



# MARTIAL COTTLE PARK

STATE PARK GENERAL PLAN AND COUNTY PARK MASTER PLAN

NOVEMBER 3, 2010

*Santa Clara County Parks and Recreation Department  
& California State Parks*





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# MARTIAL COTTLE PARK

## STATE PARK GENERAL PLAN AND COUNTY PARK MASTER PLAN

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*Cover photograph of Martial Cottle taken at Cottle Ranch 1951,  
courtesy of the Donor, included as part of the Oral History.*





# MARTIAL COTTLE PARK

## STATE PARK GENERAL PLAN AND COUNTY PARK MASTER PLAN

*Prepared by*



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## **EXECUTIVE SUMMARY**

### *A. Introduction*

Martial Cottle Park (the Park) is comprised of 256.6 acres of farmland, a remnant of Santa Clara Valley's agricultural history. The Park is the result of a generous gift from Walter Cottle Lester (the Donor) of 120.12 acres to the County, and the sale of 136.52 acres to the State. The Donor's vision for Martial Cottle Park is that it be jointly developed, operated and maintained as one park to promote and sustain farming traditions thereby displaying the agricultural heritage of Santa Clara Valley from the mid 1800s to the present. An additional 30.9 acre parcel referred to as the Life Estate Area remains in the Donor's ownership, but will ultimately become part of the Park. The Life Estate is not included as part of the Martial Cottle Park State General Plan/County Park Master Plan (the Plan) which will guide the long-term development and management of the Park.

The Santa Clara Valley's highly fertile soil once supported agricultural activities throughout the County, yet there are few pockets of agricultural land remaining. The Park remains undeveloped and is situated in an unincorporated area of Santa Clara County, while the surrounding land is within the City of San Jose's jurisdiction and supports developed residential and commercial uses. The Park consists primarily of flat, open fields punctuated with valley oaks. While the Park has long provided scenic views from surrounding areas, it has not provided any public access with the exception of a produce stand and a Christmas tree farm that is seasonally open for public sales.

The planning process for Martial Cottle Park was conducted over a four-year period from 2007 to 2010 and involved community members and local, state and federal agency representatives. To ensure an inclusive and informed planning process, three groups were formed to assist and provide input to the plan: the Project Team, Task Force, and the Technical Advisory Committee (TAC). In addition, public input and agency feedback was solicited during the planning process. The plan that resulted from this process will provide new and unique educational and recreational opportunities for local, regional and statewide visitors, while enhancing existing habitat and retaining most of the Park as active farmland.

## *B. Land Use Zones*

The Plan establishes four land use zones for the Park, each with distinct management goals and objectives. These four zones include Park and Recreation, Leased Agriculture, Habitat Enhancement and Cooperative Management. Following are descriptions of each zone.

### **1. Park and Recreation**

The Park and Recreation Zone is a broad management zone that encompasses all areas and facilities related to recreation and visitor services that will be managed by the Santa Clara County Parks and Recreation Department (County Parks). Components within this zone are the Main Park Complex, which includes a visitor center, community pavilion and recreational amenities; the Western Use Area, which includes trails and picnic area; a perimeter and internal trail system that circulates the Park; landscaped areas that will provide a buffer between land uses; and park support facilities such as a corporation yard.

### **2. Leased Agriculture**

The Leased Agriculture Zone will be the largest zone in the park. Most of the land within this zone will be leased for production agriculture. As active farmland, this zone will contribute to regional production and may provide park-grown produce for purchase by park visitors and other consumers. In addition, this zone will serve as a scenic backdrop for all park activities and provide interpretive elements for educational programs.

### **3. Habitat Enhancement**

Habitat will be enhanced in all zones of the Park. However, there are several areas of the Park in which habitat enhancement is the primary focus. These areas will contribute to the area's natural communities and integrated pest management efforts for both agricultural and park areas, and will create recreational and educational opportunities. The key areas included in this zone are Canoas Creek and the land that surrounds it. Vegetative enhancements will be made to the Canoas Creek channel in order to improve its habitat

function and aesthetic value, and a seasonal wetland adjacent to the Canoas Creek channel will provide recreational and educational opportunities, enhance the habitat value of the Park, and contribute to stormwater management. Recreational amenities in this area will be limited to trails, picnic areas and parking, which may be closed when necessitated by flood conditions.

#### 4. Cooperative Management

The Cooperative Management Zone encompasses areas that will be managed by entities other than County Parks, either through lease agreements or other arrangements, with the exception of the agricultural areas described above. There are six sub-zones within this management zone with unique uses and/or management, as described below.

- ◆ **Demonstration gardens.** Gardens for experimentation, training and education related to sustainable farming and gardening practices.
- ◆ **Youth agriculture.** Programs and facilities that provide opportunities for children to experience farm activities such as raising and caring for animals, growing plants, and other farm chores.
- ◆ **Research.** Agricultural land and limited facilities for research in sustainable agriculture that will support on-site farming operations as well as those throughout the State.
- ◆ **Native plant nursery.** A nursery that propagates and grows plants that are native to Santa Clara County for restoration and habitat enhancement projects in the region.
- ◆ **Community gardens.** Publicly accessible garden plots for the use of City and County residents for raising fruit, vegetables, and ornamental plants.
- ◆ **Urban forestry.** Community-based programs and facilities that support the growth of native trees that will be planted primarily in urban and park areas throughout the region.

### *C. Financial Implications*

Capital improvement costs for the development of Martial Cottle Park consistent with the goals and guidelines of the Park Plan are estimated at \$64,194,800 to \$85,593,800. Existing funding for Phase 1 capital improvements includes \$20,000,000 that has been set-aside by County Parks from the Park Charter Fund, \$300,000 earmarked by the Santa Clara County Open Space Authority and \$250,000 of approved FY2010 federal funding from the Transportation, Housing and Urban Development Appropriations (California 15<sup>th</sup> Congressional District). Additional funding opportunities will need to be identified and secured to fully implement the Plan. This would include grants for capital projects, ongoing evaluation of userfees, potential marketing of Park-grown food and short and long-term lease revenues.

The annual operations and maintenance cost for the Park is estimated at \$4,404,530, assuming that all components of the Park have been implemented and are operating. However, some of the Park's program elements could generate a revenue stream to contribute to this operating budget. It is estimated that \$830,500 (2009-10 dollars) could be generated on a yearly basis. Assuming this revenue stream, the annual net cost for operating the Park would be \$3,574,000 (2009-2010 dollars).

Although County Parks will be responsible for operating and maintaining the Park, it is anticipated that cooperative partners will operate and maintain facilities for youth agriculture, agricultural research, demonstration programs, urban forestry programs, native plant nursery, and community gardens. Production agriculture will require a certain level of County coordination, but will also be managed by a cooperative partner/lessee.

### *D. Phasing*

The phasing program recommended for the Park offers a strategic approach to implementation of the park development that is responsive to the availabil-

ity of funding and other resources, partnership opportunities, program needs and compliance with the Williamson Act contract requirements.

The Plan should be implemented in two phases. The first phase, which extends from 2011 to 2019, would take place during the Williamson Act contract non-renewal period and therefore must comply with contract requirements.

Phase 1 will recommend implementation of the following elements:

- ◆ Parkwide Circulation and Access
- ◆ Parkwide Utilities
- ◆ Park and Recreation Areas
- ◆ Leased Agriculture Areas
- ◆ Cooperative Management Areas

Phase 2 will include the remainder of the Master Plan elements:

- ◆ Habitat Enhancement Areas
- ◆ Native Plant Nursery
- ◆ Multi-Use Outdoor Pavilion
- ◆ Agricultural Marketing Area

### *E. Design Guidelines*

The Plan is supported by design guidelines that will help to ensure that each phase of park development, as well as long-term maintenance, contributes to the agricultural character of the Park and to successful park and agricultural operations. Recommendations are included for park entrances and gates, architecture, fencing, roads, parking areas, trails and buffers, planting, landscape components, picnic areas and signage.



*F. Future Planning*

This Plan will guide the long-term development and operations of the Park. However, additional planning will be necessary in order to address future conditions. The incorporation of the Life Estate Area property into the Park under the County's ownership is a known future condition that will require additional planning and an update or amendment of this Plan. For purposes of the future Life Estate Area planning, the Donor's Vision identifies future interpretive uses and educational programming within the Life Estate Area, related to the historic and agricultural uses at the Park. While future planning efforts may expand upon the information put forward in this plan, all efforts should be consistent with the vision, goals, and guidelines described in this Plan.

As with Phase 1 improvements, design development for future phases at Martial Cottle Park will include opportunities for public input through community workshops, Advisory Committee meetings, and during reviews by the County Parks and Recreation Commission and County Board of Supervisors.

## **ACKNOWLEDGEMENTS**

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*G. Photo Credits*

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## I INTRODUCTION

*“The past is our definition. We may strive, with good reason, to escape it, or to escape what is bad in it, but we will escape it only by adding something better to it.”*

– Wendell Berry

### A. Introduction to the Park Unit

Martial Cottle Park (the Park) is comprised of two ownerships: the Martial Cottle Park State Recreation Area (136.52 acres) and the County-owned Martial Cottle Park (120.12 acres). Currently not part of the Park is a Life Estate Area (30.9 acres) owned by Walter Cottle Lester (the Donor) that will ultimately become part of the Park. The County and State parcels are located immediately adjacent to each other, and have been joined into a single entity for the purposes of cohesive planning and operations. This document presents information on these parks, which together constitute the Park. The Park is to be developed and operated as a historical agricultural park by the County of Santa Clara Parks and Recreation Department (County Parks) and the State of California Department of Parks and Recreation (California State Parks) under a Joint Powers and Operating Agreement (see Appendix A).

The Park is within State Park’s Monterey District, which currently manages over 22 park units including State beaches, historic parks, and a conference center.

#### 1. Location and Regional Context

The Park lies within the northern portion of the Santa Clara Valley in an unincorporated area of Santa Clara County (County), as shown in Figure 1-1. The Santa Clara Valley’s highly fertile soil once supported agricultural activities throughout the County. Today few pockets of agricultural land remain in the County, which has mostly been converted to urban uses. The Park, once adjacent to other agricultural uses, is now surrounded by a suburban area of the City of San José and is bound by arterial roads to the north and east, a collector street to the south, and residential uses to the west.



*The Diablo Mountain Range as viewed from the Park*



*Residential property bordering the Park*



Source: Santa Clara County Parks and Recreation Department,  
April 2008, Martial Cottle Park Final Resource Inventory, page I-5.

FIGURE I-1  
REGIONAL LOCATION

The City of San José offers several neighborhood park facilities in close proximity to the Park, including Parkview III Park, Vista Park, Chynoweth Neighborhood Park, Coy Park, and Edenvale Garden Park. County Park facilities in close proximity to the Park include the 15-mile-long Coyote Creek Parkway County Park (1,613 acres) and Hellyer County Park (223 acres), approximately 2 miles to the east; Santa Teresa County Park (1,568 acres), approximately 2 miles to the southeast; and Almaden Quicksilver County Park (3,943 acres), approximately 3 miles southwest of the Park. The closest State Park is Henry W. Coe State Park (87,000 acres), which is approximately 20 miles southeast of the Park.

## **2. History of the Park**

The Park is significant in local history because it has been used for agriculture in the Santa Clara Valley by the Cottle family and their descendents, the Lester family, for approximately 150 years, extending from 1864 to the present. The property was originally part of José Joaquin Bernal family's extensive Rancho Santa Teresa. In 1864 it was purchased by Edward Cottle who later deeded 350 acres to his son, Martial Cottle. Martial Cottle used the property for cattle, grain, and row crops. Martial married Edith Cottle and had five children, including Ethel Edith Cottle who married Henry W. Lester in July, 1914. Martial eventually left the property to his daughter, Ethel Cottle Lester, who envisioned someday preserving the land for public use in her father's name. Ethel Cottle Lester was the mother of the Donor, Walter Cottle Lester and his sister, Edith Ethel Lester. In 1977 upon Ethel's passing, the ranch went to Edith and Walter Lester. Edith Lester died in 1999, leaving Walter the sole owner. He continued to keep the ranch in production, raising hay, barley, and other crops and planted a small orchard near the house.

In the fall of 2004, Walter Cottle Lester (the Donor) transferred the land to the State and the County to create an agricultural park to promote, educate, and sustain farming traditions in the Santa Clara Valley in accordance with the wishes of Ethel Lester. At that time, a 32.2-acre portion of the property

was reserved as a Life Estate by the Donor. Subsequently, the Estate's 1.3-acre parcel was transferred to the County resulting in a 30.9-acre Life Estate.

### 3. Access

The Park is easily accessed via Highway 87 (Guadalupe Freeway), Highway 101, and Highway 85. The Blossom Hill Road exit from Highway 85 is the nearest highway interchange, approximately a half-mile from the site, as shown in Figure 1-2. Local access to the Park is provided via two major arterials, Branham Lane on the north and Snell Avenue on the east. Chynoweth Avenue offers access to the south side of the site, and three other streets dead-end adjacent to the west side of the site: Vistapark Drive, Wellington Park Drive, and Gaundabert Lane. Pedestrian facilities on the streets surrounding the Park are limited to sidewalks along the eastern length of Snell Avenue, the north side of Branham Lane, and the south side of Chynoweth Avenue. There are on-street bike lanes on Snell Avenue and Branham Lane around the perimeter of the Park.



*Existing signal on Branham Lane*



*Entrance to Blossom Hill light rail Station*

The Santa Clara Valley Transportation Authority (VTA) and Caltrain provide transit service to the site. The VTA operates fixed route, commuter, and paratransit bus service and light rail service (LRT) in Santa Clara County. The nearest bus stops to the Park are located on Snell Avenue immediately east of the site. The Blossom Hill light rail station is located immediately south of the site and the Blossom Hill Caltrain station is located approximately 2 miles from the site.

A chainlink fence around the site's perimeter restricts access into the Park. Locked gates on Branham Lane, Snell Avenue, and Chynoweth Avenue allow only maintenance access into the site from these streets. The Santa Clara Valley Water District (SCVWD) also has access to the maintenance roads along Canoas Creek via gates at Hyde Park Drive to the west of the site and Blossom Hill Road to the south of the site, but not into other parts of the site.





FIGURE 1-2





*Existing Christmas tree farm north of  
Chynoweth Avenue*

No public access is currently permitted to the Park, with the exception of a Christmas tree farm that is still being operated on-site that sells Christmas trees directly to the public. The produce stand located on Snell Avenue provides limited public access to the Life Estate Area during business hours.

#### 4. Site Characteristics

The Park is generally rectangular in shape with a “panhandle” that extends from the southwest corner, as shown in Figure 1-2. The land consists primarily of flat, open fields that are seasonally cultivated for agricultural production and weed control. Mature vegetation consists of eight valley oaks of various sizes that are scattered through the eastern portion of the Park as well as valley oaks, orchards and a variety of ornamental trees in the Life Estate Area. The large area of open farmland within a highly-developed, urban area makes the site an unusual geographic feature of significance. Another significant topographic feature is Canoas Creek which flows northward, paralleling the site’s southeastern perimeter and then trends northwesterly across the panhandle and through the adjoining neighborhood where it drains into the Guadalupe River, and eventually the San Francisco Bay. Through the Park, the Canoas Creek channel is an engineered trapezoidal channel with a low-flow concrete lining that accommodates the flood management requirements of the SCVWD. Intermittent maintenance, which is required to maintain the flood conveyance capacity of the channel, prevents significant natural vegetation and habitat from establishing.

Standing structures on the Park include a pump house and various infrastructure improvements associated with agriculture and production (e.g. water wells, septic system, irrigation lines, fencing, etc.). Most of the Park’s historic structures and buildings such as the main ranch residence, barns, sheds, shanty, carriage house, granary, and other structures are located within the Life Estate Area which is not available to the public at this time.

There are no recreational uses on the site. However, the existing Christmas tree farm on the Park and the produce stand in the Life Estate Area provide opportunities for public engagement.

#### **5. Purpose Acquired**

The Donor agreed to sell and transfer 255.54 acres of his family ranch to California State Parks and Santa Clara County Parks in 2003 in order to promote and sustain farming traditions thereby displaying the agricultural heritage of Santa Clara County from the mid 1800s to the present. An additional 32-acre portion of the property was reserved as a Life Estate Area by the Donor and, according to the property transfer agreement, will become part of Martial Cottle Park upon the Donor's passing. In accordance with the Property Transfer Agreement, 1.3 acres of the Life Estate Area reverted to the County on December 31, 2008, thereby leaving 30.9 acres in the Life Estate Area for the exclusive use and enjoyment of the Donor. The Life Estate Area is not part of the State Park General Plan/County Park Master Plan (the Plan) process and therefore detailed programming will not be included in this document.

The Donor's vision for Martial Cottle Park is that it be jointly developed, operated, and maintained as one park. Allowable uses as stipulated in the Donation Agreement/Grant Deeds for both California State Parks and County Parks include agricultural leases, farmers' markets, produce stands, community gardens, educational programs related to agriculture, and passive recreational activities such as picnicking and trail uses.

Martial Cottle Park is a collaborative effort between California State Parks and County Parks. Together, these two agencies will create a park of local, regional, and statewide significance within the urban service area of San José that will reflect the vision of the Donor, heir of the Martial Cottle family ranch, and will capture a significant period in the development of post-rancho agricultural history in California.



*Mature Valley Oaks frame views of the Santa Cruz Mountains to the south*



*Expansive fields that dominate the site*



*Signage on Branham Lane directs the public towards the exiting Produce Stand*

## 6. Sense of Place

Each of California’s State parks inspire a unique sense of place. Most visitors begin to sense the essence of a park when they first enter the park environment – the feeling of being in a special place set aside in perpetuity to preserve and protect a set of extraordinary values. This awareness of a certain place often leads to a sense of belonging and reconnection. State parks offer visitors opportunities to reconnect to the natural world and our cultural heritage, providing lasting impressions and memorable experiences.

The Park is a rare example of Santa Clara Valley family farm and ranchland, in what is now an almost entirely urbanized area of the City of San José.

The dramatic contrast between the Park and the developed, fast paced urban landscape that surrounds it conjures a unique experience and sense of place. In the early 1900s, the site itself would have blended with a rural farmland. Today, expansive fields dominate the site, interrupted only by specimen majestic oaks. The site distinctly contrasts with the adjacent houses, retail and commercial uses, and arterial roads.

In addition to natural beauty, views into and from within the Park offer the visitor a unique glimpse into the region’s past. Views afforded into the property from surrounding roads and residences are dominated by fallow fields and scattered oaks. From within the Park, the Santa Cruz Mountains and the Diablo range are visible to the south and east, respectively. These mountains, which are difficult to see from surrounding urban areas, provide regional context as well as a peaceful backdrop to the Park’s agricultural activities.

The establishment of the site’s identity as “Martial Cottle Park” will protect this glimpse into the past as well as viable farmland that will contribute to the region’s future.

### *B. Purpose of the Plan*

County Parks will manage and operate the State-owned and the County-owned portions of the Park as one park unit. The purpose of this combined Plan is to provide guidelines and policies for the development, operation and maintenance of the Park as one park. By combining the State Park General Plan and County Park Master Plan into one document, this document avoids redundant efforts and ensures consistency between California State Parks and County Parks goals and guidelines.

State Park General Plans are broad, goal-oriented plans which serve as the primary management documents for park units within the California State Park System. General Plans define the purpose, vision, and a management direction for the future, but typically do not include specific objectives and strategies for implementation. County Park Master Plans tend to include more detail by including specific guidelines for development and operations. This combined State Park General Plan and County Park Master Plan (“the Plan”) establishes the broad vision and long-term direction for the Park, as well as the specific implementation policies and guidelines that will guide the County in manifesting the vision for the Park.

### *C. Organization of the Plan*

The first four chapters of the Plan provide an overview of the park unit and establish broad goals and guidelines. Chapters 5 through 11 provide further detail to guide the development, management, and operations the Park. A brief description of each chapter is provided below.

- ◆ **Executive Summary** identifies the intent of the Plan and highlights the Plan’s key features.
- ◆ **Chapter 1 – Introduction** gives an overview of the background and existing character of the Park, and describes the intended purpose of the Park and the combined Plan.

- ◆ **Chapter 2 – Existing Conditions** identifies the agricultural, natural, cultural, interpretive, recreational and aesthetic resources of the Park. This information provides the foundation to understand specific Park issues.
- ◆ **Chapter 3 – Issues and Analysis** describes the assumptions that guide the planning for the Park, parkwide issues, and specific area issues.
- ◆ **Chapter 4 – Park Plan** presents the purpose, vision, and classification that will guide the Park’s development. This chapter also describes the vision for the Park at buildout, provides parkwide and specific area goals and guidelines, and assesses the Park’s carrying capacity.
- ◆ **Chapter 5 – Implementation and Beyond** identifies implementation strategies and potential partners, summarizes financial implications of implementing the plan, and presents a phasing strategy. This chapter also describes planning work that will take place after the adoption of this Plan and initial action items for the County and its partners.
- ◆ **Chapter 6 – Design Guidelines** provides specific guidelines for the development of park components.
- ◆ **Chapter 7 – Glossary** defines key terms and commonly used acronyms.
- ◆ **Chapter 8 – References** lists information sources utilized in the preparation of this document.

A Project/Program Environmental Impact Report (EIR) is being prepared for the project as a separate document.

#### *D. The Planning Process*

This section describes key phases of the planning process, the groups formed to guide the planning process, and meetings conducted as part of the process, including public workshops. Opportunities were provided for the public to be involved in all phases of the planning process through participation at regular Task Force meetings, at community workshops, County Parks and

Recreation Commission meetings, State Park and Recreation Commission meeting, County's Housing, Land Use, Environment and Transportation Committee meeting, and County Board of Supervisors meeting that were scheduled at key milestones in the process, as described below. The public was also invited to inform the park development by reviewing draft planning documents available on-line at the California State Parks and the County Parks' respective websites, contacting the County Parks directly via mail, e-mail, facsimile or phone. The Consultant team and County Parks distributed comment forms at each of the public workshop. Comments collected via these means have been recorded and shared with the community, and are included in Appendix A.

#### 1. Planning Phases/Milestones

This report fulfills the State's requirements for the General Plan and the County's requirements for a Park Master Plan. A Program and Project-Level EIR will be prepared and reviewed separately as part of the planning process. The planning process for this Plan, will determine appropriate uses, access points and management objectives for the Park. The six phases of the planning process and key project milestones are described below.

##### a. Project Initiation: *Agricultural Parks Case Studies Report*

The first phase of the planning process focused on data collection and the development of an agricultural parks case studies report that would inform subsequent phases of the process.

##### b. Understanding the Site and Planning Context: *Resource Inventory Report*

A resources team prepared the *Martial Cottle Park Resource Inventory* based on research and field investigations, and the evaluation of the Park's physical, biological, cultural, recreational, and aesthetic resources. The report provides a body of information on Park's resources that provided the California State Park and Recreation Commission with the necessary information to approve the recommended classification, as specified in Article 1.7 of the Public Resources Code.

c. Defining the Vision: *Program Document*

The document summarizes key project attributes important to the continuing planning effort, including: the Donor's vision serving as the basis for planning and the park program; the project's history; the site's regional and regulatory context; the inventory and analysis of existing site conditions; the goals for the master plan; the potential park program elements that need to be explored further in design alternatives; and any opportunities or constraints to the development of recreational and educational activities or the conservation of natural and cultural resources.

d. Design Development: *Project Alternatives*

During the alternative development phase, three project alternatives were developed based on the concepts and ideas presented in the Program Document. The Project Team, Task Force, Technical Advisory Committee (TAC) and community participants evaluated the alternatives. This evaluation led to the development of one preferred alternative that guides the Park Plan and will be studied as part of the environmental review of the project.

e. Plan Development: *General Plan/Master Plan*

The previous phases of the planning process and extensive community input culminated with the development of the Plan. This Plan will serve as the guiding document for the development and ongoing operations and management of the Park.

f. Environmental Review: *Environmental Impact Report*

State Park General Plans and County Park Master Plans are considered a project under the California Environmental Quality Act (CEQA). An environmental review has been conducted in accordance with CEQA concurrently with the preparation of the Plan. During the planning process, alternatives were developed that identified a reasonable range of options for protecting resources and minimizing significant impacts while allowing certain specified uses. The public was invited to participate in the public scoping process, to review and comment on the EIR, and to attend public comment meetings.



The County Parks and Recreation Commission; the Board's Housing, Land Use, Environment and Transportation (HLUET) Committee; the County Board of Supervisors; and the California State Park and Recreation Commission will consider this Plan and the EIR jointly for adoption, with respect to their property ownership and jurisdiction under the Joint Powers and Operating Agreement.

## **2. Advisory Groups and Project Meetings**

To ensure an inclusive and informed planning process, three groups were formed to assist and provide input to the plan: the Project Team, Task Force, and the Technical Advisory Committee (TAC). Focused meetings with technical advisors were also conducted during the planning process. These groups and the meetings they conducted are identified below. A list of all project meetings is provided in Appendix B and complete meeting summaries are available on the County Parks' website (<http://www.parkhere.org>).

### **a. Project Team**

The Project Team, consisting of County Parks and California State Parks staff, two County Parks Commissioners, the Donor's representative, staff from the Office of Supervisor Don Gage, and staff from the Santa Clara County Open Space Authority, worked directly with the Consultant team and County Parks to assist in plan development, review documents, and assist with public outreach. The Project Team met eight times at key decision point throughout the planning process.

### **b. Technical Advisory Committee**

The TAC consists of representatives from the many local, State, and federal agencies and potential partner organizations that may be affected by or involved in the development, regulation, and/or long-term operation of the Park. The purpose of the TAC is to identify and provide input on technical and operational concerns that need to be addressed in the Park Plan and environmental review process. The TAC met at six key decision points during the planning process.

c. Other Focused Technical Advisory Meetings

As part of the planning process to develop the Park Plan, additional coordination meetings were held to define and develop the agricultural programs at the Park, including discussions related to the Williamson Act Contract and Program guidelines and cooperative partnership areas in the youth agricultural areas of the Park. There were focused discussions with the City of San José regarding the proposed Park entry and roadway improvements and with the SCVWD regarding the enhancement of the Canoas Creek channel and the Water Supply Assessment. In addition, discussions with the Local Area Formation Commission (LAFCO) addressed annexation requirements related to future connections to municipal services, such as sewer, were for future park improvements and uses. Twelve focused technical advisory meetings were conducted over the course of the planning process.

d. Task Force

The Task Force is an advisory group comprised of citizens and staff from state and local agencies whose purpose is to bring the diverse ideas and perspectives of the community into the planning process. Members of the Task Force represent a range of community, agricultural and recreational groups that have an interest in the Park's development. The Task Force met seven times during the planning process.

e. Public Workshops

The planning process included five public workshops, scheduled at key milestones. The intended purposes and outcomes of these workshops are summarized in Appendix B and meeting summaries are available on the County's website (<http://www.parkhere.org>).

f. Presentations/Progress Reports to Public Officials

The planning process included presentations on the progress of the planning work to the County of Santa Clara Parks and Recreation Commission, the County of Santa Clara Historical Heritage Commission, County of Santa Clara's Housing, Land Use, Environment and Transportation (HLUET)

Committee, County of Santa Clara Board of Supervisors, and the California State Park and Recreation Commission, which were scheduled at key milestones.

g. Other Public Meetings

A public EIR scoping meeting was held in conjunction with Public Workshop #4. In addition, a fifth workshop/public meeting was held to share information on the Draft EIR during the 45-day public review and comment period and to provide the community with an additional opportunity to learn about the project and share comments. Public input on the issues addressed in the EIR was solicited during these meetings.

h. Continued Public Involvement

After the adoption/approval of the Plan, continued public involvement in planning and design development activities related to the Park will help to ensure that future decisions respond to the needs of the public.

