1. Open House  6:00 p.m.
2. Welcome 6:15 p.m.
3. Presentation 6:20 p.m.
   Planning at County Parks
   Project Overview
   Draft Recommendations  Q & A’s
5. Conclusions and Next Steps 7:20 p.m.
PLANNING AT SCC PARKS

Traditional Master Plan
• Comprehensive, long-range (15-30 years)
• Guide future growth, development
• 3-5+ years to develop document
• Separate subject matter plans

Challenges
• 28 County Parks
• Changing natural conditions
• Changing use trends
• Capacity
• “Overplanning”

Other options?
➤ Site Plan
➤ Master Plan amendment
➤ Land Use Plan
➤ Subject-matter Plan
Current Approach

• Focus on key areas
• Medium range (15-20/25 years)
• Growth, development in context of available resources
• Consider O+M impacts
• 1.5-3 years to develop document
PROJECT OVERVIEW
SANBORN COUNTY PARK (OVERVIEW)

• Located in the Santa Cruz Mountains

• Approximately 3,500 acres (redwood forest, grassland)

• Hiking, biking, picnicking, fishing, camping, education and events

• Cultural and historic resources (e.g., Welch-Hurst House and Dyer House)

• Regional open space and trail connections
HISTORY PRIOR TO MASTER PLAN

- Welch-Hurst house departure of youth hostel
- Nursery property vacated, future use unclear
- Christmas tree lease departure, bike park proposal
- Dyer House use changing, building needs repair

*Approved Trails Master Plan, 2008

- Feasibility Study – Welch-Hurst
- Utility Study – Dyer
- Bike park concept, assessment of former tree farm property

Initiation of full Master Plan
PLANNING AT SCC PARKS

- NEED/ CATALYST
- EXISTING CONDITIONS
- OPPORTUNITES & CONSTRAINTS
- PRELIMINARY RECOMMENDATIONS
- DRAFT RECOMMENDATIONS
- DRAFT PLAN
- FINAL APPROVALS
- CEQA

We are here!
1. Identify goals and objectives
2. Existing condition assessments
3. Cost estimates and revenue generation analysis
4. Opportunities and constraints identified
5. Parks and Recreation Commission presentation
6. Public Meeting #1 (Preliminary Draft Alternatives)
7. Additional studies (infrastructure and traffic)
8. Public Meeting #2 (Design Recommendations)
DRAFT MASTER PLAN RECOMMENDATIONS

• By Site (4)
• Existing Conditions
• Opportunities & Constraints
• Draft Recommendations
OVERALL PARK MAP

Sanborn County Park: Existing Conditions

- Walch-Hurst Area
- Former Nursery Area
- Sanborn Core Use Area (Dyer House)
- Former Christmas tree farm site
FORMER CHRISTMAS TREE FARM PROPERTY

EXISTING CONDITIONS

• Heavily wooded, likely history of logging
• Recently disturbed for commercial tree farm use
• Relatively flat ~20 acres of former tree farm
• ~70 acres downslope conifer forest
• Bordered by roads, residential
FORMER CHRISTMAS TREE FARM PROPERTY

**Opportunities**

- Previous disturbance
- Topography
- Soil types
- Potential to disperse activity
- Proposals: Wildlife Park, Bike Park

**Constraints**

- Cost to develop
- Operational challenges
- Traffic
- Neighbor concerns
DRAFT RECOMMENDATIONS

• Development of this site for recreational purposes is not recommended as part of this Master Plan
  • No bike park
  • No trails
  • No public parking

• Continuation of existing partnership with West Valley College (Park Management Program) likely to continue

• Possibility of fencing, access control
FORMER CHRISTMAS TREE FARM PROPERTY

QUESTIONS / COMMENTS
CONNECTIONS BETWEEN FOCUS AREAS

- Sanborn County Park
- Sanborn Core Use Area
- Welch-Hurst Area
- Former Nursery Area

* Special Events / Focal Area

- Key Connections
- Existing Trail
- Planned Trail
- Primary Public Access Roads
- Other Roads
- Park Building
- Parking Area
- Visitor Center
- Entry Kiosk
- Reservable Group Picnic Site

Source: County of Santa Clara, 2016; ESRI, 2010; PlaceWorks, 2016.
SANBORN CORE USE AREA

EXISTING CONDITIONS

- Historic house (Dyer)
  - Visitor center
  - Non-profit use
- Park Ranger office
- Picnic areas / day use
- Outdoor event venues
- Walk-in campsites
- RV camping
### SANBORN CORE USE AREA

**Opportunities**
- Centrally located
- Adequate parking
- Historic Dyer house
- Potential to combine office and visitor center space
- Hub of activity
- Space for expansion

**Constraints**
- Cost to upgrade building
- Small buildings limit potential uses
- Additional staff/partner needed (Visitor Center)
- Mix of uses

SANBORN CORE USE AREA

DRAFT RECOMMENDATIONS

• Historic house (Dyer)
  • Reopen Visitor Center
  • Continued use by Non-profit partner
  • Park Staff Offices

• Phase out and relocate “upper” walk-in campsites

• Relocate RV camping

• Reuse existing ranger station for park use or partner
FORMER NURSERY AREA

EXISTING CONDITIONS

- House
- Barn
- Other support buildings (former caretaker’s house)
- Greenhouses
- Ponds
- Creeks located on both sides of property
FORMER NURSERY AREA

Opportunities

- Potential site for partnerships
- Gentle sloping topography
- Increased sun exposure in this area of Park
- Good proximity to Sanborn Core Use Area

Constraints

- Cost to build campground
- Main house floorplan not conducive to group uses
- Ancillary buildings in disrepair
- Potential hazardous materials
FORMER NURSERY AREA

DRAFT RECOMMENDATIONS

- Campground (cabins, tent camping, RV camping)
- Future partnership use
- Secondary uses for both active and passive recreation
- Reuse or remove existing ponds
- Future Trail Connections
FORMER NURSERY AREA

ILLUSTRATIVE SITE PLAN
FORMER NURSERY AREA

QUESTIONS / COMMENTS
WELCH-HURST AREA

EXISTING CONDITIONS

• Historic main house
• Ancillary buildings (e.g., cottage)
• Landscaped grounds
• Pond
**Opportunities**
- Historic character and redwood setting
- Potential site for partnerships
- Stewardship of protecting historic resources

**Constraints**
- Cost to rehabilitate and maintain buildings
- Historic structure status
- Limited parking
Partnership opportunities

Stabilize (“mothball”) historic structure

Use of house, ancillary buildings, and grounds as future reservable area

Shared Parking agreement with future partnership
WELCH-HURST AREA

ILLUSTRATIVE SITE PLAN
WELCH-HURST AREA

QUESTIONS / COMMENTS

https://www.waymarking.com/waymarks/WM8555_Welch_Hurst_House_Saratoga_CA
The California Environmental Quality Act (CEQA) requires certain projects and plans to undergo environmental review.

A Mitigated Negative Declaration will be prepared.

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

- Conduct Environmental Review
- Prepare Draft Master Plan Document
- Presentation to PRC (Fall 2018)
- Present to HLUET and Board (late Fall 2018)
- Master Plan Adoption
THANK YOU!