MARTIAL COTTLE PARK
FINAL RESOURCE INVENTORY

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I. INTRODUCTION

SITE LOCATION AND CONTEXT

The 287.54-acre Martial Cottle Project site located at 5285 Snell Avenue, is an unincorporated area of Santa Clara County surrounded by a suburban area of the City of San Jose. The project site is partially owned by California State Parks (136.52 acres) and the Santa Clara County Parks and Recreation Department (151.02 acres). Currently, a 30.66-acre portion of the site remains as private property under a Lifetime Estate agreement between the County and the former owner (Walter Lester).

The Martial Cottle Project is a joint collaborative effort between the State and County. The State and County properties are to be developed and operated as a historical agricultural park by Santa Clara County Parks and Recreation Department under a Joint Powers and Operating Agreement, with deed restrictions for its future development and public use.

Regional access in the vicinity of the Park is provided via State Highways 101 and 85. Local access is provided via Snell Avenue, a four lane north-south arterial roadway that forms the eastern boundary of the site; Branham Lane, a two lane east-west arterial that borders the project site to the north; and Chynoweth Avenue, a four lane, east-west collector street that borders the project site to the south. Residential uses abut the western perimeter.

PURPOSE

The purpose of the Martial Cottle Park (Park) Resource Inventory (Inventory) is to provide a thorough and accurate body of information on the physical, biological, cultural, aesthetic and recreational resources in accordance with the requirements of Division 5, Chapter 1, Section 5002.1 of the Public Resources Code. This section of the Public Resources Code requires that an inventory of scenic, biological and cultural features be provided to the California State Parks and Recreation Commission when classifying a unit of the State Park System. This Resource Inventory is intended to provide the Commission with the necessary information for classification as specified in Article 1.7 of the Public Resources Code.

This Inventory was prepared by a resources team that conducted research and field investigations, evaluated resource significance, and prepared a discussion of the Park's physical, biological, cultural, recreational, and aesthetic resources. The Inventory provides an account of features to establish resource values and to provide an overview of the project area as a means of determining the desired level of resource protection and appropriate unit classification. As part of the resource summary and evaluation, the planning team evaluated past and present uses and addressed public access, park development and recreational potential. This information will be used to assist in developing resource policies, resource management programs, and as background information for land use planning, maintenance, interpretation, and operations. A list of selected references is included at the end of this document.

As requested by the Donor, the Park shall be referred to as Martial Cottle Park. On October 31, 2008, Martial Cottle Park officially became a new park unit within the State Park system when the State Park and Recreation Commission adopted the naming and classification of the park as a State Recreation Area. The Joint Powers and Operating Agreement (October 28, 2003) defines a collaborative planning process by the California Department of Parks and Recreation (CA State Parks) and the Santa Clara County Parks and Recreation Department (County Parks) for the development of Martial Cottle Park as a combined State and County park. However, the County will ultimately be responsible for the development, operation and management of the State's portion of the property together with the County's donation under the terms outlined in the agreement. The deed stipulations for both CA State Parks and County Parks require that the Park remain in agriculture in perpetuity and offer agricultural education for the public use and benefit. The fulfillment of the Park into a successful urban edge agricultural park will require the coordination of multiple stakeholders, public agencies, jurisdictions, and the community.

Site Significance – Character and Sense of Place

The Park is significant in local history because it was used for agriculture in the Santa Clara Valley by the Cottle family and their descendents, the Lester family, for approximately 150 years, extending from 1864 to the present. The property was originally part of the Bernal family's extensive Rancho Santa Teresa. In 1864 it was purchased by Edward Cottle who later deeded 350 acres to his son, Martial Cottle. Martial Cottle used the property for cattle, grain, and row crops, and eventually left it to his daughter, Ethel Cottle Lester, who envisioned it would someday be preserved for public use in her father's name. Ethel Cottle Lester was the mother of the Donor, Mr. Walter Cottle Lester and his sister, Edith Ethel Lester. Martial Cottle Park is a rare example of Santa Clara Valley family farmland still in cultivation, in what is now an almost entirely urbanized area of the City of San Jose.

Proposed Park Concept and Land Acquisition

The Donor's vision for the Martial Cottle Park is that it be jointly developed, operated and maintained as a County-State park in a manner that will promote and sustain farming traditions thereby showing and displaying the agricultural heritage of Santa Clara County from the mid 1800s to the present. Allowable uses as stipulated in the Donation Agreement/Grant Deeds for both CA State Parks and County Parks include agricultural leases, farmers' markets, produce stands, community gardens, educational programs related to agriculture, and passive recreational activities such as picnicking and trail uses.

The concept for Martial Cottle Park evolved over a 30-year period that culminated in early 2004, when the Donor executed agreements for the transfer of his family ranch to the CA State Parks (136.52 acres) and the County Parks (151.02 acres) with the condition that the land be utilized as an educational facility and working farm. A 32-acre portion of the property was reserved as a Life Estate by the Donor.

The Park Project is a collaborative effort between the CA State Parks and County Parks. Together, these two agencies will plan for a park of local, regional, and statewide significance within the urban service area of San José that will reflect the vision of the Donor, heir of the Martial Cottle family

ranch, and capture a significant period in the development of post-rancho agricultural history in California

It is important to note that while the Inventory makes some references to the 32-acre Life Estate to provide an overall theme and an accurate depiction of the project site, the Life Estate will not be programmed as part of the Park Master Plan process at this time. According to the property transfer agreement, the Life Estate will become part of the Martial Cottle Park upon the Donor's departure.

PROJECT DESCRIPTION

Physical Geography

The project site is generally rectangular in shape. The land is generally comprised of flat, open lands with a portion of the Lifetime Estate in active agricultural production. Little of the Park is comprised of native vegetation as the site has been farmed for several decades. The habitat within the Park is typical of rural areas with its fallowed fields and scattered mature oak trees. The large amount of open farmland within a highly-developed, suburban area makes the site an unusual geographic feature of significance (Figure I-2).

Site Facilities

The site contains a variety of agricultural outbuildings and residential structures dating from the mid-1800s, as well as some recent structures built after the 1960s. Most of these structures are located within the boundaries of the Lifetime Estate private property, which is located on the eastern portion of the site, and are not currently available for inclusion in the park's resources inventory and development plans. These buildings include the main residence, an office, two barns, a greenhouse, a granary, a blacksmith building, a mill, a milk house, a buggy shed, a shanty, two garages, two oil storage sheds, and three buildings used for equipment, supplies, and vehicle storage.

The Life Estate also has approximately 25 acres of actively-farmed land that is situated to the north and south of the area of the ranch buildings. Fruit and vegetable harvests and Christmas trees are sold at a fruit stand, which is located on the northwestern corner of the Snell Avenue and Chynoweth Avenue intersection.

A septic system is connected to the Life Estate main residence. A well, located adjacent to the main residence, provides the domestic water supply to the Life Estate. Farm equipment, storage tanks, and vehicles of various ages are scattered throughout the Life Estate. The remainder of the Park is comprised primarily of open agricultural land with a few scattered utilities (e.g., water tanks, wells, a bridge, aboveground irrigation lines, septic tanks, etc.) and the produce stand. A fenced and corrugated pump house and agricultural supply well is located in the south-central portion of the site just beyond the western terminus of Chynoweth Avenue.

The entire perimeter of the property is fenced and gated (Figure I-2). The Life Estate is further enclosed with additional chain link fencing. Current access to the Park is provided via access gates located along the perimeter of the property. Adjacent to the Life Estate property, there are four access gates along Snell Avenue. Two of these gates provide access to the produce stand and the associated storage yard, one gate provides direct access to the residence, and the northernmost gate accesses the PG&E easement. Two gates access the Life Estate from Chynoweth Avenue (Figure I-3). Aside from

dirt roads used by the Donor and the access to the Life Estate, no other defined internal circulation system exists within the Park boundaries.

No public access is permitted anywhere on the site with the exception of the produce stand that is located at the southeast boundary of the Life Estate. Access to and parking for the produce stand is off of Snell Avenue during the regular hours of operation for the produce stand. (Figure I-2).

SUMMARY OF RESOURCE INVENTORY CONTENTS

This Resource Inventory is organized into the following sections:

Section II – Physical Resources describes the topography, hydrological and geological features, and soil conditions specific to the Park.

Section III – Biological Resources contains information on the vegetation, wildlife, and ecology of the Park. This section contains biological resources planning considerations.

Section IV – Environmental Conditions describes the existing climate, air quality conditions, noise environment, and hazardous materials issues of the Park. This section also includes the regulatory framework guiding these issues.

Section V – Recreation, Scenic, and Cultural Resources characterizes the recreational opportunities, aesthetic resources, and cultural and historic resources of the Park.

Section VI – Land Use and Planning Influences contains information on the existing land uses on the Park and in the vicinity and describes the planning policy context, traffic and circulation patterns, and existing public services.

Section VII – Glossary of Acronyms and Abbreviations defines the acronyms and abbreviations used throughout the document.

Section VIII – Selected References lists the sources used in the preparation of this Resource Inventory.

Figure I-1: Regional Location

Figure I-2: Project Site

Figure I-3: Site Facilities within the Life Estate

II. PHYSICAL RESOURCES

TOPOGRAPHY AND HYDROLOGY

Topography

Martial Cottle Park is located within Santa Clara Valley. The valley floor is nearly flat along the San Francisco Bay, with gentle undulations and local, low hills to the south extending upward approximately 350 feet above mean sea level at the valley's narrowest point north of the City of Morgan Hill. Situated within the easterly side of the valley floor at an elevation of approximately 160 feet, the entire Park is relatively flat.

The southwestern side of the valley is bound by the Santa Cruz Mountains, which consist of a number of complex ridges with rugged slopes, varying in gradient from 40 to 60 percent and higher. The steepest interior portions of the range are bounded along the valley floor by more gently sloping foothills largely representing dissected alluvial fan geomorphology. The eastern edge of the Santa Clara Valley is defined by the Diablo Range. The Diablo Range consists of several parallel ridges with slopes varying between 20 and 60 percent with small intervening valleys.

Meteorology

The climate of the area is characterized as dry-summer subtropical (often referred to as Mediterranean), with cool wet winters and relatively warmer dry summers. The site receives approximately 14-15 inches of rainfall per year. This type of climate is subject to recurring and sometimes long lasting droughts. In normal rainfall years, about 50% of the County's water supply is provided locally, primarily from groundwater sources. In drought years, up to 90% of the water used by the County is imported.

Hydrology

Hydrological Setting. The Park is located in the City of San José (City) within the Santa Clara Valley basin south of the San Francisco Bay. The hills and mountains around the Santa Clara Valley are the source of a number of perennial and intermittent streams that flow through the City. Los Gatos Creek, the Guadalupe River, and Alamitos Creek originate in the Santa Cruz Mountains to the west of the site. Coyote Creek and its tributaries, including upper and lower Penitencia Creek and Silver Creek, flow out of the Diablo Range to the east of the project site.

Watershed and Drainages. Santa Clara County (County) includes all or part of five major watersheds at the southern end of the San Francisco Bay. The Park is located within the Guadalupe River Watershed, which encompasses approximately 170 square miles (SCVWD 2007).

The headwaters of the Guadalupe River Watershed originate in the western portion of Santa Clara County in the Santa Cruz Mountains. The Guadalupe River drains into the southern terminus of the San Francisco Bay. Tributaries to the Guadalupe River include Guadalupe, Los Gatos, Ross, Alamitos, and Canoas Creeks. Reservoirs in the Guadalupe River Watershed include Lexington, Vasona, Lake Elsman, Almaden, Guadalupe, and Calero Reservoirs (SCVWD 2007). The reservoirs store water collected in the wet winter months for use in the summer dry months.

While some of the stream channels in the upland areas are still natural, most of the tributaries within the valley floor area were channelized to alleviate widespread flooding and to convert marshy areas into developable land. Design of flood-conveyance systems historically focused on engineering solutions to transport flood flows by straightening creeks and lining them with protective surfaces (SCVWD 2007). Several types of channels have been constructed for controlling these high flows, including trapezoidal earth or concrete channels, culverts and channels with earthen levees and floodwalls (Jones & Stokes 2007). Canoas Creek is representative of a trapezoidal channel with a concrete bottom (see below). Today, the Santa Clara Valley Water District (SCVWD) focuses on employing more natural flood protection methods and multipurpose flood protection projects that protect property while preserving habitat, improving water quality, and providing creekside trails (SCVWD 2007).

Canoas Creek. Canoas Creek parallels the southeastern perimeter of the project site and then trends northwesterly, bisecting the western central portion of the site. It serves as the receiving surface water body for drainage from the project site and surrounding area that transports flows into the main channel of the Guadalupe River located north of the site. This creek was redirected and contained in a concrete-lined channel in the late 1890s or early 1900s. The bottom of the creek channel segment located on the site is between 6 and 8 feet wide. From there, the concrete walls angle outward to an approximate width of 20 feet from bank to bank at the top of the channel. The estimated depth from the top of bank to the creek centerline is 12 feet. The concrete-lined creek serves as a flood control channel that prevents water from flooding into the site.

Canoas Creek is located within the 100-year flood hazard zone, as mapped by the Federal Emergency Management Agency (FEMA). According to FEMA, areas mapped within the 100-year flood hazard zone may be inundated during the 100-year (or greater magnitude) storm event.

Flooding Potential. The Santa Clara Valley has a history of flooding that has resulted in the loss of life and property (City of San José 2007). As urbanization has occurred, natural vegetation has been replaced with impermeable urban surfaces including asphalt, concrete, and roofs that increase the volume of runoff and peak flow rate during heavy storm events (SCVWD 2007).

Flooding due to increased runoff has changed historical stream morphology and flow patterns in Santa Clara Valley. Flood Insurance Rate Maps (FIRM) have been prepared in conjunction with the Federal Flood Insurance Program showing areas projected to be flooded to a depth of one foot or more in the event of a “1%” or “100-year” flood occurrence. The Park is located within Zone D, which is an area of “undetermined, but possible, flood hazard” (Figure II-1) (FEMA 1982). Flooding to a depth of less than one foot will occur on a portion of the site as mapped by the SCVWD. Canoas Creek is not located within the 100-year flood hazard zone, as mapped by the Federal Emergency Management Agency (FEMA). According to FEMA, areas mapped within the 100-year flood hazard

zone may be inundated during the 100-year (or greater magnitude) flood event. A 100-year flood is expected to occur, on average, once every 100 years. However, the FIRM indicates that the 100-year flood event will be contained in the Canoas Creek channel.

Groundwater Resources and Recharge Potential. Groundwater is an important water resource for the County, with approximately 50 percent of the water needs met through the pumping of water directly from the three major groundwater basins (Santa Clara, Coyote, and Llagas Valleys), which are interconnected and underlie nearly 30 percent of the total County area (City of San José 2007). The SCVWD recharges the groundwater basin with approximately 157,000 acre-feet of water each year through these river systems and percolation ponds (SCVWD 2007). Within the Guadalupe Watershed, seven recharge facilities are comprised of numerous percolation ponds that store water for future release to recharge groundwater and compensate for the reduced rates of infiltration resulting from urban development and other impermeable land uses (Jones and Stokes 2007).

Based on environmental reports prepared for properties in the vicinity of the site, groundwater has been measured at depths ranging between approximately 12 to 22 feet below ground surface. According to a water well log for a well installed on the Martial Cottle Park in 1997, the shallow groundwater level was noted to be at approximately 20 feet below ground surface. Water and soil quality testing at the Park yielded a depth to groundwater of 15 feet.

Groundwater flow direction in the vicinity of the Park is variable based on information obtained from three neighboring properties. Groundwater in the vicinity of a property situated north of the Park has been reported to flow southwesterly. Groundwater reportedly flows northwesterly based on data collected for a property situated southeast of the Park. Data obtained from a third property, situated southwest of the site, indicates that groundwater flows northeasterly (Ninyo & Moore 2003).

To conserve and protect the quality of groundwater, the SCVWD enacted Ordinance 90-1, which requires a permit from the SCVWD's Wells and Water Production Unit for any person digging or destroying a water well. (Refer to Section VI – Land Use and Planning Influences for a discussion of District Ordinance 06-01).

Water Quality

The quality of surface water and groundwater in the vicinity of the Park is affected by past and current agricultural land uses at the site and within the Guadalupe watershed, as well as the composition of geologic materials in the vicinity.

Water Quality Testing was conducted in 2004 to determine the potential effects of the historic farming activity on surface water and ground water quality. The testing involved collecting four water samples from Canoas Creek, three groundwater samples from three former underground storage tank sites, and five groundwater samples from the active water supply wells on the site. No water quality constituents were reported above laboratory reporting limits from the well samples collected.

The Park is under the jurisdiction of the San Francisco Bay Regional Water Quality Control Board (RWQCB), which is responsible for implementation of state and federal water quality protection regulations and guidelines in the Bay Area, including the Clean Water Act. The RWQCB implements the Water Quality Control Plan (Basin Plan), a master policy document for managing water quality

issues in the region. The Basin Plan establishes beneficial water uses for waterways and water bodies within the region.

Regulation of Surface Runoff. Water quality of surface runoff is regulated by the National Pollutant Discharge Elimination System (NPDES) Nonpoint Source Program (established through the Clean Water Act). The NPDES program objective is to control and reduce pollutants to water bodies from nonpoint discharges. Locally, the NPDES program is administered by the RWQCB. The RWQCB has conveyed responsibility for implementation of storm water regulations in the vicinity of the project site to the Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP). The SCVURPPP is an association of thirteen cities and towns in the Santa Clara Valley, together with Santa Clara County and the Santa Clara Valley Water District. The SCVURPPP incorporates regulatory, monitoring, and outreach measures aimed at improving the water quality of South San Francisco Bay and the streams of the Santa Clara Valley to reduce pollution in urban runoff to the "maximum extent practicable." The SCVURPPP maintains compliance with the NPDES Permit and promotes storm water pollution prevention within that context. Compliance with the NPDES Permit is mandated by state and federal statutes and regulations. Participating agencies (including the City of San José) must comply with the provisions of the County permit by ensuring that new development and redevelopment mitigate water quality impacts to storm water runoff both during the construction and operation of projects (City of San José 2007).

Water Quality Testing. In 2004, Ninyo & Moore Geotechnical and Environmental Sciences Consultants conducted water quality tests on the Park to determine the potential effects of the historic farming activity on surface water and ground water quality. The testing involved collecting four water samples from Canoas Creek, three groundwater samples from three former underground storage tank (UST) sites, and five groundwater samples from the active water supply wells on the site. The surface water samples collected from Canoas Creek were below laboratory reporting limits for oil and grease, arsenic, volatile organic compounds (VOCs – highly evaporative carbon-based chemicals), and pesticides (Ninyo & Moore 2004). Methyl tertiary butyl ether (MTBE – a gasoline additive no longer used in California) was detected in two groundwater samples taken in proximity to the UST storage sites at 0.6 µg/L and 10 µg/L, which are below Primary Maximum Contamination Levels (MCL) for MTBE (13 µg/L). No constituents were reported above laboratory reporting limits from the well samples collected (Ninyo & Moore 2004).

GEOLOGY

Located in the San Francisco Bay Area, Martial Cottle Park is a region of significant seismic activity and geotechnical instability. This area is included in the Coast Ranges Geomorphic Province that extends from about 600 miles south of the Oregon border to central coastal California. Santa Clara County and the City of San José are located in the southern coastal ranges within the Santa Clara Valley. The Guadalupe River is about one mile to the west and the Coyote Creek is about one mile to the northeast. These two fluvial systems are the source of alluvial deposits at the site.

The site lies in the Santa Clara Valley between the Silver Creek Block to the north and east, and the Sierra Azul Block and New Almaden Block to the south. The Silver Creek Block extends from the concealed northeast boundary of the New Almaden Block to the Calaveras fault.

The major faults in this region trend northwest/southeast. Within the vicinity of Martial Cottle the major faults are the San Andreas Fault, a right-lateral strike-slip fault near the crest of the Santa Cruz Mountains to the west, and the Hayward and Calaveras faults, both right-lateral strike-slip faults in the Diablo Range to the east. These faults have exhibited significant tectonic motion both in recent times and the distant geological past.

Because the project site is situated in a region of significant seismic activity and geotechnical instability, there is the potential for earthquakes to occur and produce severe ground shaking and result in ground failure, thereby damaging or destroying existing historic and future built structures and site features. Other hazards associated with earthquakes include surface rupture, differential settlement, seismically-induced landslides, and seismically-induced inundation.

Geologic Formations

The Park lies in the Santa Clara Valley between the Silver Creek Block to the north and east, and the Sierra Azul Block and New Almaden Block to the south (Figure II-2) (Wentworth and Blake 1999). The Silver Creek Block extends from the concealed northeast boundary of the New Almaden Block to the Calaveras fault. This block is composed of a structural duplex, the structurally lowest and highest rocks both being composite basement rocks of the Franciscan Complex and the Coast Range ophiolite. A large volume of Pliocene volcanic rocks is also unique to the Silver Creek block. Within the vicinity of the site, this formation includes serpentinite and mélange. The formations of the New Almaden Block include serpentinized ultramafic rock and mélange, though these deposits are not mapped within the Park boundaries (Wentworth and Blake 1999). The Sierra Azul Block is generally found south of the Park and the New Almaden Block is located in the Santa Teresa Hills. The Sierra Azul Block is comprised of sandstone and shale of Loma Chiquita Ridge, other tertiary sandstone and mudstone, and mottled mudstone and sandstone of Mount Chual (Figure II-2). These geological blocks and formations give rise to the soils found within the park.

Fault Zones. The major faults in this region trend northwest/southeast. Within the vicinity of Martial Cottle Park the major faults are the San Andreas Fault, a right-lateral strike-slip fault near the crest of the Santa Cruz Mountains to the west, and the Hayward and Calaveras faults, both right-lateral strike-slip faults in the Diablo Range to the east. These faults have exhibited significant tectonic motion both in recent times and the distant geological past. In 1979, the right lateral Calaveras fault produced a 5.9 earthquake yielding a rupture of 1 cm along a 39 km long fault scarp within Santa Clara and San Benito Counties at a magnitude of 5.9. In 1984, the Calaveras fault ruptured again at a magnitude of 6.1 resulting in a surface rupture of 20 cm along a 1.2 km foot fault scarp. This second rupture triggered an afterslip in a 15 km-long creep-zone to the south. In 1989, the Loma Prieta earthquake occurred along the San Andreas fault near the Loma Prieta Peak in the Santa Cruz Mountains at a magnitude of 6.9. The average strike-slip displacement of this rupture was 1.2 m while the average reverse-slip displacement was 1.6 m. The Loma Prieta was the largest earthquake to occur on the San Andreas fault since the great San Francisco earthquake in April 1906. Numerous other faults are located in the hills and throughout the Santa Clara Valley. The Quaternary Geologic Map of San José East Quadrangle (1972) locates the Piercy and Silver Creek faults just north of the Park in the adjacent hills. These faults run parallel to the San Andreas Fault and have the potential to produce seismic activity (Figure II-2).

Geologic Hazards. Because the Park is situated in a region of significant seismic activity and geotechnical instability, there is the potential for earthquakes to occur and produce severe ground shaking and result in ground failure, thereby damaging or destroying existing historic and future built structures and Park features.

Other hazards associated with earthquakes include surface rupture, differential settlement, seismically-induced landslides, and seismically-induced inundation. Additional hazards related to soil and geologic conditions include compressible soils (subject to shrink and swell behavior), weak soils (subject to failure), lateral spreading, and liquefaction or collapse. The Park is located within a liquefaction hazard zone (Figure II-3). Liquefaction is a phenomenon in which the strength and stiffness of a soil is reduced by earthquake shaking or other rapid loading. The poorly drained soils associated with the Park are prone to liquefaction.

SOILS

Regional Overview

Soils in the Santa Clara Valley primarily consist of clay in the low-lying areas, loam and gravelly loam in the upper portions of the valley, and eroded rocky clay loam in the hills. The clay soils that make up the majority of the valley floor, including Martial Cottle Park, are derived from alluvial deposits from the surrounding and upstream geological formations. The valley is filled by as much as 1,950 feet of primarily alluvial sediment largely accumulated within the last 780,000 years.

The vicinity of the Park is dominated by two soil associations that are very deep, level, and somewhat poor to poorly drained: "Clear Lake-Campbell association, drained" and the "Sunnyvale-Castro-Clear Lake" association. Soils maps of the area show that the site is dominated by Orestimba silty clay loam soil, with the western-most portion consisting of Sunnyvale silty clay, drained.

Clear Lake Campbell association, drained. The Clear Lake-Campbell association, drained consists of somewhat poor to poorly drained soils developed in mottled, fine to moderately fine textured alluvium. Vegetation in this soil association is typically comprised of annual and perennial grasses and forbs. This association comprises about 1 percent of Santa Clara County (U.S. Soil Conservation Service 1968).

Sixty percent of this association is Clear Lake soil, which is composed of dark gray clay surface soils and mottled grayish brown clay subsoils. Twenty-five percent of this association consists of Campbell soil, which is composed of dark gray silty clay surface soils and olive gray silty clay loam subsoils. The remainder of this association includes Cropley soils (10%) and Pacheco soils (5%).

All four of the soil components listed above are included in the "Soil Candidate Listing for Prime Farmland and Farmland of Statewide Importance" for Santa Clara County (California Department of Conservation 1986). The soils in the Clear Lake-Campbell association, drained are suitable for irrigated row crops, sugar beets, orchards, dryland grain bay and pasture. Problems in the use of these soils include fine textures and moderately slow to slow permeability. The soils have severe limitations for septic tank filter fields and shrink-swell behavior is moderate to high. These limitations impose

restrictions on their use for housing and commercial developments. The typical growing season for this association is between 260 and 300 days.

Sunnyvale-Castro-Clear Lake association. The Sunnyvale-Castro-Clear Lake association consists of poorly drained soils developed in mottled alluvium. Sunnyvale soils make up 40% of this association and have dark gray, slightly calcarious silty clay surface soils and light gray, strongly calcareous subsoils. Castro soils make up 25% of this association and have very dark gray, slightly calcareous clay surface soils and white, strongly calcareous clay subsoils. Clear Lake soils make up 20% of this association and are described above. The remainder of this association includes Bayshore soils and Willows soils. This association comprises approximately 3 percent of Santa Clara County (U.S. Soil Conservation Service 1968).

The "Soil Candidate Listing for Prime Farmland and Farmland of Statewide Importance" for Santa Clara County includes Sunnyvale and Clear Lake soils. These soils are used for irrigated row crops, sugar beets, orchards, hay and pasture. Free water usually occurs at 3 to 5 feet from the surface, except where artificially drained. Drainage and flood control are needed to achieve high production of most crops. These soils have moderate to severe limitations for septic tank filter fields and shrink-swell behavior is high. These limitations impose restrictions when used for housing and commercial developments. The typical growing season for this association is between 250 and 325 days.

Park Soils

The entire site is composed of Holocene period deposits that are dark-colored clay and very fine silty clay, rich in organic material, and deposited beyond the levees and flood plains in the flood basins where stilling flood waters drop their finest sediment (Wentworth and Blake 1999). A review of soil information contained in water well logs provided by the land Donor during the Phase I Environmental Assessment in 2003 indicates that the Park soils are yellow sandy clays from the surface to depths of approximately 25 to 35 feet below ground surface (bgs), beneath which is a gravel layer. Beneath the gravel layer are several clay and gravel layers (Ninyo & Moore 2003).

According to the Donor and the Donor's Lessee, there are three major types of soil on the site. The soil in the southwestern leg of the site is a highly fertile, dark soil that has historically produced good vegetable and orchard crops. The soil to the northwest of the site (north of the most fertile area) is a less-fertile alkaline, poorly draining soil, which has been historically better suited to grain crops and grazing. This soil extends toward the Life Estate north of Chynoweth Avenue. The eastern half of the site comprises a clay-and-sand soil with good productivity. These soils are described and mapped on the 1996 Preliminary Master Plan for the site, which was the basis of the 2003 Donor's Vision.

A detailed soils map of the Park vicinity (U.S. Soil Conservation Service 1968) shows that the Park is dominated by Orestimba silty clay loam soil, with the western-most portion consisting of Clear Lake clay and Sunnyvale silty clay, drained. A small area located in the southeastern-most portion of the site is comprised of Yolo silty clay loam, 0 to 2 percent slopes (Figure II-5). These soils, as described by the Soils of Santa Clara County (U.S. Soil Conservation Service 1968), are discussed below. These soil descriptions differ slightly from the specific soil characteristics noted on the site by the Donor and the Donor's Lessee.

The Orestimba series consists of poorly-drained, moderately fine textured soils underlain by sedimentary alluvium. Willows and Sunnyvale are the principal associated soils. Vegetation associated with Orestimba silty clay loam is mostly salt tolerant grasses and forbs. This soil type is poorly drained and fertility is low because of moderate to high concentrations of both neutral and alkaline salts. Ponding occurs during winter months and permeability of the subsoil is very slow. Orestimba series soils are best used for irrigated row crops, prunes, pears, dryland pasture, and grain hay. The typical growing season for soils in the Orestimba series is between 250 and 325 days (U.S. Soil Conservation Service 1968).

The Clear Lake series consists of poorly-drained, fine textured soils underlain by mottled, stratified, calcareous sedimentary alluvium. Yolo and Campbell are the principal associated soils. Vegetation is chiefly annual and perennial grasses and forbs. The surface soil is a dark gray neutral clay averaging 22 to 29 inches in thickness. The subsoil is a mottled grayish brown calcareous clay ranging in thickness from 10 to 20 inches. Deep cracks develop in the surface and upper subsoil when these soils are dry. Clear Lake series soils are best used for irrigated row crops, sugar beets, orchards and dryland grain hay. Fertility is high. The typical growing season for soils in the Clear Lake series is between 260 and 300 days (U.S. Soil Conservation Service 1968).

The Sunnyvale series consists of poorly-drained, fine textured soils underlain by sedimentary alluvium. Clear Lake and Campbell are the principal associated soils. Vegetation associated with Sunnyvale silty clay, drained consists primarily of water-loving plants, annual grasses, and forbs. This soil type is moderately alkaline and calcareous with poor drainage. Water may become ponded during the winter months and subsoil permeability is slow. Fertility is high and this soil is best used for irrigated row crops, sugar beets, orchards, and hay. The typical growing season for soils in the Sunnyvale series is between 250 and 325 days (U.S. Soil Conservation Service 1968).

The Yolo series consists of well-drained, medium, and moderately fine textured soils underlain by sedimentary alluvium. Zamora, Campbell, and Esparto are the principal associated soils. Vegetation typically consists of annual grasses and forbs with a few scattered oak trees. The surface soil ranges in thickness from 26 to 32 inches and is a grayish brown, neutral, and mildly alkaline loam or silty clay loam. The subsoil and substratum are a brown, mildly alkaline silt loam or silty clay loam that extends to a depth of 60 inches or more. Fertility is high. Yolo series soils are used for irrigated row crops, sugar beets, orchards, vineyards, dryland hay and pasture. The typical growing season for soils in the Yolo series is between 250 to 325 days (U.S. Soil Conservation Service 1968).

Agricultural Suitability

The site is flat and primarily fallow with limited land (25 acres) in active agricultural production within the land designated as the Lifetime Estate. The Santa Clara County Important Farmland Map identifies the soils on the site to be “Prime Farmland” or “Farmland of Local Importance.” Prime Farmland is considered to be “land with the best combination of physical and chemical features for the production of agricultural crops.” Farmland of Local Importance refers to land that is “either currently producing crops, has the capability of production, or is used for the production of confined livestock.”

Figure II-1: Hydrological Features

Figure II-2: Geologic Formations

Figure II-3: Geologic Hazards

Figure II-4: Prime Farmland

Figure II-5: Park Soils

III. BIOLOGICAL RESOURCES

INTRODUCTION

The Park is comprised of 287.54 acres of agricultural lands that have been farmed by the Martial Cottle family since the mid-1800s. Farming activities have included growing grain and row crops and raising cattle. Historically, the Park included a family orchard where various fruit trees, including quince, plum, apricot, and apple, were grown. As a result of the long and continuous agricultural history of the site, the habitat value for native plants and animals is low. Natural colonization of the site by native plant species is further limited due to the site's location, which is surrounded by commercial and residential development that isolate the site from larger tracts of open space.

Under the conditions of the land transfer to the CA State Parks and to County Parks, the land is to be utilized as an educational facility and working ranch with the purpose of promoting and sustaining farming traditions. The natural resources found on the Park are analyzed within this context.

PLANT LIFE

Methods

This inventory of plant life on the site is based on a review of existing information, interpretation of aerial photos, and surveys by LSA biologists.

Prior to fieldwork, LSA reviewed County geographical information systems (GIS) data and reports of previous studies pertaining to the area proposed as the Park (refer to Section VIII - Selected References). In addition, the California Department of Fish and Game (CDFG) California Natural Diversity Data Base (CNDDB; CDFG 2007) and the California Native Plant Society (CNPS) Electronic Inventory (CNPS 2007) were searched for records of occurrence of special-status plant species in the region of the Park (see Special-Status Plants section below).

LSA staff botanist Timothy Milliken conducted a reconnaissance-level survey of the Park on July 6, 2007 to describe the plant communities present, record characteristic plant species and invasive exotic species that were identifiable at the time of the survey, and assess the potential for special-status plant species to occur on the site. All portions of the Park were surveyed on foot by traversing meandering transects through representative areas in the interior of the site and by walking the perimeter. Pertinent features observed in the field were recorded in notes transcribed in this section and drawn on a base map (Figure III-1).

Vegetation Communities

Prior to agricultural conversion, vegetation probably consisted of large scattered valley oaks and coast live oaks, with an understory of native forbs and grasses. Portions of the site may have also supported alkaline, seasonal wetlands. Due to prolonged agricultural use, the natural plant communities once

extant on the site no longer exist. Vegetation on the site prior to agricultural use would likely have been classified as a valley oak savanna, which is characterized by valley oaks and grasslands intermixed with shrubs and other oak and tree species.

Trees. Eight mature valley oak trees are situated in the eastern half of the site. Several other species of trees were observed in scattered locations within the outer boundaries of the site. These species consist of Italian cypress, California black walnut , maten, olive, and valley oak. Other tree species, such as coast live oak and coast redwood, were observed in the adjacent Lifetime Estate.

Fallowed Fields. The fallowed fields had been ploughed approximately one month prior to the survey. At the time of survey, the most notable vegetation growing in the nearly barren fields was non-native field bindweed/morning glory. Other plant species observed consisted of beets, salt heliotrope, and sacred thornapple

Wetlands. A swath through the west central portion of the site contain Sunnyvale Series soils. Sunnyvale soils consist of poorly drained, fine textured soils, underlain by gleyed sedimentary alluvium. These soils formed on low level positions in alluvial plains and, even in a drained condition, the description notes that water may become ponded during winter months.

Standing water may form across this western central portion of the Park during the wet season. While recent disking and the historic farming have eliminated much of the natural vegetation cover, one of the plants found growing in this area was salt heliotrope. Salt heliotrope is a native plant that is often associated with moist to dry, saline or alkaline soils and is classified by the U.S. Fish and Wildlife Service as an obligate wetland plant. Portions of the Park which seasonally pond water may be subject to regulation under Section 404 of the Federal Clean Water Act or the State of California's Porter-Cologne Act.

Canoas Creek, a perennially wet flood control channel, flows through the southwestern corner of the Park on its way to the Guadalupe River. This control channel prevents water from flowing onto the site. Water within the channel seems to have no influence on the site's vegetation. Canoas Creek is also likely subject to regulation under Section 404 of the Federal Clean Water Act or the State of California's Porter-Cologne Act.

Abandoned Agricultural Service Road. A pair of parallel fences, with posts that host several colonizing species of lichens, run approximately 1,500 feet due west from its origin near the Life Estate to the middle of the fields (Figure III-1). The area between the fences may have served as a farm service road in the past. However, the road has been abandoned for some time. The dominant vegetation in this area is non-native intermediate wheatgrass (*Elytrigia intermedia* ssp. *intermedia*). Some native plants were also observed within this strip of land and nowhere else on the property. These natives include narrow-leaved milkweed (*Asclepias facicularis*), California poppy (*Eschscholzia californica*), and California black walnut seedlings. Non-native plants observed here consist of wild oats (*Avena fatua*), ripgut brome (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), batchelor's button (*Centaurea cyanus*), yellow star-thistle (*Centaurea solstitialis*), perennial pepperweed (*Lepidium latifolia*), horehound (*Marubium vulgare*), Harding grass (*Phalaris aquatica*), and curly dock (*Rumex crispus*).

Special-Status Plants

No rare, threatened, endangered, or other special-status plant species are known to occur on the project site.

Park Special-status plant species are:

- Species that are listed, formally proposed, or designated as candidates for listing as threatened or endangered under the Federal Endangered Species Act.
- Species that are listed, or designated as candidates for listing, as rare, threatened, or endangered under the California Endangered Species Act.
- Plant species on List 1A, List 1B, and List 2 in the CNPS *Inventory of Rare and Endangered Vascular Plants of California*.
- Species that meet the definition of rare, threatened, or endangered under Section 15380 of the *CEQA Guidelines*.
- Plants considered to be a taxon of special concern by local agencies.

Identifying the potential occurrence of special-status plant species is important because their presence may require avoidance, conservation and protection from potential impacts that might occur with future park development.

Results of On-site Research and Surveys. Based on the results of the CDFG and CNPS database searches, 19 records of special-status plant species are documented in the region (Table III-1 and Figure III-2). Most of these species are unlikely to occur on the site because of the lack of suitable micro-habitat or substrates (e.g., serpentine) and the disturbance of the native vegetation as a result of the historic farming activity. Several of these species such as Congdon's tarplant (*Centromadia parryi* ssp. *congdonii*), Hairless popcorn-flower (*Plagiobothrys glaber*), and Contra Costa goldfields (*Lasthenia conjugens)* may have occurred on the site, given the likely historic presence of alkaline wetlands on the Park (Figure II-5).

The reconnaissance-level survey did not find any evidence of Congdon’s tarplant, and the survey was conducted during a time when non-blooming rosettes would have been noticeable. This species is easily recognizable with or without flowers.

Other regionally-occurring species documented in CDFG and CNPS records that are unlikely to occur on the site are: big scale balsam root (*Balsomorhiza macrolepis* var. *macrolepis*), round-leaved filaree (*California macrophyllum*), robust spineflower (*Chorizanthe robusta* var. *robusta*), Mt. Hamilton thistle (*Cirsium fontinale* var. *campylon*), San Francisco collinsia (*Collinsia multicolor*), Santa Clara Valley dudleya (*Dudleya setchellii*), fragrant fritillary (*Fritillaria liliacea*), Hall’s bush mallow (*Malacothamnus hallii*), and Metcalf Canyon jewel-flower (*Streptanthus albidus ssp. albidus*).

Table III-1: Special-Status Plant Species in the Project Vicinity

Species	Status[1] (Fed/ State/ CNPS)	Habitat Requirement[2] Blooming Period	Potential for Occurrence Within Project Site
Big-scale balsamroot *Balsamorhiza macrolepis var. macrolepis*	--/--/List 1B	Found in Chaparral (Chprl), Cismontane woodland (CmWld), and Valley and foothill grassland (VFGrs)/sometimes serpentinite habitat. March-June	Unlikely to occur, habitat severely disturbed. Closest known occurrence is of extirpated population ca. 2.31 miles of site.
Round-leaved filaree *California macrophylla*	--/--/List 1B	Found in Cismontane woodland (CmWld), and Valley and foothill grassland (VFGrs)/clay habitat. March-May	Unlikely to occur, habitat severely disturbed. Closest known extant occurrence ca. 1.45 miles from site.
Congdon's tarplant *Centromadia parryi ssp. congdonii*	--/--/List 1B	Found in Valley and foothill grassland (VFGrs)(alkaline) habitat. May-October (November)[3]	Unlikely to occur, habitat severely disturbed. Location of historic occurrence is within the general East San José Area. Species is assumed to be extirpated from San José area. Tolerates some disturbance and agricultural activity.
Robust spineflower *Chorizanthe robusta var. robusta*	FE/--/List 1B	Found in Chaparral (Chprl) (maritime), Cismontane woodland (CmWld)(openings), Coastal dunes (CoDns), and Coastal scrub (CoScr)/sandy or gravelly habitat. April-September	No suitable habitat on site. Closest known occurrence is of extirpated population ca. 0.62 miles from the site.
Mt. Hamilton thistle *Cirsium fontinale var. campylon*	--/--/List 1B	Found in Chaparral (Chprl), Cismontane woodland (CmWld), and Valley and foothill grassland (VFGrs)/serpentinite seeps. (February) April-October	Unlikely to occur, habitat severely disturbed. Closest known presumed extant occurrence ca. 1.96 miles from the site.
San Francisco collinsia *Collinsia multicolor*	--/--/List 1B	Found in closed-cone coniferous forest (CCFrs), and Coastal scrub (CoScr)/sometimes serpentinite habitat. March-May	No suitable habitat on site. Location of occurrence is unspecified within the general East San José Area.
Santa Clara Valley dudleya *Dudleya setchellii*	FE/--/List 1B	Found in Cismontane woodland (CmWld), and Valley and foothill grassland (VFGrs)/serpentinite, rocky habitat. April-October	No suitable habitat on site. Closest known presumed extant occurrence ca. 0.61 miles from the site.
Fragrant fritillary *Fritillaria liliacea*	--/--/List 1B	Found in Cismontane woodland (CmWld), Coastal prairie (CoPrr), Coastal scrub (CoScr), and Valley and foothill grassland (VFGrs)/often serpentinite habitat. February-April	Unlikely to occur, habitat severely disturbed. Closest known presumed extant occurrence ca. 2.59 miles from the site.

Species	Status[1] (Fed/ State/ CNPS)	Habitat Requirement[2] Blooming Period	Potential for Occurrence Within Project Site
Loma Prieta hoita *Hoita strobilina*	--/--/List 1B	Found in Chaparral (Chprl), Cismontane woodland (CmWld), and Riparian woodland (RpWld)/ usually serpentinite, mesic habitat. May-July (August-October)	No suitable habitat on site. Closest known presumed extant occurrence ca. 3.65 miles from the site.
Contra Costa goldfields *Lasthenia conjugens*	FE/--/List 1B	Found in Cismontane woodland (CmWld), Playas (Plyas) (alkaline), Valley and foothill grassland (VFGrs), and Vernal pools (VnPls)/mesic. March-June	Unlikely to occur, habitat severely disturbed. Closest known occurrence is of extirpated population ca. 5.27 miles from site. Closest known presumed extant occurrence ca. 16.6 miles from site.
Smooth lessingia *Lessingia micradenia var. glabrata*	--/--/List 1B	Found in Chaparral (Chprl), Cismontane woodland (CmWld)/ serpentinite habitat, often roadsides. July-November	No suitable habitat on site. Closest known presumed extant occurrence ca. 3.54 miles from the site.
Arcuate bush mallow *Malacothamnus arcuatus*	--/--/List 1B	Found in Chaparral (Chprl), and Cismontane woodland (CmWld) habitat. April-September	No suitable habitat on site. Closest known presumed extant occurrence ca. 4.65 miles from the site.
Hall's bush mallow *Malacothamnus hallii*	--/--/List 1B	Found in Chaparral (Chprl) and Coastal scrub (CoScr) habitat. May-September (October)	No suitable habitat on site. Closest known presumed extant occurrence ca. 1.81 miles from the site.
Robust monardella *Monardella villosa ssp. globosa*	--/--/List 1B	Found in Broadleafed upland forest (BUFrs) (openings), Chaparral (Chprl) (openings), Cismontane woodland (CmWld), Coastal scrub (CoScr), and Valley and foothill grassland (VFGrs). June-July(August)	Unlikely to occur, habitat severely disturbed. Closest known presumed extant occurrence ca. 4.27 miles from the site.
Santa Cruz Mountains beardtoung *Penstemon rattanii var. kleei*	--/--/List 1B	Found in Chaparral (Chprl), Lower montane coniferous forest (LCFrs), and North Coast coniferous forest (NCFrs) habitat. May-June	No suitable habitat on site. Closest known presumed extant occurrence ca. 8.88 miles from the site.
Hairless popcorn-flower *Plagiobothrys glaber*	--/--/List 1A	Found in Meadows and seeps (Medws)(alkaline), and Marshes and swamps (MshSw)(coastal salt). March-May	Unlikely to occur, habitat severely disturbed by past agricultural activity. Closest known presumed extirpated occurrence ca. 3.85 miles from the site.
Metcalf Canyon jewel-flower *Streptanthus albidus ssp. albidus*	FE/--/List 1B	Found in Valley and foothill grassland (VFGrs)(serpentinite). April-July	No suitable habitat on site. Closest known presumed extant occurrence ca. 0.66 miles from the site.