MARTIAL COTTLE STATE PARK GENERAL PLAN  
AND COUNTY PARK MASTER PLAN  
DRAFT FINAL  
INTRODUCTION

## 2 EXISTING CONDITIONS

*It's surprising how much memory is built around things unnoticed at the time.*

– Barbara Kingsolver

The baseline resources and characteristics that define and embody Martial Cottle Park (the Park) suggest specific opportunities and constraints for park planning and development. This chapter provides an overview of the Park's existing physical, biological, cultural, and aesthetic resources, as well as their planning implications. Additional information on these topics can be found in the *Final Martial Cottle Park Master Plan Program Document* and the *Final Resources Inventory Report*. This chapter also describes regulatory planning influences from the federal to local level. The overview of opportunities and constraints provided by this chapter is complemented by Chapter 3, which describes key issues in further detail.

### A. Project Summary

#### 1. Existing Land Use

The uses of the Park have not changed dramatically since the Cottle family began farming the land nearly 150 years ago, as most of the Park consists of farm lands that continue to be dry farmed with hay and other grains. The Park property is located within unincorporated Santa Clara County, surrounded on all sides by incorporated areas of the City of San José, and designated by the County as an urban service area within the City. The County's General Plan does not apply land use designations or classifications of prescriptive land uses and densities to urban service areas. In order to ensure that development permitted under County jurisdiction is generally in conformance with what would be permitted according to each city's general plan, the County applies zoning districts and development regulations compatible with the applicable city's general plan designation. The City land use attributed to the Park is Public Park and Open Space and the County zoning is Exclusive Agriculture (A-20). The Life Estate Area, located east of the Park,

includes the Donor's residence as well and approximately 25 acres of actively-farmed land.



*Residential neighborhood*

## 2. Surrounding Land Use

City-designated land uses in the vicinity of the Park include a mix of single-family and multiple-family residential housing and commercial land uses. Medium Low Density Residential is the predominant land use in the area, as is typical for single-family suburban development within the city. Pockets of multiple-family housing are located on all sides of the Park and are designated as either Medium Density Residential or Medium High Density Residential by the City of San José General Plan.



*Residential development south of the Park along Chynoweth Avenue*

There are several designated Neighborhood/Community Commercial areas within short distances of the site, including Branham Plaza and Sunrise Plaza, as shown in Figure 1-2. Branham Plaza, which consists of various retail shops, restaurants, a bank, and a gas station, is located across Branham Lane opposite the northeastern corner of the site. Sunrise Plaza, which consists of retail shops, a dry cleaners, restaurants, and gas station, is located approximately 0.25 mile south of the Park.

## 3. Ownership and Easements

As discussed in Chapter 1, the State of California and the County of Santa Clara jointly own Martial Cottle Park. The sale and transfer of property from the remaining heir (the Donor) to the County and the State, negotiated over a 30-year period, was finalized in 2004 when the Donor transferred the site to the State of California (136.52 acres) and the County of Santa Clara (151.02 acres). At that time the Donor reserved 32 acres as a Life Estate Area for himself. On December 31, 2008, 1.3 acres of the Life Estate Area reverted to the County, as stipulated in the Property Transfer Agreement. As shown in Figure 2-1, the State of California owns the western and southern portion of the site and the County owns the eastern and northern portions of the site. Deed stipulations for the Park are discussed below in Section C, Planning Influences.



*Branham Plaza as viewed from the Park*





FIGURE 2-1

There are several easements on the Park property, including the Santa Clara Valley Water District (SCVWD) easement along Canoas Creek and Pacific Gas & Electric (PG&E) and SCVWD easements along Snell Avenue for the Snell Pipeline and utilities along the western boundary of the site. SCVWD must issue a permit for any work to take place within their easements prior to construction.

In addition to these easements, there are two vacant parcels in close proximity the Park that are privately owned. These parcels include the 2.34-acre SCVWD-owned parcel adjacent to the southeast corner of the property's panhandle, which may potentially complement the Park mission, programs, and physical character; and a 0.75-acre privately-owned property on the corner of Snell Avenue and Chynoweth Avenue, which could potentially be developed to be incompatible with park uses.

#### **4. Park Support**

The County of Santa Clara Department of Parks and Recreation (County Parks) will oversee park development, operations, and maintenance for the State and County parcels of the Park. California State Parks will assist with grant applications and the agricultural interpretive programs and facilities when budget permits, in accordance with the Joint Powers and Operating Agreement described in Section C, below. In addition, community groups, nonprofit organizations and agencies may assist in park operations, maintenance, education and interpretation at the Park. These supporting associations may include:

- ◆ **Agencies.** Agencies that are guided by missions and policies that complement those of the Park may support park programming and development as it pertains to that common interest. For instance, SCVWD may support uses that enhance wetland habitat while the City of San José may support uses that provide services for city residents.
- ◆ **Non-Profit and Private Organizations.** Non-profit organizations may support the Park in a variety of capacities, from providing grant funding, volunteer labor to operating park programs. Potential partner organiza-



tions include but are not limited to organizations such as the University of California Cooperative Extension (UCCE), the Pacific Coast Farmers Market Association, and Our City Forest.

- ◆ **Neighborhood Associations and Community Groups.** There are several neighborhood associations and community groups within close proximity to the Park that may be interested in participating in park programming, maintenance, and operations as volunteers. Such groups include, but are not limited to, neighborhood and community associations and local school groups.

## *B. Significant Resource Values*

### **1. Physical Resources**

This section describes the physical resources that shape the Park and their influence on park planning, development, and operations.

#### **a. Existing Conditions**

The Park's topography, hydrologic conditions, geologic conditions, and soils are described below. This section provides an overview of existing conditions only.

##### *i. Topography*

The Park sits on the easterly side of the Santa Clara Valley floor. The site is relatively flat, with elevations ranging from approximately 155 to 165 feet across a gentle cross-slope down from the east and west to Canoas Creek. Canoas Creek, a channelized tributary to the Guadalupe River, parallels the southeastern perimeter of the Park and then trends northwesterly, bisecting the panhandle portion of the site.

##### *ii. Hydrology*

The Park is located within the Guadalupe River watershed, which encompasses approximately 170 square miles and drains north into San Francisco

Bay. Canoas Creek collects drainage from the Park and surrounding area and transports flows to the main channel of the Guadalupe River northwest of the site. The Park is located within the Santa Clara Valley aquifer.

As with most of the tributaries within the valley floor area, Canoas Creek was channelized in the late 1960s to alleviate flooding and to convert marshy areas both upstream and downstream of the site into developable land. Re-aligned and contained in the late 1890s or early 1900s, the creek is now contained in a trapezoidal channel with concrete bottom and earthen sides. The bottom of the creek channel is 12 feet wide, and the top of the channel is approximately 50 feet wide from bank-to-bank. The estimated depth of the trapezoidal channel from the top of bank to the creek bottom is 12 feet.



*Canoas Creek channel*



*Bridge over Canoas Creek channel*

The Park's hydrologic features and water quality are described below.

- ◆ **Flooding.** Flood Insurance Rate Maps (FIRM) prepared in conjunction with the Federal Flood Insurance Program show the Park as being located in an area of “undetermined, but possible, flood hazard.”
- ◆ **Groundwater.** The Park is located above the Santa Clara Subbasin of the Santa Clara Groundwater Basin (San Francisco Bay Hydraulic Region). Groundwater depth in the Park vicinity ranges between approximately 12 to 25.22 feet below ground surface,<sup>1</sup> which appears to be consistent with groundwater depth within the Park. Groundwater in the Santa Clara Valley aquifer is of good quality, is relatively uniform, and is currently considered suitable for most beneficial uses. A search of data near the Park also confirms the good water quality locally. Three off-site wells located within a 2-mile radius of the Park operated by the SCVWD that were analyzed seven times from 2002 through 2008 indicate good water quality.<sup>2,3</sup> In addition, water from a well on the Life Estate property was

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<sup>1</sup> Balance Hydrologics, Inc., 2009, Existing Conditions of Hydrology Draft Report for Martial Cottle Park.

<sup>2</sup> Balance Hydrologics, Inc., 2009, Existing Conditions of Hydrology Draft Report for Martial Cottle Park.

tested in 2009. This test, which was conducted because the well on the State-owned portion of the Park was in disrepair and could not be tested, is assumed to be indicative of water from the well in the Park. This test indicated good water quality, with none of the trace elements analyzed appearing to be a concern for irrigation waters according to the guidelines established by the Central Coast Regional Water Quality Control Board (RWQCB) Basin Plan.

- ◆ **Surface Water Quality.** Water quality tests were conducted within the Park in 2004 to determine the potential effects of the historic farming activity on surface water and ground water quality. Surface water samples collected from Canoas Creek showed levels of oil and grease, arsenic, volatile organic compounds, and pesticides to be below reporting limits, and no constituents were reported above laboratory reporting limits from the well samples collected. Water quality was sampled in Canoas Creek in September 2009 found that both total coliforms and *E. coli* were present.<sup>4,5</sup>

### *iii. Geology*

Located in the San Francisco Bay Area, the Park is in a region of significant seismic activity and geotechnical instability and there is the potential for earthquakes to occur. The major faults in vicinity of the Park are the San Andreas Fault, the Hayward and Calaveras faults. The Park, particularly the area with poorly drained soils, is also located within a liquefaction hazard zone.



*The Park's soil is highly suitable for agriculture*

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<sup>3</sup> The wells analyzed are not located in the Park or the Life Estate Area.

<sup>4</sup> Balance Hydrologics, Inc., 2009, Existing Conditions of Hydrology Draft Report for Martial Cottle Park.

<sup>5</sup> Coliforms were analyzed on a present/not present basis. Further testing would be required to determine whether the level of coliforms present is within regulatory standards.

*iv. Soils*

Soils in the Santa Clara Valley primarily consist of clay in the low-lying areas, loam and gravelly loam in the upper portions of the valley, and eroded rocky clay loam in the hills. The clay soils that make up the majority of the valley floor, including the Park, are derived from alluvial deposits from the surrounding and upstream geological formations.

The suitability of the Park's soils for agricultural uses was evaluated during the planning process based on several sources, including soil maps prepared by the U.S. Soil Conservation Service, farmland classification identified by the Santa Clara County Important Farmland Map, water well logs and first-hand experience shared by the Donor, and soils tests conducted in 2008. The information and data provided by these sources indicates that the Park's soil is highly suitable for agriculture, yet that drainage may be an issue in some areas of the Park.

b. Opportunities

The Park's existing physical resources suggest the following opportunities for Park development:

- ◆ The Park's Mediterranean climate, relatively flat terrain, and fertile soils render it appropriate for agricultural uses.
- ◆ Areas of the Park with fertile, well-drained soil provide potential for growing agricultural crops.
- ◆ Areas of poorly drained soils located through the mid-section of the Park present opportunities to re-establish native vegetation (e.g. seasonal wetlands) that are endemic to such conditions, incorporate recreation uses that are not dependent on good drainage, and develop community gardens in above-grade beds.
- ◆ The Park's active well, located on the State-owned parcel, will provide substantial water for park development.

c. Constraints

The Park's existing physical resources indicate the following constraints for park development:

- ◆ Well water may not be appropriate for potable water for public health and safety reasons. The Park may need to connect to the municipal water system for potable water.
- ◆ Long-term water availability is a potential constraint.

2. Biological Resources

Although most of the Park has been used for agricultural purposes over the last 150 years, the site continues to provide habitat for both native and non-native plant and animal species. The development of the Park will consider these existing habitat areas as well as the potential for habitat enhancements. This section describes the existing plant and animal life in the Park as well the opportunities and constraints that stem from their presence.

a. Existing Conditions

Existing plant and animal life are described below.

i. Plant Life

Due to prolonged agricultural use, the natural plant communities once existent on the site no longer exist. Vegetation in the Park prior to agricultural use would likely have been classified as a valley oak savanna, characterized by valley oaks and grasslands intermixed with shrubs and other oak and tree species. No rare, threatened, endangered, or other special-status plant species are known to occur in the Park. However, eight mature valley oak trees are dispersed in the open fields on the eastern half of the property or located around the perimeter of the historic ranch compound. These trees are the only remnants of the valley oak savanna plant community that once characterized the site.

Exotic-invasive plant species observed at the Park include wild oats, Italian thistle, yellow star-thistle, perennial pepperweed, Harding grass, and Himala-



*Valley Oak in northeast portion of the Park*



*Vegetation bordering the Life Estate*

yan blackberry. At the time of survey, the most notable vegetation growing in the nearly barren fields was non-native field bindweed. Other plant species observed consisted of beets, salt heliotrope, and sacred thornapple.

Soils that seasonally pond water and Canoas Creek may be subject to regulation under Section 404 of the Federal Clean Water Act or the State of California's Porter-Cologne Act. While recent disking and the historic farming have eliminated most of the natural vegetation cover in the portion of the site with seasonally ponding soils, one of the plants found growing in this area, salt heliotrope, is classified by the U.S. Fish and Wildlife Service (USFWS) as an obligate wetland plant. Water within the Canoas Creek channel seems to have no influence on the Park's vegetation.

*ii. Animal Life*

Wildlife habitat within the Park is typical of rural areas with fallowed fields and scattered mature oak trees. As a whole, the diversity of animal species present on-site is limited due to the Park's location, which is surrounded by development and isolated from larger tracts of open space. This section describes wildlife observed in specific habitats.

- ◆ **Valley Oaks and Other Trees.** The mature valley oaks and other trees onsite provide habitat for many animal species, including white-tailed kite, a State-protected species, and red-tailed hawks.
- ◆ **Fallow Fields.** The fallowed fields on-site provide foraging habitat for several animal species that are commonly found in rural areas such as non-native field bindweed and morning glory. Portions of the fields that pond water may provide a seasonal water source for animals such as Pacific treefrog, shorebirds, and waterfowl.
- ◆ **Canoas Creek.** Numerous animal species occur near Canoas Creek. Pacific (western) pond turtles, a California species of special concern, occur in the vicinity of the Park and may also inhabit Canoas Creek. The federally threatened California red-legged frog, chinook salmon, and steel-

head are unlikely to occur in the on-site portions of Canoas Creek due to the marginal habitat conditions present.

- ◆ **On-Site Structures.** Bats, black phoebes, barn owls, mourning doves, swallows, and other birds could nest and/or roost in the existing buildings on or adjacent to the site, including those within the Life Estate Area.
- ◆ **Other Wildlife.** A peregrine falcon, a State-endangered and fully protected species, was observed flying over the Park. No suitable nesting habitat occurs on the site, but this falcon may forage here. Introduced animal species observed or expected on-site consist of the red fox, house sparrow, rock pigeon, ring-necked pheasant, and European starling. It is also likely that a range of other non-native fish and invertebrate species are present. Non-native invasive species are typically of concern in that they often displace and/or prey upon many native species.

In addition to wildlife observed at the Park, there are numerous domestic and feral non-native animal species (i.e. pets such as cats and dogs) from surrounding neighborhoods.

b. Opportunities

Opportunities related to existing and potential biological resources are listed below.

- ◆ **Habitat.** Consistent with the Donor's vision, the opportunity exists to restore limited areas of native habitats typical of the southern Santa Clara Valley that could contribute to the Park's educational programs.
- ◆ **Valley Oaks.** The existing mature valley oaks are key features of the Park that may offer attractive locations for park programming and/or potential for restoration of the natural oak savanna habitat that existed on the site prior to cultivation.
- ◆ **Riparian Habitat.** The Canoas Creek channel may offer the opportunity for creek enhancement that would improve its habitat potential, visual

character, recreational amenity value, and educational and interpretive value while still performing its required hydrologic function.

- ◆ **Seasonal Wetlands.** The area with poor-draining soils provides suitable conditions to support restoration of areas of seasonal wetlands, including reintroduction of rare wetland plants.
- ◆ **Hawks.** Red-tailed hawks and other birds of prey that currently nest or forage on-site provide an opportunity for the public to observe and experience animals within a rural landscape.
- ◆ **Wildlife.** Supporting the re-establishment of some native wildlife in the Park's more natural areas would provide an opportunity for the public to observe and experience the wildlife characteristics of a rural landscape.

c. Constraints

Constraints related to existing and potential biological resources are listed below.

- ◆ **Valley Oaks.** Park programming and land management will need to consider how to avoid adverse impacts to the existing mature valley oaks and allow for the growth of new oak trees to supplement and replace aging trees.
- ◆ **Seasonal Wetlands.** Soils on the site exhibit hydric field indicators and obligate hydrophytic plant species that are indicative of wetlands and other waters that may be subject to State and federal regulation. Development of future recreational and educational uses may require coordination with regulatory agencies.
- ◆ **Invasive Exotic Plants.** Invasive exotic plant species, such as field bindweed (*Convolvulus arvensis*) which is currently colonizing an area at the northwestern corner of the property, will need to be controlled or suppressed to accommodate agricultural uses in that part of the Park.
- ◆ **Red Foxes.** The red foxes that currently inhabit the site, while considered an attractive feature by many neighbors, are a non-native species



that threaten establishment of native species such as burrowing owls and other native ground nesting birds.

- ◆ **Domestic and Feral Wildlife.** Domestic and feral non-native species, including pets, represent a potential threat to re-establishment of native wildlife to the site. The Park's urban context necessitates that the relationship between the Park's existing and future wildlife and surrounding properties be considered.
- ◆ **Hawks.** Park improvements and programming needs to be sensitive to hawks and other raptors that nest in the Valley oaks and are sensitive to disturbance.
- ◆ **Rodents.** Some adjacent residents have commented on occasional influx of rodents. With more gardens and food crops proposed in the Park, an increase in rodents may be a potential management issue.
- ◆ **Wildlife.** Incorporation of wetland and turf areas into the design of the Park has the potential to attract Canada geese and the associated management and health issues they bring (i.e. feces).

### 3. Cultural Resources

The Park's cultural resources are summarized in this section. These resources include archeological, historic and scenic resources.

#### a. Existing Conditions

This section describes the Park's existing cultural and aesthetic resources.

##### *i. Archaeological Resources*

The Park and its vicinity are sensitive for both prehistoric and historic-period archaeological sites. Settlement pattern data from previous cultural resources studies of the area indicate that the favored locations for prehistoric village sites were at low elevations on the flat valley floor and terraces near rivers and main tributaries. It is possible that archaeological resources exist in relation to Canoas Creek, which was not always confined by a channel. In addition,

the geology of the Park vicinity contains Holocene aged alluvium in which prehistoric burials and sites have been identified.

A field survey on January 15, 2008 found one prehistoric archaeological site, CA-SCL-295, in the southwest of the Park. It consists of a thin scatter of fire-fractured rock and Franciscan chert.

*ii. Historic Resources*

As discussed in Chapter 1, Introduction, the Park has a rich agricultural history, having been farmed continuously by the Cottle and Lester families for nearly 150 years. In September 2009, the Park was inducted into the California Agricultural Heritage Club for Cottle Ranch's continued agricultural production in the State of California for over 125 years. While the majority of the historic resources are located in the Life Estate Area, these resources are not available to the County at this time. However, they attribute to the overall historic theme of the park's identity and history. Within the County and the State-owned portions of the park, there exists a 1940s pump house, agricultural fields and large valley oaks, which are considered important resources and a key feature of the Park.

Cottle Ranch is listed on the Santa Clara County Heritage Resource Inventory, and California State Parks has initiated the process of documenting the Ranch as an historic resource.

b. Opportunities

Opportunities related to the Park's cultural resources are listed below.

- ◆ The history of the Cottle family, those who worked the land (including Japanese and Filipino immigrant farmers among others), the crops that were grown, and the livestock raised, all provide potential for interpretation and education.
- ◆ Prehistoric and historic settlement patterns in Santa Clara Valley and in the vicinity of the site represent an opportunity to create interpretive and education programs.

c. Constraint

The primary constraint related to the Park's cultural resources is that, given the Park's location along Canoas Creek and its proximity to a known cultural site, the Park may be a repository of both prehistoric and historic-period artifacts.

4. Aesthetic Resources

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

The Park's open space setting affords visitors with visual relief from surrounding development, and thus serves as a focal visual feature for the neighborhood. In addition, the Park's size, openness and flat topography allow for largely unimpeded views out from the site, including high quality views of the mountain ranges that flank the Santa Clara Valley. However, the urban development that surrounds the site on all sides significantly detracts from the area's overall visual quality and conflicts with the rural, agricultural character of the property.

a. Opportunities

Opportunities related to the Park's aesthetic resources are listed below.

- ◆ There is an opportunity to create an edge treatment for the Park that visually buffers the Park from external views and adjoining uses, and enhances public views and reinforces a rural, agricultural character to the Park's edge.
- ◆ The mature valley oaks located in the northeastern portion of the Park are dramatic visual features that contribute to the visual quality of the Park.
- ◆ The Canoas Creek channel provides an opportunity to create a more natural-appearing creek corridor.



*Existing pump house*

b. Constraints

Constraints related to the Park's aesthetic resources are listed below.

- ◆ The proximity of existing development and the busy roadways create a need to buffer views from within the Park.
- ◆ The views into the backyards of homes adjacent to the west side of the Park create the potential for privacy conflicts between park visitors, agricultural partners and existing homeowners. There will be a need to provide effective buffers to minimize potential privacy impacts for residents on the west side of the Park.
- ◆ There will be a need to provide effective buffers and strategic placement of maintenance yards and associated facilities (e.g. vehicle storage, irrigation lay-down areas, farm animal areas, etc.) to minimize potential visual, odor and noise impacts for adjacent residents.

5. Existing Facilities

This section provides an overview of the Park's limited existing facilities and describes their influence on the park planning process.

a. Existing Conditions

Existing facilities at the Park are limited to a pump house and various infrastructure improvements associated with the site's agricultural activities, including water wells, a septic system, irrigation and fencing.

The Park's singular well is situated on the State-owned property north of Canoas Creek at the end of Chynoweth Avenue, which has supported farming activities on the site, range from approximately 150 to 350 feet in depth and was drilled as early as 1929 to as recent as 1998. With the exception of the Life Estate Area, there are no septic systems within the Park.

b. Opportunities

Opportunities related to existing facilities are listed below.

- ◆ The Park has one active well that may provide substantial water for the park development. Other active wells are located within the Life Estate Area, but they are not available for public use at this time.

c. Constraints

- ◆ Given the urban context and future programmed uses for the property, the Plan will need to consider establishing a septic system and/or connecting to the municipal sewer system.
- ◆ New facilities and infrastructure will need to be established.
- ◆ The active well within the Park will require repairs in order to be operational.

6. Circulation

The purpose of this section is to describe the existing circulation based on available data and from field observations, and to identify related opportunities and constraints related to park planning and development.

a. Existing Conditions

Regional access to the Park is provided by Highway 101 and State Route 85. Highway 101, a major interstate highway that extends from Northern California to Southern California, is located approximately two miles east of the Park. State Route 85 (otherwise known as the West Valley Freeway) is a regional freeway that extends from the City of Mountain View to south San José, connecting into Highway 101 approximately three miles southeast of the Park. State Route 85 is located within close proximity to the Park, where a portion of the freeway is adjacent to the southern boundary of the Park, and provides access to the Park via the Blossom Hill Road interchange. In addition to its connection with Highway 101, State Route 85 provides regional connections to Interstate-280, State Route 17, and State Route 87.

Local access in the vicinity of the Park is provided via the roadways described below.



*Snell Avenue borders the Park to the east*



*The Park and the Life Estate are visible from Snell Avenue*

- ◆ *Snell Avenue* is a four-lane north-south arterial roadway that extends north from State Route 85 to the Capitol Expressway, providing access to the Park from its eastern boundary. The posted speed limit along the segment of Snell Avenue adjacent to the Park is 40 miles per hour. Sidewalks are limited to a segment of the east side of the road from Chynoweth Avenue to Branham Lane. There are northbound and southbound bike lanes on Snell Avenue. The intersections of Snell Avenue with Chynoweth Avenue and Branham Lane are signalized. All side-street accesses onto Snell Avenue are controlled by stop signs. Snell Avenue is slated to be widened on the Park property side.
- ◆ *Branham Lane* borders the Park to the north. This section of Branham Lane is a two lane east-west arterial extending from the Monterey Highway (State Route 82) west to the Guadalupe Parkway (State Route 87) and State Route 85. The speed limit in the vicinity of the project area is 40 miles per hour. Sidewalks are limited to the north side of Branham Lane from Snell Avenue to Vistapark Drive. There are eastbound and westbound bike lanes on Branham Lane. The intersections of Branham Avenue with Snell Avenue and Vistapark Drive are signalized. All side street accesses onto Branham Lane are controlled by stop signs. Branham lane is slated to be widened on the Park property side.
- ◆ *Chynoweth Avenue* is a four lane east-west collector street adjacent to the south side of the Park. Since the west end of Chynoweth Avenue terminates at the edge of the site's panhandle, the street is used primarily as an access roadway to residential subdivisions and the neighborhood elementary school located south of Chynoweth Avenue on Avenida Almendros. The speed limit in the vicinity of the project area is 40 miles per hour. Sidewalks are limited to the south side of Chynoweth Avenue. As noted above, the intersection of Chynoweth Avenue with Snell Avenue is signalized. All side street accesses onto Chynoweth Avenue are controlled by stop signs.
- ◆ *Blossom Hill Road* is a six-lane east-west arterial south of the Park. Blossom Hill Road has bicycle lanes in each direction. Future pedestrian and

bicycle access from Blossom Hill Road to the Park may be provided via an existing underpass that was constructed under State Route 85.

The City of San José has plans to widen Branham Lane and Snell Avenue in the future. The widening of these roads would alter the edge conditions of the Park, main vehicular park entry, as well as local circulation.

Currently, the entire site is fenced and gated. Access to the Park is provided for Park Maintenance and Operations staff and emergency vehicles through two access gates located along the western boundary, two gated access points in the northeast portion of the site at Branham Lane, and four access gates along Snell Avenue. Two of the gates along Snell Avenue provide access to the produce stand and the associated storage yard; one gate provides direct access to the Life Estate Area and the northernmost gate accesses the PG&E easement. Two gates access the Life Estate Area from Chynoweth Avenue. Aside from unpaved roads used by the Donor and his lessee, there is no other defined internal circulation system within the Park boundaries. There is no public access permitted anywhere on-site with the exception of the produce stand that is located at the southeast boundary of the Park. Access to, and parking for, the produce stand is from Snell Avenue.

