



Midpeninsula Regional
Open Space District

PLANNING AND NATURAL RESOURCES COMMITTEE

R-26-35
March 17, 2026

AGENDA ITEM 3

AGENDA ITEM

Presentation of the Hawthorns Area Plan Draft Action Table and Schematic Parking Designs for Consideration as the Basis for the Project Description to Conduct Environmental Review

GENERAL MANAGER'S RECOMMENDATIONS

1. Receive a presentation and provide feedback on the Hawthorns Area Plan draft Action Table and Schematic Parking Designs.
2. Forward the draft Action Table and Schematic Parking Designs, with any changes recommended by the Committee, to the Board of Directors for consideration as the basis for the project description to conduct environmental review under the California Environmental Quality Act.

SUMMARY

The Hawthorns Area of Windy Hill Open Space Preserve (Preserve) in an incontiguous property located near the larger Preserve, received by the Midpeninsula Regional Open Space District (District) as a generous land gift in 2011. The Area Plan that is under preparation for the Hawthorns Area will form part of the Comprehensive Use and Management Plan for the Preserve and detail all aspects of use and management for the Hawthorns property. The Area Plan will guide long-term land management, operations and public access actions and activities while ensuring natural resource protection. More specifically, the Area Plan will include management prescriptions for the land's natural, historic, cultural, and tribal resources; aesthetic resources; public use and access; and operations and maintenance activities as documented in the (draft) action table and illustrated in schematic designs.

At the March 17, 2026 Planning and Natural Resource (PNR) Committee meeting, staff will present and obtain PNR feedback on the Area Plan's action table and parking schematic designs for two parking options (Options 9 and 10). These options reflect the recommendations of the Hawthorns Area Public Access Working Group as presented and approved by the Board on March 25, 2025. Following this meeting, and if forwarded by the PNR, the action table and parking schematic designs will be refined based on Committee feedback and presented to the full Board for their consideration as the basis for the Hawthorns Area Plan project description to conduct environmental review under the California Environmental Quality Act (CEQA). The environmental review process is expected to span approximately 12 months. The Board will be presented the final CEQA findings prior to considering CEQA certification and Area Plan approval, which is expected in the summer of 2027. Following Area Plan approval, the District will be poised to proceed with on-the-ground implementation, which includes final design,

permitting, bidding, and construction of new public access facilities. For a broad schedule of next steps, please refer to the end of this report.

DISCUSSION

Background

The 79-acre Hawthorns Area of Windy Hill Open Space Preserve (Hawthorns Area, Attachment 1) 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 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.

The Board accepted the Hawthorns Area property and an endowment fund in 2011 from the Woods Family Trust as the largest private land gift received by the District. A Preliminary Use and Management Plan (PUMP) was adopted by the Board as a component of the property acquisition process. The property was officially named the Hawthorns Area of Windy Hill Open Space Preserve. It is subject to a conservation easement managed by the Peninsula Open Space Trust (POST) to permanently protect the natural features and restrict future development of new structures or infrastructure.

The Hawthorns Area has remained closed to the public since its transfer to the District in 2011. The Hawthorns Area Plan project is a multi-year, multi-phased planning effort to prepare the property for public use, with the phases of work defined as follows: Phase 1 - Vision and Goals, Phase 2 - Existing Conditions, Opportunities, and Constraints, Phase 3 - Programming/Conceptual Planning and Phase 4 - Area Plan/Environmental Review/Approval. The District is currently implementing Phase 4, which includes preparing the written Hawthorns Area Plan report, progressing the conceptual public access designs into schematic (more detailed) designs, and conducting environmental review. The Hawthorns Area Plan (draft) action table and schematic designs presented in this report reflect the Vision Statement and Goals for the property as approved by the Board on March 23, 2022 and presented below.

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.

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.

Overview of Hawthorns Area Plan

The Hawthorns Area Plan that is under preparation will specify activities and actions through schematic designs and an action table with accompanying maps that pertain to:

- New projects, including new natural resource restoration and public access projects;
- Ongoing operations, such as recurring patrol and maintenance work; and
- Programmatic activities related to land management and natural resource stewardship, including actions consistent with the Wildland Fire Resiliency Program, Integrated Pest Management Program, and Water Quality Monitoring Plan.

Please refer to the action table in Attachment 2, maps in Attachment 3, and schematic designs in Attachment 4.

Below is a summary of the Hawthorns Area Plan components, which form the basis for the proposed project description under CEQA for PNR review and feedback:

1. Natural Resources Management

Focus areas: Vegetation, wildlife, watershed resources and aquatic habitat, wildfire resiliency, habitat integrity, and climate resiliency

Actions:

- Continue removal of invasive vegetation such as French Broom and Yellow Star Thistle.
- Sustain, restore, and/or enhance viable habitats on site.
- Protect, monitor and, if feasible, improve Los Trancos Creek riparian corridor and in-stream habitat.
- Enhance wildfire resiliency on site by implementing the District's *Wildland Fire Resiliency Program*, including maintaining defensible space around structures and parking.
- Preserve habitat integrity through careful siting of new infrastructure and implementation of wildlife friendly measures.

2. Historic, Cultural, and Tribal Cultural Resources Management

Focus areas: Tribal/cultural resources, historic resources

Actions:

- As tribal capacity and interest allow, collaborate with tribal groups to identify opportunities for education, interpretation, and practice of traditional lifeways on site.
- Conduct interim management of the Hawthorns Historic Complex pending future decisions regarding long term disposition and use.

3. Aesthetic Resources

Focus areas: Viewshed and scenic corridor

Actions:

- Minimize effects of new development on important viewsheds by siting facilities and amenities in accordance with the *District's Parking/Staging Area and Trailhead Design Guidelines*.
- Showcase the Hawthorn Property's landscape features by carefully siting benches and overlooks to highlight key vistas and prevent visual clustering in the interior of the preserve.
- Site proposed amenities to minimize visual impacts on the Alpine Road Scenic Corridor in alignment with the *Town of Portola Valley's General Plan and Alpine Scenic Corridor Plan*.

4. Public Access

Focus areas: Public use, trails, driveways, parking and trailheads, signage, site amenities, multimodal access, and interpretation and education

Actions:

- Add a new parking and trailhead area with standard visitor serving amenities. Initially, the parking area would provide approximately 25 standard parking spaces and may expand to at most 50 parking spaces if future demand exceeds capacity.
- Open approximately 66 acres of the property to public access via on-trail use.
- Add approximately 1.5 miles of new trail system, including an internal loop trail and spur trails to viewpoints with benches and appropriate signage.
- Add local trail connections to the Town of Portola Valley's Alpine Trail and acknowledge the desire for additional local and regional trail connections.
- Provide interpretation and educational opportunities, including continuing docent naturalist guided activities and volunteer-led removal of invasive vegetation.
- Provide bicycle and/or equestrian facilities and explore transportation demand management strategies as needed.

5. Operations and Maintenance

Focus areas: Gates and fencing, road and trail maintenance, safety and security, utilities and infrastructure, environmental hazards, legal agreements/conservation easement, and partnerships

Actions:

- Maintain roads and trails for patrol, emergency, and public access.
- Ensure the safety of visitors by providing adequate signage, emergency personnel, and ongoing patrol.
- Ensure the security of preserve lands and structures by utilizing gates, fencing, and patrol.
- Provide public access and conduct land and resource management actions in alignment with the Conservation Easement held by Peninsula Open Space Trust.
- Seek and maintain partnerships and funding opportunities for resource and land management, as well as future regional and local trail connections.

Note: The Hawthorns Area includes an approximately 13-acre site, located in the southeast corner of the property known as the Historic Complex. The Hawthorns Area Plan calls for the Historic Complex to remain closed to the public until a separate planning process is completed. The complexities of the Historic Complex, including its many structures that date back to the late 1800s and physical layout, require a separate site specific plan for this area of the property. The

Board may consider moving forward the planning process for the Historic Complex once the Hawthorns Area Plan is completed and approved, with implementation actions underway.

