PURPOSE OF THIS MEETING:

Provide an overview of the planning process, and solicit input on programming (potential designs/uses) for select areas of Sanborn County Park.

GROUND RULES:

• Listen
• Keep It Short
• Don’t Interrupt
• Be Positive
• Be Polite
• Take Turns
Agenda:

1. Welcome  
   Please visit the map and indicate where you live.  
   6:00 p.m.

2. Presentation  
   Project Overview  
   Focus Area Overview  
   Preliminary Design Ideas  
   6:10 p.m.

3. Small Group Activity  
   6:45 p.m.

4. Groups Report Back  
   7:30 p.m.

5. Conclusions and Next Steps  
   7:50 p.m.
INTRODUCTIONS

SANTA CLARA COUNTY PARKS

- Kimberly Brosseau, Project Manager, Senior Planner
- Michael Hettenhausen, Associate Planner
INTRODUCTIONS

PLACEWORKS TEAM

- PlaceWorks (Prime Consultant)
  - Leaders in Open Space and Public Access Planning
  - Integrated Science, Planning, Design, and Environmental Review
- 2M Associates (Lead Facilitator and Advisor)
- Land Economics Consultants
- Siegel & Strain Architects
- Environmental Science Associates (Cultural Resources)
PROJECT OVERVIEW
PROJECT OVERVIEW: BACKGROUND

- The Park Today:
  - 3,433 acres (from redwood forest to grassy meadow)
  - Regional open space and trail connections
  - Hiking, bicycling, picnicking, fishing, camping, education, event uses
  - Cultural and historic resources

Source: County of Santa Clara, 2016; CPAO, 2015; ESR, 2010; PlaceWorks, 2016.
The Master Plan focuses on four areas within Sanborn County Park:

**Northern Area**
- Welch-Hurst Area (2)
- Core Use Area (Dyer House) (3)
- Christensen Nursery Area (4)

**Southern Area**
- Christmas Tree Farm Site (5)
Historic Snapshot:

- Inhabited by Guemelento Ohlone tribe (from 3,000 BCE)
- Properties granted to private land owners under Homestead Act of 1862
- County purchased portion of the Dyer Property and opened the Park in 1962
- Park continued to expand with acquisitions
The Sanborn County Park Master Plan will:

1. Seek to **enhance visitor experience** by improving and expanding existing amenities

2. Assess the **feasibility** of a variety of potential amenities

3. Seek to **preserve and enhance natural and historic resources** (Welch-Hurst and Dyer buildings)

4. Recommend **new Park facilities** that respond to the changing recreational desires of the public

5. Outline opportunities to **improve existing partnerships** (YSI, Walden West) and the potential for new partnerships
PROJECT OVERVIEW: PROCESS

Existing Conditions
- Historic Review Memorandum
- Infrastructure Assessment
- Assessment of Potential Uses
- Market Analysis

Design Development
- Preliminary Ideas
- Preferred Ideas

Draft Plan
- Environmental Review

Public Meeting #1
- PRC
- Public Meeting #1
- HLUET and BOS

Public Meeting #2
- PRC
- Public Meeting #2

Final Plan

Future Phases
- Design Development and Construction Documents
- Construction and Implementation
FOCUS AREA OVERVIEW
SANBORN CORE USE AREA (DYER HOUSE)

EXISTING FEATURES

- Approx. size: 10 acres
- Historic Dyer House
  - Staff offices
  - Historic house
  - Non-profit use (YSI)
  - Visitor Center
- Day use and group picnic areas
- Outdoor venue for weddings and special events
- Walk in campsites
- RV camping
Opportunities

Adequate Parking

Centrally located within main park core area

Potential office space

Constraints

Cost to upgrade building; ADA requirements

Building too small for special events or retreat center

Additional staff or partners needed to operate Visitor Center
WELCH-HURST AREA

EXISTING FEATURES

- Approx. size: 10 acres
- Historic Main House
- Ancillary buildings
- Landscaped grounds
- Pond
## WELCH-HURST AREA

### Opportunities

| Historic character and redwood setting |
| Potential site for special events |
| Proximity to Walden West and existing park trails |

### Constraints

| Cost to rehabilitate and maintain building |
| Historic structure status |
| Limited parking |
CHRISTENSEN NURSERY SITE AREA

EXISTING FEATURES

- Approx. size: 20 acres
- Existing house
- Caretaker’s house
- Barn
- Other support buildings
- Ponds
## CHRISTENSEN PROPERTY