The Santa Clara Valley Transportation Authority (VTA) and Caltrain provide transit service to the site. The VTA operates fixed route, commuter and paratransit bus service, and light rail transit (LRT) service in Santa Clara County. Three local and express bus routes operate along Snell Avenue on the eastern border of the Park, with the nearest bus stops to the Park located on Snell Avenue. The nearest LRT stations are the Ohlone/Chynoweth Station at Santa Teresa Boulevard approximately one mile southwest of the site, and the Blossom Hill Station at Blossom Hill Road approximately 500 feet southeast of the site on the Alum Rock-Santa Teresa line. The closest Caltrain Station to the site is the Blossom Hill Station on Monterey Road.

b. Opportunities

Opportunities related to roads and access includes:

- ◆ Bicycle corridors, pedestrian trails, and service road connections may facilitate walk-in access to the Park. An undercrossing beneath Highway 85 could provide walk-in access from Blossom Hill Road.
- ◆ The City's future street widening along Branham Lane and Snell Avenue provides an opportunity to create attractive, comfortable pedestrian/bicycle connections along the Park frontage that would provide adequate buffer for pedestrians and cyclists from traffic and establish appropriate visual character.
- ◆ The Blossom Hill VTA LRT station, located in the Highway 85 right-of-way that is southeast of the Park, provides convenient regional transit access to the Park.
- ◆ Bus routes on Snell Road (#122, 304, 305, and 66) provide local and regional bus service to the Park as well as linkages to LRT at the Blossom Hill LRT station.
- ◆ Existing bicycle lanes on Branham Lane, Snell Avenue and Blossom Hill Road provide the potential for non-motorized connections to bicycle trails within the Park.
- ◆ The wide (110 feet) public right-of-way for Chynoweth Avenue may provide an opportunity to work with the City of San José on additional streetscape treatments as well as potential areas for on-street parking for the Park since the additional right-of-way would not be needed to accommodate typical traffic volumes for a through street.<sup>6</sup>
- ◆ The City of San José's future road widening projects for Branham Lane and Snell Avenue may provide an opportunity to improve the Park's edge treatment.

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<sup>6</sup> The City of San Jose abandoned plans for developing Chynoweth Avenue as a public street through the Park.



c. Constraints

Constraints related to roads and access includes:

- ◆ The existing and future speed and volume of traffic along Snell Avenue and Branham Lane would require the Park plan to consider appropriate site access from adjacent streets for non-public, user-related access (e.g. maintenance vehicles, tractors, etc.), as well as park visitors and residents; and provide for pedestrian safety of park visitors and residents using street intersections at Branham Lane and Snell Avenue.
- ◆ Although close by, the Blossom Hill LRT station still leaves visitors nearly a mile from the main visitor-serving core which includes the Park's Visitor Center complex and the historic Life Estate Area property.
- ◆ Although bus stops are located adjacent to the Park, the absence of comfortable and protected facilities does not encourage active transit use.
- ◆ The location, distribution, and design of the Park circulation system, parking and staging areas may have potential implications on factors such as visual character, neighborhood traffic, noise levels, etc.
- ◆ The Plan needs to consider the potentially large land area needed to accommodate special event parking as well as the more limited daily parking. It should also consider the character and use of special event areas during non-event periods. Alternative solutions for event parking may alleviate the impacts of long-term parking facilities.
- ◆ The City of San José's future road widening projects for Branham Lane and Snell Avenue may require the Park's main vehicular entrance to be rebuilt.

**7. Environmental Conditions**

Environmental conditions are an important consideration in the planning for any State or County park. Not only are the potential uses of parks influenced by existing conditions, but parks have the potential to improve environmental conditions within an area if properly developed. This section fo-

cuses on two key environmental conditions that influence the planning process for Martial Cottle Park: climate and air quality.

a. Existing Conditions

The climate and air quality experienced at Martial Cottle Park are described below based upon existing data.

i. *Climate*

The climate of the area is characterized as dry-summer subtropical (often referred to as Mediterranean), with cool wet winters and relatively warmer dry summers. Northwesterly and northerly winds are most common in the vicinity of the Park, reflecting the orientation of the Bay and the San Francisco Peninsula. The site receives approximately 14-15 inches of rainfall per year. This type of climate supports a long growing season, but is subject to recurring and sometimes long lasting droughts.

Global warming and climate change may have a profound effect on the region's climate. Federal, State and municipal governments, including the County of Santa Clara, are working to reduce greenhouse gas (GHG) emissions which are known to contribute to this phenomenon. However, it is anticipated that affect of climate change on the Bay Area will include rising sea levels and a warmer climate as well as unpredictable weather patterns and flooding.



*Surrounding mountain ranges are visible from the Park on clear days*

ii. *Air Quality*

The City of San José and Martial Cottle Park are located in the San Francisco Bay Area, within the jurisdiction of the Bay Area Air Quality Management District (BAAQMD). San José has a relatively high atmospheric potential for air pollution compared to other parts of the San Francisco Bay Air Basin due to the combined effects of moderate ventilation, frequent inversions and terrain that restricts pollution dilution. Air quality conditions in the San Francisco Bay Area have improved significantly since the BAAQMD was created in 1955 and ozone levels have declined substantially as a result of ag-

gressive programs by the BAAQMD and other regional, State and federal agencies. However, the Bay Area still exceeds the State standard for concentrations of ozone measured over one hour, also known as one-hour ozone.

b. Opportunities

Opportunities related to the site's environmental conditions include:

- ◆ Climate and air quality in the Park are conducive to year-round outdoor recreation, interpretive program and agricultural activities.
- ◆ There is potential for Park landscaping to serve as carbon sinks to reduce ambient carbon dioxide levels, and for appropriate farming practices to minimize GHG emissions from the site.

c. Constraints

Constraints related to the Park's environmental conditions include:

- ◆ Park programming will need to consider air quality when scheduling regular and special events, as well as park operations and maintenance.
- ◆ Agricultural programming will need to consider potential affects of global climate change on the region.

*C. Planning Influences*

The Park's urban context and the Joint Powers and Operating Agreement between County Parks and California State Parks make it critical for park planning to consider regulations and policies at the federal, State, County and local level. The Park will comply with all State and County regulations, including those relating to habitat protection, water quality protection, geologic hazards, erosion prevention, protection of paleontological and cultural resources, agricultural land preservation, noise, health and safety, and agricultural practices.

Local, State, and federal regulations have been enacted to provide for the protection and management of sensitive agricultural, biological and wetland resources. The section summarizes federal, State, California State Parks system-wide, County, City, and other regulatory planning influences that were considered in developing the general plan and master plan guidelines. In addition, this section identifies relevant documents that will guide the development of the Park.

#### **1. Federal**

On the federal level, the USFWS is responsible for protection of terrestrial and freshwater organisms through implementation of the federal Endangered Species Act<sup>7</sup> and the Migratory Bird Treaty Act. The National Oceanic and Atmospheric Administration (NOAA) National Marine Fisheries Service (NMFS) is responsible for protection of anadromous fish and marine wildlife, and the U.S. Army Corps of Engineers (ACOE) has primary responsibility for protecting wetlands under Section 404 of the Clean Water Act.

#### **2. State**

The California Department of Fish and Game (CDFG) is responsible for administration of the California Endangered Species Act, and for protection of streams and water bodies through the Streambed Alteration Agreement process under Section 1600 of the California Fish and Game Code. Certification from the California Regional Water Quality Control Board is also required when a proposed activity may result in discharge into navigable waters, pursuant to Section 401 of the Clean Water Act and EPA Section 404(b)(1) Guidelines.

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<sup>7</sup> The federal Endangered Species Act (ESA) of 1973 declares that all federal departments and agencies shall utilize their authority to protect endangered and threatened plant and animal species. The California Endangered Species Act (CESA) of 1984 parallels the policies of the ESA and pertains to California species.

### 3. California State Parks System-wide Planning

California State Parks has established rules and regulations for achieving its mission. The mission of California State Parks is:

*To provide for the health, inspiration and education of the people of California by helping to preserve the state's extraordinary biological diversity, protecting its most valued natural and cultural resources, and creating opportunities for high-quality outdoor recreation.*

California State Parks rules and regulations that apply to the management and operation of the Park are listed below.

- ◆ California Public Resources Code
- ◆ California Code of Regulations
- ◆ California State Park and Recreation Commission Statements of Policy
- ◆ Policies, Rules, Regulations, and Orders of California State Parks
- ◆ Department of Parks and Recreation Operations Manual (DOM)
- ◆ California State Parks System Plan
- ◆ California State Parks Mission Statement
- ◆ California State Parks Access to Parks Guidelines
- ◆ California Recreation and Trails Plan
- ◆ California State Parks Strategic Plan

### 4. County of Santa Clara

This section describes specific County programs, policies, ordinances and documents that have influenced this General Plan/Master Plan (Plan).

#### a. Santa Clara County General Plan

The 1995-2010 Santa Clara County General Plan (1994) contains the goals, strategies, policies, and implementing actions that guide in the overall land use development of the County. The policies contained within the County's General Plan are divided into countywide policies and policies that specifically apply to urban unincorporated areas like the Park. The three primary strategies defined by the General Plan for the urban unincorporated areas are to: 1) promote eventual annexation, 2) ensure conformity of development

with cities' general plans, and 3) provide services as efficiently and equitably as possible. In this way the County General Plan acknowledges that the implementation of the Plan policies also depends on the supportive actions of multiple agencies, in particular the 15 cities responsible for the development within the County's urban areas. Many of the cities within the County, including the City of San José, have general plans that contain policies that are very similar to those in the County General Plan. Consequently, implementation of City general plans will also contribute to implementation of the County's General Plan. Policies from the Santa Clara County General Plan that are particularly pertinent to the Park are listed below.

- ◆ The public open space lands system should: a) preserve visually and environmentally significant open space resources; and b) provide for recreation activities compatible with the enjoyment and preservation of each site's natural resources, with trail linkages to adjacent and nearby regional park lands. (C-PR4)
- ◆ Opportunities for access to regional parks and public open space lands via public transit, hiking, bicycling, and equestrian trails should be provided. Until public transit service is available, additional parking should be provided where needed. (C-PR 7)
- ◆ Parks and recreation system planning, acquisition, development, and operation should be coordinated among cities, the County, State and federal governments, school districts and special districts, and should take advantage of opportunities for linkages between adjacent publicly owned parks and open space lands. (C-PR 14)
- ◆ The provision of public regional parks and recreational facilities of countywide significance both in urban and rural areas shall be the responsibility of county government. (C-PR 15)
- ◆ The provision of neighborhood, community, and citywide parks and recreational facilities should be the responsibility of the cities and other appropriate agencies. (C-PR 16)

- ◆ Natural and heritage resources shall be protected and conserved for their ecological, functional, economic, aesthetic, and recreational values. Heritage resources shall be preserved to the maximum extent possible for their scientific, cultural, or place values, and they shall not be diminished due to inadequate safeguards. (C-RC1)
- ◆ The County shall provide leadership in efforts to protect or restore valuable natural resources, such as wetlands, riparian areas, and woodlands, and others: a. for County-owned lands; and b. through multi-jurisdictional endeavors. (C-RC2)
- ◆ Multiple uses of lands intended for open space and conservation shall be encouraged so long as the uses are consistent with the objectives of resource management, conservation, and preservation, particularly habitat areas. (C-RC3)

b. Climate Change

The County of Santa Clara signed the Bay Area Climate Change Compact in March 2009. The Compact addresses compact for green building, transportation, renewable energy, energy efficiency, green jobs, water, climate adaptation plans, public information campaign, waste diversion and green municipal fleets. By signing the compact, the County of Santa Clara committed to collaborating with regional partners to meeting goals outlined in the Plan.

County policies that contribute to this effort include the green building ordinance, adopted in 2008. In addition, the County is in the process of preparing a Climate Action Plan (CAP).

c. County of Santa Clara Parks and Recreation Department

The Mission of the County Parks is to “provide, protect, and preserve regional parklands for the enjoyment, education and inspiration of this and future generations.” The vision of the *Strategic Plan for the Santa Clara County Parks and Recreation System* (2003) is for the Department to “create a growing and diverse system of regional parks, trails, and open spaces of coun-

tywide significance that connects people with the natural environment, offers visitor experiences that renew the human spirit, and balances recreation opportunities with resource protection.” With this vision, County Parks strives to balance the growing need for outdoor recreation opportunities with management and preservation of the County’s diverse resources.

The *Strategic Plan for the County Parks and Recreation System* presents a road map to guide the acquisition, planning, development, programming, management, and funding of regional parks and recreation in Santa Clara County. Specifically, the Strategic Plan identifies how regional parks and open spaces, the outdoor recreation opportunities these places provide, and their resources may be managed and enhanced to meet the needs of the growing population of Santa Clara County.

The Strategic Plan identifies a number of regional recreational and open space needs and priorities in the County. Several of these identified needs and priorities may be met through the development of the Park, including:

- ◆ Expand the County Parks system to provide for the projected population growth.
- ◆ Provide for the basic, high-demand regional recreation preferences of County park users.
- ◆ Provide outdoor recreation opportunities for a range of group sizes, ages, abilities and cultures.
- ◆ Provide places for special events, including large multiple-use areas and accompanying parking and service access to accommodate festivals, outdoor concerts, and very large group activities and facilities for regional competitions such as equestrian events, sport tournaments, dog trials.
- ◆ Provide places with a sense of remoteness.
- ◆ Provide outdoor recreation opportunities for people with their dogs.
- ◆ Provide for specific recreation opportunities.



- ◆ Preserve natural resources and educate the public about park resources and park stewardship.
- ◆ Provide accessible regional recreation opportunities.
- ◆ Provide trail links to and between regional parks.

d. County of Santa Clara Parks and Recreation Department Natural Resource Management Guidelines

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

e. County of Santa Clara Parks and Recreation Department Policy and Procedures Manual

The Policy and Procedures Manual for the County Parks (1987-) contains various policies that address the management of County Parks facilities. Specific policies guide County Parks staff on procedures such as implementing and administering commercial development on parklands (Procedure 504, October 6, 1987), fee collection and cash handling (Procedure 107, May 12, 2003), range management programs (Procedure 519, July 21, 1992), pest control strategies (Procedure 618, March 13, 1992), recycling programs (Procedure 520, May 19, 1995), extended trail use hours (Under County Ordinance, Director's authority, effective May 1, 2007) and dog access rules and restric-

tions (Procedure 397, April 2007) in County Parks. The County Parks' Policy and Procedures Manual will direct management practices and administrative procedures at the Park.

f. County Ordinance NS-702.89 – Parks and Recreation

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

g. County Ordinance NS-517.70 – Integrated Pest Management and Pesticide Use

County Ordinance NS-517.70 (May 2002) regulates the use of pesticides on County property. The intent of the ordinance is to “protect the health and safety of County employees and the general public, the environment, and water quality, as well as to provide sustainable solutions for pest control on County property.” The ordinance emphasizes the use of non-pesticide alternatives where feasible. To enact this mission, the County established an Integrated Pest Management (IPM) program that relies on biological control, cultural practices, mechanical and physical tools, and chemicals to minimize pesticide usage. The IPM method uses the least hazardous pesticides available only as a last resort for controlling pests. Section B28-5 of the ordinance describes the role of the County IPM Coordinator in maintaining the list of approved pesticides that may be used on County property and outlines specific exemptions for use of products not on the approved list and emergency use of pesticides. The ordinance contains a list of pesticide restrictions and the posting and the record keeping and reporting procedures for pesticide use.

h. County Ordinance NS-300.705 – Right-to-Farm

County Ordinance NS-300-705 encourages agricultural operations in the county by supporting the “right-to-farm agricultural lands and permits opera-

tion of properly conducted agricultural operations within the County.” The ordinance requires that a real estate disclosure statement acknowledging the right to farm be signed by purchasers or lessee for land transfers in the county. The disclosure acknowledges potential inconveniences associated with nearby agricultural operations and states that these inconveniences are not considered to be a nuisance by the County if they are consistent with accepted standards and customs. A Grievance Committee was established by the County to help resolve disputes related to this ordinance.

i. Williamson Act Program

The California Land Conservation Act of 1965 – Government Code Section 51200 et. seq, commonly referred to as the Williamson Act, is a State land protection program that discourages the conversion of agricultural land to urban uses. Under this program, landowners voluntarily restrict uses of their land to agriculture and compatible uses and, in return, are assessed for property taxes based on agricultural use rather than potential market value.

The County of Santa Clara has elected to participate in the Williamson Act program. The County’s Williamson Act Guidelines establish certain requirements for agricultural use of parcels depending on the size and land characteristics (prime versus non-prime lands) of the parcels. The guidelines also limit compatible uses and development such as barns and paved roads to no more than 10 percent (not to exceed 5 acres) of the parcel. According to State law, Williamson Act contracts can be terminated by filing a nonrenewal notice or applying for cancellation of the contract. Contracts are not terminated until nine years from the January 1 renewal date following the filing of the nonrenewal notice. The cancellation process requires the County Board of Supervisors to make certain findings and the payment of a cancellation fee equal to 12.5 percent of the property’s unrestricted value.

The County and State-owned Park properties remain under Williamson Act contracts. However, the contracts covering the two County-owned parcels were non-renewed and will terminate in 2017 and 2019, and the contract for



*The Williamson Act discourages the conversion of agricultural land to urban uses*

the State-owned parcel will terminate in 2018. The remaining fourth parcel of the Park which is still part of the Life Estate Area will remain under Williamson Act until a future time when the County is able to initiate the contract nonrenewal. During the nonrenewal process, park uses and development will be limited by the County's Williamson Act Contract Ordinance and Guidelines. Park phasing and development will comply with the County's application of these guidelines.

j. Santa Clara Valley Habitat Conservation Plan

The Santa Clara Valley Habitat Conservation Plan and Natural Community Conservation Plan (HCP/NCCP) is currently under development. The project is intended to protect land that provides important habitat for endangered and threatened species, and is supported by numerous partners including the County of Santa Clara, the Santa Clara VTA, the SCVWD, the Cities of San José, Gilroy, and Morgan Hill, the California Department of Fish and Game, and the USFWS. The plan is expected to be complete in 2010.

**5. Other Regional Agencies**

The following are governmental agencies and non-governmental organizations that are actively involved in open space and agricultural land preservation and/or agricultural education in Santa Clara County.

a. Santa Clara County Open Space Authority

Santa Clara County Open Space Authority (OSA) is an independent special district that includes almost all of Santa Clara County, including the City of San José, yet excluding the City of Gilroy. The OSA works to preserve the natural environment within the district by acquiring land and/or easements and through collaboration with other organizations and agencies. The OSA has provided funding towards the development of the master plan and Phase I priorities for the master plan implementation through its 20% Funding Program.

b. Santa Clara Valley Water District

The SCVWD provides wholesale water, flood protection, and stewardship for natural hydrologic features and district-built reservoirs within Santa Clara County. SCVWD has two easements at the Park.

c. Resource Conservation District

Resource Conservation Districts (RCDs) educate private landowners and the public about resource conservation and help to coordinate conservation efforts at a county or regional scale. RCDs are established under a county's Local Agency Formation Committee (LAFCO). Santa Clara County is within the Guadalupe-Coyote RCD.

**6. Non-Governmental Organizations**

The following non-governmental organizations contribute in an advisory capacity to Park planning efforts.

a. University of California Cooperative Extension

The UCCE operates numerous agricultural education programs, including Master Gardener, 4H Youth Development, and Sustainable Agriculture and Research programs.

b. Santa Clara County Farm Bureau

The Santa Clara County Farm Bureau (Farm Bureau) is a non-profit organization dedicated to promoting and preserving farming and ranching in the Santa Clara Valley. The Farm Bureau has over 530 members who are active farmers and ranchers in the Santa Clara Valley, and runs numerous programs including political involvement, education, member development and the Agricultural Water Quality Program. Members of the Farm Bureau contributed to planning discussions for agricultural components of the Park.

**7. City of San José's Plans, Policies, and Ordinances**

This section describes City of San José's plans, policies, and ordinances that influence the development of the Park. Although California Government Code Sections 53090 and 53091 state that State and county agencies and their

properties are not required to comply with local agency policies, consistency with local agency policies is desirable.

a. 2020 General Plan

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

b. City of San José's Land Use/Transportation Diagram

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

c. City of San José's Greenprint Strategic Plan

The Greenprint Strategic Plan (Greenprint) (2000) is the City's 20-Year Strategic Plan for parks, recreational facilities and programs. The Greenprint is intended to provide a specific, community-supported action plan for the future of parks, community facilities, and programs in the City. An Update of the Greenprint is underway in 2009 and will provide the basis for the recreational input into the City of San Jose's General Plan Update. The Updated Greenprint identifies a future feasibility study to be undertaken to evaluate future trail connections between Martial Cottle Park and the neighborhood and ultimately to the Guadalupe River Parkway. The current Greenprint describes each of the ten City Council districts and their future needs for neighborhood/community-serving parkland and community centers. The Park is located within Council District 10 and the Greenprint identifies a current need of at least 300 acres for community-serving parkland in this district. By the year 2020, District 10 is estimated to need an additional 138 acres in order to meet the City goal of 3.5 acres of parkland/1000 population. Although it was not mentioned as such in the Greenprint, the proposed Park presents a means of supplementing the District 10, District 2 and City-wide park services as it will allow for community access to a new County and State agricultural park. The Park is located within Council District 10 and immediately to the west of Council District 2.

d. City of San Jose's Green Vision

The City of San Jose's Green Vision was adopted by the City Council on October 30, 2007. The Green Vision identifies goals and strategies that connect environmental sustainability with economic growth and quality of life. Implementation of these goals and strategies is expected to result in a 50 percent or greater reduction in the City's carbon footprint. The strategies identified in the document, including those that address energy efficiency, waste reduction, and green building, will inform the design and operations of the Park.

Goal #5 of the Green Vision is to “divert 100 percent of the waste from our landfill and convert waste to energy.” The City of San Jose’s Zero Waste Strategic Plan outlines strategies for meeting this goal, including programs for parks and for special events that encourage recycling and composting as ways to divert waste from landfills.

#### **8. Other Relevant Documents and Policies**

This section describes specific actions and policies at the local, regional, and State level that led to the establishment of the Park, and will continue to influence park planning and development.

##### **a. Donor’s Vision**

The vision for the Park is that it be jointly developed, operated, and maintained as a County/State park in a manner that will show and display the agricultural heritage of Santa Clara County in the early 1900s. Consistent with the Donor’s vision, the land is to be utilized as an educational facility and working farm that promotes and sustains farming traditions. The Donor’s vision is provided in Appendix C.

##### **b. Deed Stipulations**

California State Parks and County Parks are to jointly develop and operate both respective properties as a public historic agricultural park in accordance with deed stipulations that were established to ensure that the lands will remain in agriculture in perpetuity and offer agricultural education for the public use and benefit. Additional allowable uses include agricultural leases, farmers’ markets, produce stands, community gardens, educational programs related to agriculture, and passive recreational uses such as picnic facilities and trails. These stipulations for the Park are described in more detail below.

##### *i. State of California’s Property Transfer Agreement/Grant Deed*

The State of California’s Property Transfer Agreement/Grant Deed is dated September 10, 2003, and contains the following general use restriction:



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

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

- ◆ “If the property is to be used as a public park, it shall be used exclusively as a public historical park that informs and educates the public about the agricultural heritage of the Santa Clara Valley, as exemplified by the Martial Cottle family, dating from the 1850s to the 20<sup>th</sup> century.”
- ◆ “No part of the property shall be used for a swimming pool or any other of the prohibited uses” described above.
- ◆ “Property may be used for passive recreational activities such as picnic facilities, trails and other low intensity uses that may be incidental to the primary historical and educational purposes of the park, and for interpretive, passive recreational, agricultural education and research and commercial uses that are reasonably related to the history of farming in the Santa Clara Valley.”
- ◆ “Commercial uses such as agricultural leases, produce stands, community gardens, farmer’s markets, interpretive programs or similar uses may be allowed if reasonably related to the primary historical purpose of the park.”

*ii. County of Santa Clara’s Property Transfer Agreement/Grant Deed*

The County of Santa Clara’s Property Transfer Agreement/Grant Deed is dated October 17, 2003, and contains the following general use restrictions:

- ◆ “No part of the property shall be used for high intensity, organized recreational uses such as athletic fields, playgrounds, tot lots, swimming

pools, play courts, amusement rides or similar uses, nor as a repository for historic structures that are relocated from other sites.”

- ◆ “Property shall be used exclusively as a public historical park that informs and educates the public about agricultural heritage of Santa Clara Valley, as exemplified by the Martial Cottle family, dating from the 1850s to the 20<sup>th</sup> century.”
- ◆ “Property may be used for passive recreational activities such as picnic facilities, trails and other low intensity uses that may be incidental to the primary historical and educational purposes of the park, and for interpretive, passive recreational, agricultural education and research and commercial uses that are reasonably related to the history of farming in the Santa Clara Valley.
- ◆ “Commercial uses such as agricultural leases, produce stands, community gardens, farmer’s markets, interpretive programs or similar uses may be allowed if reasonably related to the primary historical purpose of the park.”

*iii. County of Santa Clara-State of California Partnership*

The Joint Powers and Operating Agreement (October 28, 2003) between California State Parks and County Parks defines the operation and management of Martial Cottle Park as a combined State and County public historic agricultural park. According to the Operating Agreement, the County has exclusive possession, operation and control of the State’s acquisition together with the County’s donation under the terms outlined in the agreement. The County is responsible for the Plan process, development, management, operation and maintenance of the Park. County Parks will also take all actions necessary to ensure the Donor’s quiet use and enjoyment of the Life Estate Area and allow the Donor or his designee(s) to farm crops until the Life Estate Area is terminated (upon the Donor’s passing) and park development begins. County Parks will ensure that no competing produce stands are permitted. California State Parks will provide staff and other assistance as required to advise and assist County Parks in the preparation of the master plan

for development and operation of the Park. At its discretion and subject to availability of funding, California State Parks will assist County Parks with grant applications and in developing, implementing, and administering the agricultural interpretive program and facilities.

#### *D. Demographics, Trends, and Projections*

##### **1. Population Increase and Park Visitation**

The Bay Area continues to attract new residents to its recreational activities, cultural and educational resources, and career opportunities. In the period between 2000 and 2005, the Bay Area added 312,738 new residents for a total population of 7.1 million. The Association of Bay Area Governments (ABAG) projects that growth in the region will continue, adding another 2 million residents (28 percent) and 1.66 million jobs (48 percent) by 2035.<sup>8</sup> Consistent with growth trends across the Bay Area, Santa Clara County's population increased by 164,172 between 1999 and 2008, reaching 1,846,757.<sup>9</sup> ABAG projects the County's population will reach 2,431,400 by 2035.

At the local level, the County and the City of San José, within which the Park is located, will also see significant population growth by 2025. The population of the County is projected to increase by approximately 23 percent or about 380,000 people by the year 2025, with long-term population growth anticipated to be much higher in the cities than in the unincorporated areas. The City of San José, California's third largest city, and the largest in the Bay Area, is projected to see a population increase of 22 percent, bringing the total population to 1.1 million by 2025.

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<sup>8</sup> The Bay Area Region includes Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties.

<sup>9</sup> California Department of Finance, <http://www.dof.ca.gov/research/demographic/reports/estimates/e-6/2000-08/>, accessed September 28, 2009.

Martial Cottle Park is located in a growing and increasingly diverse metropolitan region. The County is located at the southern end of the San Francisco Bay and encompasses 1,312 square miles. There are 15 cities located within the County, with the City of San José serving as the county seat and location of the County government. A significant portion of the County's land area is unincorporated ranch and farmland, yet nearly 92 percent of the population lives in cities.

## **2. Population Diversity**

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

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

According to the Santa Clara County General Plan (1995-2010), the economy of Santa Clara County remains the strongest economy in the Bay Area, with high technology industries driving most of the County's employment growth. Growing specialization in the areas of research, development and

automated production will increase demand for highly educated and skilled professional workers. In the City of San José, 83 percent of people over 25 years old had at least graduated from high school and 36 percent had a bachelor's degree or higher. These percentages were slightly higher in the County, with 86 percent having graduated from high school and 44 percent having attained a bachelor's degree or higher.