Parking Schematic Designs

As directed by the Board on March 12, 2025, staff advanced both conceptual parking options 9 and 10 (Attachment 4) to the schematic design phase. Additional technical studies, which included a topographic survey and geotechnical investigation, were conducted to evaluate grading options and judicious use of retaining walls; accommodate emergency and public access; respond to site constraints; and reduce the extent of site impact. The consultant team developed schematic designs that (1) reduce impacts of new development per the District's *Parking/Staging Area and Trailhead Design Guidelines*, (2) showcase the Hawthorns Property's landscape features and vistas, and (3) minimize effects on the Alpine Road Scenic Corridor in alignment with the *Town of Portola Valley's General Plan and Alpine Scenic Corridor Plan*.

Shared Parking Characteristics of Options 9 and 10

Both schematic design options 9 and 10 consist of standard vehicular parking spaces (no equestrian parking), ADA parking, trailhead amenities and signage, and a vault toilet restroom. The parking area includes a two-way traffic main drive aisle that terminates with a hammerhead turnaround alternative suggested by Woodside Fire Protection District (WFPD) in lieu of a typical 96-foot diameter turnaround circle. This alternative reduces the footprint of the turnaround for emergency vehicles and standard personal vehicles. Due to potential design implications to the proposed parking and driveway, the District and consultant team met with WFPD to obtain their initial input on emergency access. During a follow up meeting, WFPD expressed support of the hammerhead alternative shown on the plans.

Parking is planned to be implemented using a phased approach, starting with approximately 25 spaces in Phase I and potentially expanding to a maximum of 50 spaces at a future date if demand consistently exceeds the initial parking capacity. Note: To evaluate the possibility of a future parking expansion, the General Manager would first return to the Board with a proposal for their review and consideration to determine whether to proceed with such an expansion.

Specific Design and Layout Characteristics of Option 9

Parking design option 9 utilizes the already existing driveway off Alpine Road, thus maintaining current traffic patterns in the area. A gate is proposed to separate the on-site staff residence driveway from the public parking area circulation. The parking area driveway is sited to minimize impacts to existing trees. In option 9, the Alpine Road Trail continues to cross the existing driveway at one location, near Alpine Road but set back a bit further in the preserve (approximately 20 feet).

Several two- to three-foot-high retaining walls are proposed along the periphery of the parking area to reduce the overall amount of grading, recontouring, and total area of soil disturbance. Along the Alpine Road side, option 9 balances the use of grading with discreet sections of retaining wall to screen the parking area from the road and to protect and retain clusters of existing trees along the Alpine Road Trail. The retaining wall serves to reduce the amount of fill over existing tree roots to help the survivability of approximately seven healthy, mature coast live and valley oak trees located along the Alpine Road Trail. These existing trees provide habitat for wildlife, help screen the parking area from the public roadway and roadside trail, and are deemed Significant Trees, the removal of which requires Town of Portola Valley review.

Specific Design and Layout Characteristics of Option 10

Parking design option 10 necessitates the creation of a new 20-foot wide driveway and entry point that would form a new, four-way intersection with Alpine and Portola Roads. The addition of this driveway changes the existing three-way intersection to a four-way, stop-controlled exchange. Coordination with the Town of Portola Valley is required to determine the need for and extent of modifications to the intersection, which may increase project costs. In option 10, Alpine Road Trail crosses two driveways, the new parking area driveway for option 10 and the existing staff residence driveway.

Several two- to three-foot-high retaining walls are proposed along the periphery of the site and along the entry drive from the intersection of Portola and Alpine Roads. Along the Alpine Road side, option 10 balances the use of grading with discreet sections of retaining wall to screen the parking area from the road and to protect and retain clusters of existing trees along the Alpine Road Trail. Retaining walls, particularly on the Alpine Road side of the property, reduce the overall amount of grading, recontouring, and total area of soil disturbance. Moreover, by reducing the amount of fill over tree roots, the retaining walls will allow for the retention of approximately four healthy, mature coast live and valley oak trees along the Alpine Road Trail. These existing trees provide habitat for wildlife, help screen the parking area from the public roadway and roadside trail, and are deemed Significant Trees, the removal of which requires Town of Portola Valley review.

Traffic and Circulation Considerations

Traffic considerations for option 9 and option 10 remain similar given both driveways' proximity to the existing three-way, stop-controlled intersection of Alpine and Portola Roads, which requires traffic to slow and stop near either parking area site. Any time delay that may be generated from option 10 at a new four-way stop intersection is expected to be marginal given the level of service at this intersection, which is currently a B (between 10.3 and 12.9 seconds of delay) during peak weekday AM and PM hours and an A (8.6 seconds of delay) during peak weekend usage, along with the sporadic use of the parking area driveway. Additionally, the undetermined extent of modifications (if any) that the Town of Portola Valley may require at the Alpine and Portola Road intersection could increase project costs. In contrast to option 10, option 9 utilizes an existing driveway, which leverages existing traffic patterns familiar to people traveling on Alpine Road, while option 10 introduces a new traffic pattern. In addition, option 9 results in one driveway crossing for the Alpine Road Trail, whereas option 10 requires two driveway crossings.

Both Options 9 and 10 are recommended to move forward into the next phase of work – CEQA review – to further evaluate the potential environmental impacts of each to help inform the Board on a final parking area option selection. Feedback from PNR on these two design options will be incorporated in a revised design before the information is forwarded to the Board for consideration as the basis for the CEQA project description.

PRIOR BOARD AND COMMITTEE REVIEW

- **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](#))
- **March 23, 2022:** Board reviewed and approved the vision and goals. ([R-22-45](#), [meeting minutes](#))
- **July 13, 2022:** Board approved the award of contract with Parisi Transportation Consulting to provide transportation planning services for the Hawthorns Area Plan ([R-22-81](#), [meeting minutes](#))
- **March 21, 2023:** PNR reviewed the Existing Conditions/Opportunities and Constraints Report, Existing Transportation Conditions Technical Memo, Public Access Framework, and the Public Access Working Group composition and formation strategy. ([R-23-35](#), [meeting minutes](#))
- **April 26, 2023:** Board approved the Existing Conditions/Opportunities and Constraints Report, Existing Transportation Conditions Technical Memo, Public Access Framework, and the Public Access Working Group composition and formation strategy. ([R-23-44](#), [meeting minutes](#))
- **June 21, 2023:** Board interviewed and selected candidates as Interest Area Representatives on the Hawthorns Area Public Access Working Group ([R-23-69](#))
- **June 28, 2023:** Board appointed members to serve on the Hawthorns Area Public Access Working Group ([R-23-75](#), [meeting minutes](#)).
- **August 9, 2023:** Board approved the award of contract with CSW|ST2 to provide preliminary site plan and conceptual design services for the Hawthorns Area Plan. ([R-23-78](#), [meeting minutes](#))
- **February 14, 2024:** Board approved the amendment of contracts with Parametrix (transportation consultant, formerly Parisi Transportation Consulting) and PGAdesign (PAWG facilitator). ([R-24-17](#), [meeting minutes](#))
- **September 17, 2024:** PNR reviewed the PAWG recommendations, made no modifications, and supported the next step of presenting the recommendations to the Town before returning to a Study Session of the Board. ([R-24-115](#), [meeting minutes](#))
- **February 26, 2025:** At this Study Session, Board reviewed the PAWG recommendations and public feedback and directed staff to return to a regular meeting of the Board for consideration and approval of the recommendations with any modifications requested by the Board. ([R-25-23](#), [meeting minutes](#)).
- **March 12, 2025:** Board reviewed and approved public access recommendations. ([R-25-33](#), [meeting minutes](#)).
- **July 23, 2025:** Board approved the award of contract with CSW|ST2 to provide schematic design services for the Hawthorns Area Plan ([R-25-100](#), [meeting minutes](#))

PUBLIC NOTICE

Public notice was provided as required by the Brown Act and to the interested parties list.

CEQA COMPLIANCE

This meeting is for the PNR to provide feedback on the recommended actions of the Hawthorns Area Plan action table and schematic designs, which will serve as basis for the project description to initiate environmental review pursuant to CEQA.

NEXT STEPS

The project team will refine the deliverables based on Committee input and bring the Hawthorns Area Plan components to the full Board at a future Board meeting for acceptance as the recommended CEQA project description to initiate environmental review. The tables below provide a tentative overall project schedule and anticipated upcoming meetings.