Species	Status[1] (Fed/ State/ CNPS)	Habitat Requirement[2] Blooming Period	Potential for Occurrence Within Project Site
Most beautiful jewel-flower *Streptanthus albidus ssp. peramoenus*	--/--/List 1B	Found in Chaparral (Chprl), Cismontane woodland (CmWld), and Valley and foothill grassland (VFGrs)/serpentinite habitat. April-September (March - October)	No suitable habitat on site. Closest known presumed extant occurrence ca. 2.84 miles from the site.
Caper-fruited tropidocarpum *Tropidocarpum capparideum*	--/--/List 1B	Found in Valley and foothill grassland (VFGrs)(alkaline hills). March-April	Unlikely to occur, habitat severely disturbed. Closest known presumed extant occurrence ca. 4.20 miles from the site.

[1]Status
FE = Federally-listed as endangered
FT = Federally-listed as threatened
SE = State-listed as endangered
List 1B = California Native Plant Society (CNPS) – Plant considered rare, threatened, or endangered in California and elsewhere.
List 2 = CNPS – Plant considered rare, threatened, or endangered in California but more common elsewhere.
[2] Information obtained from the California Natural Diversity Data base (CNDDB) (CDFG 2007).
[3] Months in parentheses are uncommon.

Non-native Plants

Invasive non-native, weedy plant species are those that displace native plants and animals, increase wildfire and flood danger, consume valuable water, degrade recreational opportunities, and destroy productive range and timber lands (California Invasive Plant Council (Cal-IPC) 2005). Cal-IPC maintains lists of exotic plants that have or can become invasive into natural communities. Exotic-invasive plant species observed on the Park include wild oats, Italian thistle, yellow star-thistle, perennial pepperweed, Harding grass, and Himalayan blackberry.

ANIMAL LIFE

Methods

Prior to fieldwork, LSA biologists reviewed County GIS data and reports of previous studies pertaining to the Park (Section VIII – Selected References). The CNDDB (CDFG 2007) was also searched for records of occurrence of special-status animal species in the region of the site (see Special-Status Species section below). LSA wildlife biologist, Dan Sidle conducted a reconnaissance-level survey of the Park on July 6, 2007. The primary purpose of this survey was to identify the major wildlife habitat types and inventory the wildlife resources within and adjacent to the site. The site was surveyed by walking through most of the study area. Animal species observed during the reconnaissance-level survey in July are discussed in this assessment, but represent only a portion of the total number of species that may inhabit the project site throughout a given year. Additional animal species that may occur on the site on a seasonal or occasional basis, but were not observed during the July survey, are also discussed. The information presented in this section is based on a review of the checklist for birds of Santa Clara County (Bousman 2005) and the professional experience and observations of LSA biologists.

Wildlife Habitat

Wildlife habitat within the site is typical of rural areas with fallowed fields and scattered mature oak trees (Figure III-1). As a whole, the diversity of animal species present on site is limited due to the project site's location, which is surrounded by commercial and residential development that isolate the site from larger tracts of open space. However, the trees and fallowed fields on site provide foraging and/or breeding habitat for many species. Additionally, Canoas Creek (Figure III-1) provides a suitable habitat corridor for a variety of animals.

Habitat Types. A diversity of animal species inhabit the site, but some species may prefer or occupy one habitat type and not the others. The habitat types on site consist of trees, fallowed fields, the Canoas Creek channel, and buildings. Following is a description of these habitat types and the animal species associated with them.

Trees. The valley oaks and other trees onsite provide nesting, foraging, or roosting habitat for many animal species. An active red-tailed hawk nest was observed in one of the mature valley oaks. Other animal species observed in the oak trees during the survey consisted of white-breasted nuthatch, American kestrel, house finch, great egret, and hooded oriole. Additionally, woodpecker holes and large cavities were observed in the branches and trunks of some of the oaks. Birds could nest in these holes and cavities and bats could roost in the larger cavities in the oaks. Red foxes were observed resting under the canopies of the oaks. In addition to the animal species observed in valley oaks, three white-tailed kites were observed in an Italian cypress tree along the western boundary of the site.

Fallowed Fields. The fallowed fields onsite provide foraging habitat for several species that are commonly found in rural areas including California ground squirrels, Botta's pocket gophers, and California meadow vole. These rodents provide a prey base for red foxes and several birds-of-prey that were observed on site. Other animal species seen on or near the fallowed fields during the survey consist of American kestrel, great egret, turkey vulture, peregrine falcon, cliff swallow, and barn swallow. Portions of the fallowed fields may pond water during the rainy season and provide a seasonal water source for animals such as Pacific treefrog, shorebirds, and waterfowl.

Canoas Creek. Animal species occurring near Canoas Creek include of western fence lizard, red fox, mourning dove, California towhee, American robin, lesser goldfinch, Anna's hummingbird, northern mockingbird, house sparrow, mallard, and red-shouldered hawk. Pacific (western) pond turtles, a California species of special concern, occur in the vicinity and may also inhabit Canoas Creek.

The federally threatened California red-legged frog, chinook salmon, and steelhead, although present in other creeks or rivers within the County, are unlikely to occur in the on-site portions of Canoas Creek due to the marginal habitat conditions present.

Buildings. Bats, black phoebes, barn owls, mourning doves, swallows, and other birds could nest and/or roost in the ranch outbuildings on or adjacent to the site. A black phoebe was observed perched at the pump house structure north of Canoas Creek near the southwestern corner of the project site.

Special-Status Species

For the purpose of this analysis, special-status species are defined as follows:

- Species that are listed, formally proposed, or designated as candidates for listing as threatened or endangered under the Federal Endangered Species Act.
- Species that are listed, or designated as candidates for listing, as rare, threatened, or endangered under the California Endangered Species Act.
- Wildlife species listed by CDFG as Species of Special Concern, or as Fully Protected species.
- Species that meet the definition of rare, threatened, or endangered under Section 15380 of the *CEQA Guidelines*.
- Wildlife considered to be a taxon of special concern by local agencies.

Based on the habitat types present within the Martial Cottle study area, a preliminary review of the available literature, and a search of the CNDDB, 18 special-status animal species have been identified that are known to occur, or have the potential to occur in the habitats described above (CDFG 2007; see Figure III-2). Brief accounts of these species are provided below, while Table III-2 summarizes the status and potential for occurrence of these species within the study area and the surrounding region.

Table III-2: Special-Status Animal Species in the Project Vicinity

Species	Status (Federal/ State)	Habitat	Potential for Occurrence Within Project Site[a]
Invertebrates			
Bay checkerspot butterfly *Euphydryas editha bayensis*	FT/-	Found in serpentine habitat where its host plant, California plantain (*Plantago erecta*) is present.	No serpentine habitat present onsite. Host species, California plantain, not observed during reconnaissance-level survey.
Hom's micro-blind harvestman *Microcina homi*	FSC/-	Found under moist rocks in open hillsides/grasslands in serpentine habitat.	Suitable serpentine habitat does not occur onsite.
Jung's micro-blind harvestman *Microcina jungi*	FSC/-	Found in grasslands in serpentine habitat.	Suitable serpentine habitat does not occur onsite.
Opler's longhorn moth *Adela oplerella*	FSC/-	Found in grasslands where its host plant, creamcups (*Platystemon californicus*) is present, usually in serpentine habitat.	Suitable serpentine habitat does not occur onsite.
Fishes			
Steelhead – Central California Coast ESU *Oncorhynchus mykiss*	FT/-	Requires clear cool riffles with gravel or cobble substrate for spawning and clear, cool riffles and pools as rearing habitat.	Not expected to occur due to marginal habitat conditions present in Canoas Creek. This species is known to occur within the Guadalupe River Watershed, but has not been recorded in the project site's portion of Canoas Creek.

Species	Status (Federal/ State)	Habitat	Potential for Occurrence Within Project Site[a]
Chinook salmon – California Coastal ESU *Oncorhynchus tshawytscha*	FT/-	Requires clear, cool streams with pools and riffles, with coarse gravel beds for spawning.	Not expected to occur due to marginal habitat conditions present in Canoas Creek. This species is known to occur within the Guadalupe River Watershed, but has not been recorded in the project site's portion of Canoas Creek.
Amphibians			
California tiger salamander *Ambystoma californiense*	FT/CSC	Breeds in vernal pools, ponds, and stock ponds. Spends summer and early Fall in uplands surrounding breeding sites, taking refuge in small mammal burrows or other underground cover.	No suitable vernal pools are present onsite. The site's isolation from areas with suitable habitat precludes this species from occurring onsite. The closest known occurrence is approximately 1.7 miles northwest of the project site on the other side of adjacent development.
California red-legged frog *Rana aurora draytonii*	FT/CSC	Found in lowlands and foothills in or near permanent ponds and streams with dense, shrubby, or emergent riparian vegetation.	No breeding habitat onsite. Not expected to occur in Canoas Creek due to marginal habitat conditions present. This species is known to occur within the Guadalupe River Watershed, but has not been recorded in the project site's portion of Canoas Creek.
Reptiles			
Pacific (western) pond turtle *Actinemys marmorata*	–/CSC	Found in ponds, marshes, rivers, streams, and irrigation ditches with aquatic vegetation. Requires basking sites and adjacent grasslands or other open habitat for egg-laying.	May inhabit the site's portion of Canoas Creek. The closest known occurrence is approximately 1.5 miles northeast of the site in Coyote Creek.
Birds			
White-tailed kite (nesting) *Elanus leucurus*	–/CFP	Forages over open landscapes, such as grasslands, pastures, and fields with good populations of voles and other small rodents. Nests in isolated trees and along the edges or woodlands near open areas.	Three were observed during LSA's reconnaissance-level survey at a tree along the western boundary of the project site. Likely nests in close proximity to the site.
Cooper's hawk (nesting) *Accipiter cooperii*	–/CSC	Nests and forages in woodlands, often with open areas or open canopy and near water. Also known to forage in open grasslands or shrubland.	May occur as a transient and winter visitor and may nest in trees onsite.
Peregrine falcon *Falco peregrinus*	Delisted/CE (nesting)	Forages in open country, mountains, and sea coasts. Nests on high cliffs, bridges, and buildings.	Observed flying over site during LSA's reconnaissance-level survey. May forage onsite. No suitable nesting habitat present.
Western burrowing owl *Athene cunicularia*	–/CSC	Nests in burrows in grasslands and woodlands; often associated with ground squirrels. Will also nest in artificial structures (culverts, concrete debris piles, etc.).	May forage and nest onsite. Suitable nesting burrows (i.e., California ground squirrel and red fox burrows) observed onsite during LSA's reconnaissance-level survey.

Species	Status (Federal/ State)	Habitat	Potential for Occurrence Within Project Site[a]
Loggerhead shrike *Lanius ludovicianus*	–/CSC	Found in grasslands and open shrub or woodland communities. Nests in dense shrubs or trees and forages in scrub, open woodlands, grasslands, and croplands. Frequently uses fences, posts, and utility lines as hunting perches.	May nest in the trees and forage in the fallowed fields onsite.
Mammals			
Pallid bat *Antrozous pallidus*	–/CSC	Roosts in crevices in rock outcrops, in the expansion joints under bridges and occasionally in old buildings; forages on large terrestrial insects in open habitats.	May forage and roost onsite. Roosting habitat may be present in the trees and pump house onsite or in the trees and buildings at the adjacent Life Estate.
Townsend's big-eared bat *Corynorhinus townsendii*	–/CSC	Roosts in caves, mines, and old buildings. Forages for insects in riparian woodlands, wetlands, forest edges, and open woodlands.	May forage and roost onsite. Roosting habitat may be present in the pump house onsite or in the buildings at the adjacent Life Estate.
Western mastiff bat *Eumops perotis californicus*	–/CSC	Roosts in crevices in cliff faces, tunnels, and high buildings.	May forage high over the site. Could roost in the higher, more open structures at the adjacent Life Estate.
San Joaquin kit fox *Vulpes macrotis mutica*	FT/CE	Found in open grasslands and arid areas with ground squirrel and/or kangaroo rat populations. Dens in rodent burrows.	The site's isolation from larger areas of undeveloped lands precludes this species from occurring onsite.

Status Codes:
FE = Federally-listed as an endangered species.
FT = Federally-listed as a threatened species.
FSC = Federally-listed as a species of concern.
CE = State-listed as an endangered species.
CT = State-listed as a threatened species.
CFP = State-listed as a fully protected.
CSC = State listed as a species of special concern.

[a] Nearest records are based on CNDDB (2007) occurrences unless otherwise noted.

Source: LSA Associates, Inc., 2007.

Pacific (Western) Pond Turtle. The Pacific (western) pond turtle, a California species of special concern, could inhabit Canoas Creek. Although the bottom of the creek is concrete-lined, sediment deposits and vegetation within the creek channel and banks provide marginal habitat for this species. The closest known occurrences of pond turtles are approximately 1.5 miles northeast of the Park in Coyote Creek and approximately 1.7 miles west of the site in the Guadalupe River (CDFG 2007).

White-Tailed Kite. Three white-tailed kites, including at least one immature kite occur at an Italian cypress tree along the western boundary of the site near the northern bank of Canoas Creek. The white-tailed kite is a State fully-protected species.

Cooper's Hawk. Cooper's hawks (*Accipiter cooperii*), a California species of special concern, could nest in the tall trees on the Park. The closest known CNDDB occurrence of Cooper's hawk is a record from 2003 that is located approximately 4.9 miles from the site, near the intersection of Bascom and Hamilton Avenues.

Peregrine Falcon. A peregrine falcon, a State endangered and fully protected species, was observed flying over the project site. No suitable nesting habitat occurs on the site, but this falcon may forage here.

Burrowing Owl. The burrowing owl (*Athene cunicularia*) is a California species of special concern that usually lives underground in burrows that have been dug by mammals, but will also inhabit artificial structures such as culverts, pipes, and rock structures. California ground squirrel burrows were observed in the grasslands along the western boundary north of Canoas Creek and along the abandoned agricultural service road. Larger canid-sized burrows, most likely dug by red foxes, were also observed along this road. Burrowing owls could forage on the site and could use the on-site burrows as breeding and/or non-breeding habitat. The closest known occurrence of the burrowing owl is approximately 1.9 miles from the site near the intersection of Monterey Road and Curtner Road.

Loggerhead Shrike. The loggerhead shrike is a California species of special concern. Suitable nesting sites exist in trees on or adjacent to the site. Shrikes may forage within the fallowed fields on the site.

Special-Status Bats. Trees and/or buildings potentially provide roosting and foraging habitat for pallid bat (*Antrozous pallidus*), Townsend's big-eared bat (*Corynorhinus townsendii*), western mastiff bat (*Eumops perotis californicus*), and other bat species. With the exception of pallid bat, there are no CNDDB occurrences of special-status bats within 5 miles of the project area. However, bats can be difficult to detect and are probably under-reported in the CNDDB. Two of the three CNDDB occurrences of pallid bats were recorded in the 1940s and are situated at unspecified locations within the vicinity of the Park. The other occurrence was recorded in 2004 as a single bat roosting in a barn, approximately 3.9 miles from the site. Many bat species in California roost in trees, bridges, caves, mines, buildings, and other human man-made structures. Old buildings are used by bats as day roosts for resting or night roosts. No bats were observed onsite during the reconnaissance-level survey, but the structures adjacent to the project site on the Life Estate were not inspected.

Other special-status animal species occur in the region (CDFG 2007; Figure III-2), but are not likely to inhabit the Park due to the lack of suitable habitat and/or the site's isolation from larger areas of undeveloped lands. These species consist of the California tiger salamander (*Ambystoma californiense*), California red-legged frog, Bay checkerspot butterfly (*Euphydryas editha bayensis*), San Joaquin kit fox (*Vulpes macrotis mutica*), chinook salmon, and the Central

California coast steelhead evolutionary significant unit. Three other rare species, the Hom's micro-blind harvestman (*Microcina homi*), Jung's micro-blind harvestman (*Microcina jungi*), and Opler's longhorn moth (*Adela oplerella*), occur in the region, but are unlikely to occur onsite due to the lack of serpentine habitat. A brief description of each of these species follows.

California Tiger Salamander. The Park is within the historic range of the federally threatened California tiger salamander, but no current records of this species exist on the site. This species typically occurs in vernal pools and no suitable vernal pools are present onsite. The closest known occurrence of California tiger salamander is a record from 1993 that is approximately 1.7 miles northwest of the Park at Hillsdale Mine.

California Red-Legged Frog. Canoas Creek provides marginal habitat for California red-legged frog. Red-legged frogs are known to occur in other creeks within the Guadalupe River Watershed, but no occurrences have been recorded in the portion of Canoas Creek on the project site.

Bay Checkerspot Butterfly. The Bay checkerspot butterfly, a federally threatened species, relies on its host plant, California plantain (*Plantago erecta*), for reproduction. California plantain is a native plant that occurs in serpentine soil. Because no serpentine soils exist onsite, the Bay checkerspot butterfly and its host plant, California plantain, are not expected to be present. The closest known occurrence of this butterfly is approximately 1.8 miles northeast of the site between Silver Creek and Highway 101.

San Joaquin Kit Fox. The federally endangered and State threatened San Joaquin kit fox is rare in this region and there are no current records of this species in the vicinity. The isolation of the site from larger areas of undeveloped lands precludes this species from occurring on the site.

Chinook Salmon and Steelhead. The federally threatened California coastal chinook salmon and Central California coast steelhead evolutionary significant units are not expected to occur on the Park due to marginal habitat conditions present in Canoas Creek. These species are known to occur in other creeks within the Guadalupe River Watershed, but no occurrences have been recorded in the project site's portion of Canoas Creek (Leidy *et al.* 2005; Leidy 2007).

Hom's Micro-Blind Harvestman, Jung's Micro-Blind Harvestman, and Opler's Longhorn Moth. Hom's micro-blind harvestman, Jung's micro-blind harvestman, and Opler's longhorn moth have been recorded within 5 miles of the project site but are not expected to occur onsite due to the lack of suitable serpentine habitat.

Non-native Species

Introduced animal species observed or expected on-site consist of the red fox, house sparrow, rock pigeon, ring-necked pheasant, and European starling. There is also like a host of other non-

native fish and invertebrate species present as well. Nonnative species are typically of concern in that they often displace and/or prey upon many native species.

ECOLOGY

Martial Cottle Park lies within the Guadalupe River Watershed. Habitats present include scattered mature valley oak trees that are remnant from the oak savanna habitat that historically occurred in the region. The project site likely contained a variety of other vegetation, such as coast live oak trees, native shrubs and grasses, and potentially alkaline seasonal wetlands, but due to decades of continuous agricultural use, few native plant species remain. Current habitat zones include scattered mature valley oak trees, fallowed fields, and the constructed Canoas Creek drainage channel.

Trees

The valley oak trees provide habitat and cover for a variety of animal species. These trees provide perch sites and foraging and nesting habitat for bird species, such as red-tailed hawk, American kestrel, and white-breasted nuthatch. These valley oaks also provide cover for mammal species, such as the red fox.

Fallowed Fields

The fallowed fields provide foraging habitat for several species that are commonly found in rural areas. Shallow depressions within these fields provide marginal or potentially restorable wetland habitat for wetland-associated invertebrates, amphibians, reptiles, birds, and mammals.

Canoas Creek

Canoas Creek, a tributary to the Guadalupe River that flows through the southwestern corner of the site, is a constructed drainage channel that is lined with concrete. Sediment deposits have accumulated along this creek and provide habitat for aquatic and terrestrial vegetation. However, conditions within this creek provide only marginal habitat for native plants and animals. This constructed creek has altered the natural hydrology and seasonal flooding that likely occurred on the site in historic times, but still functions as a movement corridor for several aquatic and terrestrial animal species.

BIOLOGICAL RESOURCE PLANNING CONSIDERATIONS

Tree Protection Ordinance. Santa Clara County provides protective status for certain trees found by the County to have significance to the community based upon history, girth, height, species or unique qualities. Protected trees within the County include both Heritage Trees and Ordinance Size Trees, among others (see Section C16-3 of the County of Santa Clara Ordinance Code). On property owned or leased by the County, Ordinance Size trees are designated by either having a main trunk diameter equal to or greater than 12 inches at 4.5 feet above ground level and/or exceeding 20 feet in height. According to Section C16-12 of the County Code, any tree that has been recommended by the Historical Heritage Commission (HHC) and found by the Board of Supervisors to have a special

significance to the community shall be designated a Heritage Tree. Any person, including the property owner, as well as the Board of Supervisors and the HHC, may nominate a tree for inclusion on the heritage resource inventory. The County's tree protection ordinance requires a permit for the removal of any protected tree.

Non-Native Species. Non-native plant and animal species are present on the site and could impact the occurrence or potential occurrence of native species. For example, burrowing owls and other native ground nesting birds may be more likely to inhabit the site if red foxes were not present. Invasive plant species, such as Italian thistle, yellow star thistle, and Himalayan blackberry, could also inhibit the presence of native and/or special-status species.

Nesting Birds. A pair of red-tailed hawks have nested in one of the mature valley oaks on site, and white-tailed kites may be nesting along the project site boundary. Future construction could disturb these or other active nests on the site. Removal of trees and/or construction activities adjacent to preserved trees (i.e., demolition of existing buildings, construction of new facilities) could disturb nesting pairs, causing nest abandonment, loss of young, or reduced nesting success. All native birds and their nests are protected under the federal Migratory Bird Treaty Act (16 USC 703) and California Fish and Game Code. Raptor nests are given additional protection by Fish and Game Code §3503.5. CDFG typically requires exclusion zones around active nests during construction.

Wetland Regulatory Considerations. Soils on the site exhibit hydric field indicators and obligate hydrophytic plant species were observed during the reconnaissance-level survey. These areas may be subject to U.S. Army Corps of Engineers (Corps) and/or California Regional Water Quality Control Board (RWQCB) jurisdiction. The Corps is the federal agency with primary responsibility for regulating activities in wetlands under the federal Clean Water Act (CWA). The RWQCB is the State agency that issues water quality certification in accordance with Section 401 of the CWA (33 U.S.C. §1341) and regulates the discharge of waste that could affect waters of the State in accordance with the State Porter-Cologne Water Quality Control Act (Water Code §13000 *et seq*.).

Figure III-1: Habitat Map

Figure III-2: CNDDB Occurrences

IV. ENVIRONMENTAL CONDITIONS

CLIMATE/AIR QUALITY

Introduction

This climate/air quality section of the Inventory has been prepared using methodologies and assumptions recommended by the Bay Area Air Quality Management District (BAAQMD) and the *CEQA Guidelines*. In keeping with these guidelines, this section provides an overview of existing air quality conditions in the region and the project area. Ambient standards and the regulatory framework relating to air quality are described below as well as climate, air quality conditions, and typical air pollutant types and sources.

Existing Climate and Air Quality

The following discussion provides brief summaries of regional air quality, local climate and air quality, and air pollution climatology.

Climate Overview. The climate of the area is characterized as dry-summer subtropical (often referred to as Mediterranean), with cool wet winters and relatively warmer dry summers. The Park receives approximately 14-15 inches of rainfall per year (City of San José 2007). This type of climate is subject to recurring and sometimes long lasting droughts. In normal rainfall years, about 50% of the County's water supply is provided locally, primarily from groundwater sources. In drought years, up to 90% of the water used by the County is imported (City of San José 2007).

Regional Air Quality. The City of San José is located in the San Francisco Bay Area, a large shallow air basin ringed by hills that taper into a number of sheltered valleys around the perimeter. Two primary atmospheric outlets exist. One is through the strait known as the Golden Gate, a direct outlet to the Pacific Ocean. The second extends to the northeast, along the west delta region of the Sacramento and San Joaquin Rivers.

The City of San José is within the jurisdiction of the BAAQMD. Air quality conditions in the San Francisco Bay Area have improved significantly since the BAAQMD was created in 1955. Ambient concentrations of air pollutants and the number of days during which the region exceeds air quality standards have fallen dramatically. Exceedances of air quality standards occur primarily during meteorological conditions conducive to high pollution levels, such as cold, windless winter nights or hot, sunny summer afternoons.

Ozone levels, measured by peak concentrations and the number of days over the State one-hour standard, have declined substantially as a result of aggressive programs by the BAAQMD and other regional, State and federal agencies. The reduction of peak concentrations represents progress in improving public health; however, the Bay Area still exceeds the State standard for one-hour ozone.

Local Climate and Air Quality. Air quality is a function of both local climate and local sources of air pollution. Air quality is the balance of the natural dispersal capacity of the atmosphere and emissions of air pollutants from human uses of the environment. Northwesterly and northerly winds are most common in the Park vicinity, reflecting the orientation of the Bay and the San Francisco Peninsula. Winds from these directions carry pollutants released by autos and factories from upwind areas of the Peninsula toward San José, particularly during the summer months. Winds are lightest on the average in fall and winter at which time local pollutants tend to build up in the atmosphere.

Pollutants can be diluted by mixing in the atmosphere both vertically and horizontally. Vertical mixing and dilution of pollutants are often suppressed by inversion conditions, when a warm layer of air traps cooler air close to the surface. During the summer, inversions are generally elevated above ground level, but are present over 90 percent of both the morning and afternoon hours. In winter, surface-based inversions dominate in the morning hours, but frequently dissipate by afternoon.

Topography can restrict horizontal dilution and mixing of pollutants by creating a barrier to air movement. The South Bay has significant terrain features that affect air quality. The Santa Cruz Mountains and Diablo Range on either side of the South Bay restrict horizontal dilution, and this alignment of the terrain also channels winds from the north to the south, carrying air pollution from the northern Peninsula toward San José.

The combined effects of moderate ventilation, frequent inversions that restrict vertical dilution, and terrain that restricts horizontal dilution give San José a relatively high atmospheric potential for air pollution compared to other parts of the San Francisco Bay Air Basin.

Pollutant monitoring results for the years 2004 to 2006 shown in Table IV-1 at the San José-Jackson Street ambient air quality monitoring station indicate that air quality in the project area has generally been good. As indicated in the monitoring results, there were four recorded violations of the State PM_{10} standard during 2004, and two violations in both 2005 and 2006; no violations of the federal PM_{10} standard were recorded. No violations of the State and federal $PM_{2.5}$ standards were recorded during the 3-year period. State 1-hour O_3 standards were exceeded up to five times in 2006 at this monitoring station. Federal O_3 concentration standards have not been exceeded within the 3-year period at this monitoring station. CO, NO_2, and SO_2 standards were not exceeded in this area during the 3-year period. The closest monitoring station with recorded SO_2 concentration data for the three-year period was the monitoring station at Arkansas Street in San Francisco.

Table IV-1: Ambient Air Quality at the Jackson Street, San José Monitoring Station

Pollutant	Standard	2004	2005	2006
Carbon Monoxide (CO)				
Maximum 1 hour concentration (ppm)		4.4	4.3	4.1
Number of days exceeded:	State: > 20 ppm	0	0	0
	Federal: > 35 ppm	0	0	0
Maximum 8 hour concentration (ppm)		3.0	3.1	2.9
Number of days exceeded:	State: > 9 ppm	0	0	0
	Federal: > 9 ppm	0	0	0
Ozone (O_3)				
Maximum 1 hour concentration (ppm)		0.090	0.113	0.118
Number of days exceeded:	State: > 0.09 ppm	0	1	5
Maximum 8 hour concentration (ppm)		0.068	0.080	0.087
Number of days exceeded:	State: > 0.07 ppm	ND	ND	ND
	Federal: > 0.08 ppm	0	0	1
Coarse Particulates (PM_{10})				
Maximum 24 hour concentration ($\mu g/m^3$)		55	50	69
Number of days exceeded:	State: > 50 $\mu g/m^3$	4	2	2
	Federal: > 150 $\mu g/m^3$	0	0	0
Annual arithmetic average concentration ($\mu g/m^3$)		22	22	20
Exceeded for the year:	State: > 20 $\mu g/m^3$	Yes	Yes	No
	Federal: > 50 $\mu g/m^3$	No	No	No
Fine Particulates ($PM_{2.5}$)				
Maximum 24 hour concentration ($\mu g/m^3$)		52	55	64
Number of days exceeded:	Federal: > 65 $\mu g/m^3$	0	0	0
Annual arithmetic average concentration ($\mu g/m^3$)		11.6	11.8	10.8
Exceeded for the year:	State: > 12 $\mu g/m^3$	No	No	No
	Federal: > 15 $\mu g/m^3$	No	No	No
Nitrogen Dioxide (NO_2)				
Maximum 1 hour concentration (ppm)		0.073	0.074	0.074
Number of days exceeded:	State: > 0.25 ppm	0	0	0
Annual arithmetic average concentration (ppm)		0.019	0.019	0.018
Exceeded for the year:	Federal: > 0.053 ppm	No	No	No
Sulfur Dioxide (SO_2)[a]				
Maximum 1 hour concentration (ppm)		0.044	0.019	0.025
Number of days exceeded:	State: > 0.25 ppm	0	0	0
Maximum 3 hour concentration (ppm)		0.027	0.013	0.015
Number of days exceeded:	Federal: > 0.5 ppm	0	0	0
Maximum 24 hour concentration (ppm)		0.008	0.007	0.006
Number of days exceeded:	State: > 0.04 ppm	0	0	0
	Federal: > 0.14 ppm	0	0	0
Annual arithmetic average concentration (ppm)		0.002	0.002	0.002
Exceeded for the year:	Federal: > 0.030 ppm	No	No	No

Source: ARB and EPA Web sites. 2007.
ppm = parts per million
$\mu g/m^3$ = micrograms per cubic meter
ND = No data. There was insufficient (or no) data to determine the value.
[a] San Francisco-Arkansas Street was the closest monitoring station with SO_2 data.

Air Quality Standards

Both the State and federal governments have established health-based Ambient Air Quality Standards for six air pollutants: carbon monoxide (CO), ozone (O3), nitrogen dioxide (NO2), sulfur dioxide (SO2), lead (Pb), and suspended particulate matter (PM). In addition, the State has set standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility reducing particles. These standards are designed to protect the health and welfare of the populace with a reasonable margin of safety.

Federal standards include both primary and secondary standards. Primary standards set limits to protect public health, including the health of sensitive populations such as asthmatics, children, and the elderly. Secondary standards set limits to protect public welfare, including protection against decreased visibility, damage to animals, crops, vegetation, and buildings.[1]

Additionally, the State of California has established a set of episode criteria for CO, O_3, NO_2, SO_2, and PM. These episode criteria refer to episode levels, ranging from Stage One to Stage Three, representing periods of short-term exposure to air pollutants that actually threaten public health. Health effects are progressively more severe as pollutant levels increase from Stage One to Stage Three.

In addition to criteria pollutants, toxic air contaminants (TACs) are another group of pollutants of concern. There are many different types of TACs, with varying degrees of toxicity. Sources of TACs include industrial processes such as petroleum refining and chrome plating operations, commercial operations such as gasoline stations and dry cleaners, and motor vehicle exhaust.

California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS) for the criteria air pollutants are listed in Table IV-2. Health effects of these criteria pollutants are described in Table IV-3.

Table IV-2: Federal and State Ambient Air Quality Standards

Pollutant	Averaging Time	California Standards[a]		Federal Standards[b]		
		Concentration[c]	Method[d]	Primary[b,e]	Secondary[c,f]	Method[g]
Ozone (O_3)	1-Hour	0.09 ppm (180 $\mu g/m^3$)	Ultraviolet Photometry	No federal standard	Same as Primary Standard	Ultraviolet Photometry
	8-Hour	0.07 ppm (137 $\mu g/m^3$)		0.08 ppm (157 $\mu g/m^3$)		
Respirable Particulate Matter (PM_{10})	24-Hour	50 $\mu g/m^3$	Gravimetric or Beta Attenuation	150 $\mu g/m^3$	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 $\mu g/m^3$		–		
Fine Particulate Matter ($PM_{2.5}$)	24-Hour	No Separate State Standard		35 $\mu g/m^3$	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 $\mu g/m^3$	Gravimetric or Beta Attenuation	15 $\mu g/m^3$		
Carbon Monoxide (CO)	8-Hour	9.0 ppm (10 mg/m^3)	Nondispersive Infrared Photometry (NDIR)	9 ppm (10 mg/m^3)	None	Nondispersive Infrared Photometry (NDIR)
	1-Hour	20 ppm (23 mg/m^3)		35 ppm (40 mg/m^3)		

[1] U.S. Environmental Protection Agency, 2007. Website: www.epa.gov/air/criteria.html. January.

Pollutant	Averaging Time	California Standards[a]		Federal Standards[b]		
		Concentration[c]	Method[d]	Primary[b,e]	Secondary[c,f]	Method[g]
	8-Hour (Lake Tahoe)	6 ppm (7 mg/m^3)		–		
Nitrogen Dioxide (NO_2)	Annual Arithmetic Mean	0.04 ppm (105 mg/m^3)	Gas Phase Chemiluminescence	0.053 ppm (100 μg/m^3)	Same as Primary Standard	Gas Phase Chemiluminescence
	1-Hour	0.25 ppm (470 μg/m^3)		–		
Lead	30-day average	1.5 μg/m^3	Atomic Absorption	–	–	High-Volume Sampler and Atomic Absorption
	Calendar Quarter	–		1.5 μg/m^3	Same as Primary Standard	
Sulfur Dioxide (SO_2)	Annual Arithmetic Mean	–	Ultraviolet Fluorescence	0.030 ppm (80 μg/m^3)	–	Spectrophotometry (Pararosaniline Method)
	24-Hour	0.04 ppm (105 μg/m^3)		0.14 ppm (365 μg/m^3)	–	
	3-Hour	–		–	0.5 ppm (1300 μg/m^3)	
	1-Hour	0.25 ppm (655 μg/m^3)		–	–	
Visibility-Reducing Particles	8-Hour	Extinction coefficient of 0.23 per kilometer - visibility of 10 miles or more (0.07–30 miles or more for Lake Tahoe) due to particles when relative humidity is less than 70 percent. Method: Beta Attenuation and Transmittance through Filter Tape.		**No Federal Standards**		
Sulfates	24-Hour	25 μg/m^3	Ion Chromatography			
Hydrogen Sulfide	1-Hour	0.03 ppm (42 μg/m^3)	Ultraviolet Fluorescence			
Vinyl Chloride[h]	24-Hour	0.01 ppm (26 μg/m^3)	Gas Chromatography			

Source: ARB, 2007.

Footnotes:

[a] California standards for ozone; carbon monoxide (except Lake Tahoe); sulfur dioxide (1- and 24-hour); nitrogen dioxide; suspended particulate matter, PM_{10}; and visibility-reducing particles are values not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.

[b] National standards (other than ozone, particulate matter, and those based on annual averages or annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest eight-hour concentration in a year, averaged over three years, is equal to or less than the standard. For PM_{10}, the 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 mg/m^3 is equal to or less than one. For $PM_{2.5}$, the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the EPA for further clarification and current federal policies.

[c] Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25EC and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25EC and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.

[d] Any equivalent procedure that can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.

[e] National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.

[f] National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
[g] Reference method as described by the EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the EPA.
[h] The ARB has identified lead and vinyl chloride as "toxic air contaminants" with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.

Table IV-3: Health Effects of Air Pollutants

Pollutant	Health Effects	Examples of Sources
Suspended Particulate Matter ($PM_{2.5}$ and PM_{10})	• Reduced lung function • Aggravation of the effects of gaseous pollutants • Aggravation of respiratory and cardio respiratory diseases • Increased cough and chest discomfort • Soiling • Reduced visibility	• Stationary combustion of solid fuels • Construction activities • Industrial processes • Atmospheric chemical reactions
Ozone (O_3)	• Breathing difficulties • Lung damage	• Formed by chemical reactions of air pollutants in the presence of sunlight; common sources are motor vehicles, industries, and consumer products
Carbon Monoxide (CO)	• Chest pain in heart patients • Headaches, nausea • Reduced mental alertness • Death at very high levels	• Any source that burns fuel such as cars, trucks, construction and farming equipment, and residential heaters and stoves
Lead (Pb)	• Organ damage • Neurological and reproductive disorders • High blood pressure	• Metals processing • Fuel combustion • Waste disposal
Nitrogen Dioxide (NO_2)	• Lung damage	• See carbon monoxide sources
Toxic Air Contaminants	• Cancer • Chronic eye, lung, or skin irritation • Neurological and reproductive disorders	• Cars and trucks, especially diesels • Industrial sources such as chrome platers • Neighborhood businesses such as dry cleaners and service stations • Building materials and products

Source: ARB and EPA, 2005.

Regulatory Agencies and Policies. Air Quality in Santa Clara County is regulated by local, regional, State and Federal agencies.

Federal Clean Air Act. The 1970 Federal Clean Air Act authorized the establishment of national health-based air quality standards and also set deadlines for their attainment. The Federal Clean Air Act Amendments of 1990 changed deadlines for attaining national standards as well as the remedial actions required of areas of the nation that exceed the standards. Under the Clean Air Act, State and local agencies in areas that exceed the national standards are required to develop

State Implementation Plans to demonstrate how they will achieve the national standards by specified dates.

The Clean Air Act requires that projects receiving federal funds demonstrate conformity to the approved State Implementation Plan and local air quality attainment plan for the region. The Park project does not anticipate receiving federal funds.

California Clean Air Act. In 1988, the California Clean Air Act required that all air districts in the State endeavor to achieve and maintain California Ambient Air Quality Standards for carbon monoxide (CO), ozone (O_3), sulfur dioxide (SO_2) and nitrogen dioxide (NO_2) by the earliest practical date. The California Clean Air Act provides districts with authority to regulate indirect sources and mandates that air quality districts focus particular attention on reducing emissions from transportation and area-wide emission sources. Each non-attainment district is required to adopt a plan to achieve a 5 percent annual reduction, averaged over consecutive 3-year periods, in district-wide emissions of each nonattainment pollutant or its precursors. A Clean Air Plan (CAP) shows how a district would reduce emissions to achieve air quality standards. Generally, the State standards for these pollutants are more stringent than the national standards.

Bay Area Air Quality Management District. The BAAQMD is the local agency primarily responsible for regulating air pollution emissions from stationary sources (e.g., factories) and indirect sources (e.g., traffic associated with new development), as well as monitoring ambient pollutant concentrations. The District's jurisdiction encompasses seven counties—Alameda, Contra Costa, Marin, San Francisco, San Mateo, Santa Clara and Napa—and portions of Solano and Sonoma counties. The California Air Resources Board (ARB) and the U.S. Environmental Protection Agency (EPA) regulate direct emissions from motor vehicles.

The District reviews development proposals to ensure that air quality impacts are adequately assessed and mitigated in accordance with attainment planning efforts. Planning efforts are focused at preventing air quality degradation and violations of the California and National AAQS.

The most recent BAAQMD plan for attaining California Ambient Air Quality Standards, the Bay Area 2005 Ozone Strategy, was adopted by the District's Board of Directors on January 4, 2006. The 2005 Ozone Strategy demonstrates how the San Francisco Bay Area will achieve compliance with the State 1-hour air quality standard for ozone and how the region will reduce transport of ozone and ozone precursors to neighboring air basins. The Ozone Strategy also includes stationary source control measures, mobile source control measures and transportation control measures.

Attainment Status Designations

The California Air Resources Board is required to designate areas of the State as attainment, nonattainment or unclassified for any State standard. An "attainment" designation for an area signifies that pollutant concentrations did not violate the standard for that pollutant in that area. A "nonattainment" designation indicates that a pollutant concentration violated the standard at least once, excluding those occasions when a violation was caused by an exceptional event, as defined in

the criteria. An "unclassified" designation signifies that data does not support either an attainment or nonattainment status. The California Clear Air Act divides districts into moderate, serious, and severe air pollution categories, with increasingly stringent control requirements mandated for each category.

The U.S. EPA designates areas for O_3, CO, and NO_2 as either "does not meet the primary standards," or "cannot be classified," or "better than national standards." For SO_2, areas are designated as "does not meet the primary standards," "does not meet the secondary standards," "cannot be classified," or "better than national standards." In 1991, new nonattainment designations were assigned to areas that had previously been classified as Group I, II, or III for PM_{10} based on the likelihood that they would violate national PM_{10} standards. All other areas are designated "unclassified."

Table IV-4 provides a summary of the attainment status for the San Francisco Bay Area with respect to national and State ambient air quality standards.

Table IV-4: Bay Area Attainment Status

Pollutant	Averaging Time	California Standards [a]		National Standards [b]	
		Concentration	Attainment Status	Concentration	Attainment Status
Carbon Monoxide (CO)	8-Hour	9.0 ppm (10 mg/m^3)	Attainment	9 ppm (10 mg/m^3)	Attainment [c]
	1-Hour	20 ppm (23 mg/m^3)	Attainment	35 ppm (40 mg/m^3)	Attainment
Nitrogen Dioxide (NO_2)	Annual Mean	Not Applicable	Not Applicable	0.053 ppm (100 µg/m^3)	Attainment
	1-Hour	0.25 ppm (470 µg/m^3)	Attainment	Not Applicable	Not Applicable
	24-Hour	0.04 ppm (105 µg/m^3)	Attainment	0.14 ppm (365 µg/m^3)	Attainment
Ozone (O_3)	8-Hour	0.07 ppm (137 µg/m^3)	Unclassified	0.08 ppm	Marginal
	1-Hour	0.09 ppm (180 µg/m^3)	Nonattainment	Not Applicable	Not Applicable [d]
Suspended Particulate Matter (PM_{10})	Annual Mean	20 µg/m^3	Nonattainment	Not Applicable	Not Applicable
	24-Hour	50 µg/m^3	Nonattainment	150 µg/m^3	Unclassified
Suspended Particulate Matter ($PM_{2.5}$)	Annual Mean	12 µg/m^3	Nonattainment	15 µg/m^3	Attainment
	24-Hour	Not Applicable	Not Applicable	35 µg/m^3	Unclassified
Lead (pb)	30-Day Average	1.5 µg/m	Attainment	Not Applicable	Not Applicable
	Calendar Quarter	Not Applicable	Not Applicable	1.5 µg/m^3	Attainment
Sulfur Dioxide (SO_2)	Annual Mean	Not Applicable	Not Applicable	0.03 ppm (80 µg/m^3)	Attainment
	24-Hour	0.04 ppm (105 µg/m^3)	Attainment	0.14 ppm (365 µg/m^3)	Attainment
	1-Hour	0.25 ppm (655 µg/m^3)	Attainment	Not Applicable	Not Applicable

[a] California standards for O_3, CO (except Lake Tahoe), SO_2 (1-hour and 24-hour), NO_2 and PM_{10} are values that are not to be exceeded. If the standard is for a 1-hour, 8-hour, or 24-hour average, then some measurements may be excluded. In particular, measurements are excluded that ARB determines would occur less than once per year on the average.

[b] National standards other than for 0_3 and those based on annual averages or annual arithmetic means are not to be exceeded more than once a year. For example, the 0_3 standard is attained if, during the most recent 3- year period, the average number of days per year with maximum hourly concentrations above the standard is equal to or less than 1.

[c] In April 1998, the Bay Area was redesignated to Attainment for the national 8-hour CO standard.

[d] The National 1-hour ozone standard was revoked by U.S. EPA on June 15, 2005.

Lead (Pb) is not listed in the above table because it has been in attainment since the 1980s.

ppm = parts per million
mg/m^3 = milligrams per cubic meter
$\mu g/m^3$ = micrograms per cubic meter
Source: Bay Area Air Quality Management District, Bay Area Attainment Status, 2007.

Levels of PM_{10} in the Bay Area have exceeded State standards at least three times per year the last three years. As such, the Bay Area is considered a nonattainment area for PM_{10} relative to the State standards, but is considered an unclassified area according to the federal standard.

No exceedances of the State or federal CO standards have been recorded at any of the region's monitoring stations since 1991. The Bay Area is currently considered a maintenance area for State and federal CO standards.