With respect to income, the mean annual household income in the Bay Area in 2005 was \$97,300 in 2005. At the County level, the median income of households was \$97,900, with marked disparities between cities for average income, from a low of \$72,000 to a high of \$214,000. The median income of households in the City of San José was \$85,400.

Nationwide, an emerging public health issue among youth is childhood obesity. Many parks and recreation providers are discussing ways of connecting youth to their natural environment. California State Parks initiated the Children in Nature Campaign to address these growing concerns regarding children's physical and mental well-being. The mission of the campaign is to "energize, educate and engage public, private and nonprofit entities to increase the number and variety of opportunities for California children to experience and benefit from interacting with the natural world."<sup>10</sup> This campaign is supported California State Parks' 2005 report, *The Health and Social Benefits of Recreation*. This report documents the benefits of recreation and parks to physical, mental and social health. The County Parks Department is prioritizing "connecting youth to the environment" as a theme for future recreational and interpretive programming and budgeting discussions.

### 3. Park and Recreation Needs

As a result of the trends described above, existing parks will face increasing pressures unless new parks are created close to major population growth areas or existing parks are expanded. In addition, parks will need to accommodate

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<sup>10</sup> California State Parks, [http://www.parks.ca.gov/?page\\_id=24914](http://www.parks.ca.gov/?page_id=24914), accessed November 17, 2009.



*Parks and recreation are essential to the lives of Californians*

changes in cultural preferences of a population that is growing more diverse and older each year.

a. Statewide Park and Recreation Needs

In March 2009, California Parks and Recreation Society (CPRS) published a study that focused on uncovering the values individuals held about parks and programs and identifying priorities for future parks and programs.<sup>11</sup> The study revealed that parks and recreation are essential to lives of Californians, with 98 percent of respondents reporting having visited a park during the last years and 68 percent reporting at least monthly visits. Facilities and uses provided by parks that are most valued include “access to the serenity and awe of nature,” outdoor spaces for play and exercise, group sports facilities, and alternatives for juveniles. According to the study, the preservation of and access to outdoor space and non-structured uses of facilities were the public’s highest priorities.

California State Parks has published several studies with similar findings to the CPRS study, including the Survey on Public Opinions and Attitudes on Outdoor Recreation (2009) and Park and Recreation Trends in California (2005). The 2005 report confirms that outdoor recreation is an important part of life for Californians and that many of the favored activities are unstructured, such as walking, beach play, or wildlife watching.

b. Countywide/Regional Park and Recreation Needs

County parks are generally considered regional recreational resources and tend to be used for passive recreation, trails-based recreation, and picnicking, as identified in the 2007 Santa Clara Parks and Recreation public opinion survey. Thirty-three percent of respondents rated hiking and walking as their most likely activity in County parks, 24 percent rated picnicking and barbecuing as their most likely activity. All other categories, including sports, “bring kids to play” and biking, were reported by 7.6 percent or fewer of re-

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<sup>11</sup> California Parks and Recreation Society, 2009, *Report on Results of Market Research to Support CPRS Building the Brand Initiative*.

spondents. Similarly, in 1999-2001, the most popular activities in County parks were walking/running, with 43 percent and 51 percent of survey respondents participating in that activity in 1999 and 2001 respectively; picnics, at 36 percent and 32 percent; hiking at 20 percent and 24 percent; and biking, at 14 percent and 15 percent. All other activities fell in the 1 to 10 percent range, including sports activities, camping and horseback riding. The 2007 needs assessment indicated that park users have a high level of satisfaction with County parks.

c. Citywide Park and Recreation Needs

The City of San José's Greenprint (2000) and Draft Greenprint 2009 Update indicated the following projected need for additional parkland by 2020 for the Council Districts in the vicinity of Martial Cottle Park:

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

4. Farming Trends

Throughout California agricultural land is being lost to urban development at alarming rates. Likewise, those who own and operate farms are rapidly declining in numbers. Recent statistics indicate that California farmers age 65 and over outnumber farmers under the age of 25 by approximately 60 to 1.<sup>12</sup>

The 2002 Census of Agriculture – Preliminary Data Report shows a decline in total number of farms, the total acreage in farm production, and the number of small farms throughout the U.S., with even more significant decreases in California in particular. California's rapid urbanization has meant that agriculture has been forced to compete for land with urban developers who can typically afford to pay a higher price for land. The dilemma can be summed up in the following quotation from the Agricultural Land Conserva-

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<sup>12</sup> United States Department of Agriculture, 1999. *1997 Census of Agriculture*.

tion, Great Valley Center, October 1988, Modesto Bee, “If your farming return is \$2,000 to \$3,000 per acre, and a developer offers you \$40,000 an acre, what are you going to do?”<sup>13</sup>

Meanwhile, both at the national level and in California, the number of Spanish-speaking, Hispanic, or Latino farm operators has significantly increased. Those farmer demographic groups that are most likely to operate small farms and have historically had the most difficulty in accessing land and obtaining long-term tenure are also those groups with growing populations. This suggests that there will be a demand among small, limited resource, socially disadvantaged and beginning farmers for land, and that there is a clear need for greater outreach and technical assistance to this audience.

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

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<sup>13</sup> Stated by Stockton horse breeder and developer Fritz Grupe.



### 3 KEY ISSUES AND ANALYSIS

*We learn from our gardens to deal with the most urgent question of the time: How much is enough?*

– Wendell Berry

During the planning process for Martial Cottle Park (the Park), several issues surfaced as critical to the Park’s success. Addressing these key issues was necessary in order to balance the Park’s resources with the needs and interests of the general public. This section highlights issues that are addressed by the General Plan/Master Plan (Plan) goals and guidelines identified in Chapter 4.

#### *A. Parkwide Considerations*

This section describes overarching planning considerations that were addressed during the planning process.

##### **1. Combining a County Park and State Park into a Single Park Unit**

The Park is a joint venture that combines a County park and a California State park into one park unit. The planning process for the Park was crafted to ensure consistency with both California State Parks and the County of Santa Clara Parks and Recreation Department (County Parks) policies and guidelines, to minimize any redundant efforts, and to clearly define short- and long-term roles for both agencies.

According to the deed stipulations, neither the State-owned or County-owned properties may be used for high intensity, organized recreation nor as a repository for historic structures that are relocated from other sites. Furthermore, both the State-owned and County-owned properties are to be used as a public historical park with educational and passive recreational activities. However, there are several desired uses identified during the planning process that are allowed on County parks but not on State parks, such as community gardens. This Plan addresses this by siting these uses on the County-owned portion of the Park.



*View of surrounding neighborhood from Park*

## **2. Local, Regional, and Statewide Needs**

The Park was transferred to the County and the State due to its unique resources that were deemed to have regional and statewide significance. As a County park and a State park, the Park must be improved to meet the needs of the regional and statewide population while be considerate of local needs and protect the Park's resources.

The Park has provided scenic vistas and a historical, agricultural icon for the surrounding neighborhood since the residences and commercial centers were first built. The transfer of the property to the County and the State for preservation into perpetuity was, not surprisingly, met by a high level of enthusiasm and support on the part of the local community. Local residents have long enjoyed the presence of the agricultural land and agricultural activities, and many were eager to be able to access the site. There was substantial local support for trails that would provide this access, as well as other community-serving uses such as an off-leash dog park, and substantial concern regarding local traffic, parking, security and privacy for surrounding residents. These specific issues are discussed below.

Community workshops and Task Force Committee meetings were well attended by local community members, neighbors and their representatives. Many adjacent neighbors view the Park as an extension of their private property, and identify the Park as a contributing factor to their decision to purchase their property. Proposals that would alter the views from neighboring residences, bring visitors within proximity of existing residences, or potentially increase local traffic were met with resistance from the local community.

## **3. Consistency with the Donor's Vision**

The Donor's vision provided the planning framework for the Park and guided decisions throughout the planning process. However, public input and analysis conducted during the planning process revealed that not all of the components included in the Donor's vision were appropriate and/or feasible given the Park's existing resources and/or desired by the general public.

Additionally, park features were identified that were consistent with the grant deed restrictions and appropriate for the Park's resources and future users, yet had not been identified by the Donor's vision. In response to public input and additional analysis, the Plan was modified from the Donor's vision. While the Plan still meets the intent of this vision, it does not include the lake, equestrian center and community center, and includes additional features such as community gardens, multi-use outdoor pavilion, native plant nursery, and seasonal wetlands.

The other key deviation between the Donor's vision and the Plan is related to the main Park entrance location and vehicular circulation. The Donor's Vision identified the Park entrance on Chynoweth Avenue. Upon consideration of local residents' concerns and the Donor's support of an alternative entrance, the Plan deviated from the Vision and identified a different location for the main entrance. In addition, the Donor's vision connected the east and west segments of Chynoweth Avenue and extended Vistapark Drive to Chynoweth Avenue. These road extensions were originally envisioned by the City of San Jose, yet the City no longer intends to implement this vision. Therefore, public roadway connections were not identified in the Plan.

#### **4. Balancing Agriculture, Recreation, and Resource Enhancement**

Establishing an appropriate balance between agricultural land, parkland, and habitat enhancement for the Park was a key objective of the planning process. The ability of the Park to serve both as a functioning farm and an educational facility is hinged upon providing the appropriate amount of land for each of these uses. Concerns were expressed throughout the planning process regarding this balance, with some people commenting that the amount of agricultural land would be too little or too great for successful operations, and others concerned that the amount of parkland would not be able to accommodate visitor needs.

While it was understood that the Park must provide adequate agricultural land to attract farmers and to allow for economically feasible operations, de-

termining the amount of land that would be adequate posed a challenge. There are numerous variables, including type of crop, that contribute to the success of farming efforts. Input from agricultural experts suggested a wide range of possible land needs, yet there was general agreement that more agricultural land would be beneficial to the overall success of the agricultural program. In other words, there was no maximum threshold identified for this use.

In order to serve the local and regional population, enough parkland would also need to be included in the Park to accommodate high-use days and large events. Although other regional parks operated by the County provided a general idea of how much parkland would be needed, the agricultural setting and activities envisioned for the Park are inherently different than other County-operated parks. Furthermore, whereas each additional acre of agriculture planned for the Park has the potential to generate additional revenue, additional parkland acreage would increase the County's operating costs. Habitat enhancement posed less of a planning challenge, as this use was not the primary focus of the Park and could easily be accommodated along existing features such as Canoas Creek and within necessary buffer areas.

The Plan establishes a land use pattern and management zones that address the balance between recreation, agriculture and habitat enhancement. It is essential that each park use have adequate land for successful activities, and that the relationship of these land uses be such that the uses compliment, rather than compete, with each other.

##### **5. Williamson Act Contracts and Program**

As described in Chapter 1, the Williamson Act is a State agricultural land protection program that discourages the conversion of agricultural land to urban uses. Each of the four parcels that comprise Martial Cottle Park has been protected from development under the Williamson Act. The contracts covering County-owned parcels were nonrenewed and will terminate in 2017 and 2019, and the State-owned parcel was nonrenewed and will terminate in 2018.

The remaining parcel within the Life Estate Area remains under the Williamson Act where a nonrenewal has not been initiated, due to the Donor's wishes. During the nonrenewal process, park uses and development will be limited by the County's Williamson Act Guidelines.

The Park presented a unique challenge for contract implementation, both because the Park itself would protect agricultural land into perpetuity and because many of the uses envisioned for the Park had not been previously defined by the Williamson Act as either compatible or incidental uses. In order to ensure compliance with the County's Williamson Act guidelines during the nonrenewal periods, the planning team met with the County Planning Office, County Division of Agriculture, and County Counsel throughout the process to interpret the guidelines and assess park development options.

An additional challenge posed by the Williamson Act contracts is that the individual parcel contracts will expire over the course of three or more years. In order to ensure that park phasing and development comply with all nonrenewal periods, the Plan identifies a first phase of development that is compliant with County guidelines for all parcels and extends until all of the contracts have expired.

Ultimately the County of Santa Clara Board of Supervisors will consider compatibility findings for the Plan's compliance with the Williamson Act guidelines prior to certification of the Environmental Impact Report (EIR) and project approval.

### *B. Specific Issues*

This section describes issues specific to a geographic area, park component, or topic. The issues discussed in this section generally have direct implications on the design and implementation of the Plan.

## 1. Agricultural Viability

Successful production agriculture at the Park is critical to the overall success of the Park. Ensuring that park programming supports this use was a priority in the planning process. For planning purposes, the success of the Park's agriculture programs was determined by probable ease of management operations for the County, viability of agricultural efforts, and the establishment of a strong connection between agricultural, public education and recreation activities. Representatives of the planning team solicited input from numerous agricultural experts, including farmers, farm advisors, non-profit organizations that coordinate farming activities, and governmental entities that oversee farming operations, on key considerations for the establishment of a successful program.<sup>1</sup> The key considerations related to the establishment and operations of a viable agricultural program are described below.

- ◆ **Water Supply.** Where the existing and potential future wells and main water lines would be located affects the survival of crops and success of the farming operations.
- ◆ **Physical Area Constraints.** Agricultural experts suggested that the viable size of farm plots was anywhere from half-acre to 150 acres. However, it was generally agreed that maximizing flexibility for farmers would be necessary for the Park's long-term success. Large, rectangular agricultural plots that could be easily divided into subplots, while retaining access to

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<sup>1</sup> Advisors included: Brett Melone, Executive Director of ALBA; Steve Schwartz, Executive Director of California FarmLink; Reggie Knox, California FarmLink; Dale Coke, Coke Farm; Paul Muller, Full Belly Farm; Michael O'Gorman, farmer and Executive Director, Farmer-Veteran Coalition; Peter Rudnick, founding farmer, Green Gulch Farm. Advisors provided e-mail, the telephone and in meetings including a discussion at the Ecological Farming Conference in January 2009. In addition, input was provided by Santa Clara County UCCE staff at a meeting on January 13, 2009, and by the Santa Clara County Farm Bureau at a meeting with the Santa Clara County Parks Department on December 15, 2008.

service roads, were generally understood to provide the most flexibility for future agricultural uses.

- ◆ **Management and Marketing.** Management of agricultural operations has not been previously undertaken by County Parks or California State Parks.<sup>2</sup> Ensuring a management structure that would not strain the County’s resources was a key concern during the planning process. The ease of management for the County will be directly related to the ability of farmer(s) to operate a sustainable program at the Park. Components of a self-sustaining agricultural program for the Park include a separate entity to oversee operations, and flexible lease terms that allow farmers to adapt as environmental and market conditions change. Although marketing is generally the task of the individual farmer, it is understood that all marketing for the Park would benefit farmers and that on-site marketing activities have the potential to increase agricultural profitability and viability. In order to promote this type of marketing without impacting the County’s resources or conflicting with California State Parks’ branding guidelines, marketing opportunities and responsibilities should be discussed during discussions regarding the lease of agricultural land.
- ◆ **Infrastructure.** Irrigation infrastructure is necessary prior to the initiation of farming activities at the Park, yet it is important that the infrastructure be installed to maximize long-term flexibility for farmers. The system must allow for adequate circulation as well as the potential for plots to be subdivided or joined. In particular, irrigation infrastructure should be developed flexibly so that individual farmers have control over irrigation for their plots of land and the size and configuration of plots can be adjusted to meet changing needs.
- ◆ **Adjacent properties.** Conflicts between farms and adjacent properties can be detrimental to farming operations. While farmer are concerned



*Sign advertising existing produce stand*

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<sup>2</sup> Wilder Ranch State Park includes actively farmed land. However, land is leased by farmers and California State Parks does not directly manage or operate farming activities.

about impacts to their crops caused by vandalism and trespassing, food safety, legal liability, and pests from adjacent uses, residential neighbors are concerned with noise, dust, odors, lights, and pests from farms. The County's Right-to-Farm Ordinance reduces the potential for conflicts to arise. Buffers between uses and regulations that consider concerns of both farmers and suburban neighbors are also important strategies for minimizing the potential for conflict.

## **2. Organization and Concentration of Park Uses**

Throughout the planning process, there was general excitement for highlighting the Park's agricultural heritage through the organization of the Park uses. The physical relationship between park uses and the circulation system were the primary opportunities for realizing this vision.

The alternatives developed during the planning process identified two approaches for organizing the Park. The first approach was to consolidate public uses and the other was to distribute public uses throughout the Park. While the first option would create a walkable, vibrant park complex and reduce driving on-site, the second option would provide destinations throughout the Park and foster a rural atmosphere within the Park. Community members and the planning team recognized the merits of each alternative. The Plan will resolve this issue by establishing a layout for the Park that meets the aesthetic and functional needs and interests embodied in the various proposals.

There was substantial support for a meandering road through the Park, which many participants in the planning process felt would invoke a rural agricultural setting. Other participants, however, argued that a gridded circulation system is more consistent with the agricultural setting and would be more efficient for agricultural activities on the site. This resulted in the Plan including a circulation system that meets the desire for a rural meandering road as well as the need for efficient use of land.



### 3. Domestic Animals in the Park

Domesticated animals contribute to both agricultural and recreational activities, and therefore determining the future role of animals in the Park interested many of the participants in the planning process. The conversation addressed three categories of domestic animals, including riding horses, dogs, and farm animals. Issues related to each of these categories are described below.

#### a. Equestrian Uses

The original Donor's vision identified equestrian uses as a significant part of the Park. Components of this vision included an equestrian center, a large arena, and multi-use trails with equestrian access. Although this vision served as a guide for park planning in initial programming, these uses raised several questions during development of the Plan. These included: compatibility with the Donor's deed restrictions on overnight stabling, neighbor concerns regarding potential odor and noise, and the planning team's questions regarding intended scale of an equestrian facility, impact upon other equestrian facilities in the County; and the lack of equestrian trail connections from the Park to the regional trail network. Community concerns regarding potential noise and odor and the grant deed restrictions proved to be the primary constraints to further planning of an equestrian center for the Park. Given these constraints, the Plan will not include an equestrian center.

While an equestrian center and stables were determined to be incompatible with the deed restrictions, it does not restrict the inclusion of horses from the Park entirely. Allowing horses on trails was favored by some community members and deemed to be compatible with the grant deed stipulations. However, as the Park has limited potential for equestrian trails for individual riders, it is proposed that equestrian use enhance the historical agricultural and interpretive experience of the Park. This concept has been successful at other Parks, such as East Bay Regional Park District's Ardenwood Historic Farm in Fremont, and can be carried out using traditional circulation systems and internal roads. For instance, horse-drawn wagons, or carts could move

visitors through the Park. The use of horses, horse-drawn wagons, or carts to assist in agricultural operations or as part of agricultural education programs is also consistent with the vision for the Park.

As the Park has limited potential for dedicated equestrian trails onsite and lacks connection with other public open space and trails, visitors who are interested in trail riding will be directed to a number of County parks located within 5 miles from the Park, such as Santa Teresa County Park, Almaden-Quicksilver County Park, and Calero County Park, that offer extensive trails and connect with the regional trail system. These parks have well established equestrian uses and offer a variety of equestrian experiences.

b. Dogs

Whether or not dogs would be allowed at the Park was a topic that generated significant discussion. An off-leash dog park was not included as part of the Donor's original vision, but was a feature requested by many community members early in the planning process and was generally supported by the Donor. Although dog park facilities are typically provided by local jurisdictions rather than included as part of County or California State Parks, the high level of interest in this use prompted the assessment of the potential for such a use at the Park.

Primary constraints for including an off-leash dog park are that dogs off-leash are not allowed by the California State Parks System Rules and Regulations<sup>3</sup> and that these types of facilities meet the classification of "active outdoor recreation" under the County Parks Strategic Plan, and therefore are not considered an allowable use by the grant deed. The grant deed stipulates that "high intensity, organized recreational uses" are not allowed, but that passive uses be incidental to the Park's historical use. In addition, although neighboring

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<sup>3</sup> California Code of Regulations: Title 14. Natural Resources Division 3. Department of Parks and Recreation, Chapter 1, General Section 4312, Control of Animals.

residents expressed a need for a dog park, it was determined that existing and planned dog parks within vicinity of the Park were adequate to meet local need and that regional needs for dog park facilities were also being met. The City of San Jose’s Greenprint Update includes guidelines that there should be at least one dog park facility within a 3-mile radius of all residential neighborhoods. There are two existing dog parks within 4 miles of the Park, and two dog parks planned for less than 3 miles from the Park.

Allowing leashed dogs on park trails does not conflict with the grant deed nor California State Parks policy. While allowing on-leash dogs was not favored by all community members, there was general support for this approach. However, concerns were raised about food safety related to potential contamination from animal waste from dogs on-leash using trails adjacent to the Park’s agricultural uses. The Plan includes guidelines for allowable dog uses that are consistent with the Park vision, State, and County policies and for buffers to minimize potential contamination by runoff from animal waste.

c. Farm Animals

Farm animals, including work horses, are a part of agricultural history and a common component of agricultural education programs. Allowing for farm animals to be used on-site by farmers or for agricultural education was therefore understood to be consistent with the grant deed and Park vision. However, concerns were expressed about food safety related to farm animals, as well as potential noise, dust and odor impacts to residential neighbors.

The Plan provides guidelines for locating farm animals to minimize conflicts with Park neighbors, to ensure that food crops are not contaminated by farm animal wastes, and to ensure that runoff from such areas is properly treated.

4. Perimeter Trail and Buffer

Providing public access to the Park site identified as a key project objective in the early stages of planning for the Park. A perimeter trail that would provide the opportunity for a long-distance circuit for walkers and joggers, con-



*Residential backyards about the Park’s western boundary*

nect to internal trails, and provide cross-park connections received substantial support from project partners and community members. In addition to providing a recreational amenity, the perimeter trail could serve as part of a buffer between the Park's agricultural uses and surrounding residential uses and major roads. Since the Park has not historically been open to the public, the establishment of the Park and the perimeter trail would by nature increase the amount of pedestrian and off-road bicycle traffic in the Park. Neighbors of the Park, especially those who live immediately adjacent to the Park, had several concerns with the perimeter trail concept. Security, noise, privacy, and potential impacts to agricultural and mountain views were the primary concerns identified by Park neighbors.

Numerous solutions for the perimeter trail and buffer were proposed by community members, including proposals to eliminate the perimeter trail along the western edge of the property where residences abut the Park, proposals for agricultural uses to serve as a buffer between residential uses and the perimeter trail, and proposals for buffers that would be significantly wider than the County's adopted guidelines of 25 feet or more for a combined buffer and trail.<sup>4</sup> Given the importance of the perimeter trail and the incompatibility of agricultural and residential uses, several of the proposed solutions were not feasible. The width and character of the buffer were identified as key issues that would affect the future success of the buffer, as discussed below.

- ◆ **Buffer Width.** The acreage required to establish buffers at various widths was a significant planning consideration, since for every additional acre occupied by the buffer, the maintenance costs to the County increase and the availability of land for agriculture decreases. The acreage required to establish buffers (including trails) along the westside of the property alone was estimated at 1.86 acres for the County Guideline, 5.6 acres for a

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<sup>4</sup> Santa Clara County Parks & Recreation Department, 1995, *Santa Clara County Trails Master Plan Update*.

75-foot buffer as proposed by the planning team and 12.4 acres for a 167-foot buffer proposed by the VEP Community Association.<sup>5</sup>

- ◆ **Landscape Character.** The planning team conducted a site visit with Task Force members on January 17, 2009, primarily to discuss the implications of buffer width and buffer character. Analysis by the planning team and input from the public revealed that a larger buffer than required County guidelines would be necessary to address neighbor concerns, yet that landscape design strategies could be employed to optimize the buffers function. For instance, a low berm or shrub between the trail and the residential uses would limit views of the residences while still enabling views into the park and beyond. It was also determined that any canopy trees included in the buffer should be carefully selected and located to maximize mountain views.

## 5. Water Feature

The Donor's Vision for the Park included a water feature as a central element of the Park. Although there was interest in establishing a lake or a pond that was similar to that depicted in the Donor's vision, numerous concerns regarding the creation of such a feature arose during the planning process. These concerns ranged from the availability of water to fill the lake, water-wise usage and efficiency, and attracting geese and their waste to the feasibility of maintaining a healthy system given the site's hydrologic and geologic conditions. Furthermore, there was little potential to use the lake for irrigation or as a stormwater management feature due to health and safety requirements.

A seasonal wetland was determined to be more compatible with the Park's existing resources and future uses. A seasonal wetland would have benefits to habitat diversity, recreational and educational opportunities and would addi-

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<sup>5</sup> The VEP Community Association is a volunteer organization that represents neighborhoods to the north and west of the Park. Subdivisions represented by VEP include, but are not limited to, Vistapark, Encore and Echo Valley, Parkview Valley, and Blossom Hill Heights.

tionally provide a natural buffer from potential flooding along Canoas Creek. Historically, a seasonal wetland was located on the site and participants in the planning process favored re-establishing this historic feature in proximity to Canoas Creek in order to connect habitat and stormwater management features.

## **6. Public Access and Circulation**

The Park's regional draw and neighborhood setting combine to make public access, parking and circulation key issues for the Park. The Plan addresses the following issues related to public access and circulation.

### **a. Transit Connections**

Caltrain provides frequent passenger train service between San José and San Francisco seven days a week, with extended service to Morgan Hill and Gilroy during commute hours. Although Caltrain's Blossom Hill Station on Monterey Road is within close proximity of the Park, the Canoas Creek channel separates the Park from the station. In order for transit to be a viable option for park visitors, pedestrian access is necessary between the station and the Park.

### **b. Local Access/ Road Widening**

The City of San Jose plans to widen two of the three roads that border the Park. The widening of Snell Avenue and Branham Lane would potentially decrease the Park area along both roads by as much as 40 feet, and would alter the edge conditions of the Park. These alterations could improve local access to the Park and provide pedestrian and bicycle amenities.

Although both the Snell Avenue and Branham Lane roadway widening projects have been deferred by the City, the Plan must present a plan for local access and edge conditions that will be effective both before and after any roadway widening projects. The two areas of the Park most sensitive to this future change are the Park perimeter and entry roads. For instance, features that may be needed or desired for the Park entrance, including signage, entry

kiosk, pedestrian walkways and signal light, will need to be placed with consideration to existing sight lines as well as the future road improvements.

c. Park Entrance

Currently, the entire site is fenced and gated. Access to the site is provided for Park Operations and Maintenance staff and emergency vehicles through two access gates located along the western boundary; two gated access points in the northeast portion of the site at Branham Lane; and one access gate along Snell Avenue just north of the Life Estate Area. There is an existing signalized turn lane from Branham Lane into the Park as well as several less developed gated entrances along Snell Avenue and Chynoweth Avenue. The location of the Park entrance may affect visibility, traffic patterns, vehicular and pedestrian safety, development cost, as well as the user experience. Although the Donor's vision originally identified an entrance location on Chynoweth Avenue, the Donor was supportive of considering alternate locations.

