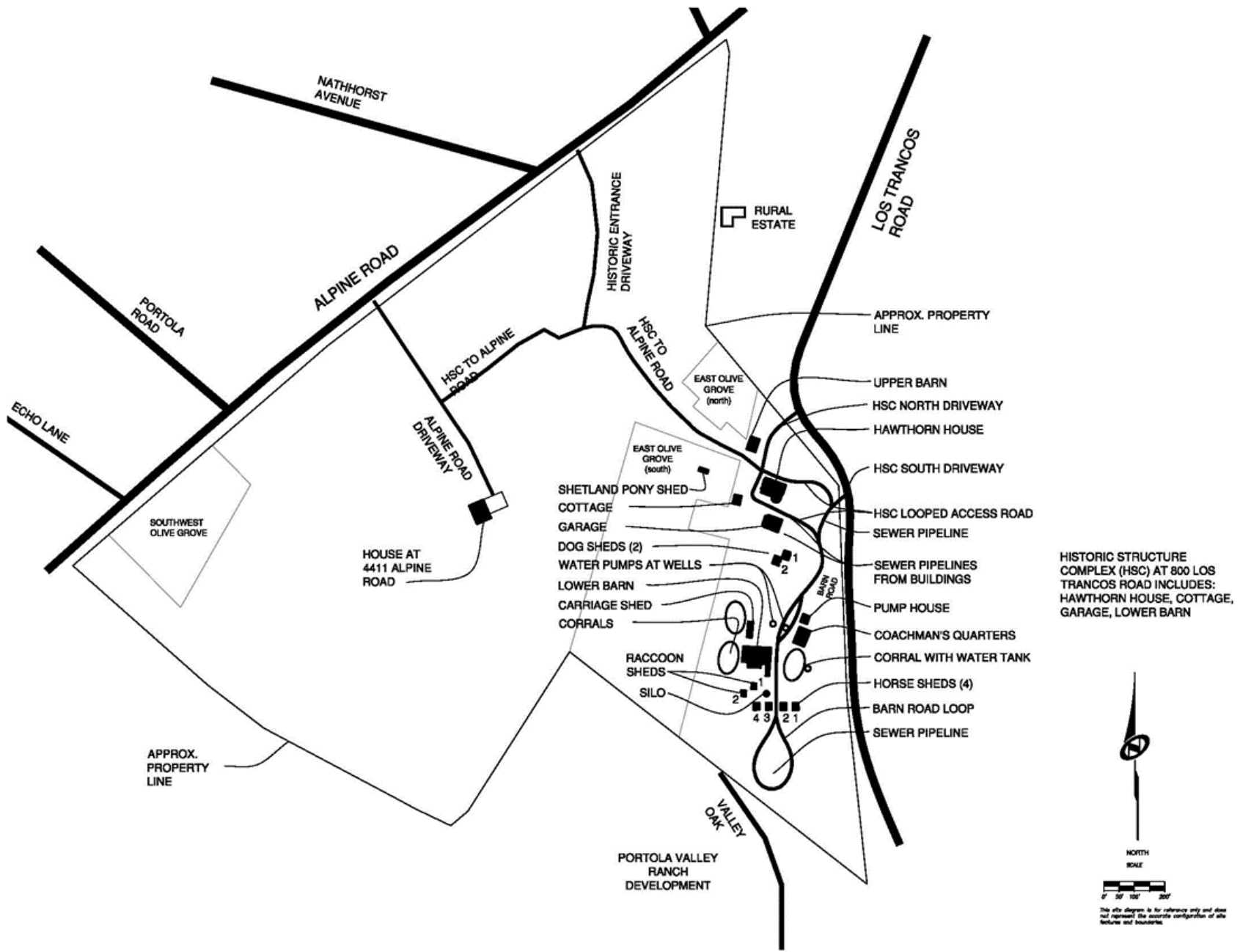
¹⁴ <https://www.nps.gov/tps/standards/applying-rehabilitation/successful-rehab/interiors-primary-secondary.htm>

Table 8: Features at the Hawthorns Area (see Figure 3)

Feature Name	Description	Contribution to Historic District
<i>Buildings and Structures</i>		
Hawthorns House	Approximately 9,000 square foot, wood-framed, shingle-style two-story residence with unfinished basement and finished attic. Constructed in 1887.	Primary character-defining feature, retains integrity
Garage	Approximately 2,200 square foot, wood-framed one-story structure with a first-floor garage and small attic. Constructed in 1916.	Primary character-defining feature, retains integrity
Cottage	Approximately 1,300 square foot, wood-framed structure with partially finished attic and split-level interior. Constructed around 1885.	Primary character-defining feature, retains integrity
Lower Barn	Approximately 4,400 square foot, wood-framed one-story structure with a large central side-sliding barn door flanked by secondary swinging doors. Constructed in 1887.	Primary character-defining feature, retains integrity
Upper Barn	Rectangular plan with inset porch, stalls and shed; corrugated steel roof; wood frame on grade; dirt floors. Construction date unknown.	Secondary character-defining feature, retains integrity
Raccoon Sheds	Appear to have been shelter enclosures. Rectangular plan; corrugated steel roof; wood frame on grade; dirt floor. Construction date unknown.	Secondary character-defining feature, retains integrity
Horse Sheds	Appear to have been a series of shelters. Square plan, open three sides; corrugated steel roof; wood framing; rough concrete floor; central wooden trough. Construction date unknown.	Secondary character-defining feature, retains integrity
Silo	Cylindrical storage container clad in vertical concrete panels with metal rods wrapped horizontally at intervals along the height; ladder enclosed by a cylindrical metal attachment on the exterior; roof is sheet metal with a conical raised cap for ventilation. Construction date unknown.	Secondary character-defining feature, retains integrity
Shetland Pony Shed	Appears to have been shade device and may relate to Upper Barn. Rectangular plan, open on three sides; corrugated steel roof; wood frame on grade. Construction date unknown. Structure has collapsed and no longer retains integrity.	Originally a secondary character-defining feature, but no longer retains integrity and does not contribute to historic district.
Dog Sheds	Appear to have been shelter enclosures. Rectangular plan; corrugated steel roof; horizontal board finish; wood frame on grade; dirt floor. Construction date unknown. Structures have collapsed and no longer retain integrity.	Originally a secondary character-defining feature, but no longer retains integrity and does not contribute to historic district.
Carriage Shed	Appears to have been an open shelter at the south end and an enclosed space at the north end with stalls. Rectangular plan; corrugated steel roofs; wood frame on grade; dirt floor. Construction date unknown. Structure has partially collapsed and no longer retains integrity.	Originally a secondary character-defining feature, but no longer retains integrity and does not contribute to historic district.
Pump House	Rectangular plan; corrugated steel roof; wood frame on grade; concrete pad floor. Construction date unknown. Structure has collapsed and no longer retains integrity.	Originally a secondary character-defining feature, but no longer retains integrity and does not contribute to historic district.

Feature Name	Description	Contribution to Historic District
Coachman's Quarters	Appears to have been small living quarters at the north end, a central covered space, and grooming/tack room structure at the south end. Rectangular plan; corrugated steel roof; wood frame on grade. Construction date unknown. Structure has collapsed and no longer retains integrity.	Originally a secondary character-defining feature, but no longer retains integrity and does not contribute to historic district.
District Residence	A modern residence constructed in 1952 at 4411 Alpine Road is currently used as a District residence. The 4411 Alpine Road residence and associated driveway and landscaping do not contribute to the historic district.	Does not contribute to historic district.
<i>Landscape Features</i>		
Los Trancos Road Olive Grove	The Los Trancos Road olive grove encompasses approximately nine acres north of the Historic Complex and may have originally included up to 1,000 olive trees. These trees have not been pruned or tended for many years with sucker branches growing from the base of the trees, moss on trunks and limbs, and the encroachment of trees and brush within the edges of the grove.	Character-defining feature that contributes to the historic district.
Alpine Road Olive Grove	The Alpine Road olive grove encompasses approximately 2.5 acres in the southwestern corner of the property that was planted at an early date. This area is overgrown with oaks and brush to the extent that the rows of olive trees are no longer apparent within the expanse of wooded area along the western edge of the property. The condition and integrity of the Alpine Road Olive Grove has deteriorated so that it no longer contributes to the significance of the property and is no longer a character-defining feature.	Originally a character-defining feature but no longer contributes to historic district.
Hawthorn Trees and Shrubs	The Hawthorns Area was named for the small ornamental trees planted along Alpine Road and at the original Historic Entrance Driveway. The planting was originally maintained as a tall, pruned hedge about 12-15' high, but was removed when Alpine Road was widened in 1952. There are individual examples of hawthorns that have naturalized or self-seeded along Alpine Road at the southwestern edge of the property and scattered in the adjacent field and along the Historic Entrance Driveway. The original hawthorns hedge along Alpine Road is no longer extant, and the fugitive and volunteer hawthorns plants do not contribute to the property's historical significance.	Originally a character-defining feature but no longer exists and does not contribute to historic district.
Historic Entrance Driveway	The original entrance road to the Hawthorns property entered from Alpine Road about 500 yards northeast of the current driveway to the District Residence at 4411 Alpine Road. Trees were once planted evenly along each side of the Historic Entrance Driveway from Alpine Road to the ridgeline. The portion of this original driveway between Alpine Road and the olive grove is overgrown with vegetation and its roadbed is no longer extant; however, an entrance gate to this road is still in place in the fence line along Alpine Road. Oak trees recall the original driveway alignment and contribute to the overall historical character of the property.	The fence, gate, and oak trees delineating the original driveway all contribute to the historic district.

Feature Name	Description	Contribution to Historic District
Open Grasslands and Vistas	The open grasslands and expansive vistas to the surrounding ridges and distant mountains from the upper slopes of the open hillsides are associated with the pre-1952 development era.	Character-defining features that contribute to historic district.
Fences	Fences and remnants of fences (e.g., wooden posts, metal stakes, barbed wire) of varying types enclose the property and delineate internal uses and define the landscape's historical conditions.	Fences that define historic uses and layouts at the Hawthorns Area contribute to the historic district.
Terraced Area and Brick Oven	The terraced area, brick oven, and two retaining walls composed of stacked field stone at the north end of the Hawthorns House contribute to the historic district.	The terraced area and brick oven contribute to the historic district.
Internal Paths and Field Stone	<p>The property's internal road system consists of a series of single-lane dirt roads, as follows:</p> <ul style="list-style-type: none"> • Two entrances at Los Trancos Road • The road from the upper Los Trancos Road entrance that leads to the northwest corner of the Hawthorns House • The segment that runs along the front of the Hawthorn House • Road that is accessed from the lower Los Trancos Road entrance and leads out to the Lower Barn and field area • The driveway to the Garage • Segment that leads westward up through the olive grove (northwest of the Hawthorns House), over the ridge <p>The field stone edging and low retaining walls that line portions of the internal road system further contribute to the landscape's historic properties.</p>	With the exception of the asphalt driveway leading to the modern residence at 4411 Alpine Road, all paths on the Hawthorns property contribute to its historic designation.
Spatial Organization	<p>Two forms of spatial organization support the Hawthorns Area's historic classification:</p> <ul style="list-style-type: none"> • the large olive grove that stretches between the northern and southern boundaries on this eastern side of the ridgeline • the cluster of the three main residential buildings (the Hawthorn House, the Cottage, and the Garage) at the northern end of the historic district, as well as the agricultural area with the Barn and open field at its southern end. 	Spatial organization at the Hawthorns Area contributes to the historic district.
Natural Topography	The natural topography of the Hawthorns Area slopes steeply down from the ridge and runs through the central portion of the historic district toward Los Trancos Road and then gradually levels out as it approaches the eastern boundary of the property at Los Trancos Creek. This formation, as well as the manner in which the built features have been added to the site with minimal topographic modifications, contributes to the historic nature of the property.	Natural topography at the Hawthorns Area contributes to the historic district.



HISTORIC STRUCTURE COMPLEX (HSC) AT 800 LOS TRANCOS ROAD INCLUDES: HAWTHORN HOUSE, COTTAGE, GARAGE, LOWER BARN

Figure 3: Hawthorns Historic District Features

3.4.2 *Historic and Cultural Resources*

Archaeological surveys conducted in 2018 and 2022 determined that the Hawthorns Area contains sensitive Native American resources. In general, portions of the Hawthorns Area within 200 feet of Los Trancos Creek may contain archaeological resources; the remainder of the Hawthorns Area has low archaeological sensitivity. Public access to the Los Trancos Creek areas of the Hawthorns Area could increase risk of degradation or damage to these resources. Coordination with the Muwekma Ohlone Tribe of the San Francisco Bay Area will ensure privacy and respect to the sensitive and confidential nature of these resources.

3.5 AESTHETICS

The Hawthorns Area landscape includes low-elevation grassland hills and scenic ridgetops that afford panoramic views of the San Francisco Bay and Peninsula, the East Bay hills, and the Santa Cruz Mountains. Highpoints within the western half of the Hawthorns Area typically provide the most unobstructed sweeping vistas, although other grassland knolls throughout the property also provide open views of the region. Several portions of the Hawthorns Area (listed below) are visible from public rights-of-way, nearby trails, and adjacent Town neighborhoods.

- The Alpine Road frontage is visible from public areas and private parcels along the length of Alpine Road. This viewshed typically extends along the length of Alpine Road towards the Hawthorns Area until intervening vegetation and topography obstruct views.
- Grassland hills within the southwestern portion of the Hawthorns Area are visible from residences within Portola Valley Ranch, including Saddleback Drive, Horseshoe Bend, Quail Court, Pomponio Court, Coyote Hill Court, and Franciscan Ridge.
- A flat grassland along Los Trancos Creek within the southeastern portion of the Hawthorns Area is visible from residences along Valley Oak Street. Some structures that comprise the Historic Complex are also visible from these properties.
- Sections of the northeastern portion of the Hawthorns Area are visible from a single property located on Firethorn Way.
- The eastern portion of the Hawthorns Area is generally blocked by vegetation; however, portions of the Historic Complex are visible from Los Trancos Road and Los Trancos Trail.

3.5.1 *Alpine Road Scenic Corridor*

The approximately 10-mile Alpine Scenic Corridor links urbanized areas of the San Francisco Peninsula east of Highway 280 to rural Portola Valley. The [Alpine Scenic Corridor Plan](#), adopted as a part of the Town's 2003 General Plan, guides the protection and enhancement of the natural beauty of this corridor.

Areas of Special Concern

The Alpine Scenic Corridor Plan establishes several areas of special concern that contribute to the natural quality of the scenic corridor. Of these areas of special concern, the Hawthorns Area is located within the immediate roadside, primary vista corridor, and secondary vista corridor, summarized below:

- **Immediate Roadside:** This is a band on either side of the roadway, generally 50 to 100 feet wide, which extends to trees, fences, banks, or other features that define the roadside area. This strip is of great importance to the scenic values of the corridor, where buildings, grading, clearing, planting, and access roads should be carefully regulated.
- **Primary Vista Corridor:** The lands in view beyond the roadside determine the character of the scenic corridor and are thus designated as the "Primary Vista Corridor." This corridor includes nearby ridges viewed from the road and the foreground, up to 1,000 feet, where long vistas extend up valleys beyond the corridor. The Scenic Corridor Plan does not prohibit building within this corridor, but construction and planting should be designed to be compatible with and retain the natural and rural appearance of the area.
- **Secondary Vista Corridor:** This includes hills in the middle distance and the land in views down open valleys, where all major projects should be carefully reviewed and stringently regulated to prevent any significant alterations of the natural scene.

The Scenic Corridor Plan includes a list of items of concern within the areas described above, with the added guidance that the degree of concern should be tempered based on the visual impact when viewed from areas along the road. Those items that appear relevant to the Area Plan are excerpted below.

- Points of access to Alpine Road should be limited to the maximum extent possible.
- Building setbacks along Alpine Road should be increased as necessary to reduce the feeling of encroachment on the road.
- Buildings and structures should be subservient to the natural landscape in design, materials, and color.
- Planting should be in keeping with the natural landscape, leaving native trees and open space grasslands where possible and using native plant materials or other drought resistant plants in keeping with the natural scene.
- Removal of trees or other native vegetation cover should be stringently controlled.

Special Setback Lines

Section 18.58.020(D) of the Town's Code of Ordinances (excerpted below) establishes 75-foot setbacks from the Alpine Road right-of-way from the town boundary at Ladera to Portola Road. Furthermore, all new residences and major additions are subject to review by the Town's Architectural and Site Control Commission. Such reviews require analysis with respect to the Alpine Scenic Corridor Plan. In any new developments with frontage on Alpine Road, care should be taken to preserve natural landforms and vegetation in close proximity to the road to protect the corridor.

Section 18.58.020 - Special setback lines—S (scenic). Special setback lines are established along streets to assure the provision of space for light, air, safety, circulation, and visual amenity, and to permit or require adjustment in the location of structures to observe unusual physical conditions.

Section 18.58.020D. Alpine Road—No structure shall be located closer than seventy-five feet to the right-of-way of Alpine Road in that section of Alpine Road lying between the northerly town limits and Portola Road.

3.6 OPERATIONS AND MAINTENANCE

Operations and maintenance activities at the Hawthorns Area are contingent on several parameters, including the restrictions set by the conservation easement, the underlying geology, the potential presence of hazardous materials, the Town's land use and zoning policies, and the existing infrastructure.

3.6.1 Ground Movement

The Hawthorns Area is situated on relatively stable ground and the likelihood of ground movement is low. According to The Town's [Geologic](#) and [Ground Movement Potential Maps](#), the property is primarily characterized by level to moderately steep slopes underlain by greenstone and Whisky Hill Formation bedrock. Despite its stability, the property's thin soil mantle may undergo shallow land sliding, settlement, and soil creep. These minor ground movements are most likely to occur along the eastern and western boundaries of the property, where the geologic conditions are comparatively less stable. Near Los Trancos Creek, soils are comprised of unconsolidated granular material atop level ground and gentle slopes, which may be subject to liquefaction during strong earthquakes. Moreover, the western portion of the property is designated as an area with significant potential for downslope movement due to the unstable, unconsolidated, and thin constituent material atop gentle to moderately steep slopes. However, as no fault lines transect the Hawthorns Area, even these regions of comparatively less stable composite materials are unlikely to experience significant ground movement.

3.6.2 Hazardous Materials

The District conducted Phase I and Phase II Environmental Site Assessments (ESA) to identify hazardous substances at the Hawthorns Area. The Phase I ESA compiled information from site research and field visits to identify conditions at the Hawthorns Area that may involve hazardous substances. The Phase II ESA entailed soil sampling and laboratory analysis to determine if hazardous contaminants at the Hawthorns Area occur at concentrations exceeding Environmental Screening Levels (ESLs), which are thresholds established by the San Francisco Bay Regional Water Quality Control Board to protect human and environmental health.

The Phase I ESA identified two potentially hazardous property conditions:

1. Former agricultural use of the property, which is typically associated with the use of agricultural chemicals.
2. The presence of drums, solid waste, and other hazardous material containers observed within the Hawthorns Historic Complex.

Subsequent soil analysis conducted for the Phase II ESA determined that soils on the property do not contain hazardous agricultural residue, and that most of the Historic Complex does not contain hazardous debris. However, soils at two locations (the garage and the location of a former structure) contain elevated lead concentrations, which may pose a health risk to recreational users and construction workers if directly exposed to these soils.

In addition, the soil analysis also showed that locations within the garage and other areas used previously for car storage contain cobalt, lead, and nickel concentrations that exceed Construction Worker ESLs. Earthwork within these locations may pose a health risk to construction workers (Figures 3a-3b of the Phase II ESA).

The Phase II ESA recommended that either remediation or mitigation actions for the lead-impacted soils at the garage and former structure location occur prior to opening the Hawthorns Area to the public. Mitigation measures may include engineering controls to limit exposure to the impacted soil, such as encapsulating the soil or installing a barrier to prevent access to the impacted area. Remediation would likely include excavation and offsite disposal of the impacted soil in addition to confirmation sampling. The Phase II ESA also recommended that a Soil Management Plan be prepared should earthwork activities be conducted in areas impacted by elevated concentrations of cobalt, lead, and nickel.

3.6.3 Land Use and Zoning

Town General Plan Land Use Element

The [Land Use Element](#) of the Town's 2003 General Plan outlines specific guidelines for land occupancy and describes the location and distribution aspects of land uses, spatially delineated in the [Comprehensive Plan Map](#). There are four land use intensity categories for residential areas: low-medium, low, conservation residential and open residential. Portions of these residential areas are further classified as "residential open space preserves." The Hawthorns Area is classified as a *Residential Open Space Preserve* due to its visual properties and environmental constraints. Residential Open Space Preserves primarily serve as conduits for natural resource preservation but may also support recreational uses through public trails and pathways where appropriate. As such, land use at the Hawthorns Area must align with the following sections set forth by and excerpted verbatim from the Land Use Element:

- *2106a*: Portions of some of these residential areas are classified as "residential open space preserves." These preserves possess one or more of the following characteristics: slopes, canyons and ravines generally in excess of 30% in slope, unstable lands, lands of significant scenic value to the town, historic resources, riparian environments, and lands inaccessible without traversing potentially unstable lands. To the maximum extent possible, these preserves should be kept free of structures and left in a natural condition with respect to terrain and vegetation. New residential subdivisions should provide for the clustering of residences outside of residential open space preserves so that these areas are left undisturbed for visual enjoyment and limited local use. However, on lands also shown as open residential, residences might be appropriate, if clustering is not possible, if acceptable development standards for access, utilities and geologic stability can be met, and if scenic qualities and historic features are preserved. Low intensity recreation uses would be appropriate in residential open space preserves, and drainage and erosion control measures should be undertaken where necessary.
- *2106b*: The slope-intensity standards for the conservation residential and open residential categories recognize in part the overall problems of the development in areas with potential geologic instabilities. However, the intensity of development in individual developments should be further reduced as necessary to reflect specific geologic conditions encountered, to minimize significant visual impacts, to preserve scenic qualities and historic features, and to avoid high fire hazards and inadequate emergency access.
- *2109*: Superimposed upon the residential land use indicated on the comprehensive plan diagram is a tree symbol representing residential open space preserve. The residential open space preserve should be primarily a permanent open space but should in addition accommodate a variety of recreational uses well suited to the natural terrain and which preserve the continuity of native vegetation. Such uses include riding and hiking trails, informal play areas, scenic walks, picnic areas, and residences subject to suitable conditions (see foregoing standards). These areas can be either privately controlled by the local property owners or held by a public agency.
- *2138.4*: Individual sites should be landscaped attractively with native plants so as to integrate the entire development visually with its neighbors and the overall natural qualities of the planning area. Protecting residential areas from noise, unsightliness, odor and other nuisances should be accomplished through adequate landscape buffers that also enhance pedestrian access and through other appropriate design features.

Town Zoning Ordinance

Zoning within the Town is codified under [Title 18](#) of the Municipal Code and is visually synthesized in the Town's [Zoning Map](#). The Hawthorns Area is classified as Zoning District R-E/3.5A/SD-2/D-R under the Land Use Category "Community Park," described below:

- *R-E*: The "Residential Estate District" zone is intended to promote the establishment of a rural environment suitable for family living with parcels adequate to accommodate single family dwellings and accessory equestrian facilities. Parcel usage in the R-E district is subject to restrictions intended to preserve the Town's rural character, including limits placed on accessory uses; parcel area, open area, and bulk requirements; off-street parking requirements; provisions regulating nonconforming uses; required conditions; and special building setback lines. Furthermore, R-E districts are subject to net area reductions by the Town Planning Commission to reduce natural terrain and vegetation disturbances and ensure alignment with the General Plan.
- *3.5A*: This classification refers to the Hawthorns Area's categorization as a "Residential Density Combining District" associated with 3.5 acres. Limitations to areas with this classification include a maximum height of 34 feet, an 8,065 square feet maximum floor area, and a 15,566 square feet maximum for impervious surfaces.
- *SD-2*: This classification refers to the property's categorization as a "Slope Density Combining District" and determines acreage limitations for gross area per dwelling unit and required minimum parcel area.
- *D-R*: This distinction defines the Hawthorns Area as subject to "Design Review" regulations, which seek to preserve the existing natural quality of the area and provide for the adaptation of development to the natural scenery and specific site conditions; protect and enhance the visual character along designated major circulation corridors; and protect public and private property from excessive storm water runoff, soil erosion, earth movement, and fire hazard.

3.6.4 Infrastructure

In addition to the buildings associated with the Hawthorns Historic District, the Hawthorns Area contains infrastructure associated with previous and current land uses, including gates and fencing, a staff residence, utilities, and site security measures.

Gates and Fencing

The perimeter of the Hawthorns Area is fenced, with three primary gates for access— two along Los Trancos Road and one off Alpine Road. Additional interior fences and fence remnants (e.g., wood posts with barbed wire, board rails/slats, or metal stakes) are present throughout the property, primarily as vestiges of historic uses near the Historic Complex. These fences and fencing remnants vary in their condition, historical significance, impacts to wildlife, and implications for public safety. In 2022, the District enlisted Knapp Architects to conduct a site assessment of the fences, within the context of the site’s eligibility for listing as a historic district on the National Register of Historic Places and prepare a memo describing general fence maintenance and site management principles for the District to follow in its ongoing management of the property.

Staff Residence

The District maintains a staff residence in the center of the Hawthorns Area, which is a building accessed via a paved driveway from Alpine Road. Built in 1952, this U-shaped California ranch residence sits on a small flat area at the end of the driveway and features a built-in garage, a front-facing balcony, and a low-pitched roof characteristic of western, pre-War California architecture. It is not historic in nature, nor is it associated with the Historic Complex.

Utilities

The staff residence located within the Hawthorns Area is served by electrical and water service, both of which are underground and parallel the driveway originating from Alpine Road. A septic system extends northeast of the residence, across the driveway.

The Hawthorns Historic Complex does not currently have permanent electric service, domestic water, storm drainage, sanitary sewer, or natural gas service. Water, gas, and electric meters and underground lines had been developed for a portion of the Historic Complex over the years, but as the site has been vacant for many years, these utilities have become outdated and are in disrepair. A historic, inactive water well is located near the Coachman’s quarters and pump house, although it is unclear when it was last used or where it connects. The Historic Complex has a septic system connected to the main house, garage, and cottage. There are sanitary waste lines that run south from the garage toward Los Trancos Creek and a septic tank located south of the garage. Other septic tanks may be present; however, none have been identified to date. Similarly, leach field locations have not been confirmed, but care will need to be taken to ensure leach fields are protected and avoided with further development. In addition, a sewer main runs through the site, south of the main house and garage, which may allow for sewer connections to buildings within the Historic Complex. There are several manhole covers present on the existing dirt roads and elsewhere in the Hawthorns Area, with a sewer line running parallel to Los Trancos Creek several feet out from its west bank. This sewer line is operated by the West Bay Sanitary District, which stipulates that all manholes must be kept clear at all times for emergency access.

Site Security

The buildings comprising the Historic Complex are locked, fenced, and boarded to prevent trespassing and vandalism. Standard signage denoting closed and hazardous areas, as well the year-round, on-site presence of a District Ranger at the staff residence, further augment site security.

4.0 OPPORTUNITIES AND CONSTRAINTS

This section identifies opportunities and constraints for the Hawthorns Area, which represent resource and land management priorities and key considerations that may have policy implications for the future use and management of the property. The topics described herein are a compilation of information gained through technical studies, coordination with District subject matter experts, and community engagement. The following opportunities and constraints have been organized by topic. Some features are addressed under multiple headings. For example, opportunities and constraints related to Los Trancos Creek are identified under natural resources, public access, and aesthetics. Each subsection begins with a brief overview of the opportunities and constraints for that topic area, followed by a summary table and a list of relevant public feedback received from the District’s public engagement programming. Some comments are verbatim, while others represent an amalgam of frequently expressed sentiments. The District will incorporate feedback as appropriate within the scope of the Hawthorns Area Plan project.

Table 9: Executive Summary of Opportunities and Constraints

Opportunities/Constraints	Topic Area
---------------------------	------------

O	By establishing resource and land management guidelines for the Hawthorns Area, the District has the opportunity to further its goals in protecting and restoring native habitat, supporting ecological resilience, wildlife connectivity, and wildland fire risk reduction.
O	An internal trail system at the Hawthorns Area will provide opportunities for low-intensity recreational uses, multimodal access, and potential local or regional trail connections.
O	Public access at the Hawthorns Area will allow the District to highlight scenic viewpoints and design low-intensity recreational amenities, while sharing the property's rich natural, cultural, and historic resources with the public through interpretative and educational features.
O	The Hawthorns Area Plan presents an opportunity for the District to partner with tribes, peer agencies, local municipalities, non-profits, and other entities to fulfill the property's vision and goals.
O	By developing maintenance and operation guidelines, the Hawthorns Area Plan can support the long-term stewardship of the property and meet public safety objectives in alignment with the District's Good Neighbor Policy.
O/C	The Hawthorns Area Plan presents opportunities for collaboration and support from stakeholders, including adjacent neighbors, local businesses, recreational interest groups, schools, and the broader Town of Portola Valley community. Concurrently, stakeholder concerns present considerations in how best to incorporate public access.
C	The conservation easement on the property limits the range of uses and management activities the District can consider for the Hawthorns Area.
C	The Hawthorns Area's limited size, steep topography, and sensitive ecological resources constrain the recreational amenities the District can develop.
C	The property's cultural and historical resources require careful management to ensure their long-term preservation, including limitations to public access.
C	Public access at the Hawthorns Area must take into consideration viewsheds in the region, including the Alpine Scenic Corridor.

4.1 NATURAL RESOURCES

Goal: Protect and restore native habitat and manage for ecological resiliency of aquatic and terrestrial habitat, wildlife connectivity, and other natural resources.

4.1.1 Plants

As discussed in Section 3.1.1, the Hawthorns Area contains three primary habitat types: Valley and Foothill Grassland, Cismontane Woodland, and Riparian Forest, which are known to support special-status plants in the region. Although no special-status plants have been observed at the Hawthorns Area, the Cismontane Woodland within the property contains one sensitive natural community, a cover of California bay trees, and a rare and threatened plant community, Valley Oak Woodland. Future management activities and public access infrastructure at the Hawthorns Area should consider the location and distribution of these sensitive and threatened natural communities.

Grasslands at the Hawthorns Area are typically comprised of introduced species of grasses and there is opportunity to manage the area to promote more native species composition. Sections of the property that were mowed as part of the District's fire management activities resulted in higher coverage of native species due to reduced competition from non-native species, suggesting that continued active management would benefit the native species. However, opening the Hawthorns Area to public access would increase the risk of introduction of invasive species by way of visitors unknowingly bringing in non-native seeds on shoes, vehicles, or clothing.

Woodlands at the Hawthorns Area have a concentration of state listed sensitive trees as well as those that have been affected by diseases such as sudden oak death. Management to prevent the spread of this pathogen will be necessary to reduce loss of native oak woodland habitat. The olive grove and hawthorn trees that were historically introduced to the area are non-native and have colonized parts of the landscape in which they were not originally planted. The olive grove is part of the Historic Complex and provides a food source for species such as the dusky footed woodrat, but the trees are considered a non-native species.

Table 10: Opportunities and Constraints Pertaining to Plants

Opportunities/Constraints	Topic Area
O	Active grassland restoration and management would provide a suite of ecological benefits, including promotion of native species, wildland fire risk reduction, wildlife habitat, and carbon sequestration.
O	The plant communities at the Hawthorns Area provide a range of habitat for a variety of native wildlife, including special status species.
C	Invasive species, such as French broom and yellow star-thistle, threaten native plant communities and increase fire risks.
C	Introduced species, such as the olive trees on the property, encroach on native tree species.
C	Opening the Hawthorns Area to public access increases the risk of introducing invasive species and plant pathogens by way of people unknowingly bringing in non-native seeds on shoes, vehicles, or clothing.

Recurring Public and Stakeholder Input Pertaining to Plants

- Restore, protect, and actively manage native grasslands, including promotion of native species and protection from erosion.
- Grassland and woodland landscapes could provide opportunities for carbon sequestration.
- Grassland and woodland landscapes provide opportunities for wildlife habitat.
- The prevalence of invasive species, such as French broom and yellow star-thistle, presents a fire hazard.
- Introduced species, such as the olive trees on the property, encroach on native tree species. If the orchard is brought back into production, the fruit will need to be harvested to stop seeds from spreading via birds.
- The olive orchard is a noteworthy property feature and a draw for visitors.
- The olive orchard requires maintenance and management to reduce fallen branches and potential fire hazards.
- Planting oak trees can block views.
- Prevent intrusion of coyote brush.

Note: The District will incorporate input as appropriate and/or feasible within the scope of the Hawthorns Area Plan project, the Board-approved Vision and Goals, and the District’s resource management policies.

4.1.2 Wildlife

As discussed in Section 3.1.3, the Hawthorns Area supports a variety of native and special-status wildlife, including the Townsend’s big eared bat, dusky-footed woodrat, and steelhead trout. Townsend’s big eared bat, a California Species of Special Concern, has been detected in the upper barn, Hawthorns House, cottage, garage, and lower barn. It is presumed that these individuals were solitary males, as no maternity colonies were identified in any of the buildings. However, given the sparsely developed conditions in the surrounding area, it is possible that a Townsend’s big-eared bat maternity colony is present nearby, although none have been documented. Moreover, due to the presence of moderately dense woodland, understory cover and structure and the presence of a variety of food plants across the site, the Hawthorns Area supports a large woodrat population, with middens found in nearly every wooded area. Although most of the Hawthorns Area comprises highly suitable habitat for the San Francisco dusky-footed woodrat, wooded areas along the northwestern and eastern portions of the site support lower quality habitat primarily due to the sparse understory vegetation and structure. Additionally, Los Trancos Creek is designated critical habitat for steelhead trout. As increased human presence may negatively impact wildlife, care must be taken to minimize harm and ensure wildlife habitat is protected.

Existing fencing at the Hawthorns Area may restrict wildlife movement, but the District plans to include wildlife friendly fencing design principles into the planning process to allow for wildlife passage and improved habitat connectivity. In addition, site design at the Hawthorns Area is an opportunity to minimize habitat fragmentation by keeping habitat areas continuous and siting infrastructure such as trails and parking in such a way that habitat is not interrupted.

Table 11: Opportunities and Constraints Pertaining to Wildlife

Opportunities/Constraints	Topic Area
O	The Hawthorns Area supports a variety of native and special-status wildlife, including the Townsend’s big eared bat, dusky-footed woodrat, and steelhead trout.
O	The Hawthorns Area provides habitat connectivity and supports wildlife passage throughout the region, particularly through wildlife friendly fence designs.

C	Increased human presence from public access may negatively impact wildlife.
C	Historic fences may constraint wildlife movement.
C	San Francisco dusky-footed woodrat nests may constrain possible locations for public access trails, particularly in the Alpine Road Trail corridor.

Recurring Public and Stakeholder Input Pertaining to Wildlife

- Maintain some portions of the property for wildlife use only; restrict recreational access in these areas.
- There is an opportunity for the Hawthorns Area to serve as a wildlife corridor.
- Less fencing would facilitate wildlife movement for mountain lion, deer, coyotes, and badgers.
- Replacing existing barbed wire fencing with something more wildlife friendly (e.g., split-rail, incontiguous fencing with gaps, etc.) would ensure wildlife passage and public safety/security, while maintaining alignment with the Town aesthetic standards for the scenic corridor.
- Look at current wildlife corridors and determine if fencing is blocking them and what can be done to facilitate access for wildlife.
- Consider providing wildlife crossings.
- Fencing may impede wildlife movement and connectivity.
- Potential for wildlife to become roadkill when crossing Alpine and Los Trancos Roads. Deer already get hit frequently near Echo Lane.
- Recently completed studies for the nearby Stanford Wedge project mentions San Francisco Garter Snake, which could be a public access constraint if present at the Hawthorns Area.
- The wild turkey population is already high and may outcompete native species.

Note: The District will incorporate input as appropriate and/or feasible within the scope of the Hawthorns Area Plan project, the Board-approved Vision and Goals, and the District’s resource management policies.

4.1.3 Aquatic Resources

Los Trancos Creek provides an important ecological function as a riparian corridor and critical habitat for steelhead trout. District staff have determined that the creek within the Hawthorns Area is in good condition without apparent immediate need for restoration, and the District does not have planned restoration projects for this segment. Portions of Los Trancos Creek within the Hawthorns Area could be enhanced in the future to improve its habitat potential, visual character, and educational and interpretive value while still performing its required hydrologic function. Future riparian habitat improvements could include debris cleanup in upland areas, fence removal and invasive plant species management, and the riparian zone could be expanded in some areas along the west bank.

Recreational use near Los Trancos Creek could introduce disturbances such as trash, erosion, and sedimentation. Furthermore, Los Trancos Creek is a tributary to San Francisquito Creek, which is a designated 303(d) impaired waterbody due to trash and sedimentation. Even if trails or parking do not lead directly to Los Trancos Creek, the creek channel would be an attractive feature if visible from public trails or parking areas. Inviting public access – either authorized or unauthorized – near Los Trancos Creek could interfere with recovery goals for San Francisquito Creek. Creating public parking area near Los Trancos Creek could require new stormwater and drainage control infrastructure to minimize impacts to riparian resources. This infrastructure may be cost-prohibitive and inconsistent with the District’s mission to provide ecologically sensitive public access with minimal site disturbance.

Table 12: Opportunities and Constraints Pertaining to Aquatic Resources

Opportunities/Constraints	Topic Area
O	Los Trancos Creek provides an important ecological function as a riparian corridor and critical habitat for steelhead trout.
O	Portions of Los Trancos Creek within the Hawthorns Area could be enhanced to improve its habitat potential, visual character, and educational and interpretive value while still performing its required hydrologic function.
O	The Hawthorns Area provides sufficient space for adequate setbacks and buffers to protect waterways and riparian resources.

C	Recreational use near Los Trancos Creek could introduce disturbances such as trash, erosion, and sedimentation.
C	Public access near Los Trancos Creek could interfere with recovery goals for San Francisquito Creek.
C	Siting public parking near Los Trancos Creek is to be avoided to maintain consistency with the District's mission of providing ecologically sensitive public access with minimal impacts to natural resources.

Recurring Public and Stakeholder Input Pertaining to Aquatic Resources

- There is an opportunity to confirm that Los Trancos creek supports fish populations.
- Creek setbacks should be large to protect riparian areas.

Note: The District will incorporate input as appropriate and/or feasible within the scope of the Hawthorns Area Plan project, the Board-approved Vision and Goals, and the District's resource management policies.

4.2 PUBLIC ACCESS

Goal: Open the Hawthorns Area to low-intensity public access, provide an internal trail system, and provide multimodal access to the property.

4.2.1 Parking Area and Driveway Access

The District will consider designated parking within the Hawthorns Area to facilitate public access and provide other amenities, including signboards, restrooms, and other low-intensity facilities to accommodate recreational uses and multimodal access. The District must consider many factors when evaluating the size and location for future parking, including sensitive ecologic and historic resources, anticipated visitor demand, potential for overflow parking on adjacent roads, multimodal accessibility, roadway circulation, traffic safety, the Alpine Road Scenic Corridor, the guidelines of the conservation easement, and surrounding land uses. Hilly terrain within the Hawthorns Area will also limit the suitability of parking locations because developing a flat parking surface within an open space context should not entail major landform alterations that disturb existing hydrology or topography and potentially result in aesthetic/visual impacts.

A future parking area at the Hawthorns Area will require a driveway connecting to adjacent roadways. The existing access points identified in **Figure 4** and described below could be evaluated as potential driveways to a future parking area within the Hawthorns Area. A new driveway may also be considered depending on the location of parking and the lines of sight available on adjacent roads.

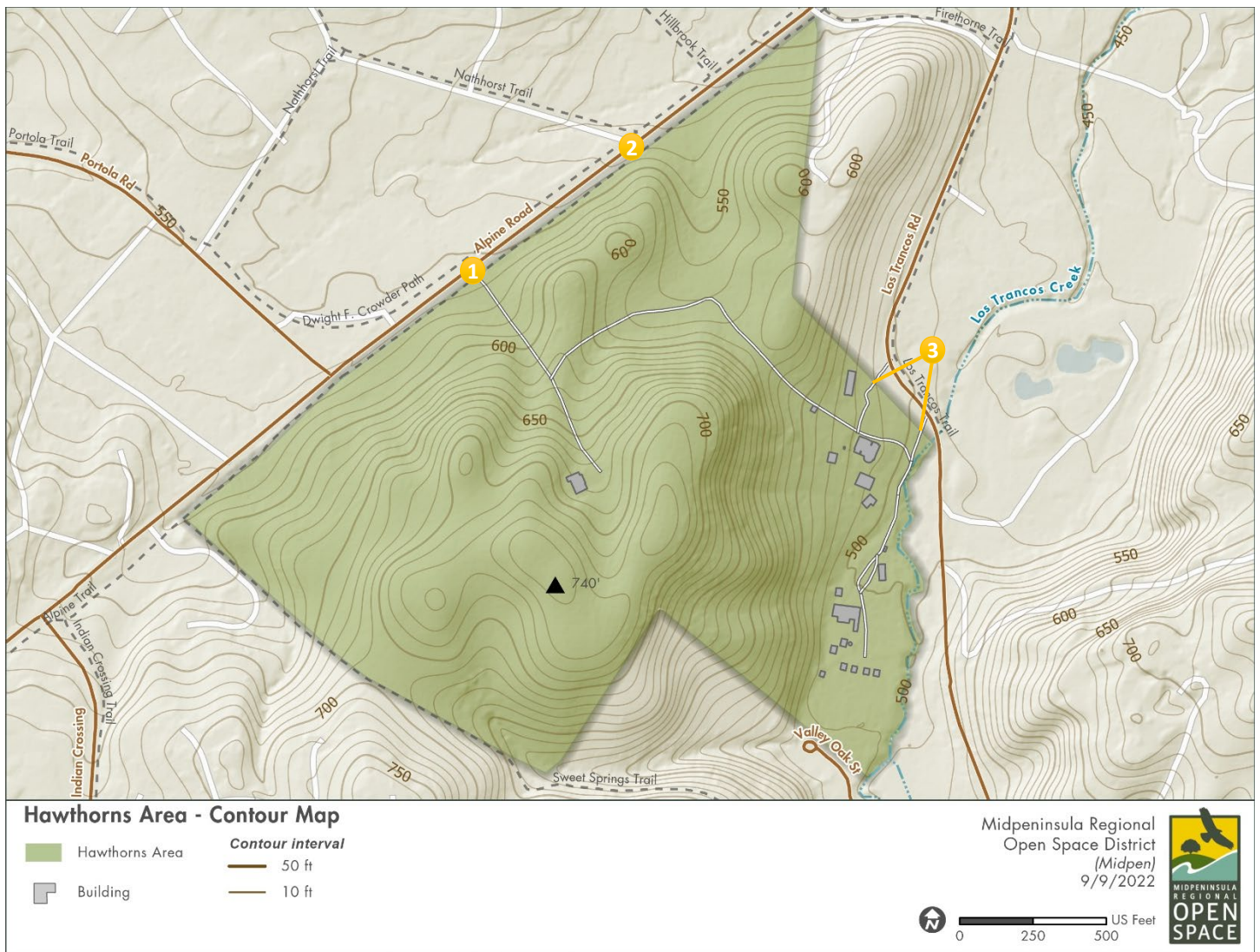


Figure 4: Map of Existing Access Points

1. 4411 Alpine Road Driveway

The paved driveway at 4411 Alpine Road currently provides access to the District residence located in the center of the property and could provide driveway access to future parking. This existing driveway intersects perpendicularly with a straight segment of Alpine Road and crosses Alpine Trail, which could result in potential conflicts between trail users and visitors accessing the driveway. This potential conflict could be reduced by realigning Alpine Trail further into the Preserve. The line of sight and impacts to the Town’s traffic corridor are being evaluated as part of the District’s transportation study.

