



SANTA CLARA™
COUNTY PARKS

SANBORN COUNTY PARK



Final Master Plan

Approved on June 4, 2019

County of Santa Clara Board of Supervisors

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ACKNOWLEDGEMENTS

The Sanborn County Park Master Plan planning process spanned a 5-year period from 2014 to 2019, during which many individuals and agencies contributed their time, energy and other resources towards the development of this Plan. The Plan was completed under the direction of the Santa Clara County Parks and Recreation Department with the support and guidance of the Project Team and Consultants. A special thanks to staff at Sanborn County Park and all those who assisted with the preparation of this Master Plan.

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**SANTA CLARA™
COUNTY PARKS**

SANBORN COUNTY PARK

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Prepared by PlaceWorks

In collaboration with:

2M Associates

Land Economics Consultants

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Table of Contents

EXECUTIVE SUMMARY	I
1. INTRODUCTION	
<i>Project/Park Overview</i>	2
<i>Purpose of the Master Plan</i>	2
<i>Planning Process</i>	6
2. BACKGROUND	9
<i>Location and Regional Context</i>	10
<i>Parks and Open Space</i>	12
<i>History of the Park</i>	16
<i>Timeline</i>	17
<i>Demographics, Trends, and Projections</i>	20
3. PARKWIDE EXISTING CONDITIONS	25
<i>Natural and Cultural Resources</i>	26
<i>Access and Circulation</i>	33
<i>Park Facilities and Use Areas</i>	38
<i>Operations and Management</i>	41
4. EXISTING CONDITIONS, OPPORTUNITIES & CONSTRAINTS	45
<i>Parkwide Opportunities</i>	46
<i>Sanborn Core Use Area</i>	48
<i>Former Nursery Area</i>	54
<i>Welch-Hurst Area</i>	60
<i>Former Christmas Tree Farm Area</i>	66

5. GOALS AND OBJECTIVES FOR PARK DESIGN	69
6. POTENTIAL USE ANALYSIS	73
<i>Context and Background for Use Analysis</i>	74
<i>Sanborn Core Use Area</i>	78
<i>Former Nursery Area</i>	80
<i>Welch-Hurst Area</i>	82
<i>Former Christmas Tree Farm Area</i>	85
7. DRAFT RECOMMENDATIONS	87
<i>Overall Recommendations for Focus Areas at Sanborn County Park</i>	89
<i>Sanborn Core Use Area</i>	90
<i>Former Nursery Area</i>	92
<i>Welch-Hurst Area</i>	94
<i>Former Christmas Tree Farm Area</i>	96
<i>Future Planning</i>	97
<i>Conclusion</i>	97
8. IMPLEMENTATION PLAN	100
<i>Phasing</i>	100
<i>Subsequent Environmental Review/ CEQA Compliance</i>	100
<i>Potential Partners</i>	102
<i>Financial Considerations</i>	102
<i>Capital Costs</i>	102
<i>Operations & Maintenance</i>	104
<i>Revenue Generation Potential</i>	105
<i>Conclusion</i>	106

List of Figures

Figure 1-1 Sanborn County Park Master Plan Focus Areas	3
Figure 1-2 Planning and Input Process	7
Figure 2-1 Regional Context	11
Figure 2-2 Surrounding Land Use/Zoning	13
Figure 2-3 Historical Timeline	16
Figure 3-1 Soil Types	27
Figure 3-2 Vegetation	29
Figure 3-3 Special Species Status	32
Figure 3-4 2008 Sanborn Trails Master Plan Trail Overlay with Focus Areas	36
Figure 3-5 Percentage Distribution between Operations and Maintenance Costs for Sanborn Park	42
Figure 3-6 Percentage Distribution between Sources of Revenue for Sanborn Park	43
Figure 4-0 Focus Areas	47
Figure 4-1 Sanborn Core Use Area: Existing Conditions	49
Figure 4-2 Former Nursery Area: Existing Conditions	55
Figure 4-3 Welch-Hurst Area: Existing Conditions	61
Figure 4-4 Former Christmas Tree Farm Area: Existing Conditions	67
Figure 7-1 Sanborn Core Use Area: Recommended Design Alternatives	91
Figure 7-2 Former Nursery Area: Recommended Design Alternatives	92
Figure 7-3 Former Nursery Area: Illustrative Site Plan	93
Figure 7-3 Welch-Hurst Area: Recommended Design Alternatives	94
Figure 7-4 Welch-Hurst Area: Illustrative Site Plan	95
Figure 8-1 Implementation Planning	101

List of Tables

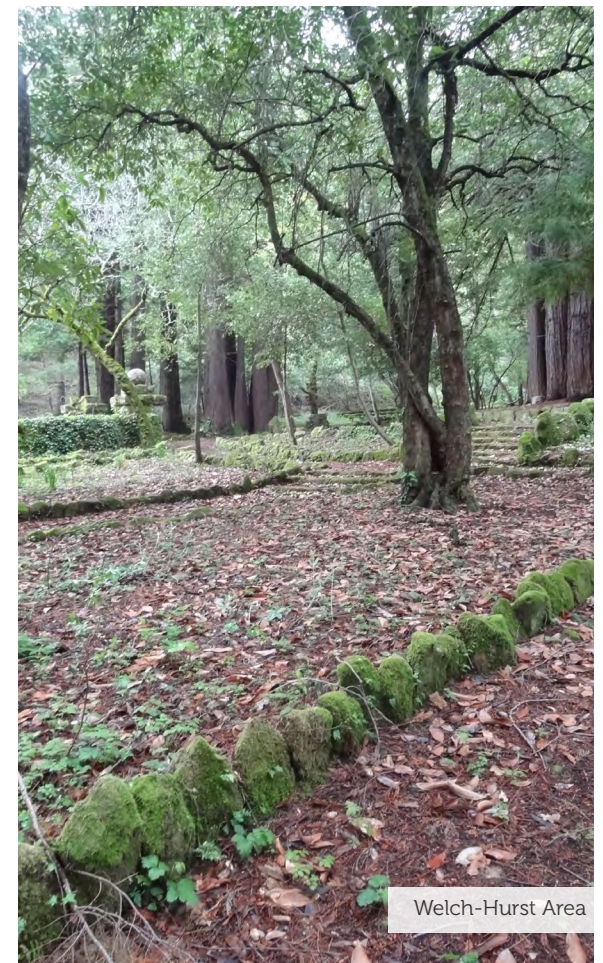
Table 2-1 Current Regional Demand Greater San Francisco Bay Area Region	21
Table 3-1 Special Status Species	30
Table 3-2 Day Use Attendance	39
Table 3-3 Camping Attendance	39
Table 3-4 Utilization of Staff Time in Park	41
Table 3-5 Expenditures Budgeted for Sanborn Park	42
Table 3-6 Revenues Generated in Sanborn County Park	43
Table 4-1 Sanborn Core Use Area at a Glance	48
Table 4-2 Former Nursery Area at a Glance	54
Table 4-3 Welch-Hurst Area at a Glance	60
Table 4-4 Former Christmas Tree Farm Area at a Glance	66
Table 5-1 Goals and Objectives	70
Table 6-1 Recommendations for Future Use	76
Table 6-2 Former Nursery Area- Structure Assessment	81
Table 8-1 Overview of Capital Cost Estimates	102
Table 8-2 Overview of Increased Annual Revenue Potential	105

Executive Summary

Located in the Santa Cruz Mountains, approximately four miles west of the city of Saratoga, Sanborn County Park (Park) offers a unique destination for both local and regional visitors. The Santa Clara County Parks and Recreation Department (Parks Department) has developed this Master Plan (Plan) to provide thoughtful integration of these new areas and uses, maintain the success of existing park features and programs, improve financial sustainability, and increase visitor satisfaction and public support. The Plan provides overarching goals and recommendations to guide long-term management of the Park, as well as more specific recommendations for the four focus areas: Sanborn Core Use Area, Former Nursery Area, Welch-Hurst Area, and Former Christmas Tree Farm Area.

PARK OVERVIEW

The Park is comprised of approximately 3,500 acres located within the forested eastern slopes of the Santa Cruz Mountains and is part of a larger network of protected open spaces in Santa Clara County, connected through a system of regional trails. The Park has grown over time as new properties have been acquired. The variety of habitats within the Park, which range from redwood forests to grassy meadows, coupled with remnants of the land's former estates, creates an ideal setting for a range of recreational and educational activities. While the Park has long provided public access and facilities for residents, amenities need to be increased and adapted to accommodate existing and future recreational demands.



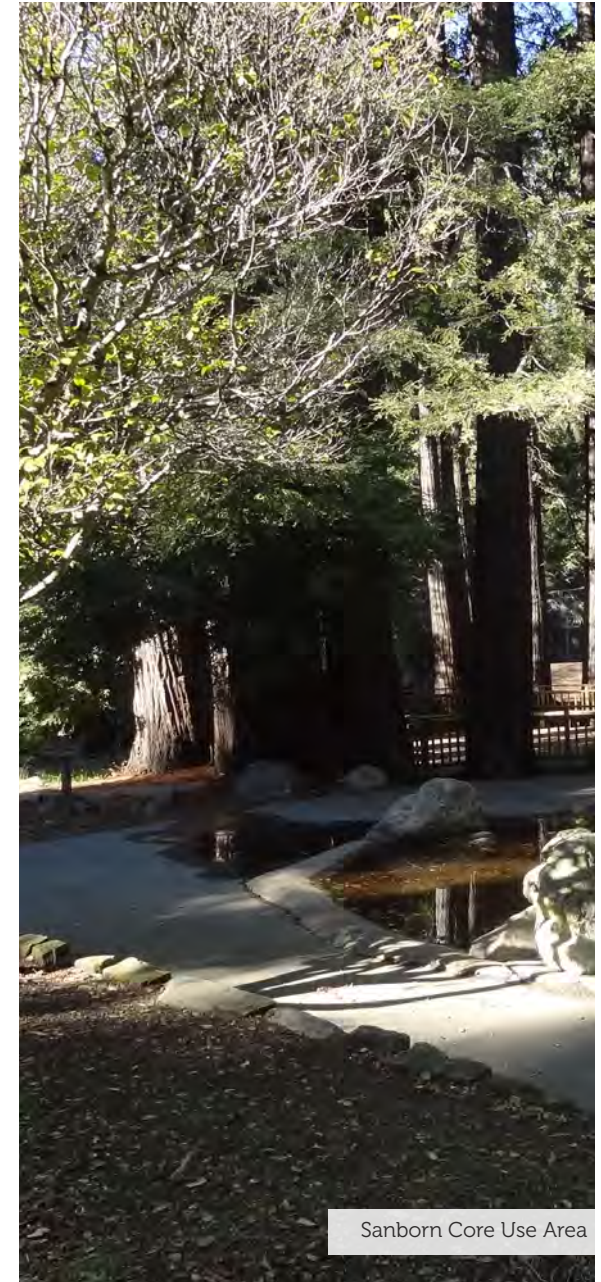
Welch-Hurst Area

PLANNING PROCESS

The planning process for the Park, led by a team of Parks Department staff and consultants, was conducted over a multi-year period. The assessment of existing conditions, opportunities and constraints, and potential uses allowed for effective stakeholder and community engagement and informed the development of draft alternatives. Neighbors and the general public had the opportunity to ask questions and provide comments on all design alternatives, which were incorporated into the final recommendations. Following selection of the final design recommendations, the Parks Department completed an Initial Study Checklist and prepared a Mitigated Negative Declaration in compliance with the California Environmental Quality Act (CEQA).

EXISTING CONDITIONS, OPPORTUNITIES & CONSTRAINTS

The Park's natural and cultural resources, access and circulation, park facilities and use areas, and existing operations and management were evaluated during the planning process to ensure that the Plan vision and recommendations were based on a comprehensive understanding of existing conditions. This evaluation accompanied a more focused analysis regarding opportunities and constraints of the four focus areas within the Park, including their market viability and future partnership opportunities, environmental benefits or impacts, contribution to visitor services, and revenue generating potential.



Former Nursery Area

Sanborn Core Use Area

RECOMMENDATIONS FOR PARK DESIGN

The Plan identifies goals and objectives for addressing recreation, education and interpretation, natural resources preservation, circulation and access, land use, cost recovery and revenue generation. In addition, recommendations for improving the Park were developed based on robust analysis and input from stakeholders and the public for the overall Park as well as the focus areas. Together, these recommendations ensure that the focus areas are thoughtfully integrated with existing uses, and future developments contribute to the financial sustainability, partnership opportunities, and visitor satisfaction of the Park.

Recommendations and preferred design solutions for each focus area are summarized below. Although the Parks Department will be responsible for operating and maintaining the Park, it is anticipated that future partnerships will be critical to implementation of many of the recommendations for expanded park programming and development.

- **Sanborn Core Use Area:** This area includes the current ranger office, day use picnic areas and camping sites, and hosts educational programs. Recommendations include expanding educational and recreation opportunities, improving connections to other areas of the Park, and maximizing existing facilities for day use recreational opportunities.
- **Former Nursery Area:** This area has the potential to accommodate higher intensity uses, such as campgrounds/cabins and a small pump track/bike skills area.
- **Welch-Hurst Area:** This area includes the historic Welch-Hurst house and grounds. Site improvements are needed to ensure public safety and accessibility.
- **Former Christmas Tree Farm Area:** Development of the Former Christmas Tree Farm Area for recreation purposes is not recommended as part of this Plan. However, it is recommended that the Park continue its existing partnership with West Valley College's Park Management Program.

IMPLEMENTATION PLAN

The Plan will be implemented in multiple phases. The first phase, to be completed within five years of Master Plan approval, will focus on improvements in the Sanborn Core Use Area. The second phase is envisioned for completion within five to ten years of approval and will focus on improvements to the Former Nursery Area and Welch-Hurst Area through collaboration with future partners. The capital cost of implementing all Plan recommendations is estimated to range between \$17.3 and \$28 million, including planning, design, and permitting costs. This Plan allows for future updates to ensure that new information and opportunities continue to shape the direction of the Park improvements.



Former Christmas Tree Farm Area

1

Introduction

Located in the Santa Cruz Mountains approximately four miles west of the city of Saratoga, Sanborn County Park (Park) offers a unique destination for both local and regional visitors. The variety of habitats within the Park, which extend from redwood forests to grassy meadows, coupled with remnants of the land's former estates, create an ideal setting for a diverse range of recreational and educational activities. The Park provides a resting spot for campers, a gathering space for celebrations and community events, and a place where nature and local history can inspire visitors.



Peterson Grove

PROJECT/PARK OVERVIEW

The Park has grown over time as new properties have been acquired. Some of these acquisitions have provided new or expanded facilities for park visitors, while some have yet to be folded into the publicly accessible park experience. Understanding the necessity for careful planning of all parkland and visitor amenities, the County of Santa Clara Parks and Recreation Department (Parks Department) has developed this Sanborn County Park Master Plan (Plan) to ensure thoughtful integration of new areas and uses, maintain the successes of the existing park features and programs, improve financial sustainability, and increase visitor satisfaction and public support.

PURPOSE OF THE MASTER PLAN

This Master Plan is an overarching document for the entire park, and offers both an overall long-term vision and recommendations for four focus areas: the Welch-Hurst Area (located near the Walden West Environmental Education Center); the Sanborn Core Use Area where the historic Dyer House, existing camping, picnic and day use activities are located; the Former Nursery Area across from the park entrance; and the area near Skyline Boulevard and Black Road that includes the former site of a Christmas tree farm. This Master Plan considers the feasibility of a variety of potential uses within each of the above-described focus areas, including their market viability and future partnership opportunities, environmental benefits or impacts, contribution to visitor services, and revenue generating potential. The Plan additionally offers preferred design solutions, with the intent of guiding the Parks Department's long-term development of each area. The four focus areas identified in Figure 1-1 are described on pages 4 and 5.

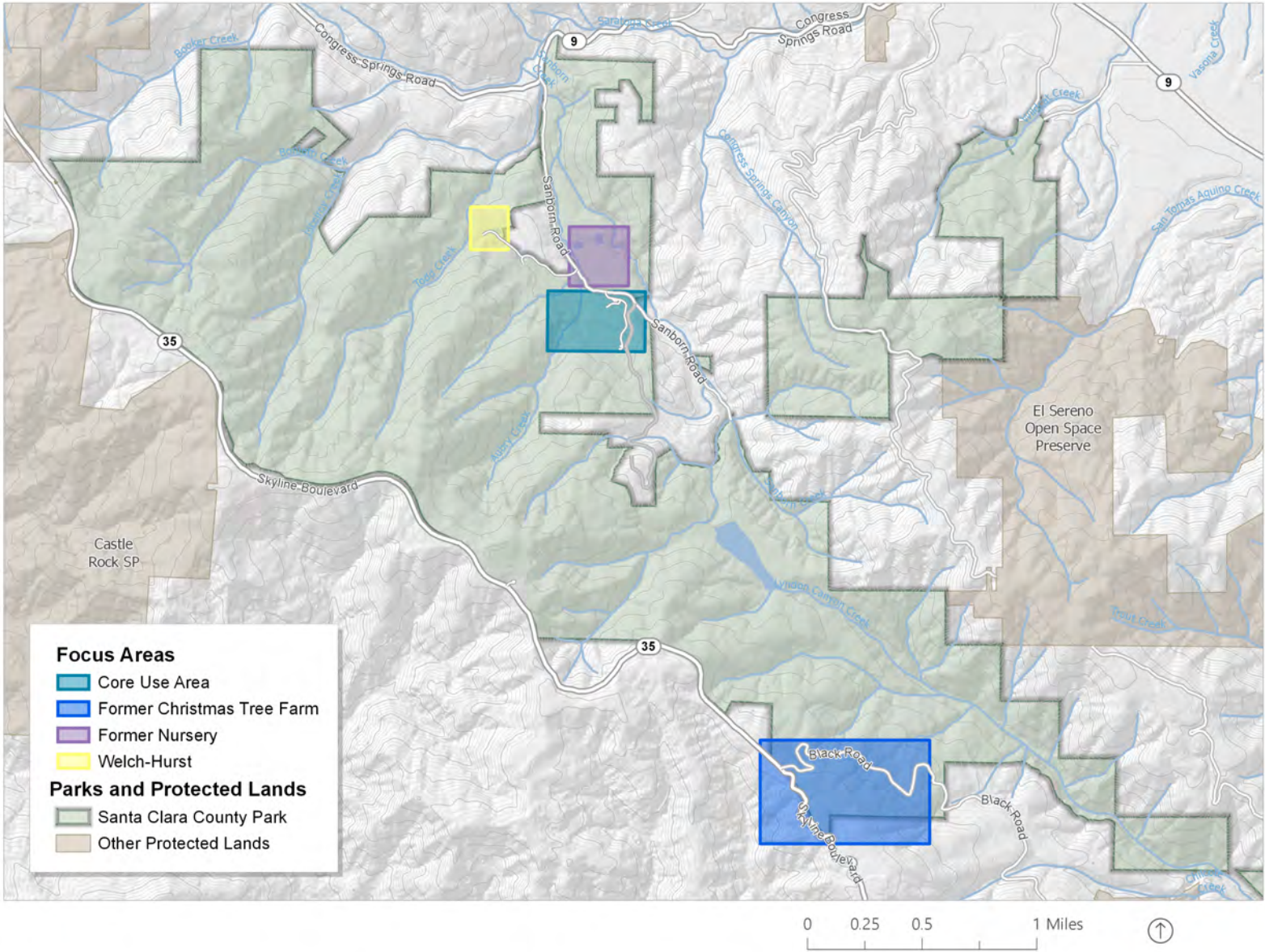


Figure 1-1. Sanborn County Park Master Plan Focus Areas

Sanborn Core Use Area

The focal point of the Sanborn Core Use Area is the historic Dyer House, which was constructed in 1915 as a home for H.P. Dyer. The structure is located in the northeast quadrant of the Park near the Day Use Area, and now houses the Youth Science Institute and offices. This focus area also includes sites for walk-in tent camping and RV camping, day use areas for gatherings, and lawn areas for informal recreation.



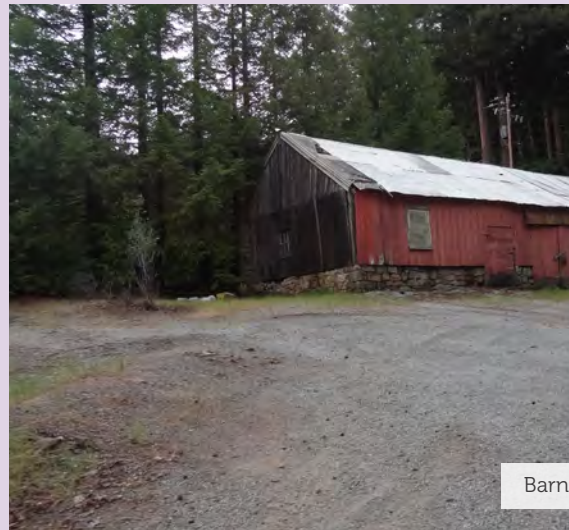
Dyer House



Sequoia Picnic Area



Greenhouses



Barn

Former Nursery Area

The Former Nursery Area is located on the east side of Sanborn Road, and is therefore separated from the main public use areas of the Park. The 57-acre site was formerly known as the Christensen Nursery when it was operated as a commercial plant nursery. It contains the Christensen house, Caretaker's house, a barn, a greenhouse, out buildings/garages, and two large ponds.

Welch-Hurst Area

The Welch-Hurst Area is located in the northeast quadrant of the Park west of the Walden West Environmental Education Center (Walden West). This focus area includes the main house, a cottage, and a barn, as well as the surrounding grounds and pond area. The main house was originally constructed as a family retreat for James R. Welch in the early 1900s, functioned as the Sanborn Youth Hostel from 1978-2009, and is currently unoccupied.



Welch-Hurst House



Landscaped Grounds



Former Christmas Tree Farm Area

Former Christmas Tree Farm Area

The Former Christmas Tree Farm Area is located in the southern end of the Park south of the intersection of Black Road and Skyline Boulevard. The Former Christmas Tree Farm Area encompasses approximately 80 acres, with approximately 20 acres located nearest the road intersection making up the site of the commercial tree operation. The remainder of the property is conifer forest. Following acquisition by the Parks Department in the early 1980s, the property remained in operation as a tree farm under a lease agreement until 2010 when the former owner of the tree farm ceased operations and vacated the property.

PLANNING PROCESS

The process to develop this Master Plan began with the establishment of a multi-disciplinary project team, which included members of both the Administrative and Operations divisions of the Parks Department, a representative from the Parks and Recreation Commission, and a consultant team led by the planning and design firm Placeworks. The development of the Master Plan was guided by the following goals:

1. Assess the existing conditions of the Park.
2. Evaluate the feasibility of potential amenities.
3. Outline opportunities to improve existing as well as create new partnerships.
4. Enhance the visitor experience by improving and expanding existing amenities.
5. Pursue ways to preserve and enhance natural and historic resources (e.g., Welch-Hurst and Dyer buildings).
6. Recommend new park facilities that respond to the changing recreational desires of the public.

The planning process for the Plan is illustrated in Figure 1-2. The assessment of existing conditions, opportunities and constraints, and potential uses was the first step in developing the Plan and set the stage for effective stakeholder and community engagement as well as development of Draft Alternatives.



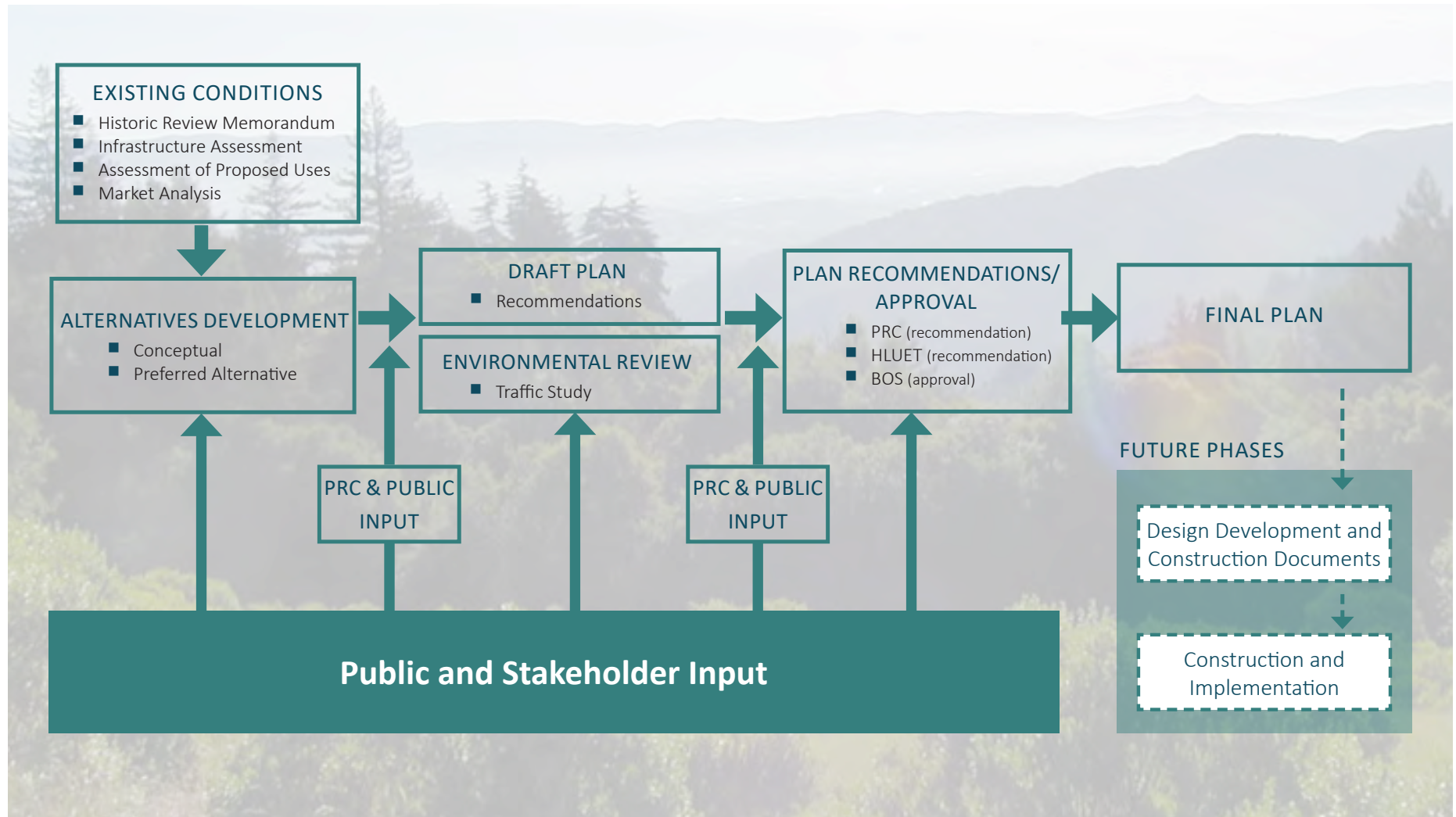
Stakeholders and community members were engaged during the development and review of design alternatives. Opportunities for community engagement included numerous meetings with neighborhood groups and other stakeholders as well as two community workshops held on November 7, 2017 and July 24, 2018. Public input on initial design recommendations was solicited at the first public meeting, which was attended by over 140 people, and draft final recommendations were presented at the second community meeting, which was attended by approximately 60 people. The participants were provided the opportunity to ask questions and provide comments on the Plan at both meetings.