Draft Alternatives developed as part of the planning process showed options for the main Park entrance at Branham Lane, Snell Avenue, or Chynoweth Avenue. Participants in the planning process agreed that the entrance should be inviting and easily accessible, that it should convey the Park's agricultural character and that it should be located to minimize traffic conflicts. Traffic studies conducted during the planning process concluded that none of the proposed entrance locations would cause significant traffic impacts and that all were feasible. However, local residents expressed concern regarding traffic at each of the entrances and as a result public preference for entrance location was generally divided among the three options. The Plan will identify an entrance location that is best suited for visibility and will facilitate clear flow of Park traffic.

d. Pedestrian Entrances

Pedestrian entrances to the Park will make the Park more accessible to transit users, bicyclists and local residents who do not require vehicular transporta-



*The western segment of Chynoweth Avenue terminates at the Park's western boundary*

tion to reach the Park. While the importance of including such features was not debated during the planning process, there were several different perspectives regarding the appropriate number of entrances. The Donor's Vision identified two pedestrian-only entrances along Branham Lane as well as access at the two vehicular entrances on Chynoweth Avenue and the two roads that would connect through the Park. However, local residents tended to favor maximizing the number of entrances, although immediate neighbors of the Park preferred limiting the number of entrances near private residences. On the other hand, County staff expressed concern regarding the time required to unlock and lock entrance gates based on the Park's operating hours. As a result, County staff recommended that the number of entrance gates be minimized and that access control gates be provided at each entrance. The Plan identifies adequate park entrances to facilitate access for transit users and local residents, while minimizing impacts on Park resources.

e. Internal Circulation

Aside from dirt roads used by the Donor and his lessee, there is no other defined internal circulation system within the park boundaries. The Plan will define the Park's future internal circulation system with consideration to the function, hierarchy and aesthetic character.

Considerations related to the internal circulation system included the compatibility of different transportation types, including farm and service vehicles, emergency vehicles, park visitor vehicles, buses and non-vehicular traffic. Aesthetic considerations that received significant discussion during the planning process included whether the roads should be on a strict grid, consistent with common agricultural roads and most efficient for agricultural uses, or whether some roads should meander to reflect rural roads. The Plan resolves these issues by establishing different characteristics for public and service roads.

f. Parking

Parking to accommodate daily visitors as well as large events was considered a necessary park component since the early phases of the planning for Martial



Cottle Park. Determining appropriate size, location and character for parking areas was an issue that drew attention from many participants in the planning process. Concern was expressed that too much parking would detract from the character of the Park, and that too little parking would result in neighboring streets becoming overcrowded. The Plan provides guidelines for accommodating daily and large event parking, as well as guidelines for reducing the visual and environmental impact of parking lots and deterring parking in surrounding neighborhoods. Deterring neighborhood parking is considered beneficial by neighboring residents as well as by County Parks, since fees for on-site parking will contribute to the ongoing maintenance and operations of the Park.

#### **7. Cooperative Partnerships**

The urban setting and distinct vision for the Park drew the interest of many agencies and organizations interested in operating programs that they understood to be compatible with the grant deed for the Park. Several of the organizations were able to provide the County with input as to the needs and requirements of the programs that they were familiar with, such as youth agriculture and demonstration gardens, and community gardens. This information proved useful in determining the type of programs that would best meet the goals for the Park and would be most compatible with the Park's resource base and urban context.

The Plan must identify the type of programs that will be operated on site as well as potential partners for operating these programs. However, since the Plan is intended to be a long-term planning document for the Park and allow a certain degree of flexibility in meeting Plan goals, it would not be appropriate for the Plan to be dependent on any specific organization or to limit future partners.

#### **8. Interpretation**

The grant deed for the Park stipulates that the Park shall "be used exclusively as a public historical park that informs and educates the public about the agri-

cultural heritage of the Santa Clara Valley, as exemplified by the Martial Cottle family, dating from the 1850s into the 20th century.”

The language of the grant deed is relatively general and could be interpreted to solely emphasize the history of the Martial Cottle family in Santa Clara Valley. The County of Santa Clara Board of Supervisors raised the question of how the history of migrant farm workers would be addressed at the Park at their August 12, 2008 meeting. In response, County staff members had completed an Oral History project with the Donor, Mr. Walter Cottle Lester, to document the presence and contributions of the migrant farm workers whom Mr. Lester recalled working at Cottle Ranch. In addition, County Parks staff worked with *History San Jose*, the Japanese American Citizens League, and other organizations to extend additional community outreach and conduct academic research about migrant workers’ contribution to the valley. This Plan will present themes for interpretation that consider the rich multicultural history of migrant farm workers that will help educate the public on their contributions to the agricultural history for “The Valley of Heart’s Delight.”

Although the Martial Cottle family will be highlighted by the interpretive program in accordance with the grant deed, access to the Life Estate Area will not be provided from the Park until a future time. The Plan must identify ways that the donation of the Park to the County and the property transfer to the State can be interpreted without drawing undesired attention to the Life Estate Area.

#### **9. Future Planning**

Although this Plan does not address the Life Estate Area, it is critical that this plan be cognizant of future planning efforts that will require an update and/or amendment to the Plan to address the Life Estate Area once the property becomes available to the County. As depicted in the Donor’s vision, the future, programmatic intent of the Life Estate Area is focused on historic and interpretive uses that will connect to the existing Park. Future planning will

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also include consideration of the 2.34-acre Santa Clara Valley Water District (SCVWD) parcel adjacent to southeast corner of site and the 0.75-acre “tear drop” private property on the corner of Chynoweth and Snell Avenues.

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## 4 PARK PLAN

*Before anything else, preparation is the key to success.*

– Alexander Graham Bell

The Martial Cottle Park (Park) State General Plan/County Park Master Plan (the Plan) will guide the long-term development and management of the Park. Following the presentation of the Park’s purpose, vision, and State Park and County Park classifications, this chapter presents land use management zones and a circulation plan that will further guide the physical development of the Park. Finally, goals and guidelines for the development and long-term management of the Park are presented for the park as a whole and for each land use management zone.

### A. Purpose and Vision

#### 1. Declaration of Purpose

Public Resource Code Section 5019.50 requires that the Plan specify a declaration of purpose that broadly defines long-range management objectives. The Donor’s vision for the property is synonymous with the Park’s purpose. The Donor’s vision for the Park is that it be jointly developed, operated, and maintained as a County-State public historic agricultural park in a manner that will promote and sustain farming traditions thereby showing and displaying the agricultural heritage of Santa Clara Valley from the mid 1850s into the 20<sup>th</sup> century, while also providing passive recreational, interpretive, educational, research and commercial use opportunities that are reasonably related to the primary historical purpose of the Park.

#### 2. Proposed Declaration of Purpose

The Park will be developed, operated, and maintained as a public historic agricultural park to promote and sustain farming traditions thereby showing and displaying the agricultural heritage of Santa Clara Valley from the mid 1850s into the 20<sup>th</sup> century. It will also provide passive recreational, interpretive, educational, research, and commercial use opportunities compatible with the primary historical purpose of the Park.



*The Park Plan will guide the long-term development and management of the Park*

Together with the grant deed and project vision, below, the Declaration of Purpose informs and guides the development of the Plan as well as subsequent planning decisions.

### **3. Grant Deed**

Park development and use is guided by the grant deed from Walter Cottle Lester to the County and the State. It states:

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

### **4. Park Vision**

The Park vision provides an image of the Park's ideal future appearance and character. The vision for the Park is as follows:

The establishment of the Park will not only protect a rich piece of Santa Clara Valley's history and 287.54 acres of fertile farmland in perpetuity, but it will enhance the soil and land to provide a unique agricultural, recreational, and educational resource. The main uses of the Park will include agricultural production, habitat enhancement, recreational facilities and trails, and educa-

tional and interpretive programming related to the Park's cultural and natural resources. The Park will provide a range of educational and recreational opportunities that will be accessible to all users.

Over half of the Park will be in agricultural production, providing food primarily for local and regional markets. Sustainable farming practices<sup>1</sup> will be employed in order to reduce impacts to, and potentially enhance, the health of the soil, water, habitat, and food resources. The changing crops provide for seasonal interest throughout the year, as well as diverse produce for the markets. Park visitors will have the opportunity to witness sustainable farming in action from the walking trails throughout the park, and will be able to purchase park-grown produce from the on-site produce stand and farm café. In addition to the on-site marketing opportunities for farmers, the Park will include facilities for produce storage, processing and packaging. The marketing and other on-site facilities will ensure that farming the Park is a viable opportunity for farmers and that park visitors are able to enjoy truly fresh Park produce.

The Park's natural resources will be enhanced not only through agricultural practices, but through the restoration of seasonal wetland habitat along the Canoas Creek channel. These efforts will enhance the ecological diversity of the Park, provide additional educational opportunities, and contribute to healthy organic farms by creating habitat for beneficial insects, birds, and other wildlife. Retaining existing trees and establishing diverse hedgerows will also contribute to these efforts. A small native plant nursery located on-site will support on-site and regional habitat enhancement efforts.

Agricultural education opportunities will be abound in the Park. In addition to interpretive signage provided along trails and at key points of interest, a

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<sup>1</sup> Sustainable farming practices integrate natural biological cycles and controls; protect and renews soil fertility and the natural resource base; and minimize adverse impacts on health, safety, wildlife, water quality, and the environment.

cooperative partner will establish demonstration gardens and youth agricultural facilities that will provide educational opportunities for park visitors and program participants. Historical farming practices may also be demonstrated during special events and activities.

Recreational activities within the Park will be passive, supported by a trail network through agricultural land and through the enhanced seasonal wetlands, and by picnic grounds and day use facilities. A visitor center, a multi-use outdoor pavilion, grassy area and picnic areas will provide opportunities for a range of community gatherings.

### *B. Classification*

The Park is classified under the California State Parks and the Santa Clara County Parks and Recreation Department (County Parks) system.

#### **1. California State Park Classification and Naming**

The classification system for State Parks, established by the Public Resources Code Section 5019.56-5019.68, provides the broadest management guideline for a park unit. Park units are classified as State recreation units, historic units, seashores, reserves, State wildernesses, natural preserves, or cultural preserves based on a unit's primary values and identified purposes.

The California State Park and Recreation Commission adopted the classification of State Recreation Area for the Park on October 31, 2008. The Public Resources Code states that, for all State park units including recreation areas, "consideration shall be given to compatibility of design with the surrounding scenic and environmental characteristics." The Public Resources Code distinguishes State Recreation Areas as:

*"...consisting of areas selected and developed to provide multiple recreational opportunities to meet other than purely local needs. The areas shall be selected for their having terrain capable of withstanding extensive human impact and for*



*their proximity to large population centers, major routes of travel, or proven recreational resources such as manmade or natural bodies of water.”*

This classification was recommended by the Director of California State Parks because it will allow for flexibility in developing visitor use and interpretive facilities and continued agricultural use of the California State Parks property consistent with the Donor’s vision.

## **2. Regional Parkland Classification**

County Parks is charged with the dual mission of preserving the natural and historic resources of the County Parks system and of providing recreation opportunities and facilities for public use. According to the *Strategic Plan for the Santa Clara County Parks and Recreation System*, “a regional parkland classification provides a framework within which systemwide use and management strategies may be applied for the programming, orderly development, and use of regional parks. Standardization of the classification system further assures uniform implementation of system-wide strategies.”

Through park classification, the dominant character and principal values of an area are defined. The regional parkland classification system establishes five categories of regional park use in Santa Clara County, which can be applied in whole to an individual park, or to individual zones within a park. These classifications include Regional Park Resource Bank, Regional Park Natural Area, Regional Park Rural Recreation Area, Regional Park Urban Recreation Area, and Regional Historic Sites.

A combined classification of Urban Recreation Area and Historic Site is appropriate for the County-owned portion of the Park. In contrast to the limited low-impact recreation allowed on a Historic Site, the Urban Recreation Area designation allows for the following potential Park program elements:

- ◆ Open meadow play areas.
- ◆ Special recreation use facilities (i.e. par course, special events, and festivals).
- ◆ Large group and corporate picnicking.

- ◆ Developed use facilities (i.e. visitor center, multi-use outdoor pavilion, restrooms, family and group picnic facilities).
- ◆ Trails.
- ◆ Parking/staging.
- ◆ Agriculture in support of historic interpretive programs.

### *C. Land Use Zones*

Land use zones define the use and management scheme for the Park. Implementation of this Plan will lead to the development of more diverse land uses than the current, low-intensity agricultural land use. These land uses will include: various forms of agricultural, habitat enhancement, passive recreation, and agricultural history and modern agricultural education. Each of these uses is associated with distinct management goals and objectives, and occupies well-defined areas of the park. In order to facilitate the management of these areas, four land use zones have been established for the Park. The zones will guide the development of the Park, ensuring that the intensity and character of each area contributes to the overall vision for the Park. The zones are shown in Figure 4-1 and described below. Additional design recommendations are provided in Chapter 6, Design Guidelines.

#### **1. Park and Recreation Zone**

The Park and Recreation Zone is a broad management zone that encompasses all areas and facilities related to recreation and visitor services that will be managed by County Parks. Most of this management zone is concentrated in the northeast portion of the park. This management zone includes public components of the circulation system (described below in section D) which will overlap into other management zones, and the following uses, all of which have a common purpose of serving the general public:

- ◆ **Main Park Complex.** The Main Park Complex will include public buildings such as a visitor center and a multi-use outdoor pavilion, as well as open park areas for passive recreational activities. The visitor center

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FIGURE 4-1

PARK PLAN LAND USE AND MANAGEMENT ZONES

will serve as the base for Park operations and may ultimately include interpretive exhibits, a gift store, classrooms, staff offices, restrooms, and other facilities. The pavilion will include a kitchen and will provide a venue for special events and large group gatherings such as harvest festivals, interpretive programs, farmers' market uses, and major community events. The Park's open spaces will provide opportunities for passive recreation, such as hiking and picnicking, as well as interpretation and educational programming. Picnic areas will range in size and include large group areas that could be available for private rental for special events, small picnic areas near trails and other features, and walk-in picnic areas. Picnic areas may include barbeque grills and/or pits, picnic tables/benches, water fountains, restrooms, shade structures, and rain shelters. Interpretive and educational facilities and programs will be included in this area. This area will provide approximately 10 acres of parking, including paved parking lots and overflow parking areas, as well as restrooms, potable water, shaded areas, emergency and service access, parking, garbage and recycling facilities. Additional parking spaces will be provided by an overflow parking area.

- ◆ **Western Use Area.** The Western Use Area will provide opportunities for passive recreation, picnicking, and environmental education in proximity to the enhanced Canoas Creek and the seasonal wetland. This area will provide opportunities for nature observation and natural resources education, picnicking, and hiking. A small parking lot with capacity for approximately 25 cars and 1 to 2 school buses will be provided. This area will be accessed on a reservation and/or limited use basis.
- ◆ **Trails.** Trails link all the Land Use Zones and will be a significant recreational amenity at Martial Cottle Park. Where necessary, trails will be fenced to discourage conflicts with surrounding uses. A perimeter trail around the Park will provide for multiple uses, including walking, hiking, jogging, biking, and horseback riding. In addition, pedestrian-only interior trails will provide access through the Park and between elements. Trail connections will be established to the City of San José's citywide

trail system. Support facilities for the Park’s internal trail network include potable water, shade areas, staging areas, bicycle parking facilities, emergency and service access, gates and fencing where needed, and educational, regulatory, informational, and directional signage.

- ◆ **Buffers.** Buffers at Martial Cottle Park will be landscaped areas that provide a separation between agricultural and other land uses, and between the Park and surrounding land uses. Many of the buffers will also include a recreational trail.
- ◆ **Park Support Facilities.** Support facilities for Park operations are likely to include a Park corporation yard and a possible caretakers residence. These facilities are to be located and designed so as to minimize interference with the serene, agricultural character of the Park.

## 2. Leased Agricultural Zone

Production agriculture will be a dominant land use within the Park, comprising approximately 140 acres. Agricultural fields are consolidated into large, contiguous blocks in order to promote efficient agricultural activities. This zone includes the agricultural land, as well corporation yards and marketing areas that support agricultural uses and service roads that primarily support farming activities.

- ◆ **Production.** Farmer(s) will lease land in the Park for the production of food and other crops, including row crops, and orchards. Given the agronomic conditions and scale of the Park, it will be possible to produce most of the crops and other agricultural products that historically were produced in Santa Clara Valley. These include: fruits, nuts and vegetables; grains; legumes; animal feed and forage crops; rangeland and pasture for livestock production; seed crops; oilseed crops; nursery stock; livestock; and poultry. Which products are grown will likely be determined by the producer or producers involved, by the demands of their target markets, and by conditions of their lease agreement.
- ◆ **Support Facilities.** Support facilities for agricultural production will be necessary to ensure viable operations. These facilities may include, but



*Mixed planting along agricultural field in Watsonville, CA (Photo by Sam Earnshaw)*



*Agricultural field with hedgerow in the distance in San Juan Bautista, CA (Photo by Sam Earnshaw)*



are not limited to, a corporation yard and storage areas, irrigation systems, and would be separate from the facilities utilized by County Parks and the general public.

- ◆ **Commercial Sale Facilities.** The financial success of the agricultural operations depends as much on the post-harvest activities and facilities, as it does on the production capacity. In turn, by creating opportunities to add value to the agricultural products produced on-site, the Park could increase its own revenue. Commercial facilities provided at the Park may include a farmers market area, a produce stand, a farm café and catering facilities. Processing and packaging facilities may also be included in commercial areas in order to provide opportunities for value-added marketing of farm produce and the distribution of farm produce to other locations.

### 3. Habitat Enhancement Zone – Canoas Creek and Seasonal Wetland

Habitat enhancement at the Park will benefit the area’s natural communities as well as integrated pest management efforts for both agricultural and park areas. In addition, habitat enhancement will create recreational and educational opportunities. Although other areas of the Park, such as landscaped buffers, will provide habitat and contribute to the overall natural diversity of the Park’s vegetation, this management zone is intended only for Canoas Creek and surrounding land, which will be specifically managed to enhance habitat as described below.

- ◆ **Canoas Creek.** Vegetative enhancements will be made to the area adjacent to the Canoas Creek channel in order to improve its habitat function and aesthetic value. The channel, including the existing concrete bottom, will not be modified.
- ◆ **Seasonal Wetland.** A seasonal wetland adjacent to the Canoas Creek channel will provide recreational opportunities, enhance the habitat value of the Park, and contribute to stormwater management. Recreational amenities in this area will be limited to trails, which may be closed when necessitated by flood conditions.



*Habitat enhancement will benefit the area’s natural communities and create recreational and educational opportunities*

The Habitat Enhancement Zone will provide ample opportunities for interpretation and education. The Western Use Area, described above, will be located adjacent to the Habitat Enhancement Zone and will provide a staging area and picnic grounds that allow visitors, including school groups, to enjoy this area with minimal impact to the sensitive resources.

#### 4. Cooperative Management Zone

The Cooperative Management Zone will be managed by entities other than County Parks, either through lease agreements or other arrangements. The leased agriculture areas utilized for production agriculture, as described above, are not included in this management zone. There are six sub-zones within this management zone. These subzones were established based on specific use and/or management and include research, demonstration gardens, youth agriculture, native plant nursery, community gardens, and urban forestry, as described below.

- ◆ **Demonstration gardens.** Demonstration gardens will demonstrate sustainable farming and gardening practices. These gardens will include plots for experimentation, training and events pertaining to gardening.
- ◆ **Youth agriculture.** Youth agriculture programs will provide opportunities for children to experience farm activities such as raising and caring for animals, growing plants, and other farm chores. This program may include barns, greenhouses and other support facilities, but will be predominantly grazing and agricultural land. Youth agriculture areas may be used by groups such as the UCCE 4-H program, Future Farmers of America, or other similar programs.
- ◆ **Research.** Research in sustainable agriculture will support on-site farming operations as well as those throughout the State. Programs operated in the Research area may include data collection, limited demonstration areas, and exploration and experimentation relating to crops of interest and new farming practices. The area designated for agricultural research may include minimal storage, security fencing and support facilities, but will be comprised primarily of agricultural land.

- ◆ **Native plant nursery.** A native plant nursery will propagate and grow plants that are native to Santa Clara County for restoration and habitat enhancement projects in the region.
- ◆ **Community gardens.** Community gardens contain publicly accessible garden plots for the use of City and County residents for raising fruit, vegetables, and ornamental plants.
- ◆ **Urban forestry.** A community-based urban forestry program will grow native trees to be planted primarily in urban and park areas throughout the region in order to provide shade and ecological services such as air and water purification and soil building. This program will provide opportunities for community members to engage in urban enhancement projects.

#### *D. Circulation Plan*

The Circulation Plan for the Park will guide the development of Park entrance points, roads, and trails for vehicular and non-vehicular use. These components are shown in Figure 4-2 and described below.

All parking, trails, and facilities will be consistent with the Board-approved *Santa Clara County Countywide Trails Master Plan Update* (1995), the *Uniform Interjurisdictional Trail Use, Design and Management Guidelines* (1999), and the Americans with Disabilities Act (ADA) guidelines.

##### **1. Park Entrances**

There will be one public vehicular entrance to the Park, located off of Snell Avenue, to include an entrance kiosk, signage, pedestrian walkways, and landscape features that create a visible, inviting gateway into the Park. The proposed entrance would be aligned slightly north of the Life Estate Area, offset from Kehoe Court, and will include bicycle and pedestrian access. Additional vehicular entrances will be provided for service and emergency vehicles. These are located on Branham Lane across from Branham Plaza, and on



MARTIAL COTTLE STATE PARK GENERAL PLAN  
AND COUNTY PARK MASTER PLAN  
DRAFT FINAL

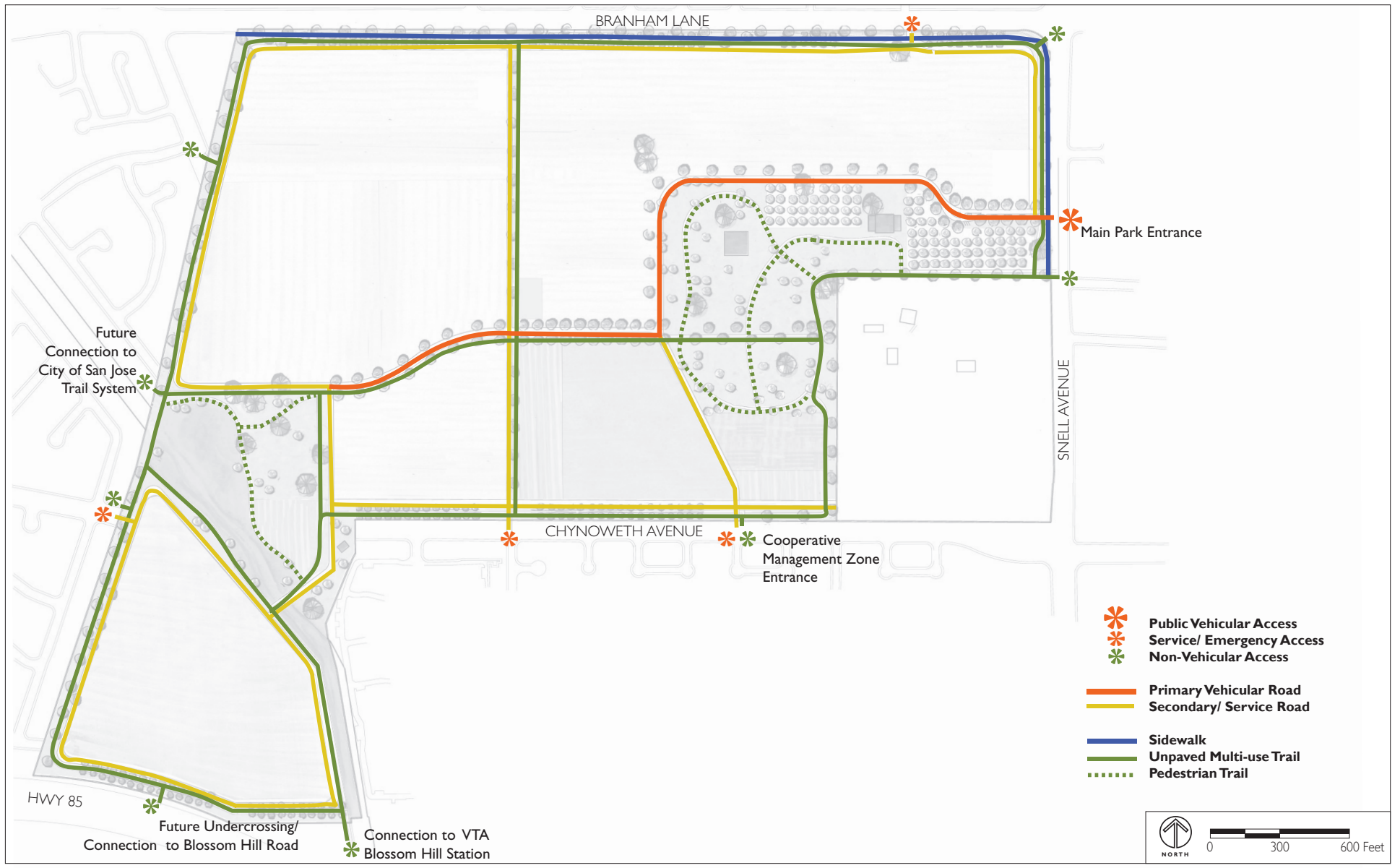


FIGURE 4-2  
CIRCULATION PLAN

Chynoweth Avenue at Avenida Almendros and Duesenberg Drive. These secondary entrances will also serve as exits during special events and festivals.

There will ultimately be eight non-vehicular entrances from the perimeter of the Park to the multiple use trails that lead to the Park and Recreation Zone.

## **2. Vehicular Circulation**

Separate vehicular circulation systems for public access and service/emergency vehicle access will be provided at the Park. The separate systems will reduce the potential for conflicts between the general public, agricultural, and park operations circulation.

The public vehicular entrance will be located on Snell Avenue. An entry kiosk, stacking lanes and a vehicular turn-around will be located near the entrance, far enough from Snell Avenue to provide adequate distance for queuing. Public access roads will provide access to the main public parking area, overflow parking area as well as the parking area near the Western Use Area. Internal intersections will have stop signs and signage indicating access restrictions. Access past the main parking lot, including access to the Western Use Area, will be restricted in order to limit traffic on-site when necessary.

Four gated service and emergency vehicular entrances are to be located in the Park, including a gated service/emergency entrance on the Park's northern boundary along Branham Lane, a second one to the south along the eastern section of Chynoweth Avenue, and a third one to the west connecting to the western segment of Chynoweth Avenue. These entrances will provide daily access for farm vehicles and other service vehicles and to provide multiple access points for emergency vehicles. A fourth service entrance will provide access for cooperative partner uses, such as community gardens. All service entrances may be used by the public during large events or utilized for specific program needs, such as the youth agriculture programs and demonstration gardens.

### 3. Non-Vehicular Circulation

Non-vehicular park entrances will provide walk-in access for pedestrians, bicyclists, skateboarders, and other non-motorized forms of transportation. These entrances will be strategically located around the Park's perimeter to provide convenient access from surrounding neighborhoods and to establish connections from the VTA Station immediately south of the Park. The eight entrance points envisioned for the Park will all provide access to the perimeter trail, which will direct traffic towards internal trails and major access points. The entrances are to be sited at the following locations:

- ◆ The corner of Snell Avenue and Branham Lane.
- ◆ Near the Park entrance on Snell Avenue.
- ◆ Near the eastern service road on Chynoweth Avenue.
- ◆ From the Blossom Hill VTA Station south of the Park via Canoas Creek.
- ◆ Under the Highway 85 overpass, connecting to Blossom Hill Road.
- ◆ At the terminus of the western segment of Chynoweth Avenue.
- ◆ On the north bank of the Canoas Creek Channel on the Park's western boundary.
- ◆ At the terminus of Vistapark Drive on the Park's western boundary.