2. Alpine Road Historic Driveway Entrance

The original entrance road to the Hawthorns property entered from Alpine Road about 500 yards east of the current driveway to the residence at 4411 Alpine Road. Although this original driveway is overgrown with vegetation and its roadbed is no longer extant, it represents an existing access point into a relatively flat portion of the Hawthorns Area. This entrance would be subject to the same constraints described above for the 4411 Alpine Road driveway.

3. Los Trancos Driveways

Two existing driveways extend into the Hawthorns Area from Los Trancos Road, a two-lane 35 mph roadway located along the eastern boundary of the property. This segment of Los Trancos Road is located at the center of an ‘S’ curve in the roadway. Accordingly, both driveways appear to have limited lines of sight, which may represent a safety concern for access to the Hawthorns Area and are undergoing further evaluation.

Moreover, parking infrastructure near Los Trancos Creek could result in environmental degradation, such as increased stormwater runoff and pollutants, and could require new infrastructure to minimize impacts to riparian resources. However, extensive

stormwater and drainage control infrastructure would be inconsistent with the District’s mission to provide ecologically sensitive public access with minimal site disturbance. Furthermore, large improvements (grading, retention walls, extended driveway, etc.) would also be inconsistent with the conservation easement maintained by POST, which directs preservation of the Hawthorns Area’s natural, scenic, historic, and open space conservation values.

Additionally, both driveways provide direct access to the Historic Complex, which introduces a number of complexities. At this time, the future of the Historic Complex has yet to be determined. In their current state, the structures comprising the Historic Complex are in poor condition, presenting potential safety and aesthetic concerns. Public access to this portion of the property would require increased scope, schedule, budget, permitting, stakeholder and public engagement, as well as peer agency coordination to perform the necessary site improvements and avoid potential impacts to historic and pre-historic resources.

The District may seek to identify potential partners to use and maintain the Historic Complex. A shared driveway to a public parking area and private use at the Historic Complex would require greater oversight and coordination in the management of public access and create shared maintenance and repair responsibilities.

Table 13: Opportunities and Constraints Pertaining to Parking Areas and Driveways

Opportunities/Constraints	Topic Area
O	The District has the opportunity to provide on-site parking in certain locations, which warrant further study to assess feasibility for public access.
O	Pending further study, a driveway originating at Alpine Road may provide access to the Hawthorns Area.
O/C	The property’s existing driveways present an opportunity to achieve the project’s public access goals efficiently and cost-effectively without increasing the footprint of disturbed areas. However, line of sight constraints may render some access points infeasible.
C	Topography limits the potential locations and size of future on-site parking.
C	Sensitive resources constrain the possible locations for future on-site parking.
C	Line of sight constraints for Los Trancos Road inhibit public access.

Recurring Public and Stakeholder Input Pertaining to Parking Areas and Driveway Access

The District received a high volume of public comments on the topic of parking. Many commenters proposed a large parking area to accommodate all visitors on-site and prevent overflow into neighborhoods, while some commenters requested limited parking to encourage visitation to Hawthorns Area via regional trails.

- Provide ample parking onsite to prevent overflow into neighborhoods.
- Develop multiple parking sites to increase availability.
- Limit parking on-site to keep overall usage low.
- Build parking area at existing flat area near eastern side of the Preserve at Los Trancos Road.
- Site parking closer to top of the hill or within interior of Preserve where it would be less visible from roadways.
- Provide separate entrances and exits to control the flow of traffic and fire safety/emergency access.
- Use lessons learned from Windy Hill and Arastradero parking areas.
- Limit overcrowding with a permit parking system, a reservation system, and/or an ADA only parking area.
- Driveway access from Alpine Road would be central to Town.
- Ensure safety of parking lots for kids – lines of sight, turn lanes, etc.
- Consider a natural surface driveway and parking lot instead of asphalt.
- Parking locations are limited by steep slopes.
- There is concern over the potential unavailability of parking with increased population in the area, especially on the weekends.
- There is concern over overflow of parking into neighborhoods, roadways, and businesses, specifically:
 - Portola Valley Ranch
 - Valley Oak Street
 - Alpine Road
 - Portola Road
 - Oak Forest Court

- Willowbrook Drive
- Robert’s Market and the surrounding commercial complex
- Corte Madera School
- Parking on roads would cause safety issues for cyclists due to encroachment into bike lanes.
- There is concern that opening the Hawthorns Area will result in overflow parking for Windy Hill.
- Consider providing overflow lots for the Hawthorns Area. Coordinate with Corte Madera School and other entities for potential overflow parking areas, particularly at weekends.
- There is concern about people parking at the end of the road and trail junctions to use trails.
- Parking lots would invite in more people – trails should be more of a throughway.
- Creating an internal loop trail with no connection to the Town’s trail system would potentially lower demand for this preserve.
- Road cyclists may use the lot to park and ride for a whole day.
- Streets in Portola Valley Ranch are narrow, and neighbors are concerned that their driveways will be blocked.
- There is concern about car density and safety within any on-site parking area.
- Using Alpine Road driveway could cause safety issues for kids using Alpine Trail.
- Los Trancos Road is windy with blind curves and people typically exceed the speed limit, posing safety concerns for recreational users.
- Parking on Los Trancos Road (near the Historic Complex) could negatively affect homes in the surrounding area, specifically due to increases in noise and visual impacts.

Note: The District will incorporate input as appropriate and/or feasible within the scope of the Hawthorns Area Plan project, the Board-approved Vision and Goals, and the District’s resource management policies.

4.2.2 Recreational Uses

The District’s mission emphasizes low-intensity recreational uses to avoid concentration of use, significant alteration of the land, and natural resource impacts. The level of access for low-intensity public recreational use of District land is evaluated against the following basic criteria:

- Protection of natural resources;
- Preservation of the opportunity for tranquil nature study and observation;
- Avoidance of significant visitor and trail user conflicts;
- Availability of Board and staff time, funding, and/or other means, to plan for and manage the use.

Access for hiking is typically unrestricted on District trails and lands. Public comments also suggested other opportunities for enjoyment at the Hawthorns Area, including nature photography, picnicking, meditation, and educational components. The District will consider other recreational uses of the Hawthorns Area including equestrians, dogs on-leash, and bicycles, as described below. Factors to consider include use conflicts, consistency with adjacent local trail and property uses, and maintenance feasibility.

Equestrians

There is high public interest in equestrian accessibility in the Hawthorns Area and most local trails are currently accessible to equestrians. The provision of equestrian amenities such as hitching posts and water troughs would make trails more accessible and enjoyable for equestrians. Due to size limitations that the District is likely to encounter for parking, providing equestrian parking may be very difficult to accommodate at the Hawthorns Area. Providing equestrian friendly parking requires much more planning than typical car parking lots based on the amount of space needed for the trailers (equaling the width of five or six regular car spaces) and turnaround considerations. By including equestrian trail uses, considerations will be needed for overhead clearance, trail width, trail grade, trail surfacing, and line of sight.

Table 14: Opportunities and Constraints Pertaining to Equestrian Use

Opportunities/Constraints	Topic Area
○	Equestrian access to the Hawthorns Area may enhance the regional equestrian trail network.
○	Equestrian amenities, such as hitching posts and water troughs, would make trails more accessible and enjoyable for equestrians.

C	Equestrian parking may be very difficult to accommodate at the Hawthorns Area due to size and site constraints and would require additional planning, potentially impacting project schedule, scope, and budget.
C	By including equestrian trail uses, considerations will be needed for overhead clearance, trail width, trail grade, trail surfacing, and line of sight.

Recurring Public and Stakeholder Input Pertaining to Equestrian Use

Equestrian stakeholder representatives discussed their priority desires for the Hawthorns Area in the following order of interest:

- Equestrian access and amenities, such as hitching posts, at the Hawthorns Area would be ideal for regional equestrian trail users.
- Providing supportive amenities like hitching posts.
- Equestrian parking would be welcome.

Note: The District will incorporate input as appropriate and/or feasible within the scope of the Hawthorns Area Plan project, the Board-approved Vision and Goals, and the District’s resource management policies.

Additional public input pertaining to equestrian use included the following:

- Consider the height of overstory on trails to improve access.
- Consider sight lines – do not want hedges, fence lines, or other things blocking vision and prefer gradual bends to the trail, so people and horses can see well into the distance and avoid potential user conflicts, especially with cyclists.
- Provide loop trails through the property.
- Provide safe fencing (no barbed wire) placed three or more feet from the trail.
- Keep speeds low for all users so that everyone can enjoy the property.
- Utilize horses for grazing in organized community grazing days.
- Expose hikers and other non-horse people to large animals.
- Barbed wire on some existing trails (Sweet Springs Trail) presents a hazard to horses.
- Safety conflicts between equestrians and cyclists could be problematic.
- Impacts of equine presence and waste on the natural environment must be considered.
- Consider not allowing equestrians at the Hawthorns Area, as it is small and there are other local and regional locations for equestrian use.

Note: The District will incorporate input as appropriate and/or feasible within the scope of the Hawthorns Area Plan project, the Board-approved Vision and Goals, and the District’s resource management policies.

Dogs

Dogs are allowed on specific trails within District lands and are subject to the District’s dog policies.¹⁵ These policies include requiring leashes, limits on number of dogs per person, and restriction of dogs in prohibited areas. If dogs are allowed into the Hawthorns Area, all rules listed in the regulations and ordinances would apply. Many trails adjacent to the Hawthorns Area, including Alpine Trail and Los Trancos Trail, as well as designated trails in Windy Hill Open Space Preserve allow dogs on-leash, but trails within the Portola Valley Ranch community do not allow dogs on-leash.

Table 15: Opportunities and Constraints Pertaining to Dog Use

Opportunities/Constraints	Topic Area
O	Dog access at the Hawthorns Area would align with permissible uses near and adjacent to the Hawthorns Area, providing local and regional recreational opportunities for dog owners.
C	Dog access requires additional patrol/enforcement to ensure compliance with regulations, including on-leash mandates and proper dog waste disposal.
C	Dog access necessitates additional trail signage and infrastructure, potentially impacting visual resources.

¹⁵ The District Dog Policy is outlined in section 701.1 of District Regulations and Ordinances.

C	Dog access may conflict with other trail uses, such as equestrian access.
C	Dog access may have a negative impact on wildlife.

Recurring Public and Stakeholder Input Pertaining to Dog Use

- There is high public interest for on-leash dog walking.
- Provide clear on-trail signage for designated trails that allow dogs.
- Dogs are not allowed on some neighborhood trails or nearby preserves. Allowing dogs at the Hawthorns Area could result in improper use elsewhere.
- Impacts of dog presence and waste on the natural environment could be detrimental. Provide dog waste containers.

Note: The District will incorporate input as appropriate and/or feasible within the scope of the Hawthorns Area Plan project, the Board-approved Vision and Goals, and the District’s resource management policies.

Bicycles

Bicycling is a very popular activity in the vicinity of the Hawthorns Area, particularly along Alpine and Portola Roads. Bicycles are allowed in several regional parks and open spaces, including Windy Hill Preserve. However, some local trails that could serve as regional and local connections, such as Sweet Springs and Los Trancos Trails, do not allow bikes. Although the District does not typically allow bicycles on small preserves, there is public interest in opening all or portions of the Hawthorns Area to bicycles.

Table 16: Opportunities and Constraints Pertaining to Bicycle Use

Opportunities/Constraints	Topic Area
O	Bicycle use at the Hawthorns Area presents an opportunity to enhance the network of local and regional bicycle trails, augmenting recreational opportunities in the area.
O	Bicycle infrastructure, including racks, can encourage multimodal access throughout the region.
C	Bicycle access at the Hawthorns Area may result in conflicts between trail users.
C	Bicycle access at the Hawthorns Area may result in improper bicycle usage on adjacent trails where bicycles are not permitted, potentially increasing trail conflicts regionally and/or necessitating additional patrol and enforcement.

Recurring Public and Stakeholder Input Pertaining to Bicycle Use

- Provide opportunities for regional trail routes for bicyclists.
- Provide mountain bicycle access within the Hawthorns Area.
- Cycling to and through the Preserve is a good form of multimodal access.
- Expand Alpine Trail for additional bicycle use and safety.
- Consider safe, kid-friendly bicycle routes, such as allowing bicycle use for kids on Alpine Trail during school hours even if trails in the whole Preserve are not open to bicycles.
- Some trails in the Portola Valley Ranch are closed to bicycles and trail designations in the Hawthorns area would need to be consistent with these uses.
- Conflicts between equestrians and bicyclists may arise. Equestrians cite safety concerns and cyclists cite historical disputes with equestrians not wanting bikes on trails.
- Consider providing a flow trail, jump trail, and/or a pump track for bicyclists.

Note: The District will incorporate input as appropriate and/or feasible within the scope of the Hawthorns Area Plan project, the Board-approved Vision and Goals, and the District’s resource management policies.

4.2.3 Internal Trail System

The District intends to provide an internal trail system within the Hawthorns Area to facilitate low-intensity, ecologically-sensitive recreational uses. This may include a loop trail system contained within the Preserve, one or more designated entrance location(s), a

driveway for automobile access, on-site parking, sited trailheads, and possible interconnections with adjacent trails (refer to Section 4.3).

The design and location of trails within the Hawthorns Area will depend on a number of factors. The Hawthorns Area is characterized by steep and hilly terrain, which makes it topographically complex. The presence of sensitive resources, such as riparian areas and ecosystems that support special-status species, will determine constraints into the siting of trails. Because the Hawthorns Area is centrally located within the Town, the District must consider visibility of and from nearby residences and roadways in the design and location of the trails to preserve privacy and limit impacts to viewsheds. Moreover, visitation at the Hawthorns Area may vary based on the trails provided, as an internal loop system may not attract as many users as a trail network integrated with local and regional trails. The District will evaluate each of the described factors in the design and siting process.

Easy Access Trails

New public access projects provide opportunities to accommodate users at different ability or accessibility levels, including people who use wheelchairs, strollers, walkers, and anyone desiring a less strenuous open space experience. The District may consider designating a future trail within the Hawthorns Area as an Easy Access Trail, which provides specific design standards regarding trail width, grade, cross-slopes and surface.

Table 17: Opportunities and Constraints Pertaining to Internal Trails

Opportunities/Constraints	Topic Area
O	Public access at the Hawthorns Area presents an opportunity to provide a network of recreational trails for visitors, supporting the District’s mission and fulfilling the vision and goals for the Hawthorns Area.
O	If feasible given the topography and other site constraints, new trails at the Hawthorns Area may provide opportunities to accommodate users of all abilities and accessibility levels through Easy Access Trails.
O/C	The relocation of the Alpine Trail presents an opportunity to provide safer passage throughout the Town, particularly for school children. At the same time, the relocation of the Alpine Trail may be constrained by the physical characteristics of the site.
C	The network of internal trails will be limited in scope, length, grade, and placement due to the site’s size and topographic constraints.
C	The network of internal trails may be limited in scope, length, grade, and placement so as not to interfere with the District’s ecological, historic, and cultural resource management goals.
C	Trail siting may be constrained by additional factors, including feasible access points to the site, possible on-site parking, adjacent trail connections, and traffic/congestion considerations.

Recurring Public and Stakeholder Input Pertaining to Internal Trails

- Hiking opportunities are highly desired at the Hawthorns Area.
- Utilize switchbacks to gradually overcome hilly terrain.
- Provide Preserve amenities, including restrooms, picnic tables, and benches.
- Provide benches for people to stop and relax.
- Ensure relatively flat and stable trail surfaces where possible.
- Develop a trail experience that could accommodate users with limited mobility.
- Site trails on the periphery of the Preserve to avoid impacts to grasslands.
- Mountain bikes can create user conflicts, particularly between equestrians, hikers, bird watchers, and dog walkers.
- Picnic tables could encourage more time spent at the property, which could exacerbate parking challenges.
- The small size of the Preserve limits trail length.
- Connect to the Town’s trail system.
- Do not connect to the Town’s trail system.
- Provide multi-use trails, especially along and near Alpine Road.
- Provide bicycle only trails.
- Trail building destroys wildlife habitat and contributes to erosion. Please create sustainable trails.
- Do not build any new trails.

Note: The District will incorporate input as appropriate and/or feasible within the scope of the Hawthorns Area Plan project, the Board-approved Vision and Goals, and the District’s resource management policies.

4.2.4 Multimodal Access

The District aims to reduce dependence on private vehicles to expand accessibility, limit parking congestion, and introduce greener modes of transit. Because of the central location of the Hawthorns Area and adjacency of existing trail systems, it is an ideal location for many residents to visit on foot, on bike, or on horseback. Other potential modes of transit could include shuttles or ride sharing/ride hailing services. The Town is currently serviced by recently reduced public transit service on weekdays only (school oriented [SamTrans Route 87](#)), so any kind of shuttle program would need to be external and likely involve coordination with the Town. An additional possible constraint of encouraging multimodal access could be unauthorized uses on local trails, such as bicycles on non-bike designated trails in an attempt to reach the Preserve.

Table 18: Opportunities and Constraints Pertaining to Multimodal Access

Opportunities/Constraints	Topic Area
O	Public access at the Hawthorns Area may support local and regional multimodal access efforts.
C	Current multimodal access is limited and would require additional infrastructure and amenities, as well as a concerted coordination effort between the District and the Town.
C	Multimodal access would require ongoing enforcement and education to ensure compliance with trail use rules, especially in areas where bikes are not allowed.
C	Due to its limited size, the Hawthorns Area alone may not encourage a large modal shift in regional transportation. However, the Hawthorns Area may be included in a broader multimodal access effort for the region.

Recurring Public and Stakeholder Input Pertaining to Multimodal Access

- Allow walking access to the Hawthorns Area. Many walking paths are connected in the Town, which would allow residents to visit without driving.
- Providing a shuttle service would allow for access without taxing town infrastructure.
- Provide bike racks/parking at trailheads and parking areas.
- Limited transit service is availability in the Town, which may complicate multimodal access opportunities.
- There are concerns about increased recreational traffic near the Hawthorns Area.

Note: The District will incorporate input as appropriate and/or feasible within the scope of the Hawthorns Area Plan project, the Board-approved Vision and Goals, and the District’s resource management policies.

4.2.5 Interpretation, Environmental Education, and Public Engagement

Goal: Interpret the rich natural, cultural, and historic features and pursue partnerships to manage the property’s natural and cultural history.

The Hawthorns Area presents an opportunity to provide interpretive elements, including docent-led tours, interpretive panels, and signage, pertaining to the history and natural features of the site. The public and stakeholders have voiced support for interpretive elements and education at the Hawthorns Area.

Table 19: Opportunities and Constraints Pertaining to Interpretation, Environmental Education, and Public Engagement

Opportunities/Constraints	Topic Area
O	Interpretation, environmental education, docent programming, and public engagement provide opportunities to inform and connect the public to the property’s historic and cultural significance.
O	Interpretative elements present opportunities for partnerships between the District, the Town, tribes, and others.
C	Interpretive elements may increase visitation and traffic at the site.

Recurring Public and Stakeholder Input Pertaining to Interpretation, Environmental Education, and Public Engagement

- Provide youth programming, such as nature, science, history education, demonstrative agriculture, 4-H, and land-based skill building activities.
- Consider partnerships to provide interpretation and environmental education, such as with the University of California Cooperative Extension program or the County of San Mateo.
- Create an interpretive nature center.
- The Hawthorns Area may enhance the Town’s cultural offerings.
- Engage with Town committees including Nature and Science Committee, Conservation Committee, and Bicycle, Pedestrian, and Traffic Safety Committee.
- Allow docent-led hikes and tours of the property before the official opening to allow more public access.
- Provide opportunities for volunteers to help manage the olive grove.
- Increased crowding and traffic may occur if educational and/or docent programming becomes too extensive.
- There are concerns about the site becoming a similar level of attraction to other regional educational destinations.

Note: The District will incorporate input as appropriate and/or feasible within the scope of the Hawthorns Area Plan project, the Board-approved Vision and Goals, and the District’s resource management policies.

4.3 LOCAL AND REGIONAL CONNECTIVITY

Goal: Connect to adjacent public trails and explore opportunities for trail connections to regional open space lands.

The Hawthorns Area may provide an important connection with the local trail network. New trails within the Hawthorns Area could bring visitors to and through the property, and a District/Town partnership to realign and widen Alpine Trail would increase the safety along this existing trail corridor. Through partnerships and acquisition opportunities, the Hawthorns Area may also support regional connections between nearby public lands including Pearson-Arastradero Preserve, Foothills Park, and Windy Hill Open Space Preserve.

Allowable uses for future trails in the Hawthorns Area should consider current uses on existing local trails (see **Table**) to minimize the potential for unauthorized use or the need for increased enforcement. In particular, additional usage of the Sweet Springs Trail could raise privacy, safety, trail maintenance, rule enforcement, and security concerns for Portola Valley Ranch residents.

Table 20: Opportunities and Constraints Pertaining to Local and Regional Connectivity

Opportunities/Constraints	Topic Area
O	The Hawthorns Area may connect to adjacent trails, enhancing the local trail network.
O	The potential widening and realignment of the Alpine Trail may reduce trail user conflicts and address safety concerns, particularly for school children.
C	The network of private land surrounding the Hawthorns Area inhibits regional trail connectivity, as access rights would need to be acquired to close existing gaps.
C	Additional trails at the Hawthorns Area could raise privacy, safety, trail maintenance, rule enforcement, and security concerns for adjacent neighbors.

Recurring Public and Stakeholder Input Pertaining to Local and Regional Connectivity

- There is support for trails located on the periphery of the Hawthorns Area to connect with other Town trails and integrate with the Portola Valley Trail Plan.
- There is concern that regional connectivity could also drive up visitation whereas a closed loop system within the Preserve might not.
- Realign portions of Alpine Trail adjacent to the Hawthorns Area to improve safety and trail experience.
- Walk-in access from Alpine Road would benefit the community.
- Emphasize local connections over regional destinations.
- Evaluate connections with adjacent trails, including Sweet Springs Trail, Los Trancos Trail, Alpine Trail, and Valley Oak Trail.
- Provide safe walking and running trail on eastern side of the property for safety of walkers and runners that currently must use Los Trancos Road.
- Support regional trail connections to Windy Hill, Pearson-Arastradero Preserve, Foothills Park, and Coal Mine Ridge.

- Connect to local origins and destinations like Woodside Priory, Corte Madera School, the Sequoias Retirement Community.
- Obtain easements on private roads and land to provide new regional trail connections.
- Provide clear signage to describe uses allowable on connected trails (i.e., no dogs, no bikes, etc.)
- Connections between the Hawthorns Area and existing trails could encourage unauthorized parking on nearby roads.
- Incompatible uses on adjacent trails may create enforcement issues.
- There are concerns about increased recreational traffic on existing adjacent trails, which could create maintenance issues and user conflicts.
- Alpine Road is currently used for school access for kids and there are concerns about impeding access.
- The Hawthorns Area is small and may have limited recreational carrying capacity.
- Increased automobile or recreational traffic on Los Trancos Road or Los Trancos Trail could increase safety hazards.
- Some members in the Portola Valley Ranch community are opposed to additional use of Sweet Springs Trail and Deer Path, as they are narrow and wind among private homes and pose safety and privacy concerns.
- Sweet Springs Trail is known to be very steep as it follows the fence line bordering the Hawthorns Area.
- The Hawthorns Area presents opportunities to extend trails from the Portola Valley Ranch neighborhood, creating regional trails that would allow public access across the Hawthorns Area into the Town.
- The Historic Complex could inhibit connection through Los Trancos Creek Trail.

Note: The District will incorporate input as appropriate and/or feasible within the scope of the Hawthorns Area Plan project, the Board-approved Vision and Goals, and the District's resource management policies.

4.4 HISTORIC AND CULTURAL RESOURCES

Goal: Interpret the rich natural, cultural, and historic features and pursue partnerships to manage the property's natural and cultural history.

4.4.1 Hawthorns Historic District

The entire 79-acre Hawthorns Area is eligible for listing as a historic district on the National Register of Historic Places, the California Register of Historical Resources, and is listed in the Town's General Plan Historic Element. Many features within the Hawthorns Area contribute to the property's historic significance, including the buildings centralized in the Historic Complex, the olive grove, and other built and landscape elements identified in **Table 8: Features at the Hawthorns Area**. Physical changes to the Hawthorns Area would be subject to local, state, and federal policies that regulate activities within designated historic areas.

The Hawthorns Area has a rich history and could facilitate interpretive experiences that provide the public with opportunities to enjoy the Hawthorns Area's natural beauty and discover stories about successive eras of California history. Opportunities for interpretation, environmental education, and public engagement at the Hawthorns Area include the following:

- Trailhead Orientation & Self-Guided Interpretation: trailhead signage and self-guided interpretation could inform visitors of the property's natural and cultural history.
- Collaboration with local schools: The Hawthorns Area is located within proximity to several schools and could provide an opportunity for hands-on learning.
- Collaboration with the Town: The Hawthorns Area is an important resource to Town residents. Partnership with Town officials and community groups could yield environmental education and public engagement opportunities at the Hawthorns Area.

4.4.2 Hawthorns Historic Complex

Structures within the Hawthorns Historic Complex are in various states of disrepair that currently prevents safe public access. The District is conducting a separate Hawthorns Historic Complex Structural Assessment Project to identify a range of feasible options for stabilization, repair, reuse and/or removal of structures within the Hawthorns Historic Complex as well as cost estimates that would be presented to the District's Board of Directors for review.

Long-Term Uses and Disposition of the Hawthorns Historic Complex Structures

Any future plans regarding the availability or restriction of public access within the Historic Complex will be evaluated as part of a future public access planning process, and public access to the Hawthorns Historic Complex will be dependent on the evaluation and disposition of the structures and long-term plans for the Historic Complex.

4.4.3 Historic and Cultural Resources

The Hawthorns Area contains sensitive Native American resources, generally located along the Los Trancos Creek corridor. Public access to the Hawthorns Area could increase risk of degradation or damage to these resources. Interpretive elements pertaining to Native American use of the site and the region provide an opportunity to both protect these resources and educate the public about the original inhabitants of the site. The District will seek partnerships and consultation with tribal representatives when pursuing these opportunities.

Table 21: Opportunities and Constraints Pertaining to Historic and Cultural Resources

Opportunities/Constraints	Topic Area
O	Interpretive and educational elements pertaining to historic and cultural use of the site and the region provide an opportunity to protect these resources and educate the public about the original inhabitants of the area.
O	The District has the opportunity to seek partnerships and consultation with tribal representatives.
C	Public access to the Hawthorns Area could increase risk of degradation, damage, and/or removal of sensitive cultural resources.
C	Structures within the Hawthorns Historic Complex are in various states of disrepair and currently prevent safe public access.

Recurring Public and Stakeholder Input Pertaining to Historic and Cultural Resources

- Allow public access to the Historic Complex.
- Utilize the Hawthorns House in some capacity, as it has high architectural and historic value. Suggestions include a residence, worker housing, museum, educational facility, interpretive center, event venue, meeting center, hostel, or community equestrian center.
- Include interpretive elements, such as murals, docent-led tours, youth programming, and historical exhibits.
- Leverage community fundraising and involvement for preservation and restoration of structures.
- Preserve the rural nature of the Town.
- Conduct demonstrative agriculture in the olive orchard.
- Involve Native American community members in planning for use of the Hawthorns Area.
- The Historic Complex is in poor condition and the buildings detract from the desired aesthetic.
- Restoration and reuse of the Historic Complex will incur expenses that should be allocated to protect more open space.
- Olive trees are not native to California and may be a fire hazard. Focus instead on native species.
- Buildings could attract unauthorized use and vandalism.
- The Historic Complex poses a fire hazard, and the buildings should be removed for public safety.
- Consider soliciting investor interests to restore the Hawthorns House.

Note: The District will incorporate input as appropriate and/or feasible within the scope of the Hawthorns Area Plan project, the Board-approved Vision and Goals, and the District's resource management policies.

4.5 AESTHETICS

Goal: Highlight scenic viewpoints and design recreational amenities while protecting scenic viewsheds.

The Hawthorns Area offers panoramic views, scenic landscapes, and historic features that could be featured destinations for recreationalists and visitors. In particular, grassland hilltops, the olive grove, the Historic Complex, and the Los Trancos Creek channel contribute to the Preserve's unique scenic character and convey the property's rich history.

There are a number of visual characteristics in the property vicinity that detract from scenic quality and character. The proximity of existing development and roadways surrounding the Hawthorns Area interrupts otherwise expansive views of the Santa Cruz mountains and foothills. Viewpoints from the Hawthorns Area may have visibility of homes and yards of private properties adjacent to the property, which could create the potential for privacy concerns for existing homeowners. Conversely, recreational infrastructure within the Hawthorns Area, such as trails on grasslands and parking areas, could potentially be visible from nearby neighborhoods and could bring recreationalists and visitors into private viewsheds.

The Hawthorns Area is located within Alpine Road Scenic Corridor and is subject to guidelines that protect the natural beauty of this corridor. In addition, Section 18.58.020(D) of the Town’s Code of Ordinances establishes a 75-foot setback from the Alpine Road right-of-way. Together, these policies may limit locations for public access infrastructure around the Hawthorns Area site perimeter.

Table 22: Opportunities and Constraints Pertaining to Aesthetics

Opportunities/Constraints	Topic Area
O	Panoramic views, scenic landscapes, grassland hilltops, the olive grove, and the Historic Complex are unique scenic characteristics of the Preserve that could be attractive elements for visitors.
C	Visibility of private property adjacent to the Hawthorns Area could create the potential for privacy concerns for existing landowners and impact private viewsheds.
C	As the Hawthorns Area is located within the Alpine Road Scenic Corridor, it is subject to guidelines that may limit locations for public access infrastructure around the Hawthorns Area site perimeter.

Recurring Public and Stakeholder Input Pertaining to Aesthetics

- Provide views of surrounding areas from hiking trails and amenities like benches and picnic tables.
- The open space, views, and scenic beauty of the Hawthorns Area are a huge asset to the community.
- Protect the pristine viewshed from Alpine Road and adjacent properties.
- The visibility of a parking lot from Alpine Road would detract from the property’s scenic value.
- Grassland trails have high visibility from surrounding vantage points.
- The visibility of trails and infrastructure on top of the hills would diminish property values for landowners with current views of the hilltop.
- The Historic Complex buildings are an eyesore and detract from the desired aesthetic.
- Remove the chain-link fence on Alpine Road and the barbed wire fence along the Sweet Springs Trail. Both are unsightly and the barbed wire is dangerous.

Note: The District will incorporate input as appropriate and/or feasible within the scope of the Hawthorns Area Plan project, the Board-approved Vision and Goals, and the District’s resource management policies.

4.6 OPERATIONS AND MAINTENANCE

Goal: Manage the property for safe public access in a fiscally sustainable manner that promotes ongoing public support and appreciation with ongoing public engagement and consistent with the District’s Good Neighbor Policy.

The Hawthorns Area presents several management considerations in moving forward with planning. Due to its location in the wildland-urban interface (WUI) and the presence of non-native flammable plants, such as French broom, and native, but overrepresented coyote brush, the Hawthorns Area requires management to maintain wildland fire resiliency. The use of conservation grazing and timed mowing can provide the opportunity to control invasive plants and control fire danger. Opening the Hawthorns Area to the public will require increased staffing to provide patrol, enforce rules, and maintain safe trails. The Town has planned several other projects within the Alpine Road corridor including housing projects. The cumulative impact of increased traffic during construction and opening activities at the Hawthorns Area is a potential concern.

Table 23: Opportunities and Constraints Pertaining to Operations and Maintenance

Opportunities/Constraints	Topic Area
O	The use of conservation grazing and timed mowing can provide the opportunity to control invasive plants and control fire danger.
C	The location of the Hawthorns Area in the WUI and the presence of flammable invasive species necessitate management to maintain wildland fire resiliency.
C	Opening the Hawthorns Area to the public will require increased staffing to provide patrol, enforce rules, and maintain safe trails.
C	The cumulative impact of increased traffic during construction, opening activities, and ongoing recreation at the Hawthorns Area is a potential concern.

Recurring Public and Stakeholder Input Pertaining to Operations and Maintenance

- Involve the community in maintenance efforts to increase feelings of involvement and engagement.
- The Hawthorns Area presents a fire risk to the surrounding neighborhoods, including the Portola Valley Ranch. Control fire danger in community with community involvement and use of grazing.
- Reduce ladder fuels in the olive orchard, along the creek, and around the Historic Complex.
- Reduce risk of fire and evacuation issues by closing the Hawthorns Area during times of high fire danger.
- Consider providing water storage or fire hydrants to facilitate wildland fire response.
- There is concern of vandalism at the Hawthorns Area, particularly in the Historic Complex area.
- It may be difficult to enforce rules, such as no bikes or no dogs off leash.
- Increased use and potential trash accumulation on trails would require more maintenance.
- Emergency access could be a challenge.
- Poison oak poses a hazard to the public.

Note: The District will incorporate input as appropriate and/or feasible within the scope of the Hawthorns Area Plan project, the Board-approved Vision and Goals, and the District's resource management policies.

5.0 PUBLIC AND STAKEHOLDER ENGAGEMENT

The District conducted a series of public, neighborhood, and stakeholder meetings in addition to hosting site tours and administering public surveys to solicit feedback on the project. The recurring themes described above stem from this engagement effort and reflect actual comments made. Overall, public input exhibited excitement and support for public access and open space preservation, which was noted to be consistent with the Town's values and General Plan. There were many different viewpoints and priorities gathered from the public, so a balanced approach will be necessary to accommodate multiple user groups and perspectives. A holistic view of all regional activities and needs is desirable, considering other development within the Town and region. Based on the volume and frequency of comments received across all existing conditions categories, the following opportunities and constraints were of the most importance to the community:

Opportunities

- Regional trail connections
- Many options for multimodal access due to proximity to Town
- Educational and interpretive elements
- Many recreational opportunities

Constraints

- Availability of parking and overflow into neighborhoods
- User conflict on trails
- Small size of the Preserve
- Increased traffic impacts

5.1 STAKEHOLDER ENGAGEMENT MEETINGS

Throughout the Existing Conditions/Opportunities and Constraints Phase of the Hawthorns Area Plan planning process, the District engaged various stakeholders, including the Town of Portola Valley, advocacy organizations, neighborhood groups, local businesses, and members of the public, in a series of discussions to receive input on the opportunities and constraints the public envisions at the Hawthorns Area. These stakeholder groups included:

- Equestrian Trail Riders Action Committee,
- Green Foothills,
- Sequoia Audubon Society, San Mateo County Chapter,
- Bay Area Older Adults,
- Alpine Tennis and Swimming Club,
- Roberts Market,
- Portola Valley Ranch Homeowners' Association,
- Community of Ladera,
- Portola Valley School District,
- Town of Portola Valley,
- City of Palo Alto Parks and Recreation Commission,
- City of Palo Alto Parks and Recreation Department,
- Representatives from the Anthropology Departments of Foothill College and Stanford University,
- Representatives from the Muwekma Ohlone Tribe,
- Neighbors from adjacent properties, and
- Members of the public who expressed interest in the project.

5.2 NEIGHBORHOOD MEETING

On June 28, 2022, the District hosted a neighborhood meeting at the Town of Portola Valley Community Hall to solicit feedback from members of the Portola Valley community on existing conditions at the Hawthorns Area. Notifications for this meeting were disseminated throughout the town both virtually and on physical flyers posted at key locations, including Roberts Market, the Alpine Tennis and Swimming Club, and the Alpine Inn. Following a brief staff presentation, attendees joined breakout groups for facilitated discussions and provided their input for the District's consideration. In general, attendees agreed that the Hawthorns Area is a beautiful open space area that provides expansive views, diverse habitat, wildlife connectivity, and opportunities for recreational access, historic reuse and interpretation, and connections to existing Town trails. Attendees also noted that parking availability, spillover parking into nearby neighborhoods, user conflict on trails, and increased traffic congestion were key constraints.

5.3 SITE TOURS

Site tours were held at the Hawthorns Area throughout the summer and fall of 2022 to provide opportunities for members of the public to visit the Hawthorns Area and gain familiarity with the site and landscape. District staff and volunteer docents walked the property, describing the natural features and the development process of the Area Plan. Additional docent-led tours were established to continue tours on a quarterly basis while the Area Plan is in development.

5.4 PUBLIC OPEN HOUSES

The District held an in-person public open house on September 29, 2022 at the District's Administrative Office, as well as a virtual public open house on October 20, 2022, to engage broader audiences on the Hawthorns Area Plan. District staff were present at both events to discuss the planning process, answer questions, and receive feedback.

5.5 PUBLIC SURVEYS AND COMMENT CARDS

In addition to the stakeholder and public meetings, the District provided opportunities for public feedback through print and online forums, including a public survey and comment cards, which were open to the public during the Existing Conditions/Opportunities and Constraints Phase through the end of November.

