Figure 1-1. Sanborn County Park Master Plan Focus Areas
Figure 1-2
Planning and Input Process

EXISTING CONDITIONS
- Historic Review Memorandum
- Infrastructure Assessment
- Assessment of Proposed Uses
- Market Analysis

ALTERNATIVES DEVELOPMENT
- Conceptual
- Preferred Alternative

DRAFT PLAN
- Recommendations

ENVIRONMENTAL REVIEW
- Traffic Study

PLAN RECOMMENDATIONS/APPROVAL
- PRC (recommendation)
- HLUET (recommendation)
- BOS (approval)

FINAL PLAN

FUTURE PHASES
- Design Development and Construction Documents
- Construction and Implementation

Public and Stakeholder Input
Figure 2-1. Regional Context
Figure 2-2. Land Use and Zoning
Sanborn County Park has a rich history from inhabitation by indigenous Ohlone people, through the homesteading era of the 1860s, to the present day. Over 3,000 years before the Spanish expeditions arrived, the Guemelento Ohlone tribe visited the area to hunt, fish, and gather food. Bedrock mortars and associated settlement sites are located throughout the Park.

The Park was not part of the Spanish Ranchos. At the end of the Mexican American War in 1848, these unclaimed lands became the property of the U.S. Government. Under the Homestead Act of 1862, the federal government granted vast tracts of unclaimed land to private individuals as a way of promoting settlement, building infrastructure, and rewarding citizens for military service. Early settlers who arrived in the Saratoga hills took advantage of this new law, which granted 160 acres of unclaimed land to the head of a family, a widow, or a single person over the age of 21. In the 1860s, French, Swiss, and Italian immigrants began to settle in the area bounded by State Highway 9, Sanborn Road, and State Highway 35. These homesteaders initially harvested timber from the area and later used the land for agricultural purposes, resulting in several farms along what is now Sanborn Road.

Numerous homesteaders and property owners occupied the land which today comprises the Park. In 1962, the County of Santa Clara (County) purchased the first 62 acres of what would become the Park from the Peterson Family, and subsequently unofficially opened the property for public use on a limited basis. The County acquired an additional 940 acres in 1975, and in 1977 acquired the Welch-Hurst Estate property, formerly known as Walden West. The Estate was originally established by Judge James R. Welch and included the Welch-Hurst House. By 1977, the 1,653 acres of County property was dedicated as a public park and officially opened as Sanborn-Skyline County Park (the name has since been shortened). An additional 1,809 acres have been added since 1977, making it the fifth largest park managed by the County. The historical timeline is illustrated in Figure 2-3.

**NATIVE AMERICAN PERIOD**

3,000 BCE
The Guemelento Ohlone tribe hunt, fish and gather food in the area.

**MEXICAN AND EARLY AMERICAN PERIOD**

1848
At the end of the Mexican American War, the area becomes the property of the U.S. Government.

1860s
Early settlers to the area acquire land under the Homestead Act of 1862 and begin harvesting timber, farming and raising livestock.

1876-1883
San Jose Water Company builds roads and constructs dams in the area.

1908
The Welch-Hurst House and pond is built as a vacation home for Judge Welch.

APPROX. 1915
French stone-masons build the Dyer House (which is still standing today) near the Peterson Grove.

**EARLY 20TH CENTURY DEVELOPMENTS**

1962
The County of Santa Clara purchased the first 62 acres of what would become the Park from the Peterson Family, and subsequently unofficially opened the property for public use on a limited basis.

1975
An additional 940 acres were acquired by the County.

1977
The Welch-Hurst Estate property, formerly known as Walden West, was acquired by the County.

1977
The 1,653 acres of County property was dedicated as a public park and officially opened as Sanborn-Skyline County Park (the name has since been shortened).

The historical timeline is illustrated in Figure 2-3.
1962
The 62-acre portion of the original Dyer property is sold to the County and Sanborn is unofficially opened.

1975
940 acres are added to the Park and improvements area made, including five parking lots, internal roads and four restrooms.

1977
The Welch-Hurst Estate is sold to Santa Clara County; Sanborn-Skyline County Park is dedicated to the public and officially opened. *(Original name was shortened to Sanborn County Park.)*

1978
The Welch-Hurst House is converted into a youth hostel.

1981
San Jose Water Company sells the Bernard property to Santa Clara County to be incorporated into Sanborn County Park.

