

Hawthorns Area Plan Frequently Asked Questions Hawthorns Area Plan

Updated August 2026

The 79-acre Hawthorns Area of Windy Hill Open Space Preserve is located near the intersection of Alpine Road and Portola Road in the Town of Portola Valley. 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 Midpeninsula Regional Open Space District (Midpen) Board of Directors (Board) accepted the property and an endowment fund in 2011 from the Woods Family Trust as the largest private land gift ever received by the Midpen at the time. A [Preliminary Use and Management Plan \(PUMP\)](#) was adopted by Midpen's Board in 2006 as a component of the property acquisition process, and 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. Per the intent of the grantor of the conservation easement to make the property available to the public, the easement allows for public access and supportive facilities such as parking. Preservation of the open space character of the land, stewardship of its natural resources, and providing low-intensity public access to the land are all consistent with Midpen's mission:

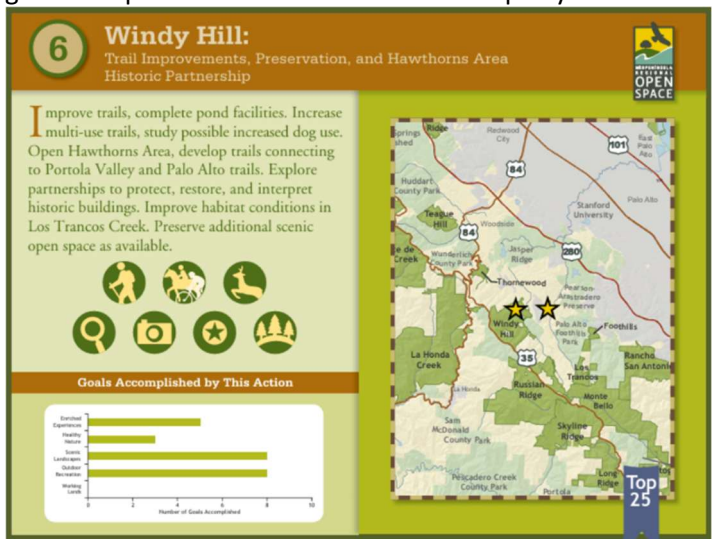
To acquire and preserve a regional greenbelt of open space land in perpetuity, protect and restore the natural environment, and provide opportunities for ecologically sensitive public enjoyment and education.

The Hawthorns Area has remained closed to the public since its transfer to Midpen in 2011.

In 2012, Midpen embarked in an 18-month public planning effort that combined broad community input and scientific data to "Imagine the Future of Open Space". Through these efforts, which included extensive public outreach across all 7 wards, focus group meetings, public workshops, and the guidance of a Community Advisory Committee, core regional values, goals, and priorities were identified – which included goals and priorities for the Hawthorns Property. This effort resulted in a **40-year Vision Plan** with a total of 54 priority actions spanning Midpen's 27 open space preserves and surrounding areas. Capital projects from the top 25 priority actions were subsequently folded into the 2014 voter-approved **Measure AA**, a 30-year general obligation bond that provides an essential funding source to pursue these voter-approved priorities. Vision Plan Priority Action #6 and the accompanying Measure AA Portfolio #6 both underscore Midpen's commitment to "open the Hawthorns Area".

To meet the public's Vision Plan priority goal and the Measure AA voter mandate to open the Hawthorns Area to public access, Midpen initiated early feasibility efforts in 2018 and kicked off the current Hawthorns Area Plan project in 2021. The Midpen Board established the Hawthorns Public Access Working Group (PAWG) in 2023, composed

of local Town residents, interest area representatives, and a member from each of the District's seven wards to develop public access recommendations, including trail alignments and uses, parking options, and other visitor serving amenities. The PAWG's recommendations were accepted by the Midpen Board in 2024 as the basis for the project description to conduct environmental review per the California Environmental Quality Act (CEQA).



The following Frequently Asked Questions (FAQs) present answers to questions that have arisen during the 2021 Hawthorns Area planning process with an emphasis on recent inquiries.