5.6 BOARD AND COMMITTEE MEETINGS

To date, the Hawthorns Area Plan has been brought before the District's Planning and Natural Resources Committee (PNR) at the following meetings:

- **May 18, 2021:** PNR received an informational presentation on the proposed planning and public engagement process for the Area Plan and provided input and guidance. ([R-21-65](#), [meeting minutes](#))

- **August 24, 2021:** PNR reviewed the proposed draft vision and goals and provided input and guidance. ([R-21-112, meeting minutes](#))
- **November 16, 2021:** PNR reviewed the revised vision and goals and draft public access working group strategy and provided further refinements. PNR unanimously recommended forwarding the refined vision and goal statements to the full Board for consideration. ([R-21-156, meeting minutes](#))
- **March 1, 2022:** PNR reviewed the proposed planning and public engagement process to develop the Hawthorns Area Plan. ([R-22-29, meeting minutes](#))

The Hawthorns Area Plan has also been brought before the full District Board at the following meetings:

- **March 10, 2021:** Board received an [FYI memo](#) on the Hawthorns Area Public Access Project.
- **March 23, 2022:** Board reviewed and approved the Vision and Goals for the Hawthorns Area Plan. ([R-22-45, meeting minutes](#))
- **July 13, 2022:** Board reviewed the contract for the Hawthorns Area transportation study ([R-22-81, meeting minutes](#))

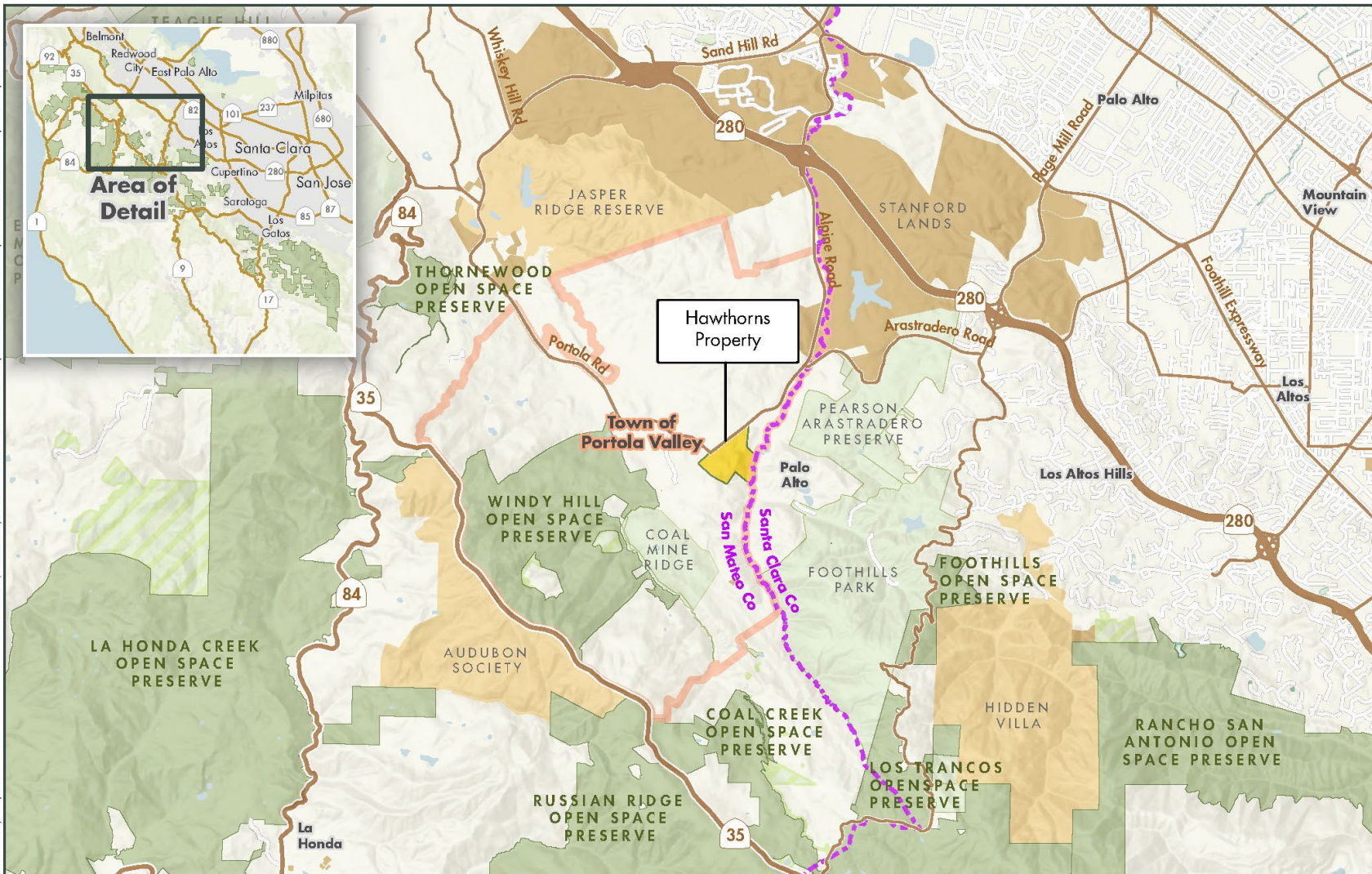
6.0 SUPPLEMENTAL FIGURES

1. Regional Map
2. Aerial Map
3. Topography and Vegetation Communities Map
4. Hawthorns Area Waters of the United States (1/4)
5. Hawthorns Area Waters of the United States (2/4)
6. Hawthorns Area Waters of the United States (3/4)
7. Hawthorns Area Waters of the United States (4/4)
8. Public Access Constraints Map— Natural and Cultural Resources
9. Public Access Constraints Map— Aesthetics
10. Public Access Constraints Map— All Constraints

7.0 APPENDICES

1. Preliminary Use and Management Plan (R-06-53) and Amendment (R-12-46)
2. Conservation Easement
3. Boundary Survey (BFK 2019)
4. Archeological Study: Phase I (Cogstone 2018)
5. Archeological Study: Phase II (Cogstone 2018)
6. Geotechnical Report (Treadwell & Rollo 2013)
7. Historic Resource Study (Knapp 2013)
8. Structure Conditions Assessment (Knapp 2013)
9. Structural Conditions Report (WJE 2022)
10. Bat and Woodrat Survey Report (MIG 2022)
11. Wetland Delineation Report (Stillwater Sciences 2022)
12. Environmental Site Assessment: Phase I (Rincon 2022)
13. Environmental Site Assessment: Phase II (Rincon 2022)

Path: G:\Projects\Windy_Hill\Hawthorns_MapSeries\Hawthorns_MapSeries.aprx
 Created By: Lopez



Hawthorns Area - Regional Map

MROSD Preserves	Other Protected Lands	Private Property	Land Trust	Other Public Agency	Hawthorns Area	County Boundary	Portola Valley City Boundary
-----------------	-----------------------	------------------	------------	---------------------	----------------	-----------------	------------------------------

Midpeninsula Regional Open Space District (Midpen)
 6/18/2021

While the District strives to use the best available digital data, these data do not represent a legal survey and are merely a graphic illustration of geographic features.

Supplemental Figure 2: Regional Map

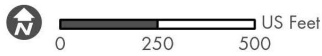


Path: G:\Projects\Windy_Hill\Hawthorns\Hawthorns_MapSeries\Hawthorns_MapSeries.aprx
Created By: flopez

Hawthorns Area - Aerial Map

-  Hawthorns Area
-  Building

Midpeninsula Regional
Open Space District
(Midpen)
9/9/2022



While the District strives to use the best available digital data, these data do not represent a legal survey and are merely a graphic illustration of geographic features.

Supplemental Figure 2: Aerial Map

Path: G:\Projects\Windy_Hill\Hawthorns_MapSeries\Hawthorns_MapSeries.aprx
Created By: flopez



Hawthorns Area - Topography & Vegetation Communities

Hawthorns Area	Vegetation Community	Woodland	Olive Grove	Deciduous Hardwood	Contour interval	Midpeninsula Regional Open Space District (Midpen) 9/9/2022	
Building	Grassland	Developed	50 ft	10 ft	 0 250 500 US Feet		

While the District strives to use the best available digital data, these data do not represent a legal survey and are merely a graphic illustration of geographic features.

Supplemental Figure 3: Topography and Vegetation Communities Map



Supplemental Figure 3: Hawthorns Area Waters of the United States (1/4)



Supplemental Figure 4: Hawthorns Area Waters of the United States (2/4)

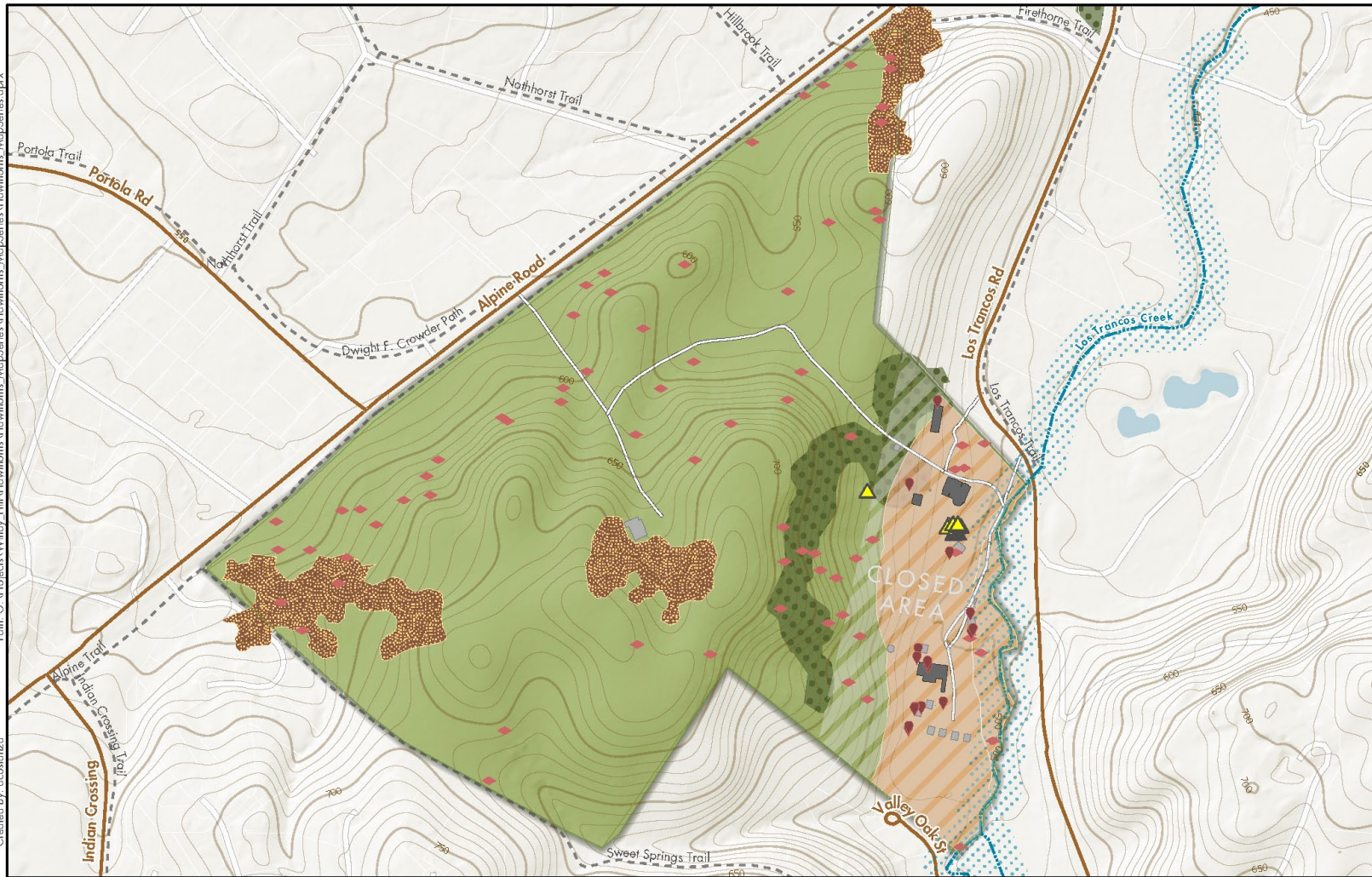


Supplemental Figure 5: Hawthorns Area Waters of the United States (3/4)



Supplemental Figure 6: Hawthorns Area Waters of the United States (4/4)

Path: G:\Projects\Windy Hill\Hawthorns\MapSeries\Hawthorns_MapSeries.aprx
 Created By: ccostranza



**Public Access Constraints Map:
 Natural and Cultural Resources**

- Hawthorns Area
- Closed area
- Structure

Contour interval
 — 50 ft
 — 10 ft

- Valley Oak woodland
- Olive orchard
- Townsend's bat occupied structure

Constraints

- SF Dusky-footed woodrat middens
- SF Dusky-footed woodrat nets
- Subsurface soil contaminants

- Riparian 75 ft buffer
- Area of Archaeological Sensitivity

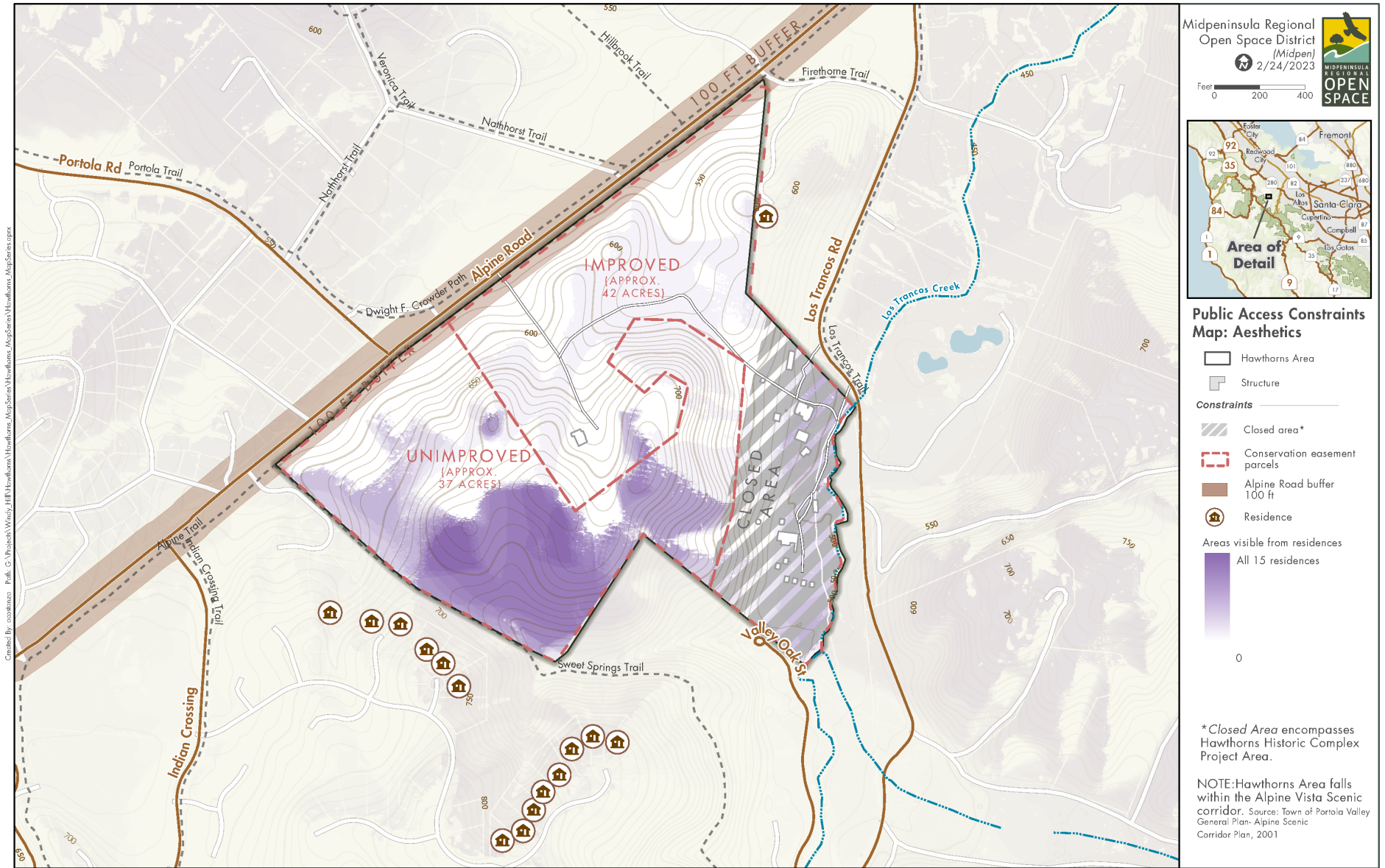
Midpeninsula Regional
 Open Space District
 (Midpen)
 3/6/2023

0 250 500 US Feet

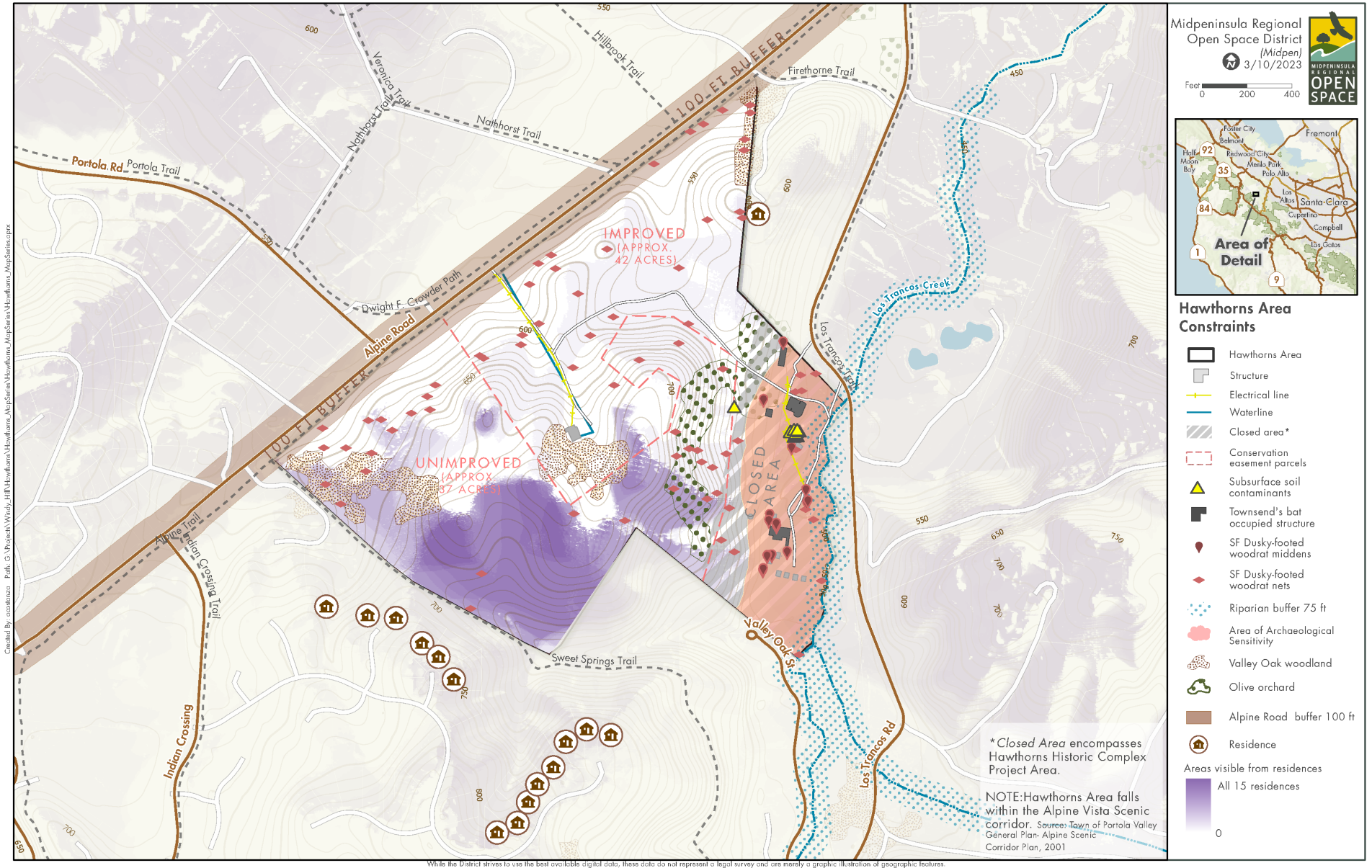


While the District strives to use the best available digital data, these data do not represent a legal survey and are merely a graphic illustration of geographic features.

Supplemental Figure 8: Public Access Constraints Map— Natural and Cultural Resources



Supplemental Figure 9: Public Access Constraints Map— Aesthetics



Supplemental Figure 10: Public Access Constraints Map— All Constraints

Hawthorns Area Public Access Framework

Purpose: *The Hawthorns Area Public Access Framework outlines proposed natural resource and land management considerations specifically related to public access at the Hawthorns Area of Windy Hill Open Space Preserve. Overarching themes informing the framework 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.*

Within the context of the Public Access Framework, the Public Access Working Group will consider:

- Preserve and trail uses
- Parking and driveway access locations
- Trail system pathways, including options for a closed trail network versus an open system connected to other nearby existing trails

Management Areas	Sub-Topics	Public Access Considerations
Natural Resources	Vegetation	<ul style="list-style-type: none"> • Site public access and facilities to minimize detrimental impacts to vegetation communities (e.g., minimize tree removals, prevent habitat fragmentation and shrub encroachment to historic grassland areas, prevent proliferation of invasive species, etc.). • Avoid siting facilities in a way that would impact special status plant species if found.
	Wildlife	<ul style="list-style-type: none"> • Site public access elements sensitively to minimize impacts to wildlife habitat and movement, reduce barriers for wildlife (e.g., using wildlife-friendly fencing), and protect wildlife habitat connectivity. • Ensure public access continues to allow for monitoring, protection, and on-site habitat for special status species present.
	Aquatic	<ul style="list-style-type: none"> • Restrict public access in the closed area around Los Trancos Creek and ensure future public access is sited away from the Los Trancos Creek riparian corridor and wetlands.

	Wildfire Resiliency	<ul style="list-style-type: none"> • Site public access in alignment with the Wildland Fire Resiliency Program, ensuring sufficient defensible space and site access for emergency personnel. • Utilize hardened surfaces in parking area material design to reduce likelihood of wildland fire ignitions.
Cultural Resources	Native American Resources	<ul style="list-style-type: none"> • Restrict public access in the closed area with known cultural resources and ensure future public access avoids impacts to areas with cultural resource sensitivity. • Conduct tribal consultations as appropriate throughout public access development process.
	Historic Complex	<ul style="list-style-type: none"> • Restrict public access to the Historic Complex area until (1) the long-term disposition of the structures has been determined through the Hawthorns Historic Complex Partnership project, and (2) the Historic Complex area and associated uses have been incorporated into the Hawthorns Area Plan. • Ensure future use of the Historic Complex is compatible with public access and other land/resource management considerations.
Aesthetic Resources	Viewsheds	<ul style="list-style-type: none"> • Site proposed infrastructure and amenities to minimize effects on viewsheds in the vicinity of the Hawthorns Area. • Site proposed infrastructure and amenities to highlight key vistas visible from the Hawthorns Area, such as the San Francisco Bay and nearby open spaces. • Showcase the Hawthorns Area’s natural beauty and internal features for public enjoyment. • Where feasible, use materials complementary of the Hawthorns Area’s natural landscape and cultural features.
	Scenic Corridor	<ul style="list-style-type: none"> • Site proposed infrastructure and amenities to minimize effects on the Alpine Road Scenic Corridor in alignment with the Town of Portola Valley’s Alpine Scenic Corridor Plan.

Public Access	Public Use	<ul style="list-style-type: none"> • Consider adjacent uses, potential user groups, and user perspectives in determining allowable uses within the Hawthorns Area to reduce management, conflict, and safety concerns. • Provide opportunities for ecologically sensitive public recreation, including hiking and equestrian access. • Consider allowing bicycle uses along the perimeter of the Hawthorns Area at Alpine Road to connect to regional bicycle accessible trails. • Consider evaluating the site for dog access. • Seek Easy Access trail opportunities where feasible and practical.
	Trail	<ul style="list-style-type: none"> • Considering the site’s topography, vegetation, and other natural features, develop an internal trail system that aligns with the Board-approved Hawthorns Area vision and goals, is financially and operationally sustainable, considers the trail user experience, and strives to accommodate a range of hiking and equestrian abilities. • Explore opportunities for local and regional trail connections. Conversely, consider providing a closed loop trail system within the property boundaries. • Consider opportunities for Easy Access trails. • Seek opportunities to realign the Alpine Road Trail and offer safer passage within the Alpine Road corridor that align with the Board-approved Hawthorns Area vision and goals and minimize impacts to the site’s natural resources and public access opportunities.
	Driveways	<ul style="list-style-type: none"> • Develop driveway(s) accessing future on-site parking with adequate lines of sight and consideration to local traffic and congestion patterns, including adjacent roadways and trails. Consider utilizing existing driveway to access potential parking if practical and feasible and if adequate separation from staff residence is achievable. • Consider relocation of the Alpine Road Trail in designing and/or developing driveways intersecting with Alpine Road.

	Parking	<ul style="list-style-type: none"> • Develop on-site parking with surface material and location that aligns with the conservation easement, maintenance needs, and defensible space requirements. • Consider impacts to adjacent roadways and neighbors in locating and developing parking amenities. • Consider the appropriateness of multiple, smaller parking areas versus one large parking area based on existing resources, site conditions, and characteristics. • Consider required stormwater C3 treatments in the selection and development of on-site parking. • Consider accommodating transportation demand management strategies as appropriate (e.g., providing bicycle and/or equestrian amenities to encourage non-automobile access).
	Site Amenities	<ul style="list-style-type: none"> • Provide benches in select locations to enhance public enjoyment of vista points and other key property features. • Consider a vault toilet at the future on-site parking and consider an associated rain catchment system for resource management use.
	Signage	<ul style="list-style-type: none"> • Ensure public access amenities include relevant signage where appropriate to guide and inform members of the public (e.g., trail directional signs, a trailhead signboard, interpretative panels, and applicable regulation and resource management signs).
Operations and Maintenance	Gates and Fencing	<ul style="list-style-type: none"> • Include perimeter and internal fencing and gates to ensure appropriate public access, site security, aesthetics, and historic resource management goals.
	Staff Residence	<ul style="list-style-type: none"> • Safeguard privacy for the staff residence to the extent feasible when siting parking and trail infrastructure.
	Roads and Trails	<ul style="list-style-type: none"> • Prioritize use of existing driveways and internal roads required for public access and District operations before developing new driveways and roads.

	Safety and Security	<ul style="list-style-type: none"> • Utilize gates, fencing, dark sky security lighting as needed, and signage on District property where appropriate to maintain site security and meet public safety objectives in alignment with the District’s Good Neighbor Policy. • Site parking area to facilitate law enforcement/ranger patrol and access for emergency response personnel. • Consider impacts to the adjacent Town roadways when siting parking and trail connections (e.g., line of sight, pedestrian safety, etc.).
	Utilities	<ul style="list-style-type: none"> • Consider restrictions set by the conservation easement regarding improvements to on-site utilities (e.g., no electrical or sewer improvements).
	Environmental Hazards	<ul style="list-style-type: none"> • Restrict public access in the closed area with known environmental hazards and ensure future public access avoids environmental hazards if found.
	Legal Arrangements	<ul style="list-style-type: none"> • Develop public access in alignment with stipulations set forth by the conservation easement held by the Peninsula Open Space Trust. • Explore options for the re-alignment and widening of the Alpine Trail, considering the District and the Town’s shared long-term maintenance and operational needs.
	Partnerships	<ul style="list-style-type: none"> • Consider and identify local and regional partnership opportunities that encourage multimodal access to the Hawthorns Area and adjacent open spaces.

To: Arianna Nuri & Tina Hugg, Midpen
From: Andrew Lee, PE, TE; Venera Mandanas, EIT; Parisi Transportation Consulting
Joakim Osthus, PE, Mead & Hunt
Date: March 20, 2023
**Subject: Hawthorns Area of Windy Hill Open Space Preserve,
FINAL Existing Transportation Conditions Technical Memo**

This technical memorandum summarizes Parisi Transportation Consulting's (Parisi) initial findings of the existing transportation and circulation conditions at the Hawthorns Area of Windy Hill Open Space Preserve (Hawthorns Area). This memo provides an overview of the surrounding circulation network (e.g., roadways and trails), a summary of recent traffic counts and collisions, a study of potential vehicle driveways for public access into the Hawthorns Area site, and a summary of relevant local and regional plans and policies.

1. PROJECT DESCRIPTION

The 79-acre Hawthorns Area is in the Town of Portola Valley (Town) in San Mateo County (Figure 1). The Hawthorns Area is in close proximity to two Midpeninsula Regional Open Space District (Midpen) preserves: Windy Hill Open Space Preserve (Windy Hill), which is approximately one mile away via Alpine Road, and Thornewood Open Space Preserve (Thornewood), which is approximately three miles away via Portola Road (Figure 2). Midpen is preparing a long-term use and management plan for the Hawthorns Area with recommendations to steward the site's natural, cultural, and historic resources and introduce ecologically sensitive public access. The plan will include specific actions to open the Hawthorns Area to the public, including general specifications for an access driveway, parking area, and other public amenities. Access to the Hawthorns Area for land management purposes is currently provided by one driveway originating at Alpine Road and two driveways off Los Trancos Road (Figure 3).

2. EXISTING SITE ACCESS

Where it bounds the Hawthorns Area, **Alpine Road** is a two-lane minor arterial roadway with a posted speed limit of 35 miles per hour. The roadway ranges between 35 and 60 feet wide between the edges of the roadway shoulder.

Along the boundary of the Hawthorns Area, **Los Trancos Road** is a two-lane local road with a posted speed limit of 35 miles per hour. The roadway ranges between 20 and 36 feet wide between the edges of the roadway shoulder.

2.1 AVERAGE DAILY TRAFFIC VOLUMES

The Town collected traffic counts across nine days in October 2019 as part of a separate traffic study¹. The counts are summarized below (Table 1) and the locations are noted on Figure 2. There are two counts collected on Alpine Road where it bounds the north side of the Hawthorns Area (location 2 and 3) and one count on Los Trancos Road south of the east property boundary (location 6).

Table 1 Portola Valley 2019 Average Daily Traffic Volumes

#	Roadway Segment	Approx. Distance to Hawthorns Area	Roadway Classification ²	Weekday Average	Weekend Average
1	Alpine Road north of Westridge Road	1.5 miles east	Minor Arterial	12,100	9,300
2	Alpine Road east of Nathhorst Road	On the Project north boundary	Minor Arterial	7,800	5,600
3	Alpine Road west of Portola Road	On the Project north boundary	Major Collector	3,300	2,500
4	Alpine Road east of Willowbrook Road	0.8 miles west	Major Collector	300	400
5	Arastradero Road at the Town Limit	0.8 miles east	Local Road	3,700	2,900
6	Los Trancos Road near the Town Limit*	0.2 miles south	Local Road	3,000	2,100
7	Portola Road north of Wayside Road	2.0 miles north	Minor Arterial	6,000	4,800

Source: Town of Portola Valley, 2019.

The peak hour traffic volumes for the roadway segments bounding the Hawthorns Area are presented below (Table 2). Weekday peak hours correspond to morning and afternoon commute times: 7 to 9 AM and 4 to 6 PM. The Saturday peak hours of traffic were typically around noon (11 AM to 1 PM) and Sunday peaks occurred slightly earlier, between 10 AM and noon.

The weekday daily traffic on Alpine Road on the project boundary ranges between one quarter to two-thirds of the road's peak daily traffic demand within the Town limits at Westridge Road (12,000 daily vehicles).

¹ <https://www.portolavalley.net/departments/public-works/public-works-projects/2019-town-wide-traffic-counts>

² California Department of Transportation (Caltrans) California Road System Functional Classification (2022). <https://dot.ca.gov/programs/research-innovation-system-information/office-of-highway-system-information-performance/functional-classification>

Table 2 Portola Valley 2019 Average Daily Traffic Volumes

#	Roadway Segment	Average Weekday Peak Hour		Average Weekend Peak Hour
		AM	PM	
2	Alpine Road east of Nathhorst Road			
	Eastbound	360	400	370
	Westbound	410	330	260
3	Alpine Road west of Portola Road			
	Eastbound	270	170	160
	Westbound	260	150	160
6	Los Trancos Road near the Town Limit*			
	Northbound	170	150	110
	Southbound	120	140	120

2.2 COLLISION HISTORY

Using data from Statewide Integrated Traffic Records Systems (SWITRS) reports, Parisi completed a collision analysis for the Hawthorns Area spanning from 2016 to 2021. The collision analysis study area for the Hawthorns Area includes Alpine Road from Echo Lane to Golden Oak Drive (0.7 mile) and Los Trancos Road from Alpine Road to the town limits (0.4 mile, see Table 3). There were 13 collisions in total, including two at the Alpine Road / Los Trancos Road intersection, as summarized in Table A-1 of the Appendix.

The collision rate along Alpine Road is slightly higher than the Statewide average rate for comparable rural highways (0.92 vs. 0.82) but is approximately 20 percent lower than the collision rate on Los Trancos Road (0.92 vs. 1.14). There were four bicyclist-involved collisions, including two severe injury crashes, and no pedestrian-involved collisions. The reasons for collisions were unsafe speed (five crashes), automobile right of way (four crashes), improper turning (two crashes) and one collision due to hazardous parking (Table A-1).

These data indicate that measures to reduce vehicle speeds, like warning signs and refreshed pavement markings, providing greater separation between drivers and bicyclists, and maintaining or improving sight distance should be incorporated in the design for a future driveway entrance for public access into the Hawthorns Area site.

Table 3 Hawthorns Area Roadway Collision Rates

	A	B	C over 6 years	$D = (C * 1,000,000) / [(B * 365 * 6 \text{ yrs}) * (A)]$	Statewide Average Collision Rate (c/mvm)**
Roadway Segment	Length (miles)	ADT	# of Collisions	Collision Rate (c/mvm)***	
Alpine Road, Saddleback to Portola	0.5	7800	11*	0.92	0.82
Alpine Road, Portola to Golden Oak	0.2	3300			
Los Trancos Road, Alpine Road to Town Limits (Rolling Terrain)	0.4	3000	3*	1.14	1.19
2-Lane Highway, Rural, Flat Terrain, <55 MPH	Collision rate applied to Alpine Road.				0.78+ (.35/ADT in thousands)
2-Lane Highway, Rural, Rolling Terrain, < 55 MPH	Collision rate applied to Los Trancos Road.				1.07+ (.35/ADT in thousands)

*Two collisions at the Alpine Rd. / Los Trancos Road intersection

**Rates from Caltrans [2016 Collision Data on California State Highways](#).

*** c/mvm – Collisions per Million Vehicle Miles, calculated as

$$\frac{[\text{Collisions} \times 1,000,000]}{[\text{Average Daily Traffic} \times 365 \text{ days} \times \# \text{ of study years} \times \text{Length}]}$$

ROADWAY SEGMENT LENGTH 2.3 TRAIL, WALK, AND BIKE NETWORK

The Town's public trail network runs along the perimeter of the Hawthorns Area (Figure 4). The Alpine, Sweet Springs, Firethorne, and Los Trancos Trails are designated hiking and equestrian routes; there is a section of the Alpine Trail between Indian Crossing Road and Portola Road where bicycling is permitted. Allowed uses are indicated on trail posts.

Among the on-street circulation network, there are marked crosswalks at the Alpine Road / Portola Road intersection. There are no continuous sidewalks in the study area apart from the trail network. The striped shoulders on Alpine Road and Portola Road function as on-street bike lanes, although there are no signs or markings indicating them as designated bikeways. Alpine Road and Portola Road are popular local bicycling routes.

2.4 TRANSIT FACILITIES

SamTrans provides two school-oriented bus routes through the Town. Route 85 connects the towns of Woodside and Portola Valley to Ormondale Elementary School and Corte Madera School. Route 85 services Ormondale Elementary School and Woodside High School. Each route runs once per day on weekday afternoons only. The nearest stops near the Hawthorns Area are located near the Portola Road / Alpine Road intersection and the Alpine Road / Golden Oak Drive intersection. The bus route maps and schedules are provided as Figure 5 and Figure 6.

3. SIGHT DISTANCE EVALUATION AND SITE ACCESS RECOMMENDATION (PREPARED BY MEAD & HUNT)

Location: This evaluation is for the existing and potential driveway access points to the Hawthorns Area from Alpine Road and Los Trancos Road. Three locations along Alpine Road and two locations along Los Trancos Road have been evaluated. Figure 3 shows the locations of all evaluated access points.

Description: Alpine Road is a two-lane roadway with no roadside parking. The posted speed limit is 35 mph. The roadway is lined with trees and part of the west side of the street has a steep embankment starting at the paved shoulder.

Los Trancos Road is a two-lane roadway with no roadside parking. The posted speed limit is 35 mph with an advisory speed of 25 mph in the northbound direction. The roadway makes an S-turn at the location of the two evaluated driveway locations. There are existing trees on both sides of the roadway; most are set back from the roadway and do not obstruct the roadway visibility.

There are no existing traffic control devices or pedestrian crossings at any of the evaluated intersections. A future driveway is assumed to have stop control.

Sight Distance Evaluation: Appendix B includes exhibits showing the available sight distances at each of the five evaluated driveway locations. Sight distances have been compared to criteria included in AASHTO's A Policy on Geometric Design of Highways and Streets, 2018 7th Edition (HDM).

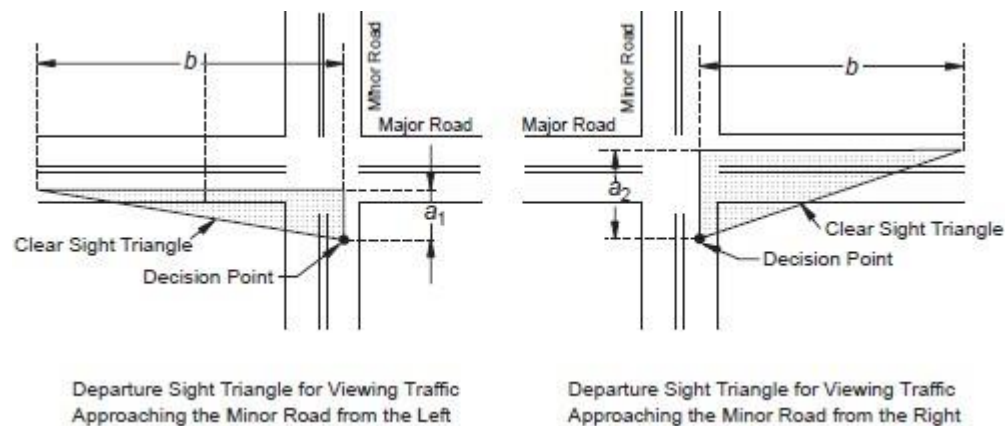


Exhibit 1 AASHTO Departure Sight Triangle Diagram

Exhibit 1 (above) shows the departure sight distance diagram for both left and right turns. The posted speed limits for these segments of roadway are based on engineering traffic and safety surveys (ET&S) prepared by the Town every five to seven years. Consistent with the California Manual for Setting Speed Limits (2020), "Speed limits set by E&TS are normally set near the 85th

percentile speed. The 85th percentile speed is the speed at or below which 85 percent of the traffic is moving, and statistically represents one standard deviation above the average speed."

The posted speed limits for the evaluated locations along both Alpine Road and Los Trancos Road is 35 mph. As such, the 85th percentile speed is assumed to be near 35 mph and below 45 mph. Required distances for left- and right-turn departures and stopping sight distances for design speeds of 35 mph and 45 mph are shown in Table 4 below. Grades of roadways are generally flat, so no adjustments to the required sight distances have been made due to the grade of either the major roadway or the potential driveways.

Table 4 Sight and Stopping Distance Requirements per AASHTO

	Left Turn Sight Distance	Right Turn Sight Distance	Stopping Sight Distance
Passenger Vehicle (35 mph)	386 ft	335 ft	250 ft
Passenger Vehicle (45 mph)	497 ft	430 ft	360 ft

The estimated intersection sight distances at the evaluated driveway locations are shown in Table 5. Those distances are compared to the distance requirements in Table 4.

Table 5 Intersection Sight Distance Summary

Location	Approximate Intersection Sight Distance Left (Right)	Meets HDM Criteria?	Meets Stopping Sight Distance Criteria?	Issue	Potential Mitigation
Current Alpine Road Driveway	490' (590')	Yes	Yes		
Original Alpine Road Driveway	695' (570')	Yes	Yes		
Potential Alpine Road Driveway	440' (650')	Yes	Yes		
Los Trancos Road Driveway (North)	265' (304')	No	Yes	Curvature of roadway	None
Los Trancos Road Driveway (South)	140' (125')	No	No	Curvature of roadway	None

All three locations along Alpine Road have adequate sight distance for both left and right turns. Neither of the two driveway locations along Los Trancos Road provide adequate sight distance for either a right or left turn. The main reason for the inadequate sight distance is the curvature of Los Trancos Road at these locations. Remedying the deficient sight distance would require realignment of a portion of Los Trancos Road; it is expected that this would be prohibitively expensive and time consuming and thus not identified as a feasible mitigation.

Recommendations: Based on the evaluation of the existing sight distance, it is recommended that any driveway entrance for public access to the Hawthorns Area be located along Alpine

Road. Any final design of the intersection should include analysis of any required adjustment to required stopping and intersection sight distances based on the grade of Alpine Road.

If an entrance is used for private entry, then it is recommended that deficiencies be mitigated by appropriate signage/markings.

LIST OF APPENDICES

Appendix A: Figures and Tables

Appendix B: Sight Distance Exhibits & Photos

Appendix C: Summary of Relevant Plans and Policies

APPENDIX A: FIGURES AND TABLES

Figure 1 Hawthorns Area – Local Map

Figure 2 Hawthorns Area – Regional Map

Figure 3 Hawthorns Area – Aerial Map + Driveway Locations

Figure 4 Town of Portola Valley Public Trail Network

Figure 5 SamTrans Route 85 Map & Schedule

Figure 6 SamTrans Route 87 Map & Schedule

Path: G:\Projects\Windy_Hill\Hawthorns_MapSeries\Hawthorns_MapSeries.aprx
Created By: flopez

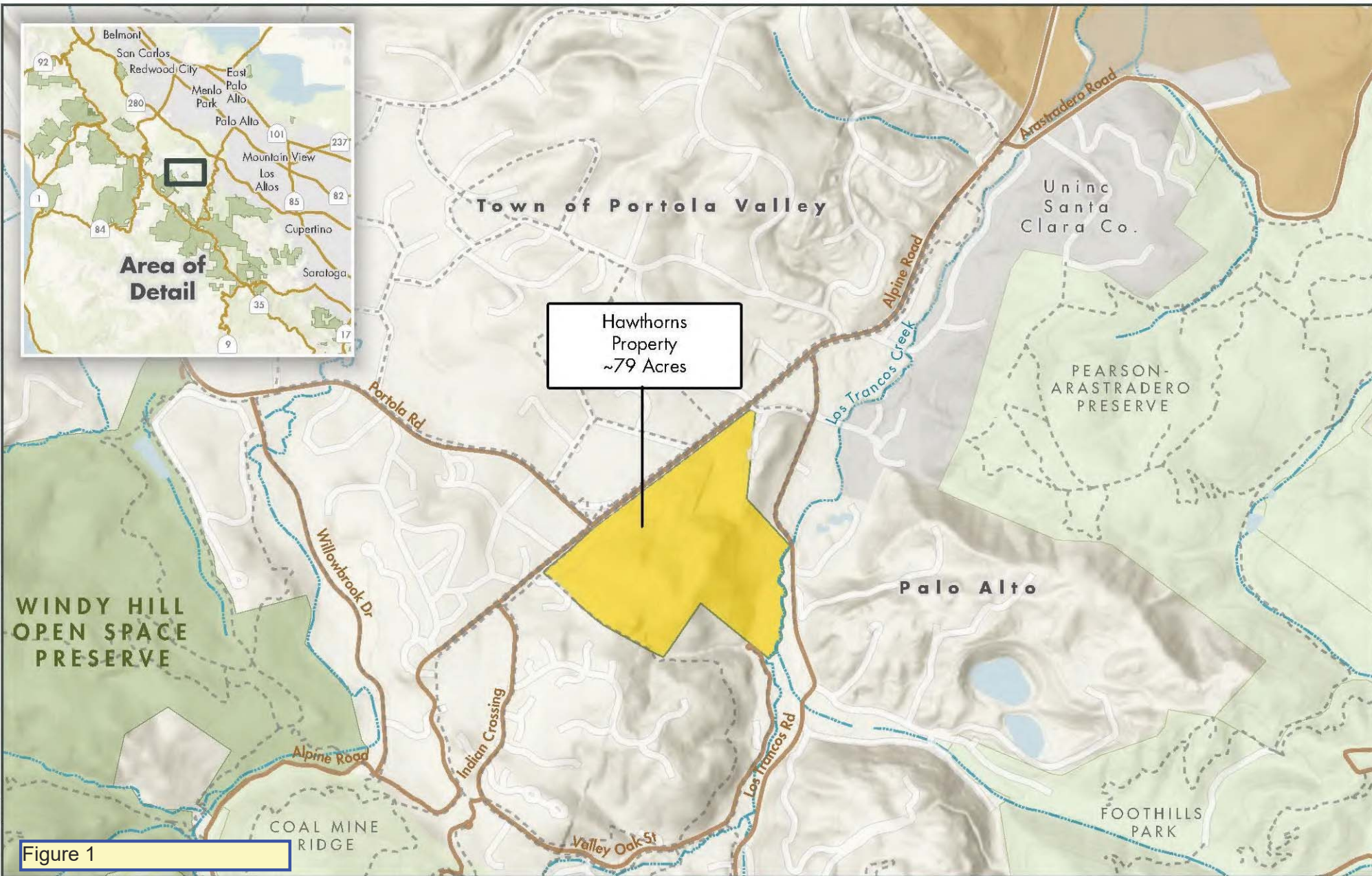
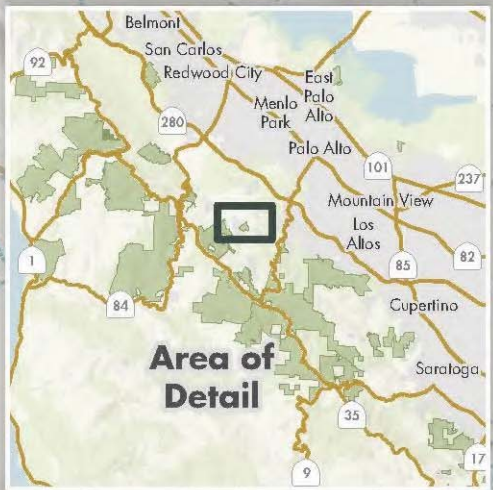








Figure 1

Hawthorns Area - Local Map

- | | |
|---|---|
|  MROSD Preserves |  Other Public Agency |
|  Other Protected Lands |  Hawthorns Area |
|  Private Property |  Unincorporated Area |

ATTACHMENT 2

Midpeninsula Regional
Open Space District
(Midpen)
6/18/2021



While the District strives to use the best available digital data, these data do not represent a legal survey and are merely a graphic illustration of geographic features.

