Task Force Members Present:
Frank Croft; Bill Konle; Michael Patterson; Kathy Rairden; Doug Reynaud; Carla Ruigh; Brian Seifert; Jan Webb; Brent Bear; Mary-Lou Fitzpatrick

Presentation by Paul Romero

Parks and Recreation Director Paul Romero gave a presentation on current and potential future funding sources for the Parks Department as well as the importance of community and Task Force input in the development of the Master Plan.

Review Community Meeting

The community meeting notes were briefly discussed.

Task Force Member Preferences

Each Task Force member was asked to provide his or her recommendations for a preferred alternative. These are noted below. Some Task Force members provided their comments in writing. These written comments have been included below.

Jan Webb

- Personal preference is for Alternative 1. Lack of funding is a concern; alternative 1 is achievable.
- Alternative 3a would also be acceptable provided that the golf course is designed for low water use. There would need to be accessible trails around the golf course with some trails for horse-drawn cart use.
- Prefer Mendoza site for equestrian camping.
- Supports special event equestrian camping on the west side.

Mary Lou Fitzpatrick

I recommend Alternative 3a with certain exceptions
Alternative 3a includes an 18-hole golf course in the flats.

Reasons:

1) I have spoken to many seniors and working class people who golf and who would like to see another golf course that is accessible to them. These are people who do not have the resources to access the expensive private golf courses. I believe a park should attract diverse groups and should be accessible to all the interests it can safely support. See note below.

2) Revenue generated by a golf course should help support other amenities in the park, like the agricultural and historic preservation items. It is prudent to include revenue-producing activities into the plan so that it becomes more self-sufficient. It is not wise to ignore the economic cycles that public works projects are subject to, and I believe the golf course will help to mitigate lean years.

Note: I am only in favor of the golf course if review of a detailed Management plan is able to show an environmentally low impact. This includes low water usage through drought resistant planting and a well-planned course. I favor this alternative with the stipulation that there be minimal or no impact on the aquifer and that the latest information on natural or reduced usage of fertilizers and pesticides be applied.
Exceptions to 3.a. include:
- Self-pay kiosk (if possible w/ golf course),
- Use barn as interpretive center
- Boating – Same as existing
- Camping – replace 24 sites at another site close by
- Camping RV – No facilities
- Picnic sites – provide group picnic site for 50
- Expand existing visitor center
- Water Play—fenced water play, seasonal, (no pool)
- Equestrian camping for 50,
- Expansion of Mendoza House for Env. Ed. Ctr.,
- Fishing – no facilities,
- Picnic sites near staging area,

I have not voted on realignment of the road and maintenance facilities because I don't know enough about them. Are they necessary for some of the other amenities to be implemented? I favor road improvements but worry about the environmental impact and the cost. It is difficult to weight these issues.

Additional Comments:

- I am in favor of hang gliding and defer to staff to design a plan that will work.
- I am in favor all projects that support children, including the additional fishing amenities. After listening to Brent’s and Lee’s comments I changed my mind—the comments on page one do not favor additional fishing. Also, I am in favor of all interpretive and educational projects. I still do not support a swimming pool because it is costly to build and to maintain, and it can only be used seasonally. I feel the water play concept will address dealing with hot days.
- Regarding financing of the 18-hole golf course, if revenue bonds are used to finance the project, I would like to see them expanded to support at least one other major (costly) project we are considering. Perhaps the arena, or the road re-alignment, or ??? I still feel strongly that a golf course is important to many people and will afford access to the park for a more diverse group of people.
- I know Doug opposes the golf course, but I liked his idea about re-introducing the Valley Oaks. Perhaps there could be plantings on the periphery of the golf course in the dry areas (the rough).
- The current plan does a good job of addressing trails, but I want to reiterate the importance of multi-use trails. And I urge that the initial design of trails include multi-use whenever possible. I would like to avoid the problems that have occurred at Almaden-Quicksilver Park. Once trails are opened, it is difficult to change their usage.
- I listened to Paul and the Committee and the Public. I support preservation of the view shed, both on the west side and throughout the Park. This will take careful planning and implementation.
- I would like to know if there are any plans to provide follow-up of the Task Force’s plans. Are there plans to assure that implementation of projects reflect the spirit and intent of the Task Force and Public input? Something that is ongoing.

Bill Konle:

Some thoughts about the proposed 27-hole golf course.