Calendar Year	Hawthorns Area Plan Phase
2021-2022	Phase 1: Develop vision and goals for the Hawthorns Area
2022-2023	Phase 2: Develop existing conditions/opportunities and constraints
2023-2025	Phase 3: Develop programming and conceptual planning, public access working group and Board approval
2025-2027	Phase 4: Compile all elements of the Hawthorns Area Plan, including the public access components. Conduct CEQA environmental review and obtain Board approval of the project
2027-TBD	Future: Individual Project Implementation (design development, permitting, bidding, and construction of project action items from the Hawthorns Area Plan)

Additionally, the table below provides a tentative project schedule for the current phase of work.

Tentative Dates	Task
Spring/Summer 2026	Board Meeting(s) – Consider acceptance of Draft Hawthorns Area Plan Action Table and Schematic Designs as the basis for the CEQA project description
Summer 2026 – Summer 2027	Conduct CEQA review, including public notification of draft Area Plan and CEQA document once ready for public review and receipt of comments/preparation of responses
Summer/Fall 2027 (anticipated)	Board consideration of CEQA certification and Hawthorns Area Plan approval

Attachments

1. Hawthorns Property Aerial Map
2. Hawthorns Area Plan Draft Action Table
3. Hawthorns Area Plan Draft Maps
4. Hawthorns Schematic Design Options 9 and 10

Responsible Department Head:
Jane Mark, AICP, Planning Manager

Prepared by:
Cecelia Gerstenbacher, Planner II, Planning Department
Tina Hugg, Senior Planner, Planning Department

Contact person:
Cecelia Gerstenbacher, Planner II, Planning Department
Ashley Mac, Planner III, Planning Department

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



Hawthorns Area - Aerial Map

- Hawthorns Area
- Approximate Limits of Hawthorns Historic Complex (closed 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.

Action Table

The Hawthorns Area’s use and management actions are organized by topic area and shown in the table below. This table is intended to be an attachment within the Hawthorns Area Plan report which will include additional narrative. Each action includes high-level information related to phasing, priority, action type, cost, and potential partners. Phasing categorized as “ongoing” refers to actions which do not have a specific start or end date, such as maintenance and monitoring efforts. Phasing is also categorized as “short-term” for implementation within 1-3 years, “mid-term” for implementation within 4-9 years, and “long-term” for implementation within 10 or more years. Some actions may occur at multiple timescales, such as the development of trail connections, and in that instance have been categorized as “short/mid-term, or “mid/long-term.” Actions have also been assigned as high/medium/low priority based on Board and public interest as well as urgency of the restoration or management actions. Action types are categorized as CIP (capital improvement project), POL (policy/plan compliance), PRG (programming project), M (maintenance project), and NR (natural resources/restoration project) to better understand the implications of an action on staff time and responsibilities. No cost information is included in the table at this time and will be added closer to completion of the Area Plan.

Focus Areas	Purpose and Actions	Phasing	Priority	Action Type	Cost	Potential Partners
Natural Resources Management						
NR 1. Vegetation	<p>NR 1.1: Purpose: Protect and enhance biodiversity, including sensitive natural communities.</p> <p>Actions: Continue existing District removal of invasive vegetation. Consider seeding of locally appropriate plant species.</p>	Ongoing	Medium	NR PRG	\$\$	Nonprofit restoration organizations (e.g. Grassroots Ecology), volunteers
NR 2. Wildlife	<p>NR 2.1: Purpose: Protect native wildlife by reducing barriers to movement and dispersal.</p> <p>Actions: (a) Use wildlife-friendly fencing and infrastructure as appropriate. (b) Conduct habitat assessments to refine objectives and prioritize barrier removals. Reference best available data sources when planning project areas to select most appropriate tool to inform the identification and protection of wildlife corridors.</p>	a) Ongoing b) Mid-term	Medium	CIP EVAL		N/A

Focus Areas	Purpose and Actions	Phasing	Priority	Action Type	Cost	Potential Partners
Natural Resources Management						
	<p>NR 2.2: Purpose: Promote native wildlife populations to protect and maintain ecosystem function.</p> <p>Actions: (a) Restore or enhance degraded habitats for native wildlife. (b) Support species reintroduction and/or projects that enhance the genetic diversity and health of wildlife species. (c) Continue efforts of the District’s wildlife programs for birds, bats, amphibians, invertebrates and mammals.</p>	<p>a) Short/ Mid-term b) Long-term c) Ongoing</p>	<p>Medium</p>	<p>NR POL PRG</p>		<p>a) Volunteers b) N/A</p>
	<p>NR 2.3: Purpose: Monitor for, protect, and provide habitat for protected and special status species present.</p> <p>Actions: (a) Protect, monitor, and conduct adaptive management actions to sustain viable habitat for special status species, including Townsend’s big eared bat, San Francisco dusky-footed woodrat, Central California Coast steelhead, and mountain lion. (b) Site new public access facilities and amenities away from known sensitive species and habitats (b) Site new public access facilities and amenities away from known sensitive species and habitats; repairs and reconfigurations to existing facilities shall attempt to reduce such impacts to the greatest extent possible.</p>	<p>Ongoing</p>	<p>High</p>	<p>CIP NR POL PRG</p>		<p>N/A</p>

Action Types
 CIP - Capital improvement project
 EVAL – Evaluation/Assessments
 AGT – Partner/Legal Agreement
 POL – Policy/Plan Compliance

PRG – Programming project
 M – Maintenance project
 NR – Natural resources/restoration project

Phasing
 Short-term (1-3 years)
 Mid-term (4-9 years)
 Long-term (10+ years)

Focus Areas	Purpose and Actions	Phasing	Priority	Action Type	Cost	Potential Partners
Natural Resources Management						
	<p>NR 2.4: Purpose: Preserve functional diversity of native ecological communities.</p> <p>Actions: (a) Maintain working relationships with neighbors and the Town of Portola Valley to coordinate efforts that protect ecological function across property boundaries, such as wildlife-friendly fencing and vegetation management.</p> <p>(b) When feasible, avoid construction during species avoidance windows and sensitive seasons; implement monitoring and constraining species protections during construction if activities must occur during species avoidance windows and sensitive seasons. In all cases, provide base-level biological monitoring of construction or disturbance activities in special-status species habitat areas, consistent with the District’s programmatic Best Management Practices.</p>	Ongoing	High	CIP		Neighbors and Town of Portola Valley
NR 3. Watershed Resources and Aquatic Habitat	<p>NR 3.1: Purpose: Protect the riparian corridor and in-stream habitat quality of Los Trancos Creek.</p> <p>Actions: Maintain the Town-required 55-foot riparian buffer zone from the top of bank of Los Trancos Creek as necessary for buildings and other site improvements that require such setback.</p>	Ongoing	High	CIP NR PRG		N/A

Action Types

- CIP - Capital improvement project
- EVAL – Evaluation/Assessments
- AGT – Partner/Legal Agreement
- POL – Policy/Plan Compliance

- PRG – Programming project
- M – Maintenance project
- NR – Natural resources/restoration project

Phasing

- Short-term (1-3 years)
- Mid-term (4-9 years)
- Long-term (10+ years)

Focus Areas	Purpose and Actions	Phasing	Priority	Action Type	Cost	Potential Partners
Natural Resources Management						
	<p>NR 3.2: Purpose: Improve habitat conditions in Los Trancos Creek by expanding or enhancing the riparian corridor and increasing instream habitat complexity, where feasible, recognizing that opportunities for direct instream habitat improvements are limited.</p> <p>Actions: (a) Where feasible, improve conditions for aquatic and riparian wildlife by enhancing and/or expanding the width and extent of the vegetated riparian corridor along Los Trancos Creek within the Preserve and augmenting instream habitat complexity. (b) Opportunistically monitor Los Trancos Creek, including water flows, to assess habitat quality and suitability for anadromy and spawning; identify opportunities for restoration and enhancement, with a focus on riparian corridor improvements.</p>	Mid to Long-Term	Medium	NR PRG		N/A
	<p>NR 3.3: Purpose: Protect and monitor water quality to support long-term preservation, restoration, and enhancement of aquatic resources within Hawthorns.</p> <p>Actions: Implement the Water Quality Monitoring Program priorities for the Preserve, including monitoring of creeks to guide adaptive management efforts and response actions.</p>	Ongoing	Low	NR PRG		N/A
	<p>NR 3.4: Purpose: Minimize erosion impacts to riparian and aquatic habitats.</p>	a) Ongoing b) Ongoing	Medium	CIP PRG		N/A