After the final design recommendations were selected, the Parks Department completed an Initial Study Checklist and prepared a Mitigated

Negative Declaration in compliance with the California Environmental Quality Act (CEQA). The Parks Department then brought the Plan to the Parks and Recreation Commission and the Housing, Land Use, Environment, and Transportation Committee (HLUET) for review and recommendation, and then the Plan and the CEQA document to the Board of Supervisors for approval.

Following the approval of the final Plan, the Parks Department will move forward with the implementation of the Plan. Future phases include design, development, and construction.

Figure 1-2
 Planning and Input Process



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2

Background

The character and uses of the Park are informed by the culture, environment, and unique history of the region. This chapter summarizes relevant background and context as it relates to the existing environmental conditions, the history of the Park, current demographic trends and open space and recreational uses in Santa Clara County.



LOCATION AND REGIONAL CONTEXT

The Park contributes to the extensive acreage of protected open space within the forested eastern slopes of the Santa Cruz Mountains. The Park's approximately 3,500 acres are generally bounded by State Highway 9 (Congress Springs Road/Big Basin Way) to the north and State Highway 35 (Skyline Boulevard) to the west, as shown in Figure 2-1. The City of Saratoga, approximately four miles east of the Park along State Highway 9, is the closest urban area.

LAND USE

As shown in Figure 2-2, land uses surrounding the Park, designated by the County of Santa Clara and the County of Santa Cruz general plans, are predominately low-density residential, protected open space, and agriculture. The two residential zoning designations, *Hillsides* and *Mountain Residential*, are extremely low-density, with allowances of one dwelling per 20-160 acres, and one dwelling per 10-40 acres, respectively. These areas include many large estates and vineyards with limited development.

The Park is located within a network of protected open space, which is described in the Parks and Open Space section below. Additionally, the following privately-owned properties are located near the Park and contribute to the character of the area:

- **Walden West Environmental Education Center** is an environmental education facility operated by the County of Santa Clara Office of Education. The facility is located on an inholding within the northeast portion of the Park.
- **Saratoga Springs** is a privately-owned facility located north of the Park on State Highway 9 in Saratoga. Saratoga Springs offers a variety of services including RV camping, summer day camps, and facilities for weddings, parties, and corporate events.
- **Domaine Eden Winery** is a wine estate owned by the Mount Eden Winery, formerly known as Cinnabar Winery. The property is located northeast of the Park south of State Highway 9.
- **Savannah-Chanelle Winery** is a privately-owned winery located north of the Park on the south side of State Highway 9. The winery offers wine tasting, private tours, picnic space, and other events.

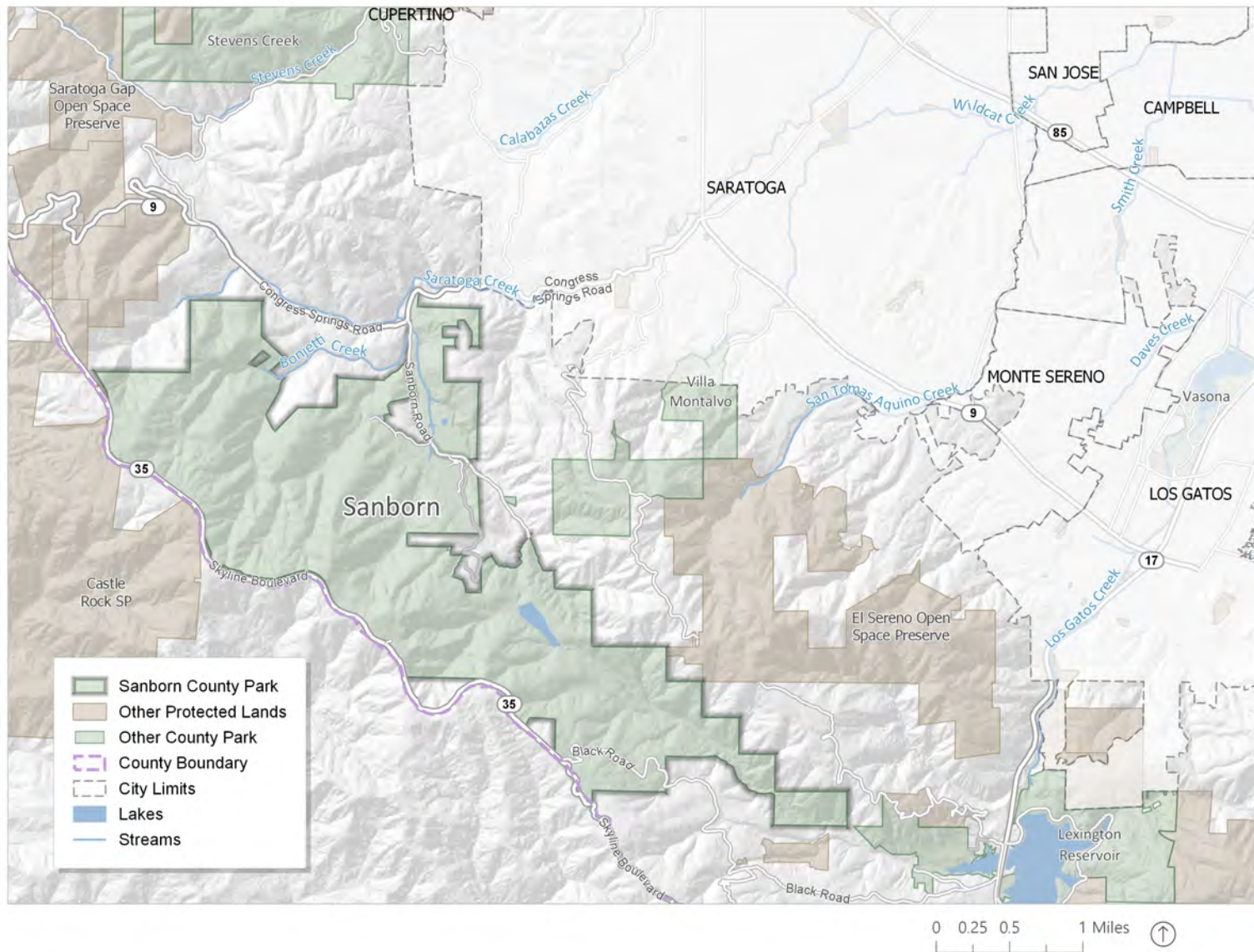


Figure 2-1. Regional Context



Rough-skinned Newt
Photo courtesy of Chaz Cassel



Band Tailed Pigeon



Pick Skyline Chaparral

PARKS AND OPEN SPACE

Surrounding parks and open spaces are operated by managing agencies listed below and shown in Figure 2-1. In addition to the publicly-accessible open spaces, there are a number of protected lands that are not currently open to the public as shown in Figure 2-1. The following is a description of the public open spaces located within close proximity to the Park.

CALIFORNIA DEPARTMENT OF PARKS AND RECREATION (STATE PARKS)

- **Castle Rock State Park** is located across State Highway 35 from the Park. It includes nearly 5,500 acres and is currently open to the public for hiking along 34 miles of trails, hike-in camping at two primitive campgrounds, and picnicking and gathering near the park's interpretive center. A number of the trails are multi-use allowing for equestrians and cyclists, and the park is a popular destination for rock climbers that 'boulder' and 'top rope' at sandstone outcroppings found throughout the park.

COUNTY OF SANTA CLARA PARKS AND RECREATION DEPARTMENT

- **Stevens Creek County Park** is located approximately five miles north of the Park. The park includes the Stevens Creek Dam and Reservoir, which is owned by the Santa Clara Valley Water District (Water District). The Parks Department manages the area around the reservoir for park uses, including non-motorized boating within the reservoir and picnicking along the shore. Additionally, there are nine miles of trails for hiking, mountain biking, and equestrian uses.
- **Lexington Reservoir County Park** is located approximately five miles to the southeast of the Park. The Water District owns the reservoir and the adjacent land and manages the reservoir to preserve the area's water quality. The Parks Department manages recreational uses at the reservoir and on land owned by the Water District. Swimming is prohibited but non-motorized boating is permitted depending on water levels. The park also has a picnic area near the boat launch.

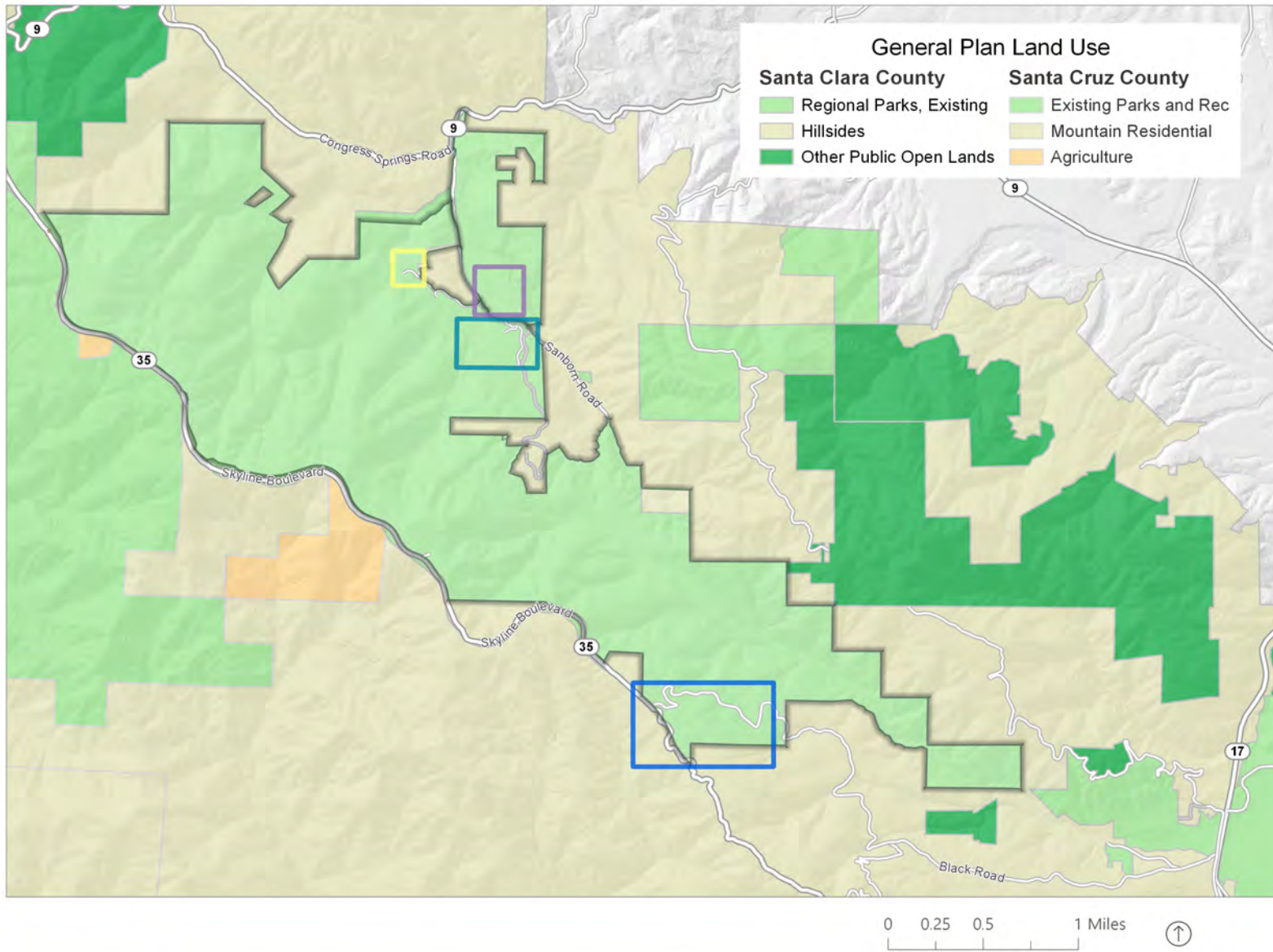


Figure 2-2. Land Use and Zoning



Quarry Park



Hakone Gardens

CITY OF SARATOGA

- **Saratoga Quarry Park** is located 0.7 miles east of the northern portion of the Park. Formerly a quarry site, this 64-acre park was opened to the public by the City of Saratoga in 2015 for hiking and passive recreation. The City of Saratoga Parks Department manages the site to tell the unique history of the area and offers recreational opportunities that integrate with historic features.
- **Hakone Gardens** is located approximately 0.75 miles northeast of the Park. Previously a private estate garden, this city park is managed by the Hakone Foundation in the style of a traditional Japanese garden.

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT (MIDPEN)

- **Saratoga Gap Open Space Preserve** is located approximately 0.25 miles north/northwest of the Park. This 1,560-acre open space preserve is utilized primarily for hiking, mountain biking, and equestrian trail use.
- **El Sereno Open Space Preserve** is located immediately east of the Park. The preserve includes 1,415 acres of protected open space, including a network of hiking, mountain biking, and equestrian trails.

RELATED PLANNING DOCUMENTS

County of Santa Clara Parks and Recreation Department Strategic Plan

The Strategic Plan, approved in 2018, directs the overall planning and management of the County’s regional parks and trails. The 2018 Plan confirms components of the 2003 Strategic Plan that remain pertinent, defines a new departmental vision, and establishes priorities and strategies for ensuring that the regional park system of Santa Clara County continues to be an essential contributor to County residents’ quality of life. The Strategic Plan identifies current and anticipated customer needs as well as recreation trends and includes a near-term Action Plan for projects such as those recommended by this Master Plan.



Nature Hikes

Countywide Trails Master Plan Update

The Santa Clara County Countywide Trails Master Plan Update, approved in 1995, presents an overarching vision for trail development throughout the county, including a network of trails that connects cities, regional open space resources, and unincorporated urban pockets of the County to create one continuous trail network.

Sanborn County Park Trails Master Plan

The Sanborn County Park Trails Master Plan (Trails Master Plan), approved in 2008, provides a comprehensive long-term plan for management of a multiple use trail system. Multiple use, or multi-use, trails are built for hiking, off-street (mountain) biking, and equestrian uses. The Trails Master Plan complements the Park's rugged, mountainous terrain that affords visitors a wilderness experience in Santa Clara County.

The Trails Master Plan provides trail opportunities for all self-propelled trail users including hikers, mountain bikers, equestrians and dog walkers, in keeping with the Countywide Trails Master Plan Update which promotes an increase in multi-use trails. The Trails Master Plan identifies short-range and long-range goals for implementing the plan's vision using current land holdings and expanding the system as other lands become available.

Some of the goals of the Trails Master Plan include:

- Identify trail access for all users to meet both short term needs and long-range planning consistent with all existing land agreements.
- Introduce multi-use trails into the Park to meet the regional trail goals of the Bay Area Ridge Trail and Juan Bautista de Anza National Historic Trail and to be consistent with the Countywide Trails Master Plan Update.
- Identify trail staging areas for all users including hikers, mountain bikers, and equestrians.

Analysis within the Trails Master Plan accounted for regional population growth and changing interests of the public. For instance, the once rural and agricultural character of the "Valley of Heart's Delight" has steadily morphed into the high-tech culture of "Silicon Valley." This change has brought with it changes in desired trail uses, such as equestrian demand diminishing while mountain biking demand increases. The Trails Master Plan reflects the changing goals of the regional trail system and the preferences of residents of Santa Clara County. More information on the Sanborn Trails Master Plan is included in Chapter 3, Parkwide Existing Conditions.

REGIONAL TRAIL CONNECTIONS

The area surrounding the Park includes various trails which offer both existing trail connections and future opportunities to connect to planned trails. Figure 2-1 shows the existing and proposed trail network in the Park and surrounding area. Existing trails connect the Park to Castle Rock State Park. Planned regional trails would ultimately connect the Park to Saratoga Quarry Park, Stuart Ridge (unopened county parkland), El Sereno Open Space Preserve, and Lexington Reservoir. The connection to Saratoga Quarry Park would be part of the regional Saratoga to Skyline Trail.

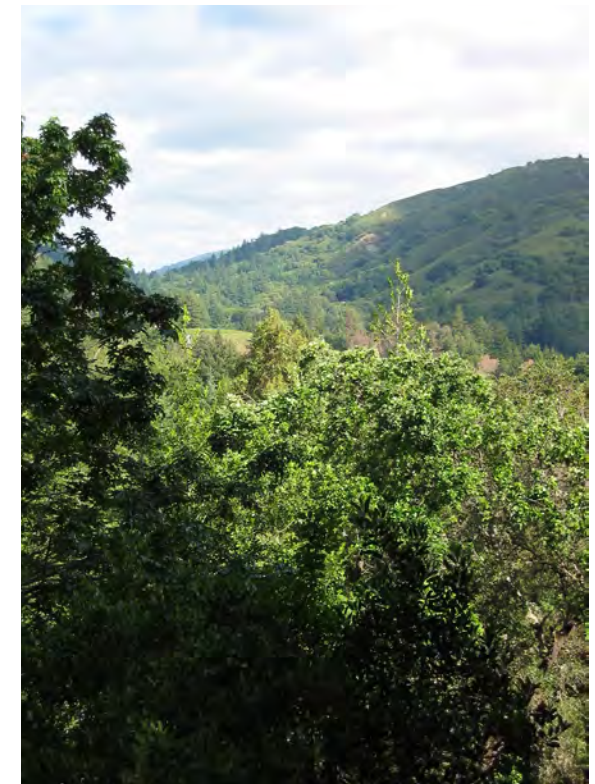


Figure 2-3
Historical Timeline



HISTORY OF THE PARK

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

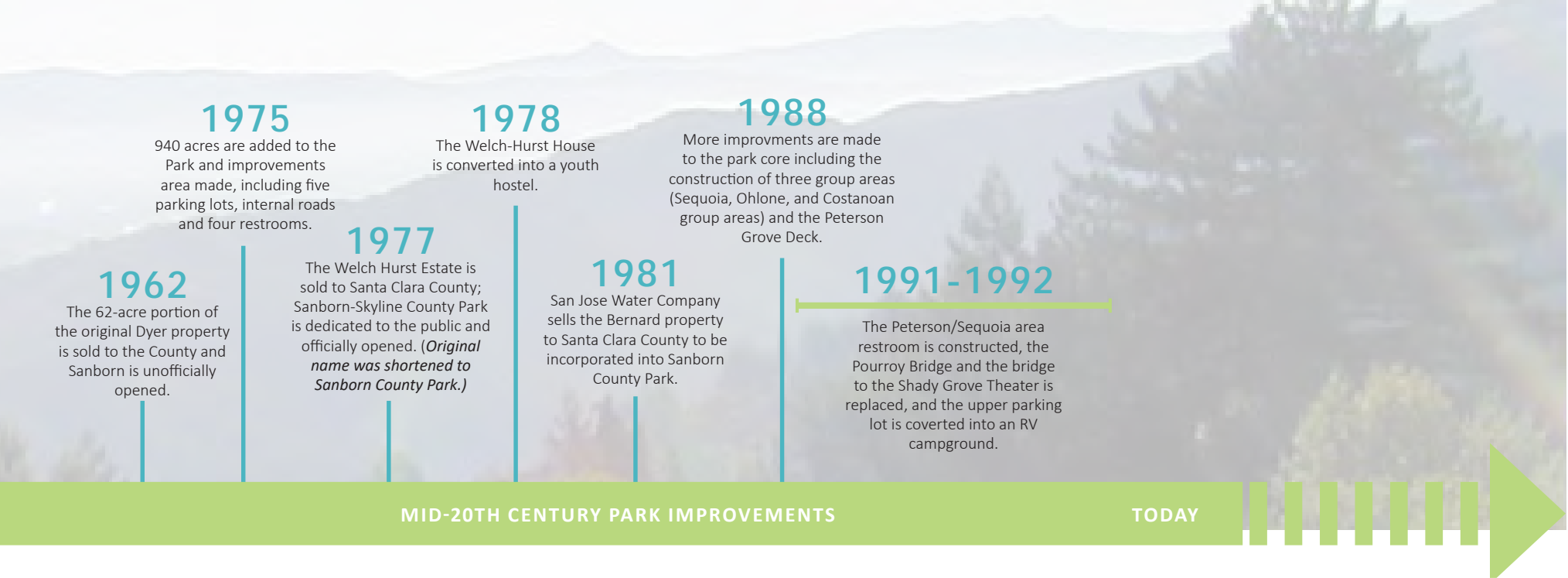
The Park was not part of the Spanish Ranchos. At the end of the Mexican American War in 1848, these unclaimed lands became the property of the U.S. Government. Under the Homestead Act of 1862, the federal government granted vast tracts of unclaimed land to private individuals as a way of promoting settlement, building infrastructure, and rewarding citizens

for military service. Early settlers who arrived in the Saratoga hills took advantage of this new law, which granted 160 acres of unclaimed land to the head of a family, a widow, or a single person over the age of 21. In the 1860s, French, Swiss, and Italian immigrants began to settle in the area bounded by State Highway 9, Sanborn Road, and State Highway 35.¹ These homesteaders initially harvested timber from the area and later used the land for agricultural purposes, resulting in several farms along what is now Sanborn Road.

Numerous homesteaders and property owners occupied the land which today comprises the Park. In 1962, the County of Santa Clara (County)

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

¹ Schwind, Janet, and The Skyline Historical Society, *The South Skyline Story*, 2014.



1975

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

1978

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

1988

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

1962

The 62-acre portion of the original Dyer property is sold to the County and Sanborn is unofficially opened.

1977

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

1981

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

1991-1992

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

MID-20TH CENTURY PARK IMPROVEMENTS

TODAY

TIMELINE

Historical Highlight on Sanborn Core Use Area

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

During his tenancy at the house, Mr. Dyer had a Pelton waterwheel-powered generator installed in the basement that provided electricity to the house and the grounds. Being one of the only buildings with electricity at the time, it was known as “The Star on the Hill².” Mr. Dyer also purchased part of the nearby Taudt and Pourroy lands to create a 500-acre estate.

Mr. Dyer died in 1928 and the property was sold by his daughter in 1950 to George and Ethna Peterson. As previously described, the County

² State of California Department of Parks and Recreation Primary Record SCL 521 H.P. Dyer House (2004).

purchased a portion of the property in 1962; constituting the first acreage of what would become the Park. This acquisition included the Dyer House and adjacent redwoods as well as the future Sequoia/Peterson Grove day use area.

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

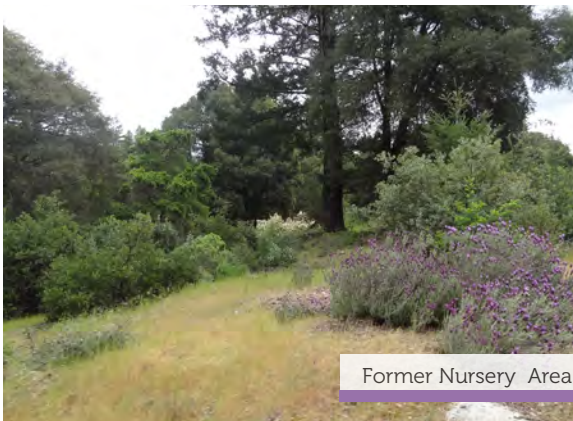
Historical Highlight on Former Nursery Areas

Historically, the Former Nursery Area was associated with the region's early winemaking industry, which was begun by European immigrants who settled in the Saratoga hills following the federal Homestead Act of 1862. The Taudt family, originally from Austria and France, occupied the Former Nursery Area from approximately 1880 to 1912, and like many of their neighbors, planted orchards and vineyards, harvested hay, and made wine from their grapes. The former Caretaker's house and barn were likely constructed circa 1880 during the Taudt family's tenure.

In 1912, the Taudt family sold the property to the Dyer family of San Francisco to be used as a summer and holiday retreat. In 1950, the property was transferred from the Dyer family to the Christensen family, who operated a conifers and evergreen nursery on the property and built a modern-style ranch home on the property in 1961. In 1993, the County purchased the property with a 25-year lease back to the sellers allowing them to both occupy and continue operation of the commercial nursery. The property is commonly referred to as the Christensen nursery because of the family history.

The Former Nursery Area is not associated with the earliest known vintners in the region and is not considered uniquely significant within this context. Furthermore, while the Former Nursery

Area was a continuation of earlier agricultural practices on the site, the numerous physical alterations made to support the nursery operations reduced the overall integrity of the property when compared to its original use as a winery. These alterations include the construction of many modern greenhouses and other outbuildings, the removal of the vineyards, as well as the installation of two large irrigation ponds. The site has a number of areas where refuse was dumped as part of the past commercial nursery operations. These areas include various household waste, as well as light industrial waste including nursery materials, car and tractor parts, steel drums and other potential hazardous materials. An environmental document was prepared in 2011 to address the cleanup of this site.



Former Nursery Area



Building at Former Nursery Area



Greenhouse

Historical Highlight on Welch-Hurst Area

In 1902, State Superior Court Judge James R. Welch purchased 800 acres of land from the McElroy, Bonjetti, and Pourroy families, who operated farms in the area. Judge Welch constructed the Welch-Hurst House and pond as a vacation home and retreat. At that time, the site was remote and the house, which would be enlarged incrementally, served as a rustic summer lodge for Judge Welch, his wife, and their four children. The house was designed in a “Rustic Revival” style and was constructed of indigenous materials, including redwood and local stone, on a relatively flat portion of the site.

The Welch-Hurst House and property is listed on the National Register of Historic Places and is a California Point of Interest. The Period of Significance for the property is 1913-1931. According to the National Register of Historic Places nomination form for the building, “Welch-Hurst is typical of the large estates which prominent Bay Area residents established along the foothills on the eastern side of the San Francisco peninsula. Welch-Hurst is very rustic and follows the tradition of resort houses and hotels established in the nineteenth century in the Adirondacks and Pocos [sic] before being imported to the west. The house probably owes a debt to the California Arts and Crafts Movement and the Arroyo Craftsman Magazine.”³

In 1955, Judge Welch’s daughter sold the property to Vernon Pick, a successful uranium miner, who constructed a large laboratory building, and a 900-foot airstrip southeast of the Welch-Hurst House.

In 1977, the property was sold to the County and in 1978, the American Youth Hostel System (now known as Hosteling International) converted the Welch-Hurst House into a youth hostel. While operating as a hostel, the house and property were also used for private daytime events. As a hostel, the building was subjected to heavy use (hosting some 157,460 people during its tenure) and underwent major alterations to the interior. The hostel closed in 2010 and the building and property have since remained unused.

³ Siegel & Strain Architects, Building Evaluation for the Welch-Hurst House, 2016.



Pond at Welch-Hurst Area



Welch-Hurst Carriage House



Welch-Hurst House



Picnic in the Park



Park Concert



Fishing

DEMOGRAPHICS, TRENDS, AND PROJECTIONS

While every park provides a unique experience, considering statewide and local trends in the planning process can help to ensure that public park facilities are responsive to the needs of the people who use them. Understanding both the current and future trends will enable the Parks Department to position their services and respond more quickly to market changes.⁴ The following section describes trends in recreation that could potentially have an impact on the future use of the Park.

DEMOGRAPHIC TRENDS

Recreation patterns throughout the state will be greatly influenced by California’s rapidly increasing Hispanic and Latino, Asian, and Indian populations. When surveyed, many Hispanic and Latino residents indicated a desire for parks that feel safe, a preference for features and amenities that support day-long outings with extended family, and the need for parks nearby and in urban areas.⁵ Additionally, future park users will have a greater range of physical abilities, speak a wider array of languages, and represent a more diversified age group.

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- 4 California State Parks, 2005, Parks and Recreation Trends in California.
 - 5 California Department of Parks and Recreation, December 2003, Public Opinions and Attitudes on Outdoor Recreation in California – 2002: An Element of the California Outdoor Recreation Plan.