Air Quality Issues

Six key air quality issues in the Bay Area—CO hotspots, vehicle emissions, fugitive dust, odors, construction equipment exhaust, and global warming—are described below.

Local Carbon Monoxide Hotspots. Local air quality is most affected by CO emissions from motor vehicles. CO is typically the pollutant of greatest concern because it is created in abundance by motor vehicles and it does not readily disperse into the air. Idling freight trains are also a source of CO emissions. Because CO does not readily disperse, areas of vehicle congestion can create "pockets" of high CO concentration called "hot spots." These pockets have the potential to exceed the State 1-hour standard of 20.0 ppm and/or the 8-hour standard of 9.0 ppm.

While CO transport is limited, it disperses with distance from the source under normal meteorological conditions. However, under certain extreme meteorological conditions, CO concentrations near congested roadways or intersections may reach unhealthful levels that adversely affect local sensitive receptors (e.g., residents, schoolchildren, the elderly, hospital patients, etc.). Typically, high CO concentrations are associated with roadways or intersections operating at unacceptable levels of service or with extremely high traffic volumes. In areas with high ambient background CO concentration, modeling is recommended to determine a project's effect on local CO levels.

Vehicle Emissions. Long-term air emission impacts are those associated with changes in automobile travel. Mobile source emissions would result from vehicle trips associated with increased vehicular travel. As is true throughout much of the U.S., motor vehicle use is projected to increase substantially in the region. The BAAQMD, local jurisdictions, and other parties responsible for protecting public

health and welfare will continue to seek ways of minimizing the air quality impacts of growth and development in order to avoid further exceedances of the standards.

Fugitive Dust. Fugitive dust emissions are generally associated with demolition, land clearing, exposure of soils to the air, and cut and fill operations. Agricultural and farming operations are also sources of fugitive dust emissions. Seasonal agricultural and farming activities on the project site currently result in fugitive dust emissions in the project vicinity.

Dust generated during construction varies substantially on a project-by-project basis, depending on the level of activity, the specific operations, and weather conditions. The U.S. EPA has developed an approximate emission factor for construction-related emissions of total suspended particulate of 1.2 ons per acre per month of activity. This factor assumes a moderate activity level, moderate silt content in soils being disturbed, and a semi-arid climate. The California Air Resources Board estimates that 64 percent of construction-related total suspended particulate emissions is PM_{10}. Therefore, the emission factors for uncontrolled construction-related PM_{10} emissions are:

- 0.77 tons per acre per month of PM_{10}; or
- 51 pounds per acre per day of PM_{10}.

However, construction emissions can vary greatly depending on the level of activity, the specific operations taking place, the equipment being operated, local soils, weather conditions, and other factors. There are a number of feasible control measures that can be reasonably implemented to significantly reduce PM_{10} emissions from construction. Rather than attempting to provide detailed quantification of anticipated construction emissions from projects, the BAAQMD suggests the following:

> "The determination of significance with respect to construction emissions should be based on a consideration of the control measures to be implemented. From the District's perspective, quantification of emissions is not necessary, although a lead agency may elect to do so. If all of the control measures indicated as appropriate, depending on the size of the project, are implemented, then air pollution from construction activity emissions would be considered a less-than-significant impact."[2]

Odors. Odors are also an important element of local air quality conditions. Specific activities allowed within general plan land use categories can raise concerns on the part of nearby neighbors. Major sources of odors include restaurants, manufacturing plants, and agricultural operations. Other odor producers include the industrial facilities within the region. While sources that generate objectionable odors must comply with air quality regulations, the public's sensitivity to locally produced odors often exceeds regulatory thresholds.

[2] Bay Area Air Quality Management District, 1966. *BAAQMD CEQA Guidelines Assessing the Air Quality Impacts of Projects and Plans*. April. (Amended in December 1999.)

Construction and Farm Equipment Exhaust. Construction and farming activities cause combustion emissions from utility engines, heavy-duty construction vehicles, equipment hauling materials to and from construction or farm sites, and motor vehicles transporting construction and farm crews. Exhaust emissions from construction activities vary daily as construction activity levels change. The use of heavy motorized equipment results in localized exhaust emissions.

Global Warming. Global warming is the observed increase in the average temperature of the Earth's atmosphere and oceans in recent decades. The Earth's average near-surface atmospheric temperature rose 0.6 ± 0.2 °Celsius (1.1 ± 0.4 °Fahrenheit) in the 20th century. The prevailing scientific opinion on climate change is that "most of the warming observed over the last 50 years is attributable to human activities."[3] The increased amounts of carbon dioxide (CO2) and other greenhouse gases (GHGs) are the primary causes of the human-induced component of warming. They are released by the burning of fossil fuels, land clearing and agriculture, etc., and lead to an increase in the greenhouse effect.

Greenhouse gases are present in the atmosphere naturally, released by natural sources, or formed from secondary reactions taking place in the atmosphere. They include carbon dioxide, methane, nitrous oxide and ozone. In the last 200 years, mankind has been releasing substantial quantities of greenhouse gases into the atmosphere. These extra emissions are increasing greenhouse gas concentrations in the atmosphere, enhancing the natural greenhouse effect, which is believed to be causing global warming. While man-made greenhouse gases include carbon dioxide, methane and nitrous oxide, some like the Chlorofluorocarbons are completely new to the atmosphere.

Natural sources of carbon dioxide include the respiration (breathing) of animals and plants, and evaporation from the oceans. Together, these natural sources release about 150 billion tons of carbon dioxide each year, far outweighing the 7 billion tons of man-made emissions from fossil fuel burning, waste incineration, deforestation and industrial activities. Nevertheless, natural removal processes, such as photosynthesis by land and ocean-dwelling plant species, cannot keep pace with this extra input of man-made carbon dioxide, and consequently the gas is building up in the atmosphere. Methane is produced when organic matter decomposes in environments lacking sufficient oxygen. Natural sources include wetlands, termites, and oceans. Man-made sources include the mining and burning of fossil fuels, digestive processes in ruminant animals such as cattle, rice paddies and the burying of waste in landfills. Total annual emissions of methane are about 500 million tons, with man-made emissions accounting for the majority. As is the case for carbon dioxide, the major removal process of atmospheric methane - chemical breakdown in the atmosphere - cannot keep pace with source emissions, and methane concentrations in the atmosphere are increasing.

[3] Intergovernmental Panel on Climate Change (IPCC), *Climate Change 2001: The Scientific Basis*, http://www.grida.no/climate/ipcc_tar/wg1/index.htm.

NOISE

Introduction

The noise section of the Inventory has been prepared to provide the noise environmental background conditions for the proposed development of the Park. This section begins with an introduction to several key concepts and terms that are used in evaluating noise. It then outlines the EPA, State, and County regulations governing noise in Santa Clara County, summarizing key standards that are applicable to the proposed Park Master Plan. This section concludes with a description of current noise sources that affect the Park and the noise conditions that are experienced in the vicinity of the Park.

Characteristics of Sound

Noise is generally defined as unwanted sound. Noise consists of any sound that may produce physiological or psychological damage and/or interfere with communication, work, rest, recreation, and sleep.

To the human ear, sound has two significant characteristics: *pitch* and *loudness*. Pitch is the number of complete vibrations or cycles per second of a wave that results in the range of tone from high to low. Loudness is the strength of a sound that describes a noisy or quiet environment, and it is measured by the amplitude of the sound wave. Loudness is determined by the intensity of the sound waves combined with the reception characteristics of the human ear. Sound intensity refers to how hard the sound wave strikes an object, which in turn produces the sound's effect. This characteristic of sound can be precisely measured with instruments. The analysis of a project defines the noise environment of the project area in terms of sound intensity and its effects on adjacent sensitive land uses.

Measurement of Sound. Sound intensity is measured through the A-weighted scale to correct for the relative frequency response of the human ear. That is, an A-weighted noise level de-emphasizes low and very high frequencies of sound similar to the human ear's de-emphasis of these frequencies. Unlike linear units such as inches or pounds, decibels are measured on a logarithmic scale, representing points on a sharply rising curve. Table IV-5 contains a list of typical acoustical terms and definitions. Table IV-6 shows representative outdoor and indoor noise levels in units of dBA.

A decibel (dB) is a unit of measurement which indicates the relative intensity of a sound. The 0 point on the dB scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. Changes of 3 dB or less are only perceptible in laboratory environments. Audible increases in noise levels generally refer to a change of 3 dB or more, as this level has been found to be barely perceptible to the human ear in outdoor environments. Sound levels in dB are calculated on a logarithmic basis. An increase of 10 dB represents a 10-fold increase in acoustic energy, while 20 dB is 100 times more intense, 30 dB is 1,000 times more intense. Each 10-dB increase in sound level is perceived as approximately a doubling of loudness.

As noise spreads from a source, it loses energy so that the farther away the noise receiver is from the noise source, the lower the perceived noise level would be. Geometric spreading causes the sound

level to attenuate or be reduced, resulting in a 6 dB reduction in the noise level for each doubling of distance from a single point source of noise to the noise sensitive receptor of concern.

Table IV-5: Definitions of Acoustical Terms

Term	Definitions
Decibel, dB	A unit of level that denotes the ratio between two quantities proportional to power; the number of decibels is 10 times the logarithm (to the base 10) of this ratio.
Frequency, Hz	Of a function periodic in time, the number of times that the quantity repeats itself in one second (i.e., number of cycles per second).
A-Weighted Sound Level, dBA	The sound level obtained by use of A-weighting. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise. All sound levels in this report are A-weighted, unless reported otherwise.
L_{01}, L_{10}, L_{50}, L_{90}	The fast A-weighted noise levels equaled or exceeded by a fluctuating sound level for 1 percent, 10 percent, 50 percent, and 90 percent of a stated time period.
Equivalent Continuous Noise Level, L_{eq}	The level of a steady sound that, in a stated time period and at a stated location, has the same A-weighted sound energy as the time varying sound.
Community Noise Equivalent Level, CNEL	The 24-hour A-weighted average sound level from midnight to midnight, obtained after the addition of five decibels to sound levels occurring in the evening from 7:00 p.m. to 10:00 p.m. and after the addition of 10 decibels to sound levels occurring in the night between 10:00 p.m. and 7:00 a.m.
Day/Night Noise Level, L_{dn}	The 24-hour A-weighted average sound level from midnight to midnight, obtained after the addition of 10 decibels to sound levels occurring in the night between 10:00 p.m. and 7:00 a.m.
L_{max}, L_{min}	The maximum and minimum A-weighted sound levels measured on a sound level meter, during a designated time interval, using fast time averaging.
Ambient Noise Level	The all encompassing noise associated with a given environment at a specified time, usually a composite of sound from many sources at many directions, near and far; no particular sound is dominant.
Intrusive	The noise that intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence and tonal or informational content as well as the prevailing ambient noise level.

Source: Handbook of Acoustical Measurements and Noise Control, 1991.

Table IV-6: Typical A-Weighted Sound Levels

Noise Source	A-Weighted Sound Level in Decibels	Noise Environments
Near Jet Engine	140	Deafening
Civil Defense Siren	130	Threshold of pain
Hard Rock Band	120	Threshold of feeling
Accelerating Motorcycle at a Few Feet Away	110	Very loud
Pile Driver; Noisy Urban Street/Heavy City Traffic	100	Very loud
Ambulance Siren; Food Blender	95	Very loud
Garbage Disposal	90	Very loud
Freight Cars; Living Room Music	85	Loud
Pneumatic Drill; Vacuum Cleaner	80	Loud
Busy Restaurant	75	Moderately loud
Near Freeway Auto Traffic	70	Moderately loud
Average Office	60	Moderate
Suburban Street	55	Moderate
Light Traffic; Soft Radio Music in Apartment	50	Quiet
Large Transformer	45	Quiet

Noise Source	A-Weighted Sound Level in Decibels	Noise Environments
Average Residence Without Stereo Playing	40	Faint
Soft Whisper	30	Faint
Rustling Leaves	20	Very faint
Human Breathing	10	Very faint

Source: Compiled by LSA Associates, Inc., 2007.

There are many ways to rate noise for various time periods, but an appropriate rating of ambient noise affecting humans also accounts for the annoying effects of sound. Equivalent continuous sound level (L_{eq}) is the total sound energy of time varying noise over a sample period. However, the predominant rating scales for human communities in the State of California are the L_{eq}, the community noise equivalent level (CNEL), and the day-night average level (L_{dn}) based on A-weighted decibels (dBA). CNEL is the time varying noise over a 24-hour period, with a 5 dBA weighting factor applied to the hourly L_{eq} for noises occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours) and 10 dBA weighting factor applied to noise occurring from 10:00 p.m. to 7:00 a.m. (defined as sleeping hours). L_{dn} is similar to the CNEL scale, but without the adjustment for events occurring during the evening relaxation hours. CNEL and L_{dn} are within one dBA of each other and are normally exchangeable. The noise adjustments are added to the noise events occurring during the more sensitive hours. Typical A-weighted sound levels from various sources are described in Table IV-6.

Other noise rating scales of importance when assessing the annoyance factor include the maximum noise level (L_{max}), which is the highest exponential time averaged sound level that occurs during a stated time period. The noise environments discussed in this analysis are specified in terms of maximum levels denoted by L_{max} for short-term noise impacts. L_{max} reflects peak operating conditions, and addresses the annoying aspects of intermittent noise.

Noise standards in terms of percentile exceedance levels, L_n, are often used together with the L_{max} for noise enforcement purposes. When specified, the percentile exceedance levels are not to be exceeded by an offending sound over a stated time period. For example, the L_{10} noise level represents the level exceeded ten percent of the time during a stated period. The L_{50} noise level represents the median noise level. Half the time the noise level exceeds this level, and half the time it is less than this level. The L_{90} noise level represents the noise level exceeded 90 percent of the time and is considered the lowest noise level experienced during a monitoring period. It is normally referred to as the background noise level. For a relatively steady noise, the measured L_{eq} and L_{50} are approximately the same.

Noise impacts can be described in three categories. The first is audible impacts that refer to increases in noise levels noticeable to humans. Audible increases in noise levels generally refer to a change of 3.0 dBA or greater, since, as described earlier, this level has been found to be barely perceptible in exterior environments. The second category, potentially audible, refers to a change in the noise level between 1.0 and 3.0 dBA. This range of noise levels has been found to be noticeable only in laboratory environments. The last category is changes in noise level of less than 1.0 dBA that are inaudible to the human ear. Only audible changes in existing ambient or background noise levels are considered potentially significant.

Psychological and Physiological Effects of Noise. Physical damage to human hearing begins at prolonged exposure to noise levels higher than 85 dBA. Exposure to high noise levels affects our entire system, with prolonged noise exposure in excess of 75 dBA increasing body tensions, and thereby affecting blood pressure, functions of the ear, and the nervous system. In comparison, extended periods of noise exposure above 90 dBA would result in permanent cell damage. When the noise level reaches 120 dBA, a tickling sensation occurs in the human ear even with short-term exposure. This level of noise is called the threshold of feeling.

Noise Regulatory Framework

The following section summarizes the regulatory framework related to noise, including federal, State, Santa Clara County, and the City of San José plans, policies and standards.

U.S. Environmental Protection Agency (EPA). In 1972 Congress enacted the Noise Control Act. This act authorized the EPA to publish descriptive data on the effects of noise and establish levels of sound "requisite to protect the public welfare with an adequate margin of safety." These levels are separated into health (hearing loss levels) and welfare (annoyance levels), as shown in Table IV-7. The EPA cautions that these identified levels are not standards because they do not take into account the cost or feasibility of the levels.

Table IV-7: Summary of EPA Noise Levels

Effect	Level	Area
Hearing loss	$L_{eq}(24) \leq 70$ dB	All areas.
Outdoor activity interference and annoyance	$L_{dn} \leq 55$ dB	Outdoors in residential areas and farms and other outdoor areas where people spend widely varying amounts of time and other places in which quiet is a basis for use.
	$L_{eq}(24) \leq 55$ dB	Outdoor areas where people spend limited amounts of time, such as school yards, playgrounds, etc.
Indoor activity interference and annoyance	$L_{eq} \leq 45$ dB	Indoor residential areas.
	$L_{eq}(24) \leq 45$ dB	Other indoor areas with human activities such as schools, etc.

Source: U.S. Environmental Protection Agency, 1974. "Information on Levels of Environmental Noise Requisite to

For protection against hearing loss, 96 percent of the population would be protected if sound levels are less than or equal to an $L_{eq(24)}$ of 70 dBA. The "(24)" signifies an L_{eq} duration of 24 hours. The EPA activity and interference guidelines are designed to ensure reliable speech communication at about 5 feet in the outdoor environment. For outdoor and indoor environments, interference with activity and annoyance should not occur if levels are below 55 dBA and 45 dBA, respectively.

The noise effects associated with an outdoor L_{dn} of 55 dBA are summarized in Table IV-8. At 55 dBA L_{dn}, 95 percent sentence clarity (intelligibility) may be expected at 3.5 meters, and no community reaction. However, one (1) percent of the population may complain about

Table IV-8: Summary of Human Effects in Areas Exposed to 55 dBA L_{dn}

Type of Effects	Magnitude of Effect
Speech – Indoors	100 percent sentence intelligibility (average) with a 5 dB margin of safety.
Speech – Outdoors	100 percent sentence intelligibility (average) at 0.35 meters. 99 percent sentence intelligibility (average) at 1.0 meters. 95 percent sentence intelligibility (average) at 3.5 meters.
Average Community Reaction	None evident; 7 dB below level of significant complaints and threats of legal action and at least 16 dB below "vigorous action."
Complaints	1 percent dependent on attitude and other non-level related factors.
Annoyance	17 percent dependent on attitude and other non-level related factors.
Attitude Towards Area	Noise essentially the least important of various factors.

Source: U.S. Environmental Protection Agency, 1974. "Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety." March.

noise at this level and 17 percent may indicate annoyance.

State of California. The State of California has established regulations that help prevent adverse impacts to occupants of buildings located near noise sources. Referred to as the "State Noise Insulation Standard," it requires buildings to meet performance standards through design and/or building materials that would offset any noise source in the vicinity of the receptor. State regulations include requirements for the construction of new hotels, motels, apartment houses, and dwellings other than detached single-family dwellings that are intended to limit the extent of noise transmitted into habitable spaces. These requirements are found in the California Code of Regulations, Title 24 (known as the Building Standards Administrative Code), Part 2 (known as the California Building Code), Appendix Chapters 12 and 12A. For limiting noise transmitted between adjacent dwelling units, the noise insulation standards specify the extent to which walls, doors, and floor ceiling assemblies must block or absorb sound. For limiting noise from exterior noise sources, the noise insulation standards set an interior standard of 45 dBA L_{dn} in any habitable room with all doors and windows closed. In addition, the standards require preparation of an acoustical analysis demonstrating the manner in which dwelling units have been designed to meet this interior standard, where such units are proposed in an area with exterior noise levels greater than 60 dBA L_{dn}.

The State has also established land use compatibility guidelines for determining acceptable noise levels for specified land uses. However, the County has adopted and modified the State's land use compatibility guidelines, as discussed below.

County of Santa Clara. The County's land use compatibility standards are contained within the Noise Element[4] of the General Plan. The following sections of the County's Noise Element outline the standards that are applicable to the proposed project.

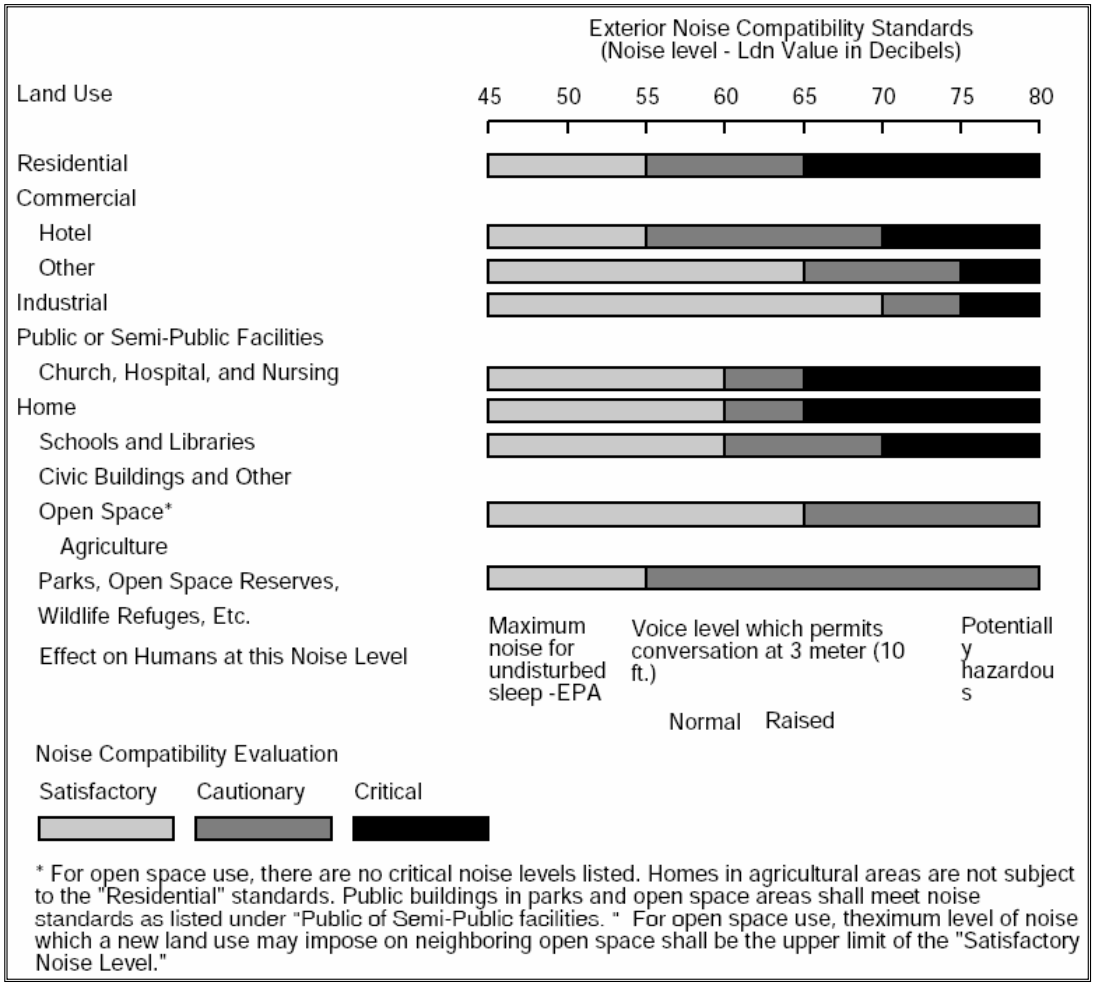
- Two tables, the "Noise Compatibility Standards for Land Use in Santa Clara County" and the "Satisfactory Interior Noise Levels," were developed to set the levels of noise which are compatible with the performance and enjoyment of different classes of land use. The standards include both exterior and interior levels of sound.
- Standards such as these should be used in the review of subdivisions, building sites, architectural and site approval permits, use permits, and zone changes in areas subject to noise impacts. Each of these standards is intended to protect the people on site from noise coming from outside sources, and to prevent new projects from generating adverse noise levels on adjacent properties.
- The Noise Compatibility Standards for exterior noise specify three classifications of compatibility between ambient noise levels at the site and various land uses: satisfactory, cautionary, and critical (Table IV-9). These standards serve as a preliminary analysis of potential noise incompatibility and serve to protect the proposed development from existing noise sources.
- Noise studies and possible attenuation procedures will also be imposed on the project if the project itself is considered a source of incompatible noise for a nearby land use.

[4] Santa Clara, County of, 1994. *Santa Clara County General Plan, Health and Safety Chapter, Noise.* December 20.

The noise compatibility levels are defined as follows:

- Satisfactory noise levels are those which pose no serious threat to the proposed land use. The ambient noise level at the site is compatible with the land use category of the proposed project and will not create annoyance and/or activity interference. Standard construction techniques will be adequate.
- Cautionary noise levels are those which could potentially pose a threat to the proposed land use. The ambient noise level is great enough to require study on the compatibility of the proposed project. Normal building methods may not be adequate to protect the use.
- Critical noise levels are those which probably pose a threat to the proposed land use. The ambient noise level is severe. The situation requires rigorous analysis of the compatibility of the proposed project with the ambient noise level at the site. This analysis should include both exterior and interior impacts. Simple solutions to noise attenuation may not be adequate and uses should be allowed only if they have been designed for noise reduction by a professional who is competent in sound reduction.

Table IV-9: Noise Compatibility Standards for Land Use in Santa Clara



Source: Santa Clara County, 1994. *Santa Clara County General Plan*. December 20.

The County's land use compatibility guidelines, shown in Table IV-10, indicate the following standards for new development within the County:

- Noise environments with ambient noise levels less than or equal to 55 dBA L_{dn} are considered satisfactory for all land uses;
- Noise environments with ambient noise levels up to 60 dBA L_{dn} are satisfactory for development of new public or semi-public facilities; and
- Noise environments with ambient noise levels up to 65 dBA L_{dn} are satisfactory for open space and agricultural land areas development.

Table IV-10: Recommended Maximum Interior Noise Levels For Intermittent Noise

	Use	**dBA**
Residential		45
Commercial	Hotel-Motel	45
	Executive Offices, Conference Rooms	55
	Staff Offices	60
	Restaurants, Markets, Retail Stores	60
	Sales, Secretarial	65
	Sports Arena, Bowling Alley, etc	75
Industrial	Offices (same as above)	55-60
	Laboratory	60
	Machine shop, Assembly and others	75
	Mineral Extractions	75
Public or Semi-Public Facility	Concert Hall & Legitimate Theater	30
	Auditorium, Movie Theater & Church	45
	Hospital, Nursing Home & Firehouse	45
	(sleeping quarters)	50
	School Classroom	50
	Library	55
	Other Public Buildings	

Source: Santa Clara County, 1994. *Santa Clara County General Plan*. December 20.

Existing Noise Environment

The Park is located in a suburban area and is, therefore, influenced by several surrounding noise sources.

Existing Ambient Noise Levels. An LSA noise technician conducted short-term ambient noise monitoring on the Park on Tuesday, August 21, 2007 between the hours of 10:30 a.m. and 1:00 p.m. at three separate locations in the project vicinity. The purpose of this noise monitoring was to document the existing noise environment and capture the noise levels associated with operations and activities in the Park vicinity. Table IV-11 lists the noise levels measured during the short-term 20-

minute noise measurements. Maximum and minimum noise levels were recorded as well as the equivalent continuous noise level measure L_{eq}. The meteorological conditions at the time of each noise measurement are shown in Table IV-12. Figure IV-1 shows the monitoring locations.

Vehicular noise is the primary source of ambient noise in the Park vicinity. The primary noise sources include traffic on State Route (SR)-85, Branham Lane, and on Snell Avenue.

Existing Aircraft Noise Levels. Mineta San José International Airport is located approximately 7 miles northwest of the Park. Noise exposure information in the community is developed for airport operations by the City of San José on a quarterly basis, based on current airport operations data and continuously measured noise levels. According to the most recent available quarterly report on existing noise contours and according to the projected 2010 conditions, the Park would not be located within the 65 dBA CNEL contour of the airport.[5] Although aircraft related noise is occasionally audible on the Park, it would not result in a perceptible increase in 24-hour averaged ambient noise levels such as CNEL. Therefore, implementation of the Park project would not expose Park visitors or employees to excessive aircraft related noise levels.

Table IV-11: Short-Term Ambient Noise Monitoring Results, dBA

Location Number	Location Description	Start Time	L_{eq} [a]	L_{max} [b]	L_{min} [c]	Primary Noise Sources
1	Northwest corner of project site, 70 feet south of Branham Avenue	10:50 a.m.	62.3	79.0	44.5	Traffic on Branham Avenue
2	Southwest corner of project site, 115 feet north of sound wall by SR-85	11:20 a.m.	57.8	65.7	50.5	Traffic on SR-85
3	Southeast corner of project site, 136 feet west of Snell Avenue, 21 feet north of Chynoweth Avenue	12:25 p.m.	60.0	76.9	48.7	Traffic on Snell Avenue and Chynoweth Avenue, yardwork, airplanes approaching San José International Airport

[a] L_{eq} represents the average of the sound energy occurring over the 20-minute time period.
[b] L_{max} is the highest instantaneous sound level measured during the 20-minute time period.
[c] L_{min} is the lowest instantaneous sound level measured during the 20-minute time period.
Source: LSA Associates, Inc., August 2007.

Table IV-12: Meteorological Conditions During Ambient Noise Monitoring

Location Number	Maximum Wind Speed (mph)	Average Wind Speed (mph)	Temperature (F)	Relative Humidity (%)
1	3.0	1.1	83	38
2	5.6	1.0	86	34
3	5.3	2.0	91	25

Source: LSA Associates, Inc., August 2007.

[5] Mineta San José International Airport, 2007. *Fourth Quarter 2006 Noise Monitoring Report, Contour Map* and *2010 65dB Contour Map.*. http://www.sjc.org/community/noise.html. July 16.

Existing Railroad Noise Levels. The closest rail line to the Park is the Santa Clara Valley Transportation Authority (VTA) light rail line located between the east- and west-bound lanes of SR-85. The Blossom Hill Station is located immediately south of the Park. It was observed during the ambient noise monitoring that, although several light trains passed during the monitoring period, noise from these passings was not audible on the Park over the noise levels from traffic on SR-85.

The Southern Pacific railroad line runs parallel to the Monterey Highway (SR-82) and is located approximately 2100 feet northwest of the Branham Lane and Snell Avenue intersection. Train horn noise from this railroad is occasionally audible on the Park.

Existing Land Uses in the Project Vicinity. Martial Cottle Park is bordered on all sides by medium density, single- and multi-family residential land uses. Residential properties to the west of the Park immediately abut the Park property. Other adjacent residential land uses are located across the surrounding streets of Branham Lane, Snell Avenue, Chynoweth Avenue, Colony Field Drive, Velasco Drive, and SR-85. The Carlton Plaza Senior Assisted Living facility is located adjacent to the northwest corner of the Park property, adjacent to Vistapark Drive. A commercial shopping center is located adjacent to the Park property at the northwest corner of the Branham Lane and Snell Avenue intersection. Commercial uses include restaurants, a gas station and car service center, Safeway, and adjoining retail uses. Off-site sensitive land uses in the project vicinity, other than the residential land uses, include an elementary school on Avenida Almendros, located 375 feet south of Chynoweth Avenue. The existing residence on the project site is considered a sensitive land use and would remain with implementation of the proposed project.

The construction and operation of the proposed project could affect both on-site and off-site sensitive land uses. The on-site residence would be exposed to short-term construction noise levels up to 91 dBA L_{max} if site preparation involving excavation equipment occurred within 50 feet of the residence. The closest off-site noise sensitive receptors would be the residences bordering the park to the west on Barron Park Drive, Birmingham Drive, and Vistapark Drive. These properties are located within 50 feet of sites where grading could occur. At this distance the residences would be exposed to construction noise levels of up to 91 dBA L_{max}, if site preparation involving excavation equipment occurred near the project boundaries. Other close off-site receptors are the residential land uses located along the south side of Chynoweth Avenue, along the east side of Snell Avenue, and along the north side of Branham Avenue. These residences, located approximately 100 feet from the sites where grading would occur, would be exposed to construction noise levels of up to 85 dBA L_{max}.

Noise Planning Considerations. The Park is located in a suburban area and is, therefore, influenced by several surrounding noise sources. Vehicular noise is the primary source of ambient noise in the Park vicinity. The primary noise sources include traffic on SR-85, Branham Avenue, and on Snell Avenue. Railroad and aircraft noise sources do not significantly impact the Park area. Operational noise sources associated with implementation of the project would also include agricultural and farming equipment noise sources; these noise sources would be similar to those currently produced on the project site during the seasonal agricultural operating periods.

Measured ambient noise levels on the Park range from 57.8 dBA to 62.3 dBA L_{eq}. The County of Santa Clara has identified that noise environments with ambient noise levels up to 65 dBA L_{dn} are

satisfactory for open space and agricultural land use development. Although the noise descriptors L_{eq} and L_{dn} are not interchangeable, typically in suburban environments where noise levels drop off significantly at night, the L_{dn} is lower than the daytime L_{eq} ambient noise levels. However, where residential properties abut the Park boundary, residents would likely have a high sensitivity to changes in the noise environment, especially within the western portion of the Park.

HAZARDOUS MATERIALS

Introduction

This section is primarily based on the *Phase I Environmental Site Assessment (ESA) for the Lester Property at 5285 Snell Avenue* and the *Limited Phase II Environmental Site Assessment Report for 5285 Snell Avenue* prepared by Ninyo & Moore Geotechnical and Environmental Sciences Consultants in 2003 and 2004, respectively. Both reports were prepared on behalf of the County Parks.

In accordance with the American Society for Testing and Materials (ASTM) Standards on Environmental Site Assessments for Commercial Real Estate E 1527-00, the objective of an ESA is to identify Recognized Environmental Conditions (RECs), which are defined by ASTM as "the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property".

To complete the Phase I ESA, Ninyo & Moore reviewed current and historical maps and reports pertaining to the Park, evaluated probable past uses of the site, conducted interviews with property representatives, performed a site reconnaissance to visually identify any hazardous materials and assess the risk of contamination, and reviewed available local regulatory agency files and databases. The site reconnaissance was conducted on July 8, 2003. The Phase I ESA, including the results of the document review, field survey, and report conclusions and recommendations are summarized below.

Based on the results of the Phase I ESA, also prepared by Ninyo & Moore, the County authorized Ninyo & Moore to conduct a Limited Phase II ESA. The primary objectives of the Phase II ESA were to evaluate the RECs identified in the Phase I ESA. The work conducted by Ninyo & Moore for the Phase II ESA included an evaluation of the site to assess concentrations of residual pesticides present in the soil; and collection of sediment and surface water samples in the vicinity of Canoas Creek; surficial and shallow subsurface soil samples from locations adjacent to oil storage, AST, and UST areas, and the former livestock pesticide spray area; and water quality samples from five of seven wells documented in the report.

Phase I Environmental Site Assessment

The findings and opinions associated with the Phase I ESA conducted for the Park are summarized below. Test results for the RECs identified below are described in the Phase II ESA discussion that follows.

Use and Storage of Hazardous Substances and Petroleum Products. Ninyo & Moore noted hazardous substances and petroleum products primarily in the Life Estate area of the Park. Petroleum products were also noted on the southern portion of the site in the vicinity of the produce stand.

An oil storage shed, constructed in approximately 1990, is situated on the western portion of the Life Estate. At the time of the reconnaissance, this building contained the majority of bulk oil being utilized on the site. The building is situated on a concrete poured slab and contained six 35-gallon capacity drums, one 55-gallon drum containing oil, and four empty drums. These containers were stored on the concrete floor or on the metal shelving. Some minor staining was noted in the vicinity of the drum storage. Oil storage was also noted in the maintenance building. Containers of varying capacities were observed on wooden pallets or on the unpaved areas. Moderate staining was noted throughout the maintenance building.

Storage and Disposal of Hazardous Wastes. Storage of hazardous wastes generated from current and historic on-site activities was evident throughout the Life Estate. When the ESA was prepared, waste oil was being collected in 55-gallon drums located adjacent to the horse barn. These drums were stored on the ground surface and covered with wooden boards at the time of the site reconnaissance. Unlabeled containers with varying amounts of unknown liquids and solids were observed throughout the site. Clusters of these containers were generally noted inside of the maintenance building, inside of the various sheds, and adjacent to the building areas. Many of the containers were weathered with labels that had deteriorated.

Aboveground and Underground Storage Tanks. A minimum of seven gasoline and diesel ASTs were observed or reported by the land Donor during the site reconnaissance. At the time of the reconnaissance survey, five of the seven observed tanks, of approximately 500-gallon capacity, were being utilized in farming activities and were observed mounted on wheels or on concrete. Four of the active ASTs were observed on the Life Estate. The fifth active AST (diesel) was observed situated on a wooden pallet on the produce stand portion of the site. Of the two remaining tanks, one truck tank—with an approximately 10,000-gallon capacity and mounted on concrete—was observed west of the residence and reported inactive. Ninyo & Moore was advised during the site reconnaissance that this tank contained limited amounts of, if any, diesel fuel. The remaining tank, of unknown capacity (approximately 5 feet high) containing an unknown amount of oil, was reported by the land Donor to be located in the old oil storage shed, the floor of which is unpaved.

At the time of the reconnaissance survey, no USTs were being utilized for on-site farming activities. The land Donor reported that there were three USTs formerly utilized on-site. One UST had been removed from the site (ca. 1940s) because of water intrusion through a cracked pipe. The remaining two tanks were removed by the land Donor in the 1980s. A minimum of six former USTs were observed stored aboveground on the Life Estate. Four of the six USTs were reportedly brought to the Park following the sale of the Coyote Ranch (another property that was owned by the Lester family). In addition to the four USTs brought to the Park for storage, numerous drums of 35- and 55-gallon capacities reportedly were brought to the site and were observed on the northwestern portion of the Life Estate. The containers were reportedly empty when they were brought to the Park and were never utilized in farming operations on-site.

Water Resources. Ninyo & Moore documented seven wells in the Phase I ESA, some of which were being utilized for irrigation and/or domestic uses. Five of these wells exist within the Park boundary. A sixth well exists on the "tail" portion of the property, not part of the Park and south of SR 85, currently retained by the Donor. The seventh well associated with the original residence, previously in the west central portion of the Park, was closed in the 1930s. According to well logs reviewed during the ESA preparation, the depths of these wells vary from approximately 150 to 350 feet in depth and were drilled as early as 1929 to as recent as 1998. Ninyo & Moore requested analytical testing data or reports documenting the water quality of the wells on the Park, but no information was received at the time of report preparation.

Canoas Creek parallels a portion of the eastern perimeter and then trends northwesterly across the southwestern portion of the Park. During the site reconnaissance, the land Donor reported that water samples were collected from the creek in the mid-1980s when a reported release occurred from an upstream source. According to Donor, the results of the water samples collected from the creek contained concentrations of tetrachloroethylene. Ninyo & Moore requested analytical testing data or reports documenting the water quality of the creek, but no information was received at the time of the Phase I ESA preparation.

Wastewater Systems. Two septic systems were reported for the Park. One active septic system was observed south and adjacent to the main residence on the Life Estate. The septic tank associated with the residence measures approximately 12 feet square and has three leech lines that extend westerly. Additionally, an inactive line trends in a southwesterly direction. This system is pumped by an off-site contractor on an as-needed basis. In addition to the active system associated with the main residence, one other former residence was connected to a septic system. The latter septic system was filled in when its use was discontinued in the 1950s following a fire that destroyed the residence.

Other Hazardous Materials. A spray area was reportedly utilized periodically when livestock were managed on the site. The spray area was located adjacent to the north exterior of the horse barn and was used for spraying livestock with insecticide-related chemicals. The primary chemical utilized on animals was toxaphene. There was also a portion of the site utilized for the burning of weed and waste vegetation cultivated from farming activities (Donor). Its approximate location was not identified by Ninyo & Moore during the site reconnaissance or during aerial photograph review.

Asphalt grindings left over from paving activities on Snell Avenue were spread on a driveway that provides access to the buildings in the main portion of the site. Excess asphalt grinds were located in piles located adjacent to the maintenance building at the time of the site reconnaissance.

Current Agricultural Operations. On the Life Estate portion of the property, Roundup and simazine are currently used to control weeds in areas inaccessible by a mower. Roundup is a broad-spectrum post-emergence herbicide that contains the active ingredient glyphosate. Simazine is an organic white solid, used as a pre-emergence herbicide for control of broad-leaved and grassy weeds. These

herbicides are typically used around fence lines and buildings on the Life Estate (David Giordano, pers. communication).

Asana® is the most commonly-used insecticide by the Donor's Lessee for the agricultural operation. This insecticide is used to control a wide range of insect pests on field, vegetable, tree fruit, and nut crops. The Donor's Lessee typically uses it on corn. Sulphur is also used by the Lessee to control fungal diseases and is commonly utilized in organic farming methods (David Giordano, pers. communication).

Hazardous Building Materials Survey. Due to limited access to structures on the Life Estate, a generalized visual assessment of potential asbestos-containing materials (ACMs) and lead-based paint (LBP); positive identification of these materials, via analytical testing, was not performed by Ninyo & Moore. Suspect ACMs were observed in some of the site buildings. In addition, suspect LBP and potential wood preservatives were observed on most of the site buildings.

Environmental Database Search. A computerized, environmental information database search was performed by Environmental FirstSearch™ (FirstSearch) on June 23, 2003. The FirstSearch search included federal, state, and local databases. The review was conducted to evaluate whether the site or properties within the vicinity of the Park have been identified as having experienced significant unauthorized releases of hazardous substances or other events with potentially adverse environmental effects. The database search identified several surrounding properties of potential environmental concern.

One adjacent property, Tosco/76 gasoline station (151 Branham Lane), was listed as having an open Leaking Underground Storage Tank (LUST) case. Based on Ninyo & Moore's understanding of the groundwater gradient, they identified this property as being located upgradient of the site. Because of the upgradient location of this facility and the reported MTBE concentrations in a monitoring well situated on the southeastern corner of Branham Lane and Snell Avenue, Ninyo & Moore concluded that there is a low to moderate likelihood that the environmental integrity of the Martial Cottle site has been adversely affected by this off-site facility. Several other properties listed on the environmental database were identified within the respective search radii as having handled hazardous materials or wastes, and/or as having reported releases of hazardous substances or petroleum products. Based on information obtained from the database report and the review of agency files or discussions with regulatory agency representatives, with the exception of the aforementioned 76/Tosco gasoline station, Ninyo & Moore concluded that there is a low likelihood that the environmental integrity of the site has been adversely affected by these off-site sources.

Phase I Conclusions and Recommendations

Ninyo & Moore made the following recommendations in the Phase I ESA prepared in 2003 based on the recognized environmental conditions summarized above. These recommendations were addressed by the Limited Phase II ESA prepared by Ninyo & Moore the following year (2004). A discussion of the Limited Phase II ESA results follows.

- Based on the historic agricultural use of the site, an evaluation should be performed at the site to assess concentrations of residual pesticides present in the soil. In general, many pesticides applied to soil are relatively immobile and do not readily leach downward to groundwater.
- Sediment and surface water sampling should occur in the vicinity of Canoas Creek.
- Bulk and waste oils located on the site at the time of the site reconnaissance should be removed. The subsurface soils in the vicinity of stored waste oil, drums, historic hazardous materials storage areas, ASTs and USTs (observed to be aboveground) should be sampled. In addition, a subsurface evaluation of soil and groundwater should be conducted in the vicinity of former UST locations.
- The subsurface soil in the spray area should be sampled for toxaphene and related constituents.
- Groundwater samples should be collected from existing on-site wells to assess the groundwater condition beneath the project site.

Limited Phase II Environmental Site Assessment

Field sampling activities were conducted by Ninyo & Moore on January 29, between February 3 and February 5, February 10, February 17, and on June 8 of 2004. Soil and groundwater samples collected were submitted to Sparger Technologies, Inc., located in Sacramento, California, for chemical analysis. The following briefly summarizes the sampling locations and types that occurred as part of the Limited Phase II ESA.

Agricultural Area Pesticide and Arsenic Soil Samples. Ninyo & Moore staff collected 58 surficial soil samples, one each from 0.5 foot and 1.0 foot bgs in 29 ten-acre sections to evaluate the presence of organochlorine pesticides and arsenic in the soil. Four background soil samples were collected off site along the west side of Snell Avenue. Ten additional surficial soil samples were collected from the agricultural area to be analyzed for organophosphorous pesticides. Ten surficial soil samples were also collected from the ranch area to be analyzed for arsenic.

Canoas Creek Sediment and Surface Water Samples. Sediment samples were collected using hand shovels near the west bank of Canoas Creek at four equidistant locations. Four creek water samples were collected within the vicinity of the sediment samples.

Bulk and Waste Oil Storage Areas Soil Samples. Twenty-two surficial and subsurface soil samples from eleven sample locations were collected from the waste oil storage area, maintenance building, and drum debris areas on site.

Active and Inactive AST Areas and Aboveground Inactive Underground Storage Tanks (USTs). Twenty-two subsurface soil samples were collected from seven AST locations and five inactive aboveground UST locations.