Action Types

CIP - Capital improvement project
 EVAL – Evaluation/Assessments
 AGT – Partner/Legal Agreement
 POL – Policy/Plan Compliance

PRG – Programming project
 M – Maintenance project
 NR – Natural resources/restoration project

Phasing

Short-term (1-3 years)
 Mid-term (4-9 years)
 Long-term (10+ years)

Focus Areas	Purpose and Actions	Phasing	Priority	Action Type	Cost	Potential Partners
Natural Resources Management						
	<p>Actions: (a) Monitor streambank stability of Los Trancos Creek within the Preserve and implement erosion prevention actions along the creek corridor within District lands, if necessary. Work with Preserve neighbors to address resource impacts from adjacent land uses. (b) Implement erosion control measures within 150 feet of Los Trancos Creek for roadwork, construction, demolition, or vegetation removal.</p>					
NR 4. Wildfire Resiliency	<p>NR 4.1: Purpose: Enhance wildland fire resiliency throughout the Area.</p> <p>Actions: Implement the Wildland Fire Resiliency Program’s <i>Vegetation Management Plan</i>, which includes ecosystem resiliency/healthy forest initiatives, enhanced fire management (i.e., fuel breaks and legally required defensible spaces around critical infrastructure) and updating fire response resource maps. Conduct outreach to neighbors to promote the District’s defensible space permits and encourage ecologically sensitive vegetation management related to wildfire resiliency and natural resource enhancement consistent with the Wildland Fire Resiliency and Integrated Pest Management programs.</p>	Ongoing	High	M NR POL PRG		Woodside Fire Protection District
	<p>NR 4.2: Purpose: Provide defensible space and home hardening of the staff residence, and vegetation management for key structures, and designated parking area(s).</p>	Ongoing	High	CIP M POL PRG		Woodside Fire Protection District

Action Types

CIP - Capital improvement project
 EVAL – Evaluation/Assessments
 AGT – Partner/Legal Agreement
 POL – Policy/Plan Compliance

PRG – Programming project
 M – Maintenance project
 NR – Natural resources/restoration project

Phasing

Short-term (1-3 years)
 Mid-term (4-9 years)
 Long-term (10+ years)

Focus Areas	Purpose and Actions	Phasing	Priority	Action Type	Cost	Potential Partners
Natural Resources Management						
	Action: Provide fire clearance around structures and parking areas as required by the Woodside Fire Prevention Code and consistent with the Wildland Fire Resiliency Program.					
NR 5. Habitat Integrity	<p>NR 5.1: Purpose: Preserve habitat integrity by carefully siting new parking areas to be protective of ecosystem resilience and health.</p> <p>Actions: Design and site new parking areas to avoid habitat fragmentation by locating them at the outer edges of the property and/or adjacent to areas of existing development as recommended in the <i>District’s Parking Area and Trailhead/Staging Area Design guidelines</i>.</p>	Mid-term	High	CIP POL		N/A
NR 6. Climate Resiliency	<p>NR 6.1: Purpose: Reduce and manage greenhouse gas emissions where possible.</p> <p>Actions: (a) Promote resilience of long-term vegetation carbon sequestration by implementing the Wildland Fire Resiliency Program actions. (b) Protect soil carbon storage by managing erosion. (c) Reduce visitor greenhouse gas emissions by promoting use of multimodal (e.g. equestrian and bike) and green travel (e.g. solar-based Electric Vehicle charging)</p>	Ongoing	a) High b) Medium c) Low	POL PRG		N/A

Action Types

CIP - Capital improvement project
 EVAL – Evaluation/Assessments
 AGT – Partner/Legal Agreement
 POL – Policy/Plan Compliance

PRG – Programming project
 M – Maintenance project
 NR – Natural resources/restoration project

Phasing

Short-term (1-3 years)
 Mid-term (4-9 years)
 Long-term (10+ years)

Focus Areas	Purpose and Actions	Phasing	Priority	Action Type	Cost	Potential Partners
Natural Resources Management						
	alternatives and the associated support infrastructure, if feasible and permissible by the Town.					
	<p>NR 6.2: Purpose: Promote habitat resilience to the effects of extreme weather conditions and climate change.</p> <p>Actions: (a) Implement priorities under the Wildland Fire Resiliency Program and Integrated Pest Management Program, including Early Detection and Rapid Response protocols for new invasive species and education initiatives to increase awareness of fire risks and fire safe practices. (b) Implement actions under the District’s Local Hazard Mitigation Plan and Strategic Plan for Resilience and Adaptation to Climate Change (SPARCC) to protect preserve infrastructure from the impacts of flooding, erosion/landslides, and other natural hazards utilizing best available models for future climate conditions.</p>	<p>a) Ongoing b) Mid to Long-term</p>	High	<p>CIP M NR PRG POL</p>		N/A

Focus Areas	Purpose and Actions	Phasing	Priority	Action Type	Cost	Potential Partners
Historic, Cultural, and Tribal Cultural Resources Management						
CR 1. Tribal Cultural Resources	<p>CR 1.1: Purpose: Incorporate tribal knowledge and history into the visitor experience as appropriate and in collaboration with tribal groups.</p>	Mid/Long-term	Determined by Tribal interest and Capacity	PRG		Native American Tribes

Action Types

CIP - Capital improvement project
 EVAL – Evaluation/Assessments
 AGT – Partner/Legal Agreement
 POL – Policy/Plan Compliance

PRG – Programming project
 M – Maintenance project
 NR – Natural resources/restoration project

Phasing

Short-term (1-3 years)
 Mid-term (4-9 years)
 Long-term (10+ years)

Focus Areas	Purpose and Actions	Phasing	Priority	Action Type	Cost	Potential Partners
Historic, Cultural, and Tribal Cultural Resources Management						
	Actions: Collaborate with tribal groups to identify educational opportunities regarding archaeology, anthropology, and Native American cultural history and to review and implement interpretive materials.					
	<p>CR 1.2: Purpose: Establish a formal pathway that supports tribal reconnections to ancestral lands and tribal practices that protect and preserve ecological health.</p> <p>Actions: Formalize access for tribal members to practice traditional lifeways, such as ethnobotanical collection, resource management, and the application of Traditional Ecological Knowledge that support climate and fire resiliency, native habitat and vegetation health, and biodiversity.</p>	Mid-term	Determined by Tribal interest and Capacity	AGT		Native American Tribes
CR 2. Historic Resources	<p>CR. 2.1: Purpose: Conduct interim management actions to maintain site safety of the Hawthorns Historic Complex pending site specific planning.</p> <p>Actions: Conduct debris cleanup, defensible space and fuel management and critical maintenance repairs as needed. Restrict public access at the Historic Complex pending future decisions regarding its long-term disposition and use. Implement additional interim security measures as necessary.</p>	Short-term	High	M		

Action Types

- CIP - Capital improvement project
- EVAL – Evaluation/Assessments
- AGT – Partner/Legal Agreement
- POL – Policy/Plan Compliance

- PRG – Programming project
- M – Maintenance project
- NR – Natural resources/restoration project

Phasing

- Short-term (1-3 years)
- Mid-term (4-9 years)
- Long-term (10+ years)