Conservation Easement

Question	Answer
Was Midpen gifted ownership of the Hawthorns property?	Yes. The previous owner, Mr. Frederick N. Woods III, who passed away in April 2008, bequeathed the Hawthorns estate and an endowment to Midpen. Midpen took possession of the property in 2011.
What is POST's relationship with the Hawthorns property?	In April 2005, Mr. Woods III granted a conservation easement to Peninsula Open Space Trust (POST) that permanently protects the property's natural, historic, and scenic values. The conservation easement directly references the potential of Midpen's ownership and identifies both a limited staging area and public access trails as allowed.
Does the conservation easement need to be altered to implement public access at the Hawthorns property?	Section 6. <u>Permitted Uses and Reserved Rights</u> . (i) of the conservation easement permits the construction of a limited staging area "around the perimeter of the Improved Portion as necessary to facilitate public access to, and use of, the Real Property for hiking and other uses" permitted by the easement. The conservation easement does not state that the staging area should be located within the Improved Portion. The proposed parking lot options are located along the perimeter of the Improved Portion and opposite existing commercial developments and their parking lots. POST, the conservation easement holder, has the legal authority to enforce and interpret the terms of the conservation easement and has no plans to alter it. Throughout the planning process, Midpen has presented project proposals to POST to obtain their input on consistency with the conservation easement and will continue to do so as the project advances further.
Can the Hawthorns Area or the Windy Hill Open Space Preserve ever be developed?	Aside from trails and a limited staging area, the conservation easement for the Hawthorns Property prohibits construction of additional new structures or other improvements beyond those that already existed on the property, including new public roadways, utilities, and habitable buildings. As mentioned above, facilities supporting low-intensity recreation are allowed and discussed in the conservation easement. The majority of Windy Hill Open Space Preserve is dedicated public open space. In accordance with California Public Resources Code 5500 and Midpen's Policy for Dedication of District Lands, adopted in January 1986, the Board approved the dedication of the Windy Hill Open Space Preserve to permanently protect it for park and open space uses, including public trail use. The Hawthorns Area is not dedicated open space at this time.
Will Midpen retain the on-site staff residence at 4411 Alpine Road?	Yes. The residence at 4411 Alpine Road will remain in use.
Will Hawthorns be closed at night?	Yes. Once public trails are open for use on the property, the Hawthorns Area will have the same hours of operation as other Midpen preserves: open one-half hour before sunrise and closed one-half hour after sunset.

Planning Process and Public Outreach

Question	Answer
What are the Board-approved Vision and Goals for the Hawthorns Area?	Midpen's Board approved the below Vision and Goals statements for the Hawthorns Area on March 23, 2022. The statements highlight Midpen's desire to protect and manage natural, scenic, cultural, and open space resources at the Hawthorns Area and provide ecologically sensitive public access.

	<u>Hawthorns Area Vision Statement</u> <i>“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.”</i> <u>Hawthorns Area Goals</u> 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.
What is the timeline for each phase of the planning process?	The tentative Hawthorns Area Plan timeline is as follows: • Phase 1: Vision and Goals: 2021 – 2022 (complete) • Phase 2: Existing Conditions: 2022 – 2023 (complete) • Phase 3: Programming / Conceptual Planning: 2023 – 2025 (complete) • Phase 4: Area Plan / Environmental Review: 2025 – 2028 (underway) • Phase 5: Implementation (final design, permitting, bidding, construction): 2028 and beyond
What phase of the planning process is Midpen in now?	Midpen is currently in Phase 4: Area Plan / Environmental Review. During the second part of this phase, Midpen will prepare an environmental review document in compliance with the California Environmental Quality Act (CEQA). The CEQA document will analyze the Hawthorns Area Plan. See below for more information on the CEQA process.
Has Midpen conducted public outreach for the proposed Hawthorns Area Plan project?	Yes. Over a five-year period (2021 to 2026), Midpen conducted over 40 public meetings and events. Public outreach methods included online surveys, mailed postcards, e-blasts, and social media, as well as use of Town communication platforms, media engagement, webpage updates, public notifications, flyers on community bulletin boards, and tabling at community events (e.g. PV Palooza). Midpen also led field trips with Town representatives and local community members. Additionally, Midpen conducted public outreach through the Hawthorns Public Access Working Group (PAWG) from 2023-2024 where all their meetings were Brown Act public meetings (see Public Access section below).