Former UST Location Soil and Groundwater Sampling. Eighteen soil and three groundwater samples were collected from six borings at three former UST locations on site.

Former Cattle Spray Pesticide Area Soil Sampling. Eight composite soil samples were collected from a total of 16 sample locations at two different depths.

Water Supply Well Groundwater Sampling. Groundwater samples were collected from five water supply wells on site. A sixth well located on Blossom Hill Road was not sampled because the well is not part of the property designated for the agricultural park.

Test Results

Soil and Sediment Samples. Organochlorine pesticide surficial samples collected in the agricultural area were below laboratory detection limits, however organochlorine pesticide compounds 4,4'-DDD, 4,4'-DDE, 4,4'-DDT, endrin and toxaphene were reported in several surface samples (0.5 foot bgs) and one shallow soil sample (2.5 feet bgs) in the former cattle spray area. Organochlorine pesticide compounds 4,4'-DDD, 4,4'-DDE, 4,4'-DDT, endrin and toxaphene were all reported below Residential United States Environmental Protection Agency (EPA) Preliminary Remedial Goals (PRGs), except for four samples where toxaphene was detected at 6,600 µg/kg. The Residential PRG for toxaphene is 440 µg/kg. The Residential PRG for DDD is 2.4 mg/kg, endrin is 18 mg/kg, and DDE and DDT is 1.7 mg/kg.

Arsenic concentrations reported in samples collected from the agricultural area on site were above Residential PRGs for arsenic as a cancer endpoint (0.39 mg/kg), but below arsenic as a non-cancer endpoint (22 mg/kg).

Organochlorine pesticide compounds delta-BHC (cyclohexane) and gamma-chlordane were also detected below Residential PRGs in sediment samples in Canoas Creek. Residential PRGs for cyclohexane and chlordane are 140 mg/kg and 1.6 mg/kg, respectively. Toluene was detected in two creek sediment samples. Toluene was detected in one creek sediment sample above the Residential PRGs of 520 mg/kg. Oil and grease were detected above the San Francisco Bay Regional Water Quality Control Board Environmental Screening Levels (ESLs) for residual fuels in surface soils (<3 meters) where groundwater is a source of drinking water in two sediment samples (one sample at 580 mg/kg and the other sample at 620 mg/kg). The PRG for residual hydrocarbons is 500 mg/kg. Oil and grease PRGs do not exist for comparison. The bottom of Canoas Creek is concrete-lined, so the sediment contamination is limited in vertical extent.

TPH-MO was also reported above residual fuel ESLs (500 mg/kg) in one sample collected inside the maintenance building. The area of contamination appeared to be aerially limited to a portion of the maintenance building where vehicles were parked and only at shallow (0.5 foot bgs) depths. MTBE was reported below Residential PRGs (62 mg/kg) in samples collected adjacent to the oil storage building in the vicinity of an active AST.

Chromium, nickel, lead, and zinc were reported below their respective Residential PRGs in the areas of the former UST pits, bulk and waste oil storage areas, and the maintenance building.

Surface Water and Groundwater Samples. Surface water samples collected from Canoas Creek were below laboratory reporting limits for oil and grease, arsenic, VOCs, and pesticides.

MTBE was detected in two groundwater sample locations at 0.6 µg/L and 10 µg/L, which are below Primary Maximum Contamination Levels (MCL) for MTBE (13 µg/L).

Hazardous Materials Planning Considerations

Arsenic. Elevated concentrations of arsenic were reported in surficial samples collected at 0.5 feet and 1.0 feet bgs in the eastern agricultural area of the site, possibly related to compounds used in pesticides during farming activities and/or naturally occurring formations in the bedrock surrounding the Santa Clara Valley. Arsenic concentrations were also reported in soil samples collected over the remainder of the agricultural area on site ranging from 3.83 mg/kg to 9.90 mg/kg. However, the Limited Phase II ESA prepared by Ninyo & Moore cites several studies and geologic surveys that demonstrate that elevated concentrations of naturally occurring arsenic are common in the San Francisco Bay Area. Because background concentrations for arsenic in the Bay Area are frequently higher than the Industrial PRGs as a cancer endpoint and, recognizing that elevated levels of naturally occurring arsenic exist in the area, the EPA has applied non-cancer PRGs to the area.

The main commercial and industrial uses of arsenic compounds is in pesticides, particularly in the U.S. for weed killers. Arsenic-containing pesticides are also widely used in agriculture, especially in fruit crops. The compounds most often used in pesticides today in the U.S. are the less toxic arsenic compounds, but inorganic compounds are still regularly used in many places.

As discussed above, elevated arsenic concentrations are typical of soils in the Bay Area. The reported analytical results of shallow soil collected at the site are below the non-cancer endpoint Residential PRG. However, arsenic concentrations are higher in the eastern portion of the site and may be related to past agricultural activities.

Toxaphene. Toxaphene was used historically as a pesticide on farm animals in the horse barn area. Toxaphene was reported above Residential PRGs in one composite sample collected from 0.5 foot bgs and was close to PRGs in two other composite samples collected at 0.5 foot and 2.5 feet bgs.

Oil and Grease Compounds. Oil and grease compounds were reported slightly above residual total petroleum hydrocarbon ESLs in an area of the maintenance building. Several other soil samples collected at 0.5 feet and 2.5 feet bgs in the maintenance building and drum storage areas reported concentrations of TPH-MO above reporting limits but below ESLs.

Figure IV-1: Noise Monitoring Locations

V. RECREATION, SCENIC AND CULTURAL RESOURCES

RECREATION RESOURCES

Introduction

Martial Cottle Park will become a new park with a focus on historic agriculture. Currently and historically, the site has been operated as a functioning farm, and has not previously been used for recreation. As an "agricultural park," many of the Park's recreational and educational programs will be oriented to the agricultural use of the site. The site will also provide traditional passive recreational park amenities.

Martial Cottle Park is currently an active farm. Mr. Lester, descendent of the Cottle family and donor of the park land, currently lives on the life estate portion of the site in the historic home. The portion of the life estate south and east of the historic homestead remains in active production of vegetable and orchard crops, while the majority of the site is used to grow wheat and other grain crops.

Current Uses & Characteristics of the Site

There are no recreational uses on the site; however, there are three public, agriculture-related uses: a produce stand, a Christmas tree farm, and a seasonal pumpkin patch. The produce stand sells produce grown on site as well as from other farms. Produce grown on the site includes corn, tomatoes, melons, peppers, cucumber, zucchini, beans, cherries, peaches, apricots and other stone fruit. The produce stand is busy mainly from mid-April through Labor Day.

The pumpkin patch operation is an extremely popular commercial concession and recreational and educational amenity that operates during the month of October. School field trips from kindergarten through second grade visit the pumpkin patch, where they are given a presentation on how pumpkins are grown and the history of agriculture in the area. These groups come from around San José, most from within a five-mile radius. The school groups range in size from 20 to 150 children, and during the second half of October the site hosts two to three groups per day. The afternoons are made available to families. Additional amenities offered in conjunction with the pumpkin patch include a farm-animal petting zoo, a caboose ride, a hay tunnel and corn maze.

The Christmas tree farm, which is located in a long strip along Chynoweth Avenue, is a successful business operation, but it is a less active visitor attraction than the produce stand and pumpkin patch. There is a "cut-your-own" option for Christmas tree purchasers, but the operator of the Christmas tree farm has noticed a trend away from making Christmas tree procurement a family activity. The Christmas tree farm does not offer educational programs or recreational activities such as those at the pumpkin patch.

The agriculture and the operation of the produce stand, pumpkin patch and Christmas tree farm are all operated on a lease basis by the Giordano family, which has been long associated with Mr. Lester and

the farm. Based on their experience with the produce stand and the pumpkin patch, the Giordano's believe that there is strong demand for agri-tourism-based use of this site.

Characteristics of the Community

Martial Cottle Park is an unincorporated island located in the southern part of the City of San José. The site is located in a fully developed and predominantly residential area that consists of primarily single-family and owner-occupied homes. As described below, the surrounding community, like the rest of the City of San José and the County of Santa Clara, is relatively affluent when compared to the rest of California. While the population in the Park vicinity is predominantly white, the area is quite diverse with certain census tracts having no ethnic majority. Residents and officials interviewed for this inventory generally consider the vicinity of the Park to be a safe area (Rosales, Cavallero, Crane, Monczynski, Rodgers, Pierce).

Demographics: Vicinity, City, and County

Relevant data from the 2000 US Census are included in Table V-1 for the vicinity of Martial Cottle Park, the City of San José and the County of Santa Clara as well as, for comparison, the State of California. For purposes of this inventory, the Park "vicinity" is defined as the twenty-six census tracts within approximately two miles of the Park (see Figure V-1). This area roughly corresponds to an area defined by natural and manmade boundaries, including the Santa Teresa Hills to the south, Highway 101 to the east, the far side of Communications Hills to the north, and the Almaden Expressway to the west. As of the 2000 Census, this seventeen-square-mile area had a population of nearly 139,000 people, and the Census Bureau's 2005 population estimates placed the residential population at approximately 148,000. While the Park will function as a regional and statewide resource, it is reasonable to assume that residents who are proximate to the park will be likely users of the Park.

The demographic data presented in Table V-1 are discussed below along with other census data to draw out potentially relevant implications for the Martial Cottle Park planning process.

All census data and figures were obtained from the Census Bureau's American FactFinder website, the ESRI Data & Maps and StreetMap USA 2006 dataset, and the City of San José website.

Population Density. The site vicinity is generally characterized by relatively low population densities for an urban area of 1 to 24 persons per acre, consistent with the predominant development pattern of single-family detached homes. Pockets of moderate to high population density (25 or more persons per acre) associated with condominium and apartment development are scattered throughout the area.[6] Generally the lower-density census tracts tend to be located to the south and west of the site, while the tracts with higher density are located to the east and north.

[6] Population densities are not listed in Table V-1, and the vicinity's density is not directly discussed in relation to the City, County, and State, because the comparison would be misleading. In terms of the City, large non-residential areas, such as employment and commercial zones, create relatively low-residential densities that do not correspond to the built-up environment of San José. Similarly, the County and State's expanses of rural and wilderness lands create relatively low overall densities that are unrepresentative of the urban and suburban communities in which most residents live.

Age. With 27.4% of the population younger than 18 years of age, the population in the project vicinity has slightly more children as a percentage of overall population than the City of San José (26.4%) and the County of Santa Clara (24.7%), but is consistent with the State (27.3%) as a whole. Conversely, the percentage of the population over 65 years of age (6.6%) in the project vicinity is relatively low compared to the City (8.3%), County (9.5%), and State (10.6%).

Race/Ethnic Majority. Generally, the City and County are quite ethnically diverse when compared with the State, with the County having only a slight White majority, and the City of San José having no racial/ethnic majority. Both the City and County populations have large percentages of Latino, Asian and "other" racial residents, with Asians and Hispanics together comprising 57.1% of the City's population and 49.6% of the County's.

Household Characteristics. The average household size in the project vicinity is similar to the rest of the City but higher than the County and Statewide averages. The proportion of family households and the average family size are also consistent with the City average and higher than County and State averages. The County is similar to the rest of the State in its proportion of family households as well as average household and family sizes.

Table V-1: Park Vicinity, City, County and State Demographics

Subject	Park Vicinity*		City of San José		County of Santa Clara		State of California	
	Total	Percent	Total	Percent	Total	Percent	Total	Percent
Total Population	138,931	100	894,943	100	1,682,585	100	33,871,648	100
Age								
17 years or younger	38,122	27.4	236,124	26.4	416,402	24.7	9,249,829	27.3
18 to 64 years	91,651	66.0	584,959	65.4	1,105,656	65.7	21,026,161	62.1
65 years or older	9,158	6.6	73,860	8.3	160,527	9.5	3,595,658	10.6
Race/Ethnicity								
White	74,173	53.4	425,017	47.5	905,660	53.8	20,170,059	59.5
Black or African American	6,210	4.5	31,349	3.5	47,182	2.8	2,263,882	6.7
American Indian and Alaska Native	1,130	0.8	6,865	0.8	11,350	0.7	333,346	1
Asian	27,280	19.6	240,375	26.9	430,095	25.6	3,697,513	10.9
Native Hawaiian and Other Pacific Islander	617	0.4	3,584	0.4	5,773	0.3	116,961	0.3
Some other race	21,258	15.3	142,691	15.9	204,088	12.1	5,682,241	16.8
Two or more races	8,263	5.9	45,062	5	78,437	4.7	1,607,646	4.7
Hispanic or Latino (Any Race)	40,787	29.4	269,989	30.2	403,401	24	10,966,556	32.4
Household Characteristics								
Households	43,872	100	276,598	100	565,863	100	11,502,870	100
Family Households	32,896	75.0	203,681	73.6	395,561	69.9	7,920,049	68.9
Non-Family Households	10,976	25.0	72,917	26.4	170,302	30.1	3,582,821	31.1
Average Household Size[+]	3.28	(X)	3.20	(X)	2.92	(X)	2.87	(X)
Average Family Size[+]	3.61	(X)	3.62	(X)	3.41	(X)	3.43	(X)
Housing Tenure								
Owner-occupied housing units	28,977	66.0	170,950	61.8	338,661	59.8	6,546,334	56.9
Renter-occupied housing units	14,895	34.0	105,648	38.2	227,202	40.2	4,956,536	43.1
Education								
Percent high school graduate or higher	(X)	81.6	(X)	78.3	(X)	83.4	(X)	76.8
Percent bachelor's degree or higher	(X)	27.5	(X)	31.6	(X)	40.5	(X)	26.6
Occupation								
Management, professional, related occupations	27,922	39.4	178,366	40.8	409,371	48.5	5,295,069	36
Service occupations	7,882	11.1	53,782	12.3	88,797	10.5	2,173,874	14.8
Sales and office occupations	19,646	27.8	106,472	24.4	191,719	22.7	3,939,383	26.8
Farming, fishing, and forestry occupations	142	0.2	1,383	0.3	3,494	0.4	196,695	1.3
Construction, extraction, and maintenance occupations	6,033	8.5	34,560	7.9	55,616	6.6	1,239,160	8.4
Production, transportation and material moving occupations	9,166	12.9	62,327	14.3	94,915	11.2	1,874,747	12.7
Income								
Median household income[+]	71,556	(X)	70,243	(X)	74,335	(X)	47,493	(X)
Families below poverty level	1,718	5.2	12,309	6	19,624	4.9	845,991	10.6

Sources: All data from the 2000 US Census obtained via the US Census Bureau (factfinder.census.gov) or ESRI Data & Maps and StreetMap USA 2006.
*Park Vicinity comprises 26 US Census tracts in San José: 503108, 503115, 503116, 503204, 503208, 503217, 503218, 512005, and 512014 – 512031.
[+]Average and median figure for the Martial Cottle Vicinity are based upon weighted averages of the average or median for each census tract.

Housing Tenure. The area within the Park vicinity has a relatively high proportion of owner-occupied housing when compared to the City, County, and State, with 66% of the homes being owner-occupied. At the city level, the rate of owner-occupied housing (61.8%) is also higher than the percentage for the entire State (56.9%).

Education. Residents in the vicinity of the Park have received high school diplomas at a rate that slightly exceeds the rates for the City and State, but which is slightly lower than the rate for the County. In terms of college education, residents in the project vicinity hold bachelor's or more advanced degrees at a rate similar to the rate for the state as a whole, but lower compared to the rates for the City and particularly the County. The County residents as a whole hold college and university degrees at a much higher rate than residents throughout the State, reflecting the needs of the Silicon Valley employers that are concentrated in Santa Clara County.

Occupation. Professional and managerial workers constitute the largest occupational class in the Martial Cottle Park vicinity and are followed by sales and office workers; together these groups comprise more than two thirds of employed residents. The area's occupational breakdown is similar to the City. Like the City as a whole, the Martial Cottle area has a lower percentage of professional workers relative to the County despite having a higher percentage than the State. Countywide, a large percentage of residents have professional and managerial occupations relative to the percentage for all California residents, consistent with the County's high-tech economy and educated workforce.

Income. Like the rest of the City of San José and Santa Clara County, the Martial Cottle Park vicinity is relatively affluent by statewide standards. The average median household income for residents in the Martial Cottle Park vicinity is between the City and County median and well above the State median. The area's family poverty rate, like the rest of City and County, is well below the statewide rate. Household income and family poverty rates, however, vary widely within the vicinity of Martial Cottle Park. The median household income for the census tract immediately to the west is 160% of the vicinity's weighted average, while the median for the most northerly census tract is only 70% of the weighted average. The highest rates of family poverty are located east and north of the site.

Travel Patterns

Martial Cottle Park is easily accessed via highways from areas throughout the region. Highway 87 (the Guadalupe Freeway) runs north-south west of the site; Highway 101 runs north-south to the east of the site, and Highway 85 runs east-west to the south of the site. The Blossom Hill Road exit from Highway 85 is the nearest highway interchange, approximately a half-mile from the site.

The Santa Clara County Valley Transportation Authority (VTA) light rail lines run east-west along the Highway 85 corridor and north-south along the Highway 87 corridor. The Branham, Ohlone/Chynoweth and Blossom Hill stations provide regional access to the site via the light rail system. The Blossom Hill light rail station is the nearest station to the site, located in the Highway 85 right-of-way near the southeastern corner of the panhandle portion of the park. This station is a Park

& Ride station with bicycle lockers and racks, and is also accessible to pedestrians via an entrance off Velasco Drive.

Local access to the Park is provided via two major arterials, Branham Lane on the north and Snell Avenue on the east. Chynoweth Avenue offers access to the south side of the site. Once planned as a through street, Chynoweth Avenue currently dead-ends into the east and west sides of the Park. In addition to Chynoweth Avenue, three other streets dead-end into the west side of the site: Vistapark Drive, Wellington Park Drive, and Gaundabert Lane.

Branham Lane and Snell Avenue currently have bicycle lanes that connect the site to the city-wide bicycle lane network. In the future, bicycle access also may be provided along Vista Park Drive, which is identified in the Santa Clara Valley Bikeways Map (VTA) as a "moderate" bicycle route.

The primary access into the Park is the private driveway that extends from Snell Avenue to the Life Estate. Otherwise, access into the Park is restricted by a chain link fence around the site's perimeter, with locked gates on Branham Lane, Snell Avenue and Chynoweth Avenue allowing only for maintenance access into the site from these streets. No public access is currently permitted to the Park, and public access through the Life Estate will continue to be restricted until such time that it becomes part of the Park. The Santa Clara Valley Water District also has access to the maintenance roads along Canoas Creek via gates at Hyde Park Drive to the west of the site and Blossom Hill Road to the south of the site, but not into other parts of the site. Although four streets dead-end into the western edge of the site as mentioned above, (Guandabert Lane, Chynoweth Avenue, Wellington Park Drive, and Vistapark Drive), no access is available to the Park from these points.

Social Identity and Needs of the Community

The community in the vicinity of Martial Cottle Park is known as the Blossom Valley area of the City of San Jose. It is made up of many small neighborhoods that were developed incrementally. Typically they consist of small development tracts of approximately 50 homes built at a time. While incremental, residential growth in this area of the City of San Jose resulted in a development pattern that could be considered to lack a clear overall structure or distinct identity. In many areas, the street layout is discontinuous and prevents direct access from one adjacent neighborhood to the other.

The surrounding neighborhoods lack a single gathering place that is recognized by the residents as a center of their larger community within the City of San Jose. Notably, residents in the vicinity of the Park identify Martial Cottle Park as one of its main distinguishing geographic features. As a large, undeveloped parcel in an urbanized area, the site is unique and widely known to local residents.

The surrounding neighborhoods include a couple of local gathering places and landmarks. To the west of Martial Cottle Park, the community center in Vista Park serves as a gathering place for the neighborhoods associated with the VEP Community Association. Carlton Plaza San Jose, a retirement home, is located on Branham Lane at the northwest corner of the park. Carlton Plaza's residents are potential park visitors who would have immediate access to the park once open to the public.

For residents east of Martial Cottle Park, Edenvale Garden Park serves as a gathering place, including large-group picnic areas that are used for events. Adjacent to Edenvale Garden Park is the Hayes Mansion. The 41,000 square foot Hayes Mansion was built in 1905 and is listed on the National

Register of Historic Places. Today the Mansion is owned by the City of San Jose and operated by a concessionaire as a resort hotel and convention site. . There is also a strong connection within the neighborhood to their local schools, which serve as venues for community gatherings and organized sports activities. Local retail centers offer some limited neighborhood/community identity in this area also. The closest library is the new Edenvale Branch Library, located a half mile from the intersection of Branham Lane and Snell Avenue.

Level of Organization of Recreational Use Groups

The neighborhoods in the vicinity of Martial Cottle Park contain a significant number of community organizations, sports clubs and interest groups. The VEP[7] Community Association, which represents several smaller neighborhoods in the area surrounding Martial Cottle Park, is very active. Founded in 1969, VEP Association's interest in local recreation resources and beautification has been high. In addition to the VEP Community Association, the vicinity of Martial Cottle Park is home to the following community organizations:

- Almaden Business Association
- Almaden Hills Estates Homeowners Association
- Almaden Seniors
- Almaden Valley Community Association
- Almaden Valley Women's Club
- Almaden Winery Neighborhood Association
- Colony Green Homeowners Association
- Hayes Neighborhood Association
- Montego Homeowners Association
- Montevideo Homeowners Association
- Santa Teresa Foothills Neighborhood Association
- Sunrise Valley Neighborhood Association
- Woodside of Almaden Homeowners Association

There are also many active sports organizations in the park vicinity, including the Almaden Soccer Association, Almaden Valley Little League (with 4,200 members), Almaden Bobby Sox (girls softball), South Valley Softball Association, a cricket club and a flag football club. The area is also home to several cabana clubs, which operate resident-owned swimming pools that were built in association with individual developments.

[7] The name "VEP" represents the first three letters of the original subdivision names in 1969: Vistapark, Encore (and Echo Valley), and Parkview Valley. The VEP Community Association now represents more than these original subdivisions, but the acronym continues to be used as the full name of the organization.

A measure of community involvement is the strong response to the County Parks' invitation to participate as part of the Task Force Committee for the Martial Cottle Park planning process. Forty-three people submitted applications for consideration for membership on the Task Force. Of these, thirty-one were either unaffiliated community members or members of the area's largest neighborhood association, VEP Community Association. Other applicants represented the 4-H, equestrian interests, historical preservation interests, Master Gardeners, and regional farming interests.

Demographic Trends that May Impact the Park

Population Growth Trends and Need for Additional Parkland. Projected population growth will continue to generate increased need for additional park facilities in Santa Clara County and the City of San José. San José's population virtually doubled from 1970 to 1998 without an equal increase in parks, community facilities, and programs (City of San José, 2000). The City's 2000 Census population of 894,943 persons is projected to increase to 1,101,500 in 2020, and the County's population is projected to increase by approximately 23%, or about 380,000, by the year 2025. The distribution of this population growth is anticipated to be much highest in the cities. While the majority of population increase is expected to occur in San José and other northern urban areas, the rate of growth is projected to be the highest in the South County cities of Morgan Hill and Gilroy (SCCPR, 2003).
In addition to the numerical growth in population, the City's population density has increased from under 3,300 people per square mile in 1970 to more than 5,100 in 2000, and this trend is expected to continue.

Based on these projections, the City of San José's Greenprint indicates the following projected need for additional parkland by 2020, for the Council Districts in the vicinity of Martial Cottle Park:

- District 2: 36.17 acres
- District 7: 179.3 acres
- District 9: 88.58 acres
- District 10: 137.76 acres (Martial Cottle Park's home district)

Ethnicity Trends. The City and County are generally quite ethnically diverse. Since the 1990 Census, no single race/ethnic group has comprised a majority (i.e., 50% or more) of the City's population, and the city's ethnic diversity has continued to increase since. By 2000, the non-Hispanic White population had declined to 36.0% of the total population while there was strong growth in both the Asian and Hispanic populations. By 2010, Hispanics are projected to account for 39% of the City's residents, Whites 33%, and Asians 24% (City of San José, 2000). The County as a whole is experiencing similar trends. In 2040 approximately 43% of the population of the County will be Asian and Pacific Islanders and approximately 38% of the population Hispanic (SCCPR, 2003).

These populations traditionally place a high value on maintaining and strengthening extended family relationships. As these populations grow, they will create an even higher demand for group use areas than exists today. Parks can help meet this demand by providing additional large group facilities accommodating such uses as picnics, cultural events, and festivals (SCCPR, 2003).

This phenomenon is evident at two existing agricultural parks in the region, Ardenwood and Prusch Farm Park. At Ardenwood, increasing numbers of Asian and South Asian families have been visiting the park, after several successful outreach efforts and promotional free-entrance days. East Bay Regional Park District staff have noted that South Asian and Hispanic/Latino visitors tend to come in large extended family groups and include large picnics in the day's activities. Similarly, at Prusch Farm Park, increasing numbers of Hispanic/Latino families from the local neighborhood have been visiting the park in recent years, making use of large picnic areas that have recently been added to the park (Bletz, Rebhan).

Age Trends The median age of the population of Santa Clara County and the City of San José is projected to continue to increase in the future. The proportion of children (persons 17 years and under) living in San José declined considerably between 1970 and2000, to 26.4% of the total population. However, there is some reversal of this trend and the youth population (ages 10 to 19) is projected to grow 10% by 2005 (City of San José, 2000).

The fastest growing segment of the population in the City of San Jose is age 60 and over. The Greenprint estimated that by 2005, all age groups over age 40 will have increased at least 12%. The proportion of senior citizens (persons 65 years and over) within San José's population rose slowly but steadily over the 1970-2000 time period to 8.3%. A significant decline in park use after age 65 highlights the need to reevaluate existing program and facility needs of the elderly.

Farming Trends. Throughout California agricultural land is being lost to urban development at ever increasing rates. Likewise, those who own and operate farms are rapidly declining in numbers. Recent statistics indicate that California farmers age 65 and over outnumber farmers under the age of 25 by approximately 60 to one. This trend is further evidenced by the fact that a number of farmers are canceling and choosing not to renew their contracts under the Williamson Act Program, which was established to encourage preservation of farmland. Between 2006 and 2009, approximately 1,200 Act parcels were not renewed, representing one third of the land under contract[8]. The Williamson Act is described in detail in Chapter 5 of this document.

The 2002 Census of Agriculture – Preliminary Data Report shows a decline in total number of farms, the total acreage in farm production, and the number of small farms throughout the United States, with even more significant decreases in California in particular. Meanwhile, both at the national level and in California, the number of Spanish-speaking, Hispanic or Latino (SHL) farm operators has significantly increased. Those farmer demographic groups that are most likely to operate small farms and have historically had the most difficulty in accessing land and obtaining long-term tenure are also those groups whose populations are growing. This suggests that there will be a demand among small, limited resource, socially disadvantaged and beginning farmers for land, and that there is a clear need for greater outreach and technical assistance to this audience (SAGE, 2005).

[8] Giordano, Frank. Santa Clara County Assessor's Office. Personal email communication with Kimberly Brosseau, Santa Clara County Parks and Recreation Department,. July 15, 2009.

Both aspiring and established farmers face numerous obstacles to achieving their goals. These include a lack of information about financing options and other resources crucial to their success. Retiring farmers lack information about proven, innovative ways to keep land in agricultural production while simultaneously meeting financial goals related to retirement and estate planning. The low wages of farm employees in relation to the high costs of agricultural capital make starting new farms difficult. Many aspiring farmers may find it very difficult to know where the viable opportunities are for entering a new farming operation (California FarmLink).

Recreation Demand and UseTrends. County parks are generally considered regional park resources and tend to be used for passive recreation, trails-based recreation, and picnicking. According to the 2007 Santa Clara Parks and Recreation Needs Assessment Survey, thirty-three percent (33%) of respondents rated hiking and walking as their most likely activity in County parks, 24% rated picnicking and barbequing as their most likely activity. All other categories, including sports, "bring kids to play" and biking, were reported by 7.6% or fewer of respondents. Similarly, in 1999-2001, the most popular activities in County parks were walking/running, with 43% and 51% of survey respondents participating in that activity in 1999 and 2001 respectively; picnics, at 36% and 32%; hiking at 20% and 24%; and biking, at 14% and15%. All other activities fell in the 1-10% range, including sports activities, camping and horseback riding. The 2007 Needs Assessment Survey indicated that park users have a high level of satisfaction with County parks.

Whereas County parks serve primarily passive-recreation uses, the City parks tend to serve a wide range of activity preferences. The City's parks are most popular for "hanging out," active sports, and picnicking (City of San José, 2000), but unlike the County Parks statistics, there is not a notable drop-off in popularity between the two or three most popular activities and the rest (Statistics for City park use by activity are listed below). Within San José, Parks Department staff has indicated that the most-needed facilities are additional sports fields. Sports fields at City parks and schools are booked solid, and there is a shortage of available land for future development of sports fields (Mitchell, Rosales).

City Park Use by Activity:

- Hanging out (55.0%)
- Play sports (34.2%)
- Picnic (34.2%)
- Watch wildlife (29.6%)
- Hike (25.9%)
- Bicycle (20.3%)
- Run or jog (19.4%)
- Walk the dog (18.1%)
- Attend concert or festival (11.5%)
- Skateboard/rollerblade (8.2%)
- Play volleyball (7.7%)
- Swim (5.3%)

Opportunities

Level of Interest. Land acquisition for public open space and development as regional parks is strongly supported by County residents. Eighty-six percent of the County's population identified protection of open space and natural resources as an important priority for the County Parks and Recreation Department (SCCPR, 2003).

According to the Director of the Santa Clara County Parks and Recreation Department, the level of interest in the development of Martial Cottle Park is "very high" among both County Parks staff and park users. Martial Cottle Park will be the first new regional park developed by the County in an urban area since the 1970's. The County has received more inquiries about this park than any other in the Director's 20 years at the County. Many local residents have been described as being "very excited" about the opportunity for Martial Cottle being developed as an agricultural park (Killough).

Opportunity for Partnership. According to the Strategic Plan for the Santa Clara County Parks and Recreation System, "cooperation among agencies and recreation interests is critical to realizing the Strategic Plan. There is a wealth of interest about potential agency partnerships and user-group and volunteer assistance." Martial Cottle Park represents such an opportunity to create a park in partnership with State, County, and City agencies, with the support of various community, educational and business organizations.

Opportunities and Constraints Per the Agreement to Transfer Property. The recreational, educational and commercial uses of the Martial Cottle property will be guided by stipulations in the grant deed that transferred ownership of the property from Mr. Walter Lester to the County and State, including some restrictions. The following are the land use requirements described in the Grant Deed attached to the Agreement to Transfer Property:

- "*No part of the property shall be used for high intensity, organized recreational uses such as athletic fields, playgrounds, tot lots, swimming pools, play courts, amusement rides or similar uses, nor as a repository for historic structures that are relocated from other sites.*"
- "*The Property shall be used exclusively as a public historical park that informs and educates the public about the agricultural heritage of the Santa Clara Valley, as exemplified by the Martial Cottle family, dating from the 1850's into the 20th century*."
- "*The property may be used for passive recreational activities such as picnic facilities, trails, and other low intensity uses that may be incidental to the primary historic and educational purposes of the park, and for interpretive, passive recreational, agricultural education and research and commercial uses that are reasonably related to the history of farming in the Santa Clara Valley*."
- "*In addition, commercial uses such as agricultural leases, produce stands, community gardens, farmer's markets, interpretive programs or similar uses may be allowed if reasonably related to the primary historical purpose of the park.*"

Resource Characteristics that Constrain or Facilitate Recreational Use

With the exception of the complex of barns and out-structures around the Life Estate, Martial Cottle Park is generally undeveloped and is regularly cultivated. Even in years when the undeveloped lands are not actively cultivated for crops, they are disked to control weeds. The site topography is virtually flat and has very limited mature vegetation. Overall, the site's existing physical conditions and resources present relatively few constraints to site programming. The following existing site features offer opportunities and constraints for recreational and agricultural uses.

Location, Access and Roadways. The County Parks' Strategic Plan indicates that "use of regional parks within Santa Clara County reflects residents' desire for recreation opportunities that are close to home and work. The most popular County parks are those that are easy to get to. Generally these are located either in or near the fringe urban areas." Martial Cottle Park is ideally located to provide convenient access to park visitors. Regional access is provided by convenient freeways and regional transit, and local access is available by car, bus, bicycle, and on foot.

Snell Lane and Branham Lane provide local excellent access to the site along the eastern and northern edges, respectively. Both of these roadways are major arterials that carry high traffic volumes, and both are slated by the City of San José for widening along the park's edge. Planning for recreational development of the park needs to be coordinated with the design of future street improvements to consider safety, compatibility, and aesthetic issues associated with these busy streets. The main driveway to the Life Estate provides ingress and egress to the Park from Snell Avenue. This driveway will remain for private use until the Life Estate becomes part of the Park. Planning for public access to the park during the initial development and operational phases will need to take this constraint into account.

Chynoweth Avenue, which borders the south side of the Life Estate, is also designed as a major arterial. However, because plans have been abandoned for connecting Chynoweth as a continuous street through the Park, the current street carries only limited traffic volumes. Together, the wide street cross-section and low traffic volumes represent a potential opportunity to use Chynoweth Avenue as an access route to the Park.

Along the western edge of the site, four City streets—Vistapark Drive, Wellington Park Drive, Chynoweth Avenue, and Gaundabert Lane—dead-end into the property. Originally planned to be through-streets that would extend into or across the Martial Cottle property, the streets now are closed off from the park with cyclone fencing—providing visual, but not physical, access to the site. These streets represent potential access points to the park from the west side, but also raise potential security and operational issues related to having multiple access points that will need to be considered.

Highway 85 creates a barrier at the southern edge of the Park that prevents street access from the neighborhoods to the south. However, an underpass under Highway 85 that was constructed in anticipation of an un-realized extension of Vistapark Drive through the Martial Cottle property to Blossom Hill Road, now offers the potential for non-vehicular access (e.g., pedestrians, bicycles) to the park from the neighborhoods to the south of Highway 85. Mr. Lester, who owns an undeveloped parcel east of Cahalan Avenue between Highway 85 and Blossom Hill Road, has donated an easement over this property to the County to provide for future trail access to the park if an access easement underneath Highway 85 can be secured from Caltrans.

Martial Cottle Park is located near the Blossom Hill light rail station, providing an opportunity to meet one goal of the County Parks' Strategic Plan, which states that "to enhance access, future regional park improvements should be coordinated with mass-transit planning, where possible." While pedestrian access to the light rail station is currently provided on the north side of Highway 85 at Velasco Drive, there is no current access from the light rail entry to the park. Creating convenient access to the Park from the light rail station that will enhance transit use by park visitors needs to explored in the planning process. (Refer to the Traffic and Circulation discussion in the Land Use and Planning Influences section of this inventory for more information.)

Soil. Three soil types are described and mapped on the 1996 Preliminary Master Plan for the site, which was the basis of the 2003 Donor's Vision. The 1996 Preliminary Master Plan states that "Activities are organized by Mr. Lester to relate to the three basic soil types with an effort to keep most productive soils areas free of uses which do not require quality agricultural soil." Thus, the different soil types will influence decisions about how to program the site whether for crops, animal husbandry, recreation, or habitat restoration. Soil conditions will also influence agricultural land management decisions. For example, it may be possible to engage in sustainable agricultural practices to enrich the less productive soils, providing educational demonstration sites for such practices. (Refer to the Soils discussion in the Physical Resources section of this Inventory for more information.)

Water. The site is currently served by two wells that deliver approximately 1,100 gallons per minute. Historically, the groundwater supply has been adequate for the farm's agricultural and residential uses without a significant drawdown of the groundwater table. The availability of this quantity of water on the site will allow for extensive agricultural operations without requiring the use of municipal water for irrigation.

Canoas Creek. Canoas Creek runs in northwest direction through the site, along the southeastern boundary and then diagonally across the site, intersecting the western boundary between Wellington Park and Barron Park drives. The creek, which has been channelized for flood-protection purposes, has maintenance roads that run along the top of bank on both sides of the creek. The creek easement is fenced and not accessible to the public, and only one bridge crosses the creek. In its present condition, the creek is a barrier to movement between the northern section of the site and the southwestern leg

The creek may offer the opportunity for creek restoration that would enhance its habitat potential, recreational amenity value, and visual character while still performing its required hydrologic function. If public safety and access issues can be resolved, the creek corridor could potentially provide an opportunity to create a trail from Vista Park and beyond to the northwest, through the site, and to the Blossom Hill light rail station and beyond to the southeast.

Invasive Plants. Field Bindweed (*Convolvulus arvensis*), an invasive exotic plant species, is currently colonizing an area at the northwestern corner of the property. This species will need to be

controlled or suppressed to accommodate agricultural uses in that part of the site. If the Park operators want to maintain an organic form of agriculture, herbicides may not be an option. Additionally, the Santa Clara County Integrated Pest Management Ordinance (Ordinance No. NS-517.70) requires County departments to "eliminate or reduce pesticide applications on County property to the maximum extent possible" by "consider[ing] a range of potential treatments for the pest problem" and "employ[ing] non-pesticide management tactics first" and "consider[ing] the use of chemicals only as a last resort." Without the use of herbicides, control of Field Bindweed poses a significant challenge. (Refer to the Plant Life discussion in the Biological Resources section of this Inventory for more information.)

Wildlife. Red foxes and other non-native wildlife currently inhabit or forage within the site. Management the red fox population and other wildlife on the site may pose a challenge for Park operations. While these populations may be considered a wildlife amenity by some Park visitors, they are exotic species that are incompatible with special status species that are native to the area (e.g., burrowing owls), and may be incompatible with many agricultural uses. Furthermore, there may be safety and/or public health issues associated with the proximity of red foxes and other wildlife to Park visitors on a constrained urban site. These issues will need to be addressed in the Park's wildlife management plan. (Refer to the Animal Life discussion in the Biological Resources section of this Inventory for more information.)

Life Estate Historic Structures. The Life Estate contains a historic house and out-buildings, including several sheds and barns that house historic farm equipment and vehicles. This historic resource offers a great opportunity to create an interpretive site illustrating the history of agriculture in the Santa Clara Valley and enhancing the overall theme of agricultural history foreseen for the Park. (Refer to the Cultural Resources discussion in this section of the Inventory for more information.) However, per the property transfer agreement, the Life Estate will only become part of the Martial Cottle Park upon the Donor's departure. The Life Estate and the structures it contains are not considered as part of the Master Plan or the Resources Inventory discussions at this time.

Local, Regional, Statewide Context

Land Uses Surrounding the Site. The site is surrounded on all sides by residential development. Most of this development is single-family detached homes and lower density multi-family residential complexes. To the north of the site at Branham Lane and Snell Avenue there is a shopping center, containing a grocery store, various small restaurants and cafés, and a fast-food restaurant. Adjacent to the northwest corner of the property is a multi-unit senior housing facility. There are many small neighborhood-serving parks and schools evenly distributed throughout the neighborhoods surrounding the property (Refer to the Neighborhood Parks and Schools description below).

Given the proximity of residential uses surrounding the Park, it is likely that the Park will serve the local community as well as regional and statewide visitors. Planning for park programming and public access should consider how to balance the park's mission as a state and regional park, with the potential benefits to be gained by creating a strong local base of park users and stakeholders who support and potentially help maintain the park (e.g., volunteer efforts).

Because of the proximity of residential development, the potential for conflicts between park uses and residential neighbors will need to be addressed in the Park Master Plan. Potential conflicts include noise and air pollution (i.e., dust and particulates from cultivation) that would affect the adjacent residences, and issues of park security that arise from having a farming operation adjacent to a high-population area. However, given that the site has been continuously functioning as a farm for over a century, many of these issues will not be new to the surrounding community. (Refer to the "Land Uses and Planning Influences" chapter of this Resource Inventory for a more detailed description of the land uses surrounding the site.)

Recreational Use and Opportunities in the Surrounding Community.

Agricultural Parks. Because Martial Cottle Park is envisioned to become an "agricultural park," this resource inventory identifies a sampling of other parks and farms in the South San Francisco Bay region that offer agriculture-related recreational and educational programs that are similar to those that may be considered for Martial Cottle Park. The agricultural parks in the region include regional and county parks, private farms that offer educational programs, a California State Park, and a planned farm program at a California State Beach. The descriptions below are presented in order of proximity to Martial Cottle Park. Table V-2 summarizes information about these agricultural parks.

Emma Prusch Farm Park
City of San José Parks and Recreation
647 South King Road
San José, CA 95116

Emma Prusch Farm Park offers visitors opportunities for both recreation and learning about San José's agricultural past. The 47-acre park features San José's largest barn, which houses livestock; over 100 community garden plots; acres of open grass for picnicking, games and relaxing; a rare-fruit orchard; a grove of international trees; a small-animal area; and a historic farm equipment display. Recreational facilities include five reservable picnic areas that can accommodate groups as large as 300 people. A quarter-mile multi-use trail encircles the park.

Table V-2: Agricultural Parks in the Southern Bay Area

Ag Park	Size	Distance to Martial Cottle Park	Operated by	Program
Emma Prusch Farm Park	47 acres	8.8 miles	City of San José Parks, Recreation & Neighborhood Services Department	Barn, livestock, community garden plots, open lawn area, 5 picnic areas, Plant Science Center, 4-H programs, youth summer camp, outreach programs for high-risk teens, preschool, dance studio, two classrooms, crop demonstration.
Full Circle Farm	11 acres	18.7 miles	Santa Clara Unified School District	Working farm, integrated ecology, nutrition, and vocational curriculums, on-site

Ag Park	Size	Distance to Martial Cottle Park	Operated by	Program
				kitchen facility
Hidden Villa Farm	1,600 acres	22 miles	Hidden Villa nonprofit	Environmental Education Program, resident intern program, Hostel, retreat space, Community Supported Agriculture, Working organic farm, summer camp
Ardenwood Historic Farm	205 acres	28 miles	East Bay Regional Park District	Interpretive programs, concessionaires (blacksmith, beekeeper, horse-drawn train, farmer, wedding/events), historic farming operations, livestock, 70 acres leased to a farmer, produce stand, historic house tours
Sunol Water Temple Agricultural Park	18 acres	28.6 miles	Sustainable Agriculture Education	3 leased farm plots
Wilder Ranch State Park	7,000 acres	33 miles	California State Parks	Historic habitat restoration, coastal wetland restoration site.
Camp Arroyo	138 acres	37.5 miles	East Bay Regional Park District	Education center, youth camp, organic "food forest."
Pie Ranch	14 acres	48 miles	Pie Ranch nonprofit	Working farm, integrated ecology, nutrition, and vocational curriculums, on-site kitchen facility
Tilden Park's Little Farm	2 acres	62 miles	East Bay Regional Park District	livestock care, gardening, naturalist-led activities
Demonstration Organic Farm at Carmel River State Beach	155 acres	69 miles	California State Parks	Fishing, hiking, and a bird sanctuary

A multi-cultural arts center is available for rental. The arts center houses a dance studio and two classrooms, and is currently booked by two groups per night. The Plant Science Center is the focal point for the park's educational programs, which attract 10,000 youth per year. The park's Master Plan calls for the development of agricultural production and crop demonstrations including food, fiber and dye crops, row crops, and orchards over approximately one-third of the site. The park hosts four annual events: the Spring Garden Market, the Harvest Festival, and the 4-H Field Day and the Tamale Festival. These festivals attract 6,000 to 13,000 people. The park also hosts several 4-H programs, a youth summer camp, outreach programs for high-risk teens, and a preschool program. Annual attendance of the park is approximately 200,000 to 300,000.

Full Circle Farm
52 S. Mary Ave.
Sunnyvale, CA

Full Circle Farm is located behind Peterson Middle School on 11 acres of school district land in Sunnyvale. As a working and self-sustaining farm, Full Circle Farm provides its community, schools, and local businesses with fresh organic food. Integrated ecology, nutrition, and vocational curriculums and an on-site kitchen facility are available to students.

Hidden Villa Farm
26870 Moody Road
Los Altos Hills, CA 94022

Hidden Villa Farm is a 1,600 acre non-profit environmental and outdoor education center, founded by the Duveneck family in 1960. Core offerings are Hidden Villa Environmental Education Program, which teaches key concepts of ecology and environmental stewardship through farm and wilderness experiences for 20,000 elementary school children; and summer camp, which builds relationships among over 900 youth of diverse backgrounds, using the natural environment of Hidden Villa as a teaching platform.