Focus Areas	Purpose and Actions	Phasing	Priority	Action Type	Cost	Potential Partners
Aesthetic Resources Management						
AS 1. Viewsheds	<p>AS 1.1: Purpose: Minimize effects of new development on important viewsheds as seen into the Property from surrounding areas, and on the rural character of Portola Valley.</p> <p>Actions: (a) Site new public access facilities and amenities in accordance with the <i>District’s Parking and Staging Area Design Guidelines</i>. Where feasible, use materials complementary of the Property’s natural landscape and the rural character. Locate and design parking areas to reduce the amount of earthwork and the footprint of retaining walls. (b) Utilize topography and/or vegetation to screen new parking area(s) from neighboring properties as appropriate. (c) To the extent feasible, locate trails and benches in harmony with surrounding natural settings by having trails follow contour lines and installing bench(es) below ridgelines and other prominent high points.</p>	Mid/Long-term	High	CIP POL		N/A
	<p>AS 1.2: Purpose: Showcase the Hawthorns Area’s natural beauty and landscape features for public enjoyment.</p> <p>Actions: Site proposed amenities, including benches and overlooks in accordance with the <i>District’s Parking and Staging Area Design Guidelines</i> to highlight key vistas visible from the Hawthorns Area, such as the San Francisco Bay and nearby open</p>	Mid/Long-term	Medium	CIP POL		N/A

Action Types

CIP - Capital improvement project
 EVAL – Evaluation/Assessments
 AGT – Partner/Legal Agreement
 POL – Policy/Plan Compliance

PRG – Programming project
 M – Maintenance project
 NR – Natural resources/restoration project

Phasing

Short-term (1-3 years)
 Mid-term (4-9 years)
 Long-term (10+ years)

Focus Areas	Purpose and Actions	Phasing	Priority	Action Type	Cost	Potential Partners
Aesthetic Resources Management						
	spaces, while avoiding viewshed impacts to surrounding lands (refer to AS 1.1). Limit signage to reduce visual clutter in the interior of the preserve and cluster signage at key points, such as trailheads and parking area(s).					
AS 2. Scenic Corridor	<p>AS 2.1: Purpose: Minimize effects to the Alpine Scenic Corridor from new public access facilities through rural design, proper siting, and minimizing the footprint of vertical elements to protect the rural character.</p> <p>Actions: Site proposed infrastructure and amenities to minimize effects on the Alpine Road Scenic Corridor in alignment with the <i>Town of Portola Valley’s General Plan and Alpine Scenic Corridor Plan</i>. Cluster new parking area(s) and trailheads and locate adjacent to existing development and parking/roadways, including the commercial areas of Alpine Road. Utilize topography and/or vegetation to screen and minimize views into parking area(s). Coordinate with Town on improvements to the existing equestrian/hiking trail along Alpine Road.</p>	Long-term	Medium	AGT CIP POL		Town of Portola Valley

Action Types

- CIP - Capital improvement project
- EVAL – Evaluation/Assessments
- AGT – Partner/Legal Agreement
- POL – Policy/Plan Compliance

- PRG – Programming project
- M – Maintenance project
- NR – Natural resources/restoration project

Phasing

- Short-term (1-3 years)
- Mid-term (4-9 years)
- Long-term (10+ years)

Focus Areas	Purpose and Actions	Phasing	Priority	Action Type	Cost	Potential Partners
Public Access, Recreation, and Interpretation						
PA 1. Public Use	<p>PA 1.1: Purpose: Designate trail uses (hiking, biking, dogs on leash, and/or equestrian uses) appropriately based on site suitability to remain protective of natural and cultural resources.</p> <p>Action: (a) Designate the internal loop trail, spur trails, and connections to Alpine Trail (segments 1 through 14) as open to multi-use (hiking, biking, dogs on leash, and equestrian). (b) Designate trail segment 18 as hiking only. (c) Designate future connections to Sweet Springs Trail, if any are made later (requires Portola Valley Ranch community and Town coordination and approval) as open to hiking only. (c) Coordinate as needed with the Town regarding including bicycle use on Alpine Trail in the future.</p>	<p>a) Short/Mid-term b) Long-term</p>	<p>a) High b) Low</p>	<p>AGT CIP POL</p>		Town of Portola Valley
PA 2. Trails	<p>PA 2.1: Purpose: Align new trails to be protective of natural and cultural resources, promote public safety, and be durable and economically and operationally sustainable over the long term.</p> <p>Action: Account for the site’s natural and cultural resource sensitivities and landscape features, including slope and line of sight, when developing and constructing trail alignments. Utilize the District’s trail standards to layout and construct sustainable trail alignments that avoid and minimize impacts to sensitive resources.</p>	Short/Mid/Long-term	High	CIP POL		N/A
	<p>PA 2.2:</p>	Mid/Long-term	Medium	AGT		

Action Types

CIP - Capital improvement project
 EVAL – Evaluation/Assessments
 AGT – Partner/Legal Agreement
 POL – Policy/Plan Compliance

PRG – Programming project
 M – Maintenance project
 NR – Natural resources/restoration project

Phasing

Short-term (1-3 years)
 Mid-term (4-9 years)
 Long-term (10+ years)

Focus Areas	Purpose and Actions	Phasing	Priority	Action Type	Cost	Potential Partners
Public Access, Recreation, and Interpretation						
	<p>Purpose: Explore and implement opportunities for local and regional trail connections.</p> <p>Action: Develop trail connections to the Town’s Alpine Road Trail in coordination with the Town. Explore the feasibility of a future trail connection to Sweet Springs Trail with the Town and Portola Valley Ranch community after the Hawthorns Area is open to the public.</p>			EVAL POL		Town of Portola Valley, City of Palo Alto
	<p>PA 2.3: Purpose: Provide Easy Access trail opportunities where feasible and practical.</p> <p>Action: Evaluate and prioritize opportunities for accessible trails and paths to designate as Easy Access.</p>	Mid/Long-term	Medium	CIP POL EVAL		N/A
	<p>PA 2.4: Purpose: Ensure new trails remain consistent with Board-approved policies.</p> <p>Action: Follow the applicable Board-approved <i>Trail Design Guidelines</i> and <i>Staging/Parking Area and Trailhead Design Guidelines</i> when designing and constructing new trail alignments and trailheads.</p>	Mid/Long-term	High	CIP POL		N/A
PA 3. Driveways	<p>PA 3.1: Purpose: Develop safe driveways connecting Preserve parking areas to public roadways.</p>	Short/Mid-term	High	AGT CIP EVAL		Town of Portola Valley

Action Types

CIP - Capital improvement project
 EVAL – Evaluation/Assessments
 AGT – Partner/Legal Agreement
 POL – Policy/Plan Compliance

PRG – Programming project
 M – Maintenance project
 NR – Natural resources/restoration project

Phasing

Short-term (1-3 years)
 Mid-term (4-9 years)
 Long-term (10+ years)

Focus Areas	Purpose and Actions	Phasing	Priority	Action Type	Cost	Potential Partners
Public Access, Recreation, and Interpretation						
	<p>Actions: Evaluate new driveway(s) accessing future on-site parking in accordance with Board-approved <i>Parking/Staging Areas and Trailhead Design Guidelines</i>, including adequate lines of sight, stopping distances and consideration of local traffic and congestion patterns on adjacent roadways and trails. Consider utilizing existing driveway(s) if practical and feasible. Evaluate improvements to adjacent public roads as needed to support parking area and driveway development.</p>			POL		
PA 4. Parking and Trailheads	<p>PA 4.1: Purpose: Design and develop new parking area(s) that are functional, safe, meet regulatory requirements, and reflect a sense of place consistent with the surrounding rural character.</p> <p>Actions: Develop on-site parking in alignment with the Board-approved <i>Parking/Staging Areas and Trailhead Design Guidelines</i>, the underlying Conservation Easement, Town’s permitting and stormwater and other regulatory requirements. This includes proper siting/design and material selection for new parking area (s) that align with maintenance needs, aesthetic character, design requirements, traffic study findings, defensible space requirements, and implementation of required C3 stormwater treatments on site. Ensure coordination with and input from neighboring property owners and the Town of Portola Valley.</p> <p>PA 4.2:</p>	Short/Mid-term	High	CIP POL		N/A

Action Types

CIP - Capital improvement project
 EVAL – Evaluation/Assessments
 AGT – Partner/Legal Agreement
 POL – Policy/Plan Compliance

PRG – Programming project
 M – Maintenance project
 NR – Natural resources/restoration project

Phasing

Short-term (1-3 years)
 Mid-term (4-9 years)
 Long-term (10+ years)