The demographics of Santa Clara County are shifting with an increase in the Hispanic and Latino population and decrease in the White population. According to the 2017 census, of the nearly two million county residents, three percent are African American, 38 percent are Asian/Pacific Islander, 26 percent are Hispanic or Latino, and 32 percent are White. Growth in the Hispanic and Latino community in particular is a trend that is being seen countywide and reflects the need to consider the Hispanic and Latino community’s preferences in park planning and recreational programming. These preferences include large group picnic sites and camping sites.

CALIFORNIA STATEWIDE COMPREHENSIVE OUTDOOR RECREATION PLAN (SCORP)

In September 2015, State Parks released the Statewide Comprehensive Outdoor Recreation Plan (SCORP). As part of this process, the



Youth Backpacking Trips



Nature Walk



Hiking Trails

California Department of Parks and Recreation (CDPR) conducted a Survey of Public Opinions and Attitude on Outdoor Recreation (SPOA). Through phone interviews and mail or online questionnaires with adults and youth, State Parks compiled information on how residents were using park facilities and what they would like to see more of in the future.

Throughout the State, respondents indicated that they would like to participate more often in picnicking (55.1%), walking (37.4%), and camping (35.1%). Additionally, the study found that respondents indicated the most important facilities included wilderness type areas with no vehicles or development, play areas for children, areas for environmental and outdoor education, large group picnic sites, recreation facilities at

lakes/rivers/reservoirs, and single-use trails.⁶

Adult responses were categorized by region. Santa Clara County was grouped within the Greater San Francisco Bay Area Region, which represented 19 percent of adult responses and 16 percent of youth responses. The report notes that, “this region as well as the neighboring Sierra and Northern California regions sees use of paved and unpaved trails and scenic and wildlife viewing areas in higher frequency than other regions of California.” Table 2-1 presents the following as the current regional demand for the area.

⁶ State of California. California State Parks. Natural Resources Agency. Survey on Public Opinions and Attitudes on Outdoor Recreation in California 2012: Complete Findings. Sacramento, CA: California State Parks Office, 2014.

TABLE 2-1 Current Regional Demand Greater San Francisco Bay Area Region

TOP FACILITIES USED	TOP ACTIVITIES
Unpaved trails	Walking
Paved trails	Hiking on unpaved trails
Scenic observation/wildlife viewing areas	Eating/ picnicking
Picnic tables, picnic pavilions	Playing
Open space to play	Sedentary activities
Beach or water recreation areas	

PARKS DEPARTMENT SPECIFIC TRENDS

Based on various data sources distilled by the Parks Department in the Sanborn County Park Collaborative Park Management Plan, park users are very diverse and match closely with the overall demographics of the County. There is very little dissatisfaction with any specific park elements, attributes, or facilities in County parks and opinions of parks continue to remain high.

The vast majority of County residents indicate that they are likely to use County parks for outdoor activities. Most of the visitors are regular users of County parks and half visit once a week or more. Two thirds visit a few times a month or more. However, there is a lack of knowledge about some of the specific amenities and facilities that are available to visitors in the County parks system.



With consideration to Sanborn County Park, visitors and survey participants have expressed interest in the availability of “structured camping” in cabins/yurts at the Former Nursery Area.

CAMPING AND CAMPGROUND TRENDS IN COUNTY PARKS

In 2007, a Yurt Feasibility Study was conducted, which led to the installation of five yurts in the Valley View area of Mount Madonna County Park in 2010. While these alternative units have been extremely popular with campers and command premium rents over tent and RV spaces, the hours of staff time required for maintenance and cleaning of the yurts has exceeded the projections in the Yurt Feasibility Study. Other jurisdictions, such as State Parks, have concluded that hard-sided cabins may be more economical over the long run as a means of providing alternative camping options. For example, State Parks has installed several hard-sided cabins in Samuel P. Taylor State Park, located in Marin County.

In 2016, CHM Government Services (CHMGS), under contract with the Parks Department, completed a report intended to provide a decision-making framework for campground and park store investments. The Camping and Park Stores Business Analysis includes a summary of market, financial, and investment analysis as well as recommendations for operating campgrounds and park stores. In summary the report concluded that:



- Demand for camping is highly correlated with population growth, and, per the Association of Bay Area Governments (ABAG), population is projected to continue to grow at one percent per year over the coming decade.
- Higher income households tend to camp more frequently than lower income households, and Santa Clara County has substantially higher household incomes than the state as a whole.
- The demographic composition of the Santa Clara County continues to change, which will have effects on the demand for camping. Growing Hispanic, Latino, and Asian populations tend to demand opportunities to camp in large self-organized groups, composed of extended family members and friends.

- More camping sites exist in private campgrounds nationwide than in public parks (60 percent of supply is private).
- Private sites capture 70 percent of camping occupancy nationwide. Many of the private sites are designed for RV use.
- Nationwide there is a noticeable shift away from traditional primitive camping and towards more developed RV sites, cabins, yurts, and “glamping” resorts.
- Design of new campgrounds should accommodate the trend towards booking multiple sites for larger, self-organized groups. The private sector recognizes groups as ten or more sites or cabins and with six people per site maximum.
- Group bookings often include campers with a range of previous camping experience and range in equipment owned. As a result, offering a variety of unit types in close proximity can best accommodate these groups; e.g., tent, RV, cabin, or yurt. Small group campsites are in demand by park visitors. To accommodate groups, loops in new campgrounds can be designed around centrally-located food prep and cooking areas as well as shared campfire areas. In addition, tent villages and cabin loops can be booked in their entirety.

- People are purchasing larger RVs that contain more amenities and need larger parking spaces. Sites with 30 Amp electrical power are insufficient for many contemporary RVs. RV campers are willing to pay a premium to have access to 50 Amp, or even 100 Amp, service.
- Campground loops designed to accommodate RVs should have some portion devoted to pull-through sites to handle the largest of RVs.
- Internet access is increasingly demanded in campgrounds. Wi-Fi availability is a key selling point in many private campgrounds. Furthermore, mobile devices have expanded beyond simple entertainment platforms, and now often provide access to nature-based education, historic and cultural tour

information, and other park-compatible content. The Parks Department is currently working on increasing Wi-Fi opportunities at key park sites such as visitor centers, park offices, kiosks, and campgrounds.

- Activity amenities and scheduled programs for children are desired by park visitors.
- The recreational activity with consistently the highest participation is walking and hiking.
- The amenity consistently most desired is clean and well-maintained restrooms.

The Yurt Feasibility Study and Camping and Park Stores Business Analysis Study assessed the needs for improvements to the County Parks system and those recommendations are consistent with the recommendations in this Master Plan.



Youth Hiking

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3



**Parkwide Existing
Conditions**

The purpose of this chapter is to establish baseline conditions for Sanborn County Park. The existing conditions evaluated in this chapter include: (1) Natural and Cultural Resources (2) Access and Circulation, (3) Facilities and Uses, and (4) Existing Operations and Management. It is important that existing conditions are evaluated at a regional park scale, in order to identify scalable impacts that will affect future planning efforts and action planning of the Park. This chapter also evaluates existing architecture and infrastructure to assess potential renovation needs of any structures on site.

NATURAL AND CULTURAL RESOURCES

Natural and cultural resources of the Park are highlighted below as they relate to opportunities and constraints for enhancing and/or expanding park uses.

CLIMATE

The Park experiences a Mediterranean climate typical of the San Francisco Bay Area region. Temperatures during May to October range from 62 to 85 degrees Fahrenheit and 42 to 70 degrees Fahrenheit from November to April.¹ While the Park is open year-round, certain uses (such as walk-in camping) are restricted during wet weather months.

1 California Weather, Saratoga, CA, <https://www.idcide.com/weather/ca/saratoga.htm>, accessed November 12, 2018.

TOPOGRAPHY

The Park is located on the eastern slopes of the Santa Cruz Mountains, and generally slopes to the northeast although the terrain is varied with elevations ranging from 840 feet to 3,160 feet. The overall elevation change is 2,320 feet. Summit Rock Loop Trail, Skyline Trail, and John Nicholas Trail provide access to some of the higher elevations of the Park. Trails and roadways have been constructed on a range of topographic conditions including gentle slopes, plateaued areas and on extremely steep inclines. This variation in topographic elevations, particularly the steep slopes, has the potential to create accessibility and feasibility challenges for Park development.

GEOLOGY AND SOILS

The San Andreas Fault crosses the Park, creating distinct geologic areas within the Park on the eastern and western sides of the fault. Most of the Park is located on the western side of the fault. The 2008 Sanborn County Park Trails Master Plan (Trails Master Plan) provides a detailed description of the Park geology and identifies the following geologic hazards within the Park: seismic activity, earthquake-induced flooding, landslides and debris flow, scarp collapse, and rapid incision of valley fill.

The Trails Master Plan incorporated erodibility of the geologic units into a suitability analysis to determine best placement of future trails. The highly erodible geologic units, such as unconsolidated alluvial fan and fluvial deposits are ranked less suitable for trails compared to the relatively stable geologic units like Vaqueros Sandstone and Mindego Basalt. These highly erodible areas may also not be suitable for other park facilities. Additionally, siting of park facilities should consider the fault location and appropriate setbacks determined by state law, including the Alquist-Priolo Act, which limits development within earthquake fault zones. Figure 3-1 illustrates the soils found within the Park. The majority of the Park, including the Former Nursery Area and Welch-Hurst Area, contains Mollisol soils, comprised of dark colored soil surface and mineral-rich base.²

2 Mollisols, <https://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils>, accessed November 14, 2018.

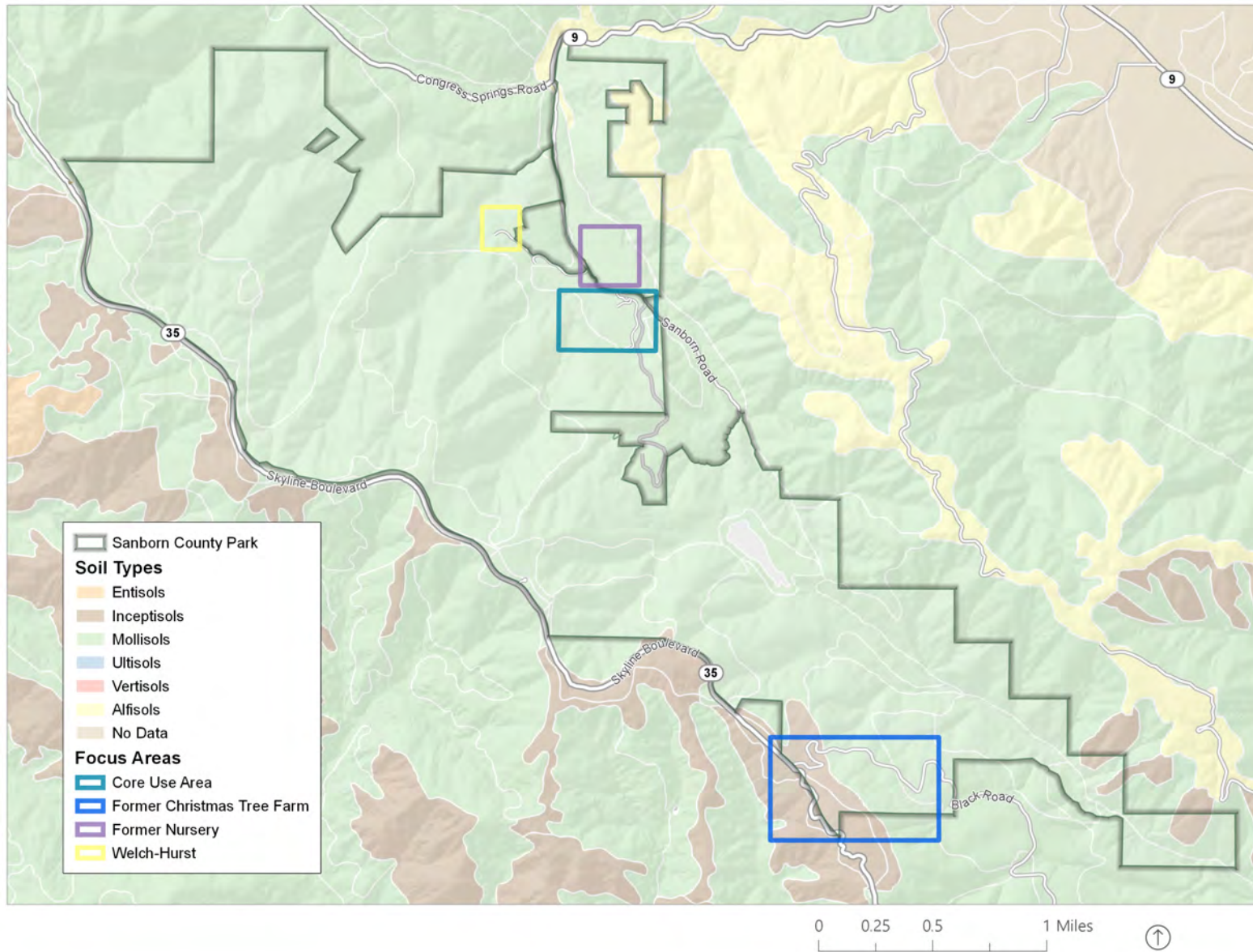


Figure 3-1. Soil Types



Lake Ranch Reservoir



Aubry Creek



Turkeytail

HYDROLOGY

As shown in Figure 3-2, the two main creeks within the Park are Sanborn Creek and Lyndon Canyon Creek.³ Sanborn Creek flows northwest through the Park and flows into Saratoga Creek north of the Park. Aubry Creek, a tributary to Sanborn Creek runs along the western edges of the Sanborn Core Use Area and Former Nursery Area. Todd Creek runs along the western edge of the Welch-Hurst Area before joining Bonjetti Creek and then Sanborn Creek. Lyndon Canyon Creek has its headwaters within the Park and flows southeast from Lake Ranch Reservoir towards Lexington Reservoir.

VEGETATION

The Park is one of two redwood-forested parks managed by the Parks Department. It includes roughly 1,800 acres of redwoods; however, as shown on Figure 3-2, the Park supports a variety of habitats. After redwood forest, the second most common type within the Park is montane hardwood-conifer, which accounts for nearly 1,178 acres of parkland. The eastern edge of the Park is composed of coastal oak woodland (214 acres), chamise-redshank chaparral (149 acres), and annual grass (33 acres). In addition, the Park contains approximately 25 acres of coastal scrub in the north/northeast portion of the park, and 12 acres of former agricultural cropland in the northwest and southwest quadrants.

³ County of Santa Clara Parks and recreation Department, "Sanborn County Park Trails Master Plan," 2008

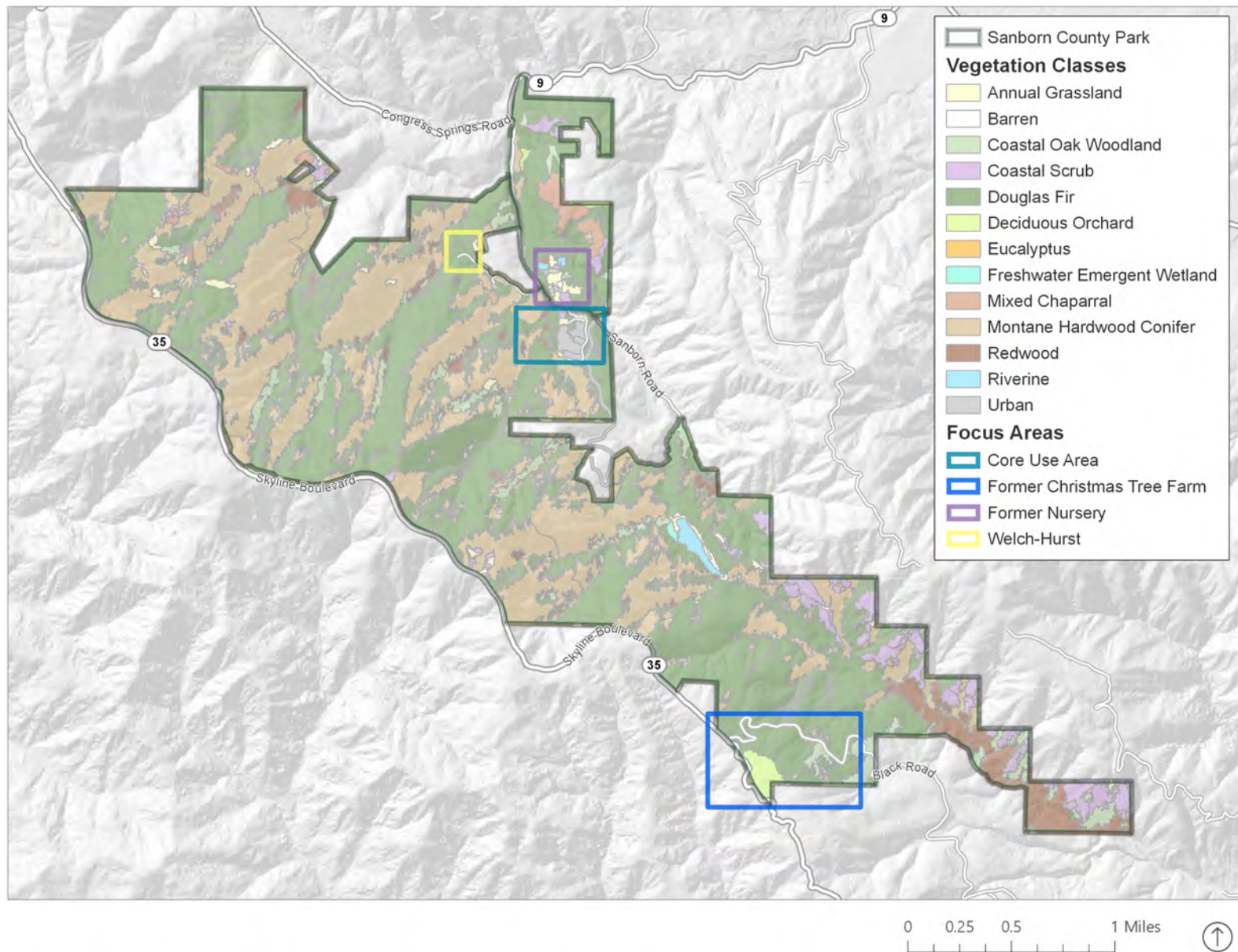


Figure 3-2. Vegetation



Western Pond Turtle



California Giant Salamander

Table 3-1
Special Status Species

COMMON NAME	SCIENTIFIC NAME
American Peregrine Falcon	<i>Falco peregrinus anatum</i>
California Giant Salamander	<i>Dicamptodon ensatus</i>
Santa Cruz Kangaroo Rat	<i>Dipodomys venustus venustus</i>
Western Pond Turtle	<i>Emys marmorata</i>

Source: CNDDDB, 2018

SPECIAL STATUS SPECIES

Located within the Santa Cruz Mountains, the Park is part of a large network of protected lands inhabited by a variety of animals, from large predators, such as mountain lions and coyotes, to a variety of migratory birds, such as the tree swallow and black headed gross beak. The Park also provides habitat for reptiles, such as the northern alligator lizard and northern Pacific rattlesnake, as well as amphibians, such as the California slender salamander and western toad.

Based on the California Natural Diversity Database (CNDDDB), as well as observations by Parks Department staff and visitors, there

is potential for special status species to occur within the Park. These species are identified in Table 3-1 and the approximate locations of CNDDDB species observations are shown in Figure 3-3. The CNDDDB is a positive detection database that only identifies when a species is observed and reported. The areas indicated by the CNDDDB records are based on accuracy of reported data, with larger areas indicating less certainty for the location of an observation, and does not indicate species presence in the entire area associated with the observation.



The American Peregrine Falcon has the potential to occur in all focus areas, but suitable nesting habitat is likely limited to areas along the ridgetop near Skyline Boulevard. The San Francisco dusky-footed woodrat, a species of special concern, also has the potential to occur in all focus areas.

The Western pond turtle and California giant salamander have been documented in the Park boundaries as recently as 2018 and 2014, respectively, but no observations have been recorded in the focus areas. An observation of Santa Cruz Kangaroo Rat was recorded in 1938 (CNDDDB, 2018) about 2 miles southwest of

Saratoga, and could occur in the Welch-Hurst and Former Nursery focus areas based on the level of uncertainty in the CNDDDB record. Any efforts to improve the Park in the focus areas will survey for special status species and avoid or minimize potential impacts.

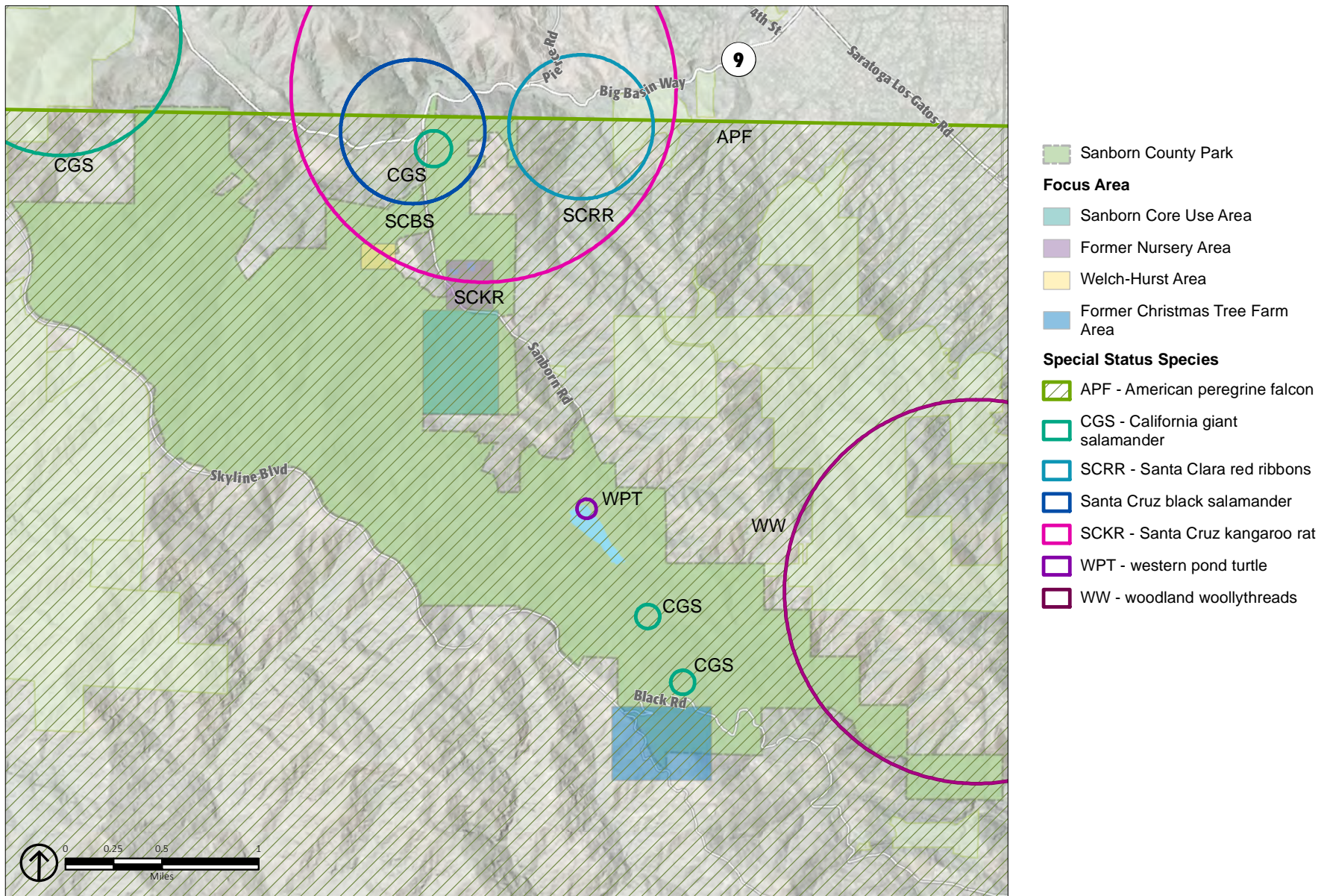


Figure 3-3. Special Status Species

CULTURAL AND HISTORIC RESOURCES

The Park's cultural and historic resources shape the need for protection and preservation of resources as well as the potential for interpretive and educational programming.

An initial Cultural Resource Study conducted by Holman & Associates in January 2007 documents four recorded and one reported archaeological resource in the Park. The Sanborn County Park Trails Master Plan Initial Study and Mitigated Negative Declaration states that "it can be assumed that the Park has the potential to contain other unknown historic, pre-historic, or paleontological resources."

The Welch-Hurst House (CA-SCL-393H) is the only resource that has been formally recorded and/or evaluated for eligibility for inclusion on the California Register of Historic Places (CRHP) or the National Register of Historic Places (NRHP). However, the Dyer House is eligible for listing on the National Register of Historic Places and California Register of Historic Resources, is included in the local the County of Santa Clara Heritage Resource Inventory, and is a registered County Landmark.



Sanborn Skyline Trail

ACCESS AND CIRCULATION

The following section describes vehicular access to the Park and internal circulation, including the vehicular road network and parking, as well as trails for hiking, mountain biking, and equestrian use.

VEHICULAR ACCESS AND PARKING

The main entrance to the Park is located 1.1 miles south of State Highway 9 (Congress Springs Road/Big Basin Way) along Sanborn Road, as shown in Figure 3-4. Six day use staging areas are located in proximity to the main entrance, and the park road provides vehicular access to the RV campground area. A small road located approximately ¼ mile northwest of the main park

entrance along Sanborn Road provides access to the Park Maintenance Office and the Welch-Hurst House, as well as the Walden West Environmental Education Center. However, a gate and signage located near the Park Maintenance Office limits vehicular access into these areas.

The Park is bound by State Highway 35 (Skyline Boulevard) to the west, and there are three staging areas located along this road. Black Road is located in the southern portion of the Park and provides access to the John Nicholas Trailhead, where limited parking is provided. Traffic and road conditions along Skyline Boulevard and Black Road are further discussed in Chapter 6, Potential Use Analysis.