Path: G:\Projects\Windy_Hill\Hawthorns_MapSeries\Hawthorns_MapSeries\Hawthorns_MapSeries.aprx
 Created By: flopez

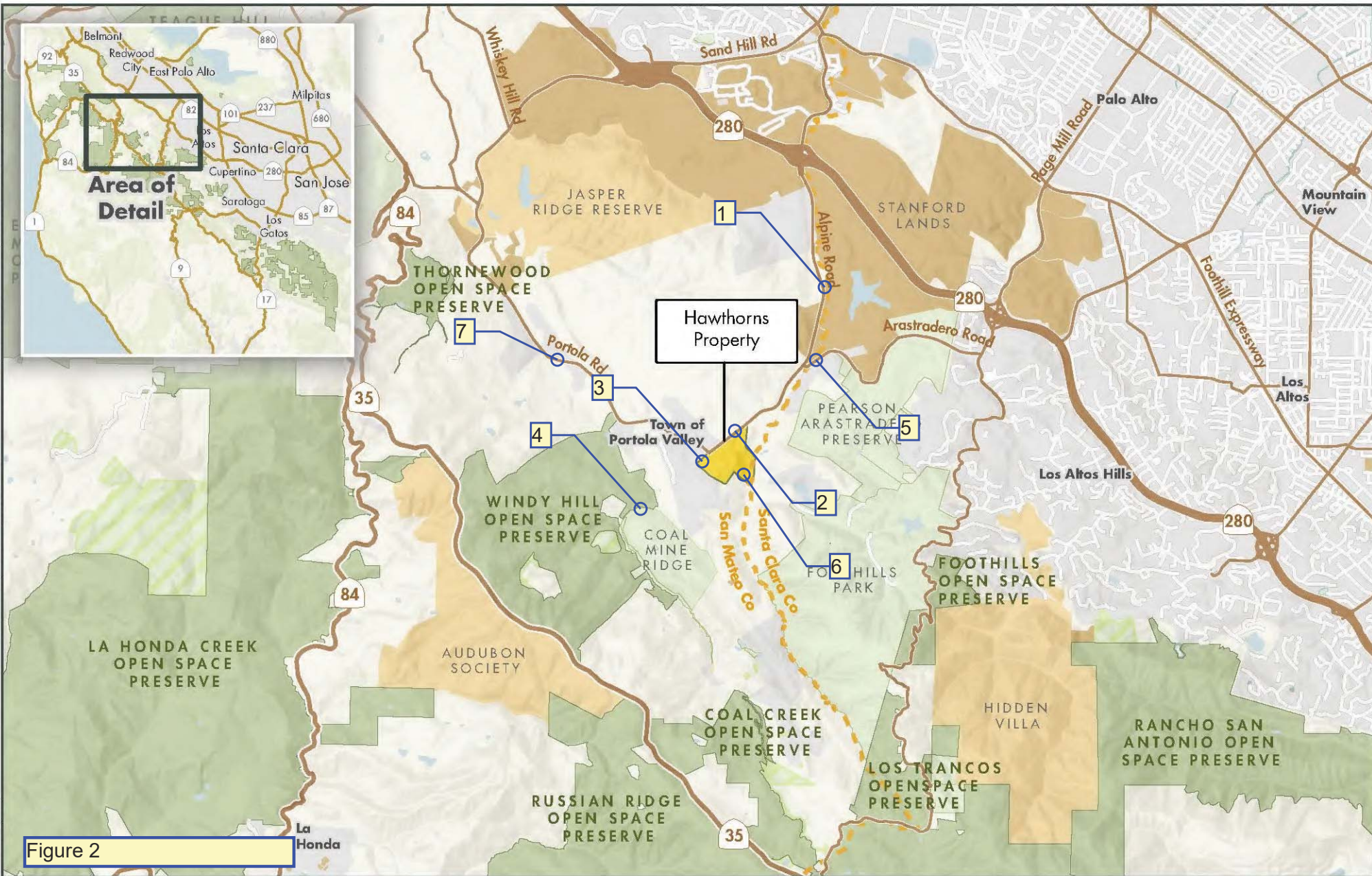


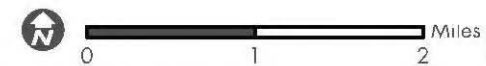
Figure 2

Hawthorns Area - Regional Map

- MROSD Preserves
- Land Trust
- Other Protected Lands
- Other Public Agency
- Private Property
- Hawthorns Area

2019 Traffic Count Locations

ATTACHMENT 2 Midpeninsula Regional Open Space District
 (Midpen)
 6/16/2021



While the District strives to use the best available digital data, these data do not represent a legal survey and are merely a graphic illustration of geographic features.

Path: G:\Projects\Windy_Hill\Hawthorns_MapSeries\Hawthorns_MapSeries.aprx
Created By: flopez



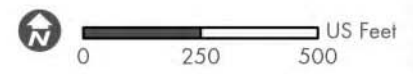
Figure 3

Hawthorns Area - Aerial Map

-  Hawthorns Area
-  Building


ATTACHMENT 2


Midpeninsula Regional
Open Space District
(Midpen)
9/9/2022






While the District strives to use the best available digital data, these data do not represent a legal survey and are merely a graphic illustration of geographic features.

Town of Portola Valley Public Trail Network

 Hawthorns area

 Building

Trail use type

-  Bicycle route
-  Hiking, equestrian uses
-  Hiking, bicycling, equestrian uses

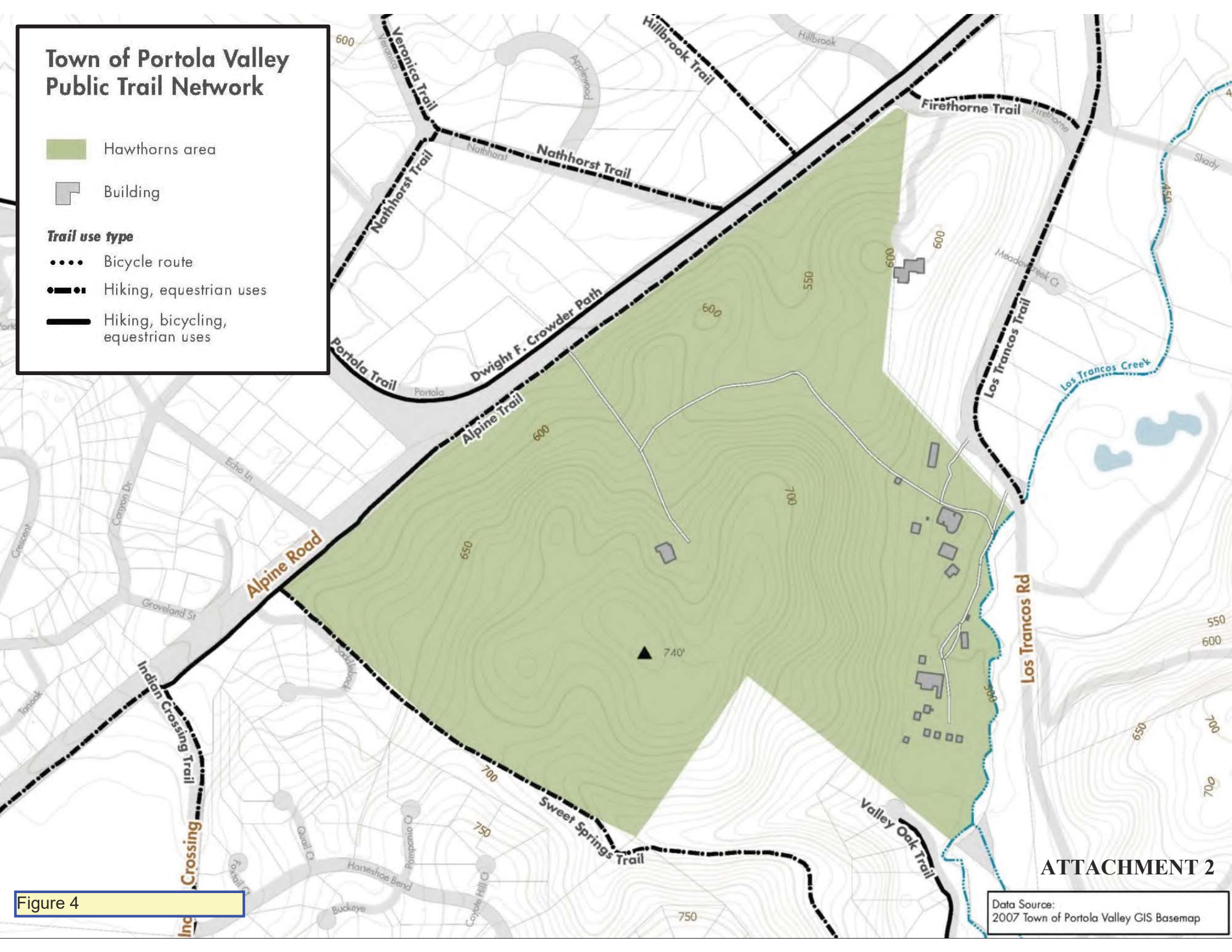
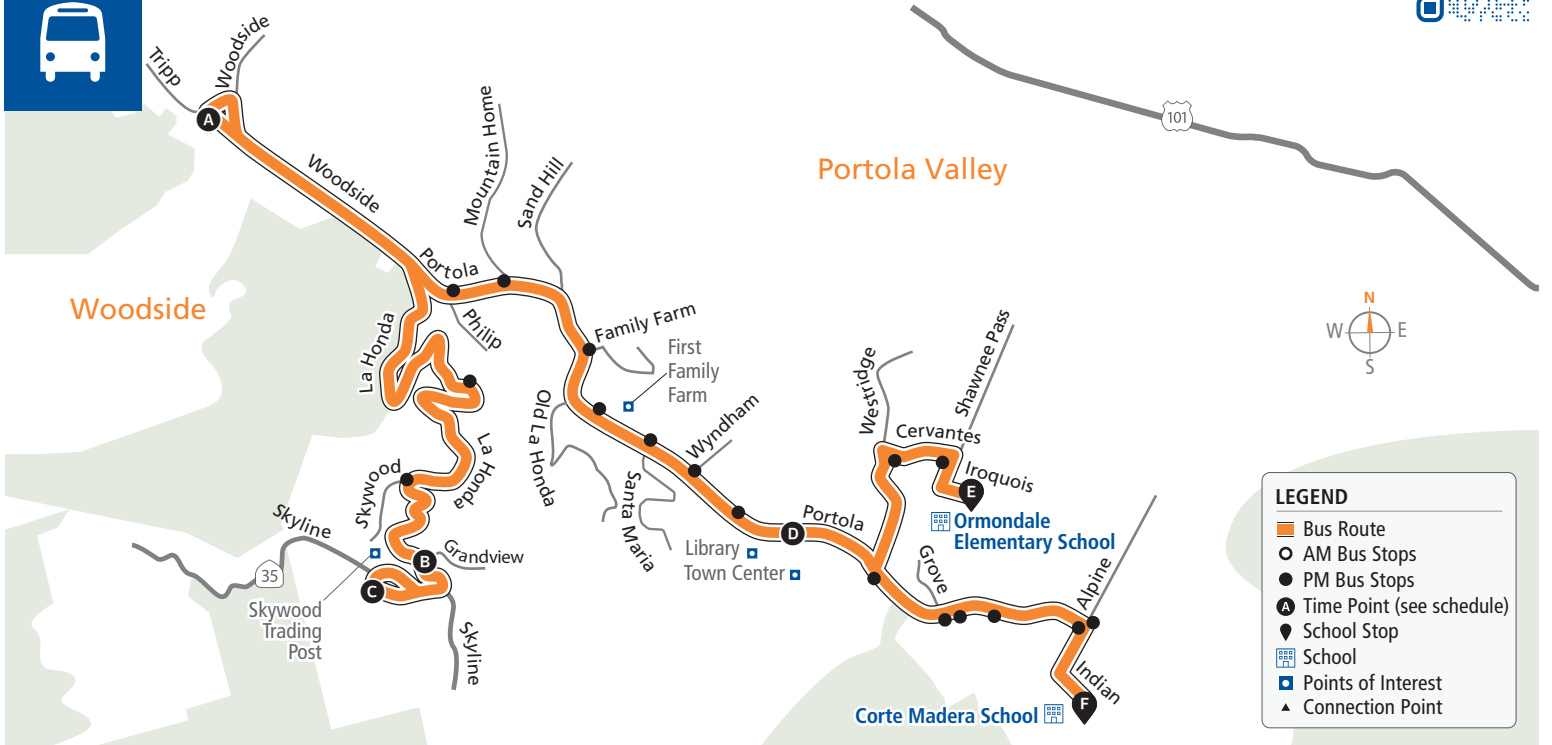


Figure 4

ATTACHMENT 2

Data Source:
2007 Town of Portola Valley GIS Basemap



LEGEND

- Bus Route
- AM Bus Stops
- PM Bus Stops
- A Time Point (see schedule)
- School Stop
- S School
- P Points of Interest
- ▲ Connection Point

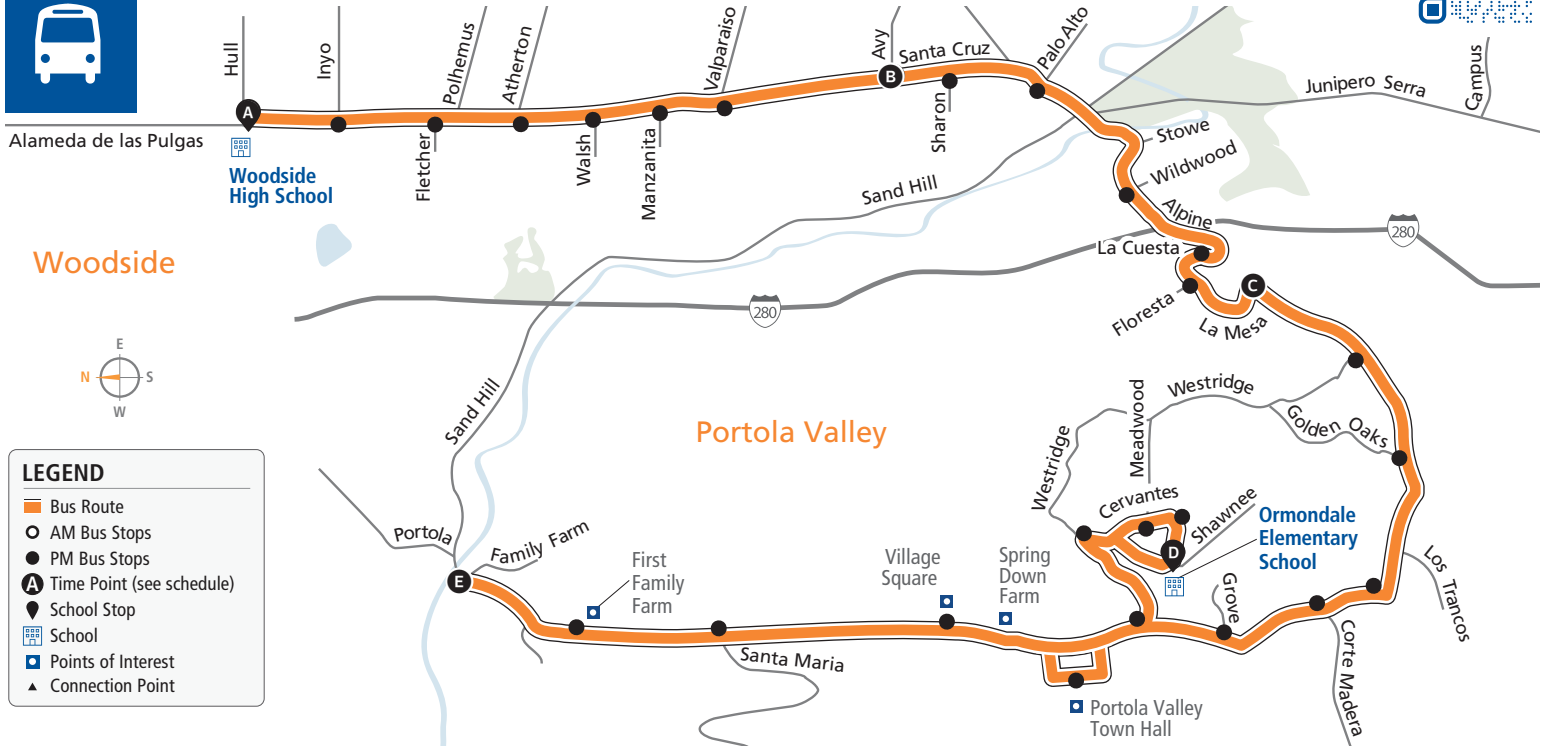
PM to La Honda/Grandview

Bus Stops	Mon, Tues, Thurs & Fri	Wednesdays Only	Bus Stops	Mon, Tues, Thurs & Fri	Wednesdays Only
E Ormondale Elementary School	3:05p	12:30p	—		
● Shawnee Pass/Cervantes					
● Cervantes/Meadwood					
● Portola/Grove					
● Portola/Corte Madera					
● Portola/Alpine					
F Corte Madera School	3:19p	12:42p	2:00p		
● Portola/Alpine					
● Portola/Woodside					
● Portola/Grove					
● Portola/Westridge					
D Portola Valley Town Hall	3:26p	12:47p	2:07p		
● Portola/Village					
● Portola/Wyndham					
● Portola/Santa Maria					
● Portola/First Family Farm					
● Portola/Family Farm					
● Portola/Mountain Home					
● Portola/Phillip					
A Tripp/Woodside	3:32p	12:52p	2:13p		
● La Honda/Fox Hill					
● La Honda/Skywood					
B Skyline Blvd/La Honda	3:47p	1:10p	2:28p		
C La Honda/Grandview	3:54p	1:17p	2:35p		

Figure 5

samTrans	Bus Fares				Bus Fares					
	Cash	Clipper*	Day Pass	Monthly Pass	Cash	Clipper*	Day Pass	Monthly Pass		
	Youth (Age 18 & younger)	\$1.10	\$1.00	\$2.00	\$27.00	Adult (Age 19 through 64)	\$2.25	\$2.05	\$4.50	\$65.60

*Free 2-hour transfers between local SamTrans routes on Clipper or SamTrans Mobile App. Tickets available on SamTrans Mobile. 🍏 🤖



PM to Portola/Family Farm

Bus Stops	Wednesdays Only	Mon, Tues, Thurs, & Fri Only	Bus Stops	Wednesdays Only	Mon, Tues, Thurs, & Fri Only
A Alameda de las Pulgas/Hull	2:50p	3:55p	Alpine/Golden Oak		
Alameda de las Pulgas/Inyo			Portola/Alpine		
Alameda de las Pulgas/Fletcher			Portola/Woodside		
Alameda de las Pulgas/Atherton			Portola/Grove		
Alameda de las Pulgas/Walsh			Westridge/Cervantes		
Alameda de las Pulgas/Manzanita			D Ormondale Elementary School	3:18p	4:23p
Alameda de las Pulgas/Valparaiso			Shawnee/Cervantes		
B Alameda de las Pulgas/Avy	2:55p	4:00p	Cervantes/Meadwood		
Alameda de las Pulgas/Sharon			Portola/Westridge		
Santa Cruz/Palo Alto			Portola Valley Town Hall		
Alpine/Wildwood			Portola/Village		
La Cuesta/Alpine			Portola/Santa Maria		
La Cuesta/West Floresta			Portola/First Family Farm		
C La Mesa/Alpine	3:06p	4:11p	E Portola/Family Farm	3:26p	4:31p
Alpine/Westridge					

Figure 6

samTrans	Bus Fares				Cash				Clipper* Day Pass				Monthly Pass			
	Youth (Age 18 & younger)	\$1.10	\$1.00	\$2.00	\$27.00	Adult (Age 19 through 64)	\$2.25	\$2.05	\$4.50	\$65.60						

*Free 2-hour transfers between local SamTrans routes on Clipper or SamTrans Mobile App. Tickets available on SamTrans Mobile.

TableA-1. The Hawthorns Area Reported Collisions, 2016-2021

Year	Primary Road	Nearest Intersection	Collision Severity	Violation Category	Collision Type	Pedestrian Collision	Bicycle Collision
2016	ALPINE RD	HILLBROOK DR	Other Visible Injury	Unsafe Speed	Other	No	Yes
2017	ALPINE RD	PORTOLA RD	Complaint of Pain	Unsafe Speed	Rear End	No	No
2018	ALPINE RD	LOS TRANCOS RD	Other Visible Injury	Unsafe Speed	Other	No	Yes
2018	ALPINE RD	GOLDEN OAK DR	Property Damage Only	Unsafe Speed	Hit Object	No	No
2019	ALPINE RD	GOLDEN OAK DR	Complaint of Pain	Unsafe Speed	Rear End	No	No
2019	GOLDEN OAK DR	ALPINE RD	Property Damage Only	Unsafe Speed	Rear End	No	No
2020	PORTOLA RD	ALPINE RD	Other Visible Injury	Improper Turning	Broadside	No	No
2021	ALPINE RD	GOLDEN OAK DR	Severe Injury	Automobile Right of Way	Overtuned	No	Yes
2021	PORTOLA RD	ALPINE ROAD	Other Visible Injury	Automobile Right of Way	Broadside	No	No
2021	ALPINE RD	LOS TRANCOS RD	Severe Injury	Automobile Right of Way	Other	No	Yes
2021	ALPINE RD	LOS TRANCOS RD	Property Damage Only	Hazardous Parking	Hit Object	No	No

APPENDIX B: SIGHT DISTANCE EXHIBITS & SITE PHOTOS



PRELIMINARY
NOT FOR CONSTRUCTION



Parisi
TRANSPORTATION CONSULTING

800 Bancroft Way, Ste 203
Berkeley, CA 94710
(510) 343-6400

DESIGNER: VM
CHECKER: AL
APPROVER: AL

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT
HAWTHORNS AREA
CURRENT ALPINE ROAD DRIVEWAY

REVISIONS		DATE	SCALE
NO.	DESCRIPTION	12/23/2022	1"=40'
		PTC PROJECT NO. 22036	
		DRAWING	SD-1
		SHEET NO.	1 OF 5



PRELIMINARY
NOT FOR CONSTRUCTION



Parisi
TRANSPORTATION CONSULTING

800 Bancroft Way, Ste 203
Berkeley, CA 94710
(510) 343-6400

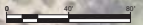
DESIGNER: VM	CHECKER: AL
DESIGNER: VM	APPROVER: AL

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT
HAWTHORNS AREA
ORIGINAL ALPINE ROAD DRIVEWAY

REVISIONS		DATE	SCALE
NO.	DESCRIPTION	12/23/2022	1" = 40'
		PTC PROJECT NO. 22036	
		DRAWING SD-2	
		SHEET NO. 2 OF 5	



SIGHT DISTANCE REQUIREMENTS PER HDM		
GOVERNING SPEED (MPH)	RIGHT TURN CORNER SIGHT DISTANCE (FT)	LEFT TURN CORNER SIGHT DISTANCE (FT)
35	335	386
45	430	497



PRELIMINARY
NOT FOR CONSTRUCTION



Parisi
TRANSPORTATION CONSULTING
800 Bancroft Way, Ste 203
Berkeley, CA 94710
(510) 343-6400

DRAWN: VM CHECKED: AL
DESIGNER: VM APPROVER: AL

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT
HAWTHORNS AREA
POTENTIAL ALPINE ROAD DRIVEWAY

REVISIONS		DATE	SCALE
NO.	DESCRIPTION	12/23/2022	1" = 40'
		PTC PROJECT NO. 22036	
		DRAWING SD-3	
		SHEET NO. 3 OF 5	



PRELIMINARY
NOT FOR CONSTRUCTION



Parisi
TRANSPORTATION CONSULTING

800 Bancroft Way, Ste 203
Berkeley, CA 94710
(510) 343-6400

DRIVER: VM	CHECKER: AL
DESIGNER: VM	APPROVER: AL

MIDPENINSULA OPEN SPACE DISTRICT
HAWTHORNS AREA
NORTH LOS TRANCOS ROAD DRIVEWAY

REVISIONS		DATE	SCALE
NO.	DESCRIPTION	12/23/2022	1" = 40'
		PTC PROJECT NO. 22036	
		DRAWING	SD-4
		SHEET NO.	4 OF 5



PRELIMINARY
NOT FOR CONSTRUCTION



Parisi
TRANSPORTATION CONSULTING

800 Bancroft Way, Ste 203
Berkeley, CA 94710
(510) 343-6400

DESIGNER: VM
CHECKER: AL
APPROVER: AL

MIDPENINSULA OPEN SPACE DISTRICT
HAWTHORNS AREA
SOUTH LOS TRANCOS ROAD DRIVEWAY

REVISIONS		DATE	SCALE
NO.	DESCRIPTION	12/23/2022	1" = 40'
		PTC PROJECT NO. 22036	
		DRAWING	SD-5
		SHEET NO.	5 OF 5

Hawthorns Area Transportation Study



Current Alpine Rd Driveway Looking East



Current Alpine Rd Driveway Looking West

Hawthorns Area Transportation Study



Original Alpine Rd Driveway Looking East



Original Alpine Rd Driveway Looking West

Hawthorns Area Transportation Study



North Los Trancos Rd Driveway Looking North



North Los Trancos Rd Driveway Looking South

Hawthorns Area Transportation Study



South Los Trancos Rd Driveway Looking North



South Los Trancos Rd Driveway Looking South

APPENDIX C: SUMMARY OF RELEVANT PLANS AND POLICIES

The following section summarizes planning work undertaken in parallel to the Hawthorns Area study and their potential relevance to the Project.

MIDPEN PROJECTS

Rancho San Antonio Multimodal Access Project

Conducted from 2019 through 2020, the Rancho San Antonio Multimodal Access project explored and evaluated non-motorized mobility, transit options, and parking alternatives for Midpen's Rancho San Antonio Open Space Preserve in Santa Clara County to encourage visitors to use greener modes of transportation and reduce parking demand and traffic, while maintaining equitable access for both local and regional visitors. The resulting report identified 26 potential TDM strategies that were scored and prioritized. The first priority TDM strategies are the following:

- Bike facilities
- New and improved bike access
- Subsidized ride-hail
- Free or low-cost shuttle service
- Carpool restricted lot
- Dynamic or variable signage

The study report also includes high-level next steps for the prioritized TDM strategies. Several first priority TDM strategies are currently being planned and implemented.

Purisima Creek Redwoods Multimodal Access Project

The Purisima Creek Redwoods Multimodal Access project was commissioned by Midpen in mid-2021 and completed in November 2022. The project's goals were to evaluate the existing parking, access and visitation; identify ways to address high visitor parking and traffic demand, including increasing non-drive modes; and develop an implementation plan for the preferred strategies. High priority travel demand management (TDM) strategies produced by the study include the following measures:

- Parking management: Parking reservations during peak periods. Priority parking for carpools or reserved parking.
- Parking capacity: Configure parking areas to delineate parking stalls to improve parking efficiency.
- Alternative modes: Bicycle parking at trailheads. Shuttles from satellite parking lots.

- Traveler information: Social media outreach to publicize TDM strategies. Real-time parking lot occupancy traveler information.

Applicability to the Hawthorns Area

Both the Rancho San Antonio and Purisima Creek Redwoods Multimodal Access studies provide a framework through which strategies for the Hawthorns Area can be viewed and evaluated. Rancho San Antonio is a well-visited preserve and is located in a more urban setting whereas Purisima Creek is situated in a more rural, coastal area in unincorporated San Mateo County. Certain TDM strategies (or iterations of the strategies) identified for these two preserves may be applicable to the Hawthorns Area based on level of use expected and likelihood of effectiveness.

LOCAL BIKE AND PEDESTRIAN MASTER PLANS

Town of Portola Valley

The following section summarizes the plans, policies and committees that govern multimodal circulation in the Town of Portola Valley; this section also includes references to recent studies commissioned by the Town to address circulation and traffic safety issues.

General Plan

Multimodal circulation in the Town of Portola Valley is governed by the Town General Plan Circulation Element and Trails and Paths Element. Policies relevant to the Hawthorns Area include the Town's desire to emphasize the "country lane" quality of roads to the maximum extent possible while still meeting an acceptable level of safety (3106.1). Alpine Road is identified as a major arterial roadway that should be maintained as a two-lane road within Town Limits (3110) and also as one of two corridors that the Town should monitor for safety problems (Circulation Element Appendix 1).

Town Bicycle, Pedestrian and Traffic Safety (BPTS) Committee

The Town has a Bicycle, Pedestrian and Traffic Safety (BPTS) Committee that meets monthly. Based on meeting agendas from 2022, the BPTS meetings typically discuss traffic collisions and citations as reported by the County Sherriff's department, project updates by Town Public Works staff, parking conditions at the Windy Hill Preserve, and public questions. This committee has also discussed the Town's interest in widening and/or realigning the existing Alpine Trail to accommodate better access along the Hawthorns property's frontage on Alpine Road. The Hawthorns Area Plan includes evaluation of a potential trail alignment. The BPTS has an assigned liaison to assist with the Midpen Hawthorns Area Plan project.

Town Trail and Paths Committee

The Town has a Trail and Paths Committee that meets monthly. Based on meeting agendas from 2022, the committee meetings typically discuss maintenance needs on the Town's trail network. The Trails and Paths Committee has an assigned liaison to assist with the Midpen Hawthorns Area Plan project.

BPTS 2019-2020 Safety Study

The Town commissioned a pedestrian safety study in 2019 to identify areas needing safety improvements.³ The Town's consultant, Krupka Consulting, solicited input through interviews with community representatives, from outreach via social media, and at public meetings. The study identified a list of issues and opportunities near schools and on the Alpine Road and Portola Road corridors and developed a list of proposed improvements to address these issues. In the Hawthorns Area vicinity, the Safety Study observed and recommended the following:

- A3 Alpine / Golden Oak (West)
 - Observation: Limited motorist and pedestrian visibility (sight distance) between two reversing curves and conflicts at local street and driveway intersections.
 - Recommendation: crosswalk signs, markings, and rapid flashing beacons
- A4 Alpine / Los Trancos
 - Observation: Conflicts between eastbound drivers making right turns, southbound drivers leaving the Portola Valley Garage, and pedestrians and bicyclists. Overgrown foliage from the northbound Los Trancos Road approach.
 - Recommendations: Advisory and warning signs and lane markings
- A5 Alpine / Portola
 - Observations: Notable pedestrian volumes crossing Portola Road, drivers making "rolling stops" to turn right from Alpine onto Portola Road, and high A.M. commute vehicle traffic demand at the southbound right turn onto Alpine Road. There is an adult crossing guard stationed here during school commute times.
 - Recommendations: crosswalk signs and markings

The Town Council accepted the recommendations of the safety study in August 2019 and directed Town staff to develop improvements for funding in the Town's five-year Capital Improvements Program and apply for grant funding.

Traffic Improvement Projects 2021

Based on the 2019/2020 Safety Study, the Town installed crosswalk signs and pavement markings at nine (9) intersections in 2021, including three locations on Alpine Road, at Portola Road, Corte Madera Drive, and Westridge Drive.⁴ According to BPTS Committee notes from April 2022, nine of

³ <https://www.portolavalley.net/government/town-committees/bicycle-pedestrian-traffic-safety-committee/bpts-2019-2020-safety-study>

⁴ <https://www.portolavalley.net/departments/public-works/traffic-improvement-project>

the 14 locations are complete and the remaining five (5) locations are awaiting rapid flashing beacon installations.⁵

BPTS Portola Road & Willowbrook Drive Parking Study, December 2021.

The Town commissioned a study of parking restrictions at the Portola Road / Willowbrook Drive intersection in response to overflow parking by visitors to Windy Hill Preserve⁶. The study evaluated proposed parking restrictions that included no parking areas denoted by red curb paint and signs, signs advising drivers to avoid parking in the roadway shoulders or trails, and signs indicating allowable off-pavement parking areas.

The study found substantial weekend midday parking demand on Portola Road, Willowbrook Drive and Alpine Road attributed to Windy Hill visitors, with peak parking demand at 10am; the sampled day yielded 30 to 60 parked cars on Portola Road north of Willowbrook Drive and 60 to 90 parked cars in the Willowbrook Drive/Alpine Road area south of the Willowbrook Drive divided road. The count day also showed 120 to 150 bicycles and 50 to 60 pedestrians per hour in both directions on Portola Road, and 10 to 20 bicycles and 20 to 30 pedestrians per hour in both directions on Willowbrook Drive. Both pedestrians and bicyclists tend to use the roadway shoulder, which can lead to intermodal conflicts with drivers making parking maneuvers.

According to the study, the recommendations from the study were either implemented by Town staff in November 2021 or are in the design process.

Applicability to the Hawthorns Area

The Town's ongoing traffic and travel demand management will inform the access design for the Hawthorns Area and identify potential operational issues needing further management.

CalTrans District 4 Bike Plan (2018)

The Caltrans District 4 Bike Plan identifies infrastructure improvements that can enhance bicycle safety and mobility throughout District 4 and remove some of the barriers to bicycling in the region. The Plan was developed in cooperation with local and regional partners to ensure that the improvements on the State Highway system complement proposals for local networks.

Applicability to the Hawthorns Area

The plan identifies Highway 84 as a mid-tier project. Better bicycle connection to areas around Portola Valley could encourage bicycle access to the Hawthorns Area.

The ⁵ <https://www.portolavalley.net/home/showpublisheddocument/16536/637974685171000000>

⁶ <https://www.portolavalley.net/home/showpublisheddocument/15940>

SHUTTLE/TRANSIT

SamTrans – Proximate Transit Routes

Several SamTrans routes currently provide service in the vicinity of the Hawthorns Area and were recently updated following the Reimagine SamTrans planning process. The following is a brief description of their routes and their service.

Route 85

Route 85 is a school-oriented route that provides PM weekday service from Ormondale School to La Honda/Grandview. The bus route serves Woodside and Portola Valley with stops including Portola Valley Town Hall and Skyline Boulevard & La Honda Road. The stop closest to the Hawthorns Area is located at Portola Road & Alpine Road and while this stop may provide opportunities to visit the Hawthorns Area, the route is in operation only on weekdays after school hours so opportunities would be limited.

Route 87

Route 87 is a school-oriented route that provides PM weekday service from Woodside High to Portola Valley. The bus route serves Palo Alto, Portola Valley, Woodside, Atherton, and Menlo Park with stops including Portola Valley Town Hall. The stop closest to the Hawthorns Area is located at Alpine Road & Golden Oak Drive. While this stop may provide opportunities to visit the Hawthorns Area, the route is in operation only on weekdays after school hours so opportunities would be limited.

Applicability to the Hawthorns Area

These routes may serve as opportunities to incorporate multimodal travel options to the Hawthorns Area using a combination of transit and other modes. However, it should be acknowledged that operation is limited due to nearby routes being based on after school hours. There is also a partnership opportunity with SamTrans to explore other transit (e.g., microtransit) or shuttle possibilities together.

HAWTHORNS HISTORIC STRUCTURES ASSESSMENT
Midpeninsula Regional Open Space District
Windy Hill Open Space Preserve
Portola Valley, California

Deliverable 1: Historic Resource Study



KnappARCHITECTS
Denise Bradley, ASLA

October 2013
FINAL

TABLE OF CONTENTS

HAWTHORNS HISTORIC STRUCTURES ASSESSMENT HISTORIC RESOURCE STUDY

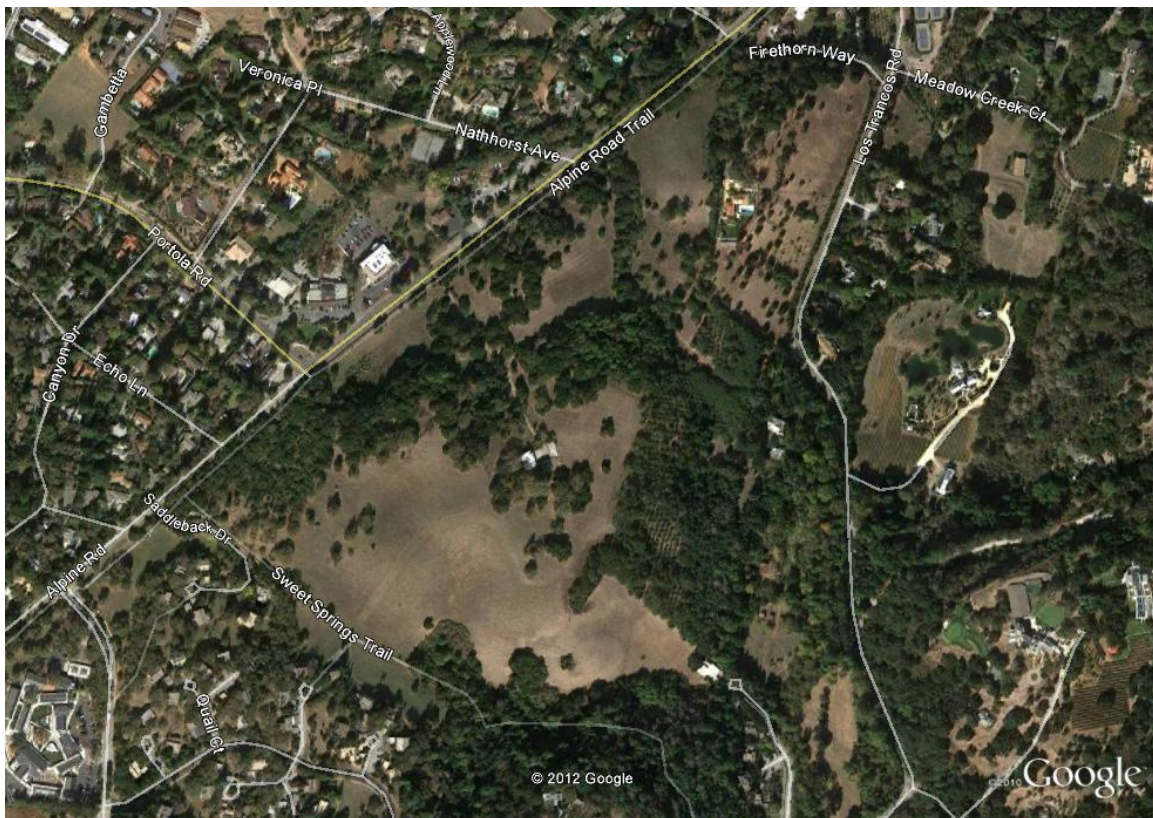
I.	Introduction.....	1
II.	Historic Overview & Contexts.....	5
III.	Physical Description & Character-Defining Features	58
IV.	Historic Resource Evaluation	105
V.	Bibliography.....	109
VI.	Endnotes	
VII.	Appendix	
	A. Methodology	
	B. Drawings: Hawthorn House, Garage and Cottage	

I. INTRODUCTION

Hawthorns Historic Structures Assessment

The Hawthorns Historic Structures Assessment is a project undertaken by Midpeninsula Regional Open Space District (District) to assess the history and condition of the Hawthorn property. The District is a special district whose purpose is to purchase, permanently protect, and restore lands forming a regional open space greenbelt, preserve unspoiled wilderness, wildlife habitat, watershed, view shed, and fragile ecosystems, and provide opportunities for low-intensity recreation and environmental education.

In 2011, the District received the 79-acre Hawthorns property, comprised of 2-parcels, located in the rural community of Portola Valley, California. The property was a gift from the Woods Family and has been incorporated into the District's Windy Hill Preserve, which totals over 1100 acres. The property is located on a roughly 80 acre parcel of land (APNs 079-080-050, 079-080-080, 079-080-090) between Alpine and Los Trancos roads within the Town of Portal Valley.