Core programs reach into the community through collaborations with local schools and social service agencies. Hidden Villa's resident intern program provides training for young men and women interested in environmental education, social justice, organic farming, or animal husbandry. Neighborhood shareholders in Community Supported Agriculture partake of Hidden Villa's organic harvest; domestic and international travelers stay at the Hostel; local businesses or nonprofits rent facility space for meetings and retreats; and thousands of informal visitors explore Hidden Villa's hiking trails or attend Community Programs. Every year Hidden Villa serves approximately 50,000 visitors.

Ardenwood Historic Farm
East Bay Regional Parks District
34600 Ardenwood Blvd.
Fremont, CA 94555

Ardenwood Historic Farm is a 205-acre farm and visitor center located in Fremont, California. It is operated by the East Bay Regional Park District (EBRPD) on land leased for a nominal fee from the City of Fremont. Similar to the Martial Cottle site, Ardenwood is the final

remnant of the extensive agriculture that once flourished in what is now an urbanized area.

Ardenwood's programming includes interpretive programs for organized groups (schools, camps, etc.) and public educational activities and festivals. Concessionaires including blacksmith, beekeeper, a horse-drawn train, farmer, and wedding/event hosts play a significant role in Ardenwood's operations. Outside of the "Core" historical area, the land has been leased to a farmer who grows a variety of crops for market and for the Farm's interpretive programs. There is a produce stand at the park. Tours of the historic house are operated by the City of Fremont with volunteer help. Ardenwood is open to the public for a small fee, which varies depending on the day of the week and on special-event days.

Sunol Water Temple Agricultural Park
Hwy 84 near Interstate 680
Sunol, CA

In development under the leadership of Sustainable Agriculture Education (SAGE), this 18-acre parcel is owned by the San Francisco Public Utilities Commission. Three farmer tenants are currently producing at the Sunol AgPark: Mien Farming Collaborative, People's Grocery, and Baia Nichia. They are joined by Swarm Catchers (a bee-keeper).

With 10 acres in cultivation, farmers are selling their products at farmers' markets and produce stands, to restaurants, and through CSA boxes. SAGE is in the process of creating a management plan that will guide the development of the farming operations, the enhancements to the site's natural resources, and the focus of public education components for the project.

Wilder Ranch State Park
Western Drive & Hwy 1
Santa Cruz, CA

Wilder Ranch State Park is a historic ranch on the California coast that combines recreation, historic interpretation, coastal habitat, and agriculture, including cattle grazing and a culture preserve. The park has tours and living history demonstrations to help visitors explore the history of early ranchers and farmers along the Central Coast. The site was originally the main rancho supplying Santa Cruz Mission. It later became a successful and innovative dairy ranch. Several restored buildings once belonging to the Wilder family are preserved, including Victorian homes, gardens, and a historic adobe. In addition to the preservation of the agricultural heritage of the site, approximately 110 acres of the park were identified to be restored to historic habitat conditions and native vegetation. The park also provides 34 miles of hiking, biking and equestrian rails winding through coastal terraces and valleys.

Camp Arroyo
East Bay Regional Parks District
5535 Arroyo Rd.
Livermore, CA 94550

Camp Arroyo is a 138-acre park owned and maintained by the East Bay Regional Park District. It is a new state of the art environmental education center and youth camp located south of

Livermore that introduces youth to the concepts of sustainable living. Curriculum focuses on the interrelationship of the natural cultural and built environment. Among its many programs and amenities, the camp includes an organic "food forest."

Pie Ranch
PO Box 138,
Davenport, CA 95017

Pie Ranch is a 14-acre working farm that incorporates youth education programs, primarily directed at urban youth. The farm is developing a store in San Francisco that will sell its products and serve as a link between the city and farm.

Tilden Park's Little Farm
East Bay Regional Parks District
Tilden Nature Area
Berkeley, CA 94708-2396

The Little Farm is located in the 740-arce Tilden Nature Area.Preserve, just north of Tilden Regional Park Farm programs feature livestock care, gardening, and homestead skills. The Little Farm was built in 1955 and features a variety of farm animals including cows, sheep, goats, rabbits, chickens and pigs. Several heritage breeds are preserved here, including Milking Shorthorn Cattle. Visitors are welcome to bring lettuce or celery to feed the animals. Many other naturalist-led activities and programs are also available.

Demonstration Organic Farm at Carmel River State Beach
Ocean Ave & Hwy 1
Carmel, CA

Carmel River State Beach is located 6 miles south of Monterey and 25 miles north of Big Sur off State Highway 1. The park features fishing, hiking, and a bird sanctuary in a lagoon located just upstream of where the Carmel River empties into the sea. The farm concession will be located on the Odello west field, which totals 155 acres. In accordance with the Carmel River State Beach Lagoon Restoration Project, the concessionaire will convert 10 acres of the Odello west field to its historic agricultural landscape.

California State Parks has released a Request for Interest to award a five-year contract to a qualified operator to develop, equip, operate, and maintain a demonstration organic farm and to provide high-quality interpretive programs and services to the public regarding organic and sustainable farming and healthy diets.

The objectives of this concession opportunity are to:

- Develop, equip, operate, and maintain an organic farm that can be used by the concessionaire and the Department to educate the public about the importance of locally-grown, sustainably harvested, organic foods;
- Recreate an example of the historic agricultural landscape of the park;

- Demonstrate a variety of historic and modern organic farming techniques;
- Contribute to Department's mission to "provide for the health" of Californians by promoting the importance of healthy, locally and sustainably grown, organic foods;
- Provide interpretive (educational) programs and materials regarding organic and sustainable farming and healthy diets;
- Provide volunteer opportunities for the public to learn about organic and sustainable farming and healthy diets;
- Provide locally-grown, sustainably-harvested, and organic foods for sale at reasonable prices to the public.

Agriculture-Related Resources and Programs. In addition to the agriculture parks listed above, several agriculture-related resources and programs are available in the San José area and within the County. These include community gardens, 4-H clubs and programs, the Master Gardeners program of the UC Cooperative Extension, and Future Farmers of America (FFA) programs. Many of these organizations and programs have expressed an interest in being involved at Martial Cottle Park. One of these is the community gardens program operated by the City of San José (see following discussion for more detail).

Community Gardens

San José has 19 community gardens located throughout the city. These are mapped on Figure V-2. These year-round gardens are managed by volunteer staff and offer an opportunity for San José residents to have their own garden plot. Plots range from 10'x10' to 20'x30' depending on the garden, and are assigned on a first come, first served basis. All gardens have an annual water fee. The City requires community gardeners to grow everything organically, from vegetables and herbs to flowers and fruit. The community gardens are extremely popular and plots are in high demand. The City uses an application process and in most cases there is a long waiting list to obtain a community garden plots. The nearest community gardens to Martial Cottle Park are La Colina, at 2 miles away and Coyote, at 3 miles away.

San José's community gardens and the number of plots available in each are listed in Table V-3.

Table V-3: Community Gardens in San José

Name	Location	Number of Plots
Alviso	N. 1st & Tony P. Santos	41
Berryessa	Commodore & Cape Colony Dr	72
Bestor Art Park	S. Six and Bestor	9
Calabazas	Blaney & Danridge	30
Cornucopia	S. King & Story	40
Coyote	Tully at Galveston	76
El Jardin	S. King & Story	66
Green Thumb	Rhoda & Roewill	48
Hamline	Hamline & Sherwood	29

Name	Location	Number of Plots
Jesse Frey	Alma & Belmont	31
La Colina	Allegan Circle	89
Laguna Seca	Manresa & Bayliss	26
Latimer	Latimer & Hamilton Ave.	33
Mayfair	Kammerer and Sunset	115
Nuestra Tierra	Tully & La Ragione	93
Rainbow Center	Rainbow Drive & Johnson Ave.	5
Wallenberg	Curtner & Cottle	70
TOTAL	--	**873**

Community gardens are one of the programmatic elements identified in the Donor's Vision for the park that the County is committed to implementing per the conditions of ownership transfer. As a result, the City and County have been in negotiations to allow for the development of some community gardens on the property in the near term. The preliminary concept is for the City to develop and operate approximately an acre of community gardens—approximately 30 to 40 garden plots—that would be located in the Life Estate area. Given its location in the Life Estate, which is still owned by Mr. Lester, the proposed community gardens would be able to proceed prior to completion of the Martial Cottle Park Master Plan. To ensure consistency with the ultimate master plan, the agreement remains flexible regarding the ultimate size and location of the community gardens component within the future park.

4-H Programs

4-H offers youth education and training in a broad range of science, engineering, and outdoor skills. Because 4-H was historically based in agriculture, many of its programs offer youth the opportunity to learn about agriculture-related subjects, such as field crops, animal husbandry and horticulture. Martial Cottle Park offers the potential to allow existing 4-H programs in the vicinity of the Park to take advantage of the Park's resources, or the Park may also become host to its own 4-H club or programs.

There are 13 4-H clubs in Santa Clara County that range in size from five members with two volunteers to 150 members with 60 volunteers. Clubs in the San José metropolitan area are mapped in Figure V-2. The 4-H clubs nearest to Martial Cottle Park include the Hill Top 4-H Program and Pleasant Acres 4-H Program located at Prusch Farm Park, approximately 5 miles away, and Coyote Crest 4-H Club, which is one of the larger and most active clubs. The Coyote Crest 4-H Club is a relatively new club. Most of the Coyote Crest 4-H Club members live in the vicinity of the Bernal Road and Santa Teresa Boulevard area, but their meeting location is held at the Coyote Grange, approximately 4 miles from Martial Cottle Park. Table V-4 lists the Santa Clara County 4-H clubs and the programs they offer.

Table V-4: 4-H Clubs in Santa Clara County

4H Club	Communities Served	Location	Projects/ Resources
Adams	Gilroy	Grange Hall, Swanston Ln., Gilroy	Poultry, rabbits, sheep, swine, veterinary science, beef, dairy, cooking, dog training, food preservation
Calaveras Hills	Milpitas, East San José	East Side Union High School Education Center 830 North Capitol Ave, San José	Dairy, Goats, Horse/pony, Cooking, Gardening, First Aid
Coyote Crest	South San José	The Grange 8140 Monterey Highway Coyote Creek	Computers, dogs, gardening, embroidery, market beef, market sheep, market swine, hiking outdoor adventure, beginning crochet, poultry, record keeping, scrap booking, rifle shooting, rabbit breading, market goat, market rabbit, candy & baking, archery, cavy
El Serano	Saratoga, San José, Campbell	Westhope Church 12850 Saratoga Ave Saratoga	Beekeeping, Horse, Rabbits, Dogs, Small Animals, Therapy Dogs
Hill Top	San José	Prusch Park Mtg Hall 647 S. King Rd San José	Barn at Prusch Park, Sheep, Pigs, Steer
Homesteaders	Santa Clara, San José	Pomeroy School (cafeteria) 1250 Pomeroy Ave Santa Clara	Ranch, Goats
Oakwood	Morgan Hill	Oakwood School 105 John Wilson Way Morgan Hill	Dog care/ training, horse, rabbits, sewing, shooting sports
Pacheco Pass	San Martin, Morgan Hill	San Martin Lions Club 12415 Murphy Ave San Martin	Aerospace, beekeeping, canning & food preservation, ceramics, cross-stitch, cooking, leadership, leather craft, sewing, market cattle, dairy cattle, market/dairy goat, horse, lama, poultry, rabbit, market sheep, market swine.
Pleasant Acres	San José	Noble Elementary School 3466 Grossmont Dr., San José	Arts & Crafts, Rabbits, Sheep, Goat, Beef Cattle, Swine, Woodworking, Swine
Rolling Hills	Cupertino, Los Altos, Sunnyvale, Santa Clara, San José, Campbell	Monta Vista Recreation Center Foothill & Voss Ave Cupertino	Use farm at McClellan Ranch Park, Steer, Sheep, Pigs, Goats & Chickens

4H Club	Communities Served	Location	Projects/ Resources
San Martin	San Martin, Morgan Hill	San Martin Lions Club 12415 Murphy Ave San Martin	Horses
Westwind	Los Altos	Westwind 4-H Riding for the Handicapped 545 Tyndall St. Los Altos Hills	Westwind community barn, 8 horses & ponies, a fully equipped 4H barn (supported by 5 local foundations)

Future Farmers of America (FFA) Programs

FFA provides vocational agriculture programs at public high schools. Four high schools in Santa Clara County currently provide FFA programs: Westmont High School, approximately 5 miles west of Martial Cottle Park; Live Oak High School and Sobrato High School, both in Morgan Hill; and Gilroy High School in Gilroy. Schools typically provide their own agricultural facilities and housing for project animals. However, local high schools that may want to add new programs or expand existing programs may find their programs constricted by space and facility limitations. Martial Cottle Park may provide opportunities to complement or support FFA programs in local high schools.

UC Cooperative Extension, Master Gardeners of Santa Clara County
Demonstration Gardens and Research

The Master Gardener program is an outreach arm of the University of California Cooperative Extension, bringing research-based information and knowledge to communities throughout California to improve residential horticulture, urban pest management and resource conservation. Master Gardeners extend to their communities the benefits of horticulture research developed at the University level through various educational programs and projects. The following Master Gardener demonstration and research gardens are located in Santa Clara County:

Nine Palms Ranch - The Master Gardener program has a two acre site in San José that has been established for research and demonstration use. This research site is open to the public by invitation only.

Gamble Garden - The Elizabeth F. Gamble Garden Center in Palo Alto has an auxiliary Master Gardener office. The property includes a demonstration garden.

McClellan Ranch Project - This project is located at the community garden in McClellan Ranch Park. in Cupertino. Master Gardeners conduct vegetable trials to help the public learn about growing tasty alternatives to the standard vegetable varieties sold in supermarkets.

Palo Alto Demonstration Garden - The Master Gardeners have established two demonstration gardens in Eleanor Pardee Community Gardens located on Center Road near Martin Street in Palo Alto.

Presentation Center Retreat Demonstration Garden - In 2004, the Master Gardeners established a new demonstration garden at Presentation Center in Los Gatos.

Prusch Farm Park - Master Gardeners monitor four projects at this City of San Jose park, including a High Density Fruit Orchard, Drought Tolerant Children's Garden, Perennial Color Wheel and Rare Fruit Orchard. A Compost Demonstration Site was set up by Master Composter volunteers.

Sunnyvale Teaching and Demonstration Garden **-** The garden within Sunnyvale's Charles Street Community Garden holds monthly public classes on organic, sustainable gardening and demonstrates such techniques and principals.

Santa Clara Adult Community Education Center Teaching Garden – This Santa Clara Adult Education Program class is taught at the Adult Community Education Center, 1830 Benton Street, Santa Clara. The site has a 2-acre fenced plot and includes a small storage shed and compost bins.

Farmers Markets

There are 15 weekly farmers markets located within the Park's vicinity, held throughout the San José metropolitan region. These locations are mapped in Figure V-2 and described in Table V-5. In accordance with the Donor's Vision, there is the potential to establish a farmers' market at Martial Cottle Park.

Table V-5: Farmers Markets in San José

Farmer' Market	Location	Days of Operation	Sponsored by
Campbell	Campbell Ave at Central Ave Campbell, CA 95008	Sunday	City of Campbell
Cupertino	Cupertino Square, Wolfe Road at 280, Cupertino	Friday	Pacific Coast Farmers' Markets Association
Los Altos	State Street at 2nd Street Los Altos, CA 94022	Thursdays	Los Altos Village Association
Los Gatos	Montebello Way and Broadway Extension, downtown Los Gatos	Sunday	California Federation of Certified Farmers' Markets
Morgan Hill	Downtown train station at 3rd and Depot streets	Saturday	California Farmers' Market Association (CAFMA)
Mountain View	Hope Street & Evelyn Ave.	Sunday	California Farmers' Market Association (CAFMA)
San José/ The Alameda	The Alameda and Hanchett	Saturday	Alameda Business Association
San José/Alum Rock Village	57 N White Rd, San José	Sunday	Pacific Coast Farmers' Markets Association
San José/ Blossom Hill	Princeton Plaza Mall, Kooser Road and Meridian Avenue	Sunday	California Farmers' Market Association (CAFMA)

Farmer' Market	Location	Days of Operation	Sponsored by
San José/ Cambrian Park	Camden and Union Ave.	Wednesday	Cambrian Park Plaza Merchants Association
San José/ Downtown	San Pedro Square between Santa Clara & St John Street, San José	Friday	Pacific Coast Farmers' Markets Association
San José/ Evergreen	Evergreen Village Square, Ruby Ave. at Classico Ave., San José	Sunday & Wednesday	Pacific Coast Farmers' Markets Association
San José/ Japantown	Jackson Street between 6th & 7th	Sunday	Japantown Business Association
San José/ Kaiser-Santa Teresa	Cottle Road and Hwy 85	Fridays	Pacific Coast Farmers' Markets Association
San José/ Santa Teresa	Santa Teresa Boulevard and Camino Verde	Saturdays	Pacific Coast Farmers' Markets Association
San José/ Santana Row	Stevens Creek & Winchester Boulevard, San José	Sunday	Pacific Coast Farmers' Markets Association
San José/ Willow Glen	1145 Lincoln Ave., San José, CA 95125	Saturday	California Federation of Certified Farmers' Markets
Santa Clara	Jackson Street at Homestead Rd Santa Clara, Santa Clara County	Saturdays	Downtown Santa Clara Merchants' Association
Santa Clara/ Kaiser	Kaiser Permanente Medical Center, 710 Lawrence Expressway, Santa Clara	Thursday	Pacific Coast Farmers' Markets Association
Saratoga	West Valley College, Fruitvale and Allendale Avenues	Saturdays	California Farmers' Market Association (CAFMA)
Sunnyvale	Murphy Ave at Washington Ave Sunnyvale, Santa Clara County	Saturdays	City of Sunnyvale

Regional City Parks and County Parks. Within the vicinity of the Park, the following regional city parks and county parks provide recreational resources to the region and local community. These regional parks provide both passive recreational resources, such as multi-use trails, day use facilities and picnic areas, and active-recreation facilities, such as sports fields, boating and swimming facilities. The City of San José has 14 citywide and regional parks, including four that are within five miles of Martial Cottle Park (Figure V-3 and described below). Additionally, two citywide sports complexes are planned within five miles of the Park. The County operates 28 County parks, including four parks that are located within five miles of Martial Cottle Park (described below and mapped in Figure V-4).

City of San José Regional Parks

Almaden Lake Park

Almaden Lake Park is located in south San José approximately 1.5 miles southwest of Martial Cottle Park. The park is 65 acres in size, including a 32-acre lake. It is the only park featuring a sand beach and swim area in the South Bay region. Activities include fishing, boating, hiking and bicycling.

Amenities include large picnic areas, volleyball, horseshoes and Bocce ball courts, tot lots, a snack bar and pedal boat rentals. On-leash dogs are allowed on the east side of the park.

Connected to the south end of Almaden Lake Park is the Los Alamitos Creek Trail, which continues to Santa Teresa County Park. This 3.9-mile trail features a fitness course. The Guadalupe River Park trail connects to the north end of the park.

Edenvale Garden Park

Edenvale Garden Park is located 0.5 mile east of Martial Cottle Park on a 19.5-acre site. Since the park opened in 1990 improvements to the park have included the development of paved pathways, tennis courts, a sand volleyball court, picnic area, and public art area. The park has picnic facilities for large groups, barbecues, tennis courts, basketball court, a children's play area, and paved trails for walking/biking/rollerblading. Much of the park is wooded with eucalyptus and oak trees.

Lake Cunningham Park

Lake Cunningham Park, located 4.8 miles northeast of Martial Cottle Park, contains 200 acres of open space and a 50-acre lake. Activities include a par course, sailing, boating, fishing, volleyball, horseshoes, picnicking, and mixed-use trail activities. Fishing and sailing programs are offered at the park. The marina features a public boat launch ramp, dock space and boat trailer parking. There are pedal boats and sailboats for rent. There is a concession stand offering soft drinks, light snacks and tackle supplies. A Ranger Station and First Aid Station are also located at the park. The Cypress Pavilion can accommodate 400 people comfortably and is a prime area for large group or company picnics.

Prusch Farm Park

Refer to the description under Agricultural Parks, above. Prusch Farm Park is located 5 miles north of Martial Cottle Park.

Planned Citywide Sports Complexes

The San José Greenprint indicates two future regional sports complexes approximately two miles east of Martial Cottle Park, both within the City of San Jose's Coyote Creek corridor.

Santa Clara County Parks

Almaden Quicksilver County Park

Almaden Quicksilver Park, 4 miles southwest of Martial Cottle Park, in the New Almaden National Historic Landmark District of San Jose, encompasses 4,152 acres, occupying a majority of Capitancillos Ridge. The park includes over 34.2 miles of hiking trails, including 23 miles of equestrian trails and 10 miles of bike trails. All trails in the park are open to on-leash dog walking. A number of picnic tables are scattered throughout the park adjacent to the trails. Horse water troughs are available in a few locations. The park includes a mining museum that documents the importance

of the New Almaden Quicksilver mines and the mercury they provided for the smelting of gold in California. There are also remnants of mining structures throughout the park. Ranger-guided nature and history walks are available upon request.

Santa Teresa County Park

Santa Teresa County Park is located in the Santa Teresa Hills, 2.9 miles southeast of Martial Cottle Park. The park is 1,627 acres in size. The park offers spectacular views from its trails above the Almaden and Santa Clara Valleys. The Santa Teresa Golf Club, operated by a concessionaire, offers an 18-hole championship course and a 9-hole/par three course. The clubhouse includes a restaurant and pro shop. Also located in the golf course is a banquet facility, available by reservation. The Pueblo Day Use area includes parking for over 170 vehicles and an equestrian staging area. A reservable group picnic area for up to 100 people with a large barbeque pit is sited near a restroom facility and potable water source. Other individual picnic tables and barbeques are scattered throughout the day use area. The historic Bernal-Gulnac-Joice Ranch and Santa Teresa Spring sites are open to the public and available to school groups for interpretive tours. An archery range, operated and maintained by the Black Mountain Bowmen Archery Club, is open for public use except when tournaments are scheduled. The park offers over 18 miles of unpaved trails for equestrian, hiking and bicycle use.

Coyote Creek Parkway/Hellyer County Park

The 1,895-acre Coyote Creek Parkway/Hellyer County Park is located approximately 1.5 miles east of Martial Cottle Park. The park includes the 15-mile long Coyote Creek Parkway multiple-use trail, which connects Hellyer County Park with Anderson Lake County Park in Morgan Hill. The multiple-use trail is used by hikers, runners, bicyclists and skaters. Portions of the trail are also available to equestrians. A visitor center/ranger office with natural history displays is located near the Hellyer County Park entrance. First-come, first-served family picnic areas are available year-round in Hellyer Park and at rest areas along Coyote Creek Parkway. Seven Group picnic areas are available by reservation in Hellyer Park and two group picnic areas are available at the south end of the park. A corporate-picnic concession is operated at the historic Coyote Ranch. Hellyer Park also includes an Olympic-size bicycling Velodrome and a disc-golf course. Limited fishing is permitted year round at Cottonwood Lake, Parkway Lakes fishing concession, and during fishing season in Coyote Creek. An Integrated Natural Resources Management Plan and Master Plan was completed for the Coyote Creek Parkway in 2007 and implementation of priority projects are underway to enhance and rehabilitate the riparian habitats associated with this park.

State Parks

Three state parks are located within twenty miles of the Martial Cottle site: Portola Redwoods, Castle Rock, and Henry W. Coe. The first two are located in the Santa Cruz Mountains and offer natural resource-based activities such as hiking and camping. Coe State Park, east of Martial Cottle Park, is the largest state park in northern California and offers extensive hiking and camping experiences.

Portola Redwoods State Park

The 2,800-acre Portola Redwoods State Park, located on Alpine Road, west of Skyline Boulevard in San Mateo County, is in a rugged, natural basin, forested with coast redwoods, Douglas fir and live oak. Eighteen miles of trails crisscross the canyon and its two streams, Peters Creek and Pescadero Creek. A short nature trail along Pescadero Creek introduces visitors to the natural history of the area. Two day use areas, 64 individual campgrounds, group campground, and visitors center are also included.

Castle Rock State Park

The 3,600-acre Castle Rock State Park is located along the crest of the Santa Cruz Mountains in Santa Cruz County. The park includes coast redwood, Douglas-fir, and madrone forest, most of which has been left in its wild, natural state. The park contains 32 miles of hiking and horseback riding trails that provide access throughout the park. These trails are part of an extensive trail system that links the Santa Clara and San Lorenzo valleys with Castle Rock State Park, Big Basin Redwoods State Park, and the Pacific Coast. Steep canyons with unusual rock formations are popular with rock climbers. Primitive campsites for backpackers are the only overnight facilities.

Henry W. Coe State Park

At 81,000 acres, Henry W. Coe Park is located 13 miles east of Morgan Hill on Dunne Avenue. It is the largest state park in northern California and straddles both Santa Clara and Stanislaus Counties. Comprised of mature stands of oak-woodland forest, the park has over 250 miles of trails. The terrain of the park is rugged, and varied, with high ridges and steep canyons. Activities include hiking, backpacking, car camping, hike-in group camping, mountain biking, fishing, horseback riding and equestrian camping.

City Neighborhood Parks

The incorporated area in the vicinity of the Martial Cottle Park includes a relatively even distribution of neighborhood parks, provided and maintained by the City of San Jose that are designed to serve their surrounding neighborhoods. Twenty existing neighborhood parks in the Park vicinity generally ensure that all residents are within a one-quarter mile walking distance of a neighborhood park. In addition, in order to meet demand for active-recreational facilities, San José's public schools are made available by the school district for organized sports, usually on a reservation basis. The parks and schools in the vicinity of Martial Cottle Park are mapped on Figure V-3 and the parks are described in Table V-6.

The convenient availability of these small neighborhood-serving parks suggests that many of the daily, non-sports-field related recreational needs are being met by existing City parks. As a result, it may be anticipated that local residents will tend to visit Martial Cottle Park for unique program elements that local neighborhood parks cannot provide, such as large-scale trails, large open spaces, and agricultural and educational resources. The City Parks staff has indicated that they are deficient in parks providing active sports fields, but this need also will not be addressed by Martial Cottle Park, which is deed-restricted from having such uses.

Table V-6: San José Neighborhood Parks within 1 mile of Martial Cottle Park

Park	Acres	Restrooms	Picnic Tables	BBQs	Playgrounds	Athletic Facilities
Calero Park	4.6	N	3	-	1	-
Chalan Park	9.5	Y	8	8	2	1 Basketball Court / 2 Tennis Courts
Chynoweth Park	2.4	N	3	1	1	-
Comanche Park	3	N	-	-	1	-
Coy Park	4.5	N	5	-	2	-
Danna Rock Park	11	N	6	3	1	Exercise Course
Erikson Park	1.6	N	7	2	1	-
Foothill Park	6.9	N	-	-	-	Walkway
Great Oaks Park	12.3	Y	8	7	1	2 Basketball Courts / 1 Softball Field / 1 Soccer Field
La Colina Park	25.5	Y	9	5	2	-
Meadows Park	5.2	N	4	2	2	-
Melody Park	4	N	9	4	1	-
Miner Park	5.2	N	-	-	1	Exercise Course
Palmia Park	4.1	N	-	-	-	-
Park View 1 Park	2.6	N	-	-	1	-
Playa Del Rey Park	3.7	N	7	3	2	1 Basketball Court
Terrell Park	5.4	N	3	3	1	1 Softball Field
Thousand Oaks Park	10	N	2	-	1	-
Vista Park	9.9	N	2	-	2	2 Basketball Courts / 2 Softball Fields
Waterford Park	2.8	N	3	3	1	-
TOTAL	**134.2**	**-**	**79**	**41**	**24**	**-**

Trails

Two significant north-south trail routes are located to the east and west of the Martial Cottle site, the Guadalupe Trail and the Coyote Creek/Llagas Creek Trail. Both of these trail routes are approximately 2 miles from Martial Cottle Park (Refer to Figure V-3). These trails are defined in the Santa Clara County Trails Master Plan Update (1995) as sub-regional trail routes. Sub-regional trail routes provide regional recreation and transportation benefits; provide trail continuity between cities, generally crossing a city or passing through more than one city; or provide long-distance trail loop opportunities by directly linking two or more Regional trails to create an urban trail network.

To the west of Martial Cottle Park, the Guadalupe Trail route extends approximately 25 miles from the Bay Trail at the San Francisco Bay National Wildlife Refuge to the Bay Area Ridge Trail in the Santa Cruz Mountains, following the Guadalupe River through San José. At this time the Guadalupe Trail has not been constructed between the end of the downtown Guadalupe River trail at Highway 280 and Chynoweth Avenue in Almaden. Figure V-3 shows the location of the existing and planned trail along the Guadalupe River. At Santa Teresa Boulevard, to the south of Martial Cottle Park, the Guadalupe Trail connects with the Juan Bautista de Anza National Historic Trail, and the West Valley Trail. The West Valley Trail in turn brings trail users into the Santa Teresa Hills and connects with the trail systems of Amaden-Quicksilver County Park and Calero County Park.

Trail and roadway connections between Martial Cottle Park and the Guadalupe Trail are limited by the Guadalupe Freeway (Hwy 87), which runs north-south between the Martial Cottle site and Guadalupe River. Roadway connections to the Guadalupe Trail from the Martial Cottle site include Branham Lane and Blossom Hill Road, both of which have bike lanes, and Chynoweth Avenue. A potential connection between Martial Cottle Park and the Guadalupe River Trail that may be worth exploring would be a spur trail along the Guadalupe Freeway from Willow Street, north of the site, to the intersection of the Capitol Expressway and Canoas Creek. Though there are no current plans for a trail along Canoas Creek, a trail along Canoas Creek could potentially connect to this spur trail and then to the Guadalupe River Trail.

To the east of Martial Cottle Park, the Coyote Creek/Llagas Creek Trail route extends from the Alameda County Line and the Bay Trail to the north, to the San Benito County Line and the Monterey-Yosemite Trail to the south. Currently, over 16 miles of this 35 mile Sub-Regional trail route, between Tully Road in San Jose and Cochrane Road in Morgan Hill, are in existence as Class I bikeway (bike path off-street). In addition to serving as a Sub-regional Trail Route, portions of the Coyote Creek/Llagas Creek Trail serve as a temporary alignment of the Bay Area Ridge Trail, a Regional Trail Route that that follows the ridges and mountains that circle the San Francisco Bay. The Coyote Creek/Llagas Creek Trail connects to an extensive network of planned and existing trails through the Coyote Valley and adjacent hills.

Access to the Coyote Creek/Llagas Creek Trail from the Martial Cottle site is limited by Highway 101. While both Branham Lane, Snell Avenue, and Monterey Road are designated as Class II Bikeways (bike lanes on street) on the VTA's Santa Clara Valley Bikeways Map, there are no direct on-street bicycle lane connections from the site to Coyote Creek; Blossom Hill Road, the closest road overcrossing of Hwy 101 to Martial Cottle Park, is designated with an "Extreme Caution" rating for bicyclists on the Santa Clara Valley Bikeways Map.

Conclusions

Importance of the Park in Meeting the Recreational Needs of the Community.

Regional needs:

The Strategic Plan for the Santa Clara County Parks and Recreation System (2003) identifies a number of recreation needs in the County. Several of these identified needs may be met through the development of Martial Cottle Park, including:

- Expand the County parks system due to projected population growth. (See Demographics above for a discussion of projected population growth.) According to the Strategic Plan, the demand for new parks and recreation facilities in the County is largely due to the existing and projected populations within the incorporated cities. Land acquisition for public open space and development as regional parks is strongly supported by County residents (SCCPRD 2003). As a new acquisition within the city of San José, Martial Cottle Park will help meet the demand for additional park facilities in urban areas.

- Provide for the basic, high-demand regional recreation preferences of County park users. As indicated in 1999, 2001 and 2007 surveys, the most popular regional recreation activities are trail activities including walking, hiking, running and bicycling; and group and family picnicking. Martial Cottle Park provides the opportunity to provide regional-serving trails and picnicking facilities.
- Provide outdoor recreation opportunities for a range of group sizes, ages and cultures. Martial Cottle Park provides the opportunity to provide facilities for large and small groups and to create a range of program elements for adults and children. The Park's agricultural programs also provide the potential to involve different cultures in the park system in an active and unique way.
- Provide places for special events, including large multiple-use areas and accompanying parking and service access to accommodate festivals, outdoor concerts, and very large group activities and facilities for regional competitions such as equestrian events, sport tournaments, dog trials. Martial Cottle Park may offer the opportunity to address this need within the constraints of the Land Transfer Agreement. The Donor's Vision includes parking and large open areas that may accommodate large group event related to the agricultural history of Santa Clara County**.**
- Provide places with a sense of remoteness. According to the Strategic Plan, the perception exists that one has to drive at least 30 minutes to reach a place to truly relax in an area that is separated from the urbanized areas of the County. While Martial Cottle Park is surrounded by urban development, it does offer the potential to provide a sense of remoteness due to its size and the distant views of surrounding natural open space areas.
- Provide outdoor recreation opportunities for people with their dogs. Martial Cottle Park may provide an opportunity to meet this need, pending the completion of the Master Plan consistent with the Donor's Vision.
- Provide for specific recreation opportunities. Martial Cottle Park is envisioned to focus on agriculture-related program elements that are relatively unique in the region.
- Preserve natural resources and educate the public about these resources and park stewardship. While Martial Cottle Park is not in its natural state, there are natural resources that may be preserved and restored, such as Canoas Creek, pending the completion of the Master Plan process. Natural resource preservation and stewardship education opportunities may also include programs related to water conservation, native plant restoration, and sustainable agriculture.
- Provide accessible regional recreation opportunities. Martial Cottle Park is easily accessible by multiple modes of transportation, and is close to the main urban population of the County.
- Provide trail links to and between parks. As discussed above, the opportunities to link Martial Cottle Park to the regional trail networks and other parks may be limited by existing roadway patterns. However potential and existing linkages do exist and County Parks will continue to advocate for improvements of these linkages..

Local Community Needs:

According to the City of San José Greenprint Strategic Plan, the Council Districts surrounding Martial Cottle Park (Districts 2, 7, 9 & 10) will need a total of 441.81 additional park acres by 2020. While Martial Cottle Park is not intended as a neighborhood or community park, it is clear that, at nearly 300 acres, it would serve the local community by providing additional acreage for passive

recreational uses. In general, the City is deficient in large public parks, with only three parks over 30 acres in size (Rosales). Martial Cottle Park will serve a need by allowing for the types of recreational amenities, such as trails of significant length, which can only be provided in large parks.[9]

Another community need expressed by City staff and community residents is the development of a unifying identity and increased opportunities and locations for community events (Rosales, Crane, Monczynski). Martial Cottle Park has the potential to unify the neighborhoods that surround it, both physically—by creating connections through the Park that are currently cut off, and by connecting the areas north and south of Highway 85—and symbolically, by providing a place of unique character to which the community can relate. Additionally, there may be the potential to provide large gathering spaces and picnic areas, pending the completion of a Master Plan consistent with the Donor's Vision.

Martial Cottle Park may also serve to provide agriculture-related programs to its neighborhood that are offered more frequently elsewhere in the city. As illustrated in Figure V-2, Martial Cottle Park is in an area that is relatively underserved by 4-H facilities, Future Farmers of America programs, community gardens and farmers markets. All of these are potential program elements of the Martial Cottle Park.

Regional Recreation Use and Opportunities. The County and City regional parks located within 5 miles of Martial Cottle Park offer a range of resource-based recreational opportunities. The four County Park facilities—Almaden Quicksilver, Santa Teresa, Calero, and the Coyote Creek Parkway—provide activities such as natural and historic interpretation, hiking, horseback riding, mountain biking, and camping in natural, hilly settings. Two regional City of San José parks in the vicinity, Almaden Lake and Lake Cunningham, are primarily focused on water-based recreation including swimming and boating, and two planned citywide sports complexes will focus on addressing the need for active recreation facilities.

The recreational and educational program at the City of San José's Emma Prusch Farm Park, is the only regional park in the vicinity that shares a similar recreational mission with Martial Cottle Park to interpret local agricultural history, but at a much smaller scale. Martial Cottle Park offers a unique opportunity to interpret the agricultural heritage of the Santa Clara Valley through the lens of a single, pioneering family. The Donor's vision for the park as a functioning farm also creates unique opportunities to engage the community in farming and the sustainable use of our land resources in an active and authentic fashion that will promote positive land stewardship.

Consistency with County Parks Strategic Plan Goals . Martial Cottle Park will help meet several of County Parks' strategic goals, as described in the County Parks Strategic Plan. These are:

- To provide a sufficient parks and trails system to accommodate growth in both recreation demand and diversity (Strategic Goal #1);
- To provide an accessible, community-supported system (Strategic Goal #3);

[9] City Park Department staff interviewed for this document agree that the primary need for City residents is additional sports fields. It is critical to note, however, that since the land agreement between the County and Donor prohibits active recreational uses, the ability of the Martial Cottle Park to meet the community's needs is limited.

- To balance the provision of recreation with resource protection (Strategic Goal #4);
- To engage partners (Strategic Goal #5); and
- To foster education and research (Strategic Goal #6).

The Interpretive Program Action Plan of the County Parks Strategic Plan identifies the development of focused interpretive park areas as a priority action, which Martial Cottle Park would potentially fulfill. The completion of the Master Plan for Martial Cottle Park would also fulfill priorities identified under the 2006 Capital Improvement Program Action Plan of the Strategic Plan, including the development of integrated park master plans that incorporate recreation, resource planning, historic planning, interpretive planning, operations and maintenance impacts and environmental (CEQA) documentation; evaluating revenue-generating visitor-serving facilities within County parks; and specifically, the opening of Martial Cottle Park within 5-6 years.

Consistency with the California Department of Parks and Recreation Strategic Initiatives. The development of Martial Cottle Park would be consistent with CA State Parks' strategic initiatives as set forth in its Strategic Initiatives document. In particular, the following CA State Parks' initiatives would be met:

Leadership in Cultural Resources
Martial Cottle Park is a rare example of farmland in what is now an almost entirely urbanized area. This is one of the last remnants of what was called the "Valley of the Heart's Delight"—the rich agricultural region of the Santa Clara Valley. Once developed as a historic agricultural park, the Martial Cottle Park would preserve this site as a farm, and make this cultural resource available to the public for education and enjoyment.

Strengthening Relevant Urban Connections
The CA State Parks' Strategic Initiatives document specifically lists the acquisition of the Martial Cottle property as an example of connecting with urban-core areas. As described above, Martial Cottle Park would serve as a regional and state park located in an urban context and would play important role in serving the needs of the local, urban community.

Improving Interpretive and Educational Services
The Martial Cottle Park provides the opportunity for many educational programs addressing the California's agricultural history and its agricultural future. The Donation Agreement requires that the property be used as a "public historical park that informs and educates the public about the agricultural heritage of the Santa Clara Valley, as exemplified by the Martial Cottle family, dating from the 1850's into the 20th century." It also allows for interpretive, agricultural education and research programs. Such programs may serve not only to preserve the state's agricultural heritage, but also to promote state-of-the-art agricultural practices, namely sustainable agriculture. As an urban agricultural park, Martial Cottle Park will be a leader in the trend toward more local agricultural production, connecting the city with its source of food. [also the importance of migrant farm workers]

Strengthening State Parks Partnership Opportunities
Martial Cottle Park is a partnership project between CA State Parks and County Parks. As such, the Park would meet the goals of this State initiative. In particular, it would meet Goal 3: "Develop

public partnerships that will also help to leverage and offset operational costs." Beyond the partnership with County Parks, Martial Cottle Park offers the potential to partner with several other governmental and non-governmental agencies, such as the University of California Cooperative Extension, Santa Clara Valley Water District, the County Department of Public Health, the County Division of Agriculture, non-governmental farmers' organizations and farmers' market associations.

Healthy Foods Initiative and Organic Farm Program

In addition to the Strategic Initiatives listed above, CA State Parks has undertaken a new "Healthy Foods Initiative" to educate the public about the importance of healthy foods and to provide healthy foods at all State Park food venues. Part of the Healthy Foods Initiative includes an Organic Farm Program, which provides land to traditionally under-served farmers for the purposes of developing small-scale organic farms. The Demonstration Organic Farm at Carmel River State Beach, described above, will be the first result of the Organic Farm Program. Martial Cottle Park has the potential to be another component of this program.

SCENIC RESOURCES

Introduction

The Martial Cottle Project site represents a significant visual and scenic resource within the context of its urban setting in a fully developed section of the City of San José. Much of the Park's scenic value is attributable to the site's sparsely developed open character, and the sharp contrast that its rural agricultural use and improvements provide with the surrounding urbanized area.

Visually, the site's open space setting serves two functions. It affords visitors with visual relief from surrounding development, and it also serves as a viewpoint from which visitors can appreciate the larger landscape. The 290-acre site forms the dominant foreground element from surrounding streets and neighborhoods, and thus serves as a focal visual feature for the neighborhood. The size and openness of the site combined with its flat topography allow for largely unimpeded views out from the site, including high quality views of the mountain ranges that flank the Santa Clara Valley as well as less scenic foreground views of typical suburban development, including residential subdivisions, a commercial shopping center, city streets, and an elevated freeway.

Scenic Resources

Numerous scenic resources, such as panoramic views, landscape features, and built features contribute to a potentially positive visual experience for future Park users.

Panoramic Views.

Although the Park's topography is quite flat, the absence of significant development or mature vegetation within the site allows for distant views out to the peaks and ridges of the two mountain ranges that flank the valley to the east and west. Although quite distant, these predominantly undeveloped hillsides form a distinctive natural visual backdrop to an otherwise completely urban

setting. The visual connection between the natural landscape of the foothills and the rural farm setting within the Park establishes an important visual logic that makes the rural agrarian history of Santa Clara Valley more real/visceral to the visitor, and provides a visual context that gives added meaning to the Park as an historic farmstead.

Although glimpses of the mountains are visible from various points throughout the Park, two view corridors provide the highest quality views of the coastal ranges: one to the northeast and the other to the southwest (see Figure V-5a). The view to the east/northeast is of the Diablo Mountain Range, and the view to the south/southwest is of the Santa Cruz Mountains. Each range has a distinctly different visual character.

The Diablo Range presents the regionally characteristic foothill landscape of rolling hills, open grasslands, scattered stands of oak trees, and practically no visible development. Also characteristic of this landscape type is the seasonal variation that occurs, with the grass-covered hills being green during the rainy months of winter and early spring and then turning golden brown during late spring through fall (Photo SR-1). With elevations of 3,000 to 4,000 feet, the Diablo Range also receives an occasional dusting of snow which contributes to the visual variation and drama of this viewshed. Mount Hamilton, which at 4,360 feet is the tallest mountain overlooking the Santa Clara Valley, is visible to the northeast. Depending on the viewer's location within the Park, the urban development to the east has greater or lesser influence on the character and quality of the view. From the western area of the Park, existing development forms a relatively narrow band in the middle-ground of the viewshed, and in many cases appears primarily as a green band of trees (Photo SR-1). From the easternmost portion of the Park, the development becomes much more visually dominant, occupying a much larger proportion of the viewshed and at times obscuring views to the Diablo Range altogether.

As with the Diablo Range, the Santa Cruz Mountains, are largely undeveloped, providing a strong natural landscape feature as the western and southern backdrop to the Park (Photo SR-2). The range, which separates Santa Clara Valley from the Pacific Ocean, exhibits the coastal influence in its vegetation. The predominantly evergreen forest which covers these mountains presents a more verdant image than the Diablo Range. The views of this range also present fewer seasonable changes given the evergreen vegetation and the coastal influences on weather that limit snow to once a year or so. Although the Santa Cruz Mountains are visible to the west of the Park, the most dramatic vista is to the south, where Loma Prieta Peak, the tallest peak in the range at 3,786 feet, and Mt. Umunhum and El Sombroso create a dramatic skyline. Similar to the views of the Diablo Range, the urban development in the foreground has more or less impact on the quality of Park views depending on how close to the development the viewer is located.