Park trails as well as sidewalks along Snell Avenue and Branham Lane will be managed by County Parks and are all considered to be part of the Park and Recreation Area. The Park's trail network will include multiple use trails around the perimeter of the Park and provide internal connections between key destinations. Multiple-use trails can be utilized by pedestrians, dog-walkers, bicyclists, equestrians and other non-motorized forms of transportation. Pedestrian-only trails will be located within the Main Park Complex, the Western Use Area, and the Habitat Enhancement Area. Trails in proximity to Canoas Creek and the Santa Clara Valley Water District maintenance road will be designed both to ensure safety for visitors and emergency access for the District. The trail network will provide access between park elements, and will allow the public to enjoy the park's agricultural setting. Because the Park is essentially flat, it is expected that all trails will offer the same low level of difficulty.

#### 4. Parking

Approximately 10 acres of vehicular parking will be provided at the Park. Public parking lots will consist of one primary lot located in proximity to the visitor center, several smaller lots in proximity to the Western Use Area and other destinations, and an approximately 5-acre unpaved area near the main entrance designated for overflow parking. The paved public parking lots will be adequate to accommodate at least 532 vehicles. Additional smaller parking lots will be provided for the agricultural marketing area, the cooperative management zone, corporation yards and other facilities as needed.

#### *E. Visitor Use*

Estimated visitor use at the Park resulting from the implementation of the Plan is 2,683 people on a typical weekday, and 4,610 people on a typical weekend day during the high season. Appendix D presents the assumptions and calculations used to determine potential visitor use. The use projection estimates are for all recreational uses, including trail users, as well as use by cooperative partners at the park. It estimated that, annually, there would be up to 52 medium-sized private events requiring facility rental, and two medium-sized public events held by cooperative partners. It is also assumed that two very large events, such as festivals for up to 6,000 visitors, would be held annually.

#### *F. Parkwide Unit Management Goals and Guidelines*

This section presents goals and guidelines for implementing the Declaration of Purpose and Vision for Martial Cottle Park described above. While some of the goals and guidelines apply to the entire project, others are specific to discrete planning areas or activities.

Goals, guidelines, and objectives are defined by the California State Parks Draft Planning Handbook as follows:

- ◆ **Goal** refers to a general, overall, and ultimate purpose, aim or intent towards which management will direct effort. Goals are not necessarily measurable except in terms of the achievement of component objective that are involved in the attainment of the goal.
- ◆ **Guideline** refers to a general set of parameters that provide direction for accomplishing goals.

The Goals and guidelines described in this chapter are further supported by specific objectives provided in Chapter 6, Implementation. Objectives are defined by California State Parks as follows:

- ◆ **Objective** refers to a specific statement of expected accomplishment of desired future condition toward which management will direct efforts in the context of striving to achieve a broader goal. Objectives are achievable, and where possible measurable and time specific.

#### 1. Fundamental Parkwide Goals

This section includes goals that address multiple elements or areas of the Park, and may pertain to the park's entirety.

- ◆ Ensure consistency with the goals and policies of California State Parks, the Santa Clara County Board of Supervisors, Parks and Recreation Department, the Countywide Trails Master Plan, and the County General Plan.
- ◆ The Park's focus will be education and commemoration of Santa Clara County's agricultural history. Portions of the Park will be under agricultural use, and portions under educational and cultural uses, all for the promotion of local agriculture. Research and commercial agricultural uses will be limited to those that are reasonably related to the history of farming in the Santa Clara Valley Ensure public safety within all park areas.
- ◆ Minimize conflict among park elements, between park users, and with surrounding land uses.

## 2. Natural Resource Management and Protection

Goals and guidelines related to the management of natural resources are presented in this section.

### Goal:

- ◆ Preserve and enhance natural resources within the Park consistent with the Park's primary mission to provide for passive recreation, education and interpretive uses and supporting uses associated with agriculture.

### Guidelines:

RESOURCES.1 Preserve and establish locally native vegetation communities and wildlife habitat within the Park to the extent possible while allowing for primary development of recreational and educational uses with supporting agricultural uses.



*Preserving existing valley oaks is an important part of the Park Plan*

### a. Plant Life

This section provides goals and guidelines serving to establish, preserve, and manage the Park for the suitability of desirable plant life.

### Goals:

- ◆ Establish native vegetative communities for long-term preservation.
- ◆ Preserve and enhance riparian habitat in the Western Use Area.

### Guidelines:

PLANT.1 Promote native plant biodiversity and protect habitat for threatened and endangered plant species.

PLANT.2 Preserve the existing valley oaks (*Quercus lobata*) by establishing buffer zones around existing specimens to prevent soil compaction and through regular monitoring of tree health.

PLANT.3 Plant landscaped areas, including buffers and hedgerows, with species that, where possible, are native to the region and complement the Park's agricultural activities. Plantings in riparian

and wetland areas, and other areas where possible, shall also be watershed specific. In addition, plants selected will attract beneficial insects and wildlife, but will not be known to attract agricultural pests nor be invasive.

- PLANT.4 Adhere to Ordinance Number NS-517.70, 5-21-02 of the Santa Clara County Municipal Code, which requires the elimination or reduction of pesticide application on County property to the maximum extent feasible.
- PLANT.5 Incorporate climate-appropriate and drought-tolerant species to reduce the amount of water used for irrigation in the non-agricultural areas of the Park.
- PLANT.6 Provide monitoring and maintenance to ensure the long-term health and survival of native plant communities.
- PLANT.7 Eradicate invasive plant species.
- PLANT.8 Avoid adverse impacts to wetland habitats and potential special-status plant species during construction, grading, and during any enhancement of park facilities or park elements. In the event that disturbance can not be avoided, a qualified botanist or appropriate resource agency representative will survey the site, prior to construction, to identify appropriate mitigation measures to offset the disturbance.
- PLANT.9 Promote the establishment of native plant nursery to provide plants for on-site habitat restoration, for use in a native plants demonstration garden, and habitat restoration projects in other County parks and public projects.

b. Wildlife

This section provides a goal and guidelines to preserve and enhance wildlife habitat within the Park where appropriate.

**Goal:**

- ◆ Preserve the Park's wildlife habitat and promote biodiversity.

**Guidelines:**

WILDLIFE.1 Locate visitor services and other high-impact areas away from sensitive wildlife habitat.

WILDLIFE.2 Monitor construction and development activities to avoid and/or minimize impacts to special-status wildlife species.

WILDLIFE.3 Minimize disturbances to wildlife habitat by restricting public access in sensitive habitat areas, including Canoas Creek, riparian, and seasonal wetland areas.

WILDLIFE.4 Perform integrated-pest management activities to maintain healthy populations of indigenous wildlife species and reduce invasive pests.

WILDLIFE.5 Work with the California Department of Fish and Game to manage non-native red foxes that have recently been observed in the Park.

c. Soil and Geologic Resources

**Goal:**

- ◆ Maintain and enhance agricultural soils and minimize erosion.

**Guidelines:**

SOIL.1 Make agronomic suitability of the various soils types a primary consideration in site design.



*Mature trees provide habitat for raptors and other animal species*



*A goal of the Park Plan is to enhance the Park's agricultural soils*



- SOIL.2 Work with the soil conservation and agricultural partners (i.e. Natural Resource Conservation Service, the Santa Clara County Farm Bureau, etc.) to develop and implement a plan to improve soils in areas to be used for agriculture.
- SOIL.3 Employ sustainable agriculture practices for building soil health in agricultural areas, including tilling, soil conservation, cover crops, crop rotation, mulching, and composting.
- SOIL.4 Enrich soils with compost, compost tea and other natural soil amendments, and avoid synthetic fertilizers to the extent feasible.
- SOIL.5 Provide information and education to farmers to promote the conservation of soil resources and reduce soil erosion.
- SOIL.6 Implement Best Management Practices (BMPs) for erosion and sediment control.
- SOIL.7 Minimize soil compaction in areas to be utilized for agriculture, open space, and habitat.
- SOIL.8 Require the use of best management practices to reduce and control any dust created by agricultural activities.

d. Water Resources

**Goals:**

- ◆ Maximize the efficiency of water usage.
- ◆ Preserve and enhance water quality.
- ◆ Preserve and enhance the hydrologic function of Canoas Creek.

**Guidelines:**

- HYDRO.1 Employ high-efficiency irrigation systems, controllers and schedules in agricultural, recreational and other areas of the Park requiring irrigation. At a minimum, the Park shall comply with

the California Model Water Efficient Landscape Ordinance. Areas dedicated solely to edible plants will be considered Special Landscape Areas in the water budget calculations.

HYDRO.2 Minimize irrigation in non-agricultural areas through water conservation techniques such as the use of high-efficiency irrigation equipment, appropriate design, proper installation, proper maintenance, and appropriate irrigation schedules.

HYDRO.3 Capture and filter water runoff from parking lots in the non-agricultural areas of the Park using bioswales and green infrastructure.

HYDRO.4 Reduce stormwater run-off by minimizing the amount of impermeable surfaces in the park and incorporating pervious surface treatments where feasible.

HYDRO.5 Adhere to County guidelines for use of pesticides and fertilizers in order to reduce potential adverse impacts to local and regional water resources.

### **3. Cultural Resources**

This section provides a goal and guidelines for the preservation and interpretation of cultural resources.

#### **Goal:**

- ◆ Protect significant cultural resources and integrate the Park's cultural resources and history into park programming.

#### **Guidelines:**

CULTURE.1 Interpret all significant archaeological, paleontological, historical, and cultural sites and artifacts.

CULTURE.2 Locate recreational, agricultural, interpretive, and other Park program elements to maximize interpretation of historic and other cultural resources.

#### 4. Agriculture

Goals and guidelines related to agricultural production, community gardens, agricultural research areas, and the Youth Agriculture areas are presented in this section.

##### Goals:

- ◆ Develop and maintain viable agriculture for long-term operation.
- ◆ Provide a variety of opportunities for agricultural activities at Martial Cottle Park.
- ◆ Provide agricultural education to the public and staff.

##### Guidelines:

- AG.1 Preserve agricultural character throughout the Park and among Park elements.
- AG.2 Individual agricultural operations within the Park should maintain park themes and contribute to the overall mission of the park.
- AG.3 As feasible within viable agricultural operations and educational programming, preserve and incorporate historic crops and farming methods, providing for interpretation and education about the historical farming practices of the Santa Clara Valley.
- AG.4 Encourage a diversity of agricultural crops and mixed crop and animal systems, as permitted by County's public health policies.
- AG.5 Maintain viable agriculture businesses by providing a flexible range of plot sizes, and consider the needs of future agricultural uses.



*Agricultural fields define the Park's existing character*

- AG.6 Provide views of leased farm areas while providing adequate setbacks to allow for efficient farming.
- AG.7 Minimize conflicts between agriculture and other adjacent uses by establishing buffers and using fencing as appropriate, and by broadly disseminating information about seasonal agricultural operations.
- AG.8 Utilize sustainable farming practices that integrate natural biological cycles and controls; protect and enhance soil fertility and the natural resource base; and minimize adverse impacts on public health, safety, wildlife, water quality and the environment.
- AG.9 Reference the California Invasive Plant Council listings of invasive plants and do not include identified species in farm plans, planting plans or new plantings in the Park.
- AG.10 Support outside marketing, such as farm-grown produce sales to local schools, healthcare organizations, community/senior centers, private institutions and organizations.
- Encourage the sale of produce grown at the park on-site and off-site.
  - Encourage the sale of locally-grown fresh produce on-site.
- AG.11 Implement best management practices to minimize potential impacts of animal husbandry within the Park, such as vectors, dust, and erosion.

## 5. Recreation

This section provides goals and guidelines to ensure that the Park provides a high quality recreational experience for visitors.

**Goals:**

- ◆ Park services will be visitor-oriented, providing the public with access to agriculture education and passive recreational opportunities.
- ◆ Provide for a range of day-use, passive recreation and educational opportunities that complement the Donor’s vision of a historic agricultural park and are consistent with the property’s deed restrictions.

**Guidelines:**

- REC.1 Integrate passive recreational facilities with the park’s agricultural function and historical resources.
- REC.2 Provide facilities that will invite and facilitate the public use of the park, such as picnic facilities, meadows, multi-use trails, rest-rooms, water fountains, and benches.
- REC.3 Locate and design recreational facilities to be compatible with adjacent uses.
- REC.4 Balance the mix and distribution of recreational elements with elements that are needed for efficient park operations, such as the corporation yard, storage, and shed.
- REC.5 Provide facilities to serve large groups, such as group picnic areas, central gathering space for events and festivals, as well as individual park visitors.
- REC.6 Locate all trails outside of the Canoas Creek floodplain.
- REC.7 Adhere to or exceed County of Santa Clara park standards for design.
- REC.8 Provide trail related amenities such as wayfinding signs, maps, benches, shade, drinking water fountains, dog courtesy stations, trash and recycling receptacles.

## 6. Circulation and Access

This section provides goals and guidelines to promote convenient and efficient movement throughout the Park.

### Goal:

- ◆ Provide safe and convenient access to the Park for a wide range of users.



*Existing farm road connecting to Chynoweth Avenue*

- CIRC.1 Provide a single public vehicular entry to the Park that minimizes potential traffic and parking impacts on surrounding neighborhoods.
- CIRC.2 Design and maintain emergency access roads to meet Santa Clara County Fire Marshal Office standards.
- CIRC.3 Provide adequate parking on site to minimize parking on adjacent residential streets.
- CIRC.4 Locate adequate visitor parking to reduce potential for circulation, parking, and visual impacts on adjacent neighborhoods.
- CIRC.5 Develop strategies for facilitating travel to and from the Park via alternative, non-automobile modes, such as bus, light rail, Caltrain, bicycle, and walking.
- CIRC.6 Provide bicycle parking according to VTA Countywide Bicycle Plan Technical Guidelines.
- CIRC.7 Work with the City of San José and the Santa Clara Valley Transportation Authority (VTA) to provide safe and convenient pedestrian and bicycle connections from nearby transit nodes that include bus stops, light rail, and Caltrain stations to the park.
- CIRC.8 Work with the City of San José and the VTA to provide multiple points of walk-in entry and crosswalks for pedestrians and

bicyclists to facilitate access to the Park from surrounding neighborhoods and regional transit.

- CIRC.9 Work with the VTA to develop safe and attractive designs for area bus stops serving park visitors, that is in keeping with its historic farming nature, to promote public transit as a preferred means of travel to the Park.
- CIRC.10 Work with the VTA and SCVWD to develop safe pedestrian and bicycle access to the Park from the Blossom Hill Light Rail Station.
- CIRC.11 Work with the VTA and Caltrans to develop access beneath Highway 85 to surrounding neighborhoods near Blossom Hill Road.
- CIRC.12 Work with the Santa Clara Valley Water District to develop trails along Canoas Creek.
- CIRC.13 Establish trail connections throughout the Park to provide convenient connections between Park destinations.
- CIRC.14 Provide trails around the perimeter as well as through the Park that are designed to accommodate safe and compatible use by multiple trail user groups, including pedestrians, joggers, rollerbladers, bicyclists, and equestrians.
- CIRC.15 Provide accessible trails, access points and facilities for all people, regardless of physical abilities.
- CIRC.16 Provide a system of internal service roads that facilitates access and circulation of park vehicles and farm machinery (e.g. security patrol, maintenance trucks, tractors, etc.).

- CIRC.17 Work with the City of San José on the future design of Park perimeter and access treatments in conjunction with the roadway widening of Snell Avenue and Branham Lane.
- CIRC.18 Work with the City of San José to provide safe and comfortable pedestrian and bicycle crossings at all intersections leading to the park.
- CIRC.19 Develop a coordinated facilities use and parking strategy for special events that optimizes the beneficial use of parkland during non-event periods, avoids visual impacts associated with large parking lots, and minimizes parking impacts on adjacent residential neighborhoods.

## 7. Concessions

This section provides a goal and guidelines to support concessions that enhance the visitor's experience.

### Goal:

- ◆ Provide high quality visitor services through concessions that align with the mission of the Park and protect the Park's natural, cultural, recreational, and aesthetic resources.

### Guidelines:

- CONC.1 Provide concessions that enhance visitor services and align with the purpose and vision of the Park consistent with the deed restrictions on the Park.
- CONC.2 Provide park concessions that are compliant with requirements of Public Resources Code Section 5080.03 addressing concessions in California State Parks.



- CONC.3 Provide park concessions that are compliant with requirements of County Board Policies and County Parks' Policies and Procedures addressing concessions on County parkland.
- CONC.4 Establish park concessions that abide by the guidelines set forth in State Park and Recreation Commission Policy I.7, "Operating Contracts".
- CONC.5 Require food concessions to provide farm-fresh, nutritious food that is grown on-site when possible.
- CONC.6 Provide concessions and associated facilities that are of adequate size to accommodate anticipated visitor demand.
- CONC.7 Establish a range of concessions to provide prepared food, beverages, snack foods, catering services, and sundries.

## 8. Education and Interpretation

This section provides goals and guidelines addressing the content and accessibility of education and interpretation of park elements.

### Goals:

- ◆ Provide educational opportunities for a broad cross-section of the public that address the agricultural heritage of the Santa Clara Valley and California, on-going agricultural operations, and the Park's natural resources.
- ◆ Create opportunities for interaction between the public and agricultural activities.

### Guidelines:

- INTERP.1 Establish partnerships with appropriate organizations such as the Santa Clara County Office of Education, school districts, the University of California Cooperative Extension, , nongovernmental organizations and others to develop and implement educational programs at the Park to further the park's mission.



*Cottle Ranch in 1951 (photo courtesy of the Donor, included as part of the Oral History)*

- INTERP.2 Provide visitors with an understanding of the history of agricultural crops grown in the Santa Clara Valley and their role in the state, covering why certain crops were particularly amenable to the area, desirable at that time, how the land was farmed, and how the crops were produced and sent to market.
- INTERP.3 Develop programs and educational signage to interpret the agricultural heritage of the Santa Clara Valley through the Cottle family's agricultural practices, cultural traditions, and natural resources. Cultural and historical programming should be developed in cooperation with California State Parks, the County of Santa Clara Historical and Genealogical Society and the County of Santa Clara Historical Heritage Commission.
- INTERP.4 Develop and implement hands-on training and education for people of all ages and backgrounds in agriculture, gardening, food production, and related topics as both vocation and avocation.
- INTERP.5 Provide classroom facilities and/or multi-use space to accommodate educational programs related to the Park's agricultural, historic, interpretive and recreational uses.
- INTERP.6 Provide a mix of interpretive and educational programs that are interactive and experiential in nature, in addition to traditional exhibits. Use internet technology to expand marketing and outreach for the park's educational programs where feasible.
- INTERP.7 Make interpretation engaging, address multiple learning styles, and accommodate people with disabilities by using varied interpretation techniques and media.
- INTERP.8 Emphasize tactile, auditory and object related media that are dynamic or dramatic. Use a well designed mixture of media to

make exhibits interesting and make interpretation accessible to all visitors.

INTERP.9 Prepare an Interpretation Master Plan to develop and guide interpretive and educational services in the park.

**Interpretive Periods:<sup>2</sup>**

Interpretive periods define what spans of history will be covered by the park’s cultural history interpretation. A primary interpretive period focuses interpretation on the time period of greatest significance in the park’s cultural history. The significance is determined by important events associated with the park site. Choosing the primary and secondary interpretive periods also involves considering what stories are best told in a particular park, the distinctiveness of the resources, the amount of information available to draw upon, and the physical evidence available for visitors to relate to. A secondary interpretive period designates a time period that is worthy of interpretation but that should receive less emphasis than the primary period. Except for major natural phenomena such as earthquakes or fire, interpretive periods generally are just set for cultural resource interpretation.

In the 2003 Grant Deed for Martial Cottle Park, the general focus for the primary interpretive period is provided in the following statement: “The Property shall be used exclusively as a public historical park that informs and educates the public about the agricultural heritage of the Santa Clara Valley, as exemplified by the Martial Cottle family, dating from the 1850s into the 20<sup>th</sup> century.” Since the Grant Deed focuses on the above interpretation time period, secondary interpretive periods will be considered in the development of the Interpretation Master Plan for the park when the Life Estate Area becomes available to the County. As examples, secondary interpretive periods

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<sup>2</sup> Introductory text beneath Interpretive Periods copied from Ano Nuevo State Park General Plan, Chapter 4, Park Plan, Interpretation and Education, page 4-58).

may include the Ohlone (or Costanoans as cited in many resources), Mission San Jose (1769 – 1833) and Rancho Santa Teresa (1834 – 1848).

**Primary Interpretive Period:**

This period encompasses the time that the Cottle family and their descendants, the Lester family, used the land for agriculture (1864 – present).

**Interpretive Themes:<sup>3</sup>**

An interpretive theme is a succinct, central message about a topic of interest that a communicator wants to get across to an audience. Interpretation uses themes to connect visitors to the significant recreational, natural, and cultural resources of the park in personally meaningful ways. Themes provide a point of view for presenting information and inspiration through various interpretive media. Primary themes address the park’s most significant topics; secondary themes relate information about slightly less-important park topics. The unifying theme integrates all of the park’s primary and secondary themes. Interpretive themes for Martial Cottle Park are listed below.

**Unifying Theme:**

- ◆ Like a quality quilt that lasts beyond a lifetime, the local people, wildlife and plants of the Santa Clara Valley are intertwined threads that have continued to survive through time and change.

**Theme #1:**

- ◆ **Primary.** The Martial Cottle family ranch is a rare example of a Santa Clara Valley family ranch that has lasted approximately 150 years (1864 to present).
- ◆ **Secondary.** The Cottle family and their descendants nurtured and farmed these lands for approximately 150 years.

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<sup>3</sup> Introductory text beneath Interpretive Themes copied from Ano Nuevo State Park General Plan, Chapter 4, Park Plan, Interpretation and Education, page 4-59).

- ◆ **Secondary.** Migrant farm workers contributed to the success of the family ranch, the community and overall Santa Clara Valley.

**Theme #2:**

- ◆ **Primary.** Local agriculture is an integral component for healthy and sustainable cities.
- ◆ **Secondary.** The agricultural traditions can be carried on today in the park through demonstration gardens, youth agriculture, sustainable agriculture research and community gardens helping the local community to become healthy and the city sustainable.

**Theme #3:**

- ◆ **Primary.** Enhancing wildlife habitat through restoring the seasonal wetlands and protecting valley oaks is critical for local biodiversity in a highly developed urban community.
- ◆ **Secondary.** Canoas Creek, once a seasonal wetland, is now contained in a channel with concrete bottom and earthen sides and needs habitat enhancement to provide a more natural condition to increase biodiversity.
- ◆ **Secondary.** Valley Oaks are the only remnants of the Valley Oak Savanna plant community that once thrived in this area and provide wildlife habitat and are a reminder of the area's past natural state.

**9. Visual and Scenic Resources**

This section provides a goal and guidelines for the preservation of visual and scenic resources within the Park.

**Goal:**

- ◆ Develop the Park's visual character while preserving high quality scenic vistas provided from within the Park.

**Guidelines:**

- VIS.1 Establish park areas to adequately serve as buffers and transition spaces that separate different uses and enhance visual character.



*Diablo range as viewed from the Park*

- VIS.2 Maintain vistas to surrounding hills and retain a sense of openness within the Park.
- VIS.3 Visually screen or buffer foreground views of adjacent residential development while preserving background views to distant mountains.
- VIS.4 Provide visual buffers along the adjoining street corridors (Branham, Snell, and Chynoweth) and Highway 85 that reduce the visual prominence of automobile traffic from within the Park. Maintain adequate views into the Park to ensure visitor safety and preserve scenic views from surrounding neighborhoods.
- VIS.5 Create visual buffers or screens along the western edge of the Park to reduce the potential for privacy conflicts between park operations and adjacent residences.
- VIS.6 Preserve and enhance views of buildings or other structures with architectural and historical significance while maintaining the privacy of the Life Estate Area.
- VIS.7 Through the use of vegetative plantings and/or buffers, visually screen views of maintenance facilities, storage yards, and other facilities or structures that may detract from the park's scenic quality.
- VIS.8 Provide limited and fully shielded site lighting only as necessary for public safety to minimize potential impacts on park neighbors, the night sky, and wildlife habitat.
- VIS.9 Park structures and recreational facilities should be visually subordinate secondary to productive agriculture and the natural landscape.

## 10. Utilities and Infrastructure

The goal and guidelines in this section address adequate provision of utilities and infrastructure among various park uses.

### Goals:

- ◆ Provide adequate water supply for all park uses.
- ◆ Provide adequate utilities and infrastructure to support park uses.
- ◆ Encourage use of self-sustaining energy systems for electricity and heating and cooling within all park structures and park use areas.
- ◆ Maximize the amount of solid waste diverted to the landfill through re-use, composting, and recycling.

### Guidelines:

- UTIL.1      Develop a water supply trunk system with meters that services the Park and Recreation Zone within the Park and that allows flexibility in the operations and leasing of agriculture areas.
- UTIL.2      Encourage use of recycled/reclaimed water where appropriate, and harvest rainwater and greywater for use in non-agricultural irrigation where feasible. New infrastructure should allow for potential future connection to recycled water sources.
- UTIL.3      Utilize high efficiency, low water-use indoor infrastructure such as toilets and urinals.
- UTIL.4      Maximize use of sustainable energy practices such as the use of solar, and wind, passive solar, and geothermal technologies.
- UTIL.5      Provide high-speed internet connections for administrative purposes.
- UTIL.6      Limit lighting in the Park and utilize fully-shielded solar-powered LED light standards.

- UTIL.7 Utilize passive cooling techniques where possible.
- UTIL.8 Underground all utility connections.
- UTIL.9 Provide adequate utility connections and infrastructure in locations that are conveniently accessible for a variety of park uses.
- UTIL.10 Encourage recycling services and the means and methods for collecting and separating each type of debris deemed reusable or recyclable. Encourage on-site composting, mulching or reuse of plant debris.
- UTIL.11 Require concessionaires to use recyclable and/or compostable materials.
- UTIL.12 Work with the City of San José to establish a program that minimizes the amount of waste sent to landfills from the Park. The program should include strategies adopted from the City of San José's Zero Waste Event Program.

#### 11. Land Use Compatibility

This section provides goals and guidelines pertaining to the relationship between the Park and its neighboring communities.

##### Goals:

- ◆ Locate park elements with consideration to protecting the Park's natural resources and avoidance of potential conflicts with adjacent land uses.
- ◆ Keep local neighborhood organizations informed about programs, activities and development occurring within the Park.

##### Guidelines:

- LAND.1 Distribute agricultural, recreational, and maintenance uses sensitively and provide appropriate buffers as necessary to avoid conflicts with adjacent residences.



- LAND.2 Solicit community involvement and volunteerism to assist in targeted park programs.
- LAND.3 Site planning, operations and practices shall follow all applicable regulations regarding food production and public health safety.
- LAND.4 Buffers shall be established between residential and park uses.
- LAND.5 Minimize potential conflicts between recreation and farm uses through the establishment of a Martial Cottle Park Advisory Committee or other system for regular communication between park user groups.

## 12. Operations, Management, Funding, and Implementation

This section provides a goal and guidelines to guide and implement management and funding decisions for the long-term success of the Park.