A current aerial view of the property from Google Earth

The site consists of a landscape of oak-studded rolling hills with beautiful expansive views from the upper ridge tops. The site is roughly triangular in shape and bounded by Alpine Road to the north, Los Trancos Road to the east, and portions of Sweet Springs Trail and the Portola Valley Ranch residential development to the west. The site has a history of ranching and “gentleman farming” and several major structures located on parcel 079-080-090 are herein designated as the “Historic Complex”. It is believed that as early as 1875 a large barn (Lower Barn) was erected on the site followed by a small “homestead” or “pioneer” house (The Cottage) in 1885. The primary family home (Hawthorn House) was constructed in 1886 by the Allen family. The subsequent owners, the Woods family built a large garage (the Garage) in 1916. Later, in 1952, another private, more modern residence was built on parcel 079-080-050 (the Alpine Road House). In addition, a number of outbuildings, lean-tos, and sheds were built on the property at various times. It is unclear if the Lower Barn and the Cottage pre-date the Allen’s purchase of the property.

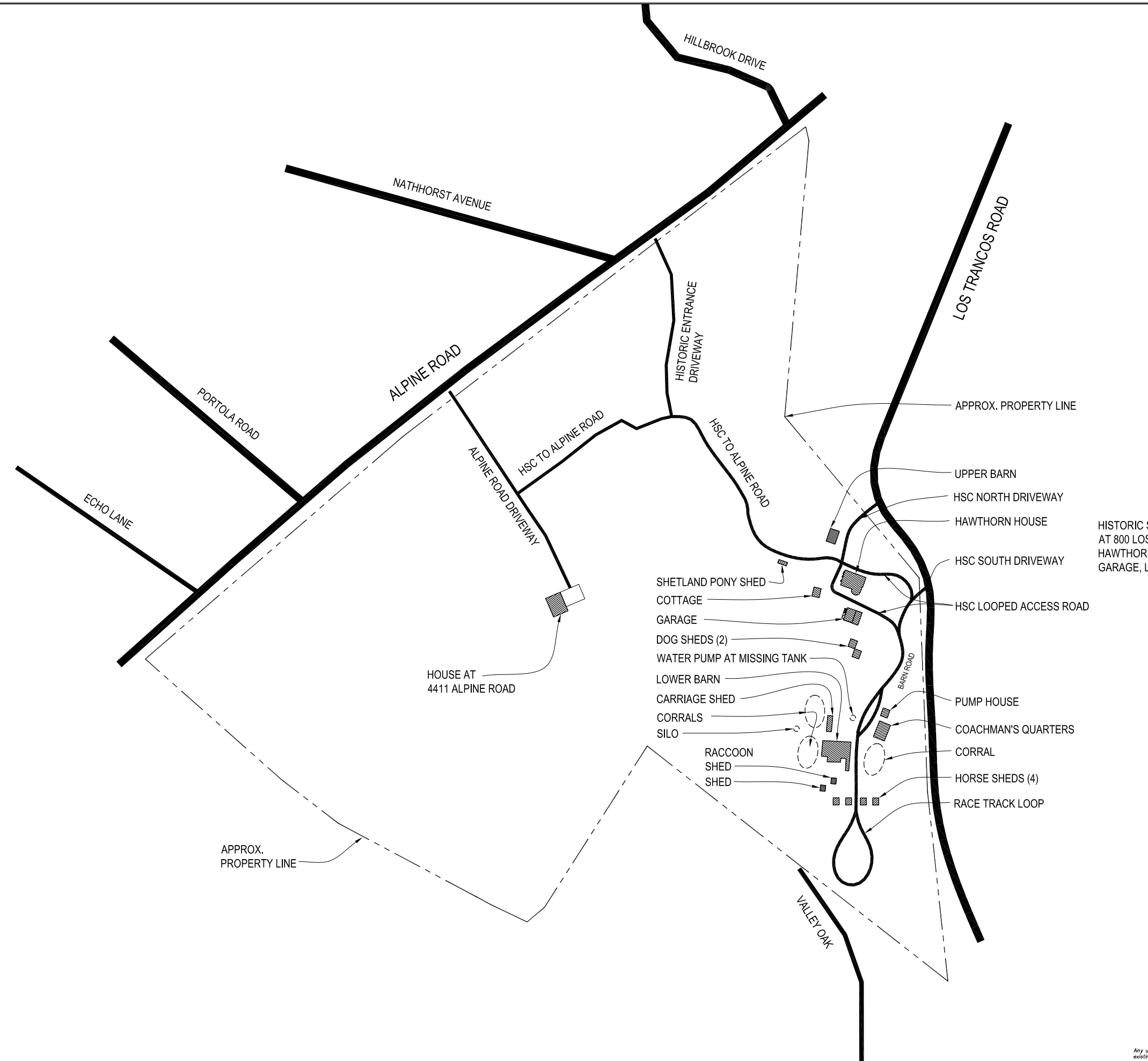
The District has neither the public directive, internal capacity, nor available funding to manage, restore or rehabilitate historic structures and therefore has typically relied on partners to undertake preservation of historic resources on their lands. This Historic Structures Assessment, including the Historic Resource Study, for the Hawthorns property have been undertaken to identify opportunities and constraints for rehabilitation, development, and re-use of the site and to provide the District with the information required to solicit partnerships to take over stewardship of the Hawthorns Historic Complex.

The Hawthorns Historic Structures Assessment is divided into five deliverables:

- Deliverable 1. Historic Resource Study
- Deliverable 2. Structure Conditions Assessment
- Deliverable 3. Historic Property Reuse Feasibility Study
- Deliverable 4. Mothballing Plan
- Deliverable 5. Public Outreach Activities

The following project team prepared this study in cooperation with, and under the direction of the District:

Architect: Knapp Architects
Architectural Historian: architecture+history, llc
Landscape Historian: Denise Bradley, ASLA
Landscape Architect: PGAdesign
Structural Engineer: Structural Design Engineers
Geotechnical Engineer: Treadwell & Rollo, Inc.
Mechanical, Electrical, Plumbing Engineer: Salas O’Brien Engineers
Civil Engineer: NV5
Cost Estimator: Hattin Construction



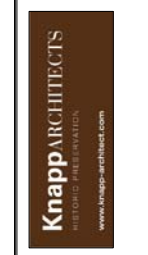
HISTORIC STRUCTURE COMPLEX (HSC)
 AT 800 LOS TRANCOS ROAD INCLUDES:
 HAWTHORN HOUSE, COTTAGE,
 GARAGE, LOWER BARN



This site diagram is for study use only and does not represent the accurate configuration of site features and boundaries.

Any user of these drawings should verify existing conditions and dimensions in field.

HAWTHORN HISTORIC STRUCTURES



Sacramento, CA 95833
 WWW.NV5.COM

SHEET NUMBER	
OF	SHEETS
SCALE	
VERTICAL:	1" = N/A
HORIZONTAL:	1" = N/A
JOB NUMBER	SJB0373

NO.	BY	DATE	REVISIONS

DATE SUBMITTED: 10/31/2013

PREPARED BY NV5 & REVISED BY KNAPP ARCHITECTS

CAUTION
 The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

Historic Resource Study

This Historic Resource Study (HRS) has been prepared for Midpeninsula Regional Open Space District (District) by Knapp Architects, architecture + history, llc, and Denise Bradley, Landscape Historian. This HRS is Deliverable 1 of the Hawthorns Historic Structures Assessment.

The purpose of this HRS is to assess the potential historic and cultural significance of the property by applying the National Register of Historic Places criteria of evaluation, determining contributing and non-contributing historic features and elements, assessing the properties integrity, and providing guiding information for both the conditions assessment and re-use feasibility study being completed by the same team of consultants for the District. A description of the methodology and research design for the HRS is found in an appendix of this document.

Summary of Hawthorns Historic Significance

The site became a part of the District's Windy Hill Open Space Preserve in 2011, when the District acquired the property, historically known as Hawthorns, from the estate of Frederick N. Woods, III. First developed by Judge James Monroe Allen and his wife, Ida Davis Allen, in 1886-87, the estate was named "The Hawthorns" for the hedge of flowering trees that lined the roadway approaching the estate. The property changed hands in 1916 when Frances Newhall Woods purchased the estate from Judge Allen's widow. The two families knew each other and traveled in the same San Francisco social circles. The property remained in the Woods family until it was gifted to the District.

The Hawthorns appears eligible for the National Register of Historic Places as an historic district under Criterion A (broad patterns of history) at the local level with importance in the areas of agriculture, architecture, and social history. Once one of many such properties in the vicinity, the Hawthorns represents the social, agricultural and architectural history of the San Francisco Peninsula estate property, both for use as a year round family house and as a summer retreat. It retains a remarkable level of historic integrity. While the buildings, and even some of the landscape features are in poor condition, they retain important components of the required aspects of integrity including: location, design, setting, materials, workmanship feeling, and association. Associated with two important Bay Area families, and representative of the work of a little known, but fairly prolific architect, the Hawthorns reflects an era of residential, agricultural and recreational development following the completion of the San Francisco – San Jose Railroad which linked the two commercial enclaves, opening up Peninsula lands for easier development.

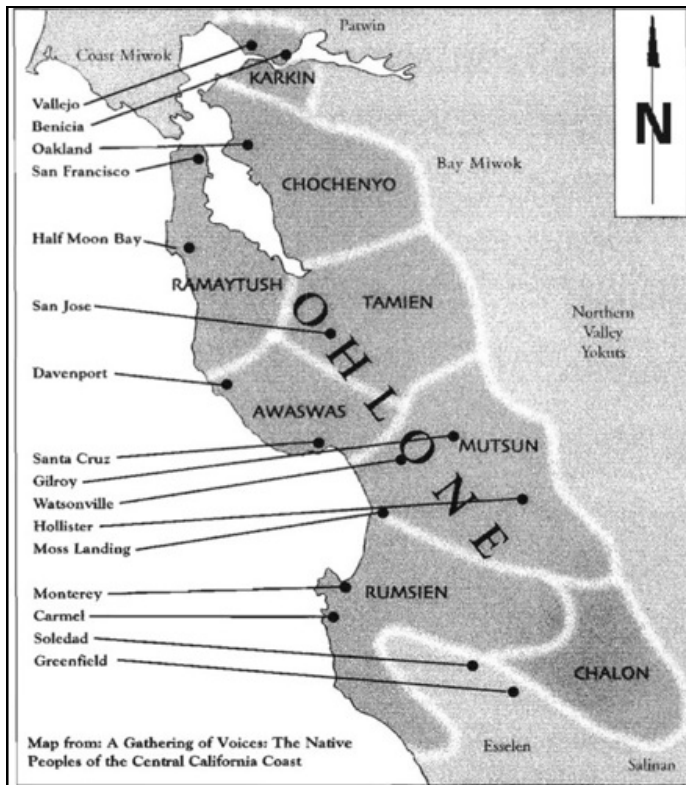
As a potentially eligible historic district under National Register criteria, the property meets the definition of an historic resource under the California Environmental Quality Act (CEQA). Resources determined eligible for the National Register are automatically eligible for the California Register of Historical Resources.

II. HISTORICAL OVERVIEW & CONTEXTS

A. Exploration and Early Settlement

Establishing the Rancho

Native American settlement was extensive around what became known as the San Francisco Bay.¹ Various native groups populated Northern California, with the Ohlone society flourishing around the Bay for thousands of years. The Ohlone were a well-established, organized society by the time the first European explorers ventured into their territory.



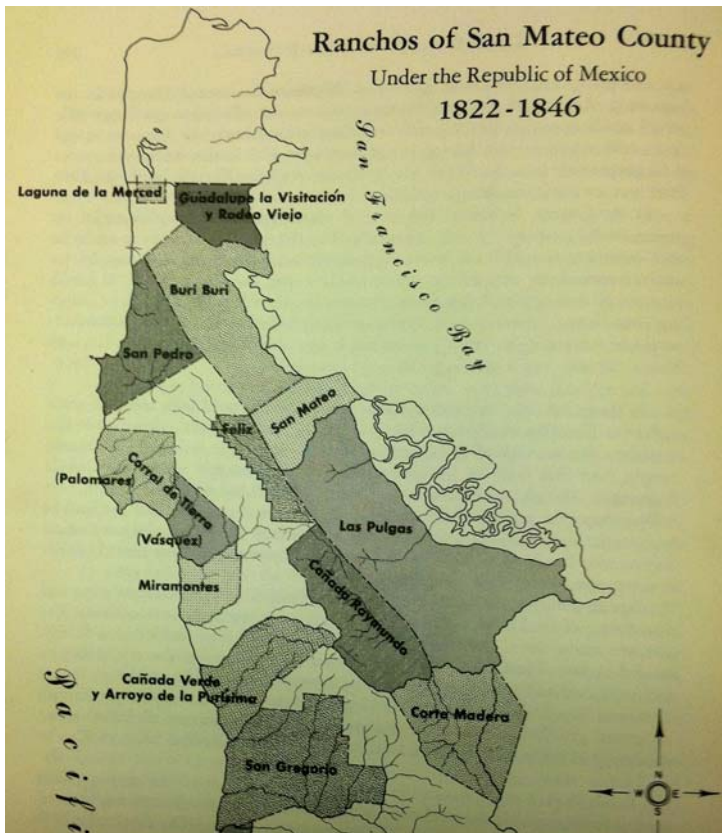
A map showing the locality of the Ohlone tribes from A Gathering of Voices: The Native Peoples of the Central California Coast.

The Town of Portola Valley is named after Spanish explorer Gaspar de Portola who brought a band of Spanish soldiers and Father Juan Crespi onto the San Francisco Peninsula in 1769. These European voyagers were scouting locations for Franciscan missions in Alta California. Commissioned by Juan de Galvez, the Spanish Visitor-General to Mexico, Portola and Crespi planned to establish both a religious and military presence in the area to ensure Mexico's safety from both British and Russian West Coast interests.

As Spanish and Mexican interests expanded in the region during the 1770s and 80s, the Ohlone society was impacted and ultimately decimated by exposure to European disease and integration into European settlements. Once comprising a stronghold in the area, the Ohlone population was reduced to about 2,000 individuals by 1830. European,

and then later, American settlement in what became San Mateo County began to take hold in earnest around this time as well. These settlers were attracted by the natural beauty of the area, the proximity to a large waterway, as well as the abundant lumber from an ancient stand of redwood trees.

In 1821, during an era of tumultuous revolution against European colonial powers, Mexico gained independence from Spain. In March of the following year, Alta California swore allegiance to Mexico. Soon after, lands that had been controlled by the Spanish missions were divided into large ranchos and granted to loyal Mexican citizens. The 13,000-acre Rancho el Corte de Madera (which translates roughly as a timber-cutting place) was established in 1834 when Mexico officially granted lands surrounding present day Portola Valley to Maximo Martinez. A “Californio,” or a native-born Californian of Mexican descent, Martinez’s Rancho el Corte de Madera stretched roughly from Skyline to the Jasper Ridge area and from Alambique Creek to Matadero Creek encompassing much of present day Portola Valley. During the Rancho period, the land was used primarily for agriculture, especially cattle grazing.²



A detail of a map of the Mexican Ranchos (1822-1846) of northern San Mateo County with Rancho Corte Madera at lower right of map. From Frank M. Stanger, South From San Francisco, page 50. The Hawthorns property would later be located along the eastern edge of Rancho Corte Madera.

Soon after acquiring his Rancho, Martinez married Damiana Padilla and they started a large family. Their first house of redwood planks was used by Martinez's descendents and stood near the intersection of Alpine and Los Trancos Roads until the early 1940s. A second, larger house, built in 1838, was of adobe construction and located near present-day Iroquois Trail and survived until just before the 1906 earthquake.

In April 1846, territorial disputes sparked the Mexican-American War. American forces later took Monterey and with the subsequent signing of the Treaty of Guadalupe-Hidalgo, Alta California officially became part of the United States. With the 1849 discovery of gold near Sacramento, California would soon become a wealthy American state and the lands that had been granted to the Californios under Mexican rule would be disputed. Maximo Martinez's ranch was soon in such a dispute and remained so until his death in 1863, after which portions of his former 13,000 acre Rancho began to be sold off by his descendants.³

Searsville / Portola Valley

In the meantime, logging of the expansive stands of Redwood trees to support the building boom in and around San Francisco, resulted in the establishment of small logging towns south of the City. One such town, established near present-day Portola Valley, became known as Searsville, after John. H. Sears, a Pennsylvanian, who caught gold fever, and arrived in California in 1851. While he was unsuccessful in his quest for gold, Sears established a restaurant and saloon with rooms for rent along what is now Portola Road. His "Sears House" became a popular stopping over for loggers and travelers. A small town soon took shape around Sears's establishment. Searsville, as it would become known, provided stores and other services for area loggers, who supported California's post gold rush construction boom. The town thrived for a period of about twenty-five years, from roughly 1854 to the late 1870s, but as many of the surrounding hills were logged off, and lumber prices plummeted, Searsville began a slow decline.



Oxen pulling cut redwood downhill with lumbermen overseeing the team.

As the California population increased in the 1850s, so too did its need for water. The Spring Valley Water Works began to study damming San Francisquito Creek, to create a reservoir for their expanding water system. Organized in California in 1858 for the purpose of supplying water to San Francisco, the company actively acquired properties and riparian rights throughout San Francisco, San Mateo, Santa Clara, and Alameda counties, supplying nearly all of San Francisco's water. The final designs for a water system damming San Francisquito Creek effectively ended the short tenure of Searsville, as the resulting reservoir literally submerged the town, creating Searsville Lake. Acquiring the lands necessary to implement the dam's design proved difficult for the Spring Valley Water Company, and it was not until 1891 that the structure was finally completed.



The Searsville Dam under construction around 1890.

B. Agriculture

Orchard Crops in California in the Late Nineteenth Century

While logging and water resources were both an important component of the Peninsula economy, the expansion of orchards and other agricultural practices in and around what became modern-day Portola Valley also contributed to the area's overall economic stability. The initial agricultural development of the Hawthorns during the late nineteenth century aligned with a period of rapid growth in California's horticultural industry. The experimentation and the optimism that accompanied this expansion was supported by agricultural societies and journals (which flourished at local, regional, and statewide levels) and by state agencies. The State Agricultural Society was founded in 1854 to establish experimental farms to test crops, hold state fairs and stock shows to promote agricultural products, and offer production bounties for planting certain crops. In 1868, the University of California's College of Agriculture was established providing technical information to the state's farmers and agricultural producers. Stories of the incredible profits (spread by the agricultural journals, the press, and the State Agricultural Society) contributed to the rapid expansion of certain crops including grapes, oranges, and olives.⁴

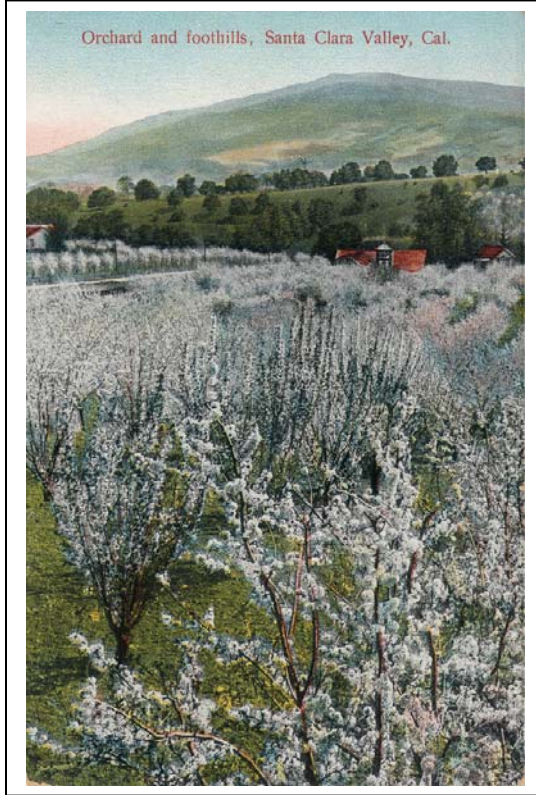
The nature of California's agriculture was altered by changes in population and land ownership that occurred after statehood in 1850. In *Harvest Empire*, his concise history of California's agriculture, Lawrence J. Jelinek made the following observations about these changes:

The Gold Rush set in motion forces that greatly altered the structure of California's agriculture. The population surge [from the Gold Rush] provided rancheros with a short run of unparalleled prosperity before helping to bring about the end of their era. By attracting a heterogeneous lot of Americans and foreigners, many of whom quickly turned from mining to agriculture, the rush infused new methods into the three main areas of agricultural enterprise. Some of these newcomers took up ranching. By introducing better stock and abandoning open-range grazing for breeding and fattening ranches, they gave California its first beef herds. Others looked upon wheat much as gold, a resource to be plundered for immediate wealth. Still others saw agricultural potential in California, and they turned their attention toward cultivating grapes and other fruits. By 1872, most rancheros had been displaced, wheat had overtaken livestock as the dominant branch of agriculture, and fruit cultivation had secured a new foothold.⁵

Most of the fruit trees that became commercially important in California during this period were grown for local consumption in the Mission and Rancho gardens during the Spanish and Mexican periods.⁶ The rise of the fruit-growing industry after statehood was "closely associated with the nursery business" which began to develop in the early 1850s. The nurseries were able to grow and supply large numbers of trees for planting and expanded the varieties that were available.⁷ Improvements in irrigation allowed more acreage to be planted, and the development of the drying and canning industry during the last two decades of the nineteenth century allowed farmers to expand into national

and international markets (i.e., outside of the limits that fresh fruit could be shipped). The first rail shipment of fresh fruit in refrigerator cars occurred in 1888, and by 1892 fresh fruit surpassed canned and dried fruit shipments.⁸

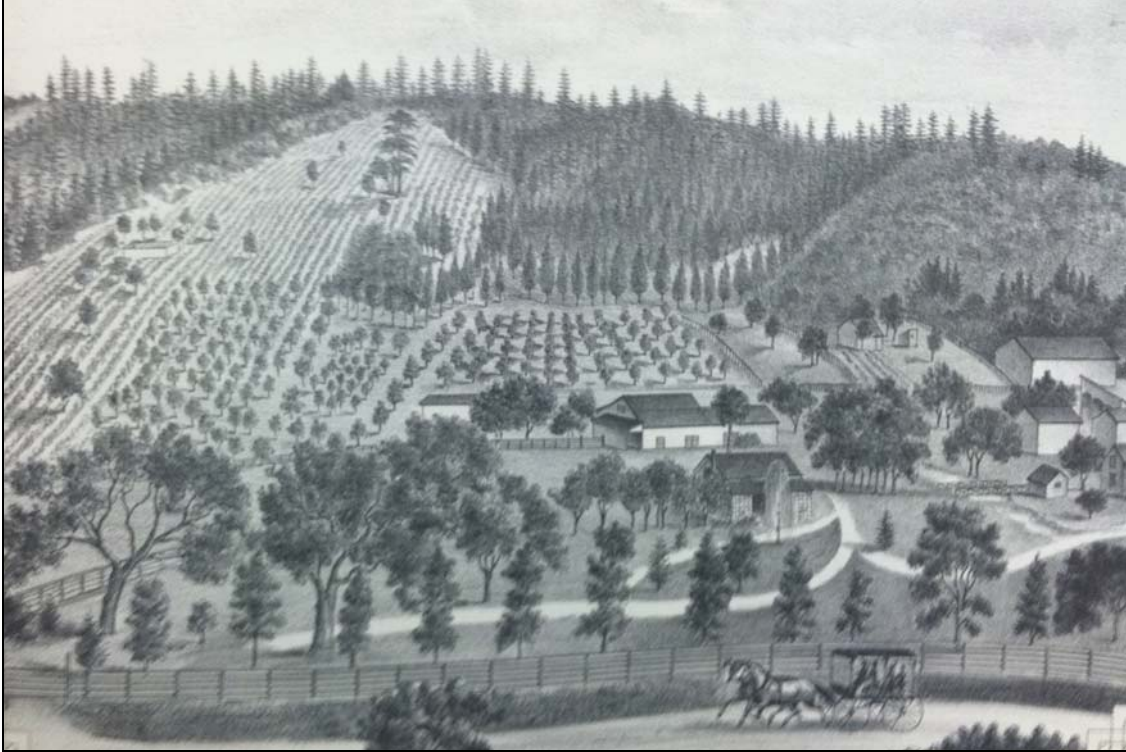
Until 1880, apples dominated the state's orchards, but California apples were generally



inferior to those of other states, and the market soon dwindled for this commodity. Between 1880 and 1900, "growers undertook an immense shift from apples to such deciduous fruits as plums, prunes, peaches, apricots, and pears" taking advantage of the state's climatic and soil conditions which gave them an advantage over fruit growers in other states.⁹ Statewide the value of orchard products grew from only \$17,700 in 1850 to \$754, 236 in 1860; it doubled again to \$1,384,480 in 1870; and by 1880, over 5.5 million deciduous fruit trees were growing in California.¹⁰

The same type of growth occurred in both San Mateo, and neighboring Santa Clara, county. The image above is an orchard in Santa Clara county, but the views would have been similar in and around Portola Valley when the orchard trees were blooming. Orchard products in San Mateo County totaled only \$1,350 in 1870, but had increased to \$9,422 in 1880.¹¹ By 1890, over

28,000 deciduous fruit trees had been set out (with the overwhelming number of trees—18,000—being apple), and in 1900, over 62,000 trees of bearing age were reported growing in San Mateo County in the census.¹² During the late 1880s (the period when the Hawthorns was being developed), local papers were noting the expansion of horticulture in the Portola Valley area, and the range of fruits and nuts mentioned in these articles—grapes, figs, olives, oranges, citrons, limes, pomegranates, Japanese lemons, persimmons, prunes, and walnuts—reflected the experimentation that was taking place during this early era of Portola Valley's horticultural history.¹³ This experimentation was typical across the state during the latter decades of the nineteenth century. After the turn of the century, small towns (like San Mateo, Burlingame, Redwood City and Menlo Park) developed as rail service expanded down the Peninsula and resulted in the removal of land from agricultural production.¹⁴ However, according to *Life on the San Andreas Fault: A History of Portola Valley*, up until World War II and the subsequent development of agricultural land for housing subdivisions that began to occur after the war, "Portola Valley was mostly a place of strawberry fields and orchards."¹⁵



An image from Moore & DePue's 1878 Illustrated History of San Mateo County. Pictured is Hazelwood Farm, the property of S. L. Jones, located near Woodside. It was noted that "a small portion only of this land is cleared; planted with fruit trees of all kinds, which produces an abundance of superior fruit, and the grape, as well as all varieties of the citron family, grow to perfection, as the climate on the side hills is very mild and free from frost." This site was likely very similar to the site Judge Allen developed about a decade later.

Olive Boom in California

During the horticultural expansion of the late nineteenth century, the number of olive trees planted throughout the state exploded and the California olive oil industry developed. These early olive groves used cuttings taken from trees growing at various California Missions. Innovators such as Frank Kimball and Ellwood Cooper who "simultaneously but separately had a similar idea for making money...Both recognized the cosmopolitan diets of the new state and thought that making olive oil would be lucrative."¹⁶ Kimball took a sightseeing tour of the former San Diego mission in 1869 and took cuttings of the olive trees there, and basically stuck them in the ground of his National City ranch where they "easily rooted."¹⁷ He expanded his grove with additional cuttings from the San Diego mission and from olive trees at the San Luis Rey and San Juan Capistrano missions and became a major supplier of olive tree cuttings and young trees (he shipped 50,000 cuttings to Los Angeles alone in 1883). Kimball had his first harvest in 1872 and initially sold picked olives but then constructed an oil mill in late 1886.¹⁸ Meanwhile, Ellwood Cooper started his grove in a similar fashion. He took 5,000 cuttings from the remnants of several mission orchards (the San Diego, San Fernando, Santa Barbara, San Buenaventura mission and from the "Tajiguas orchard") and started his operations in Goleta, near Santa Barbara.¹⁹ Cooper began planting his trees in February 1872,²⁰ and in 1879 sold 1,000 gallons of olive oil in San Francisco.²¹

Reports by Kimball, Cooper, and other successful growers and pamphlets and bulletins put out by the University of California's College of Agriculture, provided information on how to grow and process olives.²² Judith Taylor, in her history of the olive in California, noted that these publications "convey the mood of boundless optimism"²³ that surrounded olive growing. Olives were touted as easy to grow, requiring little irrigation or care, and suitable for almost all areas of California. "By 1885, California growers had learned to produce olive oil equal to the best imported oil" and the fewer than 15,000 olive trees that had existed in California in 1875 had increased to an estimated 2,500,000 trees in 1897.²⁴ Edward Wickson, Director and Horticulturist at the University of California's Agricultural Experiment Station, wrote in 1912 that the "tide of popular favor turned strongly toward the olive" in 1885, and that for the next twelve years "planting proceeded with enthusiasm amounting almost to infatuation."²⁵ The boosterism that accompanied the promotion of olive growing was in many ways similar to that which surrounded the large-scale planting of wine grapes, oranges, and even eucalyptus trees that during this same period. The *California Horticulturist* in an article in its August 1876 issue observed that:

In California everything is done on a large scale if at all. Grape vines are planted by the hundreds of thousands, and wheat fields extend to thousands of acres, and the groves of the forest trees are what in the East would be called extensive forests...Of late Californians have commenced the planting of forest trees, and this, too, upon the same extended scale which marks all their operations.²⁶



An image of the olive grove at the San Diego Mission. From: The City and County of San Diego: Illustrated and Containing Biographical Sketches of Prominent Men and Pioneers. (1888).

Olive trees were planted as an investment by wealthy individuals and by the end of the nineteenth century "as olive fever reached a high pitch, the demand for trees could not be met."³² This "irrational exuberance" around the olive business was supported by the "tendency to extrapolate too broadly from the profits of a few growers [such as Kimball and Cooper] and by lagging communication about crop failures and production problems."³³

In contrast to the expanding market for deciduous fruits during this period, the market for California olive oil was more limited than had been originally believed. When Mediterranean producers noticed the marketing efforts of the nascent California industry, they began increasing their exports of olive oil into the U.S. in the 1890s and lowered their prices below that of the domestic olive oil. Some of the price difference was due to adulteration of the imported oil with cheaper oils, such as cottonseed oil. Additionally, cottonseed oil by itself, which typically was only one-fifth or less the cost of olive oil, was heavily promoted, and in many parts of the country, its lack of taste was actually preferred to that of olive oil. "California oil producers had relied on the purity and wholesomeness of their oil as a selling point" but with no way to accurately test imported oil suspected of being adulterated (these tests would later be developed by chemists at the University of California, Berkeley). This combined with the lower costs of imported olive oil and domestic cottonseed oil led to a general depression in the market by 1897. By 1900, the press—with its tendency to oversimplify the realities of the olive industry in California—was declaring that the olive industry in California was dead.³⁴ Instead, after 1900 the production of pickled ripe olives rather than oil became the main outlet for California olives during the first half of the twentieth century³⁵ and production shifted from the coastal areas to the Central Valley.³⁶

The extent of olive trees planted in San Mateo County during the late-nineteenth century olive boom was much smaller than that found in the coastal areas in the southern part of

the state. No individual statistics were available on olives in San Mateo County in 1870 and 1880, but in the 1890 census zero acres of olives were listed in the table for subtropical fruits and nuts. In the 1900 census, the county is shown as having 5,580 trees of bearing age, but producing just 4,880 boxes of olives. The relatively low production of fruit produced to the number of trees seems to indicate that the olive industry was only marginal in San Mateo; by comparison, the ratio of olive trees to boxes of olives produced in Santa Barbara County was one to five.³⁷ By 1910, there were a little over 7,000 trees in the county, but by 1930, this number had declined to just 1,236 trees of bearing age.³⁸



Remnants of the olive grove planted by Judge Allen at the Hawthorns.

Agricultural Land Use at the Hawthorns

The Hawthorns has a long history of agricultural land use that stretches back to the Martinez Rancho. Maximo Martinez and his family came to the area 1834 and "settled into the farming life, raising cattle and horses and growing crops."³⁹ While logging was an obvious economic engine fueling the local economy, a number of agricultural enterprises developed in and around what would become Portola Valley. The area around the old Martinez Rancho eventually became populated with small farms, as well as large estates. Immigrants from Ireland, Portugal, Croatia, Italy, China, the Philippines, Chile, and Germany joined the Californios to raise strawberries, plums, pears, and other small-scale crops and orchards. The farmers in the valley also herded cattle and cut firewood to sell from their lands.⁴⁰

After Maximo Martinez's death in 1863, his son Antonio Martinez inherited 1,600 acres in the area between Los Trancos Creek and Madera Creek—an area that encompasses the present-day Portola Valley and the Hawthorns property. He leased much of his land in small acreages for orchards, vineyards, and vegetable gardens to local farmers who utilized the Los Trancos Creek, which was never known to run dry, as a ready source of irrigation.⁴¹ One hundred acres of Antonio Martinez's land near the Hawthorns was

purchased by Louis Nissen in 1885 who "immediately filed a subdivision map for four lots" and "within two weeks of the filing" Judge James Allen and his wife Ida Davis Allen had purchased three lots, totaling 82.62 acres, where they began development of their country home.⁴²

From the outset of their purchase, the Allens appear to have planned an extensive horticultural component for the property. Following the popular trend of the day, they set out grapes and olives, and, according to an article in the *San Mateo Times-Gazette* on December 25, 1886, planned to construct "a large barn and necessary store houses and out buildings." Although no map or photographs have been located that show the historic layout of the Hawthorns during these early days of the Allen development, various sources identified seven acres of grapes, 1,000 olive trees, ten acres of apples, eight acres of prunes, several acres of strawberries, and an unspecified acreage of peaches as having been on the property as some point during the Allen era.⁴³ Although the sizes of these plantings were smaller than strictly commercial orchards during this era, they were larger than what would have been necessary for the family's personal use and were overseen by a hired gardener or foreman.⁴⁴ Individually and collectively they represented a substantial financial and labor investment (since the trees and grape vines had to be purchased, planted, and maintained for a number of years before their first harvesting) and reflected both Judge Allen's ability to fund this type of venture and his expectation that the orchards would provide some income from their investment.

After the Woods family purchased the property in 1916, the primary focus of the land use at the Hawthorns appears to have shifted from horticulture to livestock. The Woods family added corrals and additional fencing and in 1918 removed the apple orchard to make more room for pasture.⁴⁵ Francis Woods had a keen interest in horses, and the couple raised thoroughbred horses.⁴⁶ Additionally, for many years she used the Hawthorns as a sanctuary for donkeys that had been retired for the San Francisco Zoo and for retired horses from the city's police department.⁴⁷ Frederick Woods, Jr. raised hogs as a hobby and added hog pens and a feed silo to the property.⁴⁸

Other than the removal of the apple orchard, no specific information has been located on how long the vineyard, prune orchard, peach trees, or strawberries existed or what happened to these horticultural features. Other than the olives, these features were not visible in aerial photographs from the 1940s.⁴⁹ Frederick Woods III explained in an interview in 1959, that his father was ill (he died in 1954) and that no care was given to the orchards and they "disappeared."⁵⁰ Today, the only vestiges of the extensive horticultural development from the Allen era are the olive grove (covering a little over nine acres) located on the slopes above (west) of the Hawthorns House and Barn and a smaller grove (covering about two and a half acres) near Alpine Road in the southwest corner of the property. The larger grove appears to be trees planted by Allen soon after he purchased the property; the smaller grove may have been planted then or soon afterward. Additionally, the olive trees at the Hawthorns may be the only remaining examples of olive groves in the Town of Portola Valley.⁵¹

The Allen barn remains on the property. Evidence of the Woods family interest in livestock and their agricultural land use at the Hawthorns includes: the four sheds and open pasture area south of the barn; open grasslands on the west side of the property;

and various examples of fencing along the property's boundaries, around the barn, and around the larger olive grove.

Apparently early in their tenure as owners of the property, the Allens planted Hawthorns, a small flowering tree that bloomed either pink or white. As the trees grew into a dense hedge, they became quite a tourist attraction in the spring months when blooming. By at least 1912, the estate had officially become known as the Hawthorns.⁵² Indeed, many Peninsula estates took on names that reflected the terrain or a specific feature or landscape element prevalent on the property or that described the property.

C. Architecture as Product of Social History

Establishing the Peninsula Estate Home

While the agricultural development along the Peninsula played a significant role in the economies of San Mateo, Santa Cruz and Santa Clara counties, equally significant were the many summer estates, of varying sizes and character, and even year round residences, that wealthy families developed along the San Francisco Bay Peninsula.⁵⁶ San Francisco's famously cool summer weather inspired country retreats for the upper class. Train service by the San Francisco and San Jose Railroad (SFSJ) to the Peninsula began in the mid-1860s. Many important San Francisco businessmen served on the SFSJ Railroad board of directors including, C. B. Polhemus, Peter Donahue, and Henry Mayo Newhall.⁵⁷ As rail service expanded, the small towns along the rail line like San Mateo, Burlingame, Redwood City and Menlo Park became frequent stops for travelers. These towns were ideally situated roughly mid-point on the Peninsula, where roads and rail lines between San Francisco and San Jose connected. Initially popular summer communities with several small-scale hotels, large-scale private estates were soon developed by John Parrot, William Kohl, Antoine Borel, as well as James Flood's Linden Towers, Faxon Atherton's Valparaiso, Anvinza Hayward's Hayward Park, Darius Ogden Mills' Millbrae, and William Ralston's Belmont. Leland Stanford's horse farm lay a bit farther south. Closer to Portola Valley, neighbors to the smaller estate developed by Judge Allen were be August Schilling (spices), Edgar Preston (attorney and winemaker), Charles Josselyn (ship chandlery), John Hooper (banker), and James Folger (coffee). Later, the towns along the Peninsula (sometimes named after these large estates) became commuter hubs, early suburbs of San Francisco, with families establishing year round homes, and businessmen commuting to the city via train service.



*Upper Image: Schilling estate house was located near Judge Allen's property.
Lower Image: Millbrae estate house and adjacent flower conservatory.*



During this period, Portola Valley's most famous resident Andrew Hallidie, inventor of San Francisco's cable cars, lived on an estate extending from Portola Road to Skyline. He was another of Judge Allen's neighbors with extensive land holdings in what became Portola Valley and Woodside. Hallidie's estate and house were of similar character and scale to Judge Allen's property. Hallidie began developing his 368-acre Eagle Home Farm in 1883, just a few years before Judge Allen purchased his property. The Hallidie farm apparently had some 20,000 fruit trees, two reservoirs with accompanying pipes to feed water to orchards and fields.

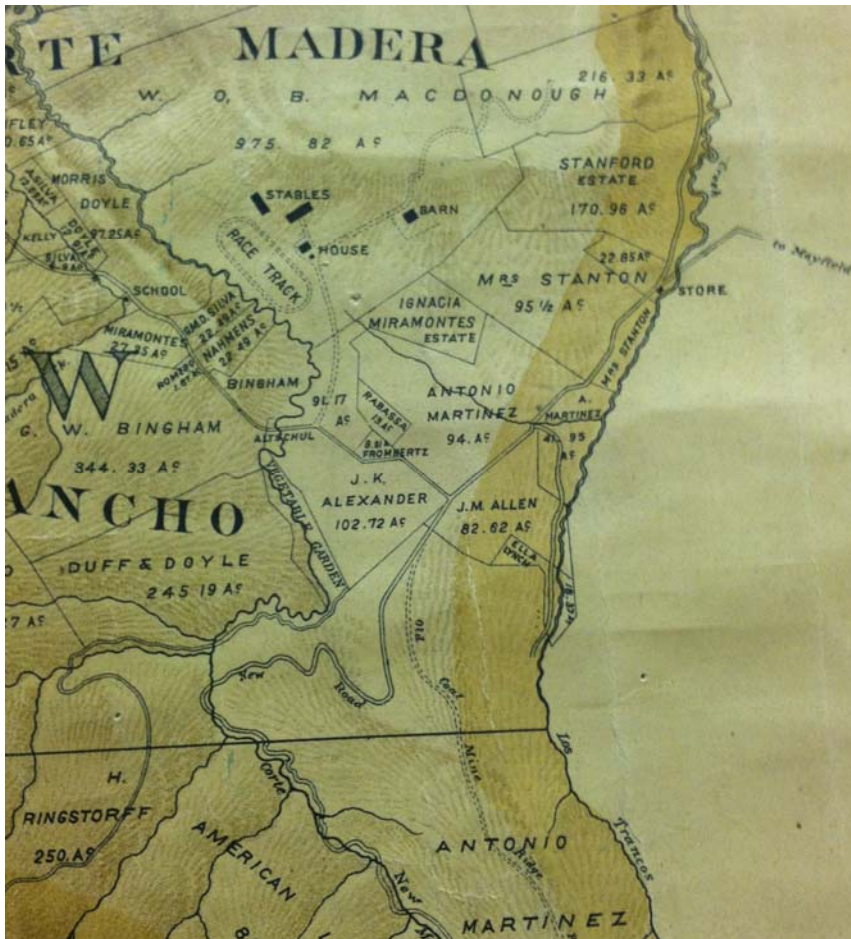
These smaller, farming estates were not the large-scale, grandiose mansions with landscaped gardens like those developed by Darius Mills and August Schilling. The Hawthorns, and other somewhat smaller-scale estates, like Andrew Hallidie's estate represented the merging of the developing agricultural uses and the recreational or leisure activities that attracted middle and upper class San Franciscans to the Peninsula. The Hawthorns developed as an excellent example of a "gentleman's farm."



The home of Andrew Hallidie was situated in a small valley, where he planted many fruit trees.