In addition to the Santa Cruz Mountains in the background, the view to the south also includes the Santa Teresa Hills, an east-west trending ridgeline that forms the middleground of views to the south (Photo SR-3). This undeveloped ridge creates the illusion of a much more extensive expanse of open space to the south than actually exists, but works to enhance the sense of natural open space for visitors to the Park.

Off-Site Features. In addition to the high quality distant views of the two mountain ranges, two other off-site features stand out in views from the site: Communications Hill and Valley Christian High

School. Neither exhibits high scenic value, but both represent distinctive visual features, as well as potential off-site vista points of note.

Oak Hill, more commonly known as Communications Hill, is situated northwest of the site and is part of the San Juan Bautista Hills. As the highest point in the middle of Santa Clara Valley, the County elected to locate the County Communications Center, including 11 microwave towers, here in the 1950's, and in the 1970's AT&T added a communications tower. The presence of these visually prominent features (Photo SR-4) is the reason the area has come to be referred to as Communications Hill. In addition to the communications towers, the hill is gradually being developed with high density residential uses, including potential mid- or high-rise structures in the future. Such development will not only add new prominent features to the skyline, but will also be adding population with views down to the Park.

The Skyway Campus of Valley Christian High School is located northeast of the Park on a ridgeline that overlooks the site (Photo SR-5). Due to its location in a predominantly single-family neighborhood, the 3- and 4-story structures of the high school are visually prominent from the Park.

Vista Points. Due to the relatively flat topography and the limited number of buildings, mature trees, or other vertical elements within the Park unobstructed views are provided from many locations within the site. This openness permits variety in both viewpoint orientation and available viewsheds, which creates a variety of viewing conditions and opportunities. On the other hand, there are also no clearly defined vista points that are distinguished by the uniqueness or quality of the view that they provide.

In general, the best vistas are provided when one is viewing across the open Park with the Park's open space in the foreground and adjacent off-site development in the middleground. Given the location of the most scenic off-site views, the best locations for future vista points would be in the south and southwest portions of the site when viewing to the northeast, and in the northern part of the site when viewing south and southwest.

Landscape Features. The Park includes relatively few distinctive landscape features. The flat site includes very little topographic variation. The only significant topographic feature is Canoas Creek, which bisects the panhandle in the southwest corner of the site. The creek is not visually prominent however. The stream channel, which has been engineered for flood control purposes, has no vegetation along it that is visible from a distance. The most prominent visual element associated with the creek is the cyclone fencing that parallels the channel on both sides. The straight, engineered alignment of the creek and unvaried slope of its engineered banks result in a landscape feature that has very low scenic value (Photo SR-6, 7).

The most distinctive and prominent landscape features are the mature valley oaks that are scattered throughout the northeast portion of the Park. The statuesque forms of these trees with their broad canopies, twisting gnarled branching patterns, and semi-weeping foliage are dramatic features in the landscape whose distinctive forms are highlighted against the flat unvaried form of the cultivated ground plain (Photo SR-8, 9).

The assortment of oaks, redwoods, and other trees that are clustered around the Lester homestead are another important feature in the landscape. Their visual significance however lies primarily in the green, wooded form the aggregate creates in the simple agricultural landscape, rather than in the distinctiveness of any of the individual trees (Photo SR-10).

Distinctive Built Features. The most visually distinctive built feature in the Park is the Italianate Victorian main house (Photo SR-11) that faces Snell Avenue at the end of the tree-lined driveway. This two-story structure, which is actually a later addition to the simpler original house (located to the rear), is an attractive example of late 19th century residential architecture and serves as a signature feature at the entry to the site. Other structures in the Life Estate area, such as the horse barn (Photo SR-12) and green barn, are good examples of functional agricultural architecture, but none are particularly visually distinctive on their own. The entire complex of buildings in the Life Estate area taken together as a unit with its associated trees and landscaping, constitutes a visually distinctive element within the landscape, less for its high visual quality and more as a representation of a continuum of agricultural use from the 1860's to the present (Photo SR-13).

Elements Detracting from Scenic Resources and Visual Quality

There are a number of visual features or characteristics in the project site and vicinity that detract from the quality of the views and scenic character. Some of these features are within the property while others are located outside the boundaries. The urban development that surrounds the site on all sides significantly detracts from the area's overall visual quality and conflicts with the rural, agricultural character of the property.

Visual Intrusion of Urban Development. The urban development that surrounds the Park on all sides significantly detracts from the area's overall visual quality and conflicts with the rural, agricultural character of the Park. Surrounding development is predominantly residential, with a mix of single family detached and multi-family homes. The one exception occurs at the northeast corner of the Park where a commercial retail center is situated across Branham Lane from the Park (Photo SR-14).

On portions of three sides, the Park is bounded by city streets: Branham Lane on the north, Snell Avenue on the east, and Chynoweth Avenue on the south. This has the advantage of setting the adjoining development back from the Park, but has the negative visual impact of placing cars and moving traffic immediately adjacent to the Park (Photo SR-15, 16). On the southern end of the panhandle the Park is bounded by Highway 85. This elevated section of freeway (Photo SR-17) closes off views to the south, but traffic on the freeway generally is not visible.

Along the west side of the Park and the east side of the panhandle residential development abuts the Park. On the west side of the Park, the residential development consists primarily of one- and two-story single family homes that back onto the Park (Photo SR-18). The one exception being the 3-story senior housing located adjacent to the northwest corner of the Park (Photo SR-19). While in all cases fencing separates the homes from the Park, in several instances homeowners have replaced solid wood fences with cyclone fencing that allows homeowners views out across the Park (Photo SR-20).

This has the negative visual effect of making the private backyards and their swimming pools, furniture, storage, etc. visible to Park visitors. Along the east side of the panhandle, the multi-family housing, which generally backs or sides onto the Park (Photo SR-21), is less visually intrusive because it is separated from the Park boundary with an internal driveway.

Built Features Within The Park. In a couple locations in the Park, existing built features areas of human use tend to detract from the Park's overall visual quality and ultimately the visitor experience. These features include the pump house for the one of the Park's wells that is located at the northeast corner of the panhandle (Photo SR-22), and the maintenance yard/storage area that is located along Chynoweth Avenue. Both of these elements are typical components for an active farm and their visual quality is not unusual for such elements, but in the context of a suburban neighborhood and a public park, these are features with low visual values and detract from the overall visual quality of the setting.

External Views

Public views of the Park from external viewpoints are extensive due to the flat topography and absence of significant vegetation within the Park boundaries, the location of development around the Park, and the high percentage of the Park bounded by publicly accessible roadways.

Views From Area Roadways. Branham Lane, Snell Avenue, and Chynoweth Avenue all provide unobstructed views into the Park from the vehicular travel lanes, bicycle lanes, and sidewalks. The open fields, the cultivated gardens and orchards, and the buildings and landscaping around the Life Estate are all unique features within the suburban context and contribute to attractive, high quality views from the surrounding roadways.

Views into the site from Colony Field Drive along the east side of the panhandle are generally less significant given the shallower depth of the Park in this location, the absence of distinctive features within this portion of the Park, and the limited traffic using this roadway.

Due to the elevation of the roadway and the guardrails and the speed of travel, travelers on Highway 85 are afforded limited views of the Park. Northbound travelers along Hwy 85 can see most of the western portion of the site, but southbound travelers have very limited views of the site.

In addition to those roadways that parallel the Park's boundaries, three roadways along the west side of the Park (Vista Park Drive, Wellington Park Drive, and Gaundabert Lane) dead-end at the Park boundaries providing unique view corridors into the Park from the west (Photo SR-23, 24). Similarly, streets that intersect with Branham Lane, Snell Avenue, and Chynoweth Avenue provide views into the Park for drivers waiting to turn onto these three streets. These streets include Rue Paris, Kehoe Court, Obert Lane, and Cedargate Lane to the east, Kingspark Drive, Mia Circle, and Holycon Circle to the north, and Avenida Almendros and Duesenberg Drive to the south.

Views from Surrounding Development. For the most part, surrounding development has not been oriented to take advantage of views of the Park. As the broader area was developed, it generally was assumed that the Park would ultimately be built out in a suburban pattern similar to that which

surrounds it today. As a result, the majority of the surrounding development does not directly face onto the Park.

For the most part, surrounding development orients its rear or side yards to the Park, which means views from these areas into the Park are limited. The primary exception to this is along the west side, where some homes that back up to the Park have eliminated solid fencing along their rear property line in order to have the view into the Park, and along the north end of Snell Avenue where a few homes are oriented toward the street and the Park.

In addition to adjoining development, neighborhoods at higher elevations to the north of the Park are provided views down into the Park. Given their distance from the Park, views of the Park from these vantages contribute only limited scenic value to their overall viewshed.

Threats to Scenic Resources

As an area that is predominantly built out, there appear to be relatively few new threats to the Park's visual quality or scenic resources. The primary potential threats are planned road widenings and improvements along Branham Lane to the north, and Snell Avenue to the east. Widening these two roadways will increase the amount of traffic and pavement immediately adjacent to the site, and has the potential to increase traffic speeds. Widening of Snell Avenue could potentially result in the removal of a mature valley oak tree that is situated near the roadway just north of the Life Estate. In addition, the design of the street edge adjacent to the park could alter the existing rural character that currently exists along the park frontage of these two streets.

CULTURAL RESOURCES

Introduction

LSA Associates, Inc. (LSA) prepared this cultural and paleontological resource study of Martial Cottle Park to identify cultural and paleontological resources that (1) may meet California Environmental Quality Act definition of a historical resource or unique archaeological resource and may be affected by the proposed development; and (2) to address potential interpretive opportunities. This analysis included the Life Estate property, which will become part of the Martial Cottle Park upon the donor's departure. This analysis was conducted by LSA Architectural Historian Michael R. Hibma, M.A.

This study was conducted at a programmatic level and identification efforts were based on previous cultural resources and paleontological studies conducted within and adjacent to the study area. The cultural resources study consisted of review of County-provided documents, a record search at the Northwest Information Center (NWIC), and a site visit to review known built environment resources on the Life Estate.[10] The paleontological resources study consisted of a fossil locality search and literature review.

[10] The documents provided by County Parks included transcripts of a 2006-07 oral history interview project with Mr. Walter Lester and Frank Giordano, Jr.; a chronology of the Lester family coming to California; and a section from

The Life Estate Area includes a 1880-1950s historic-era ranch, consisting of a two-story residence, barns, sheds, etc. Cottle Ranch is listed on both the City of San José Historic Resources Inventory and the Santa Clara County Heritage Resources Inventory. This Ranch is eligible for listing in the California Register of Historical Resources and qualifies as a historical resource.

One prehistoric archaeological site, CA-SCL-295, was identified at the southwestern edge of the study area, and most likely extends into the study area. CA-SCL-295 consists of a thin scatter of fire-fractured rock and Franciscan chert. The site was identified and mapped in 1974. Sonoma State College Anthropology Laboratory issued a supplement site record in 2000.

The Park is sensitive for both prehistoric and historic-period archaeological sites. Settlement pattern data from previous cultural resources studies of the area indicate that the favored locations for prehistoric village sites were at low elevations on the flat valley floor and terraces near rivers and main tributaries. Canoas Creek, although channelized, flows through the southwest portion of the study area. Prior to channelization, Canoas Creek would have meandered to some degree as high flow rates would have lifted the creek out of its bed, changing its morphology, seeking new flow patterns and routes. This periodic meandering of the stream bed widens the area in which a heightened possibility of encountering archaeological resources exists. In addition, the geology of the study area contains Holocene aged alluvium in which prehistoric burials and sites have been identified. Only a small portion of the total study area has been previously systematically surveyed and recorded.

Inventory Procedures

Background Research of Cultural Resources. Background research was done to identify cultural resources and previously conducted cultural resource studies within and adjacent to the study area. The background research consisted of a records search at the NWIC and a literature review.

Records Search. A records search (#07-348) of the project area was conducted on August 31, 2007, by LSA Architectural Historian Michael R. Hibma at the NWIC of the California Historical Resources Information System, Sonoma State University, Rohnert Park. The NWIC, an affiliate of the State of California Office of Historic Preservation, is the official state repository of cultural resource records and reports for Santa Clara County. One recorded cultural resource, a prehistoric archaeological site, is immediately adjacent to the study area.

As part of the records search, LSA reviewed the following State of California and local inventories for cultural resources in and adjacent to the study area:

- *California Inventory of Historic Resources* (California Department of Parks and Recreation 1976);
- *Five Views: An Ethnic Site Survey for California* (California Office of Historic Preservation 1988);
- *California Historical Landmarks* (California Office of Historic Preservation 1996);

Archives and Architecture: Santa Clara County Heritage Resource Inventory Update, by Dill & Duvall (2004). These documents provided background information for contextual and resource description development.

- *California Points of Historical Interest* (California Office of Historic Preservation 1992); and
- *Directory of Properties in the Historic Property Data File* (California Office of Historic Preservation, June 11, 2007). The directory includes the listings of the National Register of Historic Places, National Historic Landmarks, the California Register of Historical Resources, California Historical Landmarks, and California Points of Historical Interest.
- *City of San José Historic Resources Inventory* (City of San José 2003).
- *Santa Clara County Heritage Resources Inventory* (Santa Clara County Planning Office 1999).

These inventories listed one cultural resource within or adjacent to the study area.

- The San José Historic Resources Inventory designated the Cottle Ranch as an "Identified Structure" with State of California Department of Parks and Recreation DPR 523) records completed. The Santa Clara County Heritage Resources Inventory has also listed the Cottle Ranch house and outbuildings at 5285 Snell Avenue, San José as a significant resource. Formal listing is pending.

The NWIC records search identified seven previous cultural resources studies conducted within or adjacent to the study area. One study identified a archaeological resource immediately adjacent to the southwestern edge of the study area boundary, within the Caltrans right-of-way for State Route 85, the West Valley Freeway:

CA-SCL-295, a thin scatter of fire-fractured rock and Franciscan chert. The site was identified and mapped by Dietz-ARCS (1974), and re-recorded by Dietz-ARCS (1978). In 1984, the Sonoma State College Anthropology Laboratory issued a supplement site record with notes composed by Rebecca L. Anastasio (Chavez, 2000).

Literature Review. LSA reviewed publications and maps for archaeological, ethnographic, historical, and environmental information about the study area and its vicinity. The publications and maps reviewed mentioned and depicted cultural resources within the study area. The resources depicted were the Cottle Ranch buildings themselves. Section VII – Selected References lists the literature reviewed.

Background Research of Paleontological Resources. Background research consisted of a fossil locality search from a previous study that included the current study area and a literature review to identify geological units, paleontological studies, fossil localities, and the types of fossils that may be within or adjacent to the study area.

Fossil Locality Search. A fossil locality search was conducted by the University of California Museum of Paleontology (UCMP), Berkeley, for a previous LSA study that included the San José metropolitan area.

No fossil localities are recorded within or adjacent to the study area.

Literature Review. LSA reviewed paleontological and geological literature relevant to the project area and its vicinity. This review identified Holocene-aged alluvium (10,000 years ago to the present) within the study area. Holocene-aged alluvium does not contain significant paleontological resources.

Field Surveys. On January 15, 2008, CA State Parks' Associate State Archaeologist Rae Schwaderer conducted an archaeological survey of the western part of the study area along the Canoas Creek channel. As part of this survey, two auger test holes were placed in the southwest corner of the study area adjacent to the recorded location of prehistoric archaeological site CA-SCL-295 to determine if a subsurface component of this site extends into the proposed Martial Cottle Park. No archaeological materials were identified as a result the survey. A field visit to review known built environment resources was conducted by LSA Architectural Historian Michael R. Hibma on June 27, 2007. Recordation of LSA's site visit consisted of field notes and photographs.

Cultural History – Prehistory/Ethnography

The Paleo-Archaic-Emergent cultural sequence is commonly used to interpret the prehistoric occupation of Central California (Fredrickson 1974). The sequence is divided into three broad periods: the Paleoindian period (10,000-6,000 B.C.); the three-staged Archaic period, consisting of the Lower Archaic (6,000-3,000 B.C.), Middle Archaic (3,000-1,000 B.C.), and Upper Archaic (1,000 B.C.-A.D. 500); and the Emergent period (A.D. 500-1,800).

The Paleo period began with the first entry of people into California. The people subsisted mainly on big game and minimally processed plant foods, and had limited trade networks. The Archaic is characterized by the increased use of plant foods, the elaboration of burial and grave goods, and increasingly complex trade networks (Bennyhoff and Fredrickson 1994). The Emergent Period is marked by the introduction of the bow and arrow, the ascendance of wealth-linked social status, and the elaboration and expansion of trade networks, signified in part by the appearance of clam disk bead money (Bennyhoff and Fredrickson 1994).

Penutian peoples migrated into central California around 4,500 year ago and were firmly settled around San Francisco Bay by 1,500 years ago. The descendants of the native groups who lived between the Carquinez Strait and the Monterey area prefer to be called Ohlone, although they are often referred to by the name of their linguistic group, Costanoan (Margolin 1978). San José is located within the ethnographic territory of the Tamyen tribelet of Ohlone, who occupied a large area in the South Bay, with San José area settlement dating roughly 12,000 to 6,000 years ago. The Tamyen spoke Tamyen, or Santa Clara Costanoan, one of eight Costanoan languages (Levy 1978).

The basic Ohlone social unit was the family household, which was extended patrilineally. A household was made up of about 15 individuals (Broadbent 1972). Households grouped together to form villages. In the San José area, many of these villages were located along waterways. According to Kroeber, the ethnographic villages of Ulis-tak and Tamie-n were both in the Coyote Creek

drainage (Kroeber 1925). Villages combined to form tribelets: "an aggregate of villages in the largest of which lived the tribelet chief" (Elsasser 1978:41). There were approximately 40 Ohlone tribelets. Tribelets exchanged trade goods such as obsidian, shell beads, and baskets; participated in ceremonial and religious activities together; intermarried; and could have extensive reciprocal obligations to one another involving resource collection. "The Ohlones," writes Malcolm Margolin, "were not forty independent, isolated tribelets jealously guarding their frontiers. Rather, each tribelet was involved in a network of feasting, trading, and gift-giving" (Margolin 1978: 10 1).

For the Ohlone, like other native Californians, the acorn was a dietary staple. Acorns were knocked from trees with poles, leached to remove bitter tannins, and eaten as mush or bread. The Ohlone used a range of other plant resources, including buckeye, California laurel, elderberries, strawberries, manzanita berries, goose berries, toyon berries, wild grapes, wild onion, cattail, amole, wild carrots, clover, and an herb called chuchupate. Animals eaten by the Ohlone and their neighbors included large fauna such as black-tailed deer, Roosevelt elk, antelope, and marine mammals; smaller mammals such as dog, skunk, raccoon, rabbit, and squirrel; birds, including geese and ducks; and fish such as salmon, sturgeon, and mollusks.

Besides providing sustenance, the Bay Area's flora and fauna provided the Ohlone with raw materials. For example, the Ohlone built dome-shaped shelters that they thatched with ferns, tule, grass, and carrizo. The thatch was tied to the structure's frame with willow switches. Besides homes, the Ohlone also built small sweathouses, accommodating six to eight persons, which were dug into creek banks and roofed with brush; and circular dance areas, which were enclosed by fences woven from brush or laurel branches (Levy 1978). Plants, particularly sedge, were also woven into baskets. Basket making was generally done by women, who crafted containers for cooking and storage, fish traps, and trays for leaching acorns. Tightly woven baskets, decorated with feathers or shell, were valued exchange items (Levy 1978). Animal bones, teeth, beaks, and claws were made into awls, pins, knives, and scrapers. Pelts and feathers became clothing and bedding, while sinew was used for cordage and bow strings. Feathers, bone, and shells were crafted into ornaments (Elsasser 1978). Intensive Hispanic exploration of the Bay Area that began in the late eighteenth century radically transformed Ohlone culture. These settlers set up the mission system and, perhaps more damaging, exposed the Ohlone to diseases to which they had no immunity.

History of Santa Clara Valley Land Use

The history of Santa Clara Valley land use can be easily divided into two parts, agricultural to urban with World War II being the pivotal event (Walker and Williams 1982). In 1777, King Charles III of Spain made California a province of the Spanish Empire and appointed Philip de Neve as Governor. The Spanish implemented a familiar three-pronged program to colonize California: missions, presidios, and civic pueblos. The missions, a semi-feudal organization, would Christianize indigenous populations who would in turn provide labor in growing crops, raising cattle, and manufacturing goods for sale to presidial troops who then in turn would protect missions and pueblos from Indian attacks and foreign excursions and provide a stable underpinning for economic growth in the provincial pueblos through military payrolls. The pueblos would be the center of specialized goods and services, seats of civil authority and justice, and be an option for retired presidial troops to settle in. Theoretically, this arrangement was to harmoniously unite the community of missions, presidios, pueblos, and the later ranchos around shared interests of safety and cooperative economic growth. In reality, power was fragmented in a triadic arrangement between the Church, the secular state, and

indigenous groups. Individually, each branch was too weak to impose its own will and could not stand against the other two. Yet such were their respective wills, pride, and passions that none could tolerate any semblance of subordination to another. Perhaps not realizing their underlying fragile position on an outer fringe of a failing empire, they undermined each other to collective ruin (Walton 2001).

Of the three formally recognized pueblos—San José, Los Angeles, and Branciforte near Mission Santa Cruz—El Pueblo San José de Guadalupe, founded by Lieutenant José Joaquín Moraga in November, 1777 is the oldest. Moraga's party began building on the banks of the Guadalupe River at what is now the corner of Hobson and Vendome streets (Hoover 1990). In addition to the pueblo, three major Mexican-era land grants were established after the mission secularization in 1834 in the study area. The Rancho de Santa Teresa was originally granted to Joaquín Bernal in 1834 by Mexican Governor Figueroa. The Rancho el Potrero de Santa Clara, originally part of the pasturelands of the Mission Santa Clara, was granted by Mexican Governor Manuel Micheltorena in 1844 after mission secularization to British vice-consul for California James Alexander Forbes. The third, Rancho Los Coches was granted in 1844 by Micheltorena to Roberto, a Christianized Indian of Mission Santa Clara, who sold it to a partnership between the Sunol family and Henry M. Naglee (Hoover 1990).

After the Gold Rush, the Santa Clara Valley joined in the expansion statewide of dry-wheat farming with the growing towns of San José and Santa Clara serving as key trading centers for the region (Walker and Williams 1982). In 1850, San José served briefly as California's first capital. The building that housed the first legislature was a two-story hybrid, with an adobe first floor supporting a wooden framed second story. The building was destroyed by fire in 1853 (Hoover 1990). The city was judged too damp and in following years, the legislature met at Vallejo, Benicia, and finally in Sacramento. Despite losing the state capital, San José continued to grow. The Santa Clara Valley, in turn became renowned for its orchards and fruit drying and packing plants.

The French prune, introduced to the region by Louis Pellier at his nursery, City Gardens, on St. James Street, became an important regional crop (Hoover 1990). The San Francisco and San José Railroad connected the two cities in 1864 and primarily transported agricultural products. In the 1880s, orchards and vineyards took root in the valley with peak land use in the 1930s with over 110,000 total acres in production. Roughly 85,000 acres were devoted to prune cultivation, which at the time comprised one-third of global production (Walker and Williams 1982). The American Can Company, a major local producer, was churning out over ten million cans by 1919 (Friedman and Tabor). Other major crops grown in the Santa Clara Valley included tomatoes, grains, onions, carrots, pumpkins, cherries, walnuts, raspberries, loganberries, and strawberries. Fruit production and processing was a mainstay of San José's economy until the 1960s.

San José has always been known for being on the cutting edge of developments in electronics and also as the site of some notorious technical failures. In 1881, J.J. Owen, then-editor of the San José Mercury, convinced the city to install a 237-foot-tall light tower which would, he claimed, make night become day in downtown San José. The tower, straddling the intersection of Santa Clara and Market streets, failed to illuminate the city as claimed. The tower was badly damaged in a 1915 windstorm and collapsed later that year. In 1909, the City was the site of a more successful technical endeavor. The world's first radio broadcast station was established at the corner of First and San Fernando streets by Dr. Charles Herrold. The station, which became KCBS, broadcasts today from San Francisco (Hoover 1990).

In the years following World War II, the Santa Clara Valley experienced tremendous growth. Electronics, aviation, and semiconductor companies opened offices and factories in "Silicon Valley," creating thousands of jobs for returning military personnel, defense workers, and their families. Between 1960 and 1990, according to an article in Business Week, companies started in the South Bay by Stanford University graduates created over 250,000 jobs (Hamilton 1997, Hamilton and Himelstein 1997). These workers needed housing, and the valley's orchards soon gave way to housing developments (Butler 1975). San José was transformed from a market town with an agricultural economic base to a city known for high-technology engineering.

Study Area History[11]

The Park is within Rancho de Santa Teresa, a 9,647-acre area of land granted in 1834 by Mexican Governor José Figueroa to José Joaquin Bernal, a settler who came to California in 1776 with the De Anza expedition. He settled in San José in 1805 with his wife and children. Rancho Santa Teresa, located in the southeastern part of modern San José, ten miles south of Pueblo San José, centered on the year-round artesian Santa Teresa spring. Today, over 1,000 acres of the rancho surrounding the Santa Teresa spring is Santa Teresa County Park.

In 1864, a portion of the rancho was purchased by Vermont native Edward Cottle, who came to San José on October 11, 1854 via wagon train from Missouri with 600 head of cattle. Edward and his family settled along Coyote Creek, purchased and farmed a portion of Santa Teresa, and in turn gave 350 acres to his son Martial. Martial used the parcel for growing grain and row crops and raising cattle. Ensuing generations of the Cottle family continued to farm and add acreage to Martial's parcel. By 1876, total aggregate ranch acreage was over 640 acres. Martial ran a dairy operation until 1885. By 1888, the home ranch grew roughly 150 acres for growing grain, the rest of which was pasture for cattle and horses. A small parcel was given over to a family orchard that included quince, plum, apricot, and apple trees. The Park is located within the parcel that formed part of Martial's portion of the ranch.

Martial and Edith Cottle had five children, Leora E. (1879-1965), who married Samuel Cobb; Maybella (1881 -1960); Martial Jr. (1883-1936); William Henry Mortimer (1886-1943); and Ethel Edith (1891-1977). Martial Sr. died in January 1909 and by 1910 his widow was living with Maybella, Martial, Mortimer, and Ethel who married Henry W. Lester in July 1914. Henry owned 130 acres on the opposite side of Snell Road, which he had purchased from the Hayes estate in 1912. During WWI, he leased some of the property to a Japanese farmer, who grew sugar beets, onions, and carrots for the Braslan Seed Company. By 1920, Martial Jr.'s wife Florence joined the Lesters, Mortimer, and Maybella at the Cottle Ranch. By 1930, the Cottle Ranch was home to Edith and Maybella Cottle and the Lesters with their two children Edith Ethel (1915-1999) and Walter Cottle Lester (1925-).

In the 1920s and 1930s portions of the property were again leased to Japanese iterant farmers. One farmer, Hirata, whose residence is presently used by the Donor as an office, replaced the family orchard with crops of sugar beets, pickling peppers, and strawberries. He also grew carrots and onions for seed sellers Ferry-Morse. Martial Jr. died in 1936 and Mortimer followed in 1943. Henry Lester,

[11] Portions of the study area history are adapted from L. Dill & C. Duval (2004); the "Urban Edge Agricultural Parks Feasibility Study, Final Report Phase 1: February 2006, by Sustainable Agriculture Education (SAGE); and Cartier's 1999 *The Fruit Industry of the Santa Clara Valley.*

Walter's father, was one of the area's largest prune growers, with over 860 acres in production at various parts of southern Santa Clara Valley. Henry and Walter formed a partnership in 1944. In the 1950s they opened a cattle venture on the Cottle property. In the spring and summer months, the cattle grazed on irrigated pasture land. In the winter they were kept in corrals and given feed. Displaying a streak of self-sufficiency, the Lesters milled their own feed on site in the pole barn within ten years of starting the cattle operations. Henry Lester died in 1960 followed by Leora Cobb in 1965.

In 1977 when Ethel Lester died, the ranch went to her children Edith and Walter. Neither married and both continued to live on the ranch. Edith Lester died in 1999, leaving Walter the sole owner. He continued to keep the ranch in production, raising hay, barley, and other crops. A small orchard was planted near the house.

Today, the ranch is comprised of a Lifetime Estate that includes 25 acres in active agricultural production and over 287 acres of broad, inactive farmland dotted with several mature oak trees and crossed by Canoas Creek. Produce raised on the farm is sold at a produce stand located at the corner of Snell and Chynoweth Avenues.

The ranch is significant in history for its constant association with agriculture in the Santa Clara Valley by the Cottle and Lester families for nearly 150 years. In accordance with the wishes of Ethel Lester, Martial's heir and Ethel's son transferred the land to the State and County in 2003 to create an agricultural park to promote, educate, and sustain farming traditions in the Santa Clara Valley.

Legislative Context for Defining Historic Features

California Environmental Quality Act (CEQA). Under the provisions of CEQA, "A project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (CCR Title 14(3) §15064,5(b)). CEQA §15064.5(a) defines a "historical resource" as a resource which meets one or more of the following criteria:

- Listed in, or eligible for listing in, the California Register;
- Listed in a local register of historical resources (as defined at PRC §5020.1(k)):
- Identified as significant in a historical resource survey meeting the requirements of §5024.1(g) of the Public Resources Code; or
- Determined to be a historical resource by a project's lead agency (CCR Title 14(3) §15064.5(a)).

A historical resource consists of "Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California." Generally, a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing in the California Register of Historical Resources" (CCR Title 14(3) §15064.5(a)(3)).

California Register of Historical Resources. The California Register helps government agencies identify and evaluate California's historical resources (California Office of Historic Preservation

2001b:1) and indicates which properties are to be protected, to the extent prudent and feasible, from substantial adverse change (PRC §5024.1(a)). Any resource listed in, or eligible for listing in, the California Register is to be considered during the CEQA process (California Office of Historic Preservation 2001a:7).

A cultural resource is evaluated under four California Register criteria to determine its historical significance. A resource must be significant in accordance with one or more of the following criteria:

1) Is associated with events that have made a significant contribution to the broad pattern of California's history and cultural heritage;

2) Is associated with the lives of persons important in our past;

3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

4) Has yielded, or may be likely to yield, information important in prehistory or history.

Age. In addition to meeting one or more of the above criteria, the California Register requires that sufficient time must have passed to allow a "scholarly perspective on the events or individuals associated with the resource." Fifty years is used as a general estimate of the time needed to understand the historical importance of a resource (California Office of Historic Preservation 2006:3; CCR Title 14(11.5) §4852 (d)(2)). The State of California Office of Historic Preservation recommends documenting, and taking into consideration in the planning process, any cultural resource that is 45 years or older (California Office of Historic Preservation 1995:2).

Period of Significance. The period of significance for a property is "the span of time when a property was associated with important events, activities, persons, cultural groups, and land uses or attained important physical qualities or characteristics" (National Park Service 1999:21). The period of significance begins with the date of the earliest important land use or activity that is reflected by historic characteristics tangible today. The period closes with the date when events having historical importance ended (National Park Service 1999:21). The period of significance for an archeological property is "the time range (which is usually estimated) during which the property was occupied or used and for which the property is likely to yield important information" (National Park Service 2000:34). Archaeological properties may have more than one period of significance.

Historic Context. The significance of cultural resources is generally evaluated using a historic context which groups information about related historical resources based on theme, geographic limits, and chronological period (California Office of Historic Preservation 1995: 11).

Integrity. The California Register also requires a resource to possess integrity, which is defined as "the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Integrity is evaluated with

regard to the retention of location, design, setting, materials, workmanship, feeling, and association" (California Office of Historic Preservation 2006:2).

Eligibility. Resources that are significant, meet the age guidelines, and possess integrity will generally be considered eligible for listing in the California Register.

Public Resources Code §5097.5. California Public Resources Code §5097.5 prohibits excavation or removal of any "vertebrate paleontological site...or any other archaeological, paleontological or historical feature, situated on public lands, except with express permission of the public agency having jurisdiction over such lands." Public lands are defined to include lands owned by or under the jurisdiction of the state or any city, county, district, authority or public corporation, or any agency thereof. Section 5097.5 states that any unauthorized disturbance or removal of archaeological, historical, or paleontological materials or sites located on public lands is a misdemeanor.

Human Remains. Section §7050.5 of the California Health and Safety Code states that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the remains are discovered has determined whether or not the remains are subject to the coroner's authority. If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Native American Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods.

Paleontological Resources. Paleontological resources are the fossilized remains of plants and animals and associated deposits. The Society of Vertebrate Paleontology has identified vertebrate fossils, their taphonomic and associated environmental indicators, and fossiliferous deposits as significant nonrenewable paleontological resources. Botanical and invertebrate fossils and assemblages may also be considered significant resources (Conformable Impact Mitigation Guidelines Committee 1995).

Evaluations of Cultural Features

The Martial Cottle Park will encompass several hundred acres of open farm land and associative buildings, structures, and objects. Since the study area has a strong association with Santa Clara Valley agriculture spanning almost 150 years, a continuing interdependent association betwixt the built environment and open land, orchards, gardens, and native trees is vital in creating a sense of feeling, setting, and association as to the area's agricultural past for future visitors.

Inventory of Standing Structures and Features. The historic resource descriptions below are based on an on-site visit by LSA Architectural Historian Michael Hibma and a previous intensive re-evaluation by L. Dill and C. Duvall of Archives and Architecture in 2004 of the built environment

resources present in the Life Estate property by Archives and Architecture for the Santa Clara County Hertiage Resources Inventory. The following relies partly on their work. Included in the building inventory are historic-era resources including, the main farm house, horse barn, fruit barn, small sheds, carriage house, several equipment storage sheds, paddock, office, granary, and a dairy shed. Other buildings and structures are present in the Life Estate, but are of modern construction and therefore, with the exception of the Granary (Building 9), were not evaluated for their eligibility. Many of these individual components represent the overall historic themes of ranching, farming, and small-scale industrial development.

Collectively, these buildings and structures discussed below add to the interpretive value of the property. All buildings, structures, and objects over 50 years old contribute to the eligibility of the Martial Cottle Park as a historic resource. It is important to note that while many of these structures have historic significance and have the potential to enrich the agricultural merits of the Park, all the buildings described below are located within the lands set aside as part of the aforementioned Life Estate and will not be considered as part of the current park planning effort. Furthermore, buildings, structures, and objects within the Life Estate will not be formally inventoried, analyzed, and recorded until the property becomes available to the County. The following discussion provides an initial programmatic-level assessment and description of potentially significant built historical resources. The following discussions Figure I-3 shows the location of these buildings. Figures V-6a, V-6b, and V-6c contain photographs of selected Life Estate buildings.

Main Residence (Buildings 1 & 2). These two buildings are joined together to form the main residence. One portion is the original single-story residence built in the 1860s. Originally located near the intersection of Branham Lane and Vistapark Drive, this house was moved to its present site sometime after 1878, when Martial married Edith R. Littlefield. The original house, now attached on the rear portion of the present building, was L-shaped with two small bedrooms, kitchen, and dining room surrounded on three sides by porches. In 1883, a two story Italianate addition, designed by San José architect Theodore Lenzen, was built onto the eastern side of the original house. The two story addition cost over $3,500. The addition is L-shaped in design with a projecting north wing on the east façade.

Serving as the first major structure greeting the visitor from Snell Road, the main residence is uniquely important. It is a representative example of 1880s Italianate architecture, a building reflecting a prosperous farm, and a central focus of daily farm life.

Dairy Shed (Building 3). The dairy shed is located to the northwest immediately adjacent to the main house. This building, built in the 1860s alongside the original home, was moved to its present site at the same time as the original single-story residence. The building is a small hut that features an end-gabled roof clad in composition shingles and sheathed in board and batten siding. There are wooden, double-hung sash, six-over six windows on the north and south façades, and a single door on the east façade. The dairy shed is a good example of a building used in rural communities to meet specialized needs of a family's dietary regimen.

Garage, Shanty, and Carriage House (Buildings 4, 5, 6). To the northwest of the main house, is a cluster of three outbuildings. They are all single storied buildings, covered with moderately-pitched roofs, sheathed in composition shingles, walls clad in board and batten siding, and resting on undetermined foundations. The southernmost building is regarded as the "Garage." The center building, referred to as the "Shanty" by Walter Lester, is the same size as the Garage and features a two-part central swing out door to the left of building centerline and a small wooden-shake sheathed shed-roof covered stoop over a paneled wooden door. The northernmost building of this series is referred to as the "Carriage House." The Carriage House is currently used to store the Cottle and Lester family horse-drawn carriages, small wagons (some dating to the mid nineteenth century), and tack.

The Garage, Shanty, and Carriage House are significant for their associations with transportation and reflect the high level of prosperity the Cottle and Lester families enjoyed. These several structures were devoted to storing their wagons, carriages, and other transportation equipment.

Office/Woodshop (Building 7). This building, which is located across the access road and northeast of the Carriage House, is rectangular shaped and is covered by a low-pitched, end-gabled roof clad in corrugated metal roofing. The walls are sheathed in beveled clapboard or shiplap siding. The building has numerous wooden, double-hung sash one-over-one windows. The main entrance is located in the center of the south façade and consists of two multi-paneled central swing out doors under a full-length shed-roofed porch clad in corrugated semi-transparent fiberglass roofing. Used as a residence for a Japanese tenant farmer during the 1930s and later as barley storage, today the building is used as an office and woodshop.

Horse Barn (Building 8). This large two story horse and hay barn is located to the west of the Office Building. It is of transverse crib design, common in California. Two large paddocks or corrals enclosed by wooden rail fences lie to the east and west of the barn. The barn is covered by an end gabled roof clad in corrugated metal roofing and supported by walls clad in wide vertical board siding, which in turn rest on concrete footings. The west gable end features an exposed steel beam used for hoisting bales of hay and other supplies to the second story.

A key structure to any farm is the barn. Prominently displayed in nineteenth century historical atlas lithographs, the barn, next to the main residence, was the focus of farm activity. The study area features two large transverse-crib barns, one for horses and the other for fruit processing and storage with both functions immensely important to this resource. Their physical presence incomparably adds to the agricultural "feel" on the part of a modern visitor. These barns are intact and functioning. Both of these buildings are landmark structures and are considered vital.

Granary (Building 9). Grain storage is located south and across the road from the Horse Barn, is a rectangular shaped building covered by a moderately-pitched side-gabled roof clad in corrugated metal roofing. The building is clad in V-groove siding and sits on a concrete foundation. In this building the Lesters milled their own grain for feed. According to a ca. 1961 USGS map of the area, this building was not present, therefore, it does not meet the fifty year threshold of significance.

Fruit Barn (Building 10). This large, two-story barn is located to the southwest of the Granary. It is of transverse crib design, common in California. The barn is covered by an end-gabled roof clad in corrugated metal roofing and supported by walls clad in wide vertical board siding, which in turn rest on concrete footings. It is of similar size and age as the Horse barn and is a key structural element of a future park. Currently this barn is used as storage for agricultural equipment, wagons, tractors, and rows of stacked wooden boxes used in the prune harvest.

Tractor Shed (Building 11). This long rectangular-shaped building is open on the north side and is used to store tools, implements, and heavy-duty mechanized equipment, such as sprayers, tractor and wheel farm equipment, and other specialized mechanized equipment used by the Cottles and Lesters.

Grandpa's Granary (Building 12). Situated in the center of the main yard at the end of the access drive, west of the Horse Barn and north of the Tractor Shed, is a small square-shaped building known as "Grandpa's Granary." This building is significant for illustrating the measures the Lesters undertook to be self-sufficient in regards to growing, harvesting and milling feed for their livestock.

Pole Barn, Livestock Weigh Station, and Carport (Buildings 13, 14, 15). Located at the northern limit of the built environment surrounding the Lester home, these structures are a random assortment of buildings of recent construction designed to shelter equipment. This storage complex includes a weigh station for livestock. They are of vernacular design displaying wooden frame construction, corrugated metal siding, and roofing. These structures are not present on historical USGS topographic quad maps (USGS 1961). They were not present fifty years ago and, with the exception of the livestock weigh station adjacent to the horse barn paddock, they do not appear to have significance.

Quonset Hut (Building 16). A medium-sized Quonset Hut is located to the west of the Main Residence and south of the Garage, Shanty, and Carriage House. It faces east and is used as a garage. The Quonset Hut is a single-story, arched-shaped structure sheathed in corrugated metal siding. Erected in 1951, the Quonset Hut represents a common type of post-war multi-purpose structure. Given the widespread use of the Quonset Hut in the San Francisco Bay Area after World War II, this particular structure is not considered a significant resource.

Historic Architectural Educational and Interpretive Opportunities

The proposed Martial Cottle Park offers the visiting public many opportunities to experience what living and working on a large Santa Clara Valley ranch was like. Upon first glance, the sheer number of buildings associated with ranch operations offers the Park visitor an initial glimpse of the size, scope, and level of capital investment needed to run a successful ranching operation. While the built environment is currently unavailable for immediate interpretive use due to the existence of the Life

Estate, it may be appropriate to develop interpretive materials discussing the proposed Park's rich agricultural history.

Cultural Resource Planning Considerations

The study area is sensitive for both prehistoric and historic-period archaeological sites. Settlement pattern data from previous cultural resources studies of the area indicate that the favored locations for prehistoric village sites were at low elevations on the flat valley floor and terraces near rivers and main tributaries. Canoas Creek, although channelized, flows through the southwest portion of the study area. Prior to channelization, Canoas Creek would have meandered to some degree as high flow rates would have lifted the creek out of its bed, changing its morphology, seeking new flow patterns and routes. This periodic meandering of the stream bed widens the area in which a heightened possibility of encountering archaeological resources exists. In addition, the geology of the study area contains Holocene aged alluvium in which prehistoric burials and sites have been identified (Helley et a1 1979). The study area is sensitive for prehistoric resources, and Schwaderer (2008:7) recommends that "prior to any plans to restore the natural stream channel of Canoas Creek or other plans that would involve deep subsurface excavation, an archaeological testing program be implemented." This testing program would include archaeological excavations done prior to project ground-disturbing activities to determine the presence or absence of significant archaeological deposits.

The Cottle Ranch is a historical resource as defined by CEQA Section §15604.5. In addition to the ranch complex, there may be sensitive archaeological resources associated with the ranch. Only a small portion of the total study area has been previously systematically surveyed and recorded. Dill & Duval (2004) describe the Cottle Ranch as "an extensive complex...of agricultural outbuildings as well as residential structures." Historic-period archaeological resources in the project area can include, but are not limited to, settlements/homesteads, agricultural, and transportation-related resources. In addition, any equipment, infrastructure, or facilities related to agriculture, such as barns, sheds, shops, and outbuildings over 50 years of age are considered historic-period resources.

Figure V-1: US Census Data Geographies: Vicinity, City and County

Figure V-2: Agricultural Resources and Programs

Figure V-3: Neighborhood Recreational Resources

Figure V-4: County Parks

Figure V-5a: Scenic Resources

Figure V-5b: Elements Impacting Scenic Quality

Figure V-5c: Site Photos

Figure V-5d: Site Photos

Figure V-5e: Site Photos

Figure V-5f: Site Photos

Figure V-5g: Site Photos

Figure V-5h: Site Photos

Figure V-5i: Site Photos

Figure V-5j: Site Photos

Figure V-5k: Site Photos

Figure V-5l: Site Photos

Figure V-5m: Site Photos

Figure V-5n: Site Photos

Figure V-5o: Site Photos

Figure V-6a: Life Estate Structures Photographs

Figure V-6b: Life Estate Structures Photographs

Figure V-6c: Life Estate Structures Photographs

VI. LAND USE AND PLANNING INFLUENCES

LAND USE

Site Description

The 287.54-acre Martial Cottle project site (Assessor's Parcel Numbers [APNs] 464-06-019 and 464-06-020) is unincorporated land located at 5285 Snell Avenue within the urban service limits of the City of San José, California. The Park property is subject to the County's land use policies. The publicly-owned portion of the Park (approximately 263 acres) which is jointly held by the County and the State is comprised of fallow agricultural land with non-native plants and scattered oak trees. Standing structures are limited to a produce stand located south of the main area on the northwestern corner of the Snell Avenue and Chynoweth Avenue intersection, a pump house, an aboveground water storage tank, and various infrastructure improvements associated with agricultural residency and production (e.g., water wells, septic system, irrigation lines, fencing, etc.). Canoas Creek bisects the southwestern portion of the site.