Revenue Related
- Based on a study made in 1998 by Economics Research Associates, their conclusion was that, based on the study, the Harvey Bear Ranch Site is very conductive to the development of a high quality public golf course and that the project has excellent market potential
- Study income estimates: Scenario A, Santa Clara county funding; $816,000 by fourth year; Scenario B, Tax exempt public bonds: $848,000 by fourth year; Scenario C, Private contractor: $398,000 by fourth year
- Increased property values.
- Jobs for local young people, and adults.
• Economics of 27 holes over 18 holes, development and operation. Example, 27 holes provides 50% more tee times at 30% of operational costs. 27 holes have more variety, result more return business.
• Park lands have been purchased, no additional county funds would be required for land. Based on the cost of land now, it would not be economically feasible to build elsewhere.
• A new, moderate sized clubhouse would free up existing ranch house for meeting retreats, etc. The Clubhouse could also be used for supporting an outdoor banquet area of 150-200 people for weddings, group picnics, etc. Kitchens, sanitary facilities etc. would be available at the clubhouse.
• Lower green fees than are presently available in the area. Possible Santa Clara County residents reduced fees to play the course.
• Possible economies of scale if Fry’s Institute golf course would share equipment and personal with the County golf course. This has been discussed with Fry’s personnel.
• This is the only program element that has the possibility of significant revenue generation.
• Increased value to homeowner’s property to have a golf course in the area.
• Due to the need for the revenue produced and the extended construction time, the course if approved should be considered in phase one.

Usage Related
• High school golf teams, boys and girls Gavilan College, new golf programs.
• Senior golfers. Example. There are 3000 SIR’S (Seniors in Retirement) in Santa Clara County People are retiring earlier according to demographics. They need recreation and exercise. Golf is perfect for this, and can continue for many years as they age.
• Local companies could have twilight leagues.
• This golf course would have a positive impact on the County’s shortage of golf courses, especially in the South Santa Clara valley areas of Morgan Hill, San Martin, and Gilroy where high growth rates are expected in the next decades. The course would relieve some of the pressure of having the public have access to the private courses in the area. It would be an attractive entrance to the park.

Environmental Concerns
• The golf course would be constructed and maintained under the standards of Audubon International a not-for-profit environmental organization that manages several conservation, research, and educational programs with connections to golf.
• The course would take up less than 6% of the total park area and would not significantly impact any of the other major park elements.
• The golf course would be an ideal area for the planting and maintaining of many species of trees and native shrubs.
• It is expected that the construction of the golf course would include ponds, which would encourage wildlife and also act as detention ponds for flood protection.
• The nature of the game of golf would result in traffic to the course being spread out through the day. This relieves the impact on local streets.
• The use of water from the San Luis reservoir, and potentially, reclaimed water from the Gilroy sewer plant would minimize or eliminate the impact on the local aquifer.
• Golf courses are considered allowable for consideration as open space.

Miscellaneous
• The clubhouse, properly located on the course, would afford an excellent view of the Valley from the dining area. This would enable all county residents a view similar to that enjoyed by equestrian users of the park trails.
• On the 17th of January, at a well-attended Town Meeting at the Lions club in San Martin, both supervisor candidates, Don Gage and Dennis Kennedy stated that they supported the proposed golf course. At a later Town Meeting in Gilroy, Mr. Gage again expressed his support of the proposed Golf course.
Michael Patterson

Summary

- Less buildout is better than more. The less we build, the less it will cost to build and maintain, and still give all county residents access to the park.
- I would like to give a priority, and have no problem with a build as you go philosophy. First phase items are the less expensive items, park open sooner, etc.
- I think that the items involving the youth are extremely important, i.e.: interpretive, education, fishing pond on west edge, agricultural preservation, restoration.
- I think that realignment of Roop road is important to the project, and I would like to see if other funding is available to assist with the cost (roads & traffic funds, etc.).

West Flat Area

Agricultural Education
- Agricultural education center at barn area for training and limited animal displays. Some facilities, such as arena, jointly used with equestrian center.

Agricultural Preservation
- Maintain 150+ acres of Native grass meadows/row crops.

Camping
- No facilities except for possible “reserved camping areas” by permit for special events.

Dog off-leash area
- Fenced dog-off leash area.

Entrance Kiosk
- Self-pay system and seasonal kiosk.

Entrance Road & staging
- Alt. 1: 50 cars, with seasonal overflow of up to 125.

Equestrian Facilities
- Alt #2: Staging area to accommodate 25 trailers, etc.; equestrian center with outdoor arena; no stables.

Fishing Pond
- New fishing pond.

Golf course
- No facilities

Historical/Cultural Preservation
- Alt #2: Preserve/restore/interpret Foreman’s house, etc.