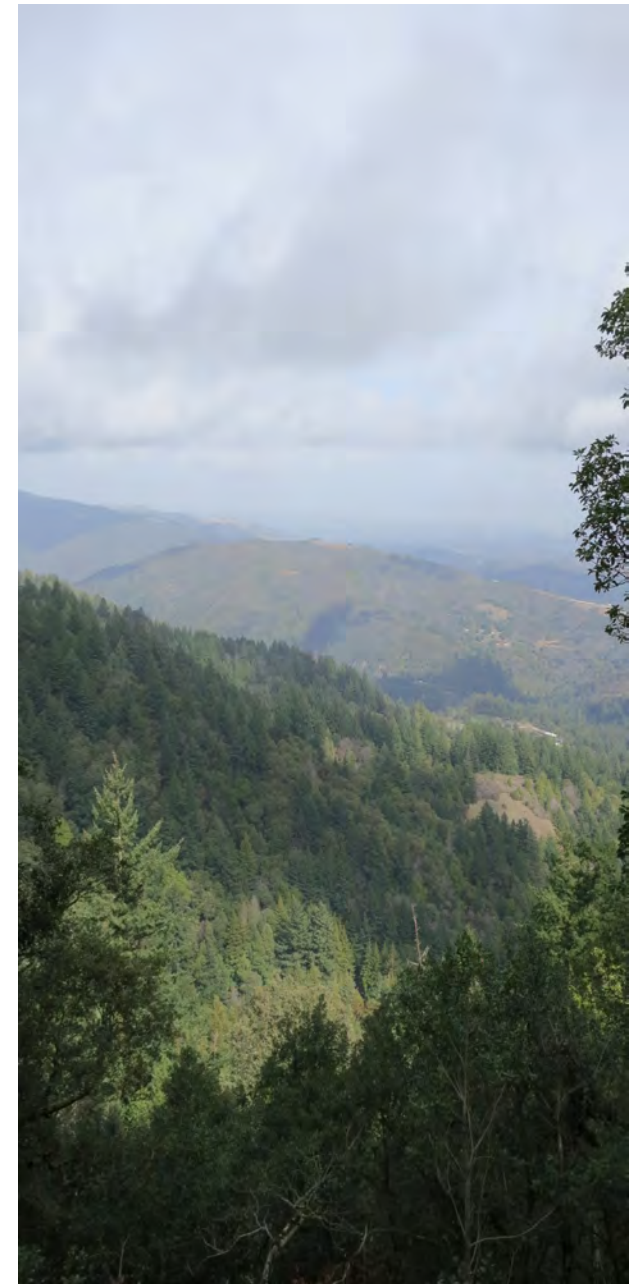
There is currently no public transit service to the Park. The nearest Santa Clara Valley Transportation Authority (VTA) transit stop is approximately 3.2 miles northeast of the Park. As shown in Figure 3-4, the Park's trail system includes roughly 20 miles of trails that accommodate hikers, mountain bikers, and equestrians. This represents the lowest density of trails within all the parks managed by the Parks Department, excluding those that contain large reservoirs. There are many areas within the Park that currently do not have formal trail access and a number of "volunteer trails" exist in heavily used areas, including the area near the Visitor Center and the Welch-Hurst House. Volunteer trails are illegally constructed trails created by park users and are not a part of the formal trail network within the Park. Hiking off trail is not forbidden within the Park and many visitors venture off trail to visit park resources, such as rock formations, or to quickly navigate between park facilities. However, many of these volunteer trails do not meet the guidelines approved by the County Board of Supervisors, may present unsafe conditions to the users, and may pass through sensitive habitat areas. The Trails Master Plan was prepared to address these issues and present a vision for expanding a sustainable trail network within the Park.

The Trails Master Plan proposes to eventually increase the overall trail network to 38 miles, including ten miles of hiking-only trails; 20 miles of multiple-use hiking, mountain biking, and equestrian trails; five miles of dual hiking and equestrian use; and three miles of dual hiking and mountain biking use. Additionally, the Trails Master Plan proposes accessible trails within the Park. Dogs on a 6-foot leash are allowed on all trails unless the trail passes through a sensitive resource area.

The Trails Master Plan also proposed approximately four miles of trail abandonment. This includes sections of trails that will be unnecessary with new alignments and volunteer trails that are not needed within the overall trail system. Once abandoned, these trails should be revegetated to prevent further use.



John Nicholas Trail





San Andreas Trail

Since the development of the Trails Master Plan, the John Nicholas Trail has been completed, a section of the Skyline Trail has been rerouted, and an ADA compliant section of the Indian Rock Trail has been built. The John Nicholas Trail allows for hiking, mountain biking, and equestrian use. The John Nicholas Trail is part of the Bay Area Ridge Trail and is a popular destination for mountain biking. The trail was constructed in partnership with the Parks Department, the Bay Area Ridge Trail Council, and the Coastal Conservancy.

Currently there is a regional trail connection from the Park to Castle Rock State Park and Saratoga Gap Open Space Preserve along the Skyline Trail. This segment of the Skyline Trail, along with the

John Nicholas Trail, makes up part of the Bay Area Ridge Trail network.

Proposed regional trail alignments will connect the Park to other open space destinations in the future. The planned Saratoga to Sanborn Trail will connect the Park to the City of Saratoga and Saratoga Quarry Park. The Juan Bautista de Anza National Historic Trail will connect Sanborn County Park to El Sereno Open Space Preserve and Lexington Reservoir. The Juan Bautista de Anza National Historic Trail follows the historic route of the expedition of Anza through California and Arizona in the late 1700s. The National Historic Trail designation is managed by the National Park Service; however, the trail utilizes alignments managed by other agencies and open space non-profit groups. The proposed Juan Bautista de Anza National Historic Trail alignment will travel south of Highway 9 through the Core Use Area to Lake Ranch and then connect to El Sereno Open Space Preserve.

The Parks Department plans to expand mountain bike trails as identified and approved in the Trails Master Plan. These new trails will address the increase in demand for mountain biking trails and to alleviate the impacts on the John Nicholas Trail. The John Nicholas Trail, Skyline Trail, Lake Ranch Trail, and the Summit Rock Loop Trail, are the only trails open for mountain biking in the Park. See Figure 3-5 for map overlay of Trails Master Plan and the Sanborn Master Plan.



John Nicholas Trail

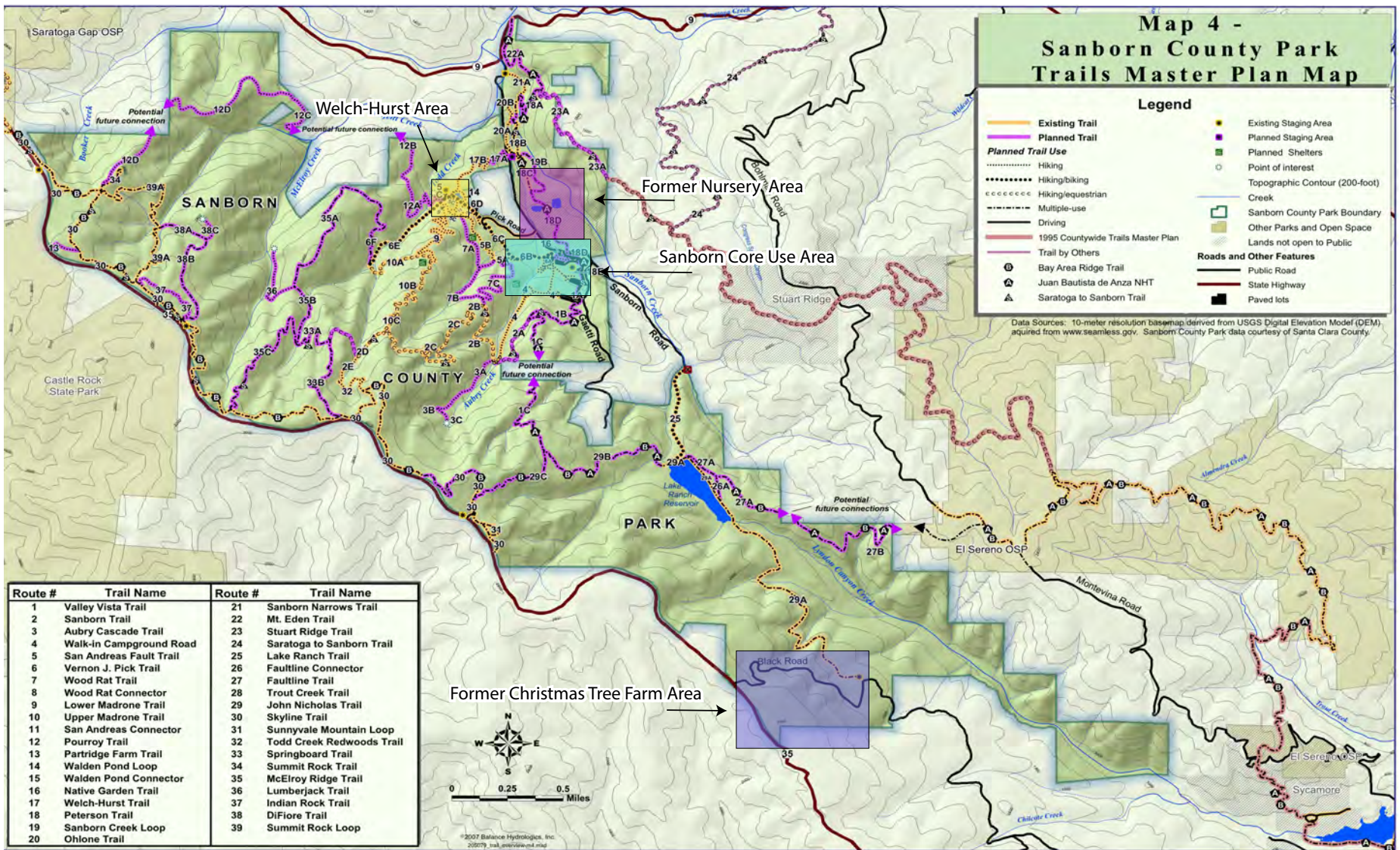


Figure 3-4. 2008 Sanborn Trails Master Plan Trail Overlay with Focus Areas

UTILITIES

In 2018, an Infrastructure Study was prepared by LPA, Inc. as part of the planning process to investigate, assess, and make recommendations for utility infrastructure improvements necessary to support the proposed park expansion (see Appendix A). Reliable and code compliant water, sanitary sewer, electrical, and telecommunication systems are needed in order to proceed with expenditure of capital funds for development of new and enhanced facilities.

The study evaluates the existing water supply sources as well as septic and electrical systems at the Sanborn Core Use Area, the Former Nursery Area, and the Former Christmas Tree Farm Area. This study investigates, assesses, and makes recommendations for utility infrastructure improvements necessary to support the proposed park expansion identified in the Plan. The study is at a conceptual level and includes Rough Order of Magnitude (ROM) construction costs for necessary infrastructure improvements.

WELLS

There are two existing wells in the Park, one is operated by County Parks and one by Walden West. The Walden West site manages a shared system supplying the Welch-Hurst Area, Maintenance Shop, and West Valley College. This shared system includes the well, water lines, water treatment system, and a 300,000-gallon storage tank. The other well serves the Sanborn Core Use Area and Former Nursery Area.

SEPTIC LEACH FIELD SYSTEM

The Park has one septic leach field system serving all restrooms and ancillary buildings. The leach field is located in the lawn area north of the existing RV campground. It serves five restroom buildings, the Dyer House, and the RV dump facility. The existing dump facility has a 500-gallon holding tank which was reported by staff at Sanborn Park to be inadequate due to the increase in larger RVs using the site. No issues were reported by County staff related to the performance of the existing septic leach field system.

The Former Nursery Area has two existing septic leach field systems: one for the existing Christensen house and the other to the west for the Caretaker's house. Both systems are currently active, and no issues were reported by County staff. If these buildings are left in place for their current use, or with changed uses, the study recommends further evaluation of those systems.

The Welch-Hurst site has its own septic system and leach field, as does the Maintenance Shop and West Valley College Quonset Hut.

There are no existing sanitary sewer systems at the Former Christmas Tree Farm Area.



Electrical Utilities



Former Water Wheel and BBQ Spit



Campsite



Amphitheater Area

ELECTRICAL/TELECOMMUNICATION

The Park is served with power and telecommunication by overhead lines strung on power poles routed throughout the site. The poles generally follow the roads through the Park, making them accessible for connections to future buildings. Both the Former Nursery Area and the Former Christmas Tree Farm Area have relatively direct access to the pole lines. Based upon field observations, the poles contain 3-phase power distribution, which will allow any new service to be 3-phase as well.

PARK FACILITIES AND USE AREAS

The Park includes day-use and campground facilities, as well as operational facilities such as a park maintenance office and ranger station. While the Dyer House, Welch-Hurst House, and the Former Nursery Area are important park facilities, they are not currently accessible to the public.

The Park includes the following day-use facilities:

- Three group reservation-only picnic areas, all of which are accessed from the main park entrance. The Ohlone Group Area is closest to the entrance kiosk and immediately west of Sanborn Road. The Costanoan Group Area is located less than 500 feet to the south of the Ohlone Group Area. The Sequoia Group Area is located less than 500 feet west of

the entrance kiosk and is adjacent to the Peterson Grove and the Sanborn Core Use Area.

- Horseshoe pits and volleyball courts are located in association with the Ohlone Group Area and the Costanoan Group Area.
- Two amphitheatres, one located to the west of the Sequoia Group Area and the other located near the walk-in campground.
- Interpretive facilities include the nature trail and limited signage.

The Park includes 48 total camp sites of varying sizes and use periods. All camping and overnight facilities include access to restroom and shower facilities. Campground facilities include:

- 33 walk-in, tent campsites available spring to fall.
- One youth group walk-in campground available spring to fall.
- 15-space RV campground available all year.

Table 3-2 shows the estimated day use attendance by use category and Table 3-3 shows the estimated camping attendance for 2014 and 2015, the most recent years for which data is available.

Table 3-2
Day Use Attendance

PARK ACTIVITY	2014	2015
Picnicking	39,923	9,513
Fishing	416	412
Hiking/Running	57,561	35,334
Equestrian	-	2
Biking	572	708
TOTAL	98,472	45,969

Source: County Parks Staff data collection from 2014 and 2015. Data obtained is very limited and is not representative of actual numbers.

Table 3-3
Camping Attendance

CAMPGROUND ATTENDANCE	2014	2015
Standard Site	16,296	10,241
RV Site	4,020	5,293
TOTAL	20,316	15,534

CAMPING SITES OCCUPIED	2014	2015
Standard Sites	2,716	2,926
RV Site	1,608	2,117
TOTAL	4,324	5,043

Source: County Parks Staff data collection from 2014 and 2015. Data obtained is very limited and is not representative of actual numbers.



Hikers with Dog on Leash



Hiking Trails



Park Clean-Up



Park Ranger Education



Park Rangers

Additional information provided by the Parks Department regarding camping facility utilization at the Park includes:

- The Park supplies 16% of the Department's 300 camping units offered system wide.
- During the peak season, the Park has above average occupancy rates in its camp sites

compared with Mount Madonna and Coyote Lake-Harvey Bear Ranch Parks Department.

- In the off-peak season (mid-October through mid-March), the 33 walk-in tent sites and the youth campground are closed and have no occupancy as a result.
- On peak weekends, Park camp sites are sold out (as are those in Mount Madonna County Park).

OPERATIONS AND MANAGEMENT

The County of Santa Clara Fiscal Year (FY) 2016-2017 Recommended Budget presents the most recent five-year trend in appropriations and staffing for the Parks Department. Gross appropriations have been increasing slowly in recent years, in keeping with inflation, and are currently around \$60 million per year. Total staffing for the Parks Department is currently approximately 220 full time employees (FTE). The budget and staff are spread over 28 regional parks encompassing 46,336 land acres and 2,895 lake acres. The Parks Department also enjoys the assistance of 1,000 volunteers who donate more than 35,000 hours each year.

County Park's actual gross expenditures were \$54.6 million for FY 2015, the most recent fiscal year for which data is available. The Park is operated and maintained by staff that split their time between the Park as the primary park, and three satellite locations at Stevens Creek and Upper Stevens Creek Parks Department as well as the staging areas along State Highway 35 (Skyline Boulevard). Table 3-4 presents an analysis of staff time spent at the Park during FY 2015. From the contributions of all 14 staff positions, approximately 8.5 FTEs were required to operate and maintain the Park that year. In any given year, the amount of time staff needs to spend in one park or another may change with both operations and maintenance priorities, and the actual number of FTEs may vary somewhat from year to year for the Park alone.



Table 3-4
Utilization of Staff Time in Park

DIVISION	POSITION	CURRENT # OF STAFF	% OF TIME AT SANBORN	FTEs FOR SANBORN ONLY
Park Ranger Operations	Senior Park Ranger	1	90%	0.90
	Park Ranger	4	50%	2.00
	Park Service Attendant	1	90%	0.90
	Extra Help PSA	1	75%	0.75
Park Maintenance	Senior Park Maintenance Worker	1	90%	0.90
	Park Maintenance Worker	4	50%	2.00
	Extra Help Park Maintenance	2	50%	1.00
TOTALS		14		8.45

Source: County Parks staff and Land Economics Consultants analysis, data from 2015

The expenditures budgeted for the Park in FY 2015 are presented in Table 3-5. A different perspective on expenditures is provided by the pie chart in Figure 3-6. The total cost of operating and maintaining the Park in that year was approximately \$930,000. The majority of the cost is the salary and benefits expense of staff.

Figure 3-2
Percentage Distribution between Operations and Maintenance Costs for Sanborn Park

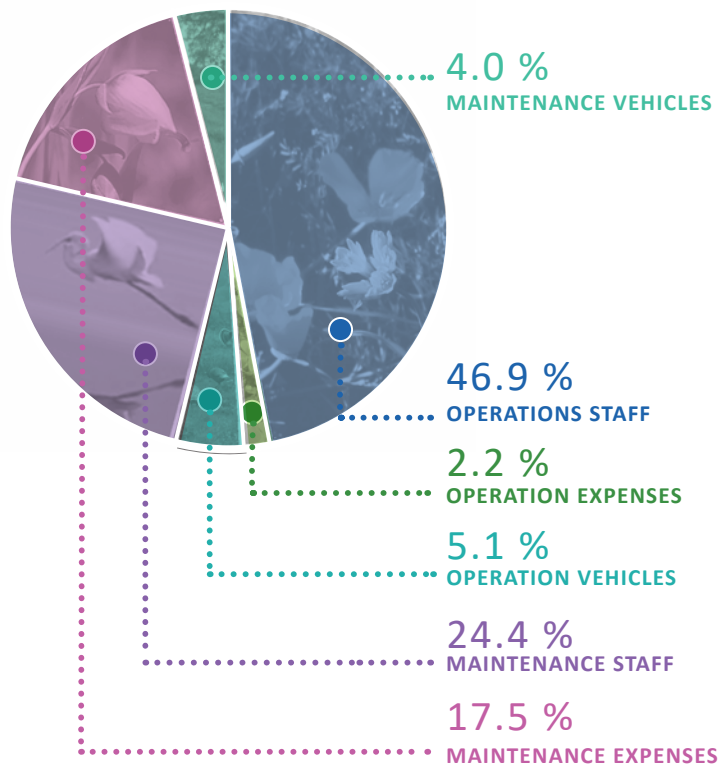


Table 3-5
Expenditures Budgeted for Sanborn Park

EXPENDITURE CATEGORY	FISCAL YEAR 2015	PERCENT
Staff Costs		
Permanent Operations Staff	\$421,429	45.3%
Extra Help Operations Staff	\$14,130	1.5%
Permanent Maintenance Staff	\$198,009	21.3%
Extra Help Maintenance Staff	\$28,416	3.1%
Subtotal Staff Costs	\$661,984	71.2%
Expenses: Supplies, Services & Projects		
Maintenance Expenses	\$162,513	17.5%
Operations Expenses	\$20,000	2.2%
Subtotal Expenses	\$182,513	19.6%
Vehicle Costs		
Operations	\$47,740	5.1%
Maintenance	\$37,005	4.0%
Subtotal Expenses	\$84,745	9.1%
Total Budgeted Expenditures	\$929,242	100.0%

Source: County Parks staff data collection, data from 2015

On the operations side, the majority of costs are for staff. However, on the maintenance side, a significant amount of the expense is for supplies, services, and projects.

For planning purposes, by dividing the \$662,000 in total staff costs by the 8.45 FTEs, the average cost for an FTE at Sanborn is approximately \$78,000 per year. The marginal costs required to operate and maintain a new use area in the Park could be higher or lower than the average depending on the staff experience level required.

The revenues generated in Sanborn County Park are demonstrated in Table 3-8. A different perspective on the revenues generated is provided by the pie chart in Figure 3-7. The majority of the revenue source comes from vehicle entry fees and camping fees.

Figure 3-3
Percentage Distribution between Sources of Revenue for Sanborn Park

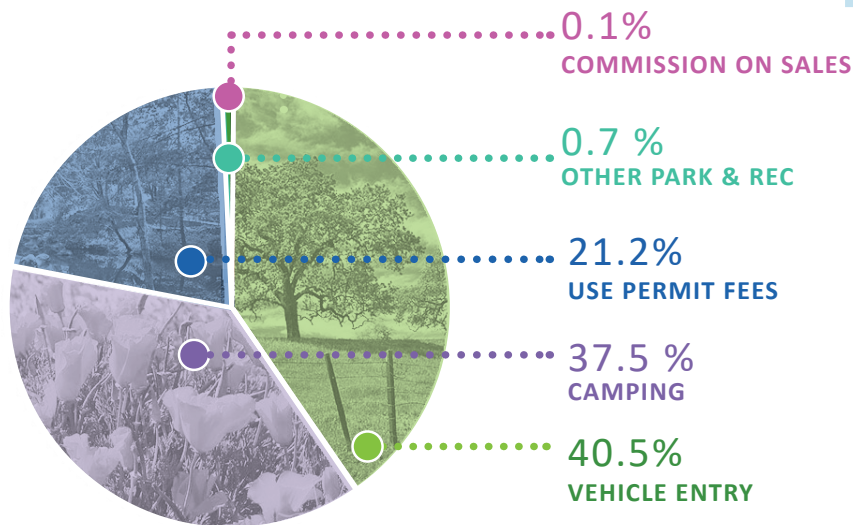


Table 3-6
Revenues Generated in Sanborn County Park

REVENUE SOURCE	FISCAL YEAR 2015	PERCENT
Vehicle Entry	\$127,120	40.5%
Camping	\$117,594	37.5%
Use Permit Fee	\$66,414	21.2%
Contributions/Donations	\$80	0.0%
Commission on Sales	\$355	0.1%
Other Misc. Revenue	\$2,283	0.7%

Source: County Parks staff data collection, data from 2015

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4

Existing Conditions, Opportunities & Constraints of Focus Areas



This chapter provides both an overview of the opportunities on a parkwide level followed by a closer look at existing conditions, opportunities, and constraints within each focus area. Existing conditions are described based on review of background documents, site visits, and focused studies conducted as part of this planning process. For each focus area, key features are presented in a “Focus Area at a Glance” table, followed by a brief discussion of access and connectivity, facilities and infrastructure, and an overview of key opportunities and constraints for enhancing the Park through the reuse and/or improvements to the focus areas.

PARKWIDE OPPORTUNITIES

Key opportunities for enhancing and expanding uses at the Park are identified below based upon the existing conditions identified in the previous chapter:

- Expand existing uses that are in high demand, such as camping, and establish new uses to meet demand related to recreational trends.
- Maintain and enhance the Park’s unique character, which is defined largely by its redwood forests, steep terrain, and historic features.
- Preserve and enhance existing facilities and resources and reuse these facilities for new park uses and/or interpretation and education where possible.
- Expand the internal trail network and regional connections through implementation of the Trails Master Plan.
- Improve visitor experience by providing improved amenities for existing campground and day use areas, such as a visitor center, Wi-Fi or other amenities.
- Increase opportunities for recreation such as hiking, equestrian use, picnicking, biking (including a pump track, skills area).
- Increase opportunities for revenue generation.

SANBORN CORE USE AREA

Existing conditions, opportunities, and constraints within the Sanborn Core Use Area are described below and illustrated in Figure 4-1. Table 4-1 provides a snapshot of the focus area’s history and a natural resource assessment based on information presented in chapters 2 and 3, and identifies key features and amenities located within this area.

This section is also informed by the Preliminary Draft Dyer House Conditions Assessment Report and Feasibility Study (Dyer House Feasibility Study) prepared by Page & Turnbull for the Parks Department (Appendix B). The Dyer House Feasibility Study documents existing conditions and evaluates opportunities for converting the Dyer House into a visitor center with dedicated space for the Parks Department offices and potentially continued use by the Youth Science Institute.

Table 4-1
Sanborn Core Use Area at a Glance

TOPIC	DESCRIPTION
CONTEXT	
Focus Area Size	Originally a 500-acre estate; Sanborn Core Use Area ~50 acres
Former Use(s)	Early 20 th century retreat residence; later used as office for Parks Department staff
Current Use	Dyer House: Youth Science Institute (YSI) use as Nature Center Associated Structure: Ranger Office Grounds and outdoor facilities: Existing walk in and group campsites, RV Camping and day use picnic areas. Reservable group picnic site and wedding venue. Site of Silicon Valley Shakespeare production in summer.
Acquisition	Sold to Santa Clara County in 1974
EXISTING CONDITIONS	
Setting/Character	Redwood forest; historic character
Vehicular Access and Parking	Shared access and parking with adjacent day use areas; limited parking at buildings
Trail Connectivity	Sanborn Trail, Peterson Trail, YSI Nature Trail
Existing Park Uses	Dyer House used by YSI for exhibit/office space on ground floor. Existing camping and day use activities. Reservable area (Sequoia picnic area) for special events including weddings. Silicon Valley Shakespeare use of stage and barn for summer theatre productions.
Existing Facilities and Infrastructure	Dyer House: 4,336 square feet Ranger Office: ~350 square feet Walk in Campsites: 33 sites RV Campsites: 15 spaces Day use picnic area Three group reservation-only picnic areas Existing Amphitheater Location of Silicon Valley Shakespeare summer performances
Vegetation Communities	Redwood forest, montane hardwood-conifer forest; Developed parkland; nearby riparian corridor
Cultural Resources	Dyer House is included in the local Santa Clara County Heritage Resource Inventory, is registered as a Santa Clara County Landmark, and is eligible for National and State listing. Potential to contain unknown historic, pre-historic, or paleontological resources.
Key Reference Documents for Additional Information	Preliminary Draft Dyer House Conditions Assessment Report & Feasibility Study (Appendix B)

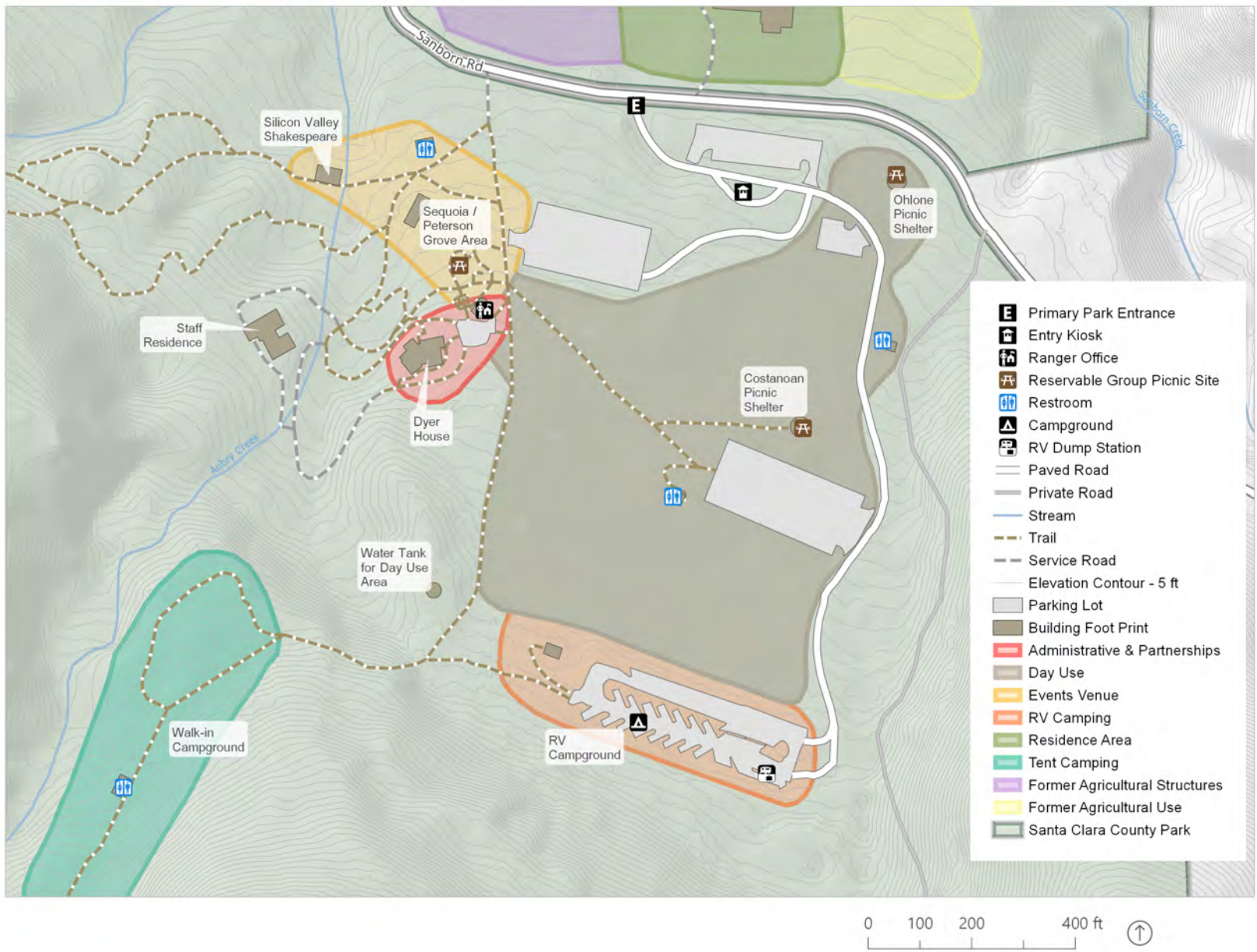


Figure 4-1. Sanborn Core Use Area: Existing Conditions



Dyer House

ACCESS AND CONNECTIVITY

The main park entrance on Sanborn Road provides vehicular access to the approximately 50-acre Sanborn Core Use Area. Many of the Park's day use areas are concentrated in this area, and numerous trails including the Sanborn Trail and the Peterson Trail can be accessed from the parking areas.