1988
More improvements are made to the park core including the construction of three group areas (Sequoia, Ohlone, and Costanoan group areas) and the Peterson Grove Deck.

1991-1992
The Peterson/Sequoia area restroom is constructed, the Pourroy Bridge and the bridge to the Shady Grove Theater is replaced, and the upper parking lot is converted into an RV campground.

**Historical Highlight on Sanborn Core Use Area**

Harold P. Dyer purchased the 160-acre estate that today consists of the Dyer House and surrounding park use areas from the Baille family in 1912. In 1915, the Dyer House was designed and constructed in the “Arts and Crafts” style out of rough-faced sandstone and redwood. The two-story structure served as a rustic retreat for the Dyer family, sited within a heavily wooded area and constructed to reveal the stone and wood elements. The grounds include various outbuildings, ponds, and terraced walls that utilize similar rough-faced masonry as the Dyer House.

During his tenancy at the house, Mr. Dyer had a Pelton waterwheel-powered generator installed in the basement that provided electricity to the house and the grounds. Being one of the only buildings with electricity at the time, it was known as “The Star on the Hill.” Mr. Dyer also purchased part of the nearby Taudt and Pourroy lands to create a 500-acre estate.

Mr. Dyer died in 1928 and the property was sold by his daughter in 1950 to George and Ethna Peterson. As previously described, the County purchased a portion of the property in 1962; constituting the first acreage of what would become the Park. This acquisition included the Dyer House and adjacent redwoods as well as the future Sequoia/Peterson Grove day use area.

As part of the Park, the Dyer House serves as offices and classrooms for the Youth Science Institute (YSI), a nature education based non-profit partner. The existing ranger station, also referred to as the Casino House, is located within close proximity to the Dyer House and is currently being used by YSI and Park Department staff.
Figure 3-1. Soil Types
Figure 3-2. Vegetation
Figure 3-3. Special Status Species

- **APF** - American peregrine falcon
- **CGS** - California giant salamander
- **SCRR** - Santa Clara red ribbons
- **Santa Cruz black salamander**
- **SCKR** - Santa Cruz kangaroo rat
- **WPT** - western pond turtle
- **WW** - woodland woollythreads
Figure 3-4. 2008 Sanborn Trails Master Plan Trail Overlay with Focus Areas
Figure 4-0. Focus Areas
Figure 4-1. Sanborn Core Use Area: Existing Conditions
Figure 4-2. Former Nursery Area: Existing Conditions
Figure 4-3. Welch-Hurst Area: Existing Conditions
Figure 4-4. Former Christmas Tree Farm Area: Existing Conditions
Figure 7-1
Sanborn Core Use Area: Recommended Design Alternatives

- **Sanborn Core Use Area**:
  - **Recommended Design Alternatives**

- **REUSE Dyer House for**:
  - Visitor Center
  - Non-Profit Space
  - Ranger Office

- **Recommended Parking**:
  - **Restoration of Trail**
  - **Relocate up to 15 RV Sites to Former Nursery Area; Expand Day Use Staging**

- **Existing/Walk-In Tent Camping Sites**: #1-10
- **Removal of Up to 23 Walk-In Tent Camp Sites**
- **Restoration of Trail**
- **Existing Park Residence**
- **Special Events/Focal Area**
- **Visitor Center**
- **Restroom**
- **Picnic Shelter**
- **Multi-Use Trail**
- **Hike/Bike Trail**
- **Hiking Trail**
- **Connection between Multi-Use Trails**
- **Walk-In Camping**

- **Sanborn Road**
- **Public Road**

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**SANBORN COUNTY PARK MASTER PLAN**

**DRAFT RECOMMENDATIONS**
FORMER NURSERY AREA

The Former Nursery Area has supported commercial nursery operations in the past, as is evident in the altered topography and remnant site features. This area provides an appropriate site for some of the higher intensity uses envisioned for Sanborn County Park such as campgrounds/cabins and a small family pump track/bike skills area. Developing this focus area to provide overnight accommodations will allow for higher quality, diverse overnight experiences that do not conflict with Sanborn Core Use Area day use activities and can be designed to have minimal impact on resources. Given the proximity to the Sanborn Core Use Area and eastern areas of the Park, new amenities in this focus area can also support or be used in conjunction with day use activities and special events staged in other areas of the Park.