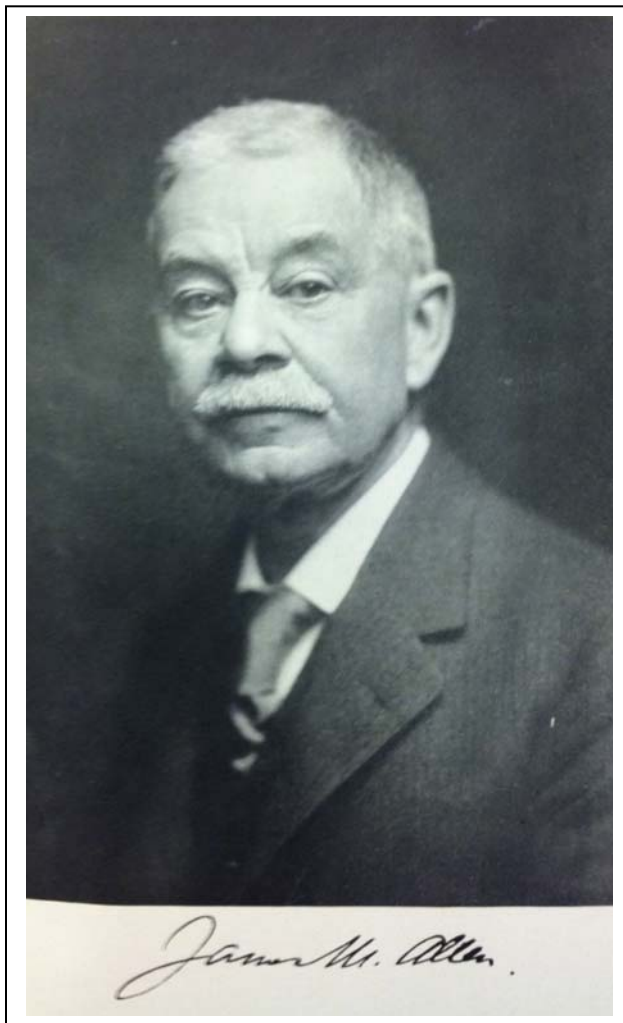
Davenport Bromfield's 1894 map of San Mateo County.



A detail of Davenport Bromfield's 1894 Map of San Mateo County clearly showing J. M. Allen's 82 acres. North of Allen's property lay the Stanford Estate, and the large estate of W. O. B. MacDonough, with stables, barn and a race track identified. Hallidie's property was just off the upper left side of the map.

The Allen Family Era – Gentleman’s Farm & Country Estate

It was in this tradition of the Peninsula estate home that Judge James Monroe Allen, and his wife, Ida, began a search for a suitable property. Judge Allen was born in Bethlehem, Ohio in 1844.⁵⁸ His family later relocated to Chicago and he attended high school in that city. He entered Yale University, graduating in 1867. Upon graduation from Yale, Allen returned to Chicago, attended law school and was admitted into the Illinois Bar. He practiced law in Chicago for about three years. By 1874, (at the age of thirty), Allen relocated to San Francisco and joined the law firm of Lloyd & Newlands. Allen was soon settled in San Francisco, becoming involved in several organizations, including the Yale Club on the Pacific Coast.⁵⁹ He must have made his place quickly in San Francisco’s legal circles, because in 1879, at the age of 35, Allen was voted a Superior Court Judge.⁶⁰



On December 29, 1881, Judge Allen married Miss Ida M. Davis, also a native of Ohio. He continued to serve as Judge, being voted presiding Judge of Superior Court.⁶¹ *The Daily Alta California* endorsed him for Judge on November 7, 1882.⁶² Judge Allen resided at the Palace Hotel the year before his marriage. After his marriage, he and his new wife, Ida, lived in a house or apartment at the southeast corner of Green and Buchanan Streets in San Francisco from 1882 to 1888. After that time, San Francisco City Directories list their residence as either San Mateo or Menlo Park, indicating their move to the Peninsula and the Hawthorns.⁶³

The first of the Allen children, Harriet Elizabeth, was born October 28, 1882 followed by a second daughter Ruth M. (February 2, 1884), then a son, Francis Frederick (January 1, 1886).⁶⁴ Given their expanding family, it appears that by early 1886, the Allens decided to invest in a property on the San Francisco Peninsula. The Allens acquired a piece of land in the old Martinez Rancho el Corte de Madera from one of Martinez’s descendents.

The January 23, 1886 edition of the *San Mateo County Times-Gazette* noted that in Searsville:

Judge Allen, of San Francisco, has purchased a tract of land from Mr. A. Martinez and is at present busy putting the ground in proper condition for vines. It is also the intent of Judge Allen to engage extensively in the culture of fig and olive trees. His success will be beneficial to our locality.⁶⁵

The *San Mateo County Times-Gazette* reported again later in 1886, on Christmas day, in fact, that in Searsville:

Judge Allen of San Francisco recently purchased about 100 acres of the Martinez tract. Seven acres were set out in grapes and about 500 olive trees were planted. The olives have thrived splendidly. About an equal number will be planted in the spring. Judge Allen has several thousand feet of lumber on the ground, and will soon construct himself a summer residence, a large barn and necessary store houses and out buildings.⁶⁶

Between 1887 and 1888, when the Allen residence was finally complete, the *San Mateo County Times-Gazette* reported several times on the building progress at the property. In July 1887, the newspaper noted: "Judge Allen is making arrangements, and will shortly commence the construction of his country residence. He expects to occupy it by November 1st."⁶⁷ A month later, on August 13, 1887, it was reported that in Searsville, "the lime and cement to be used in the construction of Judge Allen's residence has been passing here from Redwood City station during the week."⁶⁸ Then just two weeks later, at the end of August 1887, a longer account of the progress on the house, which included some interesting details, including the name of the architect, appeared in the *San Mateo County Times-Gazette*:

Searsville: On Judge Allen's place Mr. Tannahill has put in a ram, which pumps from the Trancos water enough to supply all the needs of the place...Mr. James Tannahill is booming the valley architecturally...He has nearly completed the outside framework of Judge Allen's fine residence. Architect W. F. Smith says the carpenter work on this house is the best he ever had done on this coast. Mr. Tannahill is also at work on the wineries of Messrs. Preston and Hopper.⁶⁹

Interestingly, by the time the Allens occupied the house in December 1887, the Searsville heading in the "Town and Country" section of the *Times Gazette* had been replaced with the name "Portola Valley." This likely reflects the slow demise of Searsville, as the dam was being planned and logging had dwindled in the area. At any rate, the newspaper reported that in Portola Valley (not Searsville): "Judge Allen has moved into his new home built by Messrs Brown and Tannahill last summer."⁷⁰

Just a few weeks later, at the start of 1888, the *Times Gazette* again reported on the Allen property, but this time in context with the other projects in the vicinity detailing the "prosperity" that had come to the valley. Again in the "Town and Country" section covering Portola Valley, the reporter commented:

The best evidence of prosperity in this valley is the number of improvements in the way of buildings that have been erected during the

last year. Mr. Preston has built a three-story winery, the dimensions of which are 50 x 100 feet. It is built of rock and has a capacity of 173,000 gallons. J. A. Hooper also has built a two-story winery. The walls are of concrete, and it has a capacity of many thousands of gallons. Judge Allen has erected a two story residence at his place on the Los Trances creek near the Martinez place. Mr. Lynch of San Francisco has made some improvements on his property adjoining Judge Allen's that we understand he intends making many other improvements in the spring.⁷¹



An 1893 image of the front of the Allen house, as originally designed by William F. Smith, with his children and their nurse, Bridget Cox, pictured. Children are left to right: Ruth Mary (1884), James Kirk (1889), Clara Adalaide (1891), Harriet Elizabeth (1882) and Francis Frederick (1886).

It is unclear if there were existing structures on the property prior to the Allen family purchasing the property. Based on its appearance and features, the Cottage could pre-date the 1886-87 Hawthorn House. It is a small one-story, plus attic, wood-frame house that has elements of a Carpenter Gothic cottage, including the steeply pitched dormers on the front and rear. The house could also have served the Allens, or their caretaker, for a short period of time while they awaited the construction of Hawthorn House. Other surviving Bay Area Carpenter Gothic Houses tend to have a slightly earlier construction date (usually 1860s and 1870s.) There is no historical documentation as to whether there were structures present on the site when it was purchased by Judge Allen. It is possible that the Cottage could have been constructed by descendants of Maximo Martinez or perhaps squatters on the land.



The simple, center gabled dormer set within a hipped roof gives the Cottage the feel of a small, Carpenter Gothic cottage. Image from Portola Valley Town Archive, August 2008.

The Carpenter Gothic (also known as the Victorian Gothic or Gothic Revival) was popular in the United States from 1840 to 1880, and slightly longer on the West Coast. Steeply pitched roofs with steep cross gables or dormers were the norm for this style. Often, decorative eaves or trim pieces ornamented the rooflines of these wood-framed structures. Several pattern books such as Andrew Jackson Downing's *Cottage Residences* and *The Architecture of Country Homes* promoted and popularized the rural suitability of the style.⁷² While not as decorative as some other examples, the Cottage at the Hawthorns has the symmetrical front and rear dormers and steeply pitched roofs often found in the Carpenter Gothic.

Examples of some important, wood-framed Carpenter Gothic houses / buildings (non-ecclesiastical) on the Peninsula include:

- Commodore Watkins House in Atherton (moved, on National Register);
- El Cerrito, W. D. M. Howard's House in San Mateo, reportedly a pre-fabricated structure (no longer extant);
- Lathrop House in Redwood City (National Register);
- 546 Purisima Street, Half Moon Bay;
- Shine House, Woodside (Whiskey Hill Road) and
- Sands House, San Mateo (45 S. Delaware Street).⁷³

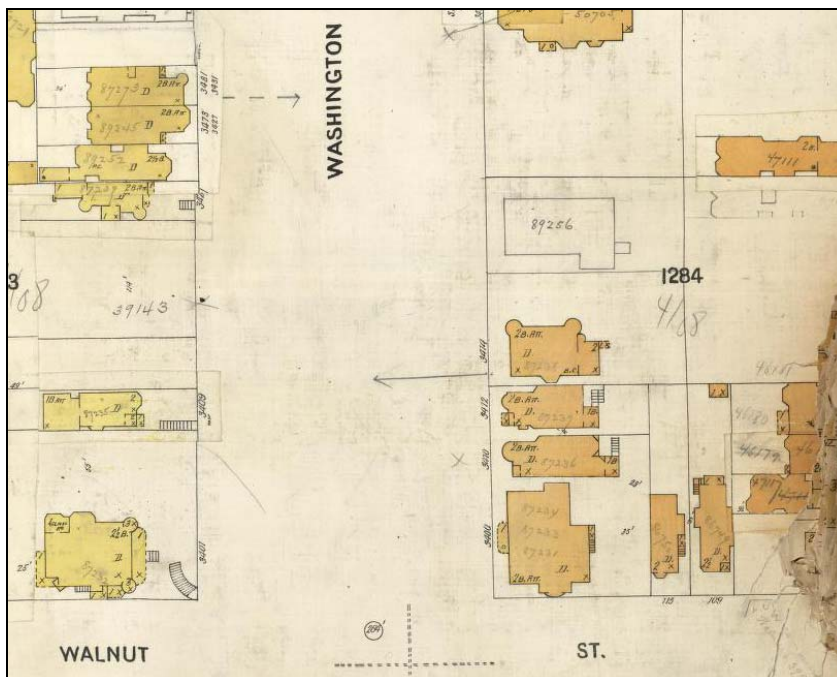


The Commodore Watkins house in Atherton, an early Carpenter Gothic Style house on the Peninsula.

The Cottage also has some similarities to the Hawthorn House, further indicating that perhaps it was built by the Allen family prior to constructing the larger, much more elaborate, Hawthorn House. The consistent features include: the overlapping eaves at the roofline and the shingles below the eaves. The roof pitch and the steeply pitched dormers are more in keeping with the Carpenter Gothic than the Shingle Style employed for the Hawthorn House. The interior wood tongue and groove flooring and wall finishes are also similar in character. What is clear is that the Cottage could not have accommodate the growing Allen family, and whether it was present on the site or constructed by the Allens, they certainly did not use it to house their entire family for long.

The fourth Allen child (James Kirk) was born March 23, 1889 followed by the last Allen sibling, Clara Adelaide (circa 1891 to date no birth record has been found). An 1893 image shows all five Allen children and Clara appears to be about two years old in this photograph. The Allens settled into a quiet existence at their country house (it does not appear that they kept a San Francisco house during this period). They had a nurse or governess for the children, a Miss Bridget Cox, and apparently several other household staff.⁷⁵ Interviewed by Portola Valley town historian Dorothy Regnery in 1959, Ruth Allen remembered a “most perfect childhood” with ponies, dogs and horses. She recalled that her father planted “every kind” of tree, and that there were wonderful orchards. She also described large expanses of lawns.⁷⁶ Ruth Allen also recollected that at about age thirteen she entered a boarding school in San Francisco and that when she was 15 her parents moved to a house in San Francisco. These remembrances of Ruth Allen are confirmed by real estate announcements in local newspapers that indicate the Allens did indeed acquire a San Francisco house when their older children reached school age. They also kept what would become more of a summer home, the Hawthorns.

It appears that Judge Allen did both commute into the City and spend time at his estate. He also apparently took rooms in San Mateo. Several San Francisco Blue Book (society listing) entries list Judge Allen as living at the Grand Hotel in San Mateo, right on the rail line, making his commute somewhat easier at times. Perhaps tiring of the commute into San Francisco, in 1896, the Allens purchased a San Francisco city lot for \$5,000 at 3400 Washington Street where it intersects with Walnut Street, adjacent to the Presidio of San Francisco.⁷⁷ Two years later in 1898, they again looked to architect William. F. Smith to design a house for them on their newly acquired lot on Washington Street.⁷⁸



A detail of Sheet 400 of the 1905 Sanborn Map of San Francisco showing the corner of Walnut and Washington Streets (lower right hand corner in detail). The Allen house had a rounded porch facing Washington and a bay window facing Walnut.

It appears that between 1899 and 1916, when Ida Davis Allen sold the Hawthorns to the Woods family, the Allens split their time between their San Francisco house on Washington Street and the property in Portola Valley. During this period, it appears the Allens either hired caretakers or had local Portola Valley residents check in and use their property. The *Palo Alto* reported on January 28, 1903.

Dougherty Brothers, of the Allen place near Portola, are preparing ground for strawberries. They have already planted several acres and intend to add a great many more. It seems the berries grown in this locality bring a better price in the San Francisco market.

William F. Smith, Architect – A Country House & A City House

For both their country and city houses, the Allens engaged William F. Smith, an architect who appears to have practiced in California from 1877 to about 1910. Smith came to California from Boston sometime after 1873. There is only limited information about Smith's training and life before he came to California. An article in the *Mariposa Gazette* in March 1877 about the organ making industry, noted that "these organs are from plans prepared by William F. Smith, architect, late of Boston."⁷⁹ An architect by the name of William F. Smith is listed in the 1873 Boston City Directory. It appears likely that between 1873 and 1877 Smith left Boston for California. The 1910 census records indicate William F. Smith was an "architect of houses," 65 years old, born in 1855 in Massachusetts, divorced, and living at the Hotel Holland on Ellis Street in San Francisco.⁸⁰ This indicates Smith was about 22 years old when he came to Mariposa. To date, an obituary for Smith has not been found.

San Francisco City Directories indicate that Smith was in practice in San Francisco by at least 1880. He is not listed in the 1877 – 1879 San Francisco City Directories. The 1880 City Directory listed him as an architect with his business address at 318 Pine Street. Several other architects had their office in this building at that time including: Percy & Hamilton; George A. Bordwell; and Albert A. Bennet. Smith's residence was at 1827 Jessie Street.

Smith seems to have been fairly prolific, though his works have not been extensively studied. His other projects include: a house for Dr. Thayer, also on Washington Street (1881); a house facing Lafayette Park at 2000 Gough Street near Clay for Webster and Beulah Hobbs Jones (1885); work for Adolf Sutro at the Cliff House, described as six stores and tenements (1888); a series of houses at 2505, 2507, 2509, 2511 Pacific between Steiner and Pierce (1889 – 90) built for James Stewart, who leased them as rental housing; a house for Harry F. Woods on Vallejo Street near Buchanan (1890); and the Ellinwood Mansion at 2799 Pacific at Divisadero Street (1894) for Dr. Charles Ellinwood.⁸¹ *The California Architect and Building News* index identifies about 45 projects by William F. Smith from about 1881 to 1892.

Smith appears to have had a short-lived partnership with architect, Eugene Freeman, who was the designer of the famous Dunsmuir House in Oakland. It appears that Freeman and Smith designed the San Francisco Ellinwood Mansion at Divisadero and Pacific together in 1893. *The California Architect and Building News* lists about 20

projects for the partnership from about 1890 to 1897. The most important of these being the Ellinwood Mansion at Divisadero and Pacific.



The Ellinwood Mansion at Divisadero and Pacific in San Francisco by the short lived partnership of Freeman and Smith.

Smith's business ventures appear to have gone beyond the building industry. Perhaps drawing on his earlier work with organ design, Smith tinkered with improvements to the telephone. Smith convinced Judge Allen and several other prominent San Franciscans to fund a business venture for an invention he designed to make telephone use easier:

No more shall we hear the soft voice of the "hello" girl or the plaintive sound of the phonograph sweetly murmuring "Call again, line's busy"; no more shall good citizens swear under their breath at the delays and mistakes of the present system, for a new era in telephones may soon dawn upon a long-suffering public. If the automatic telephone invented by William F. Smith, the well-known architect, is put in use in this city all this will come to pass. The labor of six long years was exhibited at 202 Sansome Street yesterday, and should the machine give as much satisfaction in actual use as it does experimentally the inventor's work will be crowned with success.⁸²

In 1902 a number of gossipy newspaper articles detailed the end of William Smith's marriage to Maud A. Smith. Mrs. Smith alleged cruelty and detailed a number of financial mishaps on the part of her husband. The divorce was granted on June 5, 1902 as reported by the *San Francisco Call*: "Judge Murasky granted Maud A. Smith a divorce from William F. Smith yesterday on the ground of extreme cruelty. Smith is a member of the Pacific Union Club and a prominent architect."⁸³

Smith also designed the Bishop Museum in Honolulu, Hawaii. Founded in 1889 by Charles Reed Bishop (1822-1917), Hawaii's first banker, the museum was built as a memorial to his wife, Princess Bernice Pauahi (1831-1884), the last of the royal Kamehameha line.⁸⁵ It is unclear how Smith secured this commission, but the building is distinctly Richardsonian Romanesque after the famous Boston architect, Henry Hobson Richardson. In fact, Smith's selection of the style used for Allen house was also inspired by an east coast trend, the Shingle Style. While he would have been young, it is possible that Smith worked for Richardson or admired Richardson's work while Smith was living in Boston.



The Bishop Museum in Honolulu designed by William F. Smith in the Richardsonian Romanesque.

The Shingle Style – “The Architecture of the American Summer”

For the Allen's Portola Valley home, William F. Smith designed what appears to be a very early Shingle Style house for the Bay Area. The Shingle Style was just reaching California in the mid to late 1880s. Described by architectural historian Vincent Scully, as the “Architecture of the American Summer,” the style emerged on the New England shores, merging the earlier Victorian-era Queen Anne and Stick Styles with a more purely American style.⁸⁶ While the Allen's Hawthorns House had some elements of the Queen Anne or Stick Styles, such as the original porch columns, its strongest visual qualities are clearly inspired by the newly popular Shingle Style.

Several notable east coast architectural firms helped to popularize the emerging Shingle Style through their design of large "seaside cottages" for wealthy New Englanders. Perhaps the most famous Shingle Style American house was “Kraggsyde” (1883), the summer home commissioned by Bostonian G. Nixon Black. Designed by Peabody and Stearns, the house was built atop a rocky shore near Manchester-By-the-Sea, Massachusetts. Another notable example is the William G. Low House, constructed in Bristol, Rhode Island in 1887 and designed by the New York architects McKim, Mead & White. The same firm designed Newport, Rhode Island's Casino in 1880, which became a famous retreat for wealthy Bostonians. These three projects epitomize the high mark of the popularity of the Shingle Style. On the West Coast, the Shingle Style evolved into the First Bay Tradition, espoused in the work of A. Page Brown, Bernard Maybeck, Willis Polk, A. C. Schweinfurth, Ernest Coxhead, Albert Farr and Julia Morgan.⁸⁷ In looking at the scholarship on the Shingle Style in California, it does indeed appear that Smith's interpretation of the Shingle Style for the Allen family at Hawthorns appears to be a very early use in California.



Kraggsyde, one of several large scale estate homes that influenced the development of the Shingle Style throughout the United States in the early 1880s.

Highly publicized, William F. Smith certainly looked to the above examples, as well as others cited in the architectural journals of his day, when designing Hawthorns. While it is on a smaller scale, many of the elements of a classic Shingle Style house are present at Hawthorn House.

Flourishing between 1879 and 1890 (and continuing later on the West Coast), the Shingle Style featured large-scale, wood frame residential structures sheathed in wood shingles, often intended to emulate the undulating patterns of masonry. Typically of a free-flowing, open plan with frequent interpenetrations between interior and exterior space, the houses had open porches and the irregular roof lines. Additional common elements include:

- an irregular, complex form with wood shingle siding (often of several varieties or shapes) on the entire building;
- complex but narrow roof with multiple gables, combination hip and gable;
- dormers, eyebrow dormers, conical tower roof and minimal eave extensions;
- curved surfaces and shapes (curved bays, eyebrow dormers, wide-arched porch openings, Palladian windows);
- horizontal emphasis in overall forms;
- multi-pane wood windows (casement or double-hung), sometimes over-scaled; and
- prominent recessed front porch over half of the front elevation, with the other half of the front elevation dominated by a curved or otherwise distinguished bay.⁸⁸

The house that William F. Smith designed for the Allen family appears to be a very early use of the Shingle Style in the Bay Area. Smith's design for the Hawthorns included key elements of the Shingle Style such as: over-scaled wood windows, a prominent front porch, use of multiple roof shapes and sizes, shingles of varying shapes and sizes covering exterior surfaces, wide overhanging eaves with decorative brackets, and masonry chimneys.

Another early house in this style was the Reverend Joseph Worcester's house in Piedmont, near Oakland (1876-77). Worcester was not just a minister, he was a mystic, and amateur architect, who is often credited with developing the First Bay Tradition, a regional interpretation of what evolved on the east coast as the Shingle Style. The architects Willis Polk and Ernest Coxhead designed several houses on San Francisco's Russian Hill in the 1880s and 90s that were early variations on the Shingle Style. These Russian Hill houses and works by other Bay Area architects including Bernard Maybeck, A. Page Brown, John Galen Howard, Julia Morgan, Louis Christian Mullgardt, and A. C. Schweinfurth formed the early foundations the Bay Tradition. Both Polk and Schweinfurth worked in Brown's office. William F. Smith was a contemporary of these architects. Certainly, the house designed for Judge Allen by Smith falls into this category and is indeed an early example.

An Earthquake, Weddings, and the Convent!

Newspaper accounts indicate that the Allens and their children were active in San Francisco society circles after establishing their San Francisco residence. For instance, in November 1902, the *San Francisco Call* noted that “Mrs. James Monroe Allen and the Misses Ruth and Elizabeth Allen” attended the Daughters of the Confederacy Masquerade Charity Ball. The girls would have been 18 and 20 years old.⁸⁹ Further pointing to his stature in the community, Judge Allen served as an honorary pallbearer at the funeral of San Francisco’s former mayor, William Alvord, in December 1904 with a number of other society leaders including, George A. Newhall, uncle to Frances Newhall Woods who would later acquire the Hawthorns.⁹⁰ John Parrot and A. J. Ralston were also attendants at Alvord’s funeral; they too had large estate houses on the Peninsula.

In February 1904, the *San Francisco Call* reported that “in attendance at a charming dance given at the Postlethwaite home on Pacific Avenue were. . . Misses Ruth and Beth Allen.” Interestingly, also listed as partygoers at this event were both their future husbands, J. O. Burrage and Lucius Allen.⁹¹ The Postlethwaite house, situated along the Pacific Street wall adjoining the Presidio of San Francisco, was designed by Albert Farr the year before in 1903 and it has become a Shingle Style landmark in San Francisco.



A view of the Edward Bullard, Robert Postlethwaite and Hugh Postlethwaite houses in order along Pacific Street at the Presidio wall. This group of Shingle Style houses were designed by Albert Farr in 1903.

On April 18, 1906 disaster in the form of a massive earthquake struck San Francisco, igniting fires across the city that would burn for days. The great conflagration burned most buildings from the waterfront to Van Ness Avenue. Since the Allen's house was well west of Van Ness, their Washington Street house would have been primarily undamaged (at least by the fire).

Just six weeks before the earthquake on March 9, 1906 the *San Francisco Call* gossiped about Ruth Allen's engagement to her cousin, Lucius Allen:

One engagement rumor has blossomed into fact and the announcement of Miss Ruth Allen's betrothal to Lucius Allen is being received with pleasure, by many who have been watchful for the news. Miss Allen is the daughter of Mr. and Mrs. James Munroe Allen and a sister of Miss Elizabeth Allen, the fiancée of J. Otis Burrage. The wedding will probably be an early fall event.⁹²

About five weeks after the devastating earthquake, the *Call* again reported on the wedding of the engaged cousins: "The wedding of Miss Ruth Allen and Lucius Allen will take place in June at the country home of the bride's parents at Menlo Park. Judge and Mrs. Allen, with Miss Ruth and Miss Elizabeth left for Menlo several days ago."⁹³

Perhaps once they arrived at the Hawthorns, they realized that the house, because of damage by the earthquake, could not be made ready in time for the wedding. Whether the Hawthorns was extensively damaged, or if because so many people were displaced and disrupted by the recent earthquake, the Allens decided to hold Ruth's wedding in San Francisco. A few days later on June 3, 1906 an announcement describing the intended nuptials was published:

Miss Ruth Allen will lead as a June bride, her marriage to Lucius Allen to occur next Wednesday, June 6, at the home of her parents, Judge and Mrs. J.M. Allen on Washington Street. Following the recently established precedent for quiet, the wedding will call no guests but the relatives of each family, and after, a short wedding journey Mr. Allen will locate with his bride in this city. Judge and Mrs. Allen with Miss Ruth are still in their Menlo home.⁹⁴

As noted in the article above "following the recently established precedent for quiet", the Allen's country home was not to host a wedding, instead the ceremony was moved to their city house. A full description of the occasion appeared the following week:

An event of deep interest to San Francisco and all her environs was the marriage yesterday of Miss Ruth Allen and Lucius Allen, both of whom are especially well known and favored young people of the very exclusive set. The home of the bride's parents, Judge and Mrs. J. M. Allen on Washington Street, was prettily prepared for the ceremony, which took place at 3:30 o'clock in the presence of only the immediate relatives. The bride was served by her sister, Miss Elizabeth Allen, as maid of honor, with Wyatt Allen standing as best man for his brother. Father Pius Murphy read the impressive service, after which there was an informal reception

before Mr. and Mrs. Allen departed on their wedding journey. Only a brief absence will ensue, the young people soon to settle in cozy apartment near Judge Allen's home.⁹⁵

Just two weeks after serving as maid of honor at her sister's wedding, Elizabeth Allen married Otis Burrage, this ceremony also took place at her parent's city house. It was equally covered in the press:

Miss Elizabeth Allen and Otis Burrage pledged their life vows last Tuesday afternoon, the marriage taking place at the home of the bride's parent's Judge and Mrs. J. M. Allen, this city. Though celebrated with the same quiet which characterized the nuptials of Miss Ruth Allen and Lucius Allen a few weeks ago, this wedding was daintily surrounded, decoration of greens and blossoms making the house attractive, and in keeping with the winsome bride. The personnel of guests was nearly identical with that of the wedding, save for the bride and matron of honor. Mrs. Lucius Allen served on this occasion served as Matron. Mr. Burrage was attended by Walter Goldsborough, with Father Pius Murphy officiating again. The bride wore a gown of heavy cream satin and Irish point, her bridal veil being that of her mother's. After an informal reception and felicitations, Mr. and Mrs. Burrage left for a brief wedding trip and will afterwards be the guest of Judge and Mrs. Allen for a period before leaving for their home in Nevada.⁹⁶

After the pain and devastation of the earthquake, followed by the excitement of the nuptials of their two oldest daughters, the *San Francisco Call* reported on June 26, 1906 that "Judge and Mrs. James M. Allen will spend several weeks at their summer home in Menlo."⁹⁷ It is quite possible that the Allens retreated to the Hawthorns to oversee repairs to the property. Given the close proximity of their estate to the San Andreas Fault, it is almost certain the house and outbuildings sustained some damage. Accounts from other Portola Valley residents reported that the water tanks along Portola Road were knocked down, that the Boos house along Los Trancos Road, was severely damaged, including the kitchen being separated from the rest of the house. The O'Sullivan house was a shambles inside and other Portola Valley neighbors reported that chimneys had fallen. Additionally, the earthquake caused a large fissure in the earth that was visible in many places in Portola Valley. Stanford's Stephen Tabor's account details the fracture: "through the Portola Valley and for about three miles northwest of Woodside, the fracture runs in a continuous and almost straight line."⁹⁸

Further, in an official report of the earthquake by the State of California, damage was described in Portola Valley and while Judge Allen's house is used as a point of reference (Road from Judge Allen's southward) to describe the situation, the Hawthorn House was not mentioned specifically in this report.⁹⁹

At the end of what had been a busy year, in December 1906, it was observed that "much sympathy is felt for Judge J. M. Allen who has been so seriously ill at his home on Washington Street, but his friends are now rejoicing in the fact that he is decidedly better and it is hoped that he will soon be well."¹⁰⁰

Almost a year later, the *San Francisco Call* informed that, the Allens' youngest child was home from school in Santa Barbara:

Miss Clara Allen, who had been at Santa Barbara at school all winter, has returned to San Francisco for the summer. Miss Clara is the youngest sister of Mrs. Otis Burrage and Mrs. Lucius Allen and is very much like Mrs. Allen in appearance. She will be one of San Francisco's debutantes the season after next.¹⁰¹

Indeed, the following October, Clara and her cousin were presented to society at a formal occasion at the Allen home on Washington Street:

Mr. and Mrs. James Monroe Allen and Mr. and Mrs. John C. Kirkpatrick, Miss Kirkpatrick and Miss Allen have sent out cards for a tea to take place Thursday afternoon, November 5th from 4 to 7 o'clock, in the Allen home at 2400 (sic) Washington Street. This affair will mark the formal presentation to society of these attractive debutantes, who are cousins, and have elected to enjoy their social triumphs this winter together.¹⁰²

The youngest Allen daughter did not apparently have the same desire as her older sisters for a society wedding. In June 1912, an article appeared in the *San Francisco Call* announcing that Clara Allen, the youngest of the Allen children, would enter a convent in Paris. Interestingly, this article also points to a link between the Allen and the Woods family (who would four years later purchase the Hawthorns from Judge Allen's widow, Ida Allen). Clara had apparently been a bridesmaid at Frances Newhall Woods' wedding. The article reported:

Miss Clara Allen, daughter of Judge and Mrs. James Monroe Allen, and one of the most popular girls in younger social circles of the city, has left for Europe to become a nun. She will enter a convent in Paris. At the marriage of Miss Frances Newhall and Frederick Nickerson Woods Saturday, Miss Allen was one of the bridesmaids, and she won the ring in cutting the bride's cake. That Miss Allen had long intended to take up a religious life was known to her many friends. With her cousin, Mrs. Alan Mac Donald, then Miss Suzanne Kirkpatrick, daughter of Colonel John C. Kirkpatrick, she made her debut at a large tea given at the Fairmont two years ago, and for a time she was an active member of the Green way set. She is a sister of Mrs. John Otis Burrage and Mrs. Lucius Allen, Francis Allen and James K. Allen. In addition to the family home in Washington street the Allens own a country estate, "The Hawthorns," at Menlo Park. Judge Allen is one of the best known clubmen in San Francisco, being a member of the Pacific Union, the University and the Cosmos clubs.¹⁰³

While he was called "Judge" for the remainder of his career, James Monroe Allen was only a judge for a brief period of time. His law practice flourished and Allen took on several important clients including the Bank of California and the Sharon Estate. Another interesting link between the Allen and Woods families is their apparent involvement in the interests of the Bank of California. The September 6, 1911 *San Francisco Call*

included a statement about the Bank and its shareholders. James M. Allen and E. W. Newhall, the father of Frances Newhall Woods, who later purchased the Hawthorns, are listed as signatories of the Bank of California statement.¹⁰⁴

Judge James Monroe Allen died on May 6, 1913, at age 69. A formal obituary for Judge Allen has not been found in Bay Area newspaper archives. It is not known how the Allen family used the Hawthorns after Judge Allen's death.

The Woods Family Era – Upgrades to the Property

While Judge Allen died in 1913, it was not until 1916 that his widow, Ida Davis Allen, decided to sell the family's beloved Portola Valley property. She found an interested party in a family whom the Allens had known for some time, Francis Newhall Woods and her new husband, Frederick Nickerson Woods. The Allen's youngest daughter, Clara, had been an attendant at the Newhall-Woods' 1912 wedding. The local Redwood City newspaper reported the sale of the Hawthorns in July 1916. "The old homestead of the late James M. Allen at Portola has been sold by Baldwin & Howell of San Francisco to Mrs. Frances N. Woods of San Francisco. It consists of 85 acres and lies immediately west of the Stanford holdings."¹⁰⁵ Just a month later, the same paper indicated that the Woods would be upgrading the property. "Mr. and Mrs. Frederick N. Woods, Jr., who recently purchased the Judge Allen property near Portola, are making extensive improvement on the place which they intend to use as their summer home. The property consists of 100 acres of orchards, gardens and lawns."¹⁰⁶

The Woods and Allen families were linked through social circles and close friendships. A newspaper account of Clara Allen's decision to enter a Catholic convent solidifies the fact that the families were indeed very close:

At the wedding supper of Miss Frances Newhall and Frederick Wood the ring fell to Miss Clara Allen when the bride's cake was cut. Now it seems that the omen was unreliable, for Miss Allen is about to enter a convent in France. She has already started for Europe, and will go across on the same steamer with Mr. and Mrs. Frederick Wood. Miss Allen is the daughter of Mr. and Mrs. James M. Allen. She made her debut two years ago with her cousin, Suzanne Kirkpatrick, now Mrs. Allan Macdonald. Her grandmother, the late Mrs. S. K. Davis, was the favorite sister of the late United States Senator William Sharon (author's note: Nevada Senator from 1875 to 1881). It was thought at one time that the Senator might adopt the daughter of his favorite sister, as the girl made her home with them for years before her marriage (author's note: to Judge James Monroe Allen). She (author's note: Ida Davis married to Judge Allen) was a graduate of the College of Notre Dame at San Jose, but her folks were staunch Protestants. Through the influence of Mrs. Sharon, the young woman (author's note: Ida Davis) joined the Catholic Church, and now her daughter has determined to enter a convent, although her family would prefer that she should not take up the life of a recluse. It was thought that she might be weaned from the idea, but she has remained firm in her resolution.¹⁰⁷



Frances Newhall Woods hailed from an old California family. Her grandfather was San Francisco pioneer Henry Mayo Newhall (pictured to the left), who had been an auctioneer on the east before traveling west.¹⁰⁸ Arriving in California in 1850 in search of gold, Newhall became sick during an overland trip across Panama. The illness delayed his arrival in gold country by six months and he realized at his onset there that many mining sites had been claimed. Somewhat disgruntled, he returned to San Francisco to begin his eastward trip home. While waiting for his return ship, Newhall watched as other ships arrived in port, unloaded, and sold cargo. He put his auctioning skills to work and within two years, the firm of H. M. Newhall & Company was thriving.

His business prospered and Newhall began investing in railroads. By his fortieth birthday, he had become president of the San Francisco-San Jose Railroad Company, and was building a line between to the two cities.

Real estate and ranching became Newhall's next great enterprise. He invested the profits of his auction and railroad businesses in San Francisco real estate and in the purchase of Spanish land-grant ranchos in central and southern California. Between 1872 and 1875, Newhall acquired 143,000 acres from Monterey County to Los Angeles County.

In 1849 Newhall married Sarah Ann White and they had four children. Sarah died in March of 1858, and a year later Newhall married his wife's sister, Margaret Jane White, with whom he had two additional children. After Newhall's death in 1882, his widow and his five surviving sons incorporated his ranch properties into The Newhall Land & Farming Company.



The five Newhall sons clockwise from top left: William, Walter, Henry, Edwin (Frances' father), and George pictured about 1873. From Virginia Whiting Newhall, Edwin White Newhall, 1917.

Frances Newhall was the daughter of Edwin White Newhall (a son of Henry Mayo Newhall and his first wife Sarah Ann White). Frances grew up in San Francisco, living a somewhat storied lifestyle. Her father, Edwin White Newhall was a well-known business man in San Francisco and a member of many of the city's most prominent clubs and societies. He had married Fannie Silliman Hall in June 1880 in New York, but she died three days after the birth of their only son, Almer Mayo Newhall in 1881. Edwin White Newhall married again, this time to Virginia Whiting of Martha's Vineyard in July 1882. Edwin and Virginia had three children of their own: Edwin White Newhall, Jr., Virginia Whiting Newhall, and Frances Henrielle Newhall. Their daughters, Frances and Virginia, were very active in San Francisco social circles and they frequently visited their mother's family on Martha's Vineyard, especially during the summers.

Edwin and Virginia Newhall hired architect Albert Farr to design their Pacific Heights mansion, a decidedly New England style house. Virginia Whiting Newhall apparently had a heavy hand in the design of this New England derivative. Its Dutch Colonial influences are seen in the gambrel roof and dormers, as well as the cross hatched window mullions and wood shingles. Farr was a well-known society architect working extensively in the exclusive Bay Area communities of Belvedere in Marin and Piedmont in Oakland. Farr also designed a house for the famous writer Jack London. His San Francisco houses for the Postlethwaite family along the Presidio were also an important commission for him.



The Edwin and Virginia Newhall house at 2950 Pacific Avenue in San Francisco. This view is not easily seen as the house sits back from Pacific Avenue. The rear of the house is quite visible from below on Broadway. Designed by Albert Farr around 1904, the design was apparently heavily influenced by Mrs. Newhall. The style and features of the house greatly reflect the Martha's Vineyard cottages and houses that Virginia greatly admired and wanted to emulate on the West Coast.

In October 1908, Virginia and Frances Newhall made their debut to society in an elaborate occasion at their parents' house. The soiree was described in the *San Francisco Call*:

The all important debutante teas are absorbing much of the interest of the social world nowadays. For several months each week will see one or more affairs of this kind, when society will formally welcome a new member joining the throng of pleasure seekers. Two charming girls, Miss Virginia Whiting Newhall and Miss Frances Henrielle Newhall, will make their first bow to society this week, when Mr. and Mrs. Edwin Newhall will give an elaborate tea Saturday in honor of their daughters. The beautiful home of the Newhalls will be transformed into a floral bower for the occasion, and Mr. and Mrs. Newhall will be assisted in receiving their guests by a number of society's most exclusive matrons, and by the greater number of the debutantes. Miss Virginia and Miss Frances are genuine favorites, and may count on having an extremely good time this winter. They are bright and interesting conversationalists, as well as pretty girls. They are unusually devoted to outdoor sports and are splendid horsewomen, this exercise having always been a favorite pastime of theirs. With their mother they spent several months in the east this year, and brought back with them some of the stunning gowns that will be seen here this winter. They will also be among the most feted of the season's buds, a large number of affairs having been planned in their honor by their many friends, as well as by their cousins...¹⁰⁹



Frances Newhall Woods pictured on her horse in front of her parents' house on Pacific Avenue in San Francisco. This was likely taken just before her marriage. Image provided by Prudence Noon. Undated.

Edwin White Newhall frequently sailed his famously grand yacht on San Francisco Bay. He christened it the *Virginia*, after his wife and his first daughter. It appears they retained a property or a slip in Marin's County's, Belvedere, near Tiburon. A *San Francisco Chronicle* article reported:

Mr. and Mrs. Edwin Newhall and Miss Virginia Newhall, who have spent most of the summer on their palatial yacht in Belvedere, are established at their home on Pacific Avenue for the fall and winter. Mr. and Mrs. Frederick Woods who have been frequent visitors to Belvedere during the summer, are also settled in town and are occupying their apartment across the avenue from the Newhall residence.¹¹⁰



The Newhall Yacht, Virginia, on San Francisco Bay with Angel Island as the backdrop. From Virginia Newhall's book Henry Mayo Newhall.

When Frances Henrielle Newhall announced her intention to marry Frederick Nickerson Woods, a long account of their intended marriage appeared in a local newspaper:

One of the surprises of the last week was the announcement of the engagement of Miss Frances Newhall and Frederick N. Woods, which was made Tuesday. The wedding will take place June 1 in St. John's Presbyterian Church. Rev. Dr. Eldridge, assisted by Rev. Alexander Eakin, pastor of the church, will read the impressive service. Miss Newhall will be attended by her sister, Miss Virginia Newhall, as maid of honor, and as bride-maidens by Miss Dorothy Woods, Miss Marie Brewer, Miss Clara Allen (*author's note this is Judge Allen's youngest daughter*), Miss Bessie Ashton, Miss Martha Foster and Miss Mildred Wood. Melville Bowman will be the best man. Several hundred friends will witness the marriage. There will be no reception. Miss Newhall is the younger daughter of Mr. and Mrs. Edwin W. Newhall and is a sister of Miss Virginia and of Edwin Newhall Jr., Aimer Newhall, who married Miss Anna Nicholson Scott two years ago, is a half brother. She is a niece of William Mayo Newhall and of George Aimer Newhall, and is a cousin of Mrs. Athole McBean, Miss Marlon Newhall and Mrs. Arthur Chesebrough. With her sister, Miss Virginia, she made her debut three seasons ago and has since taken an active part in the social gayeties of the city. She belongs to the Cinderella Dancing club and to the Green Way Assembly. Although popular in the social world, both the Newhall sisters have been more devoted to charitable work and to athletics. Miss Virginia is a manager of the Young Women's Christian Association and is one of the hardest workers in any of its affairs. In the athletic field the Newhall sisters are noted for their expert horsemanship. They are members of the San Francisco Riding and Driving Club and took part in the recent tournament of this organization. In addition to their other accomplishments, the Newhall girls are extremely musical, and in the year of their debut they organized a social musical club which met fortnightly at the homes of the various members. Fred Woods, it might be remarked in passing, was a member of this society, as were many of the belles and beaux of the younger set. Woods is the son of the late Frederick N. and Mrs. Woods and is a brother of Miss Maud, Miss Lottie and Miss Dorothy Woods. His brothers are Herbert Woods, who married Miss Inez Thorne in San Jose, and Frank Woods. The groom elect is the vice president of the California Building Materials Company. The Woods family home is at Octavia and California Streets, but Mrs. Woods also owns a summer residence at Cupertino, which goes by the picturesque title, "Dell of the Woods." At present the family are passing the summer in their country seat.¹¹¹

Unfortunately, there does not seem to be much information available about the "Dell of the Woods" property for comparison purposes.