	Please refer to Table 1 for a full list of Hawthorns outreach and public engagement activities from 2021 – June 2026.
Has Midpen involved the Town of Portola Valley staff and community in the planning process?	Yes. Midpen staff have been in continuous communication with various Town staff, including multiple Town managers, assistant Town manager, public works and planning & building directors and various planning staff, as well as Town Council members, since inception of the Hawthorns Area Plan project in 2021. Since 2021, Town staff and Council members have regularly turned over, resulting in interruptions in communication and Town guidance. At the guidance of the Town manager in 2022, Midpen engaged Town committees via the Town Ad Hoc Hawthorns Committee, which dissolved at the conclusion of the Public Access Working Group (PAWG) process (see Public Access section below). This committee consisted of representatives from seven Town committees and was formed by the Town to provide feedback on this project. Members of the Town Ad Hoc Committee attended PAWG meetings and provided both oral and written comments. Other opportunities to engage and provide input on the Hawthorns Area Plan included all seven (7) PAWG meetings that were open to the public. Each meeting offered two opportunities to share public comments, once at the beginning and a second time at the end of each meeting. The PAWG meetings were well attended through the entire PAWG process, Midpen staff received over 150 written public comments, the majority of which were submitted by Portola Valley residents and Town committee representatives. The PAWG reviewed and considered all public comments prior to each meeting as they developed their public access recommendations. Additional opportunities for public engagement included presentations to Midpen’s Planning and Natural Resources Committee, the Town Ad Hoc Hawthorns Committee, the Town Council, and the Portola Valley Ranch community before the project team brought the PAWG recommendations and all public comments received during the PAWG process to the Midpen Board of Directors for consideration.

CEQA/Environmental Review

Question	Answer
How can interested parties participate during the environmental review process?	There are several ways to provide input in the environmental review process. Interested individuals and agencies will have the opportunity to review and comment on the scope of the environmental review during a 30-day comment period and when the draft environmental document is published, during a 45-day review period. Public scoping and draft environmental document hearings will also be held, where public comments will be recorded and made available online.
What is the Town of Portola Valley’s role in the environmental review and permitting process?	In accordance with the California Environmental Quality Act (CEQA), the Town of Portola Valley is a CEQA Responsible Agency during the environmental review process, meaning the Town is a public agency that will need to review and consider the CEQA document before granting relevant permit approvals. Midpen is the governmental agency that has the principal responsibility for carrying out or approving the project and is therefore the CEQA Lead Agency. Midpen will prepare the CEQA document, conduct the environmental analysis, identify potential impacts and mitigation measures, adopt a mitigation monitoring and reporting program, and ultimately approve whether to implement the project and allocate its funding after considering the CEQA findings. During the CEQA process, Midpen will engage with the

	Town, which as a Responsible Agency will have an opportunity to review Midpen's CEQA document. The Town must also prepare and issue its own CEQA findings regarding the project as part of their permitting process.
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Public Access

Question	Answer
How were concept parking and trail options and uses selected?	The PAWG, composed of 15 individuals representing the local Town, seven wards, and interest areas, developed parking and trail options and use recommendations through a robust public engagement process from 2023-2024. The PAWG held seven (7) open-to-the-public meetings and several site visits to consider and form their recommendations, consistent with the Board-approved vision and goals of the project. The PAWG received numerous public comments throughout and as a result, generated ten different parking options, expanded trail mileage, and recommended bicycle, equestrian, and dog-on-leash uses. The Board considered and accepted the PAWG's recommendations on March 12, 2025 . More information about the Hawthorns PAWG is available on the project webpage here .
Does the Hawthorns Area have to be opened to the public?	Public access at the Hawthorns Area is a priority project identified by the public and incorporated into Midpen's Open Space Vision Plan and in Measure AA, a \$300 million dollar general obligation bond that was approved by the voters in 2014.
Will the proposed parking include horse trailer parking?	Equestrian spaces cannot be accommodated due to their large space needs (minimum 50 feet long) and the constrained, steep site. However, the majority of trails are planned to accommodate equestrian use with typical amenities, such as hitching posts, to facilitate equestrian access from adjacent Town trails.
Would Alpine Road Trail improvements be part of this project?	Midpen is aware of the Town's long-standing desire to improve the Alpine Road Trail. The Alpine Road Trail remains an important corridor in the Town's Trails Plan. Parking options 9 and 10 require shifting a portion of the Alpine Road Trail where it crosses the parking area driveway to prioritize the trail crossing and provide a separation between trail users and vehicles that are preparing exit the driveway.
Will the proposed trails connect to Portola Valley Ranch?	No. Although the PAWG recommendations included aspirational trail connections to the Sweet Springs and Valley Oak Trails, neither is planned at this time. If a connection to Sweet Springs Trail is desired in the future and after the Hawthorns Area is open to the public, Midpen would need to explore its viability with the Town and the Portola Valley Ranch community.