Focus Areas	Purpose and Actions	Phasing	Priority	Action Type	Cost	Potential Partners
Public Access, Recreation, and Interpretation						
	<p>Purpose: Prioritize accessibility in parking and trailhead areas.</p> <p>Actions: Comply with the Board-approved <i>Parking/Staging Areas and Trailhead Design Guidelines</i> as well as other relevant ADA regulations to provide parking areas and visitor-serving amenities for individuals with disabilities.</p>					
PA 5. Signage	<p>PA 5.1:</p> <p>Purpose: Install preserve signage, where appropriate, to guide and inform members of the public about visitor rules, special protections, and for interpretive education.</p> <p>Actions: Develop a signage plan in alignment with the <i>District’s Sign Manual</i> for trail directional signs, trailhead signboard(s), regulation signs, and resource management/interpretation signs. Keep signs and markers to a minimum in the interior of the preserve and cluster signage at trailheads and parking areas to ensure sign placement is in keeping with the rural and natural setting. Install a preserve sign at the parking area driveway entrance.</p>	Mid/Long-term	Medium	POL PRG		N/A
PA 6. Site Amenities	<p>PA 6.1:</p> <p>Purpose: Install standard District benches where appropriate.</p> <p>Actions: Provide benches at selected locations to enhance public enjoyment of vista points and other key landscape features, and at rest areas. Locate benches below high points/ridgelines to protect scenic views from surrounding lands.</p>	Mid-term	Medium	CIP EVAL		N/A

Action Types

CIP - Capital improvement project
 EVAL – Evaluation/Assessments
 AGT – Partner/Legal Agreement
 POL – Policy/Plan Compliance

PRG – Programming project
 M – Maintenance project
 NR – Natural resources/restoration project

Phasing

Short-term (1-3 years)
 Mid-term (4-9 years)
 Long-term (10+ years)

Focus Areas	Purpose and Actions	Phasing	Priority	Action Type	Cost	Potential Partners
Public Access, Recreation, and Interpretation						
	<p>PA 6.2: Purpose: Provide standard visitor-serving amenities at new parking area(s). Actions: Incorporate visitor serving amenities in accordance with Board-approved <i>Parking/Staging Areas and Trailhead Design Guidelines</i>, including proper trailhead signage, a vault toilet, and hiking boot/bicycle wheel cleaning station.</p>	Mid/Long-term	High	CIP POL		N/A
PA 7. Multimodal Access	<p>PA 7.1: Purpose: Consider accommodating transportation demand management strategies as appropriate and feasible to encourage non-vehicular modes of access to the preserve. Actions: a) Provide bicycle and/or equestrian amenities to facilitate non-vehicular modes of access to the preserve. b) Depending on future parking demands, collaborate with the Town regarding overall traffic management, including multimodal options like utilizing off-site parking and/or a shuttle system from Town parking facilities. c) Evaluate the possibility of providing real-time parking data to support visitor planning and reduce the potential for parking congestion.</p>	a) Mid/Long-term b) Long-term c) Mid/Long-term	High	AGT CIP EVAL PRG		Town of Portola Valley
PA 8. Interpretation and Education	<p>PA 8.1: Purpose: Enrich visitor experiences at the Hawthorns Area through educational and hands-on opportunities that highlight the importance of open space preservation and conservation work.</p>	Ongoing	Medium	PRG		N/A

Action Types

CIP - Capital improvement project
 EVAL – Evaluation/Assessments
 AGT – Partner/Legal Agreement
 POL – Policy/Plan Compliance

PRG – Programming project
 M – Maintenance project
 NR – Natural resources/restoration project

Phasing

Short-term (1-3 years)
 Mid-term (4-9 years)
 Long-term (10+ years)

Focus Areas	Purpose and Actions	Phasing	Priority	Action Type	Cost	Potential Partners
Public Access, Recreation, and Interpretation						
	<p>Actions: Continue docent naturalist guided activities for the public. Continue volunteer-led removal of invasive vegetation and explore opportunities to have additional Trails and Stewardship Volunteer Program activities on site. When effective and as capacity allows, generate social media content (e.g. Instagram, Facebook, etc.) and editorial content (e.g. Views, e-newsletter, etc.) to enhance storytelling.</p> <p>PA 8.2 Purpose: Provide appropriate interpretive opportunities on site.</p> <p>Actions: Plan for and evaluate interpretive opportunities on site which highlight the property's unique history, cultural, tribal and natural resources.</p>					
		Mid/Long-term	Low	EVAL PRG		N/A

Focus Areas	Purpose and Actions	Phasing	Priority	Action Type	Cost	Potential Partners
Operations and Maintenance						
OM 1. Road and Trail Maintenance	<p>OM 1.1: Purpose: Establish a low-maintenance, safe, and enjoyable ranch road and trail system.</p> <p>Actions: Follow District maintenance guidelines of ranch roads and trails for patrol, emergency and public access.</p>	Ongoing	Low	M POL		N/A

Action Types

CIP - Capital improvement project
 EVAL – Evaluation/Assessments
 AGT – Partner/Legal Agreement
 POL – Policy/Plan Compliance

PRG – Programming project
 M – Maintenance project
 NR – Natural resources/restoration project

Phasing

Short-term (1-3 years)
 Mid-term (4-9 years)
 Long-term (10+ years)

Focus Areas	Purpose and Actions	Phasing	Priority	Action Type	Cost	Potential Partners
Operations and Maintenance						
	Brush all trail-width segments on a yearly basis and brush all road-width segments as needed to maintain safe passage.					
	<p>OM 1.2: Purpose: Maintain and manage roads and trails to reduce erosion and sedimentation.</p> <p>Actions: Implement routine road maintenance and erosion and sediment control measures, as needed, in accordance with District standards and practices.</p>	Ongoing	Low	M		N/A
OM 2. Safety and Security	<p>OM 2.1: Purpose: Ensure the safety of Preserve visitors.</p> <p>Actions: Provide signage to support visitor safe practices and compliance of District regulations while visiting the preserve. Site parking area(s) to facilitate vigilance and oversight by law enforcement/ranger patrol. Design and maintain driveway and ranch road access for emergency response personnel. Conduct ongoing patrol and take enforcement actions, as needed, to address violations for the protection and safety of the resources and public.</p>	Ongoing	High	POL PRG		N/A
	<p>OM 2.2: Purpose: Ensure security of Preserve lands and structures.</p> <p>Actions: (a) Install a gate at the future parking area(s) for site security during preserve closures. (b) Conduct ongoing patrol to monitor safe, appropriate, and permissible public uses. (c) Monitor closed areas for unauthorized access. (d) Utilize and</p>	Ongoing	High	POL PRG		N/A

Action Types

CIP - Capital improvement project
 EVAL – Evaluation/Assessments
 AGT – Partner/Legal Agreement
 POL – Policy/Plan Compliance

PRG – Programming project
 M – Maintenance project
 NR – Natural resources/restoration project

Phasing

Short-term (1-3 years)
 Mid-term (4-9 years)
 Long-term (10+ years)

Focus Areas	Purpose and Actions	Phasing	Priority	Action Type	Cost	Potential Partners
Operations and Maintenance						
	install gates, wildlife-friendly fencing (including perimeter fencing), visual screening, and signage where appropriate in alignment with the <i>District's Good Neighbor Policy</i> . (e) Maintain interior security fencing around historic structures to prevent trespassing pending future decisions on their long-term use and disposition.					
	OM 2.3: Purpose: Prevent trespassing of private property. Actions: Implement special measures, as necessary, to prevent trespassing onto private property, including using of fencing, signage, vegetation buffer, etc., as well as proper siting of facilities.	Ongoing	High	EVAL POL		Town of Portola Valley
	OM 2.4: Purpose: Safeguard privacy for the staff residence to the extent feasible when siting parking and trail infrastructure. Actions: Locate parking areas, trailheads and trails out of view from staff residence; add vegetative screen where necessary. If needed, provide fencing and gate to separate shared driveway from staff residence.	a) Mid/Long-term b) Ongoing	High	CIP M		N/A
OM 3. Environmental Hazards	OM 3.1: Purpose: Address environmental hazards.	Ongoing	High	EVAL M NR POL		N/A

