



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
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 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

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RECEIPT NUMBER:
 41-03282025-0002
 STATE CLEARINGHOUSE NUMBER (If applicable)

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LEAD AGENCY MIDPENINSULA REGIONAL OPEN SPACE DISTRICT	LEAD AGENCY EMAIL	DATE 03/28/2025
COUNTY/STATE AGENCY OF FILING SAN MATEO COUNTY		DOCUMENT NUMBER 129165

PROJECT TITLE
 HAWTHORNS INTERIM STRUCTURE STABILIZATION, DEBRIS REMOVAL, AND RE-ROOF PROJECT

PROJECT APPLICANT NAME MIDPENINSULA REGIONAL OPEN SPACE DISTRICT	PROJECT APPLICANT EMAIL amac@openspace.org	PHONE NUMBER (650) 772-3655
PROJECT APPLICANT ADDRESS 5050 EL CAMINO REAL	CITY LOS ALTOS	STATE CA
		ZIP CODE 94022

PROJECT APPLICANT (Check appropriate box)


Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$ 4,123.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,401.75 \$ _____
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ _____
- County documentary handling fee \$ 50.00 \$ _____ 50.00
- Other \$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ _____ 50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Henry Salgado Deputy Clerk
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FILED ENDORSED
IN THE OFFICE OF THE
COUNTY CLERK RECORDER
SAN MATEO COUNTY CALIF

MAR 28 2025

MARK CHURCH, County Clerk
By Henry Salgado
Deputy Clerk

NOTICE OF EXEMPTION

To: County Clerk
County of San Mateo
From: Midpeninsula Regional Open Space District
5050 El Camino Real
Los Altos, CA 94022

Project Title: Hawthorns Interim Structure Stabilization, Debris Removal, and Re-roof Project

Project Location: 800 Los Trancos Road, Portola Valley, CA 94028 (Hawthorns Historic Complex at Windy Hill Open Space Preserve)

City: Portola Valley **County:** San Mateo

Description of Project: The Midpeninsula Regional Open Space District (District) proposes maintenance and repairs at the Hawthorns Historic Complex in the Windy Hill Open Space Preserve, including replacing the roofs of the Hawthorn House, Garage, and Cottage due deteriorating conditions that are allowing moisture to enter the buildings and degrade the structures. Replacement of the roofs would include removal of existing roof materials, repair of sheathing and rafters, installation of new plywood sheathing, and reroofing with new asphalt shingles over new roof membranes.

Additionally, the District proposes interim structure stabilization measures at the Hawthorns Historic Complex. The interim stabilization measures would mitigate structural degradation over the next five to ten years for structures including the Main House, Cottage, and Garage, as well as four secondary structures/sheds as identified in Attachment 1 (Project Scope of Work Map). Stabilization measures would include installing shoring for foundations and other structural supports, selective removal of deteriorating stairs, and extensions such as the shade structure on the north elevation of the Upper Barn to mitigate hazards.

The District also proposes to remove debris of secondary structures that no longer retain historical integrity, where the structures have deteriorated to the point where the original form is no longer discernable. The proposed debris removal of secondary structures includes the Shetland Sheds, Dog Sheds, Carriage Shed, Pump House, Coachman’s Quarters, and Horse Shed 2 (see Attachment 1). The removal and cleanup of these structures would meet District Board of Directors-approved objectives to remove physical hazards to public safety, reduce wildland fire risk, and improve the natural visual character and scenic open space qualities at the site.

Historic Resources: A Historic Structures Assessment for the Hawthorns area of Windy Hill Open Space Preserve was prepared by Knapp Architects in 2013, and concluded Hawthorns appears eligible for the National Register of Historic Places as a historic district under Criterion A (broad patterns of history) at the local level with importance in the areas of agriculture, architecture, and social history. The assessment stated that “the contributors to the historic district include the features, structures and buildings that are located in and around the main house or Hawthorns House”, including the Hawthorns House, the Garage, the Lower Barn, and the Cottage.

The proposed reroof and stabilization work for the structures as described in the project description will be carried out in accordance with the Secretary of the Interior’s Standards for the treatment of historic properties, ensuring the preservation of the structures’ historical integrity and overall character of the historic district.

Knapp Architects prepared an additional evaluation in 2024, which concluded that “the Shetland Sheds, Dog Sheds, Carriage Shed, Pump House, and Coachman’s Quarters are in poor condition and collapsed. In their current state, the



remaining portions are a scattered array of construction materials with no sense of their original architectural configuration or use. As such, these particular ancillary buildings no longer retain integrity to contribute to the property's historic significance.”

Name of Public Agency Approving Project: Midpeninsula Regional Open Space District

Name of Person or Agency Carrying Out Project: Same

Exempt Status: In accordance with the State CEQA Guidelines, the proposed project is categorically exempt under the following sections:

Section 15301 – Existing Facilities: Class 1 exempts the operation, repair, maintenance, or minor alteration to existing public or private structures or facilities that involve negligible or no expansion of use. The proposed project would include repairs and maintenance to structures and removal of secondary structures that no longer retain historical integrity within the Historic Complex as described herein. The proposed project would not result in expansion of the existing or former use.

Section 15331 – Historical Resource Restoration/Rehabilitation. Class 31 consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards. The project entails maintenance and repair of a historic resource in a manner consistent with the Secretary of Interior's Standards. The re-roofing and interim stabilization scope propose to mitigate structural degradation over the next five to ten years for structures that retain historical integrity.

Lead Agency Contact:

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(650) 772-3655

Attachments:

1. Project Scope of Work Map

Signature: 
Jane Mark, AICP, Planning Manager

Date: 3/20/2025



Attachment 1: Project Scope of Work Map