Parking

Question	Answer
Can Midpen open Hawthorns with trail access and no parking lot?	It is not Midpen's practice to provide trails without parking. Midpen serves 770,000 constituents in San Mateo and Santa Clara Counties, and most must drive to Midpen preserves. Preserve visitors also come from the broader Bay Area region beyond Midpen's jurisdictional boundaries. Opening the Hawthorns Area with only trails could serve those within reasonable walking, horseback riding, or bicycling distance of the property. However, the majority of Midpen constituents would need to drive to the Hawthorns Area and without a parking area, they would likely park in nearby neighborhood streets or commercial areas on Alpine Road. Moreover, Midpen is especially mindful of providing equitable access to all, including people with mobility disabilities, families with small children, and visitors who may have wayfinding challenges. Providing parking within the property will best support and facilitate their accessibility to these public trails.

Does the proposed Hawthorns Area's parking take into consideration the Alpine Scenic Corridor?	Yes, the Alpine Scenic Corridor includes a 75-foot special building setback that applies specifically to buildings, not parking areas or retaining walls; the proposed vault restroom is therefore placed outside the special building setback. The proposed parking area is located across from existing commercial buildings and parking lots in an already developed area of the Scenic Corridor, including a gas station, hardware store, grocery store, restaurant, and other businesses. The proposed parking designs would use berms and retain existing trees to the greatest extent possible to help screen parked cars from the corridor.
Why is Midpen proposing 50 parking spaces for the Hawthorns Area?	Demand is challenging to depict but is expected to be moderate for Hawthorns due to the property's proximity from Highway 280, access to nearby Town trails, diverse trail uses and loop opportunities offered, relatively gentle trail that is accessible to people with varying physical abilities, and the property's natural resources and scenic viewsheds. Given the parking challenges experienced at Windy Hill Preserve's lower lot, the Hawthorns Area Plan project's 2024 Transportation Study included a parking demand analysis, which estimated a demand between 25 and 68 spaces. The analysis was based on various sources of data collected, including existing parking lot utilization at entrances to the Windy Hill and Thornewood preserves (Windy Hill selected due to its close proximity and Thornewood selected as a small representative preserve at 167 acres and 1.8 miles of trail); transportation mode share and trends collected from big-data sources prior to and following the COVID pandemic; public survey responses; and review of industry publications on parking demand. Parking utilization data was collected for six parking areas in Fall 2022 (Windy Hill, Thornewood) and seven in Summer 2023 (Windy Hill, Thornewood, Roberts Market) in addition to the Town Center parking lot. A maximum of 50 parking spaces was selected as the midpoint in the range with a phased approach starting with 25 parking spaces.
Would Midpen consider a more natural parking lot material, e.g. gravel, instead of asphalt?	Gravel poses ongoing maintenance issues and requires stormwater treatment basins, which would be challenging to fit on a constrained site. Midpen is currently proposing permeable concrete, which is durable, will be striped for efficient parking, and will allow for stormwater treatment within the footprint of the parking lot. Permeable concrete also provides a more rugged appearance compared to smooth asphalt.
Has Midpen considered sharing nearby existing parking lots in Portola Valley?	Yes. Midpen approached nearby institutional and commercial properties, e.g., Roberts Market, Alpine Hills Tennis and Swimming Club, and Corte Madera School, about sharing use of their parking lots near the Hawthorns Area. None were interested or willing to consider the proposal.

Traffic and Safety

Question	Answer
Has Midpen considered public parking access off Los Trancos Road instead of Alpine Road?	Yes. Neither of the two driveway locations along Los Trancos Road are viable for an exiting driver to make either a right or left turn due to the inadequate sight distance in the curvature of Los Trancos Road at these locations. The driveways on Los Trancos Road are therefore not suitable for general public access.
Has Midpen studied the traffic and safety impacts of parking options 9 and 10?	Yes. The 2024 Transportation Study evaluated four driveway access points along Alpine Road, including the existing driveway (option 9) and the proposed driveway at the intersection with Portola Road (option 10). All four locations along Alpine Road have adequate sight distance for both left and right turns. In addition, the Alpine Road Trail would be rerouted to cross option 9 or 10's driveway at a point further into the site, to avoid interaction with a vehicle waiting to exit onto Alpine Road.
Will the data informing the traffic analysis be	Yes. The data will be refreshed during the CEQA process.

refreshed with more current data?	
Has Midpen considered multimodal access such as shuttles?	Yes. The term <i>multimodal access</i> refers to a transportation corridor or facility that accommodates several modes of transport. In this context, Midpen is proposing different strategies to encourage non-automobile transportation (e.g., pedestrian, bicycle, and/or equestrian trails, and transit) to the Preserve. These strategies include: providing bicycle and/or equestrian amenities to facilitate non-vehicular modes of access to the preserve, collaborating with the Town regarding overall parking management depending on future parking demands, including multimodal options like utilizing off-site parking and/or a shuttle system from Town parking facilities, and evaluating the possibility of providing real-time parking data to support visitor planning and reduce the potential for parking congestion.