### Goals:

- ◆ Ensure the availability of financial resources over the long-term to establish and continue the safe and efficient operation and maintenance of park facilities and provision of quality visitor services now and for future generations.
- ◆ Pursue a strategic, yet flexible, approach to a phased implementation of the park development that is responsive to funding and partnership opportunities, operations and management resources, and public recreation/education needs.
- ◆ Provide a management structure that ensures efficient and effective implementation of park operations, programs, and facilities.

### Guidelines:

- OP.1 Secure parking and other facilities during and after normal visitor hours, and make security provisions for evening programmed activities.

- OP.2 Add staffing and other management resources commensurate with increased operations and maintenance responsibilities associated with new park improvements.
- OP.3 Consider cost-recovery opportunities, consistent with the Donor's Vision and other Master Plan goals that can offset long-term management costs, specifically related to the on-going agricultural programs for the park.
- OP.4 Explore sustainable design strategies that will reduce long-term operation and management costs.
- OP.5 Prioritize park improvements as part of the County Parks Department's capital improvement program where funding sources are secured to offset programmed expenditures.
- OP.6 Consider funding partnerships with non-profit and for-profit entities such as concessions, grants, private donations and sponsorships for the Park that would be consistent with the Park Vision and County Parks and California State Parks' policies.
- OP.7 Encourage public-public and public-private partnerships with other agencies and organizations that can assist in funding, implementing, managing and maintaining park facilities and programs.
- OP.8 Consider establishing a Park foundation or an endowment to sustain capital improvement, operation and maintenance costs.
- OP.9 Consider establishing a Martial Cottle Park Advisory Committee or a Friends of Group that will provide opportunities for community involvement. The group, which would include the Supervisor/Manager for the Park, County Parks staff, volunteers, agricultural lessee(s), cooperative partners, and neighbors, would discuss and resolve any potential user conflicts, initiate

collaborative projects, and generate innovative strategies for improving communications among all parties.

- OP.10 Consider vehicle and user fees that are affordable to all segments of the population and discourage parking in surrounding neighborhoods.
- OP.11 Consider multi-objective purposes with partnership opportunities in the development of park facilities and programs (i.e. partnering with the Santa Clara Valley Water District (SCVWD) to develop educational components related to water use and conservation for various park uses)
- OP.12 Develop a Park plan phasing program that prioritizes plan priorities and identifies the general timing of key park improvements and program development based upon Williamson Act Contract Requirements, funding availability for capital improvements, recreational needs, logical construction sequencing, support from partner agencies and organizations, and operations and maintenance implications.
- OP.13 Allow for flexibility in phasing of park implementation to respond to changing circumstances including both new sources of funding and potential funding shortfalls.
- OP.14 Provide facilities and access to portions of the Park as soon as feasible in order to expedite public use of the Park, consistent with the Donor's vision and other goals.
- OP.15 Consider near-term improvements that are highly visible and generate a sense of progress about the completion of the future park.
- OP.16 Prioritize key Park improvements as funding is identified for development and long-term maintenance.

- OP.17 Incorporate monitoring, review, and updates to this Plan as needed to assess changes in agricultural stewardship and recreational need, and the availability of management resources to ensure the long-term viability of the Park.
- OP.18 Establish partnerships with agencies and organizations that bring specific expertise in agriculture, interpretation, education and natural resources program elements to ensure effective park operations.
- OP.19 Manage the Park to meet the shared goals and missions of the County and the State and partner agencies and organizations while meeting the needs of Santa Clara County and statewide residents.
- OP.20 Allocate management responsibilities so they correspond to and take advantage of partner agencies' resources and areas of expertise.
- OP.21 Ensure an appropriate link between the financial obligations of key partners and their management responsibilities, consistent with County Park and other County policies.
- OP.22 Continue to encourage beneficial interagency coordination and collaboration throughout the planning process, as well as during implementation and long-term management.
- OP.23 Seek California State Parks support on external funding and grant opportunities.
- OP.24 Provide an on-site presence, such as caretaker or site host, to minimize safety and security concerns.

*G. Specific Area Management Goals and Guidelines*

**1. Park and Recreation Zone**

This section provides guidelines for enhancing the Park setting and the recreational experience of park visitors.

ZONE-P.1 Provide recreational facilities and programming that address the needs and interests of a broad spectrum of the public.

ZONE-P.2 Enhance the visitor's appreciation and protection of the Park's agricultural, natural and cultural resources through interpretation and educational programs.

ZONE-P.3 Where appropriate, provide trail connections to State, regional, County, and local trail systems, and linkages to other parks and open space areas.

ZONE-P.4 Provide for a diversity of visitor experiences in proximity to the visitor center and main parking area.

ZONE-P.5 Establish vegetative screens to buffer Park maintenance and operational areas, such as the corporation yard.

ZONE-P.6 When available to the County, the Life Estate Area will be planned, developed and integrated into the Park, connecting the Park's Visitor Center complex and its community-serving uses with the historic core of the Life Estate Area.

**2. Leased Agriculture Zone**

This section provides guidelines for the viability of the agriculture within the park, including support of agricultural operations and associated commercial endeavors.

ZONE-A.1 Require each agricultural lease to develop and abide by a farm plan that includes a planting program, manure management

plan, erosion control plan, etc. The planting program should include a detailed inventory of all species to be planted on an individual plot, time of year, planned location, soil amendments needed, erosion control methods, and amount of water anticipated to be required.

ZONE-A.2 Encourage commercial operations, such produce stands, farmer's markets, and a farm café within the park's planned Agricultural Marketing Area.

### **3. Habitat Enhancement Zone**

This section provides guidelines for the park areas managed specifically as habitat, including Canoas Creek and the associated seasonal wetland area.

ZONE-H.1 Establish and manage a seasonal wetland immediately north of the Canoas Creek channel for wildlife habitat, stormwater management, water quality, and interpretive uses.

ZONE-H.2 Incorporate locally native riparian species along the Canoas Creek channel as appropriate to create wildlife habitat, scenic value, and provide preliminary treatment of run-off before it enters the channel.

ZONE-H.3 Work with the Santa Clara Valley Water District to enhance the habitat value of Canoas Creek while maintaining the channel's required hydrologic function.

ZONE-H.4 Enhance the habitat of Canoas Creek toward a natural condition while maintaining hydrologic functions and allowing safe pedestrian access and interpretation to the extent possible.

ZONE-H.5 Relocate trails and roads within the Park that contribute to sedimentation of Canoas Creek and the associated riparian area.

#### 4. Cooperative Management Zone

This section provides guidelines for cooperative management of park areas including the research areas, the demonstration gardens, the youth agriculture areas, the native plant nursery, the community gardens, and urban forestry areas.

ZONE-C.1 Establish viable partnerships with farming and research organizations, such as the University of California Cooperative Extension, to develop and operate the park's cooperative agricultural elements.

ZONE-C.2 Implement programs that offer the public the opportunity to experience farming, including demonstration programs and training in sustainable farming practices. The community gardens should be developed in partnership with the City of San José.

ZONE-C.3 Explore resource and infrastructure sharing for cooperatively managed areas.

ZONE-C.4 Maintain historic agriculture as a prominent theme among the cooperatively managed areas.

ZONE-C.5 Provide access to the cooperatively managed areas.

ZONE-C.6 Maintain a service entry to the Park for deliveries, Park staff, and agricultural workers.

#### *H. Visitor Capacity*

Crowded parks have the potential to be “loved to death.” In other words, visitor over-use can lead to the degradation of natural and cultural resources and reduce the quality of the visitor experience. In order to address the potential for overcrowding, California State Park General Plans must assess visi-

tor capacity (also referred to as carrying capacity) issues in compliance with Section 5019.5 of the Public Resources Code. For the purposes of Martial Cottle Park, the term “visitor capacity” refers to the number and type of visitors that the Park can accommodate without experiencing degradation to its natural and cultural resources, visitor experiences and management program.

At the future buildout of the Park, the seasonal wetland, the Canoas Creek enhancement, agricultural operations, and parking facilities will limit the number of visitors. There are few social constraints other than an expectation of a quality park experience that can be expected to limit visitor capacity at the Park.

This section describes the visitor capacity management methodology for the Park and identifies goals, guidelines, and indicators related visitor capacity.

#### **1. Visitor Capacity Management Methodology**

State Parks defines Visitor Capacity Management as: “A methodology used to determine and maintain the desired resource and social conditions that fulfill the purpose and mission of a park. It includes establishing initial visitor capacities, then monitoring key indicators in order to identify appropriate management actions in response to unacceptable conditions.”

In accordance with the methodology described by California State Parks recommended methodology, the following tasks were carried out during the resource inventories, park unit classification and naming, and general planning processes for the Park where possible. Several of the tasks will be completed once the Plan has been implemented, as described below.

- ◆ **Identify Existing Opportunities and Constraints.** The *Final Resources Inventory* and the *Martial Cottle Park Program Document* describe existing resource sensitivities and related opportunities and constraints identified during the planning process. This information is summarized in Chapter 2 of this Plan.



- ◆ **Determine Vision and Desired Conditions.** The vision and desired conditions for the Park were refined during the planning process based on the Donor’s vision, grant deed stipulations, community input, and analysis by the planning team. The Park Vision is described in Section A, above.
- ◆ **Identify Issues and Evaluate Alternatives.** The development of alternatives for the Park constituted a key phase in the planning process. The planning team developed several alternatives for meeting the Park Vision, and solicited input from agencies and community members regarding preferences for site organization and features. A preferred alternative was identified during this process. Additional alternatives may be evaluated during the environmental review of this project.
- ◆ **Develop Measurable Indicators and Thresholds.** California State Parks recommends that key indicators are identified to diagnose whether the desired conditions for a park are being met. Indicators for the Park are discussed below in Table 4-1. Once the Park has been developed and additional data is available, thresholds that reflect desired conditions for each indicator should be developed.
- ◆ **Establish Initial Visitor Capacities.** State Park General Plans typically present the initial capacity of a park’s developed facilities and the methodology used to identify desired future conditions and evaluate capacity issues related to the future development and use of the park. Given that the Park is a new park that has not previously allowed for any public access, existing visitor capacity is not useful for establishing baseline conditions nor making conclusions about future carrying capacity. The quantification of visitor capacity for the Park will need to be addressed through the use of comparable visitor capacity data from other regional parks such as Ardenwood Historic Farm and Emma Prusch Farm Park, on-going inventory and monitoring programs once the Park is open to the public.
- ◆ **Monitor Use and Identify Changing Conditions.** Guidelines are provided below for monitoring to determine the degree of impact or chang-

ing conditions that occur over a specified period of time. The indicators identified in this section will be used to determine when an unacceptable condition exists and management action(s) are necessary.

- ◆ **Adjust Environmental or Social Conditions.** Guidelines are also provided in this section regarding actions to be taken by management in the event that monitoring efforts reveal that environmental or social conditions may be approaching or exceeding thresholds.

Subsequent management plans and site investigations provide the more detailed information necessary for project-level analysis and impact assessments in order to initiate required mitigation and monitoring programs. Prior to site-specific development or development of management plans, areas that could potentially be impacted will be surveyed and reviewed in accordance with the California Environmental Quality Act (CEQA).

## 2. Goals and Guidelines

This document provides guidelines for managing the Park's resources and establishing and maintaining a rich visitor experiences. The following goal and guidelines are specific to establishing, implementing, and maintaining an appropriate visitor capacity.

### Goal:

- ◆ Establish, implement, and monitor visitor capacity for fulfilling the Park's vision for agricultural activities, the preservation of the Park's natural resources, and for the social enjoyment of park visitors.

### Guidelines:

CAPACITY.1 Identify existing capacity opportunities and constraints using surveys and site investigations prior to any site-specific development. Use collected data to establish the baseline condition for natural, cultural, and recreational resources and develop visitor capacity thresholds.

CAPACITY.2 As monitoring efforts reveal environmental or social conditions may be approaching or exceeding thresholds, management must consider alternatives and take appropriate action. Indicators and actions presented in this Plan should be updated as necessary.

In addition to the specific guidelines for visitor capacity stated above, many of the guidelines related to specific topics and management zones will contribute to meeting the goal for visitor capacity. These guidelines are listed in Table 4-1, along with desired outcomes and indicators for visitor capacity.

### 3. Indicators

Table 4-1 also lists key indicators for diagnosing whether the desired conditions for the Park are being met, and whether management actions are necessary to address visitor capacity issues.

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TABLE 4-1 DESIRED OUTCOMES AND INDICATORS FOR VISITOR CAPACITY

| Guideline   | Desired Outcome                                    | Indicators  | Potential Management Actions and Monitoring Activities  |
|---|--|---|---|
| <b>Natural Resources</b>  |  |   |   |
| Preserve the existing valley oaks ( <i>Quercus lobata</i> ). (PLANT 2)  |  |   | Conduct periodic field resource surveys.  |
| Provide monitoring and maintenance to ensure the long-term health and survival of native plant communities. (PLANT 6)   | Enhanced habitat diversity.                        |   | Develop a program for surveying and monitoring the Park's natural resources.  |
| Locate visitor services and other high-impact areas away from sensitive wildlife habitat. (WILDLIFE 1)  | Retention of existing valley oaks.                 | (+) Occurrence of native wildlife.                  | Check for active special status species nest sites and presence of special status plant and wildlife species prior to any improvements. |
| Minimize disturbances to wildlife habitat by restricting public access in sensitive habitat areas, including the creek, riparian and seasonal wetland areas. (WILDLIFE 3)                       | Sustainable wetland and riparian habitat.          | (+) Presence of suitable wildlife habitat.          | Restrict use in sensitive and open space areas where necessary.   |
| Minimize soil compaction in areas to be utilized for agriculture, open space and habitat. (SOIL 7)  | Sustainable wildlife populations.                  | (+) Presence of wetland and riparian plant species. | Design improvements to visitor access location and use areas.   |
| Locate all trails outside of the Canoas Creek floodplain. (REC 6)   | Healthy soil.                                      | (-) Disturbance to existing oaks.                   | Restrict use in sensitive areas.  |
| Enhance the habitat of Canoas Creek toward a natural condition while maintaining hydrologic functions and allowing safe pedestrian access and interpretation to the extent possible. (ZONE H 4) | Sustainable populations of special status species. |   |   |
| Relocate trails and roads that contribute to sedimentation of Canoas Creek and the associated riparian area. (ZONE H 5)   |  |   |   |

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TABLE 4-1 **DESIRED OUTCOMES AND INDICATORS (CONTINUED)**

| Guideline   | Desired Outcome  | Indicators  | Potential Management Actions and Monitoring Activities  |
|---|--|---|---|
| <b>Cultural Resources</b>   |  |   |   |
| Preserve agricultural character throughout the Park and among Park elements. (AG 1)   | Retention of the integrity and value of cultural resources.  | (+) Agricultural fields are protected.<br>(+) Visitors understand cultural significance of the Park.    | Develop a program for surveying and monitoring the Park's cultural resources.   |
| Locate recreational, agricultural, interpretive, and other Park program elements to maximize interpretation of historic and other cultural resources. (CULTURE 2)   | Preservation of historic agricultural character.   | (-) Agricultural character is not visually evident.   | Develop interpretive program that reveals the Park's historic value.  |
| <b>Agriculture</b>  |  |   |   |
| Provide views of leased farm areas while providing adequate setbacks to allow for efficient farming. (AG 6)   | Sustainable commercial farming operations.   | (+) Farming operations are economically viable.<br>(-) Complaints from farmers, visitors, or neighbors. | Develop a program for monitoring agricultural productivity and economic viability.<br>Coordinate with farm lessor(s).             |
| Minimize conflicts between agriculture and other adjacent uses by establishing buffers and using fencing as appropriate, and by broadly disseminating information about seasonal agricultural operations. (AG 7)                |  |   |   |
| <b>Recreation and Access</b>  |  |   |   |
| Provide for a range of day-use, passive recreation and educational opportunities that complement the Donor's vision of a historic agricultural park and are consistent with the property's deed restrictions. (Recreation Goal) | A variety of recreational experiences that enhances appreciation of the Park's natural, cultural and agricultural resources. | (+) Presence of returning park visitors.<br>(+) Diversity in park visitation demographics.              | Staff observations of recreation activity during day-to-day operations.<br>Conduct periodic visitor use and satisfaction surveys. |
| Provide facilities that will invite and facilitate the public use of the park,  |  |   |   |

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**TABLE 4-1 DESIRED OUTCOMES AND INDICATORS (CONTINUED)**

| Guideline  | Desired Outcome  | Indicators  | Potential Management<br>Actions and Monitoring<br>Activities   |
|--|--|---|--|
| such as picnic facilities, meadows, multi-use trails, restrooms, water fountains, and benches. (REC 2)   | High quality visitor experience.   | (+) Diverse passive recreation and agricultural activities throughout the Park. | Develop a program for monitoring parking capacity.   |
| Secure parking and other facilities during and after normal visitor hours, and make security provisions for evening programmed activities. (OP-1)                        | Minimal conflicts between park uses.   | (-) Conflict amongst recreational and agricultural park uses.                   | Evaluate new recreation opportunities, trends and activities for consistency with deed restrictions. |
| Provide adequate parking to minimize the potential for parking impacts on adjacent residential neighborhoods. (CIRC 3)   | Minimal traffic congestion.  | (-) Crowding of recreational facilities.  | Respond to changing recreation trends and/or changing demographics.                                  |
| Develop strategies for facilitating travel to and from the Park via alternative, non-automobile modes, such as bus, light rail, Caltrain, bicycle, and walking. (CIRC 5) | Safe non-vehicular travel in and out of the Park and throughout the Park.<br><br>Minimal parking and circulation issues in surrounding neighborhood. |   |  |

## 5 IMPLEMENTING THE PLAN

*Don't judge each day by the harvest you reap but by the seeds that you plant.*

– Robert Louis Stevenson

This chapter describes potential partners that may contribute to Martial Cottle Park's (the Park) development and operations, financial implications of implementing the plan, a phasing strategy, next steps and subsequent planning that will take place during and after the implementation of this plan.

### A. *Potential Partners*

There are several community groups, nonprofit organizations, and agencies that may assist in park operations, maintenance, education and interpretation at the Park. This section is intended to identify key partnerships that were recognized during the planning process, and is not intended to provide an extensive list of potential partners. Potential partnerships are described below as either agency, non-profit organization or community-group partnerships. The partners discussed in this section have the capacity to either assist in Park development, operations or to operate programs within the park that are consistent with the Park goals (Table 5-1).

#### 1. **Agencies**

- ◆ City of San Jose. The City of San Jose Park, Recreation and Neighborhood Services Department operates several successful community gardens for its residents across the City, and has expressed interest in developing and operating the community gardens component of the Park. The City will also be a key partner in developing its citywide trail system to support park visitation and reduce vehicular traffic.
- ◆ Santa Clara Valley Water District (SCVWD). Enhancements to the existing Canoas Creek channel, the establishment of a seasonal wetland, and developing access from the Blossom Hill light rail station are key

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TABLE 5-1 **POTENTIAL PARTNERSHIPS AND AREAS OF CONTRIBUTION**

|                        | County Parks | State Parks | City of San Jose | SCVWD | Concessionaire | UCCE | Urban Forestry Program | Lessee | Community and Neighborhood Organizations |
|------------------------|--------------|-------------|------------------|-------|----------------|------|------------------------|--------|--|
| Roads and Trails       | X            |             | X                |       |                |      | X                      |        | X  |
| Park Areas             | X            |             |                  |       |                |      | X                      |        | X  |
| Visitor Facilities     | X            |             |                  |       | X              |      |                        |        | X  |
| Seasonal Wetland       | X            |             |                  | X     |                |      |                        |        |  |
| Community Gardens      |              |             | X                |       |                |      |                        |        | X  |
| Youth Agriculture      |              |             |                  |       |                | X    |                        |        |  |
| Demonstration Gardens  |              |             |                  |       |                | X    |                        |        |  |
| Ag Research            |              |             |                  |       |                | X    |                        |        |  |
| Production Agriculture |              |             |                  |       |                |      |                        | X      |  |
| Ag Marketing           |              |             |                  |       | X              |      |                        | X      |  |
| Native Plant Nursery   |              |             |                  | X     | X              |      |                        |        |  |
| Urban Forestry         |              |             |                  |       |                | X    | X                      |        | X  |
| Other Support          |              | X           |                  |       |                |      |                        |        | X  |

objectives of the General Plan/Master Plan (Plan). Meeting these objectives will require close coordination with SCVWD. SCVWD will need to approve plans for these areas, and in addition may be able to provide resources and other resources to implement enhancements. Improve-



ments should benefit flood control efforts, habitat and recreational opportunities. SCVWD may also contribute to the establishment and/or operations of a native plant nursery that will benefit habitat enhancement programs throughout the region.

## 2. Non-Profit Organizations

There are numerous non-profit organizations that may contribute to the Park during the future. The organizations listed below represent potential partners that are anticipated to play a key role in meeting Park goals.

- ◆ **Youth Agricultural Programs.** Several programs which are operated through University of California Cooperative Extension (UCCE) are well established in the region and are harmonious with the vision for Martial Cottle Park. UCCE has expressed interest in operating a 4-H program which would provide opportunities for youth agriculture, a Master Gardener program which would establish demonstration gardens, an agricultural research program, and a nutrition program.
- ◆ **Urban Forestry Programs.** An urban forestry program, such as the programs operated by Our City Forest, could add to the opportunities provided at the Park. Urban forestry programs may provide materials and volunteer hours to contribute to establishing and maintaining trees at Martial Cottle Park, and are could complement UCCE activities.
- ◆ **Local Food Programs.** There are numerous organizations in the Bay Area with the mission of promoting local and regional food systems. These organizations, which may assist in the development of agricultural marketing and education programs at the Park, include Pacific Coast Farmers Market Association; the California Farmers' Market Association, local Slow Food chapters; the Bay Area Buy Fresh, Buy Local Campaign; Healthy Farms Healthy Schools Campaign; and the Healthy Silicon Valley and Farm to School (F2S) Programs.

### 3. Community Groups and Volunteers

The numerous community groups within proximity of the Park have the potential to foster volunteer programs and park stewardship. Both County of Santa Clara Parks and Recreation Department (County Parks) and California State Parks have active volunteers programs. These involve many aspects of park management including adopting park and trail maintenance activities, providing docents for recreation and educational programs, assisting during special events, and park monitoring. Volunteers that reside adjacent to the Park can also help create a safe environment by keeping an eye on park activities during and after Park hours. While individual volunteers can make substantial contributions to the park, community groups that are already organized have the potential to contribute more volunteer hours, commit to long-term projects (such as adopting a section of the trail to maintain), and typically require less coordination from County Parks staff. Groups that were identified during the planning process include the VEP Community Association, the Hayes Valley Neighborhood Association, Colony Green Homeowner Association, and local Girl and Boy Scout groups. Local schools, such as Park View Elementary, Hayes Elementary and Gunderson High School may also be interested in becoming stewards of the Park or forming other mutually beneficial relationships. Boy Scouts, Girl Scouts and other youth service groups may also become involved in volunteer activities at the Park.

#### *B. Financial Considerations*

This section provides an overview of projected capital improvement costs, annual operations and management costs and potential revenue generated by the implementation of the Plan. The figures presented in this section represent costs to the County, and do not consider costs accrued by cooperative partners. Table 5-2 summarizes the financial analysis conducted for the Park,

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TABLE 5-2 **FINANCIAL ANALYSIS SUMMARY**

| <b>Category</b>                   | <b>Projected Costs/<br/>Revenues at Buildout</b> |
|-----------------------------------|--|
| Capital Improvements              | \$61,587,000 to \$82,116,800                     |
| Projected Annual Revenue          | \$830,500  |
| Projected Annual Operations Costs | \$4,603,374                                      |
| Net Park Revenues                 | (\$3,772,874)                                    |
| Percent Cost Recovery             | 23%  |

which projected that the annual net cost for operating the Park at \$3,772,874 in 2009-2010 dollars.

**1. Existing Funding**

Existing funding for Phase 1 capital improvements includes \$20,000,000 that has been set-aside by County Parks from the Park Charter Fund, \$300,000 earmarked by the Santa Clara County Open Space Authority and \$250,000 of approved FY2010 federal funding from the Transportation, Housing and Urban Development Appropriations (California 15<sup>th</sup> Congressional District).

**2. Additional Funding**

In order to fully implement the Park, additional funding opportunities will need to be identified and secured. This would include grants for capital projects, Park programs, ongoing evaluation of user fees, and short and long-term lease revenues.

**3. Capital Improvement Costs**

Capital improvement costs for the development of the Park consistent with the goals and guidelines of the Plan are estimated at \$61,587,000 to \$82,116,800, as summarized in Table 5-3.

#### **4. Annual Operating and Management Costs**

County Parks will be responsible for operating and maintaining the Park. However, it is anticipated that cooperative partners will operate and maintain facilities for youth agriculture, agricultural research, demonstration programs, urban forestry programs, native plant nursery, and community gardens. Production agriculture will require a certain level of County coordination, but will also be managed by a cooperative partner/lessee.

The size and intensity of uses within the developed Park will require approximately an estimated range of 16 to 18 full-time-equivalent staff to be dedicated to the Park once the Park is fully built and all programs are operating. Staffing resources may be shared with other County parks with similar programs (e.g. Bernal-Gulnac-Joice Ranch site at Santa Teresa County Park). The estimated annual operating budget associated with providing staffing, services and supplies for the fully built Park would be between \$4,143,000 and \$5,524,100 million (2009-10 dollars), as shown in Table 5-4. This cost, and the number of staff required to operate the Park, will be lower until the Park is fully operational. During Phase I, an approximate range of \$1.4 to \$1.5 million would be needed to sustain the initial park operational budget, including staffing, supplies, services and equipment costs.

#### **5. Potential Revenue**

Some of the program elements for the Park could generate revenue stream to contribute to the Park's operating budget. While the potential revenue is not expected to support the entire Park, it does have the potential to alleviate the financial burden on the County. According to the assumptions shown in Table 5-5, \$830,500(2009-10 dollars) would potentially be generated on an annual basis.