The remainder of the site (32 acres) consists of the Life Estate. This portion of the property is located on the eastern portion of the site. It includes the main residence, as well as a number of buildings abandoned equipment, aboveground storage tanks (AST), former underground storage tanks (UST), irrigation pipeline, vehicles, and containers of varying capacities associated with a working farm. Approximately 25 acres of the Life Estate situated to the north and south of the area of the farm buildings are actively farmed. Site infrastructure includes a septic system that is connected to the on-site residence, and a well located on the eastern portion of the main area that provides the domestic water supply to the Life Estate.

Table VI-1 provides a description of existing structures and their relationship to the Park. Figure I-2 shows the location of these facilities, and Figure I-3 shows the location of the built features associated with the Life Estate. Section V – Recreation, Scenic and Cultural resources provides the scenic and historic agricultural context of the site. Section III – Biological Resources provides an orientation as to the value of the natural features.

Table VI-1: Martial Cottle Park Facilities[12]

Site Facility	Description	Relevance to Park Study Area
Built Features		
Main Residence (Buildings 1 & 2)	These two buildings are joined together to form the Lester residence. One portion is the original single story residence built in the 1860s. Originally located approximately near the intersection of Branham Lane and Vistapark Drive, this house was moved to its present site sometime after 1878. In 1883, a two story Italianate addition was built onto the eastern side of the original house. The main residence is the first structure that visitors approach from Snell Avenue.	Part of Life Estate
Dairy Shed (Building 3)	The dairy shed is a small hut located to the northwest immediately adjacent to the main house. This building was moved to its present site at the same time the original residence was moved.	Part of Life Estate
Garage (Building 4)	The garage is the southernmost building of three single-story outbuildings located to the northwest of the main residence. It features two side-by-side, front-facing central swing-out doors with a window located above.	Part of Life Estate
Shanty (Building 5)	The shanty is the center building of three single-story outbuildings located to the northwest of the main residence. The shanty is the same size as the garage and has a two-part central swing out door.	Part of Life Estate
Carriage House (Building 6)	The carriage house is the northernmost building of three single-story outbuildings located to the northwest of the main residence. The carriage house has two swing out doors is currently used to store the Cottle and Lester family horse-drawn carriages, small wagons (some dating to the mid nineteenth century), and tack.	Part of Life Estate
Office/Woodshop (Building 7)	The office/woodshop is located northeast of the carriage house and is rectangular shaped with corrugated metal roofing and numerous windows. This building has been historically used as a residence for a resident Japanese tenant farmer during the 1930s and later as barley storage.	Part of Life Estate
Horse Barn (Building 8)	The large two-story horse and hay barn is located west of the office. Two large corrals enclosed by wooden rail fences are to the east and west of the barn. The barn is covered by corrugated metal roofing. The west gable end features an exposed steel beam used for hoisting bales of hay and other supplies to the second story.	Part of Life Estate
Granary (Building 9)	The granary is a rectangular shaped building with corrugated metal roofing located south and across the road from the horse barn. This building was built after 1960 and was used by the Lester family to mill their own grain for feed.	Part of Life Estate

[12] Building numbers correspond to the building labels on Figure I-3.

Site Facility	Description	Relevance to Park Study Area
Fruit Barn (Building 10)	The large two-story fruit barn is located to the southwest of the granary. The barn is covered with corrugated metal roofing and is of similar size and age as the horse barn.	Part of Life Estate
Tractor Shed (Building 11)	The tractor shed is a long rectangular shaped building that is open on the north side and is used to store and shelter tools, implements, and mechanized equipment. The building features an enclosed shop area on the eastern end.	Part of Life Estate
Grandpa's Granary (Building 12)	Grandpa's granary is a small, square-shaped building located at the end of the main access drive and west of the horse barn.	Part of Life Estate
Pole Barn (Building 13)	Located to the north of Grandpa's granary is a large pole barn built in the 1960s. The building is tall, has a concrete floor and corrugated metal siding and roofing. The building is used to house various automobiles, prune-processing equipment, a carrot seed separator, and other tools, implements, and equipment.	Part of Life Estate
Weigh Station and Shed/Carport (Buildings 14 & 15)	Located at the northern limit of the built environment surrounding the Lester home, these structures were recently constructed to shelter equipment and for use as a weigh station for livestock or crops. They have wooden frame construction and corrugated metal siding and roofing.	Part of Life Estate
Quonset Hut (Building 16)	A medium-sized Quonset Hut is located to the west of the Main residence and south of the Garage, Shanty, and Carriage House. It faces east and is used as a garage. The Quonset Hut is a single-story, arched-shaped structure sheathed in corrugated metal siding and was erected in 1951.	Part of Life Estate
Produce Stand	Food harvests and seasonal items that are grown on the site are sold year-round at a commercial produce stand, which is situated south of the main area of the site on the northwestern corner of the Snell Avenue and Chynoweth Avenue intersection. See *Farmed Land* below.	County Lands – deed stipulations require its continuance without competition
Wells (W-1 – W-5)	There are five active wells located on the site, the majority of which are used for agricultural/irrigation purposes. Four wells are located on the eastern portion of the site near the main residence and buildings. A fifth well is located on the western half of the site and is not currently used.	On-site wells provide all domestic and agricultural/irrigation supply. Refer to Utilities discussion for more information on on-site facilities and Citywide infrastructure
Fencing and Gates	The perimeter of the property is currently fenced. The Life Estate on the eastern portion of the site is also fenced for additional privacy and security for the Donor. Refer to Figure I-2.	Public access to the State and County-owned lands is currently precluded because future improvements to the property would be required after completion of an approved Park Master Plan and approved General Plan.

Site Facility	Description	Relevance to Park Study Area
		The Life Estate is additionally secured to maintain the privacy of the Donor who currently resides within the estate area. Determining public access points and measures for maintaining the Life Estate's security will be discussed as part of the Master Plan process.
Natural Features (Refer to Figure III-1)		
Farmed land	Approximately 25 acres of actively farmed land are located to the north and south of the main residence. This land is leased to a farmer who cultivates a variety of fruits and vegetables, including corn, tomatoes, peppers, and orchard fruit. Pumpkins are also grown seasonally. Christmas trees are currently being grown within the "tail end" of the Life Estate.	Part of Life Estate
Fallow land	The majority of the Martial Cottle Park is open agricultural land, consisting of ruderal vegetation. Internal dirt roads and wooden fences cross through the site.	Property held jointly by the CA State Parks (136.52 acres) and County Parks (151.02 acres)
Canoas Creek	Canoas Creek parallels the southern portion of the eastern perimeter of the Park and trends northwesterly, bisecting the southwestern corner of the site. The creek was redirected and contained in a channel in the late 1890s or early 1900s for agricultural purposes. The Santa Clara Valley Water District constructed the existing channel in the late 1960s. The bottom of the creek channel is 12 feet wide and lined with concrete. The creek serves as a flood protection channel that reduces flooding of the site.	This creek is under the jurisdiction of the SCVWD. Refer to Section II and the Land Use and Planning Influences sub-section "Local, Regional and Statewide Planning and Policy Context" for a description of SCVWD's roles and responsibilities
Ordinance/Heritage Trees	The site contains scattered valley oak and coast live oak trees.	Refer to Section III – Biological Resources for a discussion on planning consideration relating to potential Ordinance and Heritage Trees

Existing Land Use

The Park is significant for its continued association with agricultural uses in the Santa Clara Valley by the Cottle and Lester families for almost 150 years. The majority of the Park consists of inactive farm lands. These fallowed fields (Figure III-1) are nearly barren shortly after ploughing and later become vegetated with a variety of non-native grassland species.

Within the area dedicated as public parkland, thirty-two acres have been reserved as a Life Estate. The Life Estate includes the main residence and buildings housing farm equipment and supplies. Approximately 25 acres of agricultural land located within the Life Estate are currently farmed by the Donor's Lessee. The fruits and vegetables that are grown are sold at a produce stand located at the northwestern corner of the Snell Avenue and Chynoweth Avenue intersection. Christmas trees were grown within the "tail end" of the Life Estate, known as Parcel Two, which reverted to the County on January 1, 2009, in accordance with the Property Transfer Agreement.

Agricultural Heritage

Santa Clara County's Agricultural Economy. The County of Santa Clara (County) is located at the southern end of the San Francisco Bay and encompasses 1,312 square miles. It was once primarily associated with agriculture because of the highly fertile soils of the Santa Clara Valley that extend the length of the County. According to the California Department of Conservation, Farmland Mapping and Monitoring Program's "Soil Candidate Listing for Prime Farmland and Farmland of Statewide Importance for Santa Clara County" (1995, updated 2005) the County's agricultural soils and growing climate are some of the best in the world, making it possible to grow a multitude of crops.

Today few pockets of agricultural land remain in the North Valley, which has mostly been converted to urbanization. However, while high tech industries have eclipsed agriculture in terms of the overall County economy, growing, processing, and distributing agricultural products remains a fundamental element of the region's economy and employment particularly to the economy of the South County area, and the cities of Morgan Hill and Gilroy. Within this region, nursery crops, mushrooms, cut flowers, fruits, nuts, berries, vegetables and grains are being grown. The value of the County's agricultural production totaled over $240,000,000 in 2006 (Santa Clara County Division of Agriculture 2006).

Martial Cottle Family Ranch. The Park is within the area formerly known as Rancho de Santa Teresa, a 9,647-acre area of land granted to José Joaquin Bernal. Señor Bernal was a pobladore (settler) who came to California in 1776 with the De Anza expedition, by Mexican Governor José Figueroa in 1834 (Robinson 1948).

In 1864, a portion of the rancho was purchased by Vermont native Edward Cottle who used the parcel for growing grain and row crops and raising cattle. Ensuing generations of the Cottle family, continued to farm and add acreage to the large parcel. By 1876, the total aggregate ranch was over 640 acres. The Martial family's portion of the ranch encompassed the area now designated as the Park. The ranch is significant in history for its continual agricultural use by the Cottle and Lester families from 1864 to the present. Agricultural land uses over the generations have included a dairy operation, growing grain, pasturage for cattle and horses, a family orchard, Japanese itinerant farming, and milling cattle feed.

Surrounding Land Uses

The area surrounding the site is urbanized, with residential land uses predominant in the immediate vicinity (Figure I-2). Commercial uses include various retail shops, a bank, restaurants, a 76 Gasoline

and Express Lube Station located north of the eastern portion of the site. Branham Lane, Snell Avenue, and Chynoweth Avenue border the site to the north, east, and south, respectively. Single-family residential homes adjoin the western boundary of the project site along Barron Park Drive. The southern perimeter of the site is adjoined, from east to west, by Chynoweth Avenue and State Route (SR) 85, which borders the southern "leg" of the property. Beyond Blossom Hill Road, approximately 0.25 mile south of the site, is the Sunrise Plaza which consists of retail shops, a dry cleaners, restaurants, and gas station.

Neighborhood park facilities in close proximity to Martial Cottle Park include Parkview III Park (5.4 acres), approximately 0.25 mile to the north; Vista Park (9.9 acres), approximately 0.25 mile to the west; and Chynoweth Neighborhood Park (2.4 acres) and Coy Park (4.5 acres), approximately 0.75 mile and 0.5 mile to the east of the Park, respectively. Edenvale Garden Park, at 19.5 acres, is a regional park located approximately 0.5 mile east of the project site. It features picnic areas, a walking path, and a children's playground. County Park facilities in close proximity to the Park include the 15-mile long Coyote Creek Park (1,613 acres), approximately 2 miles to the east; Santa Teresa Park (1,568 acres), approximately 2 miles to the southeast; and Almaden Quicksilver Park (3,943 acres), approximately 3 miles southwest of the Park. The closest State Park is Henry W. Coe (87,000 acres), which is approximately 20 miles southeast of the Park. For a more detailed discussion of local, regional, and State parks, refer to Section V – Recreation, Scenic, and Cultural Resources.

The following schools are located less than 0.5 mile of the site: Parkview Elementary School (approximately 0.5 mile north), Gunderson High School (approximately 0.5 mile west), Hayes Elementary School (approximately 0.25 mile east), and Del Roble Elementary School (approximately 0.25 mile south).

Demographic Characteristics

Martial Cottle Park is located in a growing and increasingly diverse metropolitan region. The County is located at the southern end of the San Francisco Bay and encompasses 1,312 square miles. There are fifteen cities located within the County, with the City of San José serving as the county seat and location of the County government. A significant portion of the County's land area is unincorporated ranch and farmland, yet nearly 92% of the population lives in cities (County of Santa Clara Website 2007).

Population and Trends. The Bay Area continues to attract new residents to its recreational activities, cultural and educational resources, and career opportunities. In the period between 2000 and 2005, the Bay Area added 312,338 new residents for a total population of 7.1 million. The Bay Area Association of Governments (ABAG) projects that growth in the region will continue, adding another 2 million residents (28 percent) and 1.75 million jobs (51 percent) by 2035.[13]

At the local level, the County and the City of San José, within which the Park is located, will also see significant population growth by 2025. The population of the County is projected to increase by approximately 23 percent or about 380,000 people by the year 2025, with long-term population

[13] The Bay Area Region includes Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties.

growth anticipated to be much higher in the cities than in the unincorporated areas. The City of San José, California's third largest city, and the largest in the Bay Area, is projected to see a population increase of 22 percent, bringing the total population to 1.1 million by 2025.

Population Diversity. The County's population is not only increasing in size, it is growing more diverse in many respects. With respect to race, 53 percent are White, 31 percent are Asian, 26 percent are Hispanic, and 3 percent are Black or African-American. The remaining 13 percent are comprised of other races or a combination of races. In 2040, approximately 43 percent of the population in the County will be Asian and Pacific Islanders and approximately 38 percent of the population will be Hispanic. This demographic shift will lead to a growth in emerging cultural/ethnic uses of parks and result in greater demand for small and large group facilities accommodating such uses as picnics, cultural events, and festivals.

Like the nation at large, the percentage of seniors over 65 is expected to rise. The median age in the Bay Area will increase from 36.5 years in 2005 to 42.5 years by the end of the year 2035. This reflects a significant increase in the older population, with the 60-70 year old, 70-80 year old, and the over 80-year old age groups increasing dramatically. According to ABAG, the older population of 2035 will be different than the older population of today. In 2035, more seniors will be active in the workforce and will be living in urban areas in order to have access to services and public transportation.

According to the Santa Clara County General Plan (1994), the economy of Santa Clara County remains the strongest economy in the Bay Area, with high technology industries driving most of the County's employment growth. Growing specialization in the areas of research, development and automated production will increase demand for highly educated and skilled professional workers. In the City of San José, 83 percent of people over 25 years old had at least graduated from high school and 36 percent had a bachelor's degree or higher. These percentages were slightly higher in the County, with 86 percent having graduated from high school and 44 percent having attained a bachelor's degree or higher.

With respect to income, the mean annual household income in the Bay Area was $97,400 in 2005. At the County level, the median income of households was $80,838, with marked disparities between cities for average income, from a low of $64,125 to a high of $173,570 in 2000. The median income of households in the City of San José was $73,804.

Park and Recreation Needs. As a result of these demographic characteristics, existing parks will face increasing pressures unless new parks are created close to major population growth areas or existing parks are expanded. In addition, parks will need to accommodate changes in cultural preferences of a population that is growing more diverse each year. For a more detailed discussion of existing recreation resources and needs, refer to Section V –Recreation, Scenic and Cultural Resources.

Planning Actions Leading to Establishment of the Park

Donor's Vision. The vision for the Park is that it be jointly developed, operated and maintained as a County-State Park in a manner that will show and display the agricultural heritage of Santa Clara County in the early 1900s. Consistent with the Donor's vision, the land is to be utilized as an educational facility and working farm that promotes and sustains farming traditions. A 32-acre portion of the property will serve as the Life Estate.

Deed Stipulations. The transfer of property to the County was a process negotiated over a 30-year period. The idea for an agricultural heritage park originated with Ethel Lester, Martial's heir and Walter's mother, who wanted to preserve the home ranch for public use and benefit. In accordance with the wishes of Ethel Lester negotiations for the transfer of the land was initiated by Ethel's children, Edith and Walter Lester. These negotiations were finalized in 2003 when the remaining heir transferred the site to the CA State Parks (136.52 acres) and the County Parks (151.02 acres), reserving 32 acres as a Life Estate for himself. The CA State Parks and County Parks are to jointly develop and operate both respective properties as a public historic agricultural park in accordance with stipulations that were established to ensure that the lands will remain in agriculture in perpetuity and offer agricultural education for the public use and benefit. Additional allowable uses include agricultural leases, farmers' markets, produce stands, community gardens, educational programs related to agriculture, and passive recreational uses such as picnic facilities and trails. The deed stipulations for the CA State Parks and County Parks are described in more detailed below.

State of California Donation Agreement/Grant Deed. The State of California Donation Agreement/Grant Deed is dated September 10, 2003 and contains the following general use restriction:

- "No part of the property shall be used for high intensity, organized recreational uses such as athletic fields, playgrounds, tot lots, swimming pools (other than private residential pools), play courts, amusement rides or similar uses, nor as a repository for historic structures that are relocated from other sites."

According to the deed, the following restrictions on the CA State Parks portion of Martial Cottle Park are only applicable if the property is to be used as a public park:

- "If the property is to be used as a public park, it shall be used exclusively as a public historical park that informs and educates the public about the agricultural heritage of the Santa Clara Valley, as exemplified by the Martial Cottle family, dating from the 1850s to the 20th century."
- "No part of the property shall be used for a swimming pool or any other of the prohibited uses" described above.
- "Property may be used for passive recreational activities such as picnic facilities, trails and other low intensity uses that may be incidental to the primary historical and educational purposes of the park, and for interpretive, passive recreational, agricultural education and research and commercial uses that are reasonably related to the history of farming in the Santa Clara Valley."

- "Commercial uses such as agricultural leases, produce stands, community gardens, farmer's markets, interpretive programs or similar uses may be allowed if reasonably related to the primary historical purpose of the park."

County of Santa Clara Donation Agreement/Grant Deed. The County of Santa Clara Donation Agreement/Grant Deed is dated October 17, 2003 and contains the following general use restrictions:

- "No part of the property shall be used for high intensity, organized recreational uses such as athletic fields, playgrounds, tot lots, swimming pools, play courts, amusement rides or similar uses, nor as a repository for historic structures that are relocated from other sites."
- "Property shall be used exclusively as a public historical park that informs and educates the public about agricultural heritage of Santa Clara Valley, as exemplified by the Martial Cottle family, dating from the 1850s to the 20th century."
- "Property may be used for passive recreational activities such as picnic facilities, trails and other low intensity uses that may be incidental to the primary historical and educational purposes of the park, and for interpretive, passive recreational, agricultural education and research and commercial uses that are reasonably related to the history of farming in the Santa Clara Valley.
- "Commercial uses such as agricultural leases, produce stands, community gardens, farmer's markets, interpretive programs or similar uses may be allowed if reasonably related to the primary historical purpose of the park."

County of Santa Clara-State of California Partnership. The Joint Powers and Operating Agreement (October 28, 2003) between the County Parks and CA State Parks defines the operation and management of Martial Cottle Park as a combined State and County historic park. According to the Operating Agreement, the County has exclusive possession, operation and control of the State's acquisition together with the County's donation under the terms outlined in the agreement. The County is responsible for the master plan process, development, management, operation and maintenance of the Park. County Parks will also take all actions necessary to ensure the Donor's quiet use and enjoyment of the Life Estate and allow the Donor or his designee(s) to farm crops until Park development begins. (The Life Estate terminates at the Donor's departure.) County Parks will ensure that no competing vegetable stands are permitted. State Parks will provide staff and other assistance as required to advise and assist County Parks in the preparation of the master plan for development and operation of the Park. At its discretion and subject to availability of funding, CA State Parks will assist County Parks with grant applications and in developing, implementing, and administering the agricultural interpretive program and facilities.

Local, Regional and Statewide Planning and Policy Context

As described above, the Park is located within an unincorporated area within the City of San José's urban service area. While the Park property is jointly owned by the County Parks and CA State Parks, it is surrounded on all sides by incorporated areas under the jurisdiction of the City. The growth management policies prescribed by the County's General Plan require that urban development occur only within cities' Urban Service Areas and under city land use jurisdiction. Because the Park is

located within the City of San José's urban service area, the County's General Plan does not apply a land use designation to the site or a classification of prescriptive land uses or densities. Instead, allowable land uses and densities are determined by the San José General Plan. In order to ensure that development permitted under County jurisdiction is generally in conformance with what would be permitted according to each city's general plan, the County applies zoning districts and development regulations compatible with the applicable city's general plan designation. The City land use attributed to the Martial Cottle site is Public Park and Open Space and the County zoning is Exclusive Agriculture (A 20).

The County General Plan distinguishes between the general responsibilities of the city and County jurisdictions. For urban unincorporated lands ineligible for annexation or for which annexation has been refused or deferred, the County is obligated to administer current planning functions, such as permit processing, zoning administration, and code enforcement. Each city addresses through its general plan the long range planning issues of land use, density and other issues.

Applicable plans, policies, and ordinances of the local, regional, and state agencies that will be involved in the planning process and ultimate operation of the Park are described below.

City of San José's Plans, Policies, and Ordinances

2020 General Plan. The City of San José 2020 General Plan, adopted in 1994 and last amended in 2007, is the comprehensive long-term plan that contains an integrated statement of the City's official land use policy. The General Plan defines the goals and policies that guide the long-term land use development and management of City services. The City has just begun coordinating the Envision San José 2040 General Plan Update. The City of San José 2020 General Plan recognizes the Park as Public Park and Open Space and does not attribute a zoning designation to the property because it is an unincorporated County land. However, because of the site's location surrounded by areas subject to City jurisdiction, it is conceivable that the development of an urban agricultural park will have effects upon the surrounding areas and City policies will have to be considered during the Park planning process. Potentially applicable policies from Chapter 4 (*Goals and Policies*) of the 2020 General Plan are listed in Table VI-2**.**

Table VI-2: City of San José 2020 General Plan Policies Pertaining to Martial Cottle Park

2020 General Plan Goal	2020 General Plan Policies
COMMUNITY IDENTITY	
Community Identity Goal: Enhance the sense of community identity in San José.	3. The City should foster the participation of residents in local government decision-making and in the social, cultural and recreational activities of the community.
NEIGHBORHOOD IDENTITY	
Neighborhood Identity Goal: Enhance the sense of neighborhood identity in San José.	3. Public and private development should be designed to improve the character of existing neighborhoods. Factors that cause instability or create urban barriers should be discouraged or removed. 4. Neighborhoods should include places for interaction among residents such as parks, community centers, schools, commercial areas, churches, and other gathering points.
SERVICES AND FACILITIES	
Level of Service Goals: 1. Provide a full range of City services to the	*Traffic:* 4. The City should be proactive in promoting consolidation of

2020 General Plan Goal	2020 General Plan Policies
community at service levels consistent with a safe, convenient, sustainable and pleasant place to live, work, learn and play. 2. Achieve the following level of service for these City services: • For transportation, level of service "D". • For sanitary sewers, level of service "D". • For sewage treatment, to remain within the capacity of the Water Pollution Control Plant. • For storm drainage, to minimize flooding on public streets and to minimize property damage from storm water.	overlapping services between governmental jurisdictions where it would increase efficiency and quality of service delivery, both Countywide and regionally. 5. The minimum overall performance of City streets during peak travel periods should be level of service "D". *Sanitary Sewer:* 6. The minimum performance standard for sanitary sewer lines should be level of service "D", defined as restricted sewage flow during peak flow conditions. Development which will have the potential to reduce the downstream level of service to worse than "D", or development which would be served by downstream lines already operating at a level of service worse than "D", should be required to provide mitigation measures to improve the level of service to "D" or better. In recognition of the substantial non-sewer benefits of infill development, small infill projects may be exempted from sewer mitigation requirements. *Sewage Treatment:* 7. The City should monitor and regulate growth so that the cumulative sewage treatment demand of all development can be accommodated by San José's share of the treatment capacity of the San José/Santa Clara Water Pollution Control Plant. 9. The City should continue to encourage water conservation and other programs which result in reduced demand for sewage treatment capacity. *Storm Drainage and Flood Control:* 12. New projects should be designed to minimize potential damage due to storm waters and flooding to the site and other properties. 13. In designing improvements to creeks and rivers, adjacent properties should be protected from flooding. 14. The "modified floodplain design" is the preferred design for future flood control facilities. The "widen-one-bank" and "trapezoidal channel" designs should only be used when funding or right-of-way limitations make the use of the modified flood plain design impractical. 15. The City should continue to cooperate with other public and private jurisdictions and agencies to coordinate emergency response and relief efforts in case of flooding.
Transportation Goals: 1. Provide a safe, efficient, and environmentally sensitive transportation system for the movement of people and goods. 2. Each decade, double the percentage of transit, bicycling, and walking trips as determined by Census data. 3. Develop a continuous, safe, accessible, interconnected high quality pedestrian environment that promotes walking as a desirable mode of transportation.	*Pedestrian Facilities:* 17. Pedestrian travel should be encouraged as a mode of movement between residential and non-residential areas throughout the City and in activity areas such as schools, parks, transit stations, and in urban areas by providing pedestrian facilities that are pleasant, safe, accessible to people with disabilities, and convenient. 18. Safe access and mobility for people with disabilities, in accordance with the American with Disabilities Act (ADA), will be implemented as a minimum standard in the design of all pedestrian facilities. Additional features beyond the ADA are encouraged. 19. The City should encourage walking, bicycling, and public transportation as preferred modes of transportation. 20. Pedestrian safety and access should be given priority over automobile movement. 21. All non-rural portions of San José should have a continuous sidewalk network. Existing deficiencies in the City's sidewalks should be addressed through the Capital Improvement Program or other funding mechanisms. 22. Pedestrian pathways and public sidewalks should provide connectivity between uses, such as neighborhoods, schools, parks, libraries, open space, public facilities, shopping centers, employment centers, and public transit. A continuous pedestrian facilities network should include pedestrian connections between neighborhoods, across natural and man-

2020 General Plan Goal	2020 General Plan Policies
	made barriers, between dead-end streets, and to trails and transit. 23. Each land use has different pedestrian needs. Street and sidewalk designs should relate to the function of the adjoining land use(s) and transit access points. 24. In order to provide pedestrian comfort and safety, all pedestrian pathways and public sidewalks should provide buffers between moving vehicles and pedestrians where feasible (e.g., trees, planting strips, and parked cars). 25. To ensure that there is a continuous pedestrian network, pathways associated with a specific development should connect to the public pedestrian system. 26. The City's Capital Improvement Program and other mechanisms should implement quality pedestrian facilities identified in the General Plan's Pedestrian Priority Area and Trails and Pathways Diagrams. *Parking:* 33. Adequate off-street parking should be required in conjunction with all future developments. The adequacy and appropriateness of parking requirements in the Zoning Code should be periodically re-evaluated. 34. Public parking facilities should be located and designed in order to maximize the number of land use activities which can utilize the facility and to maximize utilization which can occur throughout the 24-hour day. Joint use parking facilities should also be encouraged in private developments. 35. Reserved parking for the handicapped should be allocated at all public off street parking sites. 36. Bicycle parking facilities should be provided at all public off-street parking sites. 37. Multiple occupancy vehicles should be afforded such incentives as preferred parking space location and reduced parking fees.
AESTHETIC, CULTURAL AND RECREATIONAL RESOURCES	
Historic, Archaeological and Cultural Resources Goal: Preservation of historically and archaeologically significant structures, sites, districts and artifacts in order to promote a greater sense of historic awareness and community identity and to enhance the quality of urban living.	1. Because historically or archaeologically significant sites, structures and districts are irreplaceable resources, their preservation should be a key consideration in the development review process. 10. Heritage trees should be maintained and protected in a healthy state. The heritage tree list, identifying trees of special significance to the community, should be periodically updated.
Parks and Recreation Goal: Provide park lands and recreation areas which enhance the livability of the urban environment by providing parks for residential neighborhoods, preserving significant natural, historic, scenic and other open space resources, and meeting the open space and recreation services needs of community residents.	1. The City should consider as an objective the provision of neighborhood or community park within reasonable walking distance for each resident. That portion of a Citywide or regional park which provides recreational accessibility for nearby residents in the same manner as a neighborhood or community park should be considered as meeting this objective. 2. Public parks, open space lands and other similar public areas should be located, oriented and designed in such a way as to facilitate their security and policing. 6. In the design and maintenance of parks, consideration should be given to impacts on wildlife. In particular, it should be recognized that native plant species may be best suited for providing wildlife cover and food sources and that herbicides, pesticides and fungicides may be damaging to native plants and wildlife. 15. In the design of parks, consideration should be given to providing features, facilities, and services that promote tourism and make San José an attractive location for economic development as well as serve the needs of San José residents. 17. Parks should be designed and constructed in a manner which allows access to each type of recreational experience for people of all abilities to

2020 General Plan Goal	2020 General Plan Policies
	the maximum extent possible.
Trails and Pathways Goal: Provide a network of trails and pathways throughout the City in order to maximize the City's recreational opportunities and to provide alternate means of both commuting and reaching regional parks and other natural areas.	3. Design, construction and management of trails and pathways should be carefully executed in order to minimize environmental disturbance. 7. Trails should be built to meet the trail standards established by the Department of Public Works. Trail design should provide sufficient light, vertical and horizontal clearance, and landscape setbacks from adjacent development to ensure a safe and aesthetically pleasing recreational experience. 9. Trails and pathways should be designed and constructed in a manner which allows safe access to each type of trail experience for people of all abilities to the maximum extent possible.
NATURAL RESOURCES	
Natural Resources Goal: The City should balance resource conservation and urban development to maximize achievement of environmental, economic and social objectives.	See below
Riparian Corridors and Upland Wetlands Goal: Preserve, protect, and restore riparian corridors and upland wetlands within the City of San José's Sphere of Influence.	1. Creeks and natural riparian corridors and upland wetlands should be preserved whenever possible. 2. New public and private development adjacent to riparian corridors should be consistent with the provisions of the Riparian Corridor Policy Study. 3. New development within the Urban Service Area should be set back from the outside edge of riparian habitat (or top of bank, whichever is greater) a distance sufficient to buffer the impacts of adjacent human activities and provide avenues for wildlife dispersal. 4. New development should be designed to protect adjacent riparian corridors from encroachment of lighting, exotic landscaping, noise and toxic substances into the riparian zone.
Water Resources Goal: Protect water resources because they are vital to the ecological and economic health of the region and its residents.	1. The City, in cooperation with the Santa Clara Valley Water District and other public agencies, should restrict, or carefully regulate, public and private development in those areas necessary for effective stream flow. 2. Water resources should be utilized in a manner which does not deplete the supply of surface or groundwater or cause overdrafting of the underground water basin. 3. The City should work with the Santa Clara Valley Water District to establish appropriate public access and recreational uses on land adjacent to rivers, creeks, wetlands, and other significant water courses when water quality will be preserved. 5. The City should protect groundwater recharge areas, particularly creeks and riparian corridors. 6. When new development is proposed in areas where storm runoff will be directed into creeks upstream from groundwater recharge facilities, the potential for surface water and groundwater contamination should be assessed and appropriate preventative measures should be recommended. 7. The City shall require the proper construction and monitoring of facilities storing hazardous materials in order to prevent contamination of the surface water, groundwater and underlying aquifers. In furtherance of this policy, design standards for such facilities should consider high groundwater tables and/or the potential for freshwater or saltwater flooding. 8. The City should establish policies, programs and guidelines to adequately control the discharge of urban runoff and other pollutants into the City's storm drains. 9. The City should take a proactive role in the implementation of the Santa Clara Valley Urban Runoff Pollution Prevention Program. 10. The City should encourage more efficient use of water by promoting

2020 General Plan Goal	2020 General Plan Policies
	water conservation and the use of watersaving devices. 11. The City should promote the use of reclaimed water when feasible and appropriate. 13. Efforts to conserve and reclaim water supplies, both local and imported, should be encouraged.
HAZARDS	
Soils and Geologic Conditions Goal: Protect the community from the hazards of soil erosion, soil contamination, weak and expansive soils and geologic instability.	3. In areas susceptible to erosion, appropriate control measures should be required in conjunction with proposed development. 7. The City should cooperate with the Santa Clara Valley Water District's efforts to prevent the recurrence of land subsidence. 9. Residential development proposed on property formerly used for agricultural or heavy industrial uses should incorporate adequate mitigation/remediation for soils contamination as recommended through the Development Review process.
Hazardous Materials Goal: Protect City residents from the risks inherent in the transport, distribution, use and storage of hazardous materials, recognizing that the use of these materials is integral to many aspects of society.	1. The City should require proper storage and disposal of hazardous materials to prevent leakage, potential explosions, fires, or the escape of harmful gases, and to prevent individually innocuous materials from combining to form hazardous substances, especially at the time of disposal. 4. Development located within areas containing naturally occurring asbestos should be required to mitigate any potential impacts associated with grading or other subsurface excavation.

City of San José's Land Use/Transportation Diagram. The City of San José designates the Park as Public Park and Open Space (Figure VI-1). The planned land uses for all property within the City of San José Sphere of Influence are depicted on the Land Use/Transportation Diagram contained within the City's 2020 General Plan (2007). The land use designations reflect the goals and policies of the General Plan. According to the General Plan, the Public Park and Open Space designation applies to lands that are "publicly owned, though in some instances public access may be restricted." These lands are "devoted to open space use for the most part, although some development, such as restrooms, playgrounds, educational/visitor's centers, and parking areas, is an inherent part of many of the properties so designated." Because the project site is the jurisdiction of the County and the State, the City has not attributed a zoning designation to the site.

City-designated land uses in the vicinity of the project site include a mix of single-family and multiple-family residential housing and commercial land uses (Figure VI-1). The predominant land use in the area is Medium Low Density Residential, which permits 8 dwelling units (du) per acre (ac). This land use designation is characteristic of the typical single-family suburban development within the City. Pockets of multiple-family housing are located on all sides of the project site and are designated as either Medium Density Residential (8-16 du/ac) or Medium High Density Residential (12-25 du/ac) by the General Plan. These land uses permit townhouses and duplexes or apartments and condominiums, respectively, and are intended as transitions between higher density and lower density uses and/or are located adjacent to commercial centers or major streets. As described above, commercial uses are located within short distances north and south of the site. The City designates the Branham Plaza as Neighborhood/Community Commercial and the Sunrise Plaza as General Commercial. Table VI-3 summarizes the general uses of each land use type in the project area as described by City of San José 2020 General Plan (2007).

Table VI-3: City of San José Land Use Designations in the Vicinity of the Project Site

Land Use Designation	General Plan Description
Medium Low Density Residential (8 dwelling units [du]/acre [ac])	This density is typified by the 6,000 square foot subdivision lot which is prevalent in San José. It is characteristic of many residential neighborhoods, and is the density at which the majority of San José's single-family housing has been built. Smaller-lot, detached patio homes and single-family attached residences are also appropriate in this category.
Medium Density Residential (8-16 du/ac)	This density is typified by patio homes, townhouses and duplexes. It also allows a mixture of single family and apartment units, subject to overall density limits. It is generally located on the edges of single-family neighborhoods and other infill sites. In some cases, it has been planned as a transition between higher intensity uses (e.g., shopping centers or apartment complexes) and single-family neighborhoods.
Medium High Density Residential (12-25 du/ac)	This density is typified by two-story apartments and condominiums with surface parking, although structures of greater height with compensating amounts of open space would be possible. Medium High density residential uses are planned primarily for locations on major streets and near major activity centers.
Neighborhood/Community Commercial	This designation applies primarily to shopping centers of a neighborhood or community scale. Typical uses in the Neighborhood/Community Commercial designation are neighborhood-serving retail and service establishments.
General Commercial	This is a non-specialized commercial designation intended to permit miscellaneous commercial uses. It includes both strip commercial areas along major thoroughfares as well as freestanding commercial establishments. Business and professional office uses are allowed within this category as well.

Source: City of San José 2020 General Plan (2007)

City of San José Greenprint Strategic Plan. The Greenprint Strategic Plan (Greenprint) (2000) is the City's 20-Year Strategic Plan for parks, recreational facilities and programs. The Greenprint is intended to provide a specific, community-supported action plan for the future of parks, community facilities, and programs in the City. An updated Greenprint is expected to be completed by 2008. The current document consists of five core elements, including, 1) a vision for the City's parks and recreational facilities and programs, 2) core values of parks and recreation services most valued by the community, 3) goals to define the purpose of the strategic plan, 4) strategies to describe how the City will achieve its vision, and 5) performance measures to gauge success. Chapter 6 of the Greenprint describes each of the ten City council districts and their future needs for neighborhood/community-serving parkland and community centers. It also identifies major district strategies to improve existing parks, community facilities and programs.

The Park is located within Council District 10 and the Greenprint identifies a current need of at least 300 acres for community-serving parkland in this district. By the year 2020, District 10 is estimated to need an additional 138 acres in order to meet the City goal of 3.5 acres of parkland/1000 population. Although it was not mentioned as such in the Greenprint, the proposed Park presents a

means of supplementing the District 10 and City-wide park services as it will allow for community access to a new County and State agricultural park.

County of Santa Clara's Plans, Policies, and Ordinances

1995-2010 Santa Clara County General Plan (1994). The Santa Clara County General Plan contains the goals, strategies, policies, and implementing actions that guide in the overall land use development of the County. The policies contained within the County's General Plan are divided into countywide policies and policies that specifically apply to urban unincorporated areas like the project site. The three primary strategies defined by the General Plan for the urban unincorporated areas are to: 1) promote eventual annexation, 2) ensure conformity of development with cities' general plans, and 3) provide services as efficiently and equitably as possible. In this way the County General Plan acknowledges that the implementation of the Plan policies also depends on the supportive actions of multiple agencies, in particular the fifteen cities responsible for the development within the County's urban areas. Many of the cities within the County, including the City of San José, have general plans that contain policies that are very similar to those in the County general plan. Consequently, implementation of City general plans will also contribute to implementation of the County's General Plan. General Plan Policies applicable to the development of the Park are provided in Table VI-4 below.

Table VI-4: Santa Clara County General Plan Policies Pertaining to Martial Cottle Park

1995-2010 County General Plan Policies
COUNTYWIDE POLICIES
Regional Parks and Public Open Space Lands
C-PR 1 An integrated and diverse system of accessible local and regional parks, scenic roads, trails, recreation facilities, and recreation services should be provided.
C-PR 3 The County's regional park system should: a) utilize the county's finest natural resources in meeting park and open space needs; b) provide a balance of types of regional parks with a balanced geographical distribution; c) provide an integrated park system with maximum continuity and a clear relationship of elements, using scenic roads, bikeways, and trails as important linkages; and d) give structure and livability to the urban community.
C-PR 7 Opportunities for access to regional parks and public open space lands via public transit, hiking, bicycling, and equestrian trails should be provided. Until public transit service is available, additional parking should be provided where needed.
C-PR 8 Facilities and programs within regional parks and public open space lands should be accessible to all persons, regardless of physical limitations, consistent with available financial resources, the constraints of natural topography, and natural resource conservation.
C-PR 10 Recreation facilities and activities within regional parks and public open space lands should be located and designed to be compatible with the long term sustainability of each site's natural and cultural resources, with particular attention to the preservation of unique, rare, or endangered resources (including historic and archeological sites, plant and animal species, special geologic formations, etc.).
C-PR 11 Park planning and development should take into account and seek to minimize potential impacts on adjacent property owners.

1995-2010 County General Plan Policies
C-PR 14 Parks and recreation system planning, acquisition, development, and operation should be coordinated among cities, the County, State and Federal governments, school districts and special districts, and should take advantage of opportunities for linkages between adjacent publicly owned parks and open space lands.
C-PR 15 The provision of public regional parks and recreational facilities of countywide significance both in urban and rural areas shall be the responsibility of county government.
Resource Conservation
C-RC 3 Multiple uses of lands intended for open space and conservation shall be encouraged so long as the uses are consistent with the objectives of resource management, conservation, and preservation, particularly habitat areas.
Water Supply Resources
C-RC 11 Domestic conservation should be encouraged throughout Santa Clara County by a variety of means, including reduced flow devices, drought-resistant landscaping, and elimination of wasteful practices.
C-RC 12 More efficient use of water for agricultural irrigation and industrial processes should be promoted through improved technology and practices.
C-RC 13 Use of reclaimed wastewater for landscaping and other uses, including groundwater recharge if adequately treated, should be encouraged and developed to the maximum extent possible.
Water Quality and Watershed Management
C-RC 18 Water quality countywide should be maintained and improved where necessary to ensure the safety of water supply resources for the population and the preservation of important water environments and habitat areas.
C-RC 20 Adequate safeguards for water resources and habitats should be developed and enforced to avoid or minimize water pollution of various kinds, including: a. erosion and sedimentation; b. organic matter and wastes; c. pesticides and herbicides; d. effluent from inadequately functioning septic systems; e. effluent from municipal wastewater treatment plants; f. chemicals used in industrial and commercial activities and processes; g. industrial wastewater discharges; h. hazardous wastes; and i. non-point source pollution.
C-RC 22 Countywide, compliance should be achieved with the requirements of the National Pollution Discharge Elimination System (NPDES) permit for discharges into S.F. Bay, and to that end, the Countywide Nonpoint Source Pollution Control Program should receive the full support and participation of each member jurisdiction.
Agriculture and Agricultural Resources
C-RC 37 Agriculture should be encouraged and agricultural lands retained for their vital contributions to the overall economy, quality of life, and for their functional importance to Santa Clara County, in particular: a. local food production capability; b. productive use land not intended for urban development; and c. protection of public health and safety.
C-RC 38 General public awareness and understanding of the importance of agriculture and the goals of agricultural preservation should be encouraged countywide.
C-RC 40 Long term land use stability and dependability to preserve agriculture shall be maintained and enhanced by the following general means: a. limiting the loss of valuable farmland from unnecessary and/or premature urban expansion and development; b. regulating non-agricultural uses in agricultural areas, and their intensity and impacts on adjacent lands;

1995-2010 County General Plan Policies
c. maintaining agriculturally-viable parcel sizes; and d. minimizing conflicts between adjacent agricultural and non-agricultural land uses, through such means as right-to-farm legislation and mediation of nuisance claims.
C-RC 41 In addition to general land use and development controls, agricultural areas of greatest potential long term viability should be identified and formally designated for permanent preservation.
C-RC 42 Interjurisdictional coordination and cooperation necessary to achieve agricultural preservation goals and strategies should be encouraged.
C-RC 43 Long term economic viability of agricultural activities shall be maintained and enhanced by providing a. improved markets for locally-grown products; b. property tax relief; c. appropriate application of "renewable," organic agriculture and other innovative, cost-efficient growing techniques; and d. adequate agricultural worker housing supply.
Heritage Resources
C-RC 53 Cities should balance plans for urban redevelopment with the objectives of heritage resource preservation in such cases where potential conflicting interest may arise. Care should be taken to integrate heritage resources with new development wherever possible.
C-RC 54 Heritage resources should be restored, enhanced, and commemorated as appropriate to the value and significance of the resource.
C-RC 55 Public awareness and appreciation of existing heritage resources and their significance should be enhanced through community organizations, neighborhood associations, the educational system, and governmental programs.
C-RC 56 Heritage resource acquisition, preservation, restoration, and interpretation projects eligible for funding with County Parks Charter Funds are identified in the "Santa Clara County Heritage Resources Inventory" adopted by the Board of Supervisors.
Energy Resources
C-RC 77 Energy efficiency and conservation efforts in the transportation, industrial, commercial, residential, agricultural and public sectors shall be encouraged at the local, county (sub-regional), and regional level.
C-RC 78 The objectives of the state energy plan should be implemented at the local and regional level through an overall strategy consisting of: a. reducing transportation energy demand and oil-dependency; b. conserving energy in residential, commercial, agricultural, and industrial sectors; and c. increasing consumer and general public awareness through education.
C-RC 83 Industrial and agricultural processes should be modified wherever feasible to take advantage of energy savings, to reduce operational costs, and to enhance competitiveness.
Hazardous Materials
C-HS 14 All feasible measures to safely and effectively manage hazardous materials and site hazardous materials treatment facilities should be used, including complying with all federal and state mandates.
Waste Water Disposal
C-HS 42 The long-term viability and safety of underground aquifers and groundwater systems countywide shall be protected to highest degree feasible.
C-HS 46 Hazardous materials, whether commercial, industrial, agricultural, or residential in character, should not be disposed of in any wastewater or septic system.
C-HS 47

1995-2010 County General Plan Policies
Groundwater quality should be monitored to ensure the long-term integrity of countywide water resources.
URBAN UNINCORPORATED AREA POLICIES
Strategy #2: Ensure Conformity of Development with Cities' General Plans.
U-LM 6 County land use and development regulations within a city Urban Service Area shall be generally compatible with the applicable city's general plan designations and accompanying policies.
U-LM 7 Subdivisions, use permits and zone changes for unincorporated property within a city Urban Service Area shall conform with the applicable land use and density criteria of the city's general plan.
U-LM 8 County zoning, land development, and building regulations should be designed and administered to: a. preserve and enhance the quality of existing urban unincorporated areas; and b. maintain community identity, through heritage resource preservation, conservation of historic structures and places, and other similar measures.
U-LM 9 In cases where significant differences exist between County and city development standards (i.e. setbacks, height, bulk regulations), resulting in potentially inappropriate development or conflicts, the County should consider adjusting or modifying its ordinances and standards to minimize problems and achieve greater conformance with city standards.
U-LM 10 No applications for subdivisions, use permits or zone changes for property within any city's Urban Service Area may be accepted by the County for processing unless it is accompanied by a statement from the applicable city affirming city general plan conformance.
Strategy #3: Provide Services as Efficiently and Equitably as Possible
U-LM 11 Urban services shall be provided to residents and businesses of unincorporated urban areas in the most efficient, cost effective and equitable manner possible, using cooperative efforts by all jurisdictions involved.
U-LM 12 Increased levels of service within the urban unincorporated areas should be provided on a cost recovery basis whenever possible.
U-LM 13 Cities should not be expected to provide urban services, either directly or indirectly, to urban unincorporated areas unless through contractual arrangements or as part of improvements to area services or infrastructure that are of recognized benefit to both unincorporated and incorporated areas.
U-LM 14 In order to anticipate long term service and infrastructure needs and to facilitate the eventual annexation of urban unincorporated areas, the County, LAFCO, cities, and urban unincorporated area residents should cooperatively explore and develop long term plans for urban service provision, integration of services, and infrastructure maintenance and replacement, where appropriate.