Natural Resources

Question	Answer
What is Midpen doing to manage the property for wildland fire resiliency?	In partnership with the Woodside Fire Protection District, Midpen is conducting ecologically sensitive vegetation management to reduce fuels as a component of Midpen's Wildland Fire Resiliency Program. Refer to Midpen's webpage for more information on this Program at http://www.openspace.org/fire .
Will Midpen's Hawthorn Area fire plan/fuel reduction be open to public review before it's implemented?	Yes. Wildland fire resiliency projects are developed and approved at public meetings by the Midpen Board of Directors during the annual budget and capital improvement and action plan development process.

Historic Complex

Question	Answer
What is the status of the Hawthorns Historic Complex Project?	On December 10, 2025, the Midpen Board of Directors voted to defer the Hawthorns Historic Complex Project until after adoption and initial implementation of the Hawthorns Area Plan. Midpen is conducting interim management actions to maintain site safety within the Hawthorns Historic Complex pending future site-specific planning. Recent actions completed include: debris removal, partial demolition of collapsed elements (e.g., stairs and additions), framing stabilization, carpentry repairs, foundation and framing bracing, windowsill seals and new meshing, bee removal, and drainage improvements. Starting in the fall 2026, additional work will be underway to reroof the main house, cottage and garage. Efforts to find a partnership for the historic buildings in earlier years proved unsuccessful due to cost incompatible proposed uses and zoning challenges.
Is selling the property or portions of it, such as the Historic Complex, an option for Midpen?	The Conservation Easement prohibits subdivision of the Hawthorns Area, except for lot line adjustments or transference to a qualified organization for the same uses that are permitted in the Conservation Easement. Midpen has no plans to subdivide the property.

See below:

- **Table 1:** Hawthorns Outreach and Public Engagement from 2021 – August 2026
- **Figure 1:** Hawthorns Area Plan Conceptual Trail Map

Table 1. Hawthorns Outreach and Public Engagement from 2021 – August 2026

May 18, 2021*	Midpen Planning and Natural Resources Committee (Planning & Public Engagement) <i>Planning and Natural Resources Committee (PNR) received an informational presentation on the proposed planning and public engagement process for the Hawthorns Area Plan and provided input and guidance. Received eight public comments (six from PV residents).</i>
March 10, 2021*	Board FYI Memo – Planning Process Update on Hawthorns Area Plan project
August 24, 2021*	Midpen Planning and Natural Resources Committee (Vision and Goals) <i>PNR reviewed the proposed draft vision and goals and provided input and guidance. Received six public comments (four from PV residents, one from PV Town Manager).</i>
November 16, 2021*	Midpen Planning and Natural Resources Committee (Vision and Goals) <i>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. Received two public comments (one from PV resident).</i>
March 1, 2022*	Midpen Planning and Natural Resources Committee (Planning & Public Engagement) <i>PNR reviewed the proposed planning and public engagement process to develop the Hawthorns Area Plan. Received four public comments (two from PV resident, one from PV Town Manager).</i>
March 23, 2022*	Midpen Board of Directors (Vision and Goals) <i>Board reviewed and approved the vision and goals. Received four public comments (two from PV resident, one from PV Town Manager).</i>
June 28, 2022*	Neighborhood Meeting at Town of Portola Valley Community Hall <i>Project team presented the Hawthorns Area Plan and Vision and Goals and facilitated a breakout activity to solicit community input. Approximately 40 to 50 attendees.</i>
July 13, 2022*	Midpen Board of Directors (Transportation Study) <i>Board approved the award of contract with Parisi Transportation Consulting to provide transportation planning services for the Hawthorns Area Plan.</i>
July 15, 2022**	Public Site Tour of Hawthorns Area <i>Site tour for approximately 20 attendees to introduce them to property and project.</i>
August 6, 2022**	Public Site Tour of Hawthorns Area <i>Site tour for approximately 20 attendees to introduce them to property and project.</i>
September 29, 2022**	Hawthorns Area Plan Public Open House (in-person) <i>Open house for members of the public to review and provide input on existing conditions and opportunities & constraints. Nine attendees (five PV residents).</i>
October 16, 2022**	Public Site Tour of Hawthorns Area <i>Site tour for approximately 20 attendees to introduce them to the property and project.</i>
October 20, 2022**	Hawthorns Area Plan Public Open House (virtual) <i>Virtual open house for members of the public to review and provide input on existing conditions and opportunities & constraints.</i>
November 19, 2022**	Public Site Tour of Hawthorns Area <i>Site tour for approximately 20 attendees to introduce them to property and project.</i>
March 21, 2023*	Midpen Planning and Natural Resource Committee (Existing Conditions) <i>PNR reviewed the Existing Conditions/Opportunities and Constraints Report, Existing Transportation Conditions Technical Memo, Public Access Framework, and the Public Access Working Group (PAWG) composition and formation strategy.</i>
April 26, 2023*	Midpen Board of Directors Meeting (Existing Conditions) <i>Board approved the Existing Conditions/Opportunities and Constraints Report, Existing Transportation Conditions Technical Memo, Public Access Framework, and the Public Access Working Group (PAWG) composition and formation strategy.</i>
June 10, 2023**	PV Palooza Music Festival – tabling to discuss the project