*The wedding portrait of Frances Newhall Woods
Courtesy Prudence Noon.*

The Woods family was a well-known family in San Francisco. Frederick Nickerson Woods, Jr. was the son of Frederick N. Woods and Josephine Gertrude Tozer. He grew up in San Francisco and was one of six children. He had two brothers, Herbert and

Frank, who were each active in San Francisco social circles. Fred's sisters, Lottie, Dottie and Maude were somewhat famous spinsters in San Francisco, living together in a house at 2000 Pacific Avenue. They did not grow up in this house, but purchased it together in 1921, and lived there until 1974.¹¹²

When Fred Woods married Francis Newhall it appears the couple was the darling of the social scene for May 1912. Their romance and wedding was extensively covered in the local press including this account of their romantic horseback riding in Golden Gate Park and love of music.

This week's announcement did not come as a shock. For some time friends have suspected that Miss Frances Newhall and Fred Woods had serious intensions, and their protestations to the contrary were about as convincing as a politicians tender regard for a rival for office. When teased about their horseback rides through the Park, Miss Frances would insist that it was just love of the sport that brought them out to skim the cream o' the mornings. When chaffed about the frequency of his calls, Miss Frances would protest that they were both very fond of music, not each other!...Miss Frances Newhall is one of the most charming, cultured girls in the younger set...Miss Frances made her debut, and then returned to Boston for another semester of study at Dana Hall, so of course society knew at once that any girl who would part her very first season in the middle was not the pure type of society...Fred Woods is accounted a very luck chap by all his friends...¹¹³

Soon after their nuptials, the June 3, 1912 edition of the *San Francisco Call* reported:

Mr. and Mrs. Frederick Woods (Frances Newhall) left yesterday for the east, enroute to Europe, where they will spend their honeymoon. During June and July they will visit in England, and in August will cross the channel for a motor tour of France and Germany. On their return they will occupy a flat near the Newhall home in Pacific Avenue.¹¹⁴

It did not take long for the young couple to begin a family. The Woods family celebrated the birth of their first child in February 1913, an event that was covered in the press:

Mr. and Mrs. Frederick Nickerson Woods are receiving the congratulations of their friends on the advent of a little daughter. Mrs. Woods was formerly Miss Frances Newhall, the daughter of Mr. and Mrs. Edwin White Newhall.¹¹⁵

However, later that year (November 1913), Frances' sister, Virginia, died in West Tisbury, Martha's Vineyard, Massachusetts, she was 24. Virginia had apparently been ill for a while and was visiting with her mother's relatives on Martha's Vineyard. A San Francisco newspaper reported on November 4, 1913:

Mrs. Edwin White Newhall left San Francisco a few days ago for the east, where she will join her daughter, Miss Virginia Newhall, at her old home in Martha's Vineyard. Miss Newhall's health is the cause of much anxiety to

her family and it is hoped that she will derive benefit from the change of climate. Mrs. Newhall and her daughter plan to be away from California for a year.¹¹⁶

Just ten days later, the press covered the death of Frances' sister:

Miss Virginia Newhall died yesterday in West Tisbury, Martha Vineyard, Mass. Miss Newhall had been in poor health for more than a year. She is the daughter of Mr. and Mrs. Edwin White Newhall of this city. Since her debut about four years ago she has been prominent in the younger set of the city, although her preference was for charitable work rather than social success.¹¹⁷



Virginia (left) and Frances Newhall pictured at about 12 to 14 years of age. Courtesy Prudence Noon.



Frances Newhall Woods and her three children: Virginia (oldest); Frederick Nickerson Woods, III and Edwin Newhall Woods. Courtesy Prudence Noon.

Apparently, heartbroken over the death of his daughter, Virginia, Edwin White Newhall, carried a letter from his beloved daughter until his death just a few short years later in October 1915. Judge James Monroe Allen had died in May of 1913. A letter reproduced in a book of remembrances for Edwin White Newhall, published by his wife, from Elizabeth Allen Burrage, a daughter of Judge Allen, to Frances Newhall Woods tells a tale of two fathers and further links these two families that both owned Hawthorns:

Frances,
Our fathers were the sort of men that taught us, through their actions, the ideal of fatherhood, and when they go away the loss is too deep for any words.
(signed)
Elizabeth Allen Burrage

Frances and Fred had named their daughter, Virginia, after her aunt. Despite this sad occurrence, Frances and Fred continued on with their busy lives, a second child, a boy, Frederick Nickerson Woods, III was born May 30, 1914.

With the expansion of their family and with the tradition of both their families owning summer houses, it is not surprising that just a few years after they were married, Frances and Fred, purchased the Hawthorns as their summer home. It is also not likely a coincidence that the garage the Woods family constructed on their Portola Valley

property appears to have many of the characteristics of a Julia Morgan designed building. Ms. Morgan had just completed a garage with an apartment above that Frances and Frederick Woods moved into on Pacific Avenue. That lot adjoined the large house designed some years earlier by Albert Farr for Frances' parents, Edwin W. and Virginia Newhall. The "city" garage is a small-scale, brick structure with wood detailing typical of Ms. Morgan's work.

The Julia Morgan Connection?

There are no records indicating what the "extensive improvements" noted in the *Redwood City Star* article actually meant. We do know that the Newhall family (particularly the parents of Frances Newhall Woods) had a history of working with famed early California woman architect, Julia Morgan.

Morgan graduated from the University of California, Berkeley, where she studied with well known innovative Bay Area architect Bernard Maybeck, who encouraged her to seek enrollment at the prestigious Ecole des Beaux Arts in Paris. Graduating from the Ecole in 1902, Morgan made her way back to California, and soon found herself working with another important early California designer, John Galen Howard. She left Howard's employment and went out on her own in 1904. Two years later, in 1906, her office was destroyed in the earthquake and fire. Morgan quickly rebuilt a successful practice, securing a large commission to rebuild the Fairmont Hotel.

By 1913, Julia Morgan had completed a number of commissions for San Francisco's elite society members and had also begun a lucrative association with the Young Women's Christian Association (YMCA). It is possible that through this connection that she met members of the Newhall family or she may have been previously acquainted with the family, especially since they were in high social circles. Miss Virginia Newhall, the sister of Frances Newhall, was a manager of the Young Women's Christian Association and according to *the San Francisco Call* (when reporting on Frances' wedding), Virginia was identified as "one of the hardest workers in any of its affairs."¹¹⁸

Julia Morgan's records, indicate that in 1916 she completed a project for Edwin (Frances' brother) and his wife, Jane, Newhall at 2950 Pacific Street in San Francisco.¹¹⁹ This is the two-story, brick building with a garage below and apartment above that Frances and Frederick moved into, adjacent to her parents' home. It is possible that during this commission or perhaps not long after, that the Woods family asked Morgan to also design a garage for their newly acquired home in Portola Valley.



A 2008 image of the Garage at the Hawthorns site. Visible are the paneled and glazed garage doors, the shingling, the arched window at the attic and the exterior stairs to the upstairs apartment.

While no drawings have been found to verify that Julia Morgan also designed the Garage at the Hawthorns, the building does possess a number of design features common to Morgan's Craftsman or First Bay Tradition design aesthetic including: shingled exterior, wood frame construction, arched window about garage doors lighting apartment above, flared eave separating the first story from the second, use of dormers, and the attention to detail shown in the built in furniture and storage pieces in the garage interior and apartment above.

Woods Era – From Summer Estate to Year Round Residence

Frances's mother, Virginia Whiting Newhall, died in 1927 and her brother, Edwin White Newhall, Jr., and his wife, Jane Peers Newhall moved into his parents' house on Pacific Avenue. They had one daughter, Jane, who was born in 1913. Like her Aunt Frances, Jane loved to visit Martha's Vineyard and she did so all her life. When she died in 2011, Jane Newhall still lived in the house on Pacific Avenue designed by Albert Farr and she spent her summers on Martha's Vineyard.

San Francisco City Directories indicate that Frances Newhall Woods and Frederick Nickerson Woods retained a City residence until at least 1940. The couple had three children Virginia Newhall Woods (first born, February 1913), Frederick Nickerson Woods, III (born May 30, 1914), Edwin Newhall Woods (born October 4, 1917). The family appears to have used the Hawthorns as a summer property until about 1940. Around this time, Frances and Frederick moved to Portola Valley and used the Hawthorns as their permanent residence. Frederick Nickerson Woods, Jr. died in 1954. In her later years, when she was a grandmother, Frances was known as "Mumsy."

Frederick Nickerson Woods, III married Harriett White around 1948. Their son Frederick Nickerson Woods, IV was born in 1951. Fred Woods, III and Harriett had a second child, a daughter, who was born with Down's Syndrome. She has been institutionalized her entire life.

In 1952, Frances appears to have given her son and daughter-in-law a portion of the Hawthorns property so that they could build their own house. Constructed off a long, slowly inclining drive off Alpine Road in 1952 the Alpine Road house has distinctive California Ranch Style, popular in the Bay Area.



The Alpine Road house is a mixture of the Ranch Style and the Monterey Revival Style, both popular in California during the 1950s.

The Ranch was the dominant American residential building type from the 1950s through the 1970s. These houses were characterized by low-pitched roofs, and rambling, one-story forms, use of natural materials, and they may have decorative shutters or porch supports. They were often located on large lots, with large expanses of lawn, which in warmer climates become a focal point of family life. Increasing lot sizes and prevalence of the family car enabled the development of these low, rambling houses, many of which featured prominent built-in garages. The Ranch house style, with its roots in pre-War California architecture, epitomizes the rapid growth of suburbs and an altogether new mode of American residential architecture. Subcategories have been dubbed Western Ranch, American Ranch, or California Rambler.¹²⁰

The Alpine Road house also has elements of the Monterey Revival style derived from Boston merchant Thomas Larkin's 1850s residence in Monterey, California. These homes typically feature: balcony railings in iron or wood; roofs are low pitched or gabled and covered with shingles--variants sometimes feature roof tiles--and exterior walls are constructed in stucco, brick, or wood.¹²¹ It is unclear at this time if the Woods family worked with an architect to design the Alpine Road House. There was certainly some thought put into the design. No building permits have been found to date that would clarify this issue.

The use of the old Hawthorn House appears to have waned after Frederick N. Woods, III and his wife, Harriett built the Alpine Road house in 1952. After her husband died in 1954, Frances Newhall Woods remained living at Hawthorn House until her own death in 1978.

Virginia Newhall Woods (Frances's oldest child and sister of Frederick N. Woods, III) married late in life on November 25, 1972 (at age 59) to George Fowler Morell (his first wife died in 1968). She graduated from Mills College, had been a teacher, studied at the San Francisco Theological Seminary, and was the director of the Memorial Church School at Stanford. She lived with her mother (Frances Newhall Woods wife of Frederick Nickerson Woods, Jr.) in the old Hawthorn House until her marriage in 1972.¹²² George Morell died in 1978 and Virginia died in July 1997.

Frances and Fred's youngest child, Edwin Newhall Woods (Bob) graduated from Stanford University in 1938 and served in the Navy in World War II. Bob worked the Newhall family ranch in Santa Maria and was a pioneer grape grower in the region. He continued to spend time on Martha's Vineyard and was instrumental in conserving some of the Whiting family properties near West Tisbury. He died in 2011 at his Santa Maria home.

Small Town Shocked by Outrageous Crime

Frederick Nickerson Woods, IV lived with his parents, Fred Woods, III and Harriett Woods, as well as his grandmother, Frances, at the Hawthorns. His father worked in the family's building materials business as had his grandfather, the California Building Materials company. Fred Woods, IV attended local schools and was a well-known boy in Peninsula social circles. While he had married and divorced early and had some problems in his youth, Fred Woods, IV established a business buying and selling cars.

On July 15, 1976, Fred Woods, IV and his friends Richard and James Schoenfeld, who were brothers, abducted 26 Chowchilla, California children and their adult driver from their school bus and imprisoned them in a buried truck at a quarry owned by the Woods family. The driver, Frank Edward "Ed" Ray, was able to free the children, and the kidnapers were caught and convicted. The motive for this now famous crime appears to have been greed and a desire to collect a large ransom.¹²³

Frances Newhall Woods died in 1978, just after her grandson was sentenced for the kidnappings. The Hawthorn House and other buildings in the original enclave of structures were not used much after her death. Very much heartbroken over the events described above, as well as the condition of their daughter, Frederick Woods, III and his wife, Harriett, retreated to the seclusion of their Portola Valley property.

A Decision to Conserve the Property

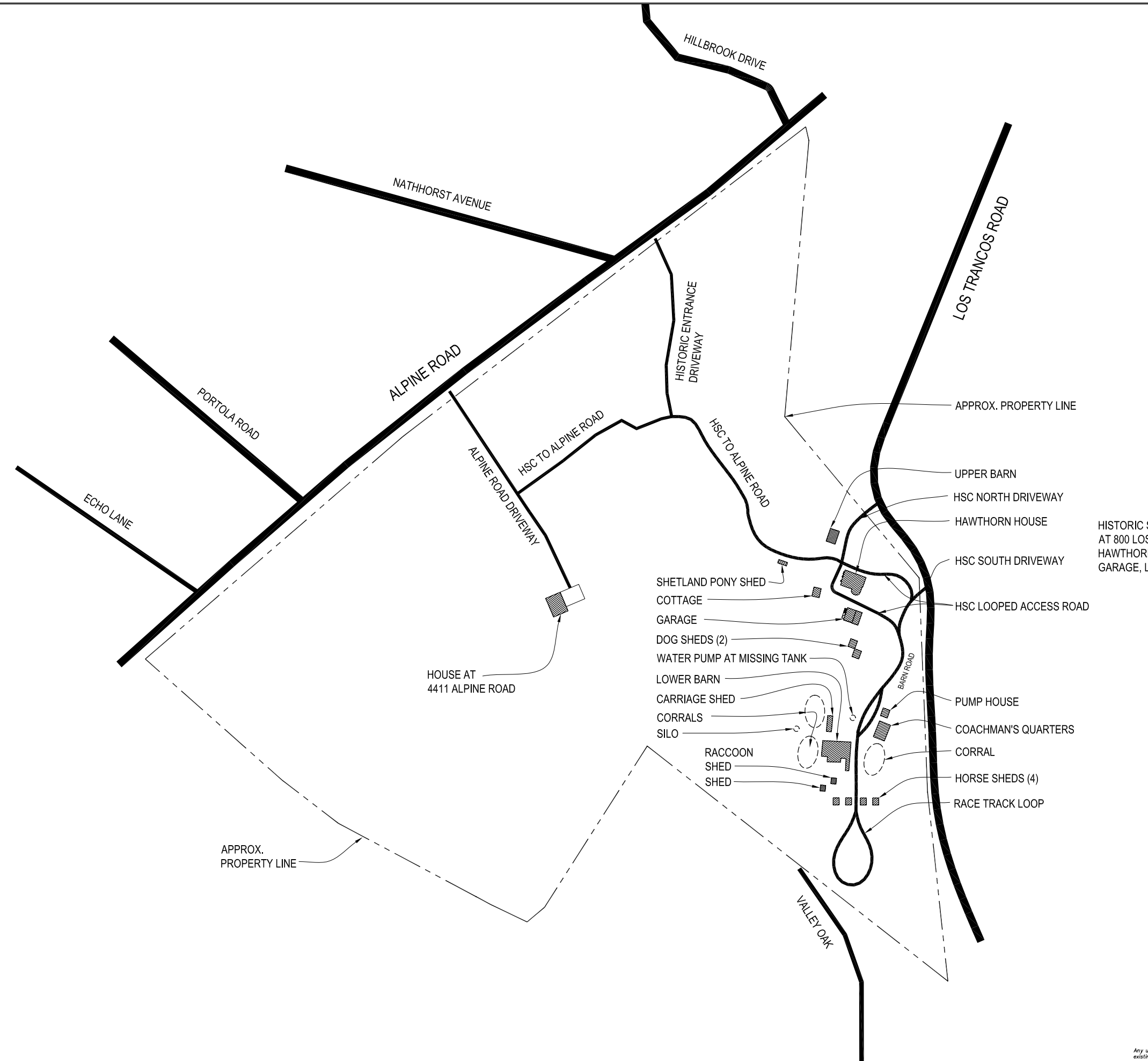
Prior to Harriet Woods's death in 2005 she and her husband, Frederick N. Woods, III decided to conserve their large, historic property, gifting it to the Midpeninsula Regional Open Space District. The family has a history of giving lands for conservation with the Edwin Wood family donating land on Martha's Vineyard that Frances Newhall Woods had so beloved. Fred Woods, III died in 2008. Frederick Nickerson Woods, IV remains in prison at the California Men's Colony in San Luis Obispo

III. PHYSICAL DESCRIPTION & CHARACTER-DEFINING FEATURES

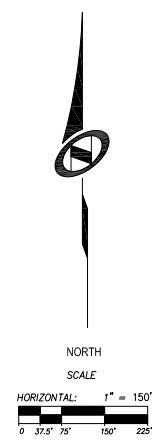
Site & Landscape Description

The Hawthorns is located on a roughly 80 acre parcel of land between Alpine and Los Trancos roads in the Town of Portola Valley. The property is surrounded by the types of low-density development that characterize the nearby town and is bounded by a number of the town's public roads and trails. Alpine Road and Alpine Trail run along its northwest side, Los Trancos Road runs along a portion of its northeast side, and the Sweet Springs Trail runs along a portion of its southwest side. The Hawthorns, named for the hawthorn trees that the original owner, Judge James Monroe Allen, planted along Alpine Road and at the original entry, has historically been privately owned and the character of the site's buildings, landscape and character-defining features reflect its past historical residential and agricultural land uses.

The hilly terrain of the Hawthorns property has a ridgeline that runs roughly north-to-south through the central portion of the property. The land on the east side of this ridgeline contains the main residential and agricultural complex associated with the late 19th and early 20th century development of the site by the Allen and Woods families. Generally, other than a later residence (added in 1952) and an overgrown olive grove (in the southwestern corner of the property), the portion of the Hawthorns west of the ridgeline is undeveloped. The description of the site's development and historic features (spatial organization and topography, views and vistas, circulation, vegetation, structures and objects and buildings) have been organized into two sections based on this difference in character of the two primary areas and is presented below as the Los Trancos Road and Alpine Road precincts. The landscape character-defining features are listed at the end of discussion of each section, and the character-defining features of the individual buildings are listed after each building description.



HISTORIC STRUCTURE COMPLEX (HSC)
 AT 800 LOS TRANCOS ROAD INCLUDES:
 HAWTHORN HOUSE, COTTAGE,
 GARAGE, LOWER BARN



This site diagram is for study use only and does not represent the accurate configuration of site features and boundaries.

Any user of these drawings should verify existing conditions and dimensions in field.

NO.	BY	DATE	REVISIONS

HAWTHORN HISTORIC STRUCTURES
 PREPARED BY NV5 & REVISED BY KNAPP ARCHITECTS
 DATE SUBMITTED: 10/31/2013





 BEYOND ENGINEERING
 Sacramento, CA 95833
 WWW.NV5.COM

SHEET NUMBER	
OF	
SCALE	
VERTICAL:	1" = N/A
HORIZONTAL:	1" = N/A
JOB NUMBER	SJB0373

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

Los Trancos Road Precinct

Spatial Organization and Topography

The land on the east side of the ridgeline generally slopes down toward Los Trancos Road, and the upper and steeper portion of the hillside is planted with a large olive grove (described under "Vegetation Features") which stretches between the northern and southern boundaries on this side of the ridgeline. Below the grove, the gradient of the steep hillside decreases as it approaches the western bank of Los Trancos Creek. Here access to water from the creek and the relatively level topography (in comparison with rest of the property) provided a suitable location for the residential and agricultural complex developed by the Allen and Woods families during the late nineteenth and early twentieth centuries.

The Hawthorns' three main residential buildings – the Hawthorn House, the Cottage, and the Garage – are sited together below (east) of the olive grove near the north end of the property. The front of the Hawthorn House is oriented toward Los Trancos Road. The Cottage is located about 15 yards behind and to the southwest of the Hawthorn House and the Garage is about 20 yards behind and slightly southeast of it. Today, the area around these buildings is loosely defined by the olive grove (to the west), Los Trancos Road (to the north/northeast), an internal road to the east, and the remnants of fencing and a wooded area to the south.

The Lower Barn and an agricultural complex are located a little less than a tenth of a mile south of this residential complex. The topography levels out south of the Lower Barn into a broad field, approximately one acre in size, where there are four sheds. This field was used to graze horses during the Frances Woods era.¹²⁴ Earlier, this field would have been a logical location (due to the level topography) for the gardens and a strawberry field mentioned (but not located) in various historical references during the Allen era.¹²⁵ These features – the residential complex, the Lower Barn area, and the large field – are all accessed via an internal road that connects to Los Trancos Road in front of the Hawthorn House.

These buildings and the road have been added to the site so that there have been only minimal modifications to the natural topography. The Cottage, which appears to be the oldest of the three buildings in the residential complex, was set into the hillside with only minimal amount of grading so that the slope remains fairly steep around this building. However, cut-and-fill grading was undertaken to level the ground immediately around the Hawthorn House and to terrace the area immediately above its north end. This terrace, which extends between the Cottage and an internal road that leads up through the olive grove, is held in place by two low retaining walls (constructed of stacked field stone); the terrace provides a transition between the residential space next to the house and the olive grove. Fill was added in front (east) of the Garage to create a level area for vehicles to enter this building. However, other than these instances, the area within the residential complex does not appear to have been heavily graded and retains a noticeable slope. Topographic modifications in the vicinity of the Lower Barn also appear to have been minor since the Lower Barn is located on fairly level terrain at the base of a hillside (to the west). Grading for the internal road system has been minor with the most noticeable topographic modification being the small area of fill over a culvert used to

route drainage under the road and down to the creek (located on the portion of the road between the Garage and Lower Barn).

Views and Vistas

The wooded areas growing on the eastern slope of the ridgeline and along the edges of the property limit the views into and out of this portion of the Hawthorns. Additionally, the wooded areas between the Hawthorn House and the Lower Barn limit views between the residential and agricultural land use areas. As a result, the portion of the Hawthorns on the east side of the ridgeline generally has an inward focus and a feeling of seclusion from the surrounding properties. The dramatic vistas that characterize the portion of the Hawthorns west side of the ridgeline are not present here.

Circulation Features

The two entrances into this portion of the Hawthorns are located about a hundred yards apart on Los Trancos Road in front (northeast) of the Hawthorn House. Both entrances connect to the property's internal road system which consists of a series of single-lane, dirt roads. The upper entrance leads to the northwest corner of the Hawthorn House, where the road curves, runs along the front of the house, and connects to a second section of the internal road system that is accessed from the lower Los Trancos Road entrance. This lower road runs along the western bank of Los Trancos Creek past the Hawthorn House and Garage, where it then curves to the southwest and continues southward to the Lower Barn, and finally ends in the field area south of the Lower Barn. A driveway branches off the lower road and leads up to the front (north) of the Garage. A third section of the road system leads westward up through the olive grove (northwest of the Hawthorn House), over the ridge, and then south to provide an internal connection to the Alpine Road house. Originally, this section of road connected on the other side of the ridge to the original entrance to the Hawthorns off of Alpine Road. (This drive is no longer extant and is discussed under the "Alpine Road Precinct" section.)



*Lower entrance from
Los Trancos Road.
Photograph Denise
Bradley, March 2013.*



Above: Section of the internal road system that runs in front of the Hawthorn House. Photograph Denise Bradley, March 2013.

Below: A portion of the internal circulation route that leads behind the Hawthorn House and also accesses the Garage. Photograph Denise Bradley, March 2013.





Section of the internal road system leading from the Hawthorn House and Garage over to the Lower Barn. Photograph Denise Bradley, March 2013.

Vegetation Features

Groves

The most striking vegetation feature in the Los Trancos Precinct is the extensive olive grove which stretches between the property's northern and southern boundaries on this eastern side of the ridgeline. It appears to be the grove that was described, but not located, in the *San Mateo County Times-Gazette* article written on December 25, 1886, soon after the Allens purchased the property. This article noted that 500 olive trees had already been planted and about "an equal number" were to be added "in the spring." Based on a crude count using a 1953 aerial photograph on Google Earth, there appear to be roughly 1,000 trees in the grove. The internal road that runs up and over the ridge divides the grove into two sections; the section north of the road is smaller and covers approximately three-quarters of an acre; the section south of the road covers approximately eight and a half acres.¹²⁶ The trees are planted in rows and are spaced about 20 feet apart, which falls within the spacing range generally recommended in publications on olive culture in California during the late 1880s, when this grove was originally planted by Judge Allen.¹²⁷ There were a number of different varieties of olive trees available in California by the late 1880s,¹²⁸ but the variety growing here is not known. A survey of the Hawthorns' grove by a consulting arborist knowledgeable about the subtle differences between different varieties of olive may identify the variety growing here and help to link the grove to the ones available in the late 1880s. The trees have not been pruned or tended for many years.¹²⁹ There are sucker branches growing from the bases of the trees, moss is present on many of the trunks and limbs, and the edges of the grove have been encroached upon by the spread of trees and brush. (This is

particularly apparent in the south end of the grove.) Additionally, there is a quarter acre open field that appears to be a gap in the central portion of the grove along its east edge; this "gap" appears in the earliest aerial photograph (1943) reviewed for this report, and the reason for this opening and what may have been here previously is not known.



*North end of the Olive
grove in the Los
Trancos precinct.
Photograph Denise
Bradley, March 2013.*

Ornamental Vegetation Features

During the Allen era and the early years of the Woods era, the residential complex probably would have been set within a large lawn¹³⁰ and would have had a variety of ornamental vegetation features such as beds around the foundation of the Hawthorn House, possibly a parterre garden, etc. Unfortunately, the only historical photograph of the Hawthorn House found from this early era showed only the area immediately in front of the house, and so the exact extent and variety of these features is not known. Today, much of the land that may have been lawn is now overgrown and wooded. The area between the front of the Hawthorn House and Los Trancos Road is totally overgrown. The land on the east side of the Hawthorn House and the Garage is heavily shaded by oak trees that likely grew up after the residential landscape was no longer maintained. (Tree canopies covered both of these areas in all of the aerial photographs from the 1940s to the present that were reviewed for this report, but pipe spigots remain indicating that these areas were once irrigated.) Today, the land south of the Garage is also wooded, but in aerial photographs from the 1940s and 1950s, there was an expansive open area behind the Garage, which became progressively smaller from the 1960s onward.



The 1893 photograph of the Allen children at the front (north) of Hawthorn House.

The 1893 photograph of the area immediately in front of the Hawthorn House is the only historical photograph that was located of the residential landscape. This photograph shows the unpaved drive (with board edging) running in front of the house in the same location as exists today. Grass and foundation plantings are located in the narrow strip of land between this drive and the house. In the yard area immediately next to the east side of the house is a large planting bed filled with a variety of flowering plants. Grass with several small trees and shrubs (planted as individual specimens) are shown in the small portion of the area north of the drive that is visible in this photograph (this would be the area between the drive and Los Trancos Road). The impression provided by this historical photograph is that the landscape around the Hawthorn House was a well-kept vernacular garden. Today, the spatial arrangements remain intact (location of the entry drive, the narrow strip of land between the front of the house, and the land between the drive and Los Trancos Road), none of the vegetation from the 1893 photograph remains.

Today, a few individual ornamental plants remain including a large deodar cedar (northwest of the Hawthorn House), several large palms (in the overgrown "yard" in front of the Hawthorn House and in the "yard" area east of this house), a large incense cedar (in the overgrown "yard" in front of the Hawthorn House), a white-flowered rose shrub (along the south side of the driveway up to the Garage), and a prickly pear cactus, some agave, a mound of ivy, and pampas grass in the "yard" area west of the Garage. Additionally, some crocosmia (an orange-flowering perennial) was beginning to emerge during the site visit in March 2013, and it is possible that other perennials may be located in this area. All of these species were commonly used in residential gardens in the Bay Area during the late nineteenth and early twentieth century; however these and

the few other ornamental plants scattered around the Hawthorn House provide no real information on the extent or arrangement of the gardens around the residential complex during the Allen, and early Woods eras.



This image shows the remnant of a somewhat triangular lawn feature and remaining vegetation formed between the Hawthorn House (on the right), the Cottage (straight ahead in photograph) and the Garage (on the left). Photograph Denise Bradley, March 2013.

Wooded Areas

The areas along the edges of the property, in the band along the base of the hillside (west and south of the Lower Barn), and around the margins of the large open field (south of the Lower Barn) are wooded. The location of these wooded areas and that of the field remained fairly consistent in the aerials photographs (1949 to the present) reviewed for this report.

Structures and Objects

Structures and objects within the Los Trancos Road precinct generally relate to the residential complex, the circulation system, or the agricultural area and olive grove.

Those around the residential complex include: (1) the two retaining walls (stacked field stone) along the upper and lower sides of the terrace northwest of the Hawthorn House; (2) a brick oven in the upper terrace northwest of the Hawthorn House; (3) the low retaining wall (constructed from a concrete foundation topped with salvaged stone step and granite pavers) that extends out from the northwest corner of the 1916 Garage; and, (4) the remains of different types of edging (saw tooth bricks and uncut, field stones) used to create planting beds around the Hawthorn House and Garage.

Structures and objects related to the circulation features include: (1) the field stone edging along the sides of the lower entrance drive, the segment of this road that connects to the Lower Barn, and along the driveway to the Garage; (2) the stacked field stones and concrete pipe culvert under the road connecting the drainage swale (west of the road) to the creek (east of the road); and, (3) fencing (wood posts connected by several rows of barb wire) along the edge of the property and a gate across each of the two entrances at Los Trancos Road.



The retaining walls (stacked field stone) along the upper and lower sides of the terrace northwest of Hawthorn House. Photograph Denise Bradley, March 2013.

The main structures related to the agricultural and olive grove areas are the fencing and gates that are used throughout the property to define the edges of the fields and to control access. A variety of fencing types exist including (1) wood posts with multiple rows of two-strand barb wire (two-point barbs) along various sides of the olive grove and along portions of the edge of the property next to Los Trancos Road, (2) wood posts with a top row of twisted, smooth wire below which are several rows of barb wire around the edges of the "gap" in the olive grove, (3) wood posts with vertical board slats in the area behind (south) of the Garage and across the road in the vicinity of the Lower Barn, (4) wood posts or metal stakes with wire mesh in the vicinity of the Cottage, and (5) wood posts with horizontal board rails in the area south of the Lower Barn. The age of these various examples of fencing is not known. However, the fence with the top row of twisted, smooth wire appears to be in good condition and is likely newer than the barb wire fence (wood posts) in the olive grove.



Above: The pasture to the south of Hawthorn House. Photograph Denise Bradley, March 2013.

Below: An example of the type of wooden fencing that remains on the property. Photograph Denise Bradley, March 2013.



Alpine Road Precinct

Spatial Organization and Topography

The Alpine Road Precinct, or western portion of the property, which slopes steeply down from the ridge to Alpine Road, is largely undeveloped and, with the exception of an olive grove and a house, consists mainly of open grasslands.

The house, built by Mr. and Mrs. Frederick Nickerson Woods, III in 1952, sits on a small terrace that has been cut into the steep slope in the central portion of the property. The grading (i.e., the cut and fill) in the immediate vicinity of the house and along the alignment for a one-lane driveway that leads up to it from Alpine Road are the primary modifications to the natural topography within the Alpine Road precinct .

Views and Vistas

Expansive vistas to the surrounding ridges and to more distant mountains are visible from the upper slopes of the open hillsides within the Alpine Road precinct .

Views out of the property to the areas immediately adjacent to the Hawthorns are limited by the wooded areas on the lower slopes and next to the boundaries. Views into the property from Alpine Road and the Alpine Trail (to the west) and from Saddleback Drive and the Sweet Springs Trail (to the south) are generally of this vegetation on the lower slopes and of the open hillsides on the upper slopes.



A view up the entry drive at the Alpine Road House. Photograph Denise Bradley, March 2013.

Circulation Features

The original entrance road to the Hawthorns entered the property from Alpine Road (about 500 yards east of the current driveway to the Alpine Road House) and led up and over the hill, through the primary olive grove, and to the Hawthorn House on the east side of the ridgeline. This old alignment is visible in historic aerial photographs of the property.¹³¹ The portion of this original drive between Alpine Road and the olive grove is overgrown with vegetation and its roadbed is no longer extant; however an entrance gate to this road is still in place in the fence line along Alpine Road.

The remaining circulation features within the Alpine Road precinct are related to the Alpine Road House. An asphalt-paved driveway leads up the slope from Alpine Road to a large paved area in front (east) of the house which provides access to the three-car garage located on the ground-level floor of the house. A flight of concrete steps, which begins at the house's front entrance, traverses the steep slope along the north end of the house to provide access to a side entrance at its northwest corner. The land immediately next to the south end of the house has been leveled. Here red bricks and a variety of styles of concrete masonry pavers have been set into the ground to create a paved path along this end of the house.

A dirt road runs northward from the Alpine Road House driveway to connect to the road through the primary olive grove (and which in turn connects on the east side of the ridge to the historic building complex in the Los Trancos Road precinct). While the olive grove road appears to be related to the Allen and early Woods eras, the section between it and the Alpine Road driveway probably developed as an internal short-cut after the Alpine Road House was built in 1952.



A view down internal road leading from Los Trancos precinct over to Alpine Road House. Photograph Denise Bradley, March 2013.

Vegetation Features

Field Area

The majority of the land on the west side of the ridgeline is covered with open grasslands. However, the extent of these grasslands has been reduced by trees and brush that (1) are growing in the former alignment of the original entrance drive (which is no longer extant), (2) have invaded the olive grove in the southwest corner of the property, and (3) have spread across the lower reaches of the slopes below (north) of the Alpine Road House. The encroachment of vegetation into these areas has occurred since the mid-twentieth century. A review of aerial photographs showed that in the 1940s and 1950s (1) the alignment of the original entrance drive (located about 500 yards east of the current driveway to the Alpine Road house) was open and lined with trees, (2) the grove was a distinct feature, and (3) the land below the Alpine Road house (or where it is now) was dotted with only a scattering of individual oak trees.

The Hawthorns was named for the small ornamental tree, of the *Crataegus* species,¹³³ that Judge Allen planted along Alpine Road and then into the property at the original entry soon after he acquired the property.¹³⁴ The planting was maintained as a tall, pruned hedge (about 12-15' high) and was something of a "small tourist attraction . . . In the springtime, the pink and white blossoms were so attractive that people made a point of coming by to take a look."¹³⁵ The hedge was removed when Alpine Road was widened in 1952.¹³⁶ Today, no evidence of this row of hawthorns remains along Alpine Road or along the alignment where the original entry drive was once located; however the individual examples of hawthorns that have naturalized, or self-seeded, along the fence line and are scattered throughout the field area may be the descendants of the Alpine Road hedge.

Olive Grove

The date when the olive grove in the southwestern corner of the property was planted is not known; however it appears on an aerial photograph from 1943 (the earliest one reviewed for this report) and could have been planted by either the Allen or the Woods families. This grove does not appear to have been maintained since the mid-20th century¹³⁷ and is now overgrown with oaks and brush to the extent that the rows of olive trees are no longer evident from the edge of the stand or even at times from within it. In fact, the grove no longer appears as a distinctive vegetation feature but rather as part of the expanse of wooded area along the western edge of the property. The density of the brush and other vegetation within the grove made it difficult to determine the extent or condition of the remaining olive trees; however, a cursory site visit revealed that mature olives planted in rows (about the same distance apart as those in the primary grove on the east side of the ridge) do still exist within this area. Based on a rough measurement of the grove taken from a 1953 aerial photograph on Google Earth (when its boundaries and internal rows of trees were still distinct), the grove appears to have originally covered about two and a half acres.



A view of the olive trees that remain near the Alpine Road house. Photograph Denise Bradley, March 2013.

Ornamental Vegetation Features

Ornamental vegetation associated with the Alpine Road House consists of (1) a shrub bed along the steep bank below the north end of the house, (2) a boxwood hedge at the top of this slope along the north side of the parking area, (3) a short section of boxwood hedge on the east side of the house (between the entrance to the basement and the southeast corner of the house), and (4) several individual specimens of camellia shrubs. Additionally, a swath of daffodils was blooming on the slope next to the south end of the house, and there may be other perennials that are growing in the vicinity of the house that were not in bloom in March, during the site visit to the house. The date when these ornamental vegetation features were planted around the house is not known.

Structures and Objects

Structures and objects associated with the Alpine Road house include: (1) a concrete retaining wall that extends from the north end of the house to contain the change in grade between the area across the north end of the house and that of the parking area in front of the house; (2) a rectangular concrete patio and a smaller, irregular-shaped area of concrete at the back (west) of the house; and, (3) a small, concrete incinerator located near the southwest corner of the house.

The only other category of structure within the Alpine Road Precinct is a variety of fences located along the boundaries of the property. The types of fencing include: (1) six-foot-high wood posts with a woven wire mesh along the northwest (adjacent to Alpine Road) and north boundaries and (2) waist-high wood posts (that have been reinforced with metal stakes) with multiple rows of two-strand barb wire (two-point barbs) along the

southwest boundary (adjacent to the Sweet Springs Trail). There are two gates in the fence along Alpine Road – a metal one at the entrance to the Alpine Road House driveway and a wooden one at the entrance associated with the original entrance drive. An internal fence line along the base of the ridgeline consists of wood posts with a top row of twisted, smooth wire below which are several rows of barb wire. As was the case in the Los Trancos Road precinct, the age of these various examples of fencing is not known. However, the barb wire fence along the Sweet Springs Trail boundary is an older style of fencing than the other two types.



Fence (wood posts with wire mesh) along Alpine Road boundary and view into property from Alpine Road. Photograph Denise Bradley, March 2013.

Summary and List of Character-Defining Features for the Cultural Landscape

Character-defining features are the prominent or distinctive aspects, qualities, or characteristics of a cultural landscape that contribute significantly to its physical character and convey its historical significance. The character-defining features for the Hawthorns' cultural landscape are those that convey its significance in relationship to the history of the retreat country estates in Portola Valley during the late 19th and early 20th centuries.

The locations of the residential and agricultural building complexes that continue to characterize the property today were established during the Allen family's ownership when the Hawthorn House and Barn were added on the east side of the ridgeline (an area that was sheltered, on the most level terrain within the property, and also adjacent to the constant water source provided by Los Trancos Creek). At least part of the internal road system (the original entrance road from Alpine Road that went over the ridgeline, down through the olive grove, and in front of the Hawthorn House, and probably from there, on to the Barn) was also laid out during the Allen family's ownership. They established large lawns around their new house and likely added other ornamental vegetation features that were common to this era (such as large border beds, parterre gardens, etc.) Reflecting the contemporary horticultural trends that led to the expansion of vineyards and fruit and nut tree orchards locally and throughout the state during the last decades of 19th century, the Allens set out stands of different kinds of fruit trees (olives, apples, prunes, and possibly peaches) and a vineyard. Only the locations of the two stands of olives, which are still extant, have been determined; however, if the vineyard and different stands of fruit trees were all present at the same time, they would have occupied a considerable amount of the land area within the property. (There were 7 acres in vineyard, 8 acres in prune plums, 10 acres in apples, and almost 12 acres in olives.¹³⁸)

After the Woods purchased the property in 1916, the primary focus of the land use at the Hawthorns appears to have shifted from horticulture to livestock. The Woods family added corrals and additional fencing and in 1918 removed the apple orchard to make more room for pasture. (No information was found on what happened to the vineyard and the stands of prunes and peaches.) However, they left intact the two large stands of olives, the internal road system, and the residential and agricultural building complexes; the only major building that they added during the period that they maintained the Hawthorns as their weekend country estate was the Garage (1916). The other noticeable change that occurred during the Woods era was that the lawns and ornamental vegetation features around the Hawthorn House and the residential complex disappeared due to lack of maintenance. Although he did not provide the exact date when this decline began, Fred Woods III explained, in a 1959 interview with Dorothy Regnery, that due to his father's ill health that "no care was taken" of these features and they disappeared.

For the landscape within the Los Trancos Road precinct, the character-defining features associated with the Allen / Woods era of development include:

- The natural topography which (1) slopes steeply down from the ridge, that runs through the central portion of the property, toward Los Trancos Road and (2) then gradually levels out as it approaches the eastern boundary of the property (along the Los Trancos Road and Los Trancos Creek);
- The manner in which the built features (Hawthorn House, Cottage, Garage, Barn, and internal road system) have been added to the site with a minimal amount of topographic modifications so that character of the natural topography is preserved;
- The key components of the spatial organization including (1) the large olive grove, along the upper and steeper portion of the eastern slope of the ridgeline, that stretches between the northern and southern boundaries on this eastern side of the ridgeline and, (2) the cluster of the three main residential buildings (the Hawthorn House, the Cottage, and the Garage) at northern end of the property, and the agricultural area with the Barn and open field at its southern end;
- The internal system of dirt, one-lane roads with (1) the two entrances at Los Trancos Road, (2) the road from the upper entrance that leads to the northwest corner of the Hawthorn House, (3) the segment of the road that runs along the front of the Hawthorn House, (4) the lower road that is accessed from the lower Los Trancos Road entrance and which leads out to the Barn and field area, (5) the driveway to the Garage, and (6) the segment that leads westward up through the olive grove (northwest of the Hawthorn House), over the ridge;
- The olive grove first planted by the Allens in the late 1880s;
- The field stone edging and low retaining walls that line portions of the internal road system;
- The terraced area and the two retaining walls (stacked field stone) at the north end of the Hawthorn House;
- The brick oven on the terrace; and
- Fences (varying types) that enclose the property and are also used internally.