### Opportunities
- Gentle sloping topography
- Increased sun exposure in this area of Park
- Main house in good condition

### Constraints
- Ancillary buildings in disrepair
- Main house floorplan would not support retreats or special events
CHRISTMAS TREE FARM SITE

EXISTING FEATURES

- Approx. size: 20 acres
- Location separate from main park area
- Forested
- Terraced topography
- Former Christmas tree farm use
Opportunities

Terraced topography
Existing disturbed site
Potential to form new partnerships

Constraints

Distance from rest of Park
Additional staffing requirements
Cost to construct
Lack of water
POTENTIAL USE ANALYSIS

NORTHERN AREA

Core Use Area (Dyer House)
- Visitor Center
- Park Store
- Program Space for Non-Profits
- Events/Conference and Retreat Center

Welch-Hurst
- Special Event Venue
- Interpretive/Historic Tours
- Bed & Breakfast
- Youth Hostel

Christensen Nursery Site
- Corporate Retreat Center
- Campground
- Active Recreation
- Future Active Recreation
- Swimming/Fishing

CHRISTMAS TREE FARM SITE
- Potential Future Active Recreation
- Other uses
**Areas Explored for Each Use:**

- Needs and Requirements
- Park Compatibility
- Market/Demand/Public Interest
- Business Models/Staffing Needs
- Cost and Revenue Potential

**Legend**

<table>
<thead>
<tr>
<th>Potential Use</th>
<th>Needs and Requirements</th>
<th>Park Compatibility</th>
<th>Market/Demand/Public Interest</th>
<th>Business Models/Staffing Needs</th>
<th>Net Revenue/Cost Potential</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special Event Venue</td>
<td></td>
<td></td>
<td>C</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interpretive Site/Historic Tours</td>
<td></td>
<td></td>
<td></td>
<td>N</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bed &amp; Breakfast</td>
<td></td>
<td></td>
<td></td>
<td>C</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Youth Hostel</td>
<td></td>
<td></td>
<td></td>
<td>N</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- **High**
- **Medium**
- **Low**
- **Concession Potential**
- **Non-profit Partner Potential**
EXISTING AND POTENTIAL USES

- Consider as potential use
- Could be considered
- Should not be considered
PRELIMINARY DESIGN IDEAS
RELATIONSHIP OF POTENTIAL USES

Source: County of Santa Clara 2015; ESRI 2010; Planalytics 2015
SANBORNS CORE USE AREA-DYER HOUSE

PRELIMINARY DESIGN IDEAS

- Dyer House reuse
  - Visitor Center
  - Non-Profit Space
  - Ranger Office
- Ranger Office reuse
- Reduced camping
- Improved connections and wayfinding
- Special Events
- Continued outdoor education, picnic, day use
PRELIMINARY DESIGN IDEAS

- Interpretive Use
- School Group Use
- Special Events
- Day Use/Picnic Area
- Trail connections
- Partnerships
PRELIMINARY DESIGN IDEAS

- Christensen House Reuse (residence or rentals)
- Camping (tent, RV, and cabin)
- Future Active Recreation (mountain biking)
- Fishing
- Trail connections
POTENTIAL USES

- Future Active Recreation
- Other Uses
Workshop Group Guide

1. Introductions

2. Select facilitator, timekeeper, note-taker

3. Complete activities

4. Select spokesperson

5. Turn in Activity Boards
Report Back from Group Discussions
The California Environmental Quality Act (CEQA) requires certain projects and plans to undergo environmental review.

Environmental Issues to be addressed:

- Aesthetics & Visual Quality
- Agricultural & Forestry Resources
- Air Quality
- Biological Resources
- Climate Change
- Cultural, Historical & Archaeological Resources
- Geology & Soils
- Greenhouse Gas Emissions
- Hazardous Materials
- Hydrology & Water Quality
- Land Use, Plans & Policies
- Noise
- Public Services
- Recreation
- Transportation & Traffic/Circulation
- Utilities & Services
NEXT STEPS

- Refine Program Recommendations
- Prepare Draft Master Plan
- Public Meeting #2: Draft Plan
- Conduct Environmental Review
- Presentation to PRC/HLUET/BOS
- Master Plan Adoption (anticipated Fall, 2018)
QUESTIONS AND COMMENTS?

Kimberly Brosseau, Senior Planner
Santa Clara County Parks
Kimberly.Brosseau@PRK.SCCGOV.ORG

Michael Hettenhausen, Associate Planner
Santa Clara County Parks
Michael.Hettenhausen@PRK.SCCGOV.ORG