Strategic Plan for the Santa Clara County Parks and Recreation System. The Mission of the County Parks and Recreation Department is to "provide, protect and preserve regional parklands for the enjoyment, education and inspiration of this and future generations." The vision of the Strategic Plan for the Santa Clara County Parks and Recreation System (2003) is for the Department to balance the growing need for outdoor recreation opportunities with management and preservation of the County's diverse resources. The Strategic Plan was prepared under the direction of a nine-member steering committee composed of seven Santa Clara County Parks and Recreation Commissioners, the Director of the County Parks and Recreation Department, and the Deputy Director of the Department. The Strategic Plan presents a road map to guide the acquisition, planning, development, programming, management, and funding of regional parks and recreation in Santa Clara County. Specifically, the Plan identifies how regional parks and open spaces, the outdoor recreation opportunities these places provide, and their resources may be managed and enhanced to meet the

needs of the growing population of Santa Clara County. For more information on this plan, refer to Section V – Recreation, Scenic and Cultural Resources.

Santa Clara County Parks and Recreation Department Natural Resource Management Guidelines. The Natural Resources Management Guidelines for the Santa Clara County Parks and Recreation Department (2004) are intended to guide the County Parks in the management of the rich diversity of vegetation, wildlife, and landforms within the County. The guidelines contain general policies to influence natural resource management strategy decisions pertaining to physical resources (e.g., water, soil, air, and geologic features) and processes, biological resources (e.g., native plants, animals, and vegetation communities) and processes, ecosystems, and park intrinsic values (e.g., visual aesthetics and interpretive opportunities). The goal of a Natural Resource Management Program (NRMP), as recommended by the guidelines, is to guide staff actions to ensure that County Park activities have the least possible impact on park natural resources. An NRMP typically contains general management concepts, methods of evaluating impacts on natural resources within the park, a monitoring strategy, recommended potential studies, and Integrated Pest Management (IPM) guidelines. An NRMP addresses the specific actions that will be implemented to coordinate the management of natural resources with other uses in the park.

Santa Clara County Parks and Recreation Department Policy and Procedures Manual. The Policy and Procedures Manual for the Santa Clara County Parks and Recreation Department (1987-2007) contains various policies that address the management of County Parks facilities. Specific policies guide County Parks staff on procedures such as implementing and administering commercial development on parklands (Procedure 504, 10/6/87), fee collection and cash handling (Procedure 107, 5/12/03), range management programs (Procedure 519, 7/21/92), pest control strategies (Procedure 618, 3/13/92), recycling programs (Procedure 520, 5/19/95), and dog access rules and restrictions (Procedure 397, 4/07) in County Parks. The County Parks' Policy and Procedures Manual will direct management practices and administrative procedures at Martial Cottle Park.

County Ordinance NS-702.89 – Parks and Recreation. County Ordinance NS-702.89 (August 2006) contains the specific ordinances that pertain to management and use of County Parks. The Ordinance is divided into chapters with regulations for resource protection, general public conduct, public use areas, permits, and fees and charges. These specific ordinances will provide the framework for the day-to-day management of Martial Cottle Park.

County Ordinance NS-517.70 – Integrated Pest Management and Pesticide Use. County Ordinance NS-517.70 (May 2002) regulates the use of pesticides on County property. The intent of the ordinance is to "protect the health and safety of County employees and the general public, the environment, and water quality, as well as to provide sustainable solutions for pest control on County property." The ordinance emphasizes the use of non-pesticide alternatives where feasible. To enact this mission, the County established an Integrated Pest Management (IPM) program that relies on biological control, cultural practices, mechanical and physical tools, and chemicals to minimize pesticide usage. The IPM method uses the least hazardous pesticides only as a last resort for controlling pests. Section B28-5 of the ordinance describes the role of the County IPM Coordinator in

maintaining the list of approved pesticides that may be used on County property and outlines specific exemptions for use of products not on the approved list and emergency use of pesticides. The ordinance contains a list of pesticide restrictions and the posting and the record keeping and reporting procedures for pesticide use.

Santa Clara Valley Water District's Jurisdiction, Policies, and Ordinances

Flood Protection. The Santa Clara Valley Water District (SCVWD) is responsible for balancing flood protection needs with the protection of natural water courses and habitat in the Santa Clara Valley. In this capacity, SCVWD serves as the principal steward for the over 800 miles of streams and creeks in the County and 10 District-owned reservoirs (SCVWD 2007). The District recharges the aquifers in the valley floor through various recharge facilities throughout the County; however, the aquifers themselves are existing natural features. Stewardship programs include creek cleanup and restoration projects, pollution prevention, and dedication to role of natural creek habitat in flood protection (SCVWD 2007). With regard to the Park, SCVWD holds an easement on the segment of Canoas Creek located on the site and holds sufficient rights to provide for its maintenance. SCVWD also holds an easement for the Snell Pipeline, a 66-inch diameter treated water distribution main located on the eastern portion of the Park along Snell Avenue (Figure I-2). Any work that occurs within SCVWD right-of-way or will directly impact SCVWD facilities or right-of-way requires a SCVWD permit.

Although the SCVWD has the primary responsibility for flood protection capital projects on stream channels, San José has jurisdiction over, and responsibility for floodplain management and the development of areas adjacent to all rivers and streams in the City's Urban Service Area. Therefore, City policies and land use decisions directly affect the design of channel modifications required as a part of a development. In particular, the City's regulation of development is the vehicle for obtaining the dedication of waterways to the SCVWD, preservation of flood plains and in some cases, the construction of flood protection improvements associated with a particular development (City of San José 2007).

Water Purveyor. The SCVWD is the primary water resource agency responsible for the conservation and development of water resources within the County of Santa Clara County. SCVWD provides water to the residents and businesses of the County as a water wholesaler, distributing water to 13 local water retail agencies that supply most of the communities in Santa Clara County (SCVWD 2007). Nearly half of the water is sourced locally (e.g., from underground aquifers or reservoirs) and the rest is imported from the Sierra Nevada mountains to the east and north through pumping stations in the Sacramento-San Joaquin River Delta. This water is delivered by both the State Water Project (SWP) operated by the California Department of Water Resources and the federal Central Valley Project (CVP) operated by the United States Bureau of Reclamation.

Water Resources Protection Ordinance (Ordinance 06-1) (SCWCD 2007). In October 24 2006, the SCVWD adopted the Water Resources Protection Ordinance (Ordinance 06-1) (SCWCD 2007). This ordinance established the policy through which, beginning on February 28, 2007, the SCVWD issues permits for modifications, entry, use, or access to SCVWD facilities or easements to a person or entity. This ordinance was adopted following the creation of the guidelines and standards for land

use near streams by the Santa Clara Valley Water Resources Protection Collaborative (Collaborative). The Collaborative was formed in 2003 and includes the SCVWD and representatives from Santa Clara County, the cities within the County, the Guadalupe-Coyote Resource Conservation District, the San Francisco Bay RWQCB, and representatives of various community interests (SCWCD 2007). The Collaborative members share the water and watershed resources protection goals of flood management, drinking water quality and adequate quantity, surface and groundwater quality and quantity, and habitat protection and enhancement throughout the County (SCVWD 2007).

Ordinance 90-1. To conserve and protect the quality of groundwater, the SCVWD enacted Ordinance 90-1, which requires a permit from the SCVWD's Wells and Water Production Unit for any person digging, boring, drilling, deepening, refurbishing, or destroying a water well, cathodic protection well, observation well, monitoring well, exploratory boring (45 feet or deeper), or other deep excavation that intersects the groundwater aquifers of Santa Clara County (SCVWD 2007). Permits are also required for any other projects or works that affect SCVWD facilities, property, and easements per District Ordinance 06-01 described above).

Santa Clara County Open Space Authority's Jurisdiction, Plans and Policies

Santa Clara County Open Space Authority's (OSA) mission is to preserve, protect and manage, for the use and enjoyment of all people, a well-balanced system of urban and non-urban areas of outstanding scenic, recreational and agricultural importance.

Five Year Plan: 1996 - 1997 through 2000 - 2001. The Santa Clara County Open Space Authority's Five Year Plan (1996) was written to guide OSA operations and inform the public of the OSA's roles, policies, and activities. The Plan is divided into three sections, including Policies, Open Space Opportunities, and the Expenditure Plan. The Plan presents a process for evaluating potential acquisitions, establishes acquisition goals, determines an approval system for the 20% Funding Program (see below), illustrates general areas to be considered for open space acquisitions, and identifies policies to guide site maintenance once acquisition is complete.

20% Funding Program. Part of the OSA's mission includes helping the cities within its boundaries protect and preserve open space in urban areas for the use and enjoyment for those who visit and live there. To assist in creating these areas, the OSA has developed the 20% Funding Program to help fund projects that support this mission. Each year, 20% of the net proceeds of the OSA capital funds are earmarked for distribution to local jurisdictions within OSA boundaries for assistance with their own open space projects. Along with the OSA's acquisition projects, the 20% Funding Program helps provide a balance between large-scale open space acquisition and smaller park and trail acquisition and development within urban areas. To date, OSA has allocated $450,000 to the Park for the Master Plan process, initial trail building, and the development of active agriculture or community gardens.

Santa Clara Valley Habitat Conservation Plan/Natural Community Conservation Plan

The Santa Clara Valley Habitat Conservation Plan (HCP)/Natural Community Conservation Plan (NCCP) is intended to provide an effective framework to protect, enhance, and restore natural resources in specific areas of Santa Clara County, while improving and streamlining the environmental permitting process for impacts on threatened and endangered species. The HCP/NCCP is currently being drafted. The Santa Clara County, City of San José, City of Morgan Hill, City of Gilroy, Santa Clara Valley Water District, Santa Clara Valley Transportation Authority, and the Santa Clara County Open Space Authority and CA State Parks have been involved in the preparation of the HCP/NCCP. These entities intend for the HCP/NCCP to allow for reasonable development, growth, and infrastructure construction and maintenance while accommodating the Plan's conservation goals and complying with state and federal regulatory requirements.

California Land Conservation Act of 1965

The California Land Conservation Act of 1965, or Williamson Act, enables local governments to enter into voluntary contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, restricted parcels are assessed for property tax purposes at a rate consistent with their actual use, rather then potential market value.

The Williamson Act states that a board or council by resolution shall adopt rules governing the administration of agricultural preserves, which specify the uses allowed. Generally, any commercial agricultural use or compatible uses identified by local governments will be permitted within any agricultural preserve.

The Santa Clara County Ordinance Code Division C13-15 states that compatible uses of land under Williamson Act Contracts will not compromise agricultural productivity, displace agricultural operations or interfere with agricultural use of the land and the parcel of land left for agriculture must be capable of sustaining a commercially viable agricultural use. It also must not be a residential subdivision and must comply with all federal, state and local laws and regulations. These compatible land uses are the same as those for statewide Williamson Act Contracts and would allow the following future uses on the site:

(1) Residential uses incidental to the agricultural use of the land, such as single family homes for the property owner, temporary farm labor camps or small bed and breakfast inns;

(2) Accessory structures necessary and incidental to the agricultural use of the land, such as facilities for the processing of agricultural commodities, farmer's markets or air landing strips;

(3) The maintenance of land in its natural state to preserve open space for recreation or plant or animal preserves, or the holding of non-producing land for future agricultural use or mineral extraction;

(4) Recreational uses, such as public or private fishing or hunting, rifle ranges, riding facilities or trails and large animal clinics;

(5) Utilities, resource extraction and waste disposal facilities, such as gas, electric, water or utility facilities, oil and gas well drilling, surface mining and sanitary landfills; and

(6) Educational, cultural and religious facilities such as churches, and educational and cultural uses not located on prime farm land.

The minimum term for contracts is ten years. However, since the contract term automatically renews on each anniversary date of the contract, the actual term is essentially indefinite. Contracts may be terminated at the option of the landowner or local government by initiating the process of term non-renewal or cancellation. Under the non-renewal process, the remaining contract term is allowed to lapse, with the contract null and void at the end of the term. Only the landowner can petition to cancel a contract. To approve a tentative contract cancellation, a county or city must make specific findings that are supported by substantial evidence. The existence of an opportunity for another use of the property is not sufficient reason for cancellation. In addition, the uneconomic character of an existing agricultural use shall not, by itself, be a sufficient reason to cancel a contract. The landowner must pay a cancellation fee equal to 12 1/2 percent of the cancellation valuation of the property.

If the land under a Williamson contract becomes public property, the contract will remain in force and continue to restrict use of the land unless the public acquisition of the property is by eminent domain or in lieu of eminent domain for a public improvement (Government Code §51295). A "public improvement" refers to facilities or interests in real property, including easements, rights-of-way, and interests in fee title, owned by a public agency or person, as defined in subdivision (a) of Section 51291 (Government Code §51290.5).

A Williamson Act contract covering the entire portion of the Martial Cottle Park property was recorded on February 25, 1969 (APN 464-66-020). The contract lists land conservation agreement compatible uses that are similar to the uses outlined in Division C13-15 of the Santa Clara County Ordinance Code. On April 2, 2007, the County Parks Department filed with the County Recorder's Office a Request to Non-renew the Williamson Act Contract for the County-owned portion of the park (APN 464-66-020). The non-renewal process for the County-owned portion of the park property begins January 1, 2008. In accordance with the Santa Clara County Ordinance Code, the Williamson Act Contract will then terminate on the County-owned portion of the park on January 1, 2017.

On October 2, 2008, California State Parks filed with the County Recorder's Office a Request to Non-renew the Williamson Act Contract for the State-owned portion of the park (APN 464-060-019). As a result of a County-expedited process, the non-renewal for the State-owned portion of the park property begins January 1, 2009, and the Williamson Act Contract will then terminate on the State-owned portion of the park on January 1, 2018.

On March 30, 2009, the County Parks Department filed with the County Recorder's Office a Request to Non-renew the Williamson Act Contract for the County-owned portion of the park (APN-06-022) which became County property on January 1, 2009. The non-renewal process for this parcel begins January 1, 2010, and the Williamson Act Contract will then terminate on this parcel on January 1, 2019.

State of California Parks and Recreation Department

California Recreational Trails Plan. The California Trails Plan - Phase One (2002) prepared by the California Department of Parks and Recreation identifies 12 trail-related goals and lists general action guidelines designed to reach those goals. These 12 goals and the action guidelines will direct the

future actions of the Departments' Statewide Trails Office regarding trail programs both within the State Park System and in its wider, statewide and national roles.

California State Parks Accessibility Guidelines. The California State Parks' Trail Plan For Accessibility in California State Parks (2003) presents principles for providing accessibility in State Park settings. It is intended for practical use in the field for use in regular maintenance duties, construction projects, and to understand and review the work of outside contractors. The Guidelines embody a compilation of accessibility standards, recommendations and regulations for compliance with accessibility laws.

Accessibility and Historic Properties. The federal Americans with Disabilities Act of 1990 requires that all public sites and buildings, including historic properties, be accessible. The California State Park System includes many historic properties that need to be accessible in order to meet the Department's mission to provide a quality recreational experience for all visitors, while at the same time honoring our mission to protect valuable cultural resources.

The California Historical Building Code (CHBC) was created in response to the need for a code that permitted more flexibility in preserving, restoring, rehabilitating and reconstructing historic structures and properties in order to meet the Department's mission to provide a quality recreational experience for all visitors, while at the same time honoring our mission to protect valuable cultural resources.

The CHBC is the prevailing code for projects involving Qualified Historic Properties. It is designed to preserve historical integrity, maintain public safety, and provide access to Qualified Historic Properties for persons with disabilities. The Department owns and/or operates many Qualified Historic Properties. It is essential that projects involving such properties comply with both federal and state accessibility laws. (Regulatory references: 28 CFR 35.150-151; CHBC, 8-101, 102, 601, 602.)

Department of Parks and Recreation Operations Manual – Natural Resources. The California Department of Parks and Recreation Operations Manual – Natural Resources (2004) is the basic natural resource policy document for the State Park System. The policies, definitions, processes, and procedures contained in natural resources chapter of the Operations Manual guide the management of the natural resources under the jurisdiction of the Department of Parks and Recreation, including naturally occurring physical and biological resources and associated intangible values, such as natural sounds and scenic qualities. The chapter guides and directs the various programs of State Parks that affect the recognition, protection, restoration, and maintenance of the natural resources so that their heritage values may be effectively perpetuated and enjoyed by present and future generations of State Park System visitors.

Land Use Programs and Considerations of Special Scientific, Educational or Interpretive Interest

Existing Programs. Existing programs that local and state agencies have already developed that that could provide opportunities at this site include:

- *City of San José's Community Gardens Program* - San José has 19 community gardens located throughout the city. These year-round gardens are managed by volunteer staff and offer an opportunity for San José residents to have their own garden plot. Plots range from 10'x10' to 20'x30' depending on the garden, and are assigned on a first come, first served basis. All gardens have an annual water fee. Community gardeners grow everything organically, from vegetables and herbs to flowers and fruit. The "tail end" of the Life Estate is currently being planned for approximately 1 acre of community gardens through an agreement between the County and the City of San José. This agreement is expected to be formalized and approved by both the City of San José Council and the County Board of Supervisors in early 2008.
- *Santa Clara County Parks and Recreation Department Environmental Education Program* – County Parks offers a number of nature and history programs to school groups free of charge. Park Interpreters facilitate guided fieldtrips at local County parks or visit classrooms with interactive hands-on activities and programs. All programs are tailored to group age and size. Sample programs include nature hikes, creek walks, and wildlife awareness activities. The Department has launched an "Access 2Nature" web-based program for exploring creek habitats in Santa Clara County. The environmental education program also includes historic and cultural programs and tours.
- *CA State Parks* – CA State Parks operate several cultural preserves, including some such as Wilder Ranch State Park which have agricultural features. Multiple facilities and programs exist for education and interpretation of historic resources in CA State Parks. These include museums, interpretive centers and visitor's centers, interpretive signs, guided and self-guided walks, demonstrations and participatory activities, festivals and fairs, environmental studies programs, living history/re-enactments and school programs such as cultural heritage field trips.

Agricultural Features of Special Scientific, Educational or Interpretive Interest. All urban areas of the U.S. depend upon the non-urban, agricultural regions for daily food supply. As the supply of prime farmlands nationwide decreases, and as the costs of growing and transporting food supplies over great distances increase, the importance of retaining a local supply of agricultural lands becomes more critical.

Agriculture and the remaining supply of highly valuable agricultural lands are not only of great economic importance, but also provide:

- Productive use of lands not intended for urban development;
- An inexpensive, locally-grown supply of many types of food, close to a growing urban area of 1.5 million consumers;
- Scenic relief from the monotony of continuous urban development; and diminished threat to life and property in areas prone to flood hazards.

Land Use Planning Considerations

Deed Stipulations. The Park comes with very specific guidelines that obligate separate agencies to develop a viable farm operation that will educate and benefit the public while maintaining the

privacy, peace and security of the resident and guests of the Life Estate. Land Use planning considerations that will need to be taken into account to meet these obligations include:

- The "right to farm" in a developed suburbanized area (see Santa Clara County Code Section B-29).
- The availability of knowledgeable employees and agricultural suppliers in an ever increasing urbanized area.
- Development of a public access plan that will conform to an established roadway system while providing local and neighborhood access that will compliment, not adversely impact established residential areas.

Achieving the Donor's vision will require supportive actions through the County-State partnership, as well as the City of San José, special districts and agencies (such as the Santa Clara Valley Water District, Santa Clara County Department of Agriculture and Environmental Management, Santa Clara County Farm Bureau, and the Santa Clara County Open Space Authority) and various other regional, state, and federal agencies.

Agricultural Planning Considerations. The challenges to agricultural preservation in Santa Clara County, as in the Bay Area as a whole, can include:

- Ongoing potential for urban expansion and conversion of existing agricultural land use.
- Intrusion of new residential development and nuisance claims against agricultural activities.
- High land costs and associated property tax assessments.
- Foreign and statewide competition.
- The increasingly high risk, capital-intensive nature of the industry.
- The lack of an adequate supply of affordable agricultural worker housing.
- Water and resource allotment.

This unique Park offers a rare opportunity to address many of these challenges and support local farm operations in Santa Clara County.

TRAFFIC/CIRCULATION

Introduction

The purpose of this section is to document the existing traffic/circulation system in the vicinity of the Martial Cottle Park project site, as well as to discuss current traffic conditions along roadways and intersections that would provide access to the project site. This section is limited to a description of the existing circulation setting based on available data and from field observations.

Existing Circulation System

Regional Access. Regional access in the vicinity of the project site is provided via the following State Highways:

Highway 101 is an eight-lane freeway (three mixed-flow lanes and one high-occupancy vehicle (HOV) lane in each direction). The HOV lane is restricted to multi-occupant vehicles and motorcycles only from 5:00 a.m. to 9:00 a.m. and between 3:00 p.m. and 7:00 p.m. Highway 101 extends northward through San José to San Francisco and southward through Morgan Hill and Gilroy into Monterey County. Access to the project area is provided via an interchange at Blossom Hill Road/Silver Creek Valley Road and State Route 85.

State Route 85 is a north-south freeway that is oriented in an east-west direction in the vicinity of the project. It extends from the City of Mountain View to south San José, terminating at Highway 101. SR 85 is a six-lane freeway with two mixed-flow lanes and one HOV lane in each direction. It connects to I-280, SR 17, SR 87, and Highway 101. SR 85 provides access to the project site via an interchange at Blossom Hill Road.

Local Access. Local access in the vicinity of the project site is provided via the roadways described below.

Snell Avenue is a four lane north-south arterial roadway which extends south of SR 85 to Capitol Expressway. Land uses along Snell Avenue in the vicinity of the project mainly include residential land uses. Snell Avenue provides access to the project site from its eastern boundary. The posted speed limit along Snell Avenue next to the project site is 40 miles per hour. Pedestrian facilities are limited to sidewalks along the eastern length of Snell Avenue from Chynoweth Avenue to Branham Lane. The intersections of Snell Avenue with Chynoweth Avenue and Branham Lane are signalized. All side street accesses onto Branham Lane are controlled by stop signs.

Branham Lane borders the project site to the north. This section of Branham Lane is a two lane east-west arterial which extends from SR 82 to the east and continues west to SR 85. Land uses along Branham Lane include commercial and residential land uses. A commercial shopping center is located adjacent to the project property at the northwest corner of the Branham Lane and Snell Avenue intersection. Commercial uses include restaurants, a gas station and car service center, Safeway, and adjoining retail uses. The speed limit in the vicinity of the project area is 40 miles per hour. Pedestrian facilities include sidewalks along the north side of Branham Lane from Snell Avenue to Vistapark Drive. The intersections of Branham Avenue with Snell Avenue and Vistapark Drive are signalized. All side street accesses onto Branham Lane are controlled by stop signs.

Chynoweth Avenue is a four lane east-west collector street adjacent to the project site. Chynoweth borders the project site to the south and primarily is used as an access roadway to residential subdivisions and school land uses which include a neighborhood elementary school located south of Chynoweth Avenue on Avenida Almendros. The speed limit in the vicinity of the project area is 40 miles per hour. Sidewalks are included along the south side of Chynoweth Avenue. As noted above, the intersection of Chynoweth Avenue with Snell Avenue is signalized. All side street accesses onto Chynoweth Avenue are controlled by stop signs.

There are no bike lanes on any of the local streets around the perimeter of the project site.

Internal Circulation. Currently, the entire site is fenced and gated (Figure I-2). Access to the site is provided through two access gates located along the western boundary; one where Vistapark Drive terminates at the project site, another where Wellington Park Drive terminates at the site, and the other at the southwestern corner of the site at Gaundabert Lane. There are two gated access points in the northeast portion of the site at Branham Lane. Adjacent to the Life Estate property, there are four access gates along Snell Avenue. Two of these gates provide access to the produce stand and the associated storage yard, one gate provides direct access to the residence, and the northernmost gate accesses the PG&E easement. Two gates access the Life Estate from Chynoweth Avenue (Figure I-3).

A pair of parallel fences run approximately 1,500 feet due west from the Life Estate to the middle of the field demarking an abandoned farm service road. Aside from dirt roads used by the land Donor, there is no other defined internal circulation system within the park boundaries.

There is no public access permitted anywhere on site with the exception of the produce stand that is located at the southeast boundary of the project. Access to, and parking for, the produce stand is off Snell Avenue (Figures I-2 and I-3).

Transit Service. Existing transit service to the project site is provided by the Santa Clara Valley Transportation Authority (VTA) and by Caltrain.

The VTA operates fixed route, commuter, and paratransit bus service and light rail service (LRT) in Santa Clara County. Five local and express bus routes operate near the project site – Routes 66, 122, 304, 305 and 38. The nearest bus stop to the project site is located on Snell Avenue on the eastern border of the project site. Each service is described below.

Route 66 provides service between Santa Teresa Hospital and Milpitas/Dixon Road via Monterey, with 15- to 30- minute headways during commute hours.

Route 122 provides a once a day express transit service between the East Ridge Transit Center and Palo Alto/Menlo Park via Highway 101 and has a stop on Snell Avenue adjacent to the project site.

Route 304 is a limited stop route with service between south San José and Mountain View, with 45-minute headways during commute hours. Route 304 has a stop south of the project site.

Route 38 is an express bus from Winchester Transit Center to Monterey Street with 30-minute headways during commute hours. Route 38 has a stop east of the project site and follows Branham north of the project site.

The nearest light rail stations are the Ohlone/Chynoweth Station to the southwest of the site, and the Blossom Hill Station to the southeast of the site on the Alum Rock-Santa Teresa line. The service runs about every 15 minutes, seven days a week.

Caltrain. Caltrain provides frequent passenger train service between San José and San Francisco seven days a week. During commute periods, Caltrain provides extended service to Morgan Hill and Gilroy. The closest Caltrain Station to the project site is the Blossom Hill Station on Monterey Highway.

Transportation Planning Considerations

Intersection operations and the relationship between capacity and traffic volumes are generally expressed in terms of levels of service. These levels take into account that while an absolute limit exists as to the amount of traffic moving through a given intersection (the absolute capacity), the conditions that motorists experience rapidly deteriorate as traffic approaches the absolute capacity. Under such conditions, there is general instability in the traffic flow, which means that relatively small incidents (e.g., momentary engine stall) can cause considerable fluctuations in speeds and delays that lead to congestion. This near capacity situation is labeled LOS E (levels of service are designated A through F). Beyond LOS E, capacity has been exceeded, and arriving traffic will exceed the ability of the intersection to accommodate it. An upstream queue will form and continue to expand in length until the demand volume declines.

Observed Existing Traffic Conditions. Traffic conditions in the field were observed to determine a baseline for existing conditions. The surrounding land uses are primarily residential. Level of service operations during peak hour traffic are estimated to range between LOS C and D. Off-peak hour traffic conditions operate at much lower delay and appear to operate at LOS B. The proposed project would include agricultural leases, farmers' markets, produce stands, educational programs related to agriculture, and passive recreational uses such as picnic facilities and trails. These types of uses are not expected to generate significant number of peak hour trips, but could potentially impact roadways in the immediate vicinity during peak and off peak hours.

UTILITIES

Introduction

The Park is located within the City of San José's Urban Service Area (USA); the area of the City that receives City services. Currently, the Park (including the Life Estate) relies on on-site wells for domestic and agricultural production. Sanitary waste is managed through an on-site septic system and storm water permeates directly into the soils on-site or is channeled to the Guadalupe River via Canoas Creek. Development of the Park will require that these on-site utilities be connected to the City's infrastructure. This section describes existing facilities and the City's existing infrastructure in the Park vicinity.

Existing Infrastructure

Water Supply.

On-Site Wells. Groundwater withdrawals have historically served the domestic and agricultural water needs of the project site. There are five active wells located on the site, the majority of which are used for agricultural/irrigation purposes (Figure II-1). The depths of these wells vary

from approximately 150 to 350 feet and were drilled as early as 1929 to as recently as 1998 (Ninyo & Moore 2003). A well associated with the residence formerly situated on the west central portion of the site was reportedly closed in the 1930s (Ninyo & Moore 2003). An additional well, formerly situated on the eastern boundary of the site, was closed in the 1980s during Snell Avenue widening activities (Ninyo & Moore 2003).

Information on each of the active wells on the project site is included in Table VI-5 below.

Table VI-5: Existing Water Wells

Well Number	Well Type	Location	Well Depth	Installation Date
W-1	Domestic	Adjacent to main residence	160 feet	December 1929
W-2	Agricultural	Adjacent to main residence	345 feet	January 1951
W-3	Agricultural	Adjacent to main residence	291 feet	July 1985
W-4	Agricultural	South of main residence – approximately 200 west of Snell Avenue	252 feet	August 1997
W-5	Agricultural	Pump House	202 feet	December 1933

Source: Ninyo & Moore (2003) and SCVWD (2007)

Well W-1 is the primary source of the domestic supply for the site, and wells W-2 and W-3 are utilized for agricultural purposes. Well W-4 is utilized for domestic use and limited watering of fruits and vegetables at the produce stand (Ninyo & Moore 2003). These wells also supply water that is used to irrigate the crops grown on the Life Estate. A fenced and corrugated pump house and agricultural supply well (Well W-5) is located in the south-central portion of the site just beyond the western terminus of Chynoweth Avenue. The diesel irrigation pump and well are still functional but are not regularly used (David Giordano, pers. communication). This area also contains an above-ground water storage tank.

Municipal Water Supply. SCVWD is the primary water resource agency responsible for the conservation and development of water resources within the County. The District serves as a water wholesaler, providing water to the residents and businesses of the County. They distribute water to the 13 local water retail agencies that supply most of the communities in the County (SCVWD 2007). Nearly half of the water is sourced locally (e.g., from underground aquifers or reservoirs) and the rest is imported from the Sierra Nevada mountains to the east and north through pumping stations in the Sacramento-San Joaquin River Delta. This water is delivered by both the State Water Project (SWP) operated by the California Department of Water Resources and the federal Central Valley Project (CVP) operated by the United States Bureau of Reclamation.

The San José Water Company provides municipal water service for the portion of the City in which the Park is located. San José Water Company, a wholly owned subsidiary of SJW Corp., is a public utility that provides water service to a population of approximately one million people in an area comprising about 138 square miles in the metropolitan San José area.

Wastewater/Sanitary Sewer

On-site Septic Systems. Two septic systems were reported for the site. One active septic system was observed south and adjacent to the main residence (Ninyo & Moore 2003). According to the

land Donor, the septic tank associated with the residence measures approximately 12 feet square and has three leach lines that extend westerly. Additionally, an inactive line trends in a southwesterly direction. This system is pumped by an off-site contractor on an as-needed basis. In addition to the active system associated with the main residence, one other former residence was connected to a septic system. The latter septic system was filled in when its use was discontinued in the 1950s following a fire that destroyed the residence.

City Sanitary Sewer. The City's sanitary sewer/wastewater treatment system has two distinct components: 1) a network of sewer mains/pipes that convey effluent from the source to a treatment plant; and 2) the water pollution control plant that treats the effluent, including a system of mains/pipes that recycle a portion of the treated wastewater for non-potable uses (e.g., irrigation of landscaping, agricultural irrigation).

Public sanitary sewer facilities exist within the project vicinity. Specifically, there is an existing 42-inch sanitary sewer pipe, known as the Downer-Canoas Trunk Sewer, running north through the western portion of the project site (Figure II-1). This line runs through a city easement on the property and continues west along Branham Lane. In addition, a 36-inch sanitary sewer line follows the alignment of Canoas Creek in the southwestern portion of the project (Figure II-1). A 30-inch sewer line, part of the Monterey-Riverside Trunk Sewer, runs along the eastern boundary of the project site in Snell Avenue. This particular area was rehabilitated in the Monterey-Riverside Phase II project in 2002, where portions of the existing 30-inch RCP were abandoned and replaced with 30-inch VCP. This line becomes continues north along Snell Avenue. A 21-inch sewer line runs along Branham Lane between Snell Avenue and Kingspark Drive.

The San José/Santa Clara Water Pollution Control Plant (WPCP) provides wastewater treatment of the cities of San José, Santa Clara, Milpitas, Campbell, Cupertino, Los Gatos, Saratoga, and Monte Sereno. A majority of the treated water from the WPCP is discharged as fresh water through the Artesian Slough and into the South San Francisco Bay. Approximately 10 percent of the water is recycled through the South Bay Water Recycling Program (SBWRP) for landscaping, agricultural irrigation, and industrial uses throughout the South Bay.

As described above, approximately 10 percent of the wastewater that flows into the WPCP is recycled through the SBWR program, which in part, was to prevent flows above 120 mgd of freshwater into the San Francisco Bay. The SBWR program consists of over 100 miles of pipeline that convey recycle water to portions of the cities Milpitas, Santa Clara and San José. No recycled water pipelines are located in the vicinity of the project site.

Stormwater Collection. Storm drainage runoff within the urbanized areas of the City is discharged into local stormdrains, which flow to the creeks and rivers and ultimately to the San Francisco Bay. The SCVWD has land rights over most of the creek channels that collect runoff from the storm drains serving urban areas, including Canoas Creek that flows through the southwestern portion of the project site. Surface runoff from the site flows toward the on-site creek or to lower elevations, via natural drainage courses.

A storm main runs along the northern boundary of the project site within Branham Lane. This storm main varies in width from 72 to 84 inches and collects stormwater runoff from inlets in Branham Lane and adjacent roadways. A 54-inch storm main runs along the eastern boundary of the project site within Snell Avenue, collecting stormwater runoff from inlets in Snell Avenue and adjacent roadways.

Storm mains collect stormwater runoff from surrounding development and discharge it via storm drain outfalls into Canoas Creek at several locations within the vicinity of the project site.

Aboveground and Underground Storage Tanks

A minimum of seven gasoline and diesel Aboveground Storage Tanks (ASTs) were observed or reported by the Donor during the Phase I Site Assessment (Ninyo & Moore 2003). At the time of the reconnaissance survey, five of the seven observed tanks, of approximately 500-gallon capacity, were being utilized in farming activities and were observed mounted on wheels or on concrete. Four of the active ASTs were observed on the eastern portion of the site. The fifth active AST (diesel) was observed situated on a wooden pallet on the produce stand portion of the site. Of the two remaining tanks, one truck tank—with an approximately 10,000-gallon capacity and mounted on concrete—was observed west of the main area and reported inactive. Ninyo & Moore was advised during the site reconnaissance that this tank contained limited amounts of, if any, diesel fuel. The remaining tank, of unknown capacity (approximately 5 feet high) containing an unknown amount of oil, was reported by the Donor to be located in the old oil storage shed, the floor of which is unpaved.

At the time of the reconnaissance survey, no USTs were being utilized for on-site farming activities. The Donor reported that there were three USTs formerly utilized on-site. One UST had been removed from the site (ca. 1940s) because of water intrusion through a cracked pipe. The remaining two tanks were removed by the land Donor in the 1980s. A minimum of six former USTs were observed stored aboveground at the subject site. Four of the six USTs were reportedly brought to the site following the sale of the Coyote Ranch (another property that was owned by the Lester family). In addition to the four USTs brought to the site for storage, numerous drums of 35- and 55-gallon capacities reportedly were brought to the site and were observed on the northwestern portion of the main area. The containers were reportedly empty when they were brought to the site and were never utilized in farming operations on-site.

Energy

Pacific Gas and Electric Company (PG&E) provides electricity and natural gas to the project area by way of a system of existing electric transmission towers and overhead electrical lines which run along most of the existing streets in the project vicinity. The Metcalf Energy Center is a 600-watt power generation facility that was recently built by the Calpine Corporation in southern San José, adjacent to the existing PG&E Metcalf substation. The Metcalf Energy Center provides energy to PG&E's electric distribution system for use in homes and businesses through San José. PG&E has an easement along the eastern boundary of the Park along Snell Avenue (Figure I-2).

Telephone

Several companies provide telecommunications service to the City. AT&T provides telephone service by way of main telephone lines in the Park vicinity. AT&T also provides fiber-optic broadband communications. Major fiber-optic lines located in the Park vicinity provide various telecommunication companies (SBC, Level 3, MCI, Qwest, ITC, Deltacom, and ICG) with the means to provide a range of business and residential communication services including high-speed internet, wireless calling, and web-hosting. The Comcast Corporation provides cable television and broadband internet service to the area.

Solid Waste

Solid waste and recycling services are overseen by the City of San José's Environmental Services Department, which emphasizes reduction, recycling, and composting to reduce the amount of solid waste. Collection of residential waste occurs under exclusive agreements between the City and several service providers. Garden City Sanitation Service provides garbage collection services in the project area; California Waste Solutions collects recycled materials and Green Waste Recovery collects yard trimmings. The City has a contract with Newby Island Landfill for the disposal of residential garbage, though the residential haulers may dispose of the waste elsewhere at their own expense.

Commercial solid waste and recyclables collection services in the City are provided by approximately twenty-four non-exclusive City-franchised haulers. The waste may be disposed of at any of the five privately owned landfills in San José. Recycling services are available to most businesses from private recyclers.

PUBLIC SERVICES

Santa Clara County Park Rangers

Santa Clara County Parks and Recreation Department employs Park Ranger staff that patrol the County's parks on foot, bicycle, horse (Mounted Unit), motorcycle, vehicle, and by boat. Park rangers will provide day-to-day enforcement of park ordinances and rules as well as state and federal laws. The primary responsibility of the park ranger is the safety of park visitors. Regular activities of a park ranger include answering questions, conducting interpretive programs, assisting park visitors, enforcing laws, providing medical aid, vehicle accident investigation, and search and rescue operations.

Police Protection Services

The City of San José Police Department (SJPD) will provide additional law enforcement services for the project, as needed to support park rangers. SJPD officers are dispatched from police headquarters located at 201 West Mission Street. The officers are dispatched at the beginning of their shifts to patrol the City within their assigned beats, of which there are currently 83 in the City. To improve efficiency and service, the City is planning to construct a new SJPD substation in South San José on Great Oaks Boulevard.

There are two options for supplemental police services at the new park. Currently, County Parks contracts with the County Sheriff's Office (SO) for supplemental police services for parks in the unincorporated areas of the county. A Memorandum of Understanding (MOU) could be established with the SJPD; however, it would be preferable to incorporate this new park into the existing contract with the SO.

In County Parks' current contractual agreements with the SO, the SO provides dedicated deputies to back up park rangers and patrol the County Parks system year round. These dedicated SO deputies begin and end their shifts in County parks. The SO's current staffing levels for the FY2008 contract provides two (2) deputies and a Sergeant year round with an additional four (4) deputies during the peak season.

Fire Protection and Emergency Medical Services

The City of San José Fire Department (SJFD) is responsible for providing fire protection and emergency medical services for the project area. The SJFD presently has 31 stations within the City and also participates in a mutual aid program with neighboring jurisdictions. Through this program, should the SJFD need assistance beyond what is available within the City, one or more of the mutual aid agencies would provide assistance. Currently, SJFD has plans to open two new stations in 2007 and an additional station in 2008.

The SJFD also responds to all emergency medical services (EMS) calls in the City. In fact, roughly two-thirds of all SJFD dispatches are EMS-related. The nearest SJFD fire station to the project site is Fire Station #12 located at 502 Calero Avenue.

Figure VI-1: Land Uses in the Park Vicinity

VII. GLOSSARY OF ACRONYMS AND ABBREVIATIONS

ABAG	Bay Area Association of Governments
ACM	Asbestos Containing Materials
APN	Assessor's Parcel Numbers
ARB	Air Resources Board
AST	Aboveground Storage Tanks
ASTM	American Society for Testing Materials
BAAQMD	Bay Area Air Quality Management District
Bgs	below ground surface
CAAQS	California Ambient Air Quality Standards
Cal-IPC	California Invasive Plant Council
CAP	Clean Air Plan
CA State Parks	California State Parks
CDFG	California Department of Fish and Game
CEQA	California Environmental Quality Act
CHBC	California Historical Building Code
Corps	U.S. Army Corps of Engineers
County Parks	Santa Clara County Parks and Recreation Department
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	Carbon Monoxide
CO2	Carbon Dioxide
CVP	Central Valley Project
CWA	Clean Water Act
dB	decibel
dBA	A-weighted decibels
EMS	Emergency Medical Services
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
ESL	Environmental Screening Levels
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Maps
GIS	Geographic Information Systems
Greenprint	Greenprint Strategic Plan
HBMS	Hazardous Building Material Survey
HHC	Historical Heritage Commission
HCP	Habitat Conservation Plan
IPM	Integrated Pest Management
LBP	Lead Based Paint
Ldn	day-night average noise level
Leq	Equivalent continuous sound level

Ln	noise percentile exceedance levels
Lmax	maximum noise level
LRT	Light Rail Service
LSA	LSA Associaties, Inc.
LUST	Leaking Underground Storage Tank
MCLs	Maximum Contamination Levels
MTBE	Methyl Tertiary Butyl Ether
NCCP	Natural Community Conservation Plan
NO_2	Nitrogen Dioxide
NPDES	National Pollutant Discharge Elimination System
NRMP	Natural Resource Management Program
NWIC	Northwestern Information Center
O_3	Ozone
OSA	Santa Clara County Open Space Authority
Pb	Lead
PG&E	Pacific Gas and Electric Company
PM	Particulate Matter
PRG	Preliminary Remedial Goals
RECs	Recognized Environmental Conditions
RWQCD	Regional Water Quality Control Board
SCS	Soil Conservation Service
SCVURRPPP	Santa Clara Valley Urban Runoff Pollution Prevention Plan
SCVWD	Santa Clara Valley Water District
SJFD	San Jose Fire Department
SJPD	San Jose Police Department
SO	Sheriff's Office
SO_2	Sulfur Dioxide
TACS	Toxic Air Contaminants
USA	Urban Service Area
USDA	United States Department of Agriculture
UST	Underground Storage Tanks
VEP	Vistapark, Encore (and Echo Valley), and Parkview Valley subdivisions Community Association
VOCs	highly evaporative carbon-based chemicals
VTA	Santa Clara Valley Transportation Agency

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