June 21, 2023*	Midpen Board of Directors Meeting (PAWG) <i>Board interviewed and selected candidates as Interest Area Representatives on the Hawthorns Area Public Access Working Group (PAWG).</i>
June 28, 2023*	Midpen Board of Directors Meeting (PAWG) <i>Board appointed members to serve on the Hawthorns Area Public Access Working Group (PAWG).</i>
July 27, 2023*	Public Access Working Group Meeting 1 <i>Kick off and orientation.</i>
August 9, 2023*	Midpen Board of Directors Meeting (HAP conceptual) <i>Board approved the award of contract with CSW/ST2 to provide preliminary site plan and conceptual design services for the Hawthorns Area Plan.</i>
August 26, 2023*	Public Access Working Group Meeting 2 <i>Site tour. Approximately 70 attendees.</i>
October 26, 2023*	Public Access Working Group Meeting 3 <i>Design discussion on trail and parking options.</i>
December 16, 2023*	Public Access Working Group Meeting 4 <i>Design discussion on trail and parking options.</i>
February 14, 2024*	Midpen Board of Directors Meeting (Transportation Study) <i>Board approved the amendment of contracts with Parametrix (transportation consultant, formerly Parisi Transportation Consulting) and PGAdesign (PAWG facilitator).</i>
February 29, 2024*	Public Access Working Group Meeting 5 <i>Design discussion on trail and parking options.</i>
March 24, 2024*	Public Access Working Group Meeting 6 <i>Site meeting to discuss trail and parking options. Approximately 30 attendees.</i>
June 13, 2024*	Public Access Working Group Meeting 7 <i>Final PAWG recommendations.</i>
September 17, 2024*	Midpen Planning and Natural Resources Committee (PAWG) <i>PNR reviewed the PAWG recommendations, made no modifications, and supported the next step of presenting the recommendations to the Town before returning to a Board Study Session.</i>
October 21, 2024*	Town Hawthorns Ad Hoc <i>Project team presented the PAWG recommendations and received input.</i>
October 30, 2024*	Town Council Special Meeting <i>Project team presented the PAWG recommendations and received input. Received nine public comments, all from PV residents.</i>
January 16, 2025**	Portola Valley Ranch Fireside Chat
February 26, 2025*	Midpen Board of Directors Study Session (PAWG) <i>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.</i>
March 12, 2025*	Midpen Board of Directors Meeting (PAWG Recommendations and Conceptual Design Alternatives) <i>Board reviewed and approved the PAWG's public access recommendations.</i>
July 23, 2025*	Midpen Board of Directors Meeting (Award of Contract for Schematic Design) <i>Board approved the award of contract with CSW/ST2 to provide schematic design services for the Hawthorns Area Plan.</i>
March 17, 2026*	Midpen Planning and Natural Resources Committee (Draft Schematic Designs and Action Table) <i>PNR reviewed the Hawthorns Area Plan draft Action Table and Schematic Parking Designs.</i>
May 6, 2026*	Midpen Board of Directors Meeting (Draft Schematic Designs and Action Table) <i>Board approved the Hawthorns Area Plan draft Action Table and Schematic Parking Designs as the basis for the project description to conduct environmental review.</i>

* Public meeting

** Public event

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