Within the Sanborn Core Use Area, there are four public parking lots that support day use activities, as well as limited parking for camping and day use activities located within the RV Campground. There are also limited parking spaces located at the Dyer House for Parks Department and YSI staff use and to address accessibility. The Sequoia parking lot supports the Dyer House, the Peterson Grove and the Sequoia Picnic Area, and nearby uses, and is located approximately 120 feet to the north of the Dyer House and connected by a steep access road as well as meandering trail with steep segments and stairs. Meeting Americans with Disabilities Act (ADA)-compliant access requirements may be challenging given existing topography.

SETTING AND LANDSCAPE CHARACTER

The Sanborn Core Use Area offers an extensive turf open space area with scattered shade trees, surrounded by forested areas that contain a variety of group picnic areas, trails, and day use areas. As stated above, the Dyer House is a highly visible and centrally located structure within the Park.

The Dyer House is set within a majestic canopy of redwoods and is located on a gentle slope that looks down onto meandering gardens, the Peterson Grove, and the Sequoia Group Picnic Area. The grounds include ponds, walkways, and terraced walls constructed using rough-faced stone masonry, contributing to a strong historic character that compliments the surrounding redwood forest. Aubry Creek is located down a steep slope from the house to the west, further enhancing the scenic setting.

BUILDINGS

The Dyer House is a 20th century Craftsman-style house built in 1915. The Dyer House is eligible for the National Register of Historic Places and California Register of Historical Resources, is included in the County's Heritage Resource Inventory and is a registered County of Santa Clara Landmark. It is a two-story residence that has a cross-hipped roof, an asymmetric plan, and was constructed using rough-faced sandstone on the first story and redwood timber on the second story. The building includes four enclosed porches and a prominent veranda on the east façade. Alterations to the original structure were most likely adopted in phases and are visible through differences in type of materials used.¹ Currently, it is used by YSI as a Science and Nature Center for environmental education programs.

A small (approximately 450 square feet), wood-sandstone sided building is located immediately northeast of the Dyer House and is currently used as a ranger office. Other structures within the Sanborn Core Use Area include the Outdoor Theater Barn and a staff residence building.

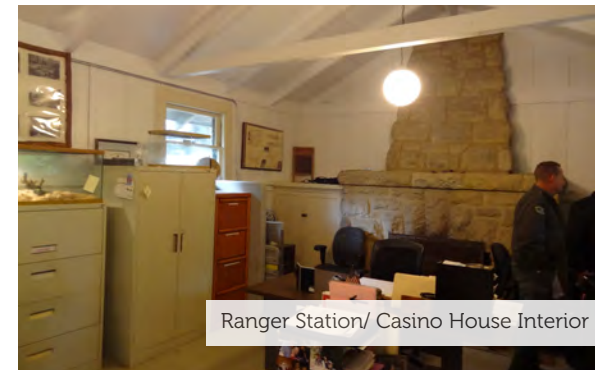
UTILITIES

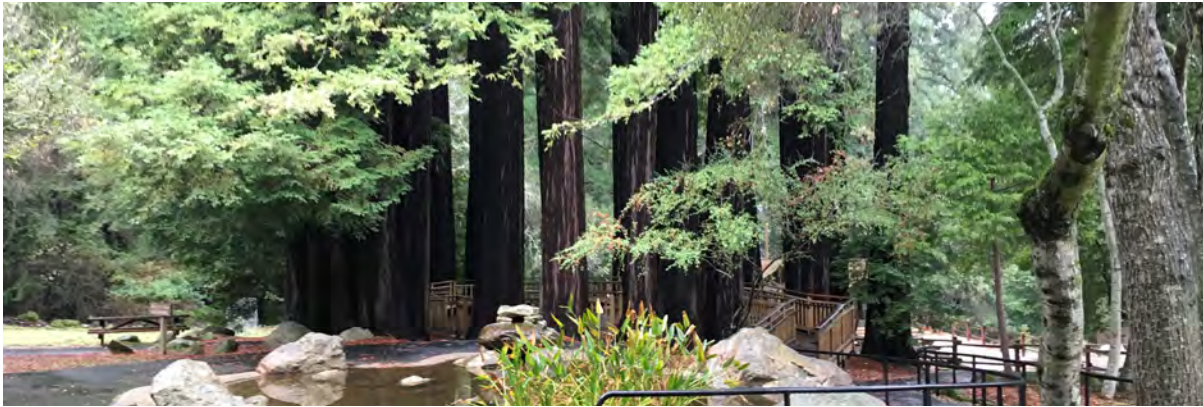
In 2016, a Conditions Assessment Report and Feasibility Study was conducted by Page and Turnbull for the Dyer House. The study documented the conditions, significance, and history of the house and evaluates opportunities

¹ Page & Turnbull, Dyer House, Sanborn Park : Saratoga California Conditions Assessment Report & Feasibility Study, 2016 (Appendix B)

for converting the structure into an office and visitor center by the Parks Department and use by a partner such as the Youth Science Institute. As documented in the Dyer House Conditions Assessment Report and Feasibility Study, the Dyer House is being served by the following utilities: water, septic, gas, and electricity. The feasibility study describes these systems as follows:

- Water utilities are evident by two water valves, four hose bibs, a water meter, and a possible fire department connection on site.
- Evidence of a septic connection to the building includes a cleanout and manhole on the site.
- A PG&E gas meter is located on the building. There is a propane tank located on the western side of the building that most likely only serves the Dyer House. While utility infrastructure is in place and serves current uses, the Dyer House Conditions Assessment Report and Feasibility Study found that many of the building's systems are original and exceed their operational lifespan. Recommendations for improvements include replacement of the water heater, plumbing systems, electrical, lighting, and communication systems, as well as replacement or upgrades for the heating system.





RV Campground

KEY OPPORTUNITIES

Key opportunities for enhancing the Park through the reuse and/or improvements to the Sanborn Core Use Area are identified below.

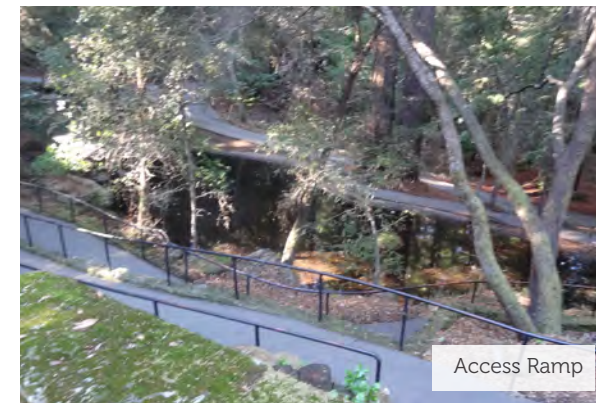
- The Dyer House is well-located to serve as a centralized public facility. The Dyer House is in proximity to day use areas and the main Park entrance and is connected to campgrounds via trails.
- The historic character and majestic redwood setting is an attractive draw for park visitors and appropriate background for interpretive and educational programming. The Dyer House is recognized as having historic significance and has the potential to tell an important story.
- The adjacent ranger office could be utilized as a bridal changing area for weddings occurring

at the Sequoia Group Area and Peterson Grove.

- There is potential for continued partnership with the Youth Science Institute.
- Phasing out upper walk-in campsites could reduce overuse of existing area; reduce maintenance costs; walk-in campsites at lower level can support group camping with less impact to natural resources.
- The existing parking area dedicated to campground uses reduces capacity for day use; relocating RV camping would create additional day use parking and provide a more rustic setting.
- There is potential to reopen the visitor center, which is currently closed, as a focal point for visitors to learn more about the Park.



Sequoia Picnic Area



Access Ramp

KEY CONSTRAINTS

Key constraints for enhancing the Park through the reuse and/or improvements to the Sanborn Core Use Area are identified below.

- Improvements would be needed to accommodate new uses, including but not limited to utility infrastructure, fire sprinklers, toilet facility upgrades, structural/seismic strengthening, and accessibility.
- The building proper and access to the building does not meet current accessibility requirements. The Dyer House Feasibility Study states that new accessible parking, accessible path of travel upgrades, upgrades to the front steps, and a path of travel

with compliant cross slope to the building entrance, parking area, and other areas of public use would be needed.

- Improvements made to provide accessibility have the potential to alter character if not carefully designed and constructed.
- Reduction of overnight uses would reduce opportunities available at the Park unless accommodated in other areas of the Park.
- Altering the barn utilized by Silicon Valley Shakespeare, the Sequoia Picnic Area, or Peterson Grove, would change the character and function of the Sanborn Core Use Area.



Dyer House



Day Use Area

FORMER NURSERY AREA

Existing conditions, opportunities, and constraints within the Former Nursery Area are described below and illustrated in Figure 4-2. Table 4-2 provides a snapshot of the Former Nursery Area’s history and natural resources based on the information presented in chapters 2 and 3, as well as key features presented in this chapter.

Table 4-2
Former Nursery Area at a Glance

TOPIC	DESCRIPTION
CONTEXT	
Focus Area Size	Approximately 57 acres
Former Use(s)	Vineyards; Holiday Estate; Nursery
Acquisition	Acquired by Parks Department in 1993
EXISTING CONDITIONS	
Setting/Character	Native landscape, modified landscape, redwood canopy
Vehicular Access and Parking	Limited existing parking
Trail Connectivity	Not connected to existing trail network
Existing Park Uses	None
Existing Facilities and Infrastructure	Christensen house (3,800SF), Caretaker’s house (roughly 1,500SF), Barn (1,200SF), Double-wide Trailer (800SF), Outbuildings (225SF), and Greenhouses (combined 6,000SF)
Vegetation Communities	Redwood; coastal scrub; annual grassland; montane hardwood-conifer
Cultural Resources	The Caretaker’s house and barn would not be considered local or state historic resources as defined by the California Register of Historic Resources and Santa Clara County. The Christensen House has been evaluated for historic significance. Potential to contain unknown historic, pre-historic, or paleontological resources
Key Reference Documents for Additional Information	Building Evaluation Summary for Christensen House prepared by Siegel & Strain (2016) Appendix C Historic Resources Evaluation Report, Appendix D



Figure 4-2. Former Nursery Area: Existing Conditions



ACCESS AND CONNECTIVITY

The Former Nursery Area is located on the eastern side of Sanborn Road, and is therefore separated by the road from the Park's main use areas. The property is currently closed to the public and is not connected to the existing trail network. However, the planned multi-use Peterson Trail extension would connect from the property to existing and planned trails to the north as well as across Sanborn Road to the trail network in the southern area of the Park.

There are two entrances to the site from Sanborn Road, one located on the west side of the property and one on the south side. Neither entrance is well-signed and visibility is a potential concern at both access points, especially the western entrance as it is located near a turn in the narrow road. The unpaved road that connects the two entrances within the focus area is well maintained. There are other dirt roads within the focus area that connect between structures and towards the irrigation ponds, most of which are overgrown and/or unmaintained.

SETTING AND LANDSCAPE CHARACTER

The entire Former Nursery Area is comprised of approximately 57 acres of native and non-native landscape intermingled with overgrown remnants of the previous nursery business and grounds. However, the focus area is concentrated on the area shown in yellow in the preceding figure 4-2, which is approximately 20 acres and is more readily accessible from Sanborn Road without the need to install an extensive network

of new service roads. While the Former Nursery Area is located just across the road from the Sanborn Core Use Area, the tree canopy and spaciousness of the landscape create a private setting with gentle views to the north. Although the landscape includes redwood forest and montane hardwood forests, low growing coastal scrub and annual grassland dominate the focus area, especially the central areas near the existing structures. The site has increased sun exposure in this area of the Park.

The Former Nursery Area slopes gently from Sanborn Road towards the north, with generously sized level areas stepping down towards two concrete-lined irrigation ponds. The main house is located near the southern entrance, and the Caretaker's house, barn, and support structures are located to the northwest in proximity to the western entrance. Overgrown dirt roads provide steep access from the Christensen House and a cluster of other structures to the ponds. Informal parking areas are located adjacent to the barn and Christensen House.

The ponds are located roughly five hundred feet north of the Caretaker's house, are constructed of concrete, and steeply sloped to the water's edge. There is limited access to the ponds, and water quality, liability, and health and safety requirements further limit potential access and use.

BUILDINGS AND STRUCTURES

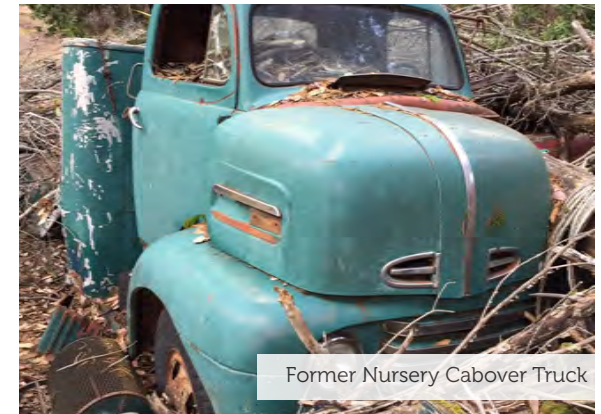
Several existing structures are located on the site, including the Christensen House, barn, Caretaker's house, outbuildings, and three greenhouses.

- The Christensen House is an approximately 3,800 square foot single story ranch style, single-family residence that was constructed in 1961. The house was designed by architect Wilfred W. Davies of San Carlos for Mr. and Mrs. J. Christensen. The main entry, on the south side of the house, is at grade. The footprint of the house is rectangular with offset patios that serve as light courts, one on the south side at the main entry, and one on the north. The patios separate the house into two L-shaped wings tied together by a long hallway. A large wood deck at the rear of the house is accessed from the living room and terrace room through sliding glass doors, and an atrium with a pool is attached to the east end of the house. With few exceptions, the Christensen House retains its historic character and character-defining features. Exceptions include the addition of a greenhouse structure and swimming pool on the east side of the house. While the house is generally in fair condition, it is estimated that deferred maintenance and repairs necessary for safe use of the house would cost \$467,460.²

² Siegel & Strain, Building Evaluation Summary for Christensen House, 2016 (Appendix C).

- The Caretaker's house is a two-story single-family residence. The integrity and condition of the house has been compromised through alterations and benign neglect. Although the house was built circa 1880, it does not meet the criteria for listing as a County Landmark or the California Register of Historic Resources (CRHR) because it lacks significant associations with important events and persons, is considered more a typical example of vernacular architecture rather than an exemplary one, and would reveal nothing especially important to the understanding of history or prehistory that is not already known about the area.³
- The barn is located about 100 feet south from the Caretaker's house and is a single-story structure constructed with a combination of dry stacked stone pillars as well as wood posts and beams supporting a wood frame roof truss. The barn was also built circa 1880, and also does not meet the criteria for listing as a County Landmark or the CRHR.

³ ESA, Historic Resources Evaluation Report, 2016 (Appendix D).



Former Nursery Cabover Truck



Caretaker's House



Former Nursery Area



Structures



Existing Irrigation Ponds



Nursery Building

Other structures include:

- A double-wide trailer adjacent to the Caretaker's house. Similar to the other existing structures found in the focus area, the trailer's foundation and entry stairs are dilapidated.
- Five outbuildings constructed between 1950 and 1990 are located near the Caretaker's house. All lack structural integrity and would require extensive restoration or replacement for visitor safety.
- Three newer steel frame greenhouses are located behind the outbuildings. The greenhouses are connected to each other with a total footprint roughly 60 feet by 100 feet.

UTILITIES

The existing water storage tank is located on the north side of Sanborn Road, west of the main entrance. The storage tank provides water to the houses within the Former Nursery Area. Irrigation lines also connect to the greenhouses and landscape areas in proximity to the structures.

The electrical system appears to be in working order and is adequate for the current residential use, although the main electrical panel is in need of replacement. While the mechanical, electrical, and plumbing connections are in working order

at the Christensen House, improvements and repairs may be needed to increase capacity depending on future use.

Existing water storage is not adequate for the additional demands of the Former Nursery Area. Based on the information available of the existing water storage site, there does not appear to be adequate space to add an additional tank, therefore, a new water storage tank is proposed at a lower elevation that would serve fire and domestic water demand for the Former Nursery Area only.

KEY OPPORTUNITIES

Key opportunities for enhancing the Park through the reuse and/or improvements to the Former Nursery Area are identified below.

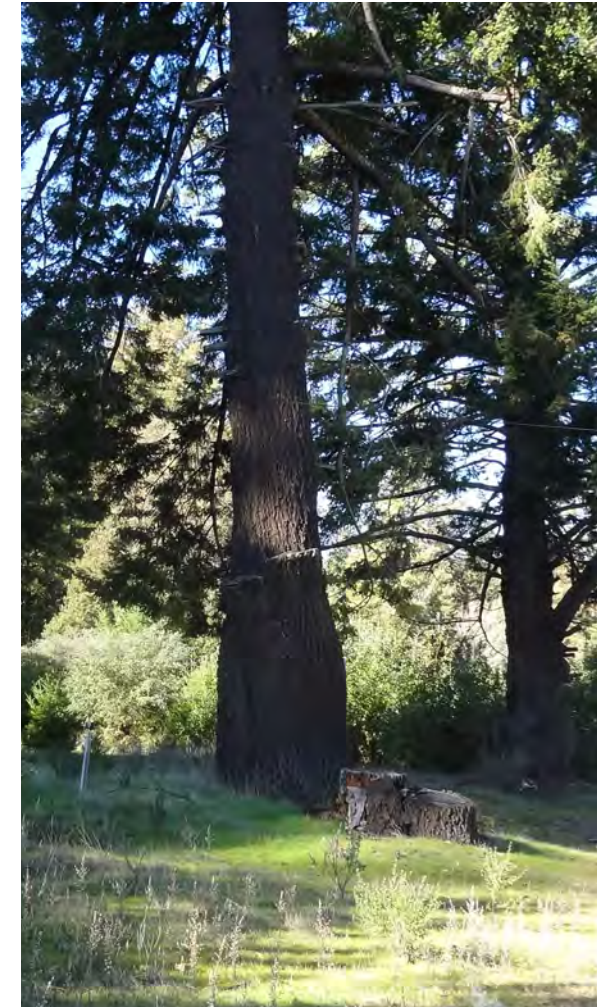
- Proximity to the Park's primary entrance and day use area creates opportunities for supportive uses.
- Completion of planned trails within the focus area would improve overall connectivity within the Park.
- Existing topography includes level areas near the west entrance and existing barn that could support parking. Varied elevations throughout the site offer space for smaller use areas/facilities as well as views of the surrounding area.
- The focus area is one of the only areas of the Park that offers coastal scrub and grassland habitats, both associated with plentiful sun exposure.
- The Christensen House is in good condition and could be reused to support a range of park uses. The cost of improvements would depend on proposed use.

KEY CONSTRAINTS

Key constraints for enhancing the Park through the reuse and/or improvements to the Former Nursery Area are identified below.

- The existing site entrances are not designed for high use and the site offers limited parking areas. Improvements to the entrance would be needed to address visibility, capacity, and connectivity to the main park entrance.
- While flat areas exist for parking, topography may limit capacity.
- The barn is in partial collapse and would require stabilization as part any reuse options considered by the Parks Department.
- The pool area associated with the Christensen House would require refurbishing for use and could present maintenance and liability challenges for the Parks Department.
- Existing ponds could pose liability and safety concerns.

- Utility infrastructure, including water and septic, would need to be evaluated to ensure capacity for proposed uses.



WELCH-HURST AREA

Existing conditions, opportunities, and constraints within the Welch-Hurst Area are described below and illustrated in Figure 4-3. Table 4-3 provides a snapshot of the focus area’s history and natural resources based on the information presented in chapters 2 and 3, as well as key features presented in this chapter.

Table 4-3
Welch-Hurst Area at a Glance

TOPIC	DESCRIPTION
CONTEXT	
Focus Area Size	Originally an 800-acre estate; Welch-Hurst Area ~ 10 acres
Setting/Character	Historic structure and landscape within redwood canopy
Former Use(s)	Private Estate; Youth Hostel
Acquisition	Sold to the County in 1977
EXISTING CONDITIONS	
Vehicular Access and Parking	Limited parking (5-10 spaces)
Trail Connectivity	San Andreas Cutoff Trail, San Andreas Trail (<i>future name Vernon J. Pick Trail</i>), Pick Lab Road, Pond Loop Trail
Existing Park Uses	None
Existing Facilities and Infrastructure	Structures: House (10,496 SF), barn/garage, cottage, landscape and pond (0.5 acre)
Vegetation Communities	Dominated by redwood forest; mixed evergreen forest; and montane hardwood-conifer
Cultural Resources	Property listed on National Register of Historic Places (78000785) and as a California Point of Interest (SCL 048) Potential to contain unknown historic, pre-historic, or paleontological resources
Key Reference Documents for Additional Information	Building Evaluation Summary for Welch-Hurst House, Appendix E.

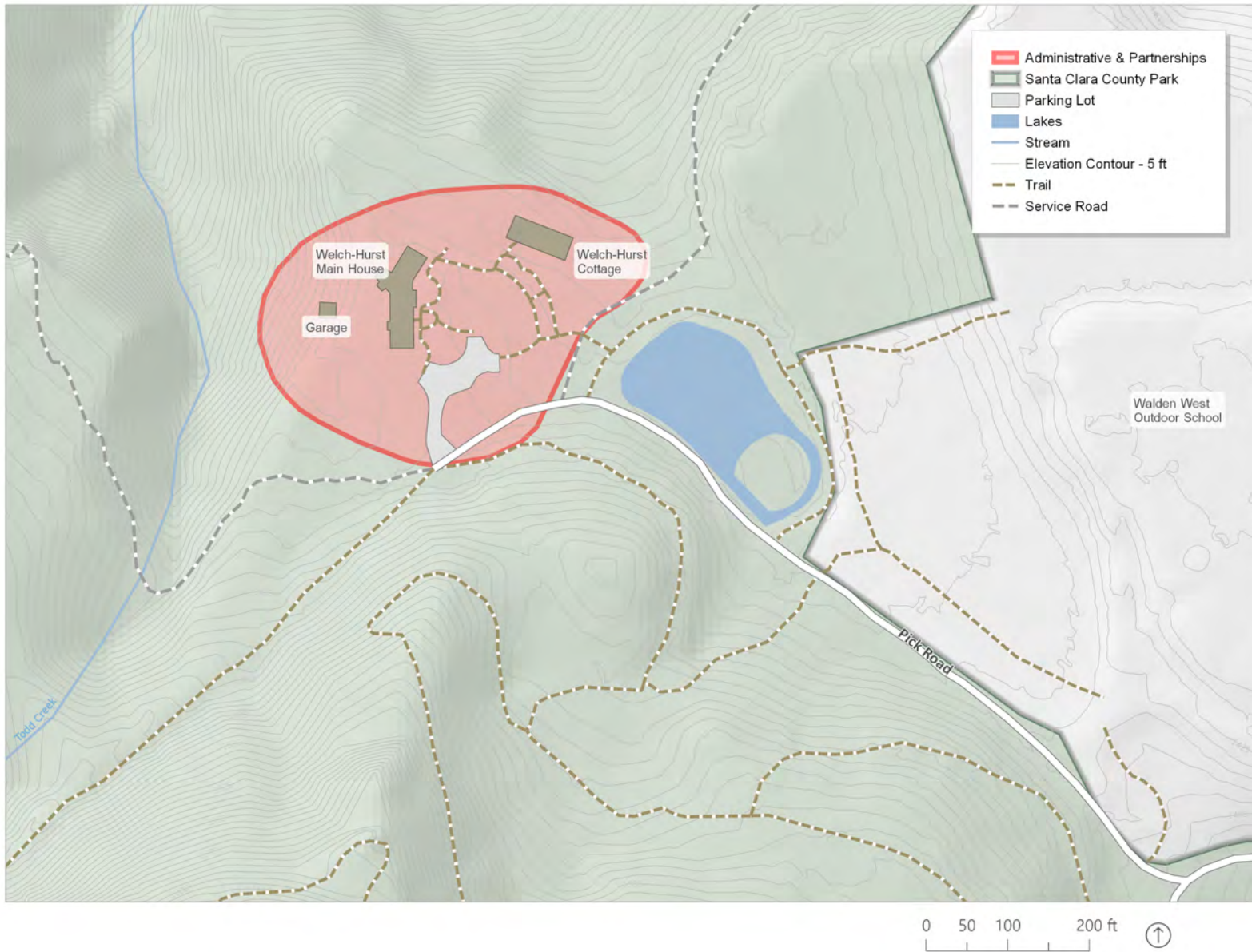
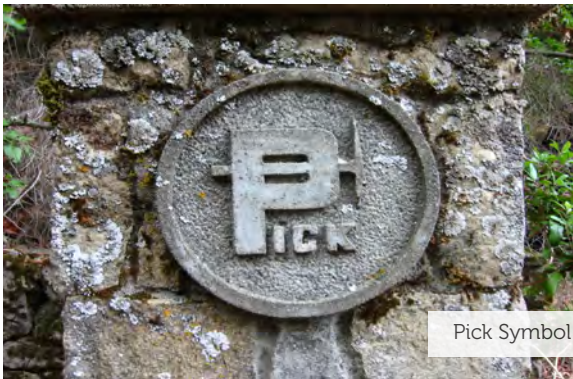


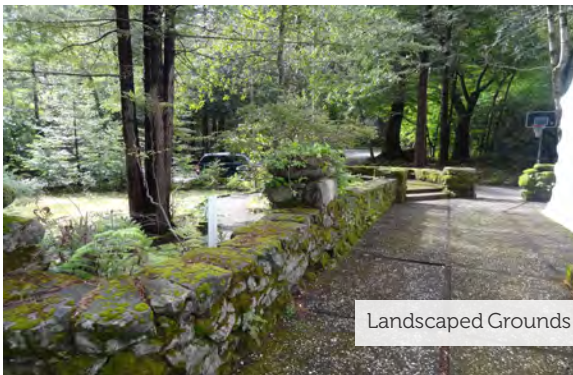
Figure 4-3. Welch-Hurst Area: Existing Conditions



Welch-Hurst House



Pick Symbol



Landscaped Grounds

ACCESS AND CONNECTIVITY

The Welch-Hurst Area is located at the northwestern terminus of Pick Road, approximately a ½-mile from Sanborn Road and immediately west of the Walden West property. Public vehicular access to Pick Road and the Welch-Hurst Area is restricted by gates. However, the focus area is connected to the existing trail network via the San Andreas Cutoff Trail and the San Andreas Trail. The future name of a portion of the San Andreas Trail will be Vernon J. Pick Trail. These trails connect to each other in proximity of the Welch-Hurst House and offer visual access to the property's key features.