Action Types

CIP - Capital improvement project
 EVAL – Evaluation/Assessments
 AGT – Partner/Legal Agreement
 POL – Policy/Plan Compliance

PRG – Programming project
 M – Maintenance project
 NR – Natural resources/restoration project

Phasing

Short-term (1-3 years)
 Mid-term (4-9 years)
 Long-term (10+ years)

Focus Areas	Purpose and Actions	Phasing	Priority	Action Type	Cost	Potential Partners
Operations and Maintenance						
	Actions: Remove barbed wires, nails, debris, and other materials that pose a hazard. Remove and remediate hazards in alignment with natural and historic resource management objectives and procedures. Implement existing maintenance and operation guidelines to support the long-term stewardship of the property and meet public safety objectives in alignment with the <i>District's Good Neighbor Policy</i> .					
OM 4. Legal Arrangements/Conservation Easement	OM 4.1: Purpose Ensure conditions of easements and other agreements are met. Actions: Provide public access and land and resource management actions that are in alignment with the Conservation Easement held by the Peninsula Open Space Trust. This includes ensuring all utilities and infrastructure remain in alignment with the Conservation Easement.	Ongoing	High	AGT	NA	Peninsula Open Space Trust
OM 5. Partnerships	OM 5.1: Purpose: Seek and maintain partnerships to support management of the Preserve that aligns with the District's mission and policies. Actions: Partner with tribes, non-profits, governmental entities, and/or other stakeholders in regional resource and land management efforts pertaining to the Hawthorns Area in accordance with the <i>District's Good Neighbor Policy</i> .	Ongoing	High	AGT POL	NA	Native American Tribes, non-profit organizations and governmental agencies

Action Types

CIP - Capital improvement project
 EVAL – Evaluation/Assessments
 AGT – Partner/Legal Agreement
 POL – Policy/Plan Compliance

PRG – Programming project
 M – Maintenance project
 NR – Natural resources/restoration project

Phasing

Short-term (1-3 years)
 Mid-term (4-9 years)
 Long-term (10+ years)

Focus Areas	Purpose and Actions	Phasing	Priority	Action Type	Cost	Potential Partners
Operations and Maintenance						
	<p>OM 5.2: Purpose: Seek funding partnerships to leverage and magnify District resources. Actions: Explore grant and external funding opportunities to support the long-term management of the Hawthorns Area.</p>	Long-term	Medium	AGT	NA	To be determined
	<p>OM 5.3: Purpose: Pursue partnership opportunities for mutually beneficial arrangements with the Town of Portola Valley. Actions: Evaluate future trail connection options for (a) Sweet Springs Trail and for (b) Alpine Trail improvements.</p>	Long-term	a) Low b) High	AGT	NA	Town of Portola Valley

Key Area 1 – Historic Complex

Action Types

- CIP - Capital improvement project
- EVAL – Evaluation/Assessments
- AGT – Partner/Legal Agreement
- POL – Policy/Plan Compliance

- PRG – Programming project
- M – Maintenance project
- NR – Natural resources/restoration project

Phasing

- Short-term (1-3 years)
- Mid-term (4-9 years)
- Long-term (10+ years)

Long term uses for the Historic Complex Area will be determined as part of a separate planning process given the complexity and challenges presented by the site conditions, necessity of working with a partner when implementing long term uses, zoning code and Conservation Easement. Since 2023, the Hawthorns Historic Complex Project has continued to encounter challenges that are complex and time-intensive to resolve. In addition to needing to comply with the Conservation Easement, resolving challenges related to the site’s zoning regulations is a time and staff intensive endeavor that does not align with the Hawthorns Area Plan process and timeline. Based on this rationale, on December 10, 2025, the Board of Directors deferred this project until after the Hawthorns Area Plan is adopted and implementation of Area Plan projects is underway.

In the meantime, all applicable purpose and action statements of the Hawthorns Area Plan Action Table will provide overarching guidance on the use and management of the Historic Complex. Assuming the Hawthorns Historic Complex project resumes in the future, the planning process would seek to incorporate this area seamlessly into the overall Hawthorns Area Plan and its vision and goals.

Action Types

CIP - Capital improvement project
EVAL – Evaluation/Assessments
AGT – Partner/Legal Agreement
POL – Policy/Plan Compliance

PRG – Programming project
M – Maintenance project
NR – Natural resources/restoration project

Phasing

Short-term (1-3 years)
Mid-term (4-9 years)
Long-term (10+ years)

Midpeninsula Regional
Open Space District
(Midpen)
2/20/2026



Hawthorns Area Conceptual Trail Design

- Hawthorns area property line
- Closed area*
- Building
- Town trail
- Fire road
- Primary loop trail
- Spur trail
Multiple segments
- Internal loop trail
- Alpine Rd trail improvement corridor
- PAWGS desired future connections
pending collaboration with private property owners and municipalities
- Trail junction
- Proposed bench
- Proposed parking lot



PAWGS's desired future connections
(location to be determined)
between Sweet Springs
Trail and Interloop trail

PAWGS's desired
future connections
pending collaboration with
private property owners
and municipalities

*Closed Area encompasses
Hawthorns Historic Complex.

Created By: flopez Path: C:\Projects\Windy Hill\Hawthorns\MapSeries\Hawthorns_MapSeries\Hawthorns_PNR.aprx

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.

Midpeninsula Regional
Open Space District
(Midpen)
1/30/2026





Hawthorns Area Operation & Maintenance Projects

-  Hawthorns area property line
-  Closed area*
-  General site cleanup
Debris & selective removal
-  Building
-  Work order
(completed, closed)
Since 2019
-  Work order
(in-progress, open)

*Closed Area encompasses Hawthorns Historic Complex.

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



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.