Maintenance facility
- Alt #1: small facility at barn area.

Overflow staging area
- Unpaved, see Entrance road & Staging above.

Picnic Sites, family
- Alt #1

Picnic Sites, group
- Alt #1, 200 people maximum.

Range Station/Visitor Center
- Ranger office located at barn area.

Trails
- Alt #1

Turf area
- Irrigated grass area for informal recreational play associated with picnic areas only.
### Slopes & Ridge Area

**Trails**  
No changes to alternatives

### Lakeside Area

- **Amphitheater**  
  Small amphitheater close to existing campgrounds
- **Boating**  
  Alt #1
- **Camping, existing**  
  Alt #1
- **Camping, group**  
  Alt #2
- **Camping, RV**  
  No facilities, but continue to allow RV’s to use camping areas without facilities, “dry-camping”.
- **Camping, tent/yurt**  
  No facilities
- **Entrance Road/Kiosk**  
  Realign entrance road, improvements, relocate kiosk.
- **Fishing**  
  No improvements
- **Historic/Cultural Preservation**  
  Alt #3
- **Maintenance Facility**  
  Alt #3
- **Picnic sites, family**  
  Alt #2
- **Picnic Sites, group**  
  Alt #2
- **Ranger Offices**  
  Alt #3
- **Trails**  
  Alt #2
- **Visitors center**  
  Alt #3
- **Water play**  
  No facilities
- **Hang gliding/Paragliding**  
  Consider take-off and landing areas as identified by pilots.

### Mendoza Ranch Area

- **Camping**  
  Youth camping with environmental education center. Consider horse camping on a very small scale, up to 20 guests.
- **Entrance Kiosk**  
  New kiosk in conjunction with realigned entrance road.
- **Entrance & staging**  
  Alt #2
- **Environmental Education and Interpretation**  
  Alt #3, Yosemite Institute, Redwood Glen, etc.
- **Fishing**  
  No facilities
- **Historic/Cultural Preservation**  
  Protect existing known resources.
<table>
<thead>
<tr>
<th>Facility Type</th>
<th>Alternative</th>
<th>Comments</th>
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<tbody>
<tr>
<td>Maintenance Facility</td>
<td>None, facility in lakeside area is close enough.</td>
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<tr>
<td>Picnic sites, family</td>
<td>Alt #2, near staging area.</td>
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<tr>
<td>Picnic Sites, group</td>
<td>None facilities</td>
<td></td>
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<td>Ranger Offices</td>
<td>Alt #3</td>
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<td>Ranger Residence</td>
<td>Alt #3</td>
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<tr>
<td>Trails</td>
<td>Same in all alternatives.</td>
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<tr>
<td>Visitors center</td>
<td>Alt #3</td>
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</tbody>
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Addition: Development should follow San Martin Planning Advisory Committee Guidelines

**Brian Seifert:**
- Prefers Alternative 2
- Likes Ag Ed in Alternative 2
- No camping on the West side
- Likes overflow equestrian camping at Mendoza
- Day use only on West side
- Likes equestrian facility in Alternative 3
- Likes realignment of road
- Likes remodeling maintenance facilities in Alternative 3

**Brent Bear:**
- Concerned about the viewshed
- Development should not be visible from the valley floor/public should be able to see foothills
- Supports ag education and facilities for children
- Ag production may not be compatible with park – Ag production is difficult and dirty
- No RVs on the West side
- Keep dog off-leash area away from golfers and equestrian areas
- All park plans should be considerate of neighbors
- Camping on lake side only
- Fishing Lake for kids not adults
- Boat rental with store
- Swimming area
- Single maintenance facility

**Doug Reynaud:**
- Alternative 2, plus equestrian facility
- Likes overflow parking idea
- Cannot support golf course for the following reasons: financial concerns, water issues, environmental issues, grey water may not work
- West side: preservation and rehabilitation, Ag education, Trails
- Preservation/restoration of valley oak in flat areas
- Special event camping at West side
- Don’t need to eliminate camping on West side
- Be careful about traffic on Mendoza side
- Does not like high density camping on Mendoza side- 25 site max.
Carla Ruigh

- Maintain remote and quiet character of Mendoza: walk-in camping, parking along road, limited horse camping.
- Supports elements that “sink into” site—ala Frank Lloyd Wright
- Road Concerns: very expensive, will impact Mendoza and change its character—instead, favors improve existing conditions
- West side- limited RV in back with screening—maintain viewshed
- Supports horse camping, dog off-leash area
- Conference center on West side
- Golf course should not be considered for revenues
- Golf course only if: environmentally sensitive, with additional buildings for other improvements, realistic revenue projections
- Hang gliding is okay, but not vehicle access to the site

Frank Croft

I have put into writing my response to your request. As you indicated in your email prior to this meeting, you wanted:
1) What is their preferred ultimate level of park development?
2) What combination of program elements from the three alternatives would they like to see in the preferred alternative?
3) What additional information is needed in order to make decisions on unresolved issues?