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TABLE 5-3 **PROJECTED CAPITAL IMPROVEMENT COSTS**

| Elements   | Low              | High             |
|--|------------------|------------------|
| <b>Parks and Recreation Zone: Access</b>   |                  |                  |
| Vehicular – Main Entry (Signal Light, Gate, Signage, Curb Cut)                         | 1,350,000        | 1,800,000        |
| Paved Public Road (From entrance to Western Use Area)*                                 | 320,000          | 426,700          |
| Vehicle Parking- Developed   | 588,100          | 784,100          |
| Vehicular Parking- Overflow  | 294,000          | 392,100          |
| Emergency/Service Vehicle Access Points (Gate, Signage, Curb Cut)                      | 27,000           | 36,000           |
| Unpaved Internal Service Roads   | 485,000          | 646,700          |
| Neighborhood Access points (Signage, Gate, Curb Cut)                                   | 36,000           | 48,000           |
| Pedestrian Bridge From VTA Station   | 90,000           | 120,000          |
| Pedestrian Tunnel at Blossom Hill Road Connection                                      | 67,500           | 90,000           |
| <i>Subtotal: Access</i>  | <i>3,257,600</i> | <i>4,343,600</i> |
| <b>Parks and Recreation Zone: Recreation</b>   |                  |                  |
| Developed Open Space   | 3,983,100        | 5,310,900        |
| Perimeter Buffer   | 7,092,000        | 9,456,000        |
| Unpaved Pedestrian-Only Trails (5 Feet )   | 138,700          | 185,000          |
| Unpaved Multiple Use Trails (12 Feet)  | 1,669,600        | 2,226,100        |
| Sidewalk (12 Feet with tree wells, curbs and gutters)                                  | 716,600          | 955,500          |
| Par Course   | 36,000           | 48,000           |
| Picnic Areas   | 2,070,000        | 2,760,000        |
| Utility Connections (For Sewer, Water, Electric and Gas For Park And Visitor Services) | 180,000          | 240,000          |
| Irrigation infrastructure  | 2,743,200        | 3,657,600        |
| Fencing (Includes All Non-Agricultural Fencing)  | 961,100          | 1,281,500        |

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TABLE 5-3 **PROJECTED CAPITAL IMPROVEMENT COSTS (CONTINUED)**

| <b>Elements</b>   | <b>Low</b>        | <b>High</b>       |
|---|-------------------|-------------------|
| <i>Subtotal: Recreation</i>   | <i>19,590,300</i> | <i>26,120,600</i> |
| <b>Parks and Recreation Zone: Visitor Services/Community/Education</b>  |                   |                   |
| Interpretive Signage and Elements   | 45,000            | 60,000            |
| Visitor Center Complex (Interpretive Center, Ranger Facilities, Offices, Classrooms, Restrooms, Multi-Use Hall) | 5,265,000         | 7,020,000         |
| Outdoor/Multi-Use Pavilion  | 2,349,000         | 3,132,000         |
| Park Restrooms (Separate Buildings)   | 432,000           | 576,000           |
| Entry Kiosk   | 67,500            | 90,000            |
| <i>Subtotal: Visitor/Community/Education</i>  | <i>8,158,500</i>  | <i>10,878,000</i> |
| <b>Parks and Recreation Zone: Operations</b>  |                   |                   |
| Caretaker Residence   | 324,000           | 432,000           |
| Park Corp Yard – Site Development   | 21,300            | 28,500            |
| Park Corp Yard – Building   | 540,000           | 720,000           |
| Security Fencing-Corp Yard and Caretaker Residence  | 27,000            | 36,000            |
| <i>Subtotal: Operations</i>   | <i>912,300</i>    | <i>1,216,500</i>  |
| <b>Leased Agriculture Zone</b>  |                   |                   |
| Assess Condition of Well Located on State Parks Property and Make Repairs                                       | 4,500             | 6,000             |
| Upgrade Well Located on State Parks Property  | 18,000            | 24,000            |
| Soil Restoration/Enhancement (Production Ag)  | 252,900           | 337,200           |
| Irrigation Infrastructure and Drainage  | 900,000           | 1,200,000         |
| Security Fencing- Agricultural fields   | 1,417,500         | 1,890,000         |
| Corp Yard – Barn, Equipment Storage (Buildings Only)  | 1,080,000         | 1,440,000         |
| Corp Yard – Security Fencing  | 27,000            | 36,000            |

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TABLE 5-3 **PROJECTED CAPITAL IMPROVEMENT COSTS (CONTINUED)**

| Elements  | Low                 | High                |
|---|---------------------|---------------------|
| Buildings for Ag Marketing: Kitchen, Processing, Office and Café              | 2,160,000           | 2,880,000           |
| Produce Stand (Building)  | 337,500             | 450,000             |
| Gravel Parking Area for Ag. Marketing and Other Buildings                     | 29,400              | 39,300              |
| Mobile Carts  | 6,800               | 9,000               |
| <i>Subtotal: Agriculture</i>  | <i>6,233,600</i>    | <i>8,311,500</i>    |
| <b>Cooperative Management Zone</b>  |                     |                     |
| Utility Connections for Water and Electricity                                 | 36,000              | 48,000              |
| Youth Ag, Demonstration Gardens, Research and Urban Forestry Security Fencing | 413,100             | 550,800             |
| Community Gardens Security Fencing  | 80,500              | 107,400             |
| Community Gardens Site Development  | 450,000             | 600,000             |
| Native Plant Nursery  | 7,840,800           | 10,454,400          |
| <i>Subtotal: Cooperative Partners</i>   | <i>8,820,400</i>    | <i>11,760,600</i>   |
| <b>Habitat Enhancement Zone</b>   |                     |                     |
| Noxious Weed Control  | 4,500               | 6,000               |
| Water Feature- Wetland  | 765,000             | 1,020,000           |
| Canoas Creek – Connection to Seasonal Wetland                                 | 76,500              | 102,000             |
| Canoas Creek – Revegetation   | 675,000             | 900,000             |
| <i>Subtotal: Habitat Enhancement</i>  | <i>1,521,000</i>    | <i>2,028,000</i>    |
| <b>Subtotal</b>   | <b>\$48,493,700</b> | <b>\$64,658,800</b> |
| Contingency (20%)   | 9,394,500           | \$12,931,800        |
| Soft Costs (35%)  | 3,288,100           | \$4,526,200         |
| <b>Total</b>  | <b>\$61,176,300</b> | <b>\$82,116,800</b> |

\* This cost estimate reflects buildout conditions and paving of the entire length of this road.

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TABLE 5-4 **PROJECTED ANNUAL OPERATIONS AND MANAGEMENT COSTS**

| Positions/Category                          | Number of Positions (FTE) | Annual Cost          |
|---|---------------------------|----------------------|
| <b>Park Unit</b>                            |                           |                      |
| Park Unit Supervisor/Manager (TBD)          | 1                         | \$149,427            |
| <b>Operations</b>                           |                           |                      |
| Senior Park Ranger                          | 1                         | \$123,455            |
| Park Ranger                                 | 4-5                       | \$437,434- \$546,973 |
| Park Service Attendant (PSA)                | 2                         | \$117,172            |
| <b>Maintenance</b>                          |                           |                      |
| Senior Park Maintenance Worker              | 1                         | \$106,833            |
| Park Maintenance Worker                     | 4                         | \$366,563            |
| <b>Programs</b>                             |                           |                      |
| Office Specialist/Receptionist              | 1                         | \$78,541             |
| Park Interpreter                            | 1-2                       | \$105,367- \$210,733 |
| Natural Resource Management Tech.           | 1                         | \$102,390            |
| <b>Seasonal Help</b>                        |                           | <b>\$185,883</b>     |
| <b>Services and Supplies</b>                |                           | <b>\$142,185</b>     |
| <b>Annual Set-Aside for Park Operations</b> |                           | <b>\$2,463,500</b>   |
| <b>Total</b>                                |                           | <b>\$4,603,374</b>   |



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TABLE 5-5 **POTENTIAL ANNUAL REVENUE**

| <b>Revenue Sources</b>                           | <b>Units</b>         | <b>Quantity</b> | <b>Cost/ Unit*</b> | <b>Revenue</b>   |
|--|----------------------|-----------------|--------------------|------------------|
| Large Group Picnic Areas                         | Rental Days          | 730             | \$240              | \$175,200        |
| Production Agriculture Leases                    | Acres                | 140             | \$400              | \$56,000         |
| Mobile Cart- License Fee                         | Carts                | 3               | \$500              | \$1,500          |
| Produce Stand                                    | Stalls               | 20              | \$5,000            | \$100,000        |
| Café   | Sq.Ft.               | 2,000           | \$24               | \$48,000         |
| Visitor Center – Gift Store                      | Sq.Ft.               | 300             | \$25               | \$7,500          |
| Medium Events – Private                          | Events/Year          | 52              | \$485              | \$25,200         |
| Medium Events – Public                           | Events/Year          | 2               | \$750              | \$1,500          |
| Large Festivals                                  | Events/Year          | 2               | \$1,500            | \$3,000          |
| Vehicle parking                                  | Parking lot entrants | 97,000          | \$6                | \$582,000        |
| <b>Total Estimated Annual Revenue Generation</b> |                      |                 |                    | <b>\$830,500</b> |

\* Based on FY 2009-10 Fee Schedule approved by County Board of Supervisors.

The following assumptions were utilized to develop the revenue generation projections for the Park:

- ◆ **Picnic Areas.** Estimates assume five rentable small group picnic sites (50 person capacity, two medium group sites (100 person capacity) and one large group site (300 person capacity); that the Park is open 365 days per year, although peak usage/rentals would be between April 1<sup>st</sup> and October 15<sup>th</sup>; and that potential rentable sites are available for year-round reservations where picnic sites could be occupied 40 percent of the time.

- ◆ **Production Agriculture-Leases.** Leases are estimated at \$400 per acre based on discussions with area farmers.<sup>1</sup>
- ◆ **Mobile Cart.** This would be negotiated, but a typical arrangement is for a mobile cart operator to pay a concessionaire fee to operate in a location. Here, the annual fee is assumed to be \$500.
- ◆ **Produce Stand.** Assumes that facilities are buildout and that rent is equivalent to 6 percent of the gross sales, estimated at \$300,000. In actuality, rent may include a base fee in addition to a small percentage of sales.
- ◆ **Farmers Market.** The Farmers Market is anticipated to be revenue neutral. Revenue gained through stall rental fees would be utilized to operate the market.
- ◆ **Café.** Assumes a lease rate of \$2.00 per building square foot per month or \$24.00 per square foot per year can be achieved.
- ◆ **Visitor Center- Gift Store.** Assumes approximately \$25 per building square foot per year in sales is achieved.
- ◆ **Medium Events- Private.** Assumes 100 events per year and a fee of \$485 per event based on County's fee schedule for facility rentals. There may be additional fees collected with use of reserved group picnic sites during special events that are not included as part of the potential revenue.
- ◆ **Medium Events- Public.** Assumes County's facility event fee schedule's fee of \$750 for events with 500 people or more and two medium public events per year. There may be additional revenues associated with pre-paid vehicular parking for the special event, additional staffing fees to address park security, and certain percentage of anticipated revenues from vendors and ticket sales for the event.

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<sup>1</sup> Discussions were held at DCE's offices in 2008. The Donor's representative also provided input on potential lease rates.

- ◆ **Large Festivals.** Assumes that the County's facility event fee schedule's maximum fee of \$750 for events with 500 is doubled for large festivals, and assumes two large festivals per year.
- ◆ **Vehicle Parking.** Assumes \$6 per car parking fee and 97,000 vehicles per year. These assumptions are consistent with the County's 2009 parking fee rates and with traffic studies conducted during the planning process.

a. Net Operating Costs and Cost Recovery

The net annual operating cost for the Park is estimated at \$3,772,874. As discussed above, this figure does not include operating costs for the Cooperative Management Zone, since cooperative partners will be responsible for this cost. This estimate is based on projected annual management costs and annual revenue. Due to the high level of variability between estimated cost and actual cost, this estimate is intended for planning purposes only.

The cost recovery ratio, or the percentage of the annual operating budget that could potentially be funded by Park revenues, is estimated at approximately 23 percent. The cost recovery ratio of Martial Cottle Park is anticipated to differ from that of other County parks due to the range of revenue-generating features proposed for Martial Cottle Park.

C. *Phasing*

The phasing program recommended for the Park offers a strategic approach to implementation of the park development that is responsive to the availability of funding and other resources, partnership opportunities, program needs and Williamson Act contract requirements.

The Plan should be implemented in two phases. The first phase, which extends from 2011 to 2019, would take place during the Williamson Act contract non-renewal period and therefore must comply with contract requirements. As discussed in Chapter 1, the Williamson Act program is an agricul-

tural land protection program that discourages the conversion of agricultural land to urban uses. Each of the parcels that comprise Martial Cottle Park is currently under Williamson Act contracts, although non-renewal periods have been initiated for each parcel and all of the contracts will expire by 2019. Until the contracts expire, all park development must meet the following requirements of the County's Williamson Act Program guidelines (see also Chapter 3):

- ◆ Assuming the land is planted with standard-value crops, 60 percent of each parcel under contract is devoted to commercial agricultural production. If the land is planted in high-value crops, only 50 percent of the land must be in production.
- ◆ No more than 10 percent (not to exceed 5 acres) of the parcel is developed with compatible uses such as barns and paved roads.

#### 1. Phase 1

The first phase of the plan, which would extend until 2019 when the Williamson Act Contract expires, would focus on establishing basic infrastructure and facilities to enable farming operations to be initiated as well as necessary improvements to allow for public access and limited recreational activities. The following objectives should guide Phase 1 of Park development.

#### Parkwide Circulation and Access

- ◆ Design and construct the main Park entrance, including entry sign, landscaping, entry kiosk, paved entry road, and the primary public parking area.
- ◆ Establish at least one service/emergency entrance and develop unpaved service roads. Signage, gates, and fencing should be included.
- ◆ Design and construct multi-use trails and non-vehicular access points, including buffer landscaping pedestrian gates, dog courtesy stations, and other support facilities.

#### **Parkwide Utilities**

- ◆ Design and construct a water, electricity and gas infrastructure that includes meters and that allows for flexibility in park leasing.
- ◆ Design and construct an underground electrical supply system that includes meters and that allows for flexibility in park leasing.

#### **Park and Recreation Areas**

- ◆ Establish utility connections that will be necessary to support Park uses.
- ◆ Design and construct the visitor center complex, including gathering spaces, meeting rooms, staff offices and restrooms.
- ◆ Develop approximately five acres of developed open space in proximity to the visitor center. This area should provide opportunities for passive recreation, including picnicking.
- ◆ Develop a corporation yard and potential onsite caretaker residence to support Park activities. The corporation yard should include security fencing, security lighting, and temporary mobile trailer.
- ◆ Establish buffer areas in association with multi-use trails and initiate landscape improvements to these areas.
- ◆ Develop an interpretive program and signage program for the Park.
- ◆ Provide limited interpretive elements, such as panels, displays and programs.
- ◆ Provide signage to orient Park visitors, including informational and directional signage, regulatory signage, and Park maps.
- ◆ Develop adequate restrooms to accommodate level of use.

#### **Leased Agriculture Areas**

- ◆ Address the repair, maintenance and upgrade of the well located on State Parks property in order that the well may be utilized irrigation of agricultural areas.

- ◆ Develop and release Request for Proposals from farmers/lessees.
- ◆ Establish management structure for agricultural operations.
- ◆ Initiate soil improvement/preparation activities.
- ◆ Establish basic infrastructure for irrigation, water, sewer, electricity and other utilities.
- ◆ Develop an agricultural corporation yard.
- ◆ Provide security fencing around areas to be farmed.

#### **Cooperative Management Areas**

- ◆ Establish relationships with cooperative partners, including the City of San Jose, UCCE, SCVWD, CNPS, and other nongovernmental organizations.
- ◆ Designate areas for agricultural research, youth agriculture, demonstration gardens, and urban forestry.
- ◆ Provide utility connections, gates, fencing and other basic infrastructure to enable cooperative partners to occupy designated areas.

#### **2. Design Development for Phase I and Continued Public Input**

As part of the implementation of Phase 1, it will be necessary to complete design development and construction documents. Design development will need to include coordination with park staff, stakeholders and members of the public. It is expected that an advisory committee or similar group will be formed and will provide input and review of proposed elements. In addition, design development and programming will include additional public input and public meetings. The County's Parks and Recreation Commission and Board of Supervisors will also provide input on design and programs, providing additional opportunities for public involvement.

#### **3. Subsequent Phases**

Subsequent development phases will be necessary to complete park components that were initiated in Phase 1, such as interpretive programming and

recreational open space, and to develop other components of the Plan that have not yet been initiated, such as the seasonal wetland area, native plant nursery, multi-use outdoor pavilion and other elements.

#### **Habitat Enhancement Areas**

- ◆ Retain enough undeveloped land to accommodate potential future vegetative enhancements to the Canoas Creek channel and a seasonal wetland feature.
- ◆ Initiate coordination with the SCVWD to identify opportunities and constraints for enhancing the Canoas Creek channel and providing trail access along it.

#### **Native Plant Nursery**

- ◆ Retain enough undeveloped land to accommodate potential future native plant nursery.
- ◆ Initiate coordination with the SCVWD, local native plant societies and others to identify opportunities and constraints for developing a native plant nursery.

#### **Multi-Use Outdoor Pavilion**

- ◆ Select optimal location for multi-use pavilion.
- ◆ Design and construct multi-use pavilion to accommodate County Parks Department needs, user groups and the public.

#### **Agricultural Marketing**

- ◆ Establish agricultural marketing area and farmer's market for the sale of Park-grown and locally-grown produce.
- ◆ Develop a Park Café that sells Park-grown and locally-grown food.

#### *D. Future Planning*

This Plan will guide the long-term development and operations of the Park. However, additional planning will be necessary in order to address future conditions. The incorporation of the Life Estate Area into the Park under the County's ownership is a known future condition that will require the County to undertake additional planning and an update or amendment of the County's Master Plan portion of the Plan, where California State Parks would be kept apprised of the planning work. It is envisioned that the County's future planning efforts may involve development of a site plan and/or interpretive plan that will describe the future historic and interpretive uses within the Life Estate Area, and that a General Plan Update or Amendment is not anticipated if these future uses are consistent with the vision, goals, and guidelines contained in this Plan. Future planning efforts may expand upon the information put forward in this plan, and all efforts should also be consistent with the vision, goals, and guidelines described in this Plan.

As with Phase 1 improvements, design development for future phases at Martial Cottle Park will include opportunities for public input through community workshops, Advisory Committee meetings, and during reviews by the County Parks and Recreation Commission and County of Santa Clara Board of Supervisors.

#### *E. Subsequent Environmental Review*

The Environmental Impact Report (EIR) for the Plan is being completed at the "Program Level", with the addition of project-level analysis of Phase 1 improvements, which are evaluated in greater detail. Detailed "project-level" analysis for subsequent development phases will be completed as future phases are planned and designed.



*F. Periodic Plan Review and Updating*

This plan was developed based on an understanding of current environmental, economic and financial conditions, as well as assumptions regarding recreational and population trend. The Plan is intended to reflect a long-term vision and framework for the park development, but should be reviewed and updated on a 5- to 10-year basis to ensure that it remains consistent with the original intent, and to ensure that planning reflects current understanding of existing conditions. The review and update process can provide additional opportunities for staff, stakeholders and the public to provide input.

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## 6 DESIGN GUIDELINES

*Design is an opportunity to continue telling the story, not just to sum everything up.*

– Tate Linden

In order to manifest the Martial Cottle Park (Park) vision, site features should contribute to the agricultural character whenever possible. This section is intended to provide guidance for the design and construction of specific park components, while allowing for flexibility and innovative design solutions.

### *A. Entrances and Gates*

As per the Circulation Plan for the Park (see Figure 4-2), there are three types of entrances for the Park, including a singular public vehicular entrance, service and emergency vehicle entrances, and non-vehicular public entrances.

The main public vehicular entrance should reflect the Park’s historic agricultural theme, and serve as a visible invitation for Park visitors. Any building materials used to create landmark features at the entrance should be natural materials, such as wood or stone, and be either earth tone or white. Landscaping at the entrance should have a strong agricultural character. Any overhead features included at this entrance must allow sufficient clearance for fire and emergency vehicles, buses, and farm equipment. Adequate distance should be provided between the entrance and the entry kiosk to allow for a minimum of five cars to stack. A turn-around lane should be provided immediately after the kiosk.

Service and emergency vehicular entrances should also contribute to the Park’s agricultural theme, yet should blend with the surrounding landscape and take on the character of a rural property entrance. Removable and/or collapsible bollards or gates with lock boxes should be provided at each service and emergency vehicular entrance. Bollards and gates should be made of



*Movable bollards in road restrict vehicular access*

metal or wood and, if painted, should be painted in earth tone or neutral colors.

Non-vehicular entrances should be visible from surrounding streets and should have removable and/or collapsible bollards. These bollards would allow access for bicyclists and should be included at all non-vehicular entrances. The character of each entrance should be consistent with the Park's agricultural theme, and consistent for all entrances.



*Wooden barn*



*Gathering shelter*



*Split-rail fence in front of deer wire fence*

### *B. Architecture*

All structures built on-site, and especially structures within the public areas, should utilize an architectural style that is consistent with the historic buildings in the Life Estate Area and barns and farmhouses in Santa Clara Valley. In addition, building design should employ sustainable, green design and technologies such as natural lighting and passive heating and cooling.

Buildings that will be used by the public should be designed to highlight the Park's history and maximize views to agricultural fields and distant mountains. Structures that will be used for agricultural or park operations, such as greenhouses and storage buildings, should be designed to complement the historic character of the property and use materials that blend with the landscape backdrop in order that visual impacts be minimized.

### *C. Fencing*

All fencing should be consistent with the Park's historic agricultural character. The two main categories of fences that will be required for the Park are security fences and low barriers. Low barriers may also include hedgerows as a substitute to constructed fences. Both types of fences may be coupled with vegetative buffers that support integrative pest management and that create aesthetically pleasing and high-functioning barriers.

Security fences will be necessary to protect the Park's significant resources, particularly agricultural crops which will be grown on-site, and hazardous areas like corporation yards. These fences should be approximately 8 to 10 feet tall. Fencing around agricultural areas should be transparent to allow for continuous views throughout the Park. The use of chainlink fence should be limited to facilities and areas that are not typically visible to the public.

Low barrier fencing should be used to separate different land uses. Fencing types appropriate for low barriers includes grape-stake fencing, split rail fencing, and corral fencing with barbless wire. All fence posts should be wooden or composed of recycled materials that are wooden in appearance. Low barrier fencing shall be approximately 42 inches tall.

#### *D. Roads*

As per the Circulation Plan for the Park (see Figure 4-2), there are two major types of road at the Park, including primary vehicular roads (e.g. public access roads) and secondary roads such as service and emergency vehicle roads. All roads should be designed to be as narrow as possible while accommodating anticipated use and meeting safety standards. Roads should be designed to accommodate intended uses such as park visitor vehicles, school buses, fire trucks, farm vehicles, and other service vehicles.

All roads that will provide emergency access or are located near buildings should meet Santa Clara County Fire Marshal Office's standard requirements. In compliance with these standards, roadways should be at least 20 feet wide with inside turning radii of at least 42 feet. These roads should be designed for all weather and to support fire apparatus loads of at least 65,000 pounds. Appropriate surfaces for all weather roads include pavement, oil and screen, pavers and open-grid pavement systems like grasscrete.



*Wood and wire barrier fencing*



*Grape vines along wood barrier fence*



*Unpaved agricultural road*

The primary public access road leading to the main Park visitor complex will receive heavy use and should have asphalt paving and 5-foot wide shoulders where possible.



*Parking lot with groves, grape vines and grassy swales*

Secondary roads may remain unpaved, depending on level of use, but at a minimum should have compacted base materials to address long-term durability and maintenance. Service roads that will not be used for emergency access may be designed for one-lane with frequent pull-offs to allow passing in areas of low use and turning areas or cul-de-sacs as necessary.

#### ***E. Parking Areas***

All parking areas should be designed for efficient circulation and to maximize permeable surfaces and shade. The surface for parking areas should be compatible with anticipated use. Parking areas that receive heavy and regular use should be paved with asphalt or porous paving systems such as open grid paving systems and permeable asphalt. For parking areas that experience lighter use, unpaved surfaces with road base material may be appropriate. Overflow parking areas should be unpaved or planted with low growing grasses that can meet guidelines and non-point source pollution control measures adopted by the County.



*Olive trees growing in parking lot*

Parking areas should all be designed to comply with the October 2009 California Regional Water Quality Control Board San Francisco Bay Region Municipal Regional Stormwater NPDES Permit (C.3 requirements). C.3 requirements promote on-site stormwater treatment and detention and emphasize infiltration, water harvesting and re-use. In addition to utilizing permeable surfaces that allow for infiltration, the use of swales and other stormwater features should be explored for all parking areas. Swales should have flat bottoms at least 18-inches wide, utilize rock cobble at points of concentrated



*Unpaved parking area*



flow, and be vegetated with native plants where possible. Swales should not be planted with turf.

Since parking areas serve as staging areas for Park activities, drinking fountains, trash and recycling receptacles, dog courtesy stations, restrooms, bike racks, benches and shade structures or shade trees should be included as appropriate. Design studies for all parking areas should explore the possibility of including trees planted to replicate an orchard, as well as swales and other stormwater management features.

Bicycle parking should be provided at all major facilities within the Park and Recreation Zone, at key entrance points, and in all parking areas. Bicycle racks should be galvanized steel U- racks, looped-racks, or racks with similar design, with metal or painted finish. If paint is necessary, racks should be painted with neutral tones. Grid-style bike racks should not be utilized at the Park.



*Multiple-loop bicycle rack at San Jose State University*

#### *F. Trails and Buffers*

Park trails will include the multi-use perimeter and interior trails as well as pedestrian-only park trails. All trails should be designed to be consistent with Countywide Trails Master Plan Update (1995), the Uniform Interjurisdictional Trail Use, Design and Management Guidelines (1999), and the Americans with Disabilities Act (ADA) guidelines for whole access trails. In addition, rest stops with benches should be strategically located along all trails to emphasize scenic views, encourage a diversity of experiences, and provide shade and other pedestrian comforts.

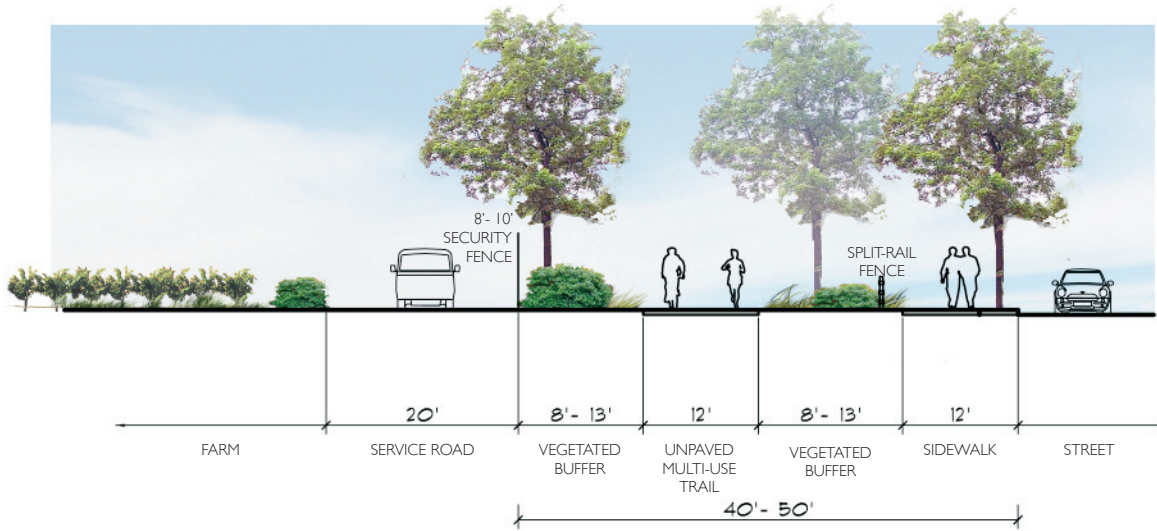
With the exception of trails that are within designated Park and Recreation Zone, all trails should be designed as component of a buffer area between different land uses. Buffer areas should be designed to screen foreground views while maintaining background scenic views, such as those of agricultural land

and surrounding mountains. This can be accomplished through the use of low berms or shrubs. The establishment of stormwater swales is also appropriate within buffers. The width of a buffer should be adequate to minimize potential conflicts between surrounding land uses. Canopy trees are also appropriate along buffers, but should be sited and maintained with consideration to existing views. Specific planting recommendations for buffer areas are provided below in Section G. Specific guidelines for park trails and associated buffers are described below and in shown in Figure 6-1.