Midpeninsula Regional
Open Space District
(Midpen)
2/19/2026



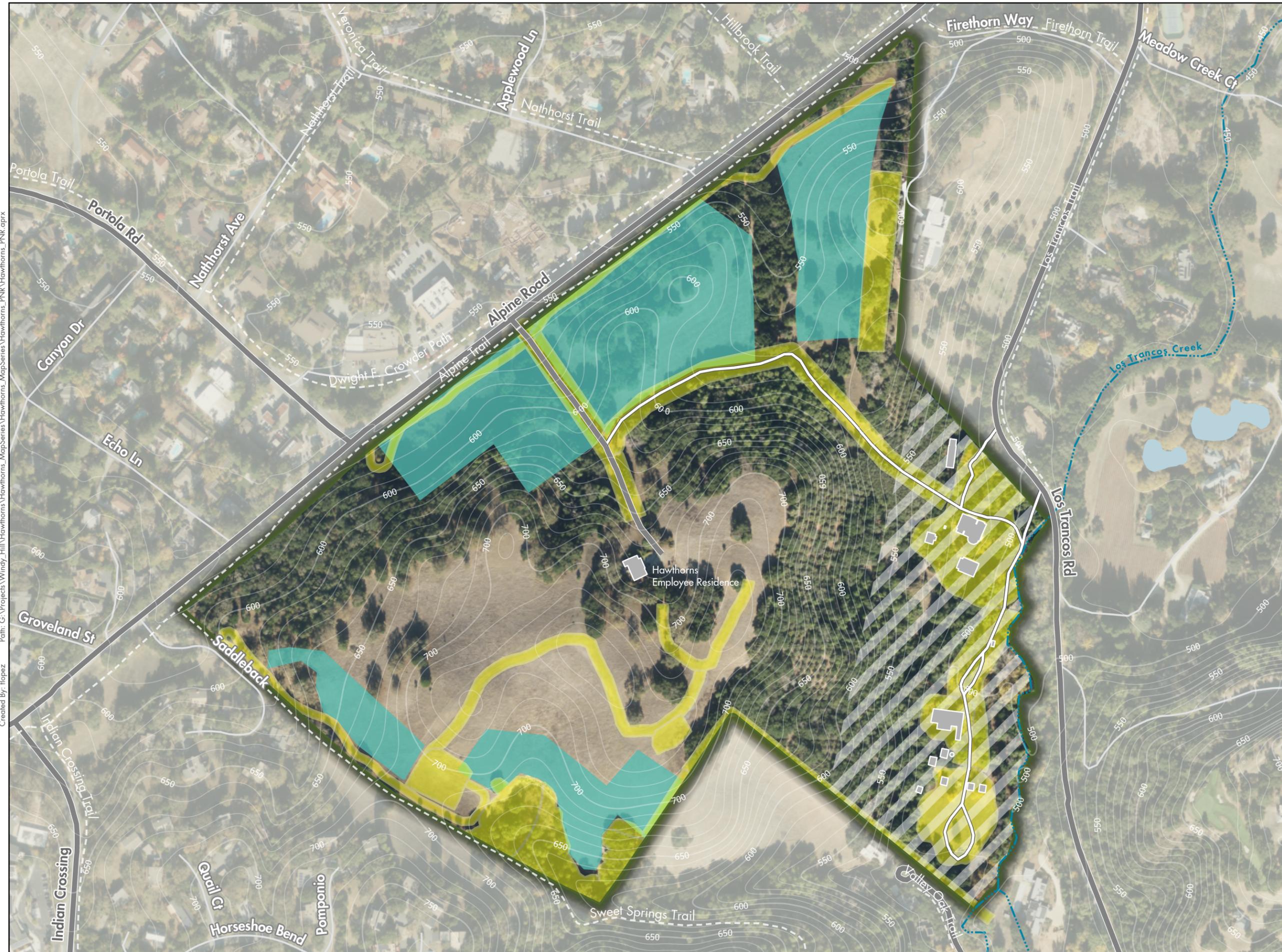
Feet
0 150 300



Hawthorns area vegetation & natural resource projects current work

-  Hawthorns area property line
-  Closed area*
-  Wildland Fire Resiliency Program work for enhanced fire management and community protection
-  Integrated Pest Management (IPM) areas

*Closed Area encompasses Hawthorns Historic Complex.



Path: C:\Projects\Windy Hill\Hawthorns\MapSeries\Hawthorns_MapSeries\Hawthorns_PNR.aprx
Created By: flopez

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.

Midpeninsula Regional
Open Space District
(Midpen)
3/3/2026



Feet
0 150 300



Hawthorns area vegetation & natural resource projects
Future work

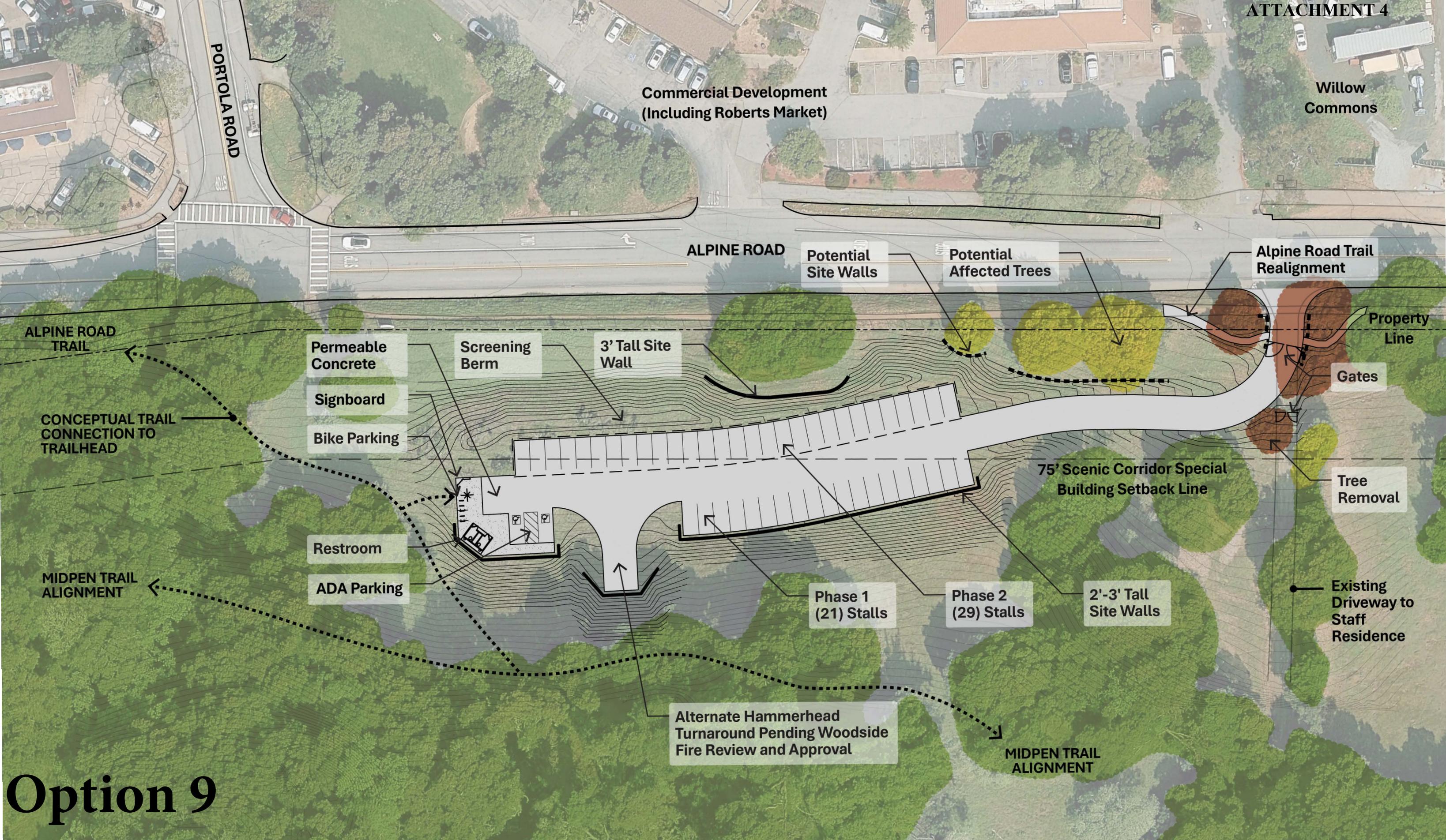
-  Hawthorns area property line
-  Closed area*
-  Wildland Fire Resiliency Program work for enhanced fire management and community protection
-  Future ecosystem resiliency work

*Closed Area encompasses Hawthorns Historic Complex.



Path: C:\Projects\Windy Hill\Hawthorns\MapSeries\Hawthorns_MapSeries\Hawthorns_PNR.aprx
Created By: flopez

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.



PORTOLA ROAD

Commercial Development
(Including Roberts Market)

Willow
Commons

ALPINE ROAD

Potential
Site Walls

Potential
Affected Trees

Alpine Road Trail
Realignment

Property
Line

ALPINE ROAD
TRAIL

Permeable
Concrete

Screening
Berm

3' Tall Site
Wall

Gates

CONCEPTUAL TRAIL
CONNECTION TO
TRAILHEAD

Signboard

Bike Parking

75' Scenic Corridor Special
Building Setback Line

Tree
Removal

MIDPEN TRAIL
ALIGNMENT

Restroom

ADA Parking

Phase 1
(21) Stalls

Phase 2
(29) Stalls

2'-3' Tall
Site Walls

Existing
Driveway to
Staff
Residence

Alternate Hammerhead
Turnaround Pending Woodside
Fire Review and Approval

MIDPEN TRAIL
ALIGNMENT

Option 9

Willow Commons

Commercial Development
(Including Roberts Market)

PORTOLA ROAD

ALPINE ROAD

Tree Removal

Construct New
ADA-Compliant Ramp

3' Tall Site
Wall

ALPINE ROAD
TRAIL

Gate

Alpine Road Trail
Realignment

Screening
Berm

Phase 2
(29) Stalls

Phase 1
(21) Stalls

Property
Line

CONCEPTUAL TRAIL
CONNECTION TO
TRAILHEAD

75' Scenic Corridor Special
Building Setback Line

Alternate Hammerhead
Turnaround Pending Woodside
Fire Review and Approval

Restroom

Bike Parking

2'-3' Tall
Site Wall

Existing
Driveway to
Staff
Residence

MIDPEN TRAIL
ALIGNMENT

ADA Parking

Permeable
Concrete

Signboard

MIDPEN TRAIL
ALIGNMENT

Option 10