Character-defining landscape features in the Alpine Road Precinct associated with the pre-1952 development of the Allen Woods estate include the following:

- The natural topography which slopes steeply down from the ridge (that runs through the central portion of the property) toward Alpine Road;
- The open grasslands; and

- The expansive vistas to the surrounding ridges and to more distant mountains from the upper slopes of the open hillsides.

The olive grove in the southwest corner of the property dates from the period of significance and is a character-defining feature; however, its condition has deteriorated due to lack of maintenance and the invasion of other vegetation so that it is no longer a distinctive vegetation feature, but is rather a part of the expanse of wooded area along property's western edge.

Similarly, the road bed for the original entrance drive from Alpine Road is no longer extant and any evidence of a distinctive row of vegetation along the alignment has disappeared so that this area is no longer a distinctive circulation or vegetation feature.

BUILDING DESCRIPTIONS

Los Trancos Precinct Buildings

There are four primary buildings located within the Los Trancos Road Precinct: the Cottage (possibly pre-dates Hawthorn House); the Hawthorn House (1887); the Woods Garage (1916); and the Allen-era Lower Barn (1887). There are a number of other smaller, ancillary structures and outbuildings which are described briefly at the end of this section.

The Cottage (possibly pre-1887)

Cottage Exterior

One of the earliest buildings on the site, the Cottage may pre-date the 1886 Allen family purchase of the property. At this time, however, it is unclear if this building is associated with Martinez Rancho or another early development effort on the site. The Cottage has elements of the Carpenter Gothic style, such as the two steeply-pitched, gabled dormers at the front and rear. It is a simple vernacular one-story, wood-framed structure with an attic and crawl space set on concrete and rubble foundations and constructed into a hill, rising westward toward an olive grove behind the building.



The front (east) elevation of the Cottage in 2012 (before boarding of windows and doors) showing its steeply pitched dormers, exterior siding, windows, and front stair.

The Cottage has a steeply pitched, hipped roof with a flat section at its apex. Gabled dormers project from the east and west portions of the main roof. The roof eave projects from the building face and the eave soffit is finished with wood boards.

The exterior wood finishes are painted. The base level is clad in vertical board siding. The main level is clad in horizontal drop siding with a narrow band of shingles just above the windows and below the roofline demarcating the transition to the attic level. Horizontal trim courses divide the various siding types and finish the corners of the building. The Cottage is accessed by two entries, one each at the east and west facades. An exterior wood stair at the front (east) elevation has exposed stringers with treads and a light railing on one side. The railing is composed of newel posts at the landing and two rails and vertical square balusters with intermediate horizontal members between balusters. The area under the landing is enclosed in vertical wood siding and accessed by an opening covered in plywood. The east exterior door has a glazed upper panel with two solid lower panels. The west (rear) entrance no longer has a door, but there was historically an entry here.

Presently, the building is boarded at the windows and doors. The attic level is lit by one wood, one-over-one double-hung window, set into the steeply pitched dormer at each gable end. At the main level of the north facade there are two, two-over-two double hung wood windows. The window hardware includes brass sash locks, sash lift, and sash cord run on pulleys on either side of each sash.



A view of the rear (west elevation) of the Cottage showing the overhanging hipped roof and the steeply pitched dormer. Photograph B. Maley, March 2013.

Cottage Interior

The main floor is divided into three east-west sections. From the exterior stair, the main east door enters into a large, central room. The exterior west door opens to a small vestibule, which opens to a larger room at the south section of the building. The north section of the building has two equally divided rooms with a floor raised above the main level accessed via a few steps. The northwest room has a ladder/stair that provides access into the large main attic space. The detailing of the interior is simple and vernacular and the primary finish is stained wood. Limited paint exists at some trim and door leafs. Main level finishes include stained tongue-and-groove flooring, bead board walls and ceilings, base, chair rail and quarter round ceiling trim, crown molding at the north rooms and trim at doors and windows. Sections of vinyl flooring also exist over the original wood floor at the central and the northwest room. The central space has a kitchen area with non-historic casework, counter, and sink.

The attic is approximately 600 square feet and has been divided by a gypsum board finished partition wall with two doorways, one to each of two rooms at the south end of the attic. A large six-inch high non-historic platform exists at the center of the attic. The platform is wood framed with masonite board finish. The attic floor is tongue-and-groove wood flooring. The low attic walls are finished with horizontal boards and gypsum board. The attic roof springs from this low wall and the lower section of roof framing is finished in gypsum board while the upper section to the apex is exposed framing, which appears stained. Exterior light fixtures include a metal lantern fixture with opaque shade adjacent to each entry. Interior light fixtures are basic including utilitarian sockets with exposed bulbs, some with shallow cone shades and exposed conduit



*The interior of the Cottage, showing the alterations that have occurred.
Photograph B. Maley, March 2013.*

Cottage - Exterior Character-Defining Features

- Sitting and relationship to the hill and the Hawthorns House
- Hipped roof with steeply pitched gable dormers, reflecting the Carpenter Gothic
- Projecting roof eave and wood soffit
- East stair and main door
- Vertical board siding
- Shingles at attic level
- Double-hung, wood windows

Interior Character-Defining Features

The interior of the Cottage has been significantly altered over the years. There are, however, a few features of importance including:

- Wood trim including wall base and chair rail
- Vertical tongue-and-groove wood wall finish
- Tongue-and-groove wood flooring.

Hawthorn House

Hawthorn House Exterior – Historic Appearance

Constructed in 1887 and designed by Architect William F. Smith for Judge James Monroe Allen, the Hawthorn House is a two-story, residential structure that is an early representative example of the Shingle Style “country house” in California. An 1893 historic image of the house from the Allen era indicates the house originally had two distinctive front porches. In reviewing the 1893 photograph, it also appears that the trim around windows, doors and at the roofline was a lighter color (likely painted a light color such as white) and that the shingles were stained, not painted as they are now.

Newspaper articles indicate that the Woods family altered the house in 1916. The floor plans provided in Appendix B of this document provide an outline of the original 1886 configuration of the house. The Woods family appear to have altered the east end front entry porch creating a wrap around porch extending along the east elevation. The main entry porch originally had a pedimented roof and there were decorative shingles and railings. There was a second, first story porch toward the west end of the front elevation. This porch was punched into the plan with the second story Room 206 above. When the first floor porch was enclosed it formed an indoor / outdoor dining area (Room 105) and the butler’s pantry (Room 107). Also, likely alterations occurred at the kitchen area and to restroom 109. These areas appear to have been altered again later, likely in the 1950s and 1960s.

Other 1916 alterations include converting a rear, second-story porch forming two sleeping porches: Sleeping Porch 212 serves Bedroom 211 and Sleeping Porch 215 serves Bedroom 213. While Room 206 always existed at the center of the north (front) side of the house, it was altered with additional windows for use either as another sleeping porch or an upstairs dining area. Room 205 was created over the original entry porch and likely served as the sleeping porch for the Master Bedroom Suite (Rooms 203 and 204). Another upstairs restroom appears to have been added in 1916 (Room 214). The other three upstairs restrooms (209, 210, and 202) were original to the 1886 design and construction. Later in the Woods era, room uses were changed (with limited additional alterations) to accommodate the aging Frances Newhall Woods and her daughter, Virginia.

Also in 1916, at the rear (south) elevation a seven-sided projection was added forming space that was apparently used as a library by the Woods family. A doorway from the sitting room enters the library (Room 103). The south wall of the library consists of the original exterior wall of the sitting room (Room 102) and its chimney stack.



*Above: An 1893 photograph of the Hawthorn House front (north) elevation.
Below: A 2008 photograph before the windows were boarded. Note difference in the porch configuration at the front façade.*



Hawthorn House Exterior – Current Appearance

The Hawthorn House is wood-framed structure built adjacent and inside existing unreinforced stone and concrete grout retaining walls, which are more fully visible at the basement interior. The building is constructed on a relatively flat area of the site, that slopes gently toward Los Trancos Creek to the east. The roof is a complex configuration of moderately pitched surfaces with six gable ends, two each facing north and south and one each facing east and west. The south porch has shed roof and the north porch shed roof wraps around the northeast corner. A seven-sided addition at the west end of the south wall has a faceted shed roof. Three red brick chimneys penetrate the west, northeast, and southeast roof surfaces. The roof is composed of asphaltic roll roofing, installed over the original wood shingles.

As is typical with Shingle Style houses, there are a variety of shingle types, as well as siding, present on Hawthorn House. The base of the building at the south porch and seven-sided addition are clad in vertical board siding with a flat board trim at the top edge. At the east and north, the stucco-faced concrete foundation is exposed with the exception of the north side of the porch, which has a finish board beneath the deck edge, three shingle courses and vertical board siding. The main two stories of the structure are clad in square-end shingles of various widths with a band of uniform decorative diamond-shaped shingles centered in the height of the upper story level. The second story has a projecting flared base with a sculpted molding beneath, which transitions back to the face of the lower story. The pitched soffit of the upper story eave is finished with flat boards and decorative brackets at the building corners and beneath gables. The attic-level gables are clad with decorative shingles with tri-faceted ends, sculpted gable trim, flat soffit boards, and, at some, multiple decorative brackets flanking window openings and supporting a small triangular portion at the apex.

The porches generally have wood tongue-and-groove decking, wood stairs, wood bead board ceilings, wood posts and a simple low wood railing with two horizontal rails and closely spaced vertical pickets. The posts at the northeast porch were further finished with shingles, typical to the overall façade, and the stair has flanking side wood walls.

At the second level, there are two exterior decks at the north and south accessed from sleeping porches. Both decks have low rails that align with and are shingled similarly to the exterior walls of the enclosed sleeping porches.

A variety of large-scale, double-hung, wood windows light the interior spaces. A large, triple-hung window lights the great hall. Some of the large windows have decorative mullions at the upper sash. Intermediate and smaller, double-hung, wood windows occur at secondary spaces at the first through attic levels. Casement windows with interior casement screens are common to the exterior sleeping porches at the second floor. The extant doors are primarily stile-and-rail wood doors. The exterior basement door is composed of wood planks and interior doors vary from plank to stile-and-rail to wood frame with mesh. The exterior doors at the first and second floor have glazing and interior doors are solid panel with the exception of those exterior doors enclosed by additions, which have glazing. Exterior historic light fixtures include a metal wall-mounted lantern fixture with opaque shade at the west wall and at the north porch.



*Above: The west end of the north elevation and the west elevation with exterior chimney.
Photograph B. Maley, March 2013.
Below: The south elevation of the Hawthorn House showing the seven-sided addition.
Photograph B. Maley, March 2013.*



Hawthorn House – Current Interior Configuration

The main entry door, with flanking sidelights, opens to a spacious foyer (Room 101) notable for its large, almost central, fireplace and an ornate main stair (Stair 1). The adjacent sitting room (Room 102) is accessed through a wide opening from the foyer with pocket doors. The sitting room has a similar large fireplace against the west wall. A doorway from the sitting room enters the library (Room 103). The addition's enclosing wall is seven-sided and finished with shingles on both the interior and exterior. The dining room (Room 104), north of and accessed from the sitting room, is distinguished by a full west wall of decorative wooden casework composed of a central arch with sitting bench lit by windows and flanking side cabinets with glazed panel doors. At the north end of the dining room, French glazed doors at one time opened to an exterior inset area of the façade, but this was later enclosed by walls at the north and east, shingled both at the exterior and interior. The dining room and the adjacent enclosed dining porch (Room 105) separate the primary spaces from the support spaces at the west.



An interior view of the main doorway with sidelights. Photograph B. Maley, March 2013.



Above: The fireplace and decorative brickwork in the entry hall. Photograph B. Maley, March 2013.

Below: Typical woodwork in the Hawthorns House, also showing the pocket doors at the first floor. Photograph B. Maley, March 2013.



A second (rear) entry from the south porch enters a small vestibule (Entry 106) that opens to both the dining room and the opposite bathroom (Room 109). The service or support spaces at the west include the butler's pantry (Room 107) with direct access to the dining room and enclosed dining porch (Room 106) and a large central kitchen (Room 108) flanked by multiple pantries on either side (Rooms 110-112). Entry 106 is directly adjacent to Stair 2, a secondary stair, which is accessed from the butler's pantry. A separate service entry at the west wall of the kitchen opens to an access drive along the west side of the house. Still evident on this western façade is a coal storage bin that could be accessed from inside through a small access door in Room 111.

The primary spaces at the first floor are highly finished with stained tongue-and-groove wood flooring, plaster walls and ceilings, wood base, chair and picture rail and distinctive wood trim at doors and windows. Fireplaces at Rooms 101 and 102 are red brick with stone mantle and hearth tile with border tile. The first floor fireplaces have arched openings. The support spaces at the first and second floors have plaster walls and ceilings, wood tongue-and-groove floors covered by linoleum flooring, and painted bead board wainscot and chair rail. The seven-sided addition at the first floor has unpainted shingled walls, tongue-and-groove flooring, bead board ceilings, and a red brick chimney. The finishes at Room 105 are similar with no chimney and painted surfaces.

The door hardware includes highly decorative brass hinges and a few escutcheons that remain at the main spaces and simpler ball hinges at secondary doors. Most escutcheons are missing and there appear to be only a few simple brass door knobs remaining. Double-hung window hardware includes brass sash locks, highly decorative sash lifts, pulleys on either side of each sash, and sash chain. Casement brass hardware includes a thumb latch between paired sash, hinges, and sash pulls on the stile.

The main stair leads to a second floor stair hall accessing the master suite to the east and the secondary bedrooms at the west. The second floor includes a number of bedrooms and bathrooms, as well as their associated sleeping porches (later additions). The master bedroom suite is located along the entire eastern side of the second level. There is a bedroom (Room 203) at the south end with a semi-private bathroom (Room 202), a door to the corridor and a set of double pocket doors that separate it from the adjacent sitting room. There are two closets between the bedroom and the central sitting room (Room 204). A sleeping porch (Room 205) is located on the north end of the master suite, overlooking the front entry. There are two large fireplaces within the master suite at Rooms 203 and 204 composed of red brick with wood mantles and hearth and border tile. The fireplaces are similar to those on the first floor, but with rectangular openings.



Above: The wood details of the main stair. Photograph B. Maley, March 2013.

Below: Typical woodwork and the French doors at the upstairs Master bedroom. Photograph B. Maley, March 2013.



The two bedrooms on the south side of the house, Rooms 211 and 213, each have associated sleeping porches (Rooms 212 and 215), individual bathrooms (Rooms 210 and 214), and closets (211A and 213A). Each bedroom has direct access to a full bathroom. Bedroom 208 has an associated, immediately adjacent restroom (Room 209) and closet (Room 208 A), but its sleeping porch is accessed through a small vestibule, Room 207.

Tucked into the roof gables, the attic level is about 1,700 square feet. It has a larger central space (Room 301) surrounded by small rooms at each gable (Rooms 302-308) and a small bathroom (Room 304). Room 305 has small closets with access to roof framing (Rooms 307, 308). According to the Woods family descendants (second owners of the property) the attic space rooms were the "Servants Quarters" although they themselves did not have servants. The attic level is simply finished with wood tongue-and-groove flooring, painted plaster walls and vaulted ceilings with limited head height, simple painted door and window trim, painted bead board wainscot in Room 304 with chair rail and closets with stained bead board walls and ceilings.

There are three stairways within the Hawthorn House. Stair 1 at the east rises from the first floor foyer (Room 101) to second floor stair hall (201). Stair 2 at the center of the building rises from the basement to the second floor. Stair 3, also centered within the building, connects the second floor to the attic level. The stairways have plaster walls, base trim, and wood stairs. Stair 1 is stained and has a highly decorative railing with newel posts at the first and second floors, a railing with sculpted profile supported by vertical square-profile pickets at each tread connected by two horizontal pickets between which is a sculpted baluster. Stair 2 is a simple, secondary or "back" stair with painted bead board walls and a simple wood wall rail. Stair 3 is tertiary and has painted plaster walls and wood stair, no wall rail, and a painted bead board guardrail with four simple square newel posts at the attic level.

Interior light fixtures range from basic lamp holders with exposed bulbs with canopy at ceiling framing at the basement and utility spaces, shallow cone shades at vestibules and corridors, decorative wall sconces at living, dining, and bed rooms, and a pendant globe fixture at the main entry and second floor stair hall.

A number of historic plumbing fixtures exist throughout the house. Bathrooms have ceramic water closets, cast iron lavatories with marble counters, and cast iron tubs, all common to Victorian-era housing.



A rendering of a Victorian-era bathroom as illustrated in Randolph Delehanty's book In the Victorian Style. This bathroom has very similar fixtures to those in Hawthorn House, including the standing lavatory with counter and cast iron tub.

Hawthorn House - Exterior Character-Defining Features

- Location on the site and relationship to Cottage, Garage, and circulation paths
- Complex roof form, massing and gables
- Varying roof gables and pitch
- Overhanging eaves and wood brackets
- Projecting flared base with a sculpted molding indicating transition from first to second story
- Wood shingles of varying type and size (square and diamond ended)
- Horizontal and vertical board siding
- Wood window surrounds with brackets
- North (front) entry door with flanking side lights
- Double-hung, wood windows of varying sizes, some quite large
- Masonry chimneys extending from roofline and exposed at side elevations
- Wrap around front porch open to the north and east side
- Porch columns and railings
- Exposed concrete grout foundation at downhill slope



An exterior detail showing the character-defining shingles, brick chimney, gable roofs, and roof brackets. Photograph B. Maley, March 2013.

Hawthorn House - Interior Character-Defining Features

- Tongue and groove wood flooring
- Plaster walls and ceilings
- Wood base, chair and picture rail
- Painted bead board wainscot and chair rail
- Wood trim at doors and windows
- Brass door and window hardware
- Floor plan with public spaces at first floor and more private living spaces at second floor
- Location of stairs throughout the house
- Main stair (stairway 1) decorative newel post, sculpted railing, rails, pickets, stair tread
- Dining room built in casework, bench and cabinets
- Dining room French doors
- Large kitchen flanked by butler's pantries with built in cabinetry
- Fireplaces and mantles
- Pocket doors between Rooms 102 & 103 and 203 & 204.
- Bathroom fixtures including ceramic water closet, cast iron lavatories with marble counters, and cast iron tubs



Hardware detail at the pocket doors. Photograph B. Maley, March 2013.

Woods-era Garage (1916)

Garage Exterior

The Garage is a simple, Craftsman-style, one-story, wood-framed structure constructed in 1916 by the Newhall-Woods family. The first floor houses the car storage, repair and maintenance area, while a small residential apartment occupies the attic level. The building is rectangular in plan and sits on unreinforced concrete foundations set into a gently sloped grade, falling from west to east. There is a later, lean-to addition at the east side and a stair addition at the west with a door that accesses the attic apartment.



The north elevation of the Garage photographed in 2008 showing the original, paneled garage doors before they were boarded up.

The gable roof is steeply pitched with shed dormers on the east and west sides. The roof surfaces are sheathed in asphaltic roll roofing over the original wood shingles. Roof eaves project from the face of the building walls and the eave soffit is finished with wood boards.

The exterior wood finishes at the Garage are painted. The wall and gable faces are simply clad with rectangular shingles of varied widths, run in regular horizontal courses. A wide horizontal trim board runs under the overhanging eave at the lower wall and slimmer board trim runs at the gable roofline. At the west, it appears that the roof was cut out under the shed dormer to create an entryway from the exterior deck. The side walls of this inset are faced with horizontal wood boards and there are no trim boards or projecting eave at the roofline of this inset.

The exterior wood stair and entranceway deck at the west are painted. The stair has exposed stringers with solid risers and boards or shingles at treads and a light railing on both sides. Three pairs of posts support the stair. Between posts, on each side of the stair, run an upper handrail and lower rail. The entranceway deck landing is supported by posts and surfaced in plywood. the landing has a railing similar to the stair between posts with the exception of the southwest corner , where the railing is enclosed with flat wood boards facing the landing and shingles at the exterior side. A bench has been installed at the eave of the roof on the east side of the landing adjacent to the entry. The landing is supported by posts area under the landing is open and the side of the Garage wall is visible.

The building has three large, paneled wood garage doors at the north elevation. There is one exterior doorway at the attic level of the west façade, accessed from the exterior stair landing. The extant doors are stile-and-rail wood doors. The three garage openings each have one swinging door and bi-folding composed of two leafs. Each leaf is 6-lite glazed over solid panel. The attic entry door is a single-panel, 10-lite door with non-historic steel hinges and locking hardware. Interior doors are solid, mostly 2-panel with a one-panel door at the stair. Interior door hardware includes brass hinges, a few non-historic hinges, and brass knobs, and at least 2 doors with glass knobs.

The main level has ten wood windows, which light the garage, stair to the attic and a small toilet room on the main level. The attic level is lit by three windows at each gable end and five windows at two shed dormers. The double-hung window hardware includes brass sash locks, two sash lifts, pulleys on either side of each sash, and sash cord. Hopper windows have two brass sash chains and a center brass latch. Exterior light fixtures include a wall mounted lantern fixture with opaque shade on the west wall at the northwest corner adjacent to the exterior stair.

The later, west side lean-to structure is composed of wood posts, a shed roof with roll roofing covering original wood shingles and skip sheathing, which is exposed beneath.

Garage Interior

The interior of the main floor is an open garage space with a small toilet room and stair to the attic clustered at the southeast corner. The garage also has built-in wooden casework at the west wall including a long counter with drawers and cabinets below and a higher cabinet to the north. The interior has simple Craftsman inspired wood detailing with a stained finish. Garage level finishes include concrete flooring and perimeter concrete stem wall, which is visible at the room perimeter, vertically-oriented bead board walls and ceilings, base, and quarter round ceiling trim. The concrete slab-on-grade is scored and has a central metal drain grille and plates. The toilet room has the same finishes as the main space and a historic ceramic water closet and cast iron lavatory with copper faucets.



The downstairs of the garage showing the wall of built in cabinets. Photograph B. Maley, March 2013.

The interior stair from the first level garage accesses the attic apartment. The stair has a rounded first tread and decorative, but simple, railing with newel post and closely spaced vertical pickets. The walls and ceilings of the stair are finished with vertically-oriented bead board similar to the garage level.

The overall attic floor area is approximately 1100 square feet. The interior stair enters into the central kitchen space, which has doors into two bedrooms at the north and south ends and a entry vestibule at the west accessing the exterior deck and stair. The south bedroom has a small closet. The west entry vestibule has a small bathroom to the south. The attic has tongue-and-groove flooring, horizontally-oriented bead board walls and bead board ceilings with base trim and quarter round trim at wall and ceiling joints. The kitchen area has non-fixed casework and a sink mounted in a wood frame at the southwest corner. The attic bathroom has the same finishes as the second floor but with vinyl floor over wood floor. Plumbing fixtures include a non-historic ceramic water closet and cast iron lavatory with copper faucets.

Garage - Exterior Character-Defining Features

- Siting and relationship to Hawthorn House and Cottage
- Shingled exterior
- Steeply-pitched gable roof with projecting eaves
- Overhang at attic story
- Paneled and glazed garage doors at north elevation
- Arched tri-partite attic windows at north and south elevation
- Double-hung, wood windows

Garage - Interior Character-Defining Features

- Floor plan of open garage area at first level and residence at attic level
- Built-in cabinets at the south end of garage interior
- Double-hung, wood windows
- Door and window hardware
- Stairway from garage level to residential attic
- Restroom at first floor

Lower Barn

The Lower Barn is a large, one-story, vernacular structure that likely pre-dates the Allen tenure on the property. In plan, the building is rectangular and composed of a large barn structure with lean-to sections the length of the barn at the east and west sides, a south lean-to centered on the barn's south façade and an extended section of the east lean-to, which projects in plan to the south to create a slightly more complex shape.



The north elevation of the Lower Barn. Photograph B. Maley, March 2013.

The barn roof is a large gable with shed roofs at the lean-to and shed additions. The roof is covered by corrugated sheet metal, which appears to cover an older wood shingle roof. The eaves have rafter tails and fascia boards and the ridge beam projects to the exterior at the gable ends. The exterior is clad in vertical board-and-batten siding with miscellaneous areas of patching with corrugated metal. Although a bare wood finish was observed, the north façade appears to have a whitish coloring that may indicate a whitewash finish existed. No visible foundations were observed. The wood framing may have been set on wood sills embedded in the soil. At the north façade, the area below the exterior doors appears to be supported by wood framing and covered with wide horizontal wood boards.

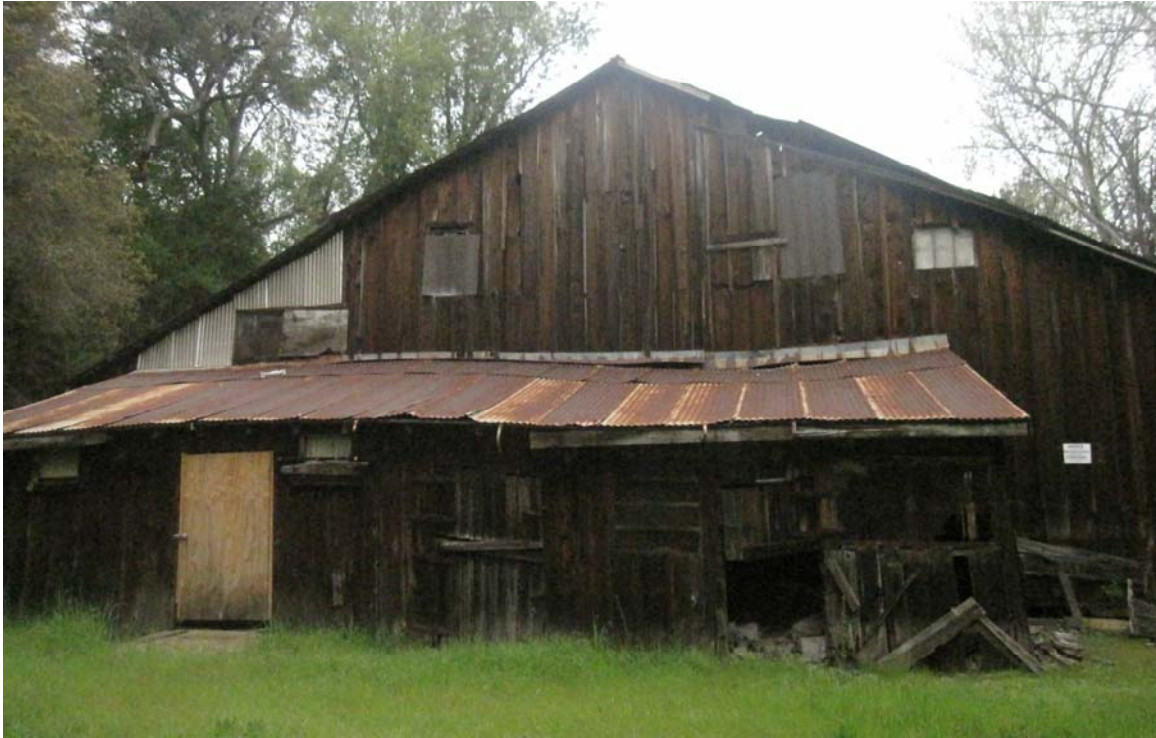
The main north façade is the most distinctive with a large central side-sliding barn door flanked by secondary swinging doors. The doors have large sills and are set a foot or two above grade. The central loft door opening above the barn door is flanked by glazed six-light windows set in pairs. Generally, other exterior doors are board and batten with large metal strap hinges. Many of these are Dutch doors with swinging top and bottom

leaves. Window openings are mostly unglazed openings with wood slats or shutters. The exterior openings have simple trim.



The metal roof of the Lower Barn. Photograph B. Maley, March 2013.

The interior of the Lower Barn is exposed framing with the back of the exterior board visible. The large central space is open with lower wood partitions at the east and west sides finished with vertical wood board and simply trimmed openings and no ceilings. The framing consists of posts extending up to rafters with skip sheathing and the underside of wood shingles and corrugated roofing visible from below. Some sections of the interior appear to be whitewashed



The Lower Barn showing one of the shed roof additions. Photograph B. Maley, March 2013.

Lower Barn - Character-Defining Features

- The long, low slope of the roof
- vertical board-and-batten siding
- Metal roofing material
- Shed additions
- Wood support system at interior
- Loft doors
- Board-and-batten doors
- Dutch doors

Ancillary Buildings and Structures in the Los Trancos Precinct

There are several miscellaneous outbuildings that are related to the various structures described thus far. These structures include the:

- Upper Barn – north end of the site adjacent to the HSC North Driveway
- Shetland Shed – west of the Cottage, next to olive groves
- Dog Sheds – southeast of the Garage
- Carriage Shed – north of the Lower Barn
- Pump House – east of Barn Road between the Garage and Lower Barn
- Coachman's Quarters – south of the Pump House
- Raccoon Sheds – south of the Lower Barn
- Horse Sheds – south of Lower Barn and Coachman's Quarters
- The Silo – west of the Lower Barn

Most of the outbuildings have corrugated sheet metal roofs. The outbuilding walls are composed of wood framing and board and batten siding. The Upper Barn has large sections of wall finished in corrugated sheet metal and the Pump House is finished in horizontal drop siding. The small cylindrical silo, about 30 feet high and 15 feet in diameter, is clad in vertical wood boards with horizontal metal strips with a ladder enclosed by a cylindrical metal attachment on the exterior. The outbuildings appear to have minimal foundations, if any. Most doors are board and batten. Most window openings are without glazing or have mesh, except at the Coachman's Quarters, where glazed windows exist.

Some sheds are partially open with no exterior walls while others are more enclosed, many are in poor or deteriorated condition. The interiors have exposed framing with back of exterior sheathing visible. The Coachman's Quarters is unique among the outbuildings since it appears to have an enclosed living quarters with windows and a door and a section of the building that was used for utility with large openings. This section was possibly used for the storage of a carriage, tack, or for keeping and/or grooming animals. Although the name of the building was not confirmed, it would seem that with its close proximity to the large Lower Barn, that perhaps coachman's quarters would be a likely use.



The Upper Barn near the entry to the site off Los Trancos Road. Photograph B. Maley, March 2013.



Above: The Coachman's quarters. Photograph B. Maley, March 2013.

Below: The Pump House. Photograph B. Maley, March 2013.



Alpine Road Precinct Buildings

The primary building within the Alpine Road precinct is the 1952 Alpine Road Ranch Style house, constructed by Frederick Nickerson Woods, III and his wife Harriet shortly after the birth of their first child. The house has many characteristics of a typical California ranch house. It is built into a hill with three garage entries at the lower level to accommodate the cars that Mr. Woods collected. There is a certain “western” theme to the house, including the front door that emulates a barn door. The house also has elements of the Monterey Revival Style with its use of stucco, the porch with simple wood slats and the overhanging eaves. The simple gable roofs and end chimney are common Ranch features. The metal casement windows including the corner window at the entry stair are common elements of the Ranch Style. The windows have decorative shutters in the “western style.”



Above: The front elevation of the Alpine Road House, illustrating the elements of both the Ranch and Monterey Styles. Photograph B. Maley, March 2013.

Below: The side elevation of the Alpine Road house showing how it is built into the hillside, viewed from the entry drive below. Photograph B. Maley, March 2013.



In plan the Alpine Road house is almost U-shaped forming a courtyard at the rear. This is more like Monterey Style than Ranch. Interior rooms have built in furniture and storage and hardwood floors. There are a number of “barn style” doors.



Above: The rear elevation of the Alpine Road House, showing the u-shaped plan and rear patio. Photograph B. Maley, March 2013.

Below: The living room of the Alpine Road house showing the built in shelves and cabinetry. Photograph B. Maley, March 2013.

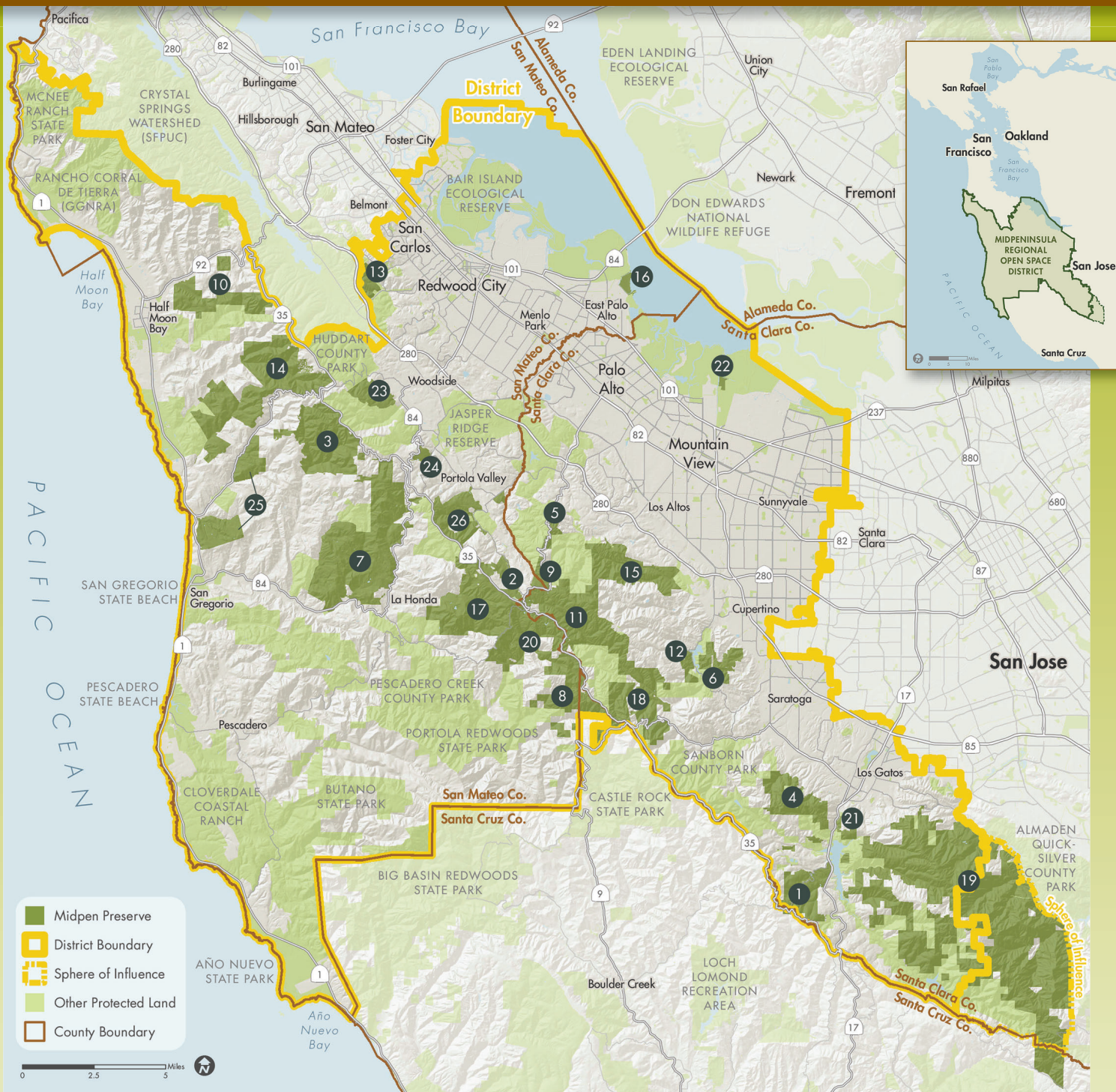


The Alpine Road portion of the site falls outside the period of significance for the historic district and is thus non-contributing. There are no character-defining features to the buildings. The landscape features that contribute are described in the Site & Landscape Alpine Road Description.



Midpen Background

Midpeninsula Regional Open Space District



Midpen Preserve
 District Boundary
 Sphere of Influence
 Other Protected Land
 County Boundary



- Legend**
- Hiking
 - Equestrian
 - Cycling
 - Dog Walking
 - Easy Access Trails
 - All Trails
 - Designated Trails Only

#	Preserves	Acres					
1	Bear Creek Redwoods Opening in 2019	1,437	●	●	●	●	●
2	Coal Creek	508	●	●	●	●	●
3	El Corte de Madera Creek	2,906	●	●	●	●	●
4	El Sereno	1,430	●	●	●	●	●
5	Foothills	212	●	●	●	●	●
6	Fremont Older	739	●	●	●	●	●
7	La Honda Creek	6,144	●	●	●	●	●
8	Long Ridge	2,226	●	●	●	●	●
9	Los Trancos	274	●	●	●	●	●
10	Miramontes Ridge	1,716	●	●	●	●	●
11	Monte Bello	3,537	●	●	●	●	●
12	Picchetti Ranch	308	●	●	●	●	●
13	Pulgas Ridge	366	●	●	●	●	●

#	Preserves	Acres					
14	Purisima Creek Redwoods	4,798	●	●	●	●	●
15	Rancho San Antonio	3,988	●	●	●	●	●
16	Ravenswood	374	●	●	●	●	●
17	Russian Ridge	3,491	●	●	●	●	●
18	Saratoga Gap	1,613	●	●	●	●	●
19	Sierra Azul	18,939	●	●	●	●	●
20	Skyline Ridge	2,143	●	●	●	●	●
21	St. Joseph's Hill	270	●	●	●	●	●
22	Stevens Creek Shoreline Nature Study Area	55	●	●	●	●	●
23	Teague Hill	626	●	●	●	●	●
24	Thornewood	167	●	●	●	●	●
25	Tunitas Creek	1,660	●	●	●	●	●
26	Windy Hill	1,414	●	●	●	●	●

Welcome to the Midpeninsula Regional Open Space District



Russian Ridge Open Space Preserve

Deane Little

The Midpeninsula Regional Open Space District (Midpen) is a regional greenbelt system in the San Francisco Bay Area. It is comprised of over 63,000 acres of land in 26 open space preserves protected for public enjoyment making a preserve system of diverse and unparalleled beauty in one of the largest metropolitan areas in the country. Preserves include redwood, oak, and fir forests, chaparral-covered hillsides, riparian corridors, grasslands, and wetlands along the San Francisco Bay.

Preserves, ranging from 55 to over 18,000 acres, are open to the public free of charge, 365 days a year. Visitors will find over 245 miles of trails, ranging from easy to challenging terrain.

History

Midpen was founded in 1972 to preserve the regional greenbelt in northwestern Santa Clara County. The voters expanded Midpen in 1976 to include southern San Mateo County and again in 1992, to add a small portion of Santa Cruz County. In 2004, through the Coastsides Protection Program, Midpen's boundary was extended to the Pacific Ocean in San Mateo County.



Jack Gescheidt

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.

Board of Directors

Midpen is governed by a seven-member elected board of directors. Each board member is elected to serve a four-year term and represents a geographic ward of approximately equal populations. The Board holds its regular public meetings on the second and fourth Wednesdays of each month at 7:00 p.m., at Midpen's administrative office: 330 Distel Circle, Los Altos, CA.

Staffing

The staff currently includes over 175 employees in 11 departments: Budget and Analysis, Engineering and Construction, Finance, Human Resources, Information Systems and Technology, Land and Facilities Services, Natural Resources, Planning, Public Affairs, Real Property, and Visitor Services.

Funding

General funding is provided by a small share of the annual total property tax revenues collected within Midpen boundaries, except on the San Mateo County Coastsides.

The FY2018-19 Midpen revenue estimate totals \$58.8 million with 92% coming from property tax receipts. Other revenue sources may include federal and state grants, interest and rental income, donations, land gifts, and note issues.

Measure AA

In June 2014, voters passed Measure AA, which authorized Midpen to issue up to \$300 million in bonds over the next 20-30 years for specific capital projects. The increase in tax rate will not exceed \$3.18 per \$100,000 of assessed property value within Midpen's entire jurisdiction.

Volunteer Opportunities

Over 500 volunteers assist the Midpen each year ranging from one-day projects to ongoing natural history education, trail patrol, maintenance, and restoration programs. Programs are described online at www.openspace.org/volunteer.



Karl Gohl



Midpeninsula Regional Open Space District

330 Distel Circle

Los Altos, California 94022-1404

Phone: 650-691-1200 • Fax: 650-691-0485

E-mail: info@openspace.org

Website: www.openspace.org



Hawthorns Area Public Access Working Group Midpen Background Information

Hawthorns Area Plan

Created in 1972, Midpen is an independent special district that helps plants, animals and people thrive throughout the greater Santa Cruz Mountains region by preserving a connected greenbelt of more than 70,000 acres of public open space. These diverse and scenic landscapes, from bay wetlands to redwood forests and coastal grasslands, host an incredible diversity of life, making our region one of the world's biodiversity hotspots. Midpeninsula Open Space District's website: www.openspace.org

The following links provide more information about the District's mission, plans, and work.

District's Mission

Midpen's mission is 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. On the Coast, Midpen has an expanded mission to acquire and preserve agricultural land of regional significance, preserve rural character and encourage viable agricultural uses of land resources.

Vision Plan

Articulates the core values of the region about open space — the results of an extensive process that provided a current look at the values and opinions of community stakeholders, combined with the results of extensive scientific study. The Hawthorns Area Plan is included in Measure AA Portfolio #6.

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

Measure AA

<https://www.openspace.org/measureaa>

FY23 Strategic Plan Goals and Objectives

https://www.openspace.org/sites/default/files/FY23_Strategic-Plan-Goals_Objectives.pdf

FY23 Budget in Brief

<https://www.openspace.org/sites/default/files/2022-23BudgetInBrief.pdf>

Basic Policy

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

Land Use Regulations

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