SETTING AND LANDSCAPE CHARACTER

Set within a canopy of redwood trees, the Welch-Hurst property is a carefully designed landscape with structures that resonate with historic character. While located close to Walden West, the focus area is remote and private.



Welch-Hurst House

The historic and visually rich setting afforded by the landscape in which the Welch-Hurst House and associated structures are sited contributes greatly to the appeal and character of this focus area. Key landscape features include stone work and an approximately 0.5-acre pond. The pond is the first view of the site from Pick Road, providing dramatic views and announcing the unique character of the site. The pond parallels Pick Road and is located approximately 260 ft. to the southeast of the Welch-Hurst House. There is a small island with a constructed stone waterfall within the pond, and boulders line the pond's edge, aesthetically linking the pond with the Welch-Hurst House landscape.

- **Stone Work.** Large boulders, often covered in moss, are used as stairs, retaining walls, and as large entry pillars. Stone walls radiate out from a small use area directly east of the house, defining a barbeque/gathering area, landscape areas and pathways; directing movement through the estate; and contributing to the historic aesthetic.
- **Vegetation.** While the stone remnants designate clear landscape beds, maintained plantings are limited to small pockets of shrubs within large expanses of mulch and natural debris. Redwood forest and naturalized understory dominate the landscape.

- **Paths and Trails.** Stairs and sloped paths accommodate the approximately 15-foot drop in elevation from the house to the pond. A 600-foot loop trail, the Pond Loop Trail, provides access along the northern edge of the pond and a small foot bridge was constructed using large boulders in the northwest corner of the pond. The bridge offers visitors a closer view of the wildlife, lily pads, and the waterfall located in the pond’s southern corner. Due to the uneven surfaces and steep slopes throughout the focus area, many of the existing paths would require improvements to meet accessibility requirements.

BUILDINGS AND STRUCTURES

The Welch-Hurst House is a 10,496 square foot Rustic-Revival Style residence that is considered significant for its use of locally collected building materials, including redwood logs and native stone. The house is listed on the National Register of Historic Places (78000785) and as a California Point of Interest (SCL 048). While alterations to the exterior have been minimal, major alterations were made to the interior as part of the conversion of the house to a hostel. In some areas, the alterations were not completed, and sheetrock and insulation are exposed. There is currently no ADA compliant entry to the house, which sits about two feet above grade, and accessibility within the house does not meet federal ADA requirements. Currently the house is vacant and wrapped in protective material.

The estimated cost of improving the house for any public use would be in the rough order of magnitude range of \$2.6+ million.⁴ This estimate includes deferred maintenance, repairs, provision of ADA compliant access, replacement of mechanical and electrical components, and other improvements. This estimate does not include costs specific to any particular use but provides a baseline to be considered for any public uses of the house. Minor alterations would improve ground floor accessibility; however, significant alterations are required to increase accessibility to the second-floor spaces. The Welch-Hurst House’s listing on the National Register of Historic Places carries with it the responsibility of retaining the integrity of its historic features, and any development could involve increased cost associated with its historic listing. This likely applies to both the house and its surrounding landscape.

In addition to the Welch-Hurst House, the site includes a garage/barn located to the west of the house that is currently occupied by a site guardian, a small rectangular stonewall building to the east of the house that provides storage, and a two-room cottage/guesthouse east of the storage shed.

⁴ Siegel & Strain Architects, Building Evaluation Summary for Welch-Hurst House, 2016 (Appendix E)





Former Water Wheel & BBQ Spit



Stabilization of Welch-Hurst House

UTILITIES

Existing utility infrastructure supported use of the site as a private residence and later as a youth hostel. However, the house has not been in use since the closure of the youth hostel in 2010 and repairs to mechanical, electrical, and plumbing would be necessary prior to reuse of the house. An assessment of the main service panel by a qualified electrical consultant is recommended to determine its condition and capacity. It is estimated that the cost of new mechanical, electrical, and plumbing systems would be \$450,000, should new systems be deemed necessary to support new uses.⁵

The water system that supports the Welch-Hurst House is referred to as the Walden West Water System as it is shared with Walden West.

⁵ Siegel & Strain Architects, Building Evaluation Summary for Welch-Hurst House, 2016 (Appendix E)



Interior of Welch-Hurst House

KEY OPPORTUNITIES

Key opportunities for enhancing the Park through the reuse and/or improvements to the Welch-Hurst Area are identified below.

- The focus area is recognized as having historic significance. With proper maintenance and care, the existing structures and landscape could be preserved, enhanced, and contribute to interpretive, educational, and destination-based uses.
- The character of the Welch-Hurst House and grounds offers a unique setting for park uses. The cluster of support structures could support a variety of uses, although improvements would be needed to structures, utility infrastructure, and grounds (further discussed under constraints).
- The focus area is separate from other use areas of the Park and sheltered by redwood forest, facilitating uses that benefit from a quiet, tranquil setting.
- Future partnerships through Walden West Environmental Education Center, other schools, or partners.
- Proximity to Walden West Environmental Education Center and connectivity to the existing trail network creates opportunities for educational programming related to historic and cultural resources.

- Proximity to Walden West Environmental Education Center could present an opportunity for a partnership to provide additional parking/access to parking on Walden West property.
- The focus area is also located in proximity to the existing maintenance office which could support related new uses.
- ADA-compliant access to the Welch-Hurst House could be established by creating a new main entrance to the house from the west with minimal impact to the historic features. While it is preferable to provide universal accessibility at the main entry, the State Historic Building Code allows alternative provisions for accessibility to be made for historic buildings if the character-defining features of the building are threatened.

KEY CONSTRAINTS

Key constraints for enhancing the Park through the reuse and/or improvements to the Welch-Hurst Area are identified below.

- The parking area at Welch-Hurst House has limited capacity (about 5-10 vehicles); additional parking is needed to support new uses.
- Parking along the access road to the area is also utilized by West Valley College for their Vegetation Management Program.

- Existing indoor and outdoor spaces also have limited capacity, which limits the group sizes and uses that they can support.
- Significant maintenance is required to preserve the Welch-Hurst House and site; additional upgrades to the house and utility infrastructure would be necessary for public access and/or reuse.
- While marketing and use of the Welch-Hurst House will benefit by its listing on the National Register of Historic Places, that listing carries with it the responsibility of retaining the integrity of its historic features. This likely applies to both the house structure and its surrounding landscape. As such any development could involve increased cost associated with its historic listing.
- Accessibility of the Welch-Hurst House and surrounding grounds would need to be improved prior to opening for public use.
- Vehicular access comes directly from Sanborn Road rather than the main entrance which could create operations, management, wayfinding, and access challenges. Adequate signage and supervision would be needed to ensure safety and reduce liability associated with the structures and pond.



Welch-Hurst Cottage/ Guesthouse

FORMER CHRISTMAS TREE FARM AREA

Existing conditions, opportunities, and constraints within the Former Christmas Tree Farm Area are described below and illustrated in Figure 4-4. Table 4-4 provides a snapshot of the focus area’s history and natural resources based on the information presented in chapters 2 and 3, as well as key features presented in this chapter.

Table 4-4

Former Christmas Tree Farm Area at a Glance

TOPIC	DESCRIPTION
CONTEXT	
Focus Area Size	Former Christmas Tree Farm Area. Relatively flat area approximately 20 acres of non-native pine and fir; additional 70 acres downslope of mixed evergreen forest
Setting/Character	Previously disturbed area from commercial tree farm use
Former Use(s)	Former Christmas tree farm site; heavily wooded, likely history of logging
Acquisition	1981
EXISTING CONDITIONS	
Vehicular Access and Parking	Bordered by roads. Existing gate at entrance to site. Closed to public.
Trail Connectivity	Currently none
Existing Park Uses	None
Existing Facilities and Infrastructure	None
Vegetation Communities	Non-native pine and fir species; mixed evergreen forest
Cultural Resources	Potential to contain unknown historic, pre-historic, or paleontological resources



Former Christmas Tree Farm Area

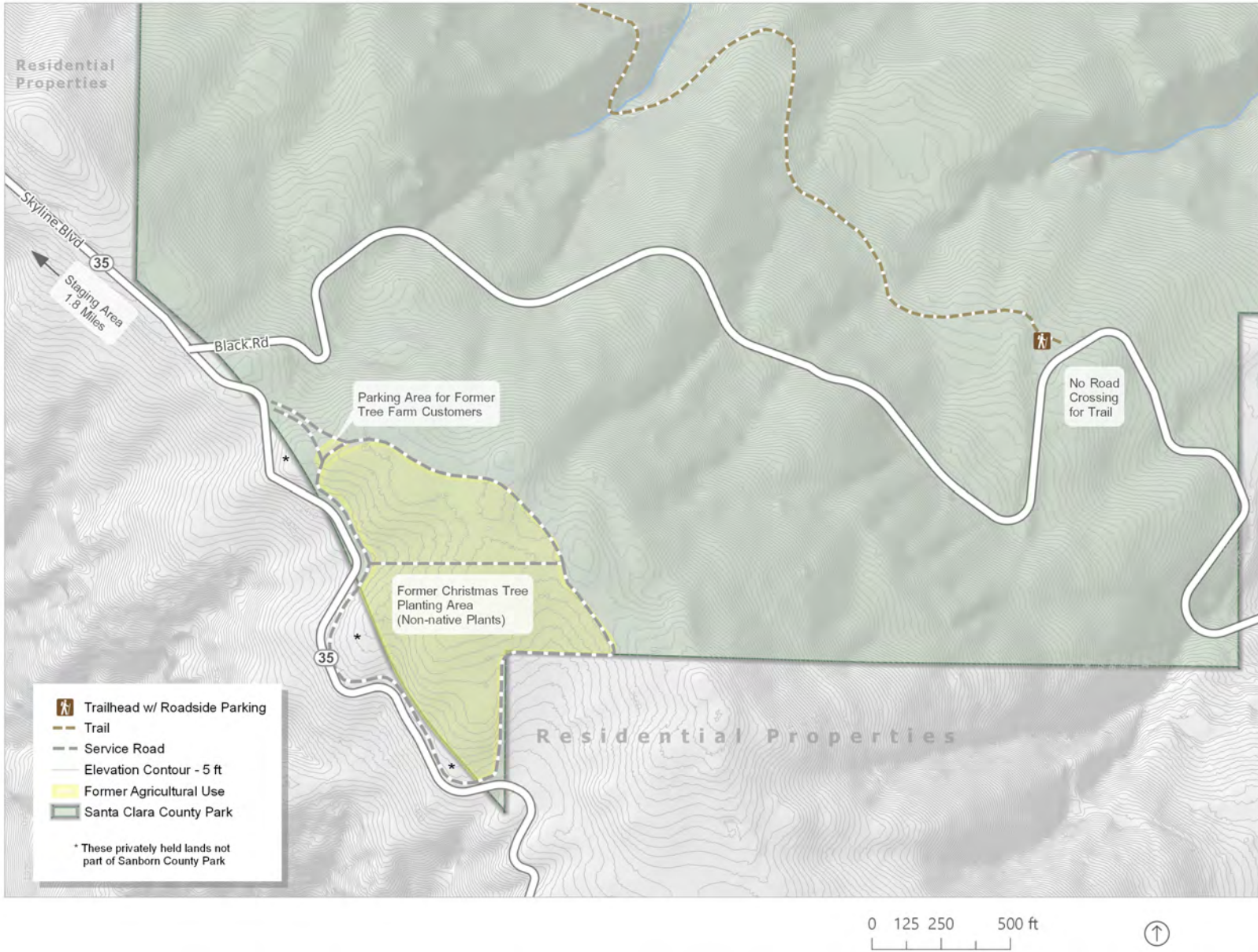


Figure 4-4. Former Christmas Tree Farm Area: Existing Conditions

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5

Goals and Objectives for Park Design

The County of Santa Clara Parks and Recreation Department staff have identified draft goals and objectives to guide the development of the master plan. The goals and objectives are provided in Table 5-1 and address recreation, education and interpretation, natural resources preservation, circulation and access, cost recovery and revenue generation, and land use.

Table 5-1
Goals and Objectives

SUBJECT	GOAL	OBJECTIVES
RECREATION	Provide for a range of active and passive recreation opportunities that complement the existing activities at the Park in addition to staying in character with the existing park setting.	<ul style="list-style-type: none"> • Increase recreational opportunities that are currently not available (e.g. new camping/lodging amenities, active recreational uses, etc.) • Explore the potential for providing additional camping opportunities. • Create active recreational opportunities (e.g., potential bike pump track or skills area). • Explore possible lease agreement opportunities for recreational uses. • Locate and design recreational facilities that are compatible with adjacent uses outside the park property. • Provide facilities that will enhance recreational use.
EDUCATION AND INTERPRETATION	<p>Provide educational and interpretive opportunities to the public.</p> <p>Possible re-use of Welch-Hurst House and grounds for interpretive or education opportunities or partnerships with other organizations or agencies.</p>	<ul style="list-style-type: none"> • Develop and implement a broad range of programs to provide interpretive opportunities for all ages and backgrounds. • Provide facilities/space to accommodate educational programs. • Establish partnerships with appropriate organizations such as Walden West Environmental Education Center, West Valley College, YSI, and other partners in implementing future use opportunities.



Former Christmas Tree Farm Area



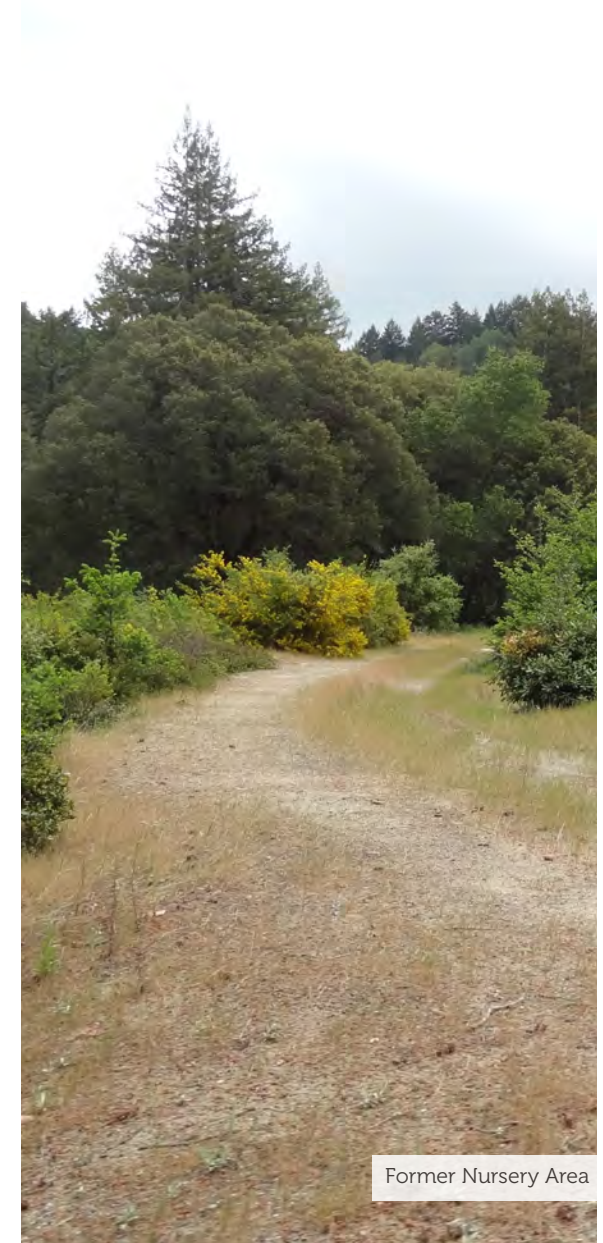
Existing Irrigation Ponds



Barn

Table 5-1 Continued

SUBJECT	GOAL	OBJECTIVES
NATURAL RESOURCES	Preserve and enhance natural resources while being consistent with the Parks Department’s mission to provide for recreation.	<ul style="list-style-type: none"> • Preserve and restore native wildlife and vegetation populations to the extent possible while balancing the provisions of recreational uses.
CIRCULATION AND ACCESS	Provide safe and convenient access to and within the Park for a wide range of users.	<ul style="list-style-type: none"> • Provide for easy access and wayfinding. • Provide adequate signage for directing park users to different use areas. • Provide accessible uses for all people, regardless of physical abilities. • Where feasible, provide a system of internal service roads that facilitates access and circulation of vehicles from various areas within the Park.
COST RECOVERY AND REVENUE GENERATION	Provide opportunities for cost recovery and revenue generation that may include the re-use of the Welch-Hurst House and other facilities.	<ul style="list-style-type: none"> • Provide opportunities for revenue generation. • Provide opportunities for cost recovery. • Pursue partnerships with other entities for possible lease opportunities.
LAND USE	Be consistent with County approved plans and policies.	<ul style="list-style-type: none"> • Consistency with the Sanborn Trails Master Plan. • Consistency with the 2018 Strategic Plan.



Former Nursery Area

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6



Potential Use Analysis



Potential uses for the four focus areas of Sanborn County Park’s Master Plan (Plan) were identified by the Parks Department with consideration of the Plan goals and objectives provided in Chapter 5. The feasibility and appropriateness of each use was analyzed with consideration to needs and requirements associated with the proposed use, compatibility with other Park uses, market demand and anticipated public interest, and cost and revenue potential. This chapter describes these considerations in greater detail, and subsequently summarizes the outcomes of the analysis conducted for each focus area. Table 6-1 provides a consolidated view of findings, and a more detailed summary of the analysis is provided in Appendix F.



Dyer House
Photo courtesy of Ron Horii

CONTEXT AND BACKGROUND FOR USE ANALYSIS

The Parks Department identified potential uses for the Plan based on input received from the Project Team, stakeholders, members of the public, and potential partners throughout the planning process. Potential uses were then analyzed with consideration to spatial and physical needs and requirements of the use, its compatibility with the Park, anticipated market demand and public interest, potential business models and staffing needs, and costs and revenue potential. These considerations are described on the following page.

NEEDS AND REQUIREMENTS

Each of the proposed uses have specific requirements that must be met for successful implementation of the use. These requirements include the amount and type of space necessary to establish and maintain the use, as well as infrastructure needs, utility connections, access, and programming. Such spatial and physical requirements were analyzed with consideration to site conditions and the potential to develop the use.

PARK COMPATIBILITY

Park compatibility refers to the potential for a proposed use to contribute to the overall character and visitor serving capacity of the Park. Specific considerations vary depending on the proposed use, but generally include its relationship to existing Park uses, programming, and road and trail networks; and its compatibility with existing cultural resources, natural resources, and Park and specific site character. Consistency with Plan goals and objectives is also critical in determining compatibility with the Park.

PUBLIC DEMAND AND INTEREST

The “effective demand” of a land use, good or service, assesses profitability based on consumers’ desire for and willingness to pay for a good or service. Oftentimes public goods, such as parks, are desired by a community even though people are not willing or able to pay the full price necessary to support the use. This type of demand reflects “user need” and recognizes that many public goods should be supported by the greater society through systems such as taxation. When assessing proposed uses, both effective demand and user needs were taken into consideration. Many of the potential uses have the ability to generate some revenue through user fees, but user fee revenue alone would not be sufficient to cover all the costs associated with providing that use.

BUSINESS MODELS/STAFFING NEEDS

Developing new uses and expanding existing uses will generally have some impact on Parks Department staff. The scale of the impact will depend largely on the business model adopted for developing, operating, and/or maintaining that proposed use. The default business model for all uses was assumed to be an all-in-house operation with additional County staff hired to operate and maintain a new use. Where appropriate

for certain uses, other models were considered, including utilizing a private for-profit business to provide that same use; partnering with non-profit organizations and creating a hybrid business model where a partner (either non-profit or for-profit) might be responsible for operations, while the County retains responsibility for long term maintenance of facilities.

COST AND REVENUE POTENTIAL

Capital costs and operations and maintenance (O&M) costs were considered in relationship to revenue potential for each use. For fiscal and financial considerations, there are two distinctly different time frames. On an ongoing basis, if earned income is insufficient to offset all the annual O&M costs, then that use will require some ongoing subsidy from the County. On the other hand, if operating revenue is consistently larger than O&M expenses, the use may be a net revenue generator for the County. A positive net operating cash flow may also create a financial environment that could support a partner taking responsibility for ongoing O&M. For public goods, net operating income is generally non-existent, or at least insufficient, to pay for one-time development costs needed to develop the use. “Funding gaps” occur when the dedicated funding set aside is still insufficient to cover all capital costs.

Table 6-1

Recommendations for Future Use

		NEEDS AND REQUIREMENTS	PARK COMPATIBILITY	MARKET/DEMAND/ PUBLIC INTEREST	BUSINESS MODELS/ STAFFING NEEDS	NET REVENUE- COST POTENTIAL	CAPITAL COST	ESTIMATED ANNUAL REVENUE POTENTIAL	RECOMMENDATION
SANBORN CORE USE AREA	Ranger Office	●	●	●	●	●	\$\$-\$\$\$	NA	■
	Program Space for Non-Profit	●	●	●	Ⓝ	●		\$	■
	Visitor Center	●	●	●	Ⓝ	●		\$	■
	Park Store	●	●	●	Ⓝ	●		\$	■
	Relocate Upper Walk-In Campsites	●	●	●	●	●		NA	■
	Relocate Existing RV Camping	●	●	●	●	●		NA	■
FORMER NURSERY AREA	Corporate Retreat Center	●	●	●	Ⓢ	●	\$\$\$	\$\$	■
	Campground	●	●	●	Ⓢ	●	\$\$\$	\$\$\$	■
	Adventure Course	●	●	●	Ⓢ	●	Concessionaire funded (minimal cost to County)	\$\$	■
	Fishing	●	●	●	●	●	NA	NA	■
	Swimming	●	●	●	●	●	NA	NA	■

POTENTIAL USE		NEEDS AND REQUIREMENTS	PARK COMPATIBILITY	MARKET/DEMAND/PUBLIC INTEREST	BUSINESS MODELS/STAFFING NEEDS	NET REVENUE-COST POTENTIAL	CAPITAL COST	ESTIMATED ANNUAL REVENUE POTENTIAL	RECOMMENDATION
WELCH-HURST AREA	Special Event Venue						\$\$\$	\$\$	
	Interpretive Site/Historic Tours						\$\$-\$\$\$	\$	
	Bed & Breakfast						\$\$\$	\$\$	
	Youth Hostel						\$\$\$	\$\$	
FORMER CHRISTMAS TREE FARM AREA	New Recreational Use (Bike Park or Wilderness Area with Staging)						NA	NA	

LEGEND

	High		Concession Potential	\$\$\$	High		Consider as a Potential Use
	Medium		Non-profit Partner Potential	\$\$	Moderate		Could be considered (could be compatible with other day use)
	Low			\$	Low		Should Not be Considered

NOTES

Needs and Requirements: Is proposed use compatible with existing site conditions? (Costs for site improvements considered under capital cost.)

Park Compatibility: Is proposed use compatible with existing park uses and the Master Plan goals and objectives?

Market/Demand/Public Interest: Is there interest/demand for the proposed use?

Business Models/Staffing Needs: Is the proposed use compatible with County Parks operations? High compatibility is equivalent to minimal increased operations cost to the County.

Cost and Revenue Potential: Does the potential use have the potential to generate revenue or result in cost efficiencies that result in a net benefit to the County over time?

SANBORN CORE USE AREA

Uses initially identified for the Sanborn Core Use Area explore several reuse scenarios for the existing Dyer House, including reuse to accommodate uses such as a visitor center and ranger station, and/or continuing to provide program space for a non-profit partner such as the Youth Science Institute. A corporate retreat center was identified as an additional potential use. However, preliminary evaluation determined that the retreat center use is not compatible with the Dyer House or other proposed uses, and therefore was not further evaluated. Other uses proposed within the Sanborn Core Use Area included repurposing the existing ranger office and relocating RV and some of the walk-in camping to the Former Nursery Area.

DYER HOUSE REUSE

The Preliminary Draft Dyer House Conditions Assessment Report and Feasibility Study (Dyer House Feasibility Study) (Appendix D), referenced in Chapter 4, evaluates opportunities for repurposing the house to accommodate a visitor center, park store, and program space for non-profit partner(s) and provides a proposed floor plan to accommodate the uses, as shown in Figure 6-2. This Study indicates that the Dyer House can adequately accommodate these uses with improvements to the building structure as described in Chapter 4. Conclusions for the various uses below were based on this report as well as consideration to the analysis topics described above.



Dyer House

- **Program Space for Non-Profit Partners: Consider as a potential use.** The Dyer House currently provides program space for non-profit partners and it is assumed that the need/demand for program space will continue. Providing program space has allowed for educational programming that Parks Department staff would not otherwise have been able to provide and brought numerous student visitors to the Park. It is assumed that program space for non-profit use would continue to provide education and increase visitation. Although fees charged by the non-profit for programs would be unlikely to cover any of the cost for maintenance or refurbishment of the building, this use was recommended for further consideration since it is compatible with other proposed Dyer House uses and maintains partnerships that help meet Master Plan goals and objectives.
- **Visitor Center: Consider as a potential use.** The Dyer House's central location within the Park, as well as its proximity to high use areas and the primary staging area, make the house appropriate for repurposing into a visitor center. Furthermore, establishing a public use within the Dyer House would make this existing facility accessible to the public, enhance the overall attractiveness of the Park, and potentially attract new visitors.

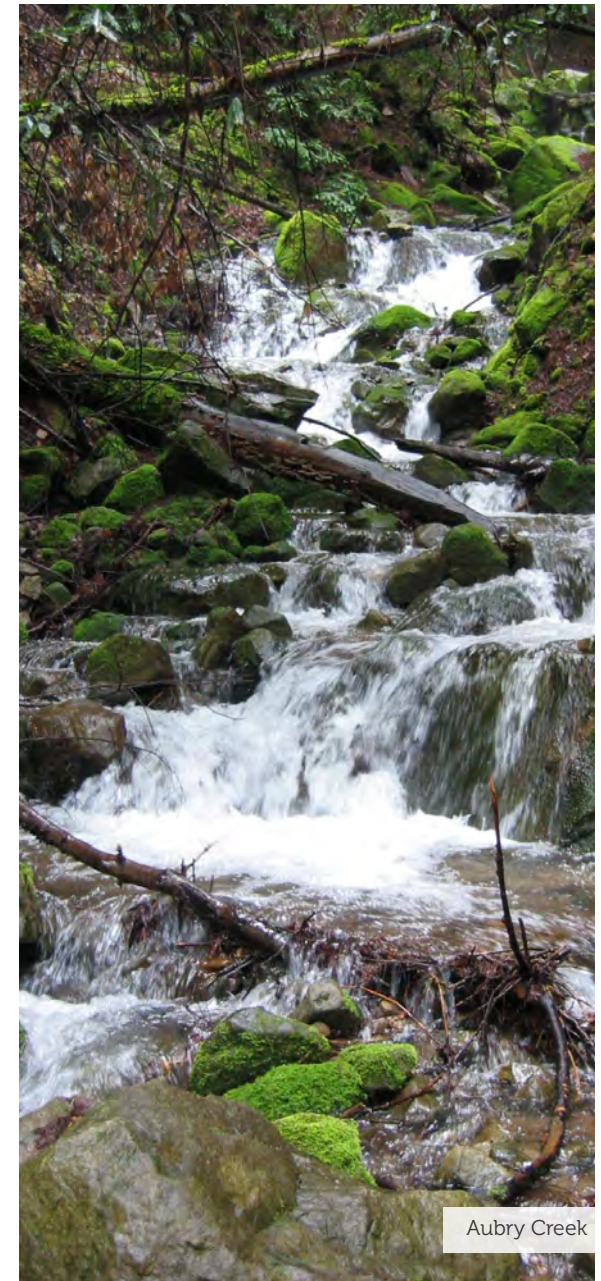
- **Park Store: Do not consider as a potential use.** The Parks Department’s analysis of park stores concluded that it is not economical for campground or park stores to be operated by Parks Department staff, and it would be difficult to make these operations a stand-alone business.
- **Ranger Office: Consider as a potential use.** The Dyer House has adequate capacity and is well located for a ranger office, and it is likely that there would be efficiencies in consolidating staff into the Dyer House. Additionally, moving the ranger office into the Dyer House would make the current ranger station available for uses that support special events at the Peterson Grove/Sequoia Group Picnic Area. Relocation of the ranger office into the Dyer House was recommended for inclusion in alternative design concepts as it would benefit staff and improve the Peterson Grove/Sequoia Group Picnic Area’s capacity to support special events.