Recommended design alternatives for the Former Nursery Area focus on utilizing the site as a campground operated either by the Parks Department or other partner. The campground could offer a range of camping experiences such as tent sites and/or cabins, provide overnight accommodations for special events staged in other areas of the Park, and potentially support partner programming. For instance, a partnership with an educational organization could support the construction and operation of cabins or an education facility associated with the campground and should be explored by the Parks Department.

Specific recommendations are illustrated in Figure 7-2 and include:

- Partnership opportunities for development of site.
- Construct cabins or other structured camping.
- Install RV camping (relocated from Sanborn Core Use Area).
- Install tent camping, including group camp areas (partially relocated from Sanborn Core Use Area).
- Construct amphitheater to support ranger programs.
- Provide parking to support camping and other recreation uses.

Figure 7-2
Former Nursery Area: Recommended Design Alternatives
- Explore future use of ponds, including fishing in the smaller pond. The larger pond is an option for septic system/leach field placement to support camping use. Further analysis will need to be completed to determine future use.

- Consider a pump track and/or skills area small in scale and primarily for use by children.

Implementation of these recommendations will require improvements to utility infrastructure, including septic system improvements. Septic system improvements will require the construction of one large leach field system to serve all uses; or of multiple leach fields to serve specific areas or specific facilities. The easterly pond may have a potential use as a leach field for the project.

**Figure 7-3**
Former Nursery Area: Illustrative Site Plan
**Welch-Hurst Area**

The Welch-Hurst Area, including the historic Welch Hurst house and grounds, has been utilized by the public in the past but the house is currently vacant due to the need for building improvements. The grounds are underutilized due to the need for site improvements. Once improved to ensure public safety and accessibility, the Welch-Hurst Area can again serve as a key destination within Sanborn County Park. While this focus area is not directly adjacent to the Sanborn Core Use Area, it is directly connected via the existing trail system and provides a more private location that lends itself to events and/or educational uses for the house and grounds. Given the high cost of improving the house and grounds, the Parks Department should explore potential partnership opportunities for improving and utilizing this focus area for public benefit.

In addition to partnerships, the Parks Department should pursue the reuse strategies for the Welch-Hurst Area that are illustrated in Figure 7-3 and described below:

- Partnership opportunities for reuse of Welch-Hurst Area
- Continued stabilization of Welch-Hurst House to protect from further deterioration.
- Use of the Welch-Hurst House and ancillary buildings as future reservable area in conjunction with partnership.
- Use of the landscaped grounds as outdoor reservable area.
- Use of cottage as support building for park use or partnership opportunity.
- Develop a shared parking agreement with future partnership to accommodate use.
Welch-Hurst Area: Illustrative Site Plan

- Potential Future Overflow Parking
- Cottage: Support Building for Future Partnership Use or Parks
- Welch-Hurst House (Existing): • Future Partnership • Reservable Area
- Barn (Existing)
- Parking (10-20 Spaces)
- Pond (Existing)
- Shared Parking with Future Partner
- Day Use / Picnic Area (10-20 People)
**PHASE 1**
TIMELINE: APPROXIMATELY 1-5 YEARS
ACTIONS:
- Dyer House improvements (infrastructure improvements, staff offices, visitor center).
- Continue to stabilize (mothball) historic Welch-Hurst House.
- Repurpose the existing ranger station for Park staff use or use associated with the Peterson Grove Reservation Area (weddings, special events).
- Pursue partnerships for all focus areas and conduct additional studies or site plans as needed.
- Install small pump track or skills area in Sanborn Core Use Area.

**PHASE 2**
TIMELINE: APPROXIMATELY 5-10 YEARS, OR OPPORTUNITY-BASED
ACTIONS:
- Develop Former Nursery Area primarily for camping in collaboration with future partner.
- Install small pump track or skills area in Former Nursery Area.
- Develop Welch-Hurst Area in collaboration with future partner.
- Relocate 15 existing RV campsites to Former Nursery Area.
- Relocate 23 existing upper walk-in campsites in Sanborn Core Use Area and retain 10 lower walk-in campsites.

**PHASE 3**
TIMELINE: TO BE DETERMINED
ACTIONS:
- Implement any remaining Plan recommendations, depending on the availability of funding, partnerships and future unknown conditions.