My response to the above is:
1) Alternative 1 is my preferred level of park development, with certain elements of Alternative two acceptable. Alternative 3 is not acceptable. This decision is based upon the following:
   • Alt 1 is the most ecologically sound, and has the least impact
   • Alt 1 is the least cost, and the least maintenance (especially after the discussion tonight on funding, which said anything is possible, but NOTHING is guaranteed!)
2) I could accept minimal development of the Mendoza property, using the camping elements from Alt 2. I would prefer to restrict the parking to 25 cars, and the horse trailer camping to 25. I would also like to see this camping reserved specifically for special events, reserved by organized groups.
3) In all the discussions about Alt 3, there is rarely any discussion or realization that all the activities that do not take place on the Western Flat area get moved to the Mendoza property. My on going chief problem with this is the access. Roop road is not safe for increased traffic of large vehicles with trailers. As my neighbor, Dr. Scott Benninghoven indicated when he spoke, there is an accident every weekend during the summer at those two 10mph curves which are on the Calaveras Fault. For those of us who drive the road daily, putting more traffic on that road is the last thing we want from a safety point of view. It is the Achilles hill of all development back there.
3) I have read several things on PGA web sites that cause me to question the income potential of an 18 hole golf course. I would like to see a better (non-partisan) break out of the development, maintenance, and funding numbers for a golf course before we consider recommending it to Parks and Recreation.

Lastly, one of my backgrounds is statistics. I am always “counting and calculating. A couple of numbers came up tonight that I wanted to point out to you.
1) At the Community Meeting on Feb 28, 5 of the 8 groups said “NO golf course”. Of the other 3, 2 said 18 holes only, and the last one said more studies.
2) Tonight, 3 people chose Alt 1, 4 chose Alt 2, 2 chose Alt 3a, and 1 chose 3b. The statistical average is Alt 2, with no golf course!

Additional notes:
- Golf impacts are too high—you cannot “undevelop something”
- Special event camping at Mendoza Site
• Golf course forces other uses to Mendoza and problems with Roop Road

**Kathy Rairden**

- Likes Alternative 2
- Likes Ag education
- Group picnic area 300 max.
- Golf course: 18 holes only: with half the area as shown in 3A (if left alone other uses will come along), irrigation of greens only
- Trails open ASAP, top priority
- Preservation/restoration of family house
- Phase 1: ground squirrel control
- Equestrian camping on both sides (most events are 2 days)
- Equestrian camping on both sides: on west for special events, limited number on Mendoza side
- Design guidelines—see Monterey Photos (open log style fencing (no chain link fence))
- Need swimming opportunity

**Alicia Borowski** (Submitted comments by email)

For the record, I am in favor of an 18 hole golf course for the revenue generating purposes. If the golf course can get some trails and a potty built for the rest of us than I am all for it. I am past the “idealism” phase of life and want to look at this realistically. Must golf for cash!

Even though I do not golf, at least it is a form of exercise for those that like it. Golf gets folks outside and walking around.

**Public comments**

Public representatives included those supporting hang gliding, park neighbors, an Audubon Society member, and people both supporting and opposed to a golf course.

**Hang gliding**

- Open Space Authority approval might take 3 years for launch
- Hang gliding club has $1 million liability insurance
- Hang gliding is not high risk
- Don’t need vehicular access to launch sites

**Golf course**

- Do not use berms along edge to prevent views of the hills
- Include golf course and good planning
- Golf course is possible if done right (careful with Coyote Creek)
- Golf course support but only if done right
- Golf course only if sensitively designed, must include trails
- Lost 13 courses in the country during the last 20 years
- Can be played by the elderly, can be started at an advanced age

**Education**

- Ag educational center is great
- Support for education center

**Equestrian**

- Need horse camping away from road, horse buggy driving needs to be accommodated

**General**

- Facilities should not be visible to neighbors
- Consider improvements to Roop Road
- Frustration in public about inaccessibility of acquired land—keep it simple and do it!

**Next Task Force Meeting - Review Draft Preferred Alternative:** April 11, 2002
**Parks and Recreation Commission - Review Draft Preferred Alternative:** May 1, 2002