OTHER POTENTIAL USES WITHIN THE SANBORN CORE USE AREA

- **Relocate and Retain Walk-In Campsites: Consider as a potential use.** While the existing walk-in campsites are well used by Park visitors, campsites in the upper area of

the campground can be difficult to access for families due to the steep trail, and these campsites are causing erosion and other impacts to the adjacent creek. Removing campsites that are impacting the creek is recommended for further consideration, especially if these sites could be replaced by new camping opportunities in the Former Nursery Area.

- **Relocate Existing RV Camping: Consider as a potential use.** The existing RV camping area is located within an asphalt parking area, providing limited ambiance and privacy for campers and also detracting from the scenic character of the Sanborn Core Use Area. Removing RV camping from this area is recommended for consideration as a potential change if at least 15 higher quality RV campsites could be provided within the Former Nursery Area.



Aubry Creek

FORMER NURSERY AREA

Uses initially identified for the Former Nursery Area include a campground operated either by the Parks Department or partner, as well as other active and passive recreation (e.g., a small pump track or skills area, hiking, and fishing). Given the substantial size of this area and the relatively limited restrictions on site uses due to historic designations or sensitive resources, analysis focused on the feasibility of the program concept for the site and the Park. Considerations for incorporating the Christensen House, Caretaker's house, barn, and other structures into any of the potential uses are summarized in Table 6-2. These considerations are based on the Building Evaluation Summary for Christensen House prepared by Siegel & Strain (2016).

Outcomes of the analysis of potential uses for the Former Nursery Area are summarized below.

- **Campground Uses (Tent, RV, and Convenience Camps): Consider as a potential use.** A campground has the high potential for meeting Master Plan goals and objectives and was recommended for consideration as a potential use. Use of the Former Nursery Area for campgrounds, operated either by the Parks Department or a partnership, is compatible with the existing site and would respond to a known demand. The existing Christensen House should be reused to support the identified campground uses, either as a rental facility for retreats or as a support facility for campground uses. While tent, cabin, and RV camping could all be considered for the focus area, topography and access may limit the number and location of sites. The costs

for campground development are relatively low, especially for cabin and tent options, and adding a campground would meet a known demand for campgrounds and create year-round camping opportunities. The cost and revenue potential and staffing needs will vary depending on whether the campground is operated by the County, through a partnership, or by a concessionaire.

- **Corporate Retreat Center: Do not consider as a potential use.** A corporate retreat center is not recommended as a potential use. Analysis of this use determined that the substantial costs of creating an attractive corporate event and retreat center are likely to never be justified by the revenues that could be earned through such use. In addition, the Former Nursery Area would not achieve Plan goals or meet a significant recreational demand.
- **Swimming: Do not consider as a potential use.** While the EMC Research survey revealed that respondents would like to see an area for water play, neither the private swimming pool nor irrigation ponds are likely to be feasible for swimming with consideration to cost, liability, water quality, safety, and health. For these reasons, the swimming pool and irrigation ponds have low potential for future use at the Former Nursery Area and should not be considered.



Table 6-2
Former Nursery Area-Structure Assessment

Existing Structure	Reuse Potential
Christensen House	The Christensen House is in relatively good condition and can provide value to the Parks Department. The house is currently providing temporary housing for park employees, and with improvements, could support a range of public uses or serve as a support facility for operations and management of site uses.
Caretaker's House	The integrity and condition of the Caretaker's house has been compromised through alterations and benign neglect.
Barn	The barn is in partial collapse and would require stabilization or rebuilding as part of any reuse options considered by the County. It is likely more economical to rebuild the barn with some of the existing materials than to repair it, although retaining the original barn and restoring it would contribute to site character.
Other Structures	Other structures are in various states of dilapidation. Integrity and condition of all outbuildings are poor.





Stonework

WELCH-HURST AREA

Uses identified for the Welch-Hurst Area initially included the house and grounds as a special event venue by a concessionaire, historic tours, and reuse of the house as a bed and breakfast establishment or youth hostel. Uses identified after the initial analysis included a future partnership use for educational programming and special events in conjunction with the partnership.

As discussed in Chapter 4, improving the house for any public use would require significant capital investment to address deferred maintenance, repairs, provision of ADA access, replacement of mechanical and electrical components, and other improvements. The Welch-Hurst House is listed on the U.S. National Register of Historic Places and therefore subject to the requirements of the Secretary of the Interior Standards. While this designation may make the Welch-Hurst House more desirable for a potential future reuse, it also carries with it the responsibility of additional requirements and associated costs involved with rehabilitating a historic structure. This likely applies to both the house structure and its surrounding landscape. As such, any development will involve a cost associated with its historic listing.

Outcomes of the analysis of potential uses for the Welch-Hurst Area are summarized below.

- **Future Partnership Use (School or other Educational Use): Consider as a potential use.** The Welch-Hurst House supported educational uses when utilized as a hostel, and the grounds are occasionally utilized for educational programming by Walden West Environmental Education Center. There is potential for the house and grounds to be improved in partnership with a public or non-profit entity to serve to support educational programs. Such uses would be consistent with prior uses of the site as well as existing and adjacent programming, and could potentially facilitate use of the site for special events and other public uses. It was recommended that potential partnerships be considered for improvements to and programming of the Welch-Hurst House and grounds.
- **Special Events Venue: Consider as potential use.** Based on analysis of this use, it was recommended that special events be considered as a potential use in conjunction with the future partnership use of the site. Although there is not likely to be sufficient earned net income to fund the one-time capital costs of restoring the Welch-Hurst House and associated amenities, use of the house and/or grounds as a special event venue has high potential to contribute to the

Plan goals. General growth in the Bay Area has meant more demand on such venues, which in turn spurs pricing premiums of facilities available. Demand for unique and affordable venues like Sanborn County Park to hold small to medium sized events is therefore anticipated. While the Welch-Hurst House and associated amenities will need to be renovated to ensure proper access, safety, facilities and parking, use of Welch-Hurst Focus Area for special events presents an opportunity to preserve and enhance a unique resource as a public amenity. Use of the site for special events would be most feasible especially from a financial standpoint if this use was provided through a partnership with another agency or non-profit organization able to invest in necessary capital improvements.

- **Interpretive Site/Historic Tours: Do not consider as a stand-alone potential use.**

The Welch-Hurst House is recognized as having historical significance, and therefore is a logical and desirable site for interpretive programming and/or historic tours. However, given the costs of improvements that would be needed for the house and grounds to be opened to public use, and additional staffing requirements, this use is not recommended for further consideration.





- **Bed & Breakfast: Do not consider as a potential use.** A Bed & Breakfast, often referred to as a B&B, is an overnight accommodation facility that serves breakfast for guests staying in the facility. Bed & Breakfasts are typically small facilities, often operated from within a private residence by innkeepers or owners of the facility. While there is a demand for unique and quaint lodging in the Bay Area, use of the Welch-Hurst House as a B&B would not generate enough income to cover the cost of restoring the structure. This use would require improvements similar to that of special events, with even more for comfort, including improving the carriage house to provide a reasonable number of rooms. Funding would have to come entirely from other sources and would serve a limited population. Private management would prove difficult to market and inside management would be an added burden on current in-house staff. For these reasons, the B&B has a low potential for revenue generation and is not recommended for further consideration.
- **Youth Hostel: Do not consider as a potential use.** The most recent use of the Welch-Hurst House was a youth hostel operated by a non-profit organization. The hostel closed in 2010 as it was no longer a feasible use with consideration to changing recreational trends and the need for facility improvements. Reestablishment of this use could be considered, but as discussed below, reestablishment would require costly improvements and revenue generation would be minimal. As discussed above with the B&B, re-use of the Welch-Hurst House as a youth hostel would not generate enough income to pay the necessary restoration to meet safety standards. During the past operation, it made economic sense to use the Welch-Hurst House as a hostel due to the relatively low cost of maintenance. While the youth hostel would offer a more public environment than a B&B, the demand for youth hostels in remote locations like the Park has decreased in recent years. The absence of public transit and the difficulty for this demographic to access the site lend it to uses by another, more suited demographic. For these reasons, the youth hostel is a low potential option, and is not recommended for further consideration.

FORMER CHRISTMAS TREE FARM AREA

Potential uses considered for the Former Christmas Tree Farm Area during the planning process included a bike park and a native wildlife area with limited public staging (parking, small restroom). While there is currently no recreational development or staging at this site, analysis focused on determining the feasibility of developing a new staging area in this site with consideration to traffic and public support.



In response to significant neighbor concern about proposed use of this site, a high-level Traffic and Access Study (provided in Appendix G) was conducted to identify potential traffic impacts that could result from recreational use at the Former Christmas Tree Farm Area. The study evaluated and measured the existing road conditions within various segments of Skyline Boulevard, North Skyline Boulevard South and Black Road. Based on the existing conditions report and quantitative assessments, such as trip generations and trip distributions, the Study estimated that approximately 163 parking spaces could be added before exceeding established volume thresholds or resulting in traffic impacts

under CEQA guidelines. However, due to lack of public and neighbor support for recreational use in this area, the Parks Department is not recommending development of this site for recreational purposes as part of the Master Plan.

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7



Draft Recommendations

The Sanborn County Park Master Plan (Plan) will provide thoughtful integration of new areas with existing uses, maintain the successes of the existing park features and programs, improve financial sustainability, and increase partnership opportunities and visitor satisfaction along with public support. This chapter provides general recommendations as well as specific recommendations to guide planning and improvements for the four focus areas addressed throughout this Plan: the Sanborn Core Use Area, the Former Nursery Area, the Welch-Hurst Area, and the Former Christmas Tree Farm Area.

Recommendations emerged through the analysis of potential uses, as well as through stakeholder and public input on the alternative design concepts developed as part of the planning process. Recommendations focus on expanding existing facilities for Park visitors and as new areas are folded into the publicly accessible park experience. Following an overview of general recommendations, more specific recommendations for each focus area are illustrated and discussed. To the extent possible, efforts have been made to create recommendations that are both practical and feasible, while still having the forethought to serve Park users now and well into the future. Where preferred use will depend upon funding and partnerships, recommendations explore the range of future uses that were identified as appropriate for protecting the Park's cultural and natural resources, for meeting anticipated public demand, and for responding to site-specific opportunities and constraints. The general recommendations for the focus areas of this Plan are identified below.



Sanborn Trail & Campground
Photo courtesy of Ron Horii



Stone Retaining Wall

OVERALL RECOMMENDATIONS FOR FOCUS AREAS AT SANBORN COUNTY PARK

1. Provide safe trail and vehicular connections between the focus areas.
2. Enhance visitor experience by improving and expanding existing amenities.
3. Leverage opportunities to improve existing and create new partnerships, specifically for the Welch-Hurst Area and the Former Nursery Area.
4. Establish the Former Nursery Area as the focal area for overnight uses (Refer to Former Nursery Area recommendations for further detail); retain limited walk-in camping in the existing location while removing some existing walk-in camping areas for landscape restoration purposes (Refer to Sanborn Core Use Area recommendations).
5. Provide educational and interpretive opportunities to the public, highlighting natural resources and historic features within each use area.
6. Prioritize protection of resources in all design development.



Buildings at Former Nursery Area



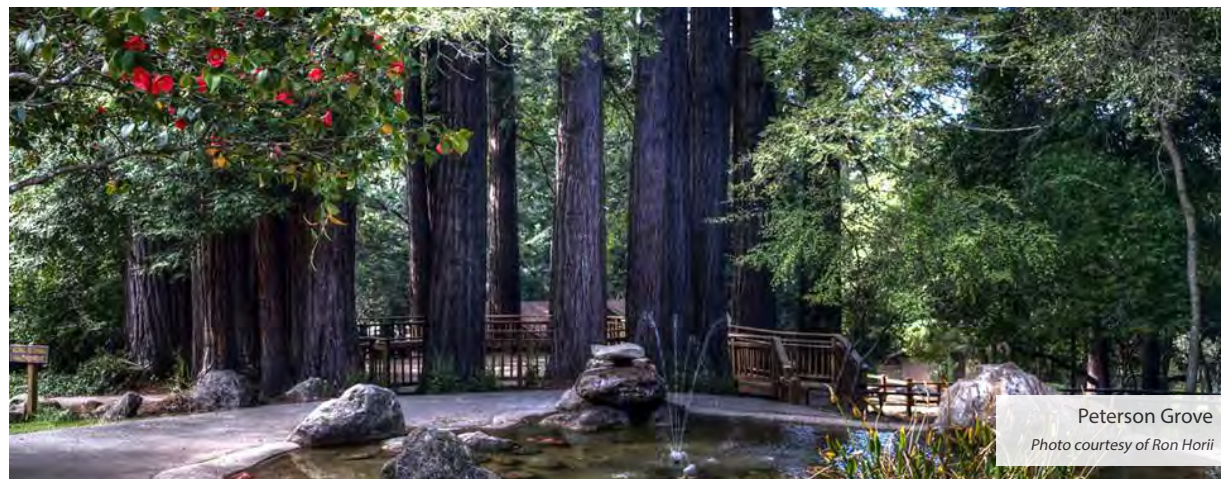
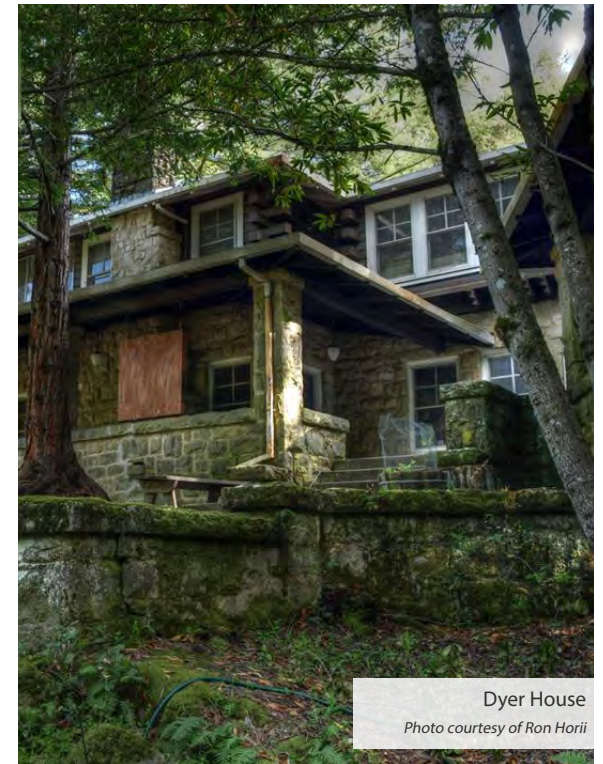
SANBORN CORE USE AREA

The Sanborn Core Use Area offers a wide-range of day use activities, and this area will continue to be a primary destination for day use activities. Improvements within this area will focus on establishing a vibrant and cohesive day use area. Together, recommendations are intended to broaden educational and recreational opportunities associated with the Dyer House, improve connections to other areas of the Park, and maximize existing facilities for day use recreational opportunities. Recommendations for the Sanborn Core Use Area are identified below and illustrated in the Recommended Design Alternative Figure 7-1.

- Use of Dyer House as a visitor center.
- Addition of staff offices in Dyer House.
- Continued use for a non-profit partner, such as Youth Science Institute in Dyer House or existing ranger station.
- Existing ranger station repurposed for park staff use or use associated with the Peterson Grove Group Area.
- Continued use of day use areas for picnic and reservable events at Peterson Grove Area.
- Continued use by Silicon Valley Shakespeare.

- Consider a pump track and/or skills area small in scale and primarily for use by children.
- Relocate existing RV campsites (15 spaces) in Sanborn Core Use Area to the Former Nursery Area.
- Relocate existing 23 upper walk-in campsites in Sanborn Core Use Area to Former Nursery Area. This will reduce impacts to creek. Retain 10 existing walk-in campsites at lower walk-in campground area.

Based on the Infrastructure Report prepared for the Park (Appendix A), the existing infrastructure system that serves the Sanborn Core Use Area is in good working condition and should be adequate to accommodate implementation of these recommendations without additional improvements.



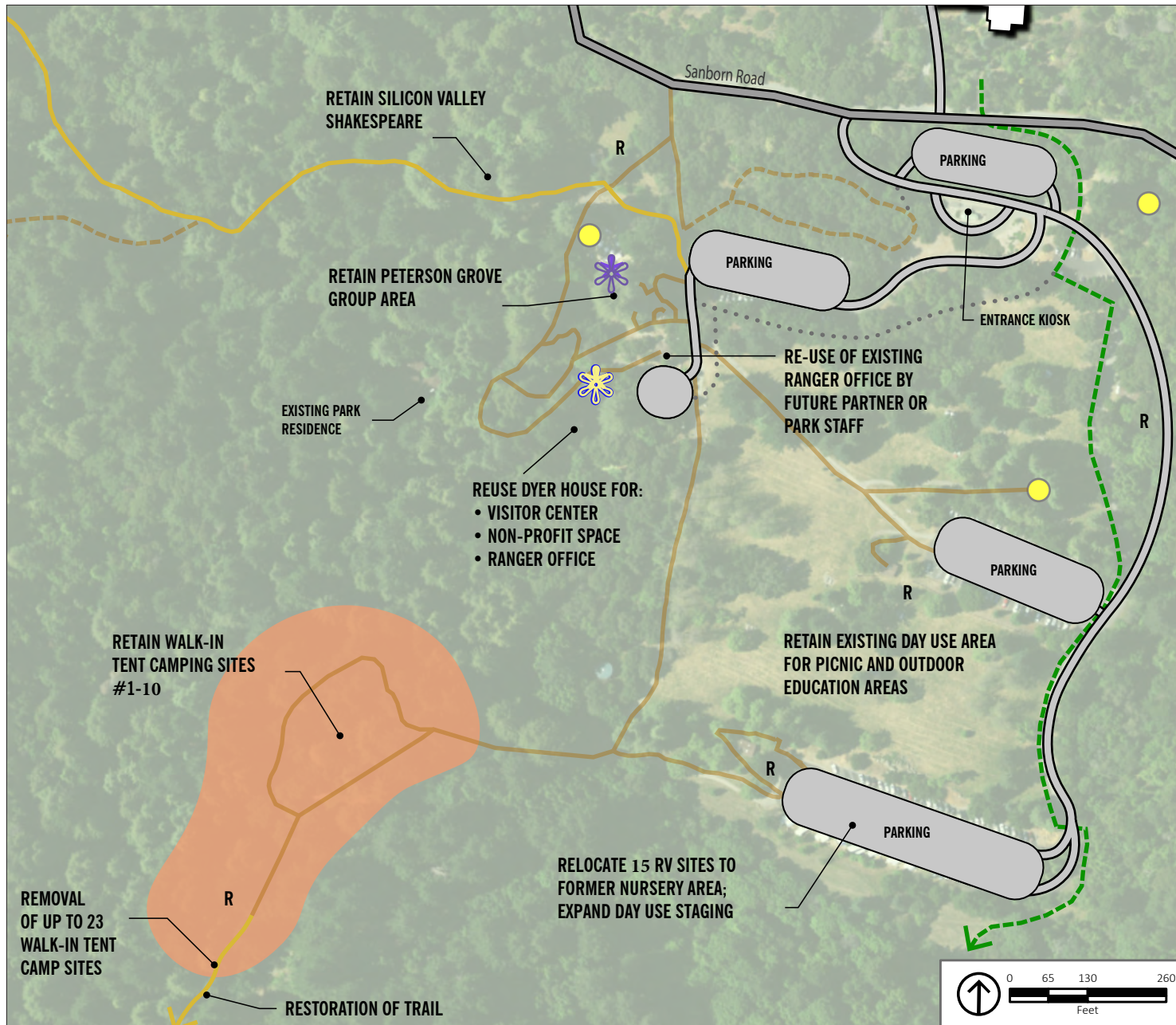












Figure 7-1
 Sanborn Core
 Use Area:
 Recommended
 Design Alternatives

-  Public Road
- EXISTING / PLANNED TRAILS**
-  Hike / Bike Trail
-  Multi-Use Trail
-  Hiking Trail
-  Connection between multi-use trails
-  Walk-In Camping
-  Picnic Shelter
-  Restroom
-  Special Events / Focal Area
-  Visitor Center

FORMER NURSERY AREA

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

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

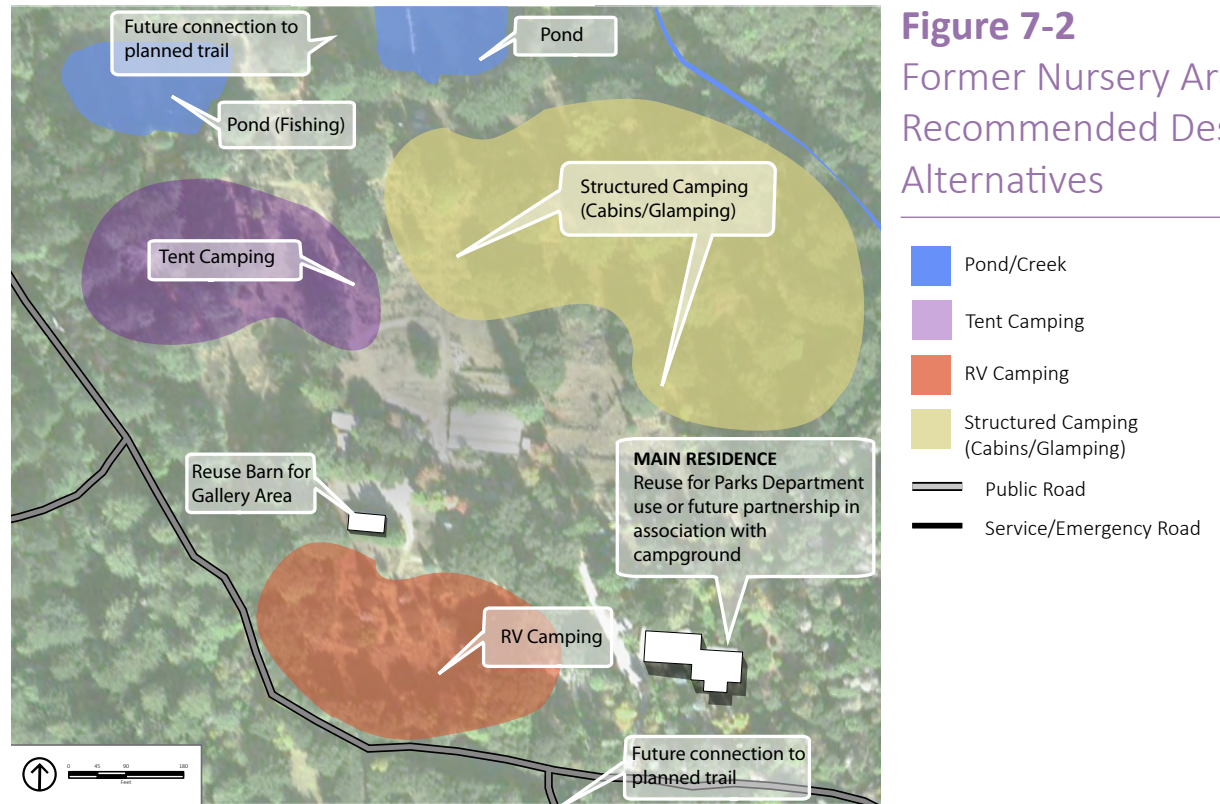


Figure 7-2
Former Nursery Area:
Recommended Design
Alternatives

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

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

- Explore future use of ponds, including fishing in the smaller pond. The larger pond is an option for septic system/ leach field placement to support camping use. Further analysis will need to be completed to determine future use.
- Consider a pump track and/or skills area small in scale and primarily for use by children.

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



Former Nursery Area

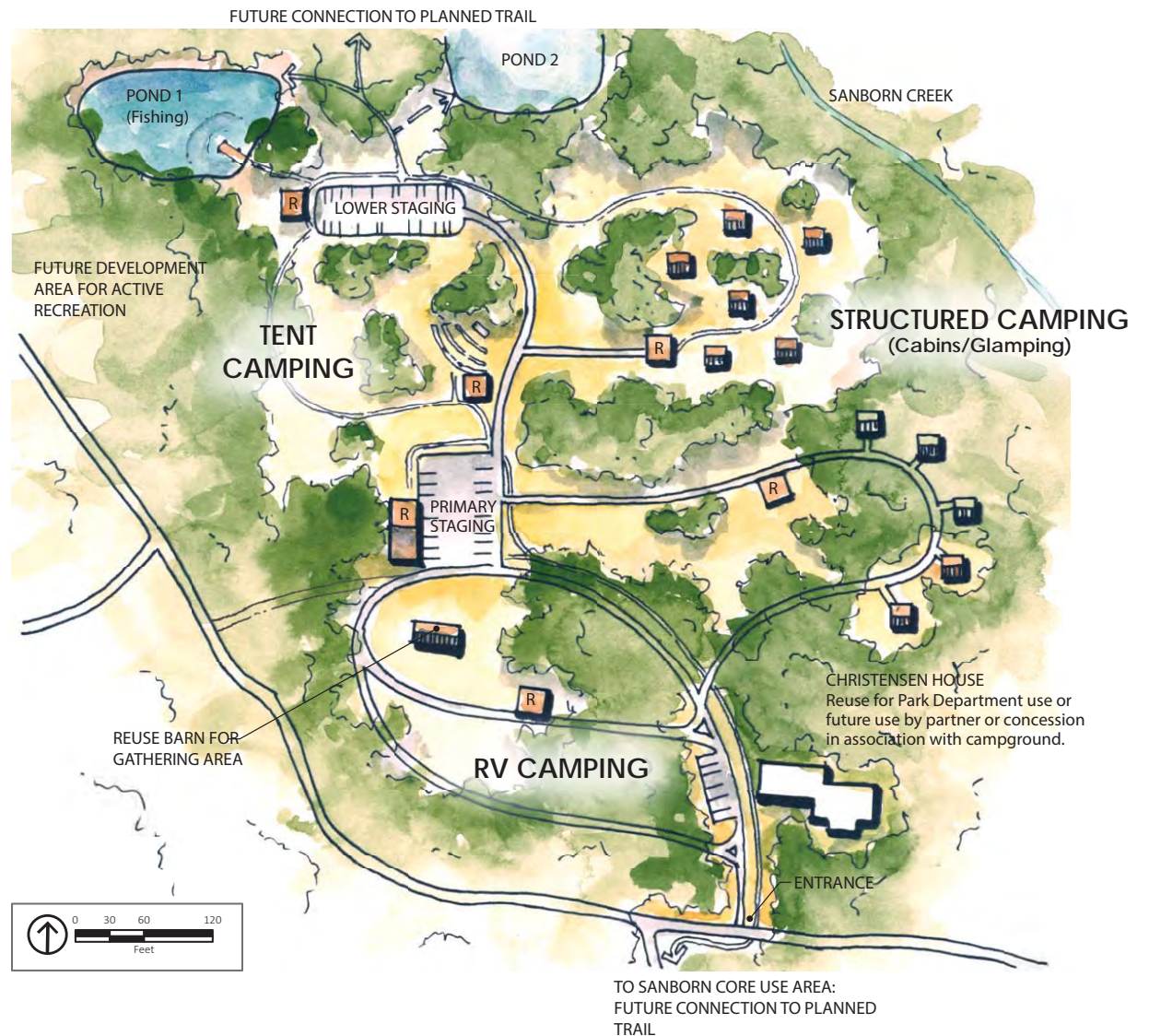


Figure 7-3
Former Nursery Area: Illustrative Site Plan

WELCH-HURST AREA

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

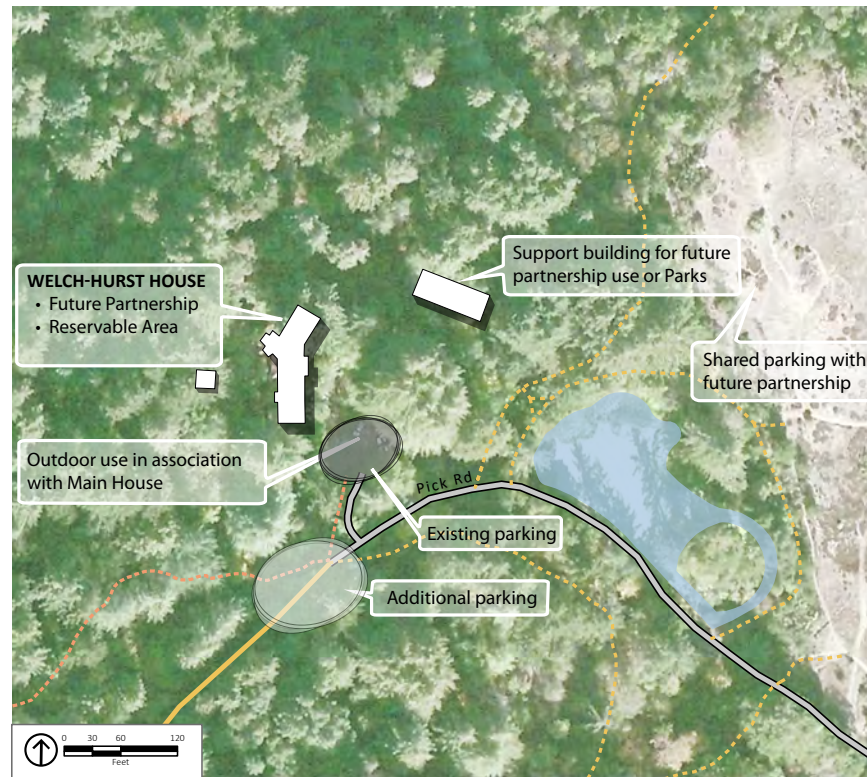


Figure 7-3
Welch-Hurst Area:
Recommended
Design Alternatives

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

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

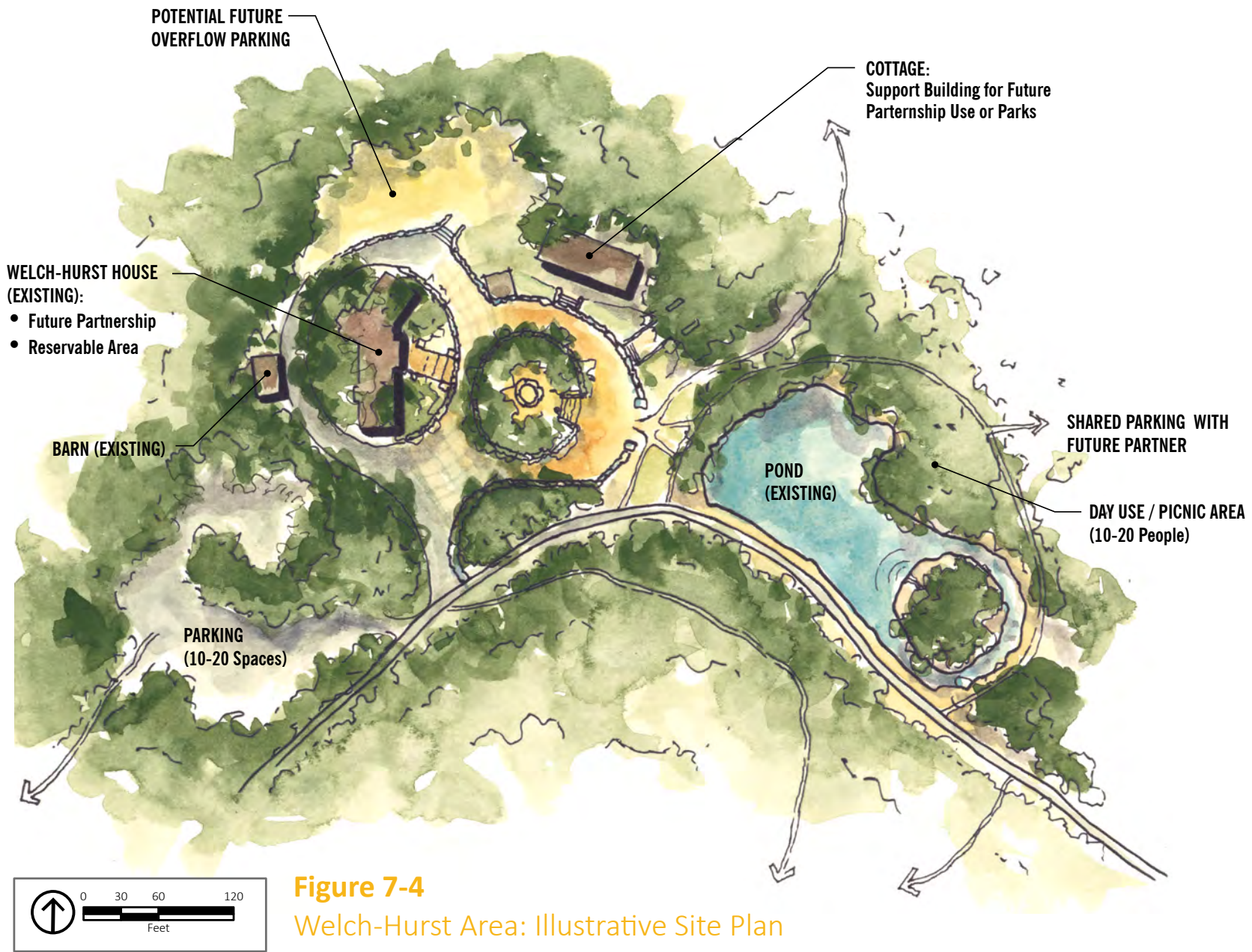


Figure 7-4
Welch-Hurst Area: Illustrative Site Plan

FORMER CHRISTMAS TREE FARM AREA

Development of the Former Christmas Tree Farm Area for recreational purpose is not recommended as part of this Master Plan. No bike park, trails or other public parking or public access will be developed as part of this Master Plan.

Recommendations for the Former Christmas Tree Farm Area include:

- No recreational uses (including bike park, trails, public parking and access) as part of this Master Plan.
- Continue existing partnership with West Valley College (Park Management Program).
- Consider possibility of fencing and access control to secure the site.



Former Christmas Tree Farm Area

FUTURE PLANNING

This Plan is intended to bring together the input of the Parks Department, the community, key user groups, and elected officials to create a central vision for the future of Sanborn County Park. As plans and projects are further defined, site-specific studies and planning may be needed. The Parks Department will undertake such studies and planning efforts as needed, ensuring consistency with the vision of the Master Plan.

CONCLUSION

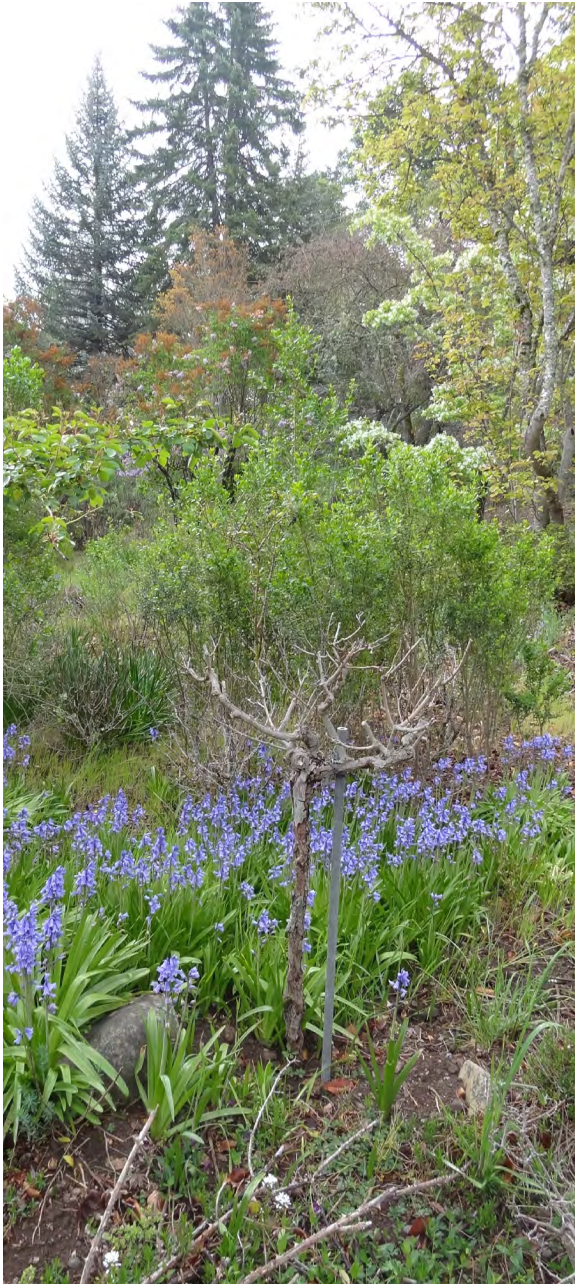
Goals and recommendations are identified for the Plan, with the intent to minimize environmental impacts by limiting the amount of additional development, as well as ensure management and maintenance efficiency. The Plan seeks to support the Parks Department's efforts to operate and maintain the Park in a fiscally sustainable manner, while ensuring that the recommended improvements to the Sanborn Core Use Area, Former Nursery Area, Welch-Hurst Area, and the Former Christmas Tree Farm Area create an enjoyable and enriching experience for visitors to Sanborn County Park.



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Implementation Plan



This Plan presents a vision for the improvement and expansion of existing facilities and the addition of new facilities at Sanborn County Park in accordance with the Park Department’s goal of balancing recreation and resource protection. Ideally, the future development of the Park will provide improved service to the public while limiting operational burden. The implementation of each specific component will be dependent upon any additional planning and/or more detailed design, and upon availability of funding, adequate staffing, and other key resources.

PHASING

The Plan represents the short and long-term development goals for the Park. Phasing provides general direction for prioritizing and implementing the Master Plan recommendations. As discussed above, the actual implementation schedule will depend upon outcomes of future studies, funding availability, operations and maintenance needs, possible partnerships and other circumstances that may arise. Three phases are recommended for Plan implementation, as shown in Figure 8-1 and described below:

- **Phase 1.** Phase 1 would be completed within five years of Master Plan approval and would focus on implementing recommended improvements to the Dyer House.
- **Phase 2.** Phase 2 is envisioned for completion within five to ten years of Master Plan approval and would focus on implementing improvements to the Former Nursery Area and Welch-Hurst Area through collaboration with a future partner(s). Improvements to the Sanborn Core Use Area will also continue into

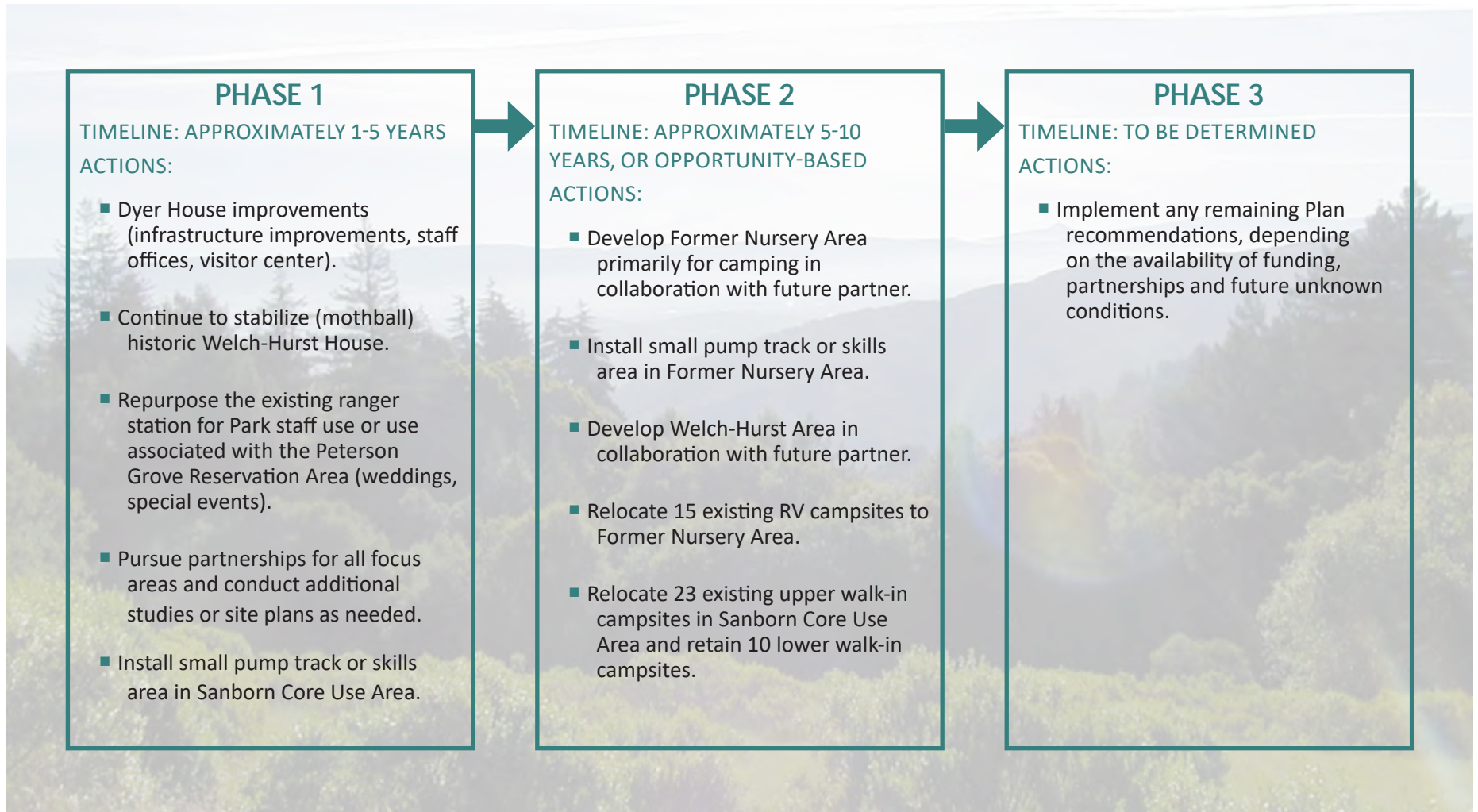
Phase 2. For example, upon development of campgrounds at the Former Nursery Area, the 23 existing upper walk-in campsites in the Sanborn Core Use Area would be relocated, which would reduce impacts to the creek.

- **Phase 3.** During Phase 3, implementation of any remaining Plan recommendations will be completed. The timeline of Phase 3 will depend on the availability of funding, partnerships, and future unknown conditions.

SUBSEQUENT ENVIRONMENTAL REVIEW/ CEQA COMPLIANCE

To comply with CEQA, a Mitigated Negative Declaration was completed for the Plan. As phases are planned and designed, additional analysis and environmental review may be needed. The Parks Department is committed to a full evaluation of potential environmental impacts and specific mitigation measures will be implemented where needed.

Figure 8-1
Implementation Phasing



POTENTIAL PARTNERS

Potential current and future partners identified during the planning process include Walden West Environmental Education Center, Youth Science Institute, West Valley College, and others. The Parks Department should continue to explore these and other partnership opportunities as appropriate for implementing the Plan recommendations identified for each focus area. Partnerships are intended to facilitate development of Plan recommendations by reducing capital or operation and maintenance (O&M) costs for the County, while improving or expanding recreational and educational uses available at the Park. In many cases, partners may be able to assist with capital costs and in the provision of unique programming that the Parks Department would otherwise not have capacity to offer.

FINANCIAL CONSIDERATIONS

The Plan recommendations for the Park relating to fiscal sustainability include adding new revenue-generating projects and facilities, partnering with other agencies and organizations, minimizing initial capital costs for development where appropriate, and developing uses and providing programs that have proven to meet market demand. Additionally, identifying and securing additional funding for implementing the recommendations in this Plan will be a necessity. This includes securing grants for capital projects and park programs, evaluating user fees on an

Table 8-1
Overview of Capital Cost Estimates

FOCUS AREA	CAPITAL COSTS
Sanborn Core Use Area	\$1.5M - \$3.0M
Welch-Hurst Area	\$3.5M - \$5.7M
Former Nursery Area	\$7.3M - \$11.3M
Subtotal	\$12.3M - \$20M
Planning, permitting, and design (20%)	\$2.5M - \$4M
Contingency	\$2.5M - \$4M
Total	\$17.3M - \$28M

ongoing basis, and considering short and long-term lease revenues.

CAPITAL COSTS

The capital cost of implementing all Plan recommendations is estimated to range between \$17.3 and \$28 million, including planning, design, and permitting costs. Table 8-1 identifies planning-level cost estimates for implementing the recommendations for each focus area, and the assumptions for each focus area are discussed below. The level of detail included in

these estimates is a range of costs and reflects the conceptual nature of a master plan. It is important to note that these costs are based on items identified in the planning process and that estimates will be refined based on future design and program development. Additional details regarding costs and revenue generation will be developed in each project's design and construction phase.

SANBORN CORE USE AREA

Implementing recommended improvements to the Sanborn Core Use Area is estimated to cost between \$1.5 and \$3 million. This includes improvements to the Dyer House (estimated at \$775,000- \$1.6 million) as well as minor upgrades to the Ranger House, conversion of the RV camping area to a day-use parking lot, restoration of selected walk-in campsites, and installation of a small pump track or skills area.

FORMER NURSERY AREA

The development of a campground and associated amenities at the Former Nursery Area is estimated to cost between \$7.3 and \$11.3 million. This cost includes development of campground areas and amenities; improvements to the Christensen House and site; development of an active recreation element such as a small pump track or skills area; and new utility infrastructure necessary to support proposed uses. It is assumed that some of the costs, including any active recreation element, would be the responsibility of a partner or concessionaire.

WELCH-HURST AREA

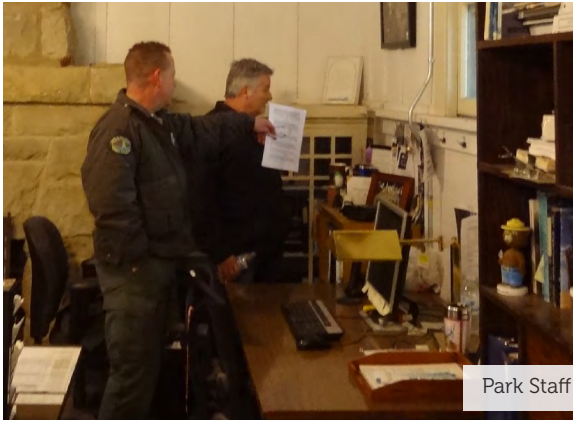
Implementing all recommendations at the Welch-Hurst Focus Area is estimated to cost between \$3.5 and \$5.7 million, depending on the project components and design approach. The most significant costs would be improving the house for public use (estimated at \$2.6-4 million) and developing new parking areas (up to \$1 million). The remainder of the estimated cost is for improving the grounds and landscaping.



Former Nursery Area



Pond Near Welch-Hurst Area



Park Staff

OPERATIONS AND MAINTENANCE (STAFFING)

The Parks Department is responsible for operating and maintaining Sanborn County Park. The majority of the cost associated with this effort is associated with staffing. In 2015 (the most recent year for which data is available), the cost for salary and benefits expenses for the 8.5 Full Time Equivalent staff (FTE) comprised over 70-percent of the total cost (\$930,000) of operating and maintaining the Park.

Since 2015, staffing at the Park has increased to 9 FTEs. Currently, there are four full-time maintenance staff, including one senior park maintenance worker and three park maintenance workers. In addition, there are five full time rangers assigned to the unit that serves Sanborn County Park (Sanborn/Stevens Creek Unit),

including one senior ranger and four park rangers. The improvements described in this Plan would place additional demands on staff resources.

The associated increase in annual O&M costs for the County is anticipated to be \$300,000 to \$450,000, assuming that the average cost to the County per FTE is \$150,000 and that staffing represents 70-percent of total O&M costs. The role of partner organizations will affect O&M costs to the Parks Department. For instance, if a partner operates the recommended campground at the Former Nursery Area, less demand would be placed on County Parks staff and fewer additional FTEs would be necessary. It is anticipated that implementation of all Plan recommendations would require additional staffing, depending on the types of uses and role of any partner organizations.



Trail Work Day
Photo Courtesy of Ron Horii



Campsite

REVENUE GENERATION POTENTIAL

EXISTING REVENUE

Revenue generated at Sanborn County Park is primarily in the form of parking fees, group day use and overnight campground fees, permits for weddings, and other special events. In 2015, total revenue generated by the Park was \$313,846.

POTENTIAL REVENUE FROM PLAN RECOMMENDATIONS

Projected annual revenues are based on current activities and information at Sanborn County Park and revenues projected as part of this Plan. While some recommended uses may generate revenue to offset O&M costs, projected revenue is not expected to balance capital cost investment. For public goods and services, operating income is generally non-existent, or at least insufficient,

and some other source(s) of funding must be identified to pay for the one-time development costs.

While some of the recommendations in this Plan are anticipated to result in direct revenue generation (such as campground uses that have associated fees), many of the recommendations do have a direct revenue generation potential but will cumulatively result in increased day use and associated day use fees. Assuming that annual day use attendance increases to 145,000 (approximately 15-percent increase from 2014 attendance), revenue from day use fees could increase by \$233,000. Table 8-2 identifies planning-level estimates for potential increased revenue for each focus area, and the assumptions for each Focus Area are discussed below.

SANBORN CORE USE AREA

Implementation of the recommendations for the Sanborn Core Use Area would result in new educational opportunities and operational efficiencies, but would not be expected to generate substantial revenue. The estimated revenue potential for the Sanborn Core Use Area would include potential increase in day use fees (discussed above), as well as up to \$1,000 from donations at the Visitor Center, and up to \$10,000 from lease agreements with non-profit organization(s) for the use of program space.

FORMER NURSERY AREA

Once developed, the recommended campground at the Former Nursery Area is estimated to generate \$250,000 to \$450,000 in annual fees. This would be an increase of approximately \$130,000 to \$330,000 from 2015 levels. In

Table 8-2

Overview of Increased Annual Revenue Potential

FOCUS AREA	INCREASE IN ANNUAL REVENUE POTENTIAL (FROM 2015)
Sanborn Core Use Area	\$0 - \$10,000
Welch-Hurst Area	\$25,000 - \$160,000
Former Nursery Area	\$130,000 - \$420,000
Day Use (All Areas)	\$233,000



addition, rental or lease agreements for use of the Christensen House (if not utilized as staff housing) is estimated to generate up to \$100,000. Revenue generated by the development of a small pump track or skills area for children and fishing opportunities is anticipated to be limited to an overall increase in day use revenue.

WELCH-HURST AREA

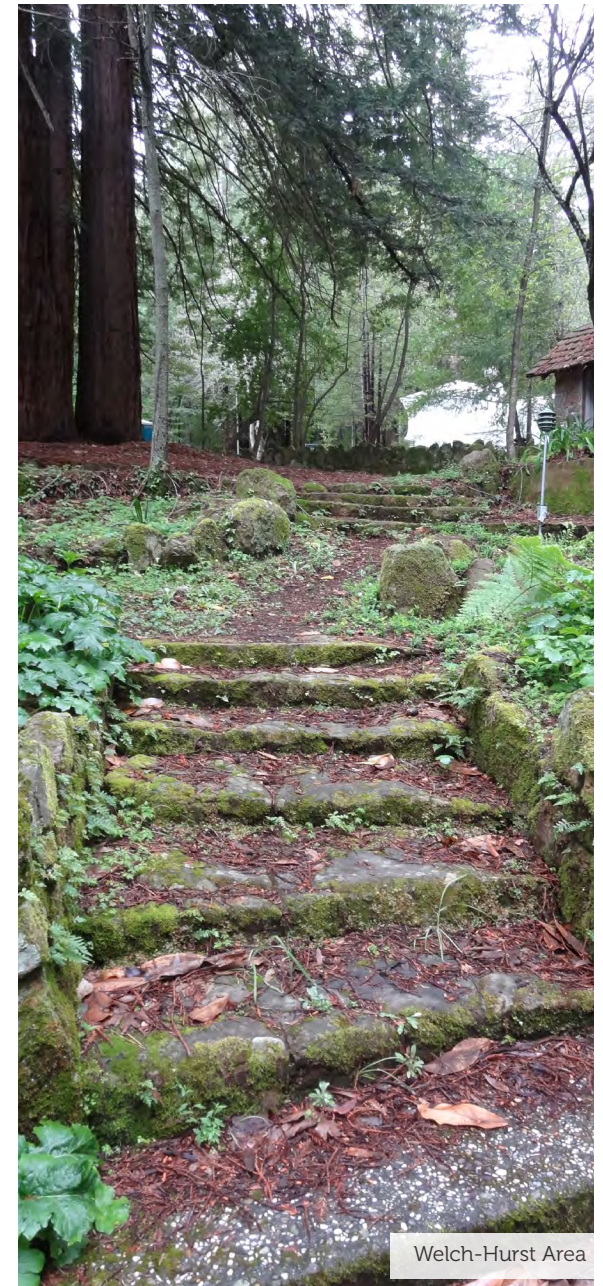
The revenue generation potential for the Welch-Hurst Area will depend upon future partnership agreements and uses. If the site and/or house are opened for use by groups, reservation fees would be estimated to generate \$25,000 to \$100,000 annually. Lease agreements with partners for use of the Welch-Hurst house could generate approximately \$60,000 annually, depending on the nature of the agreement (for example lease fees may be significantly reduced if a partner contributes funding to capital costs for facility improvements or provides significant and valuable public programming).



Group Picnic Area

CONCLUSION

Sanborn County Park has long provided a unique destination for camping, community gathering, hiking, picnicking, and other day use activities. The recommendations provided in this Plan provide a high-level vision for improving and expanding the recreational and educational opportunities available at the Park to better serve current and future generations. Implementation of these recommendations will require substantial capital investment and therefore must be realized over time and in collaboration with partners. This Plan allows for future updates to ensure that new information and opportunities continue to shape the direction of Sanborn County Park improvements.



Welch-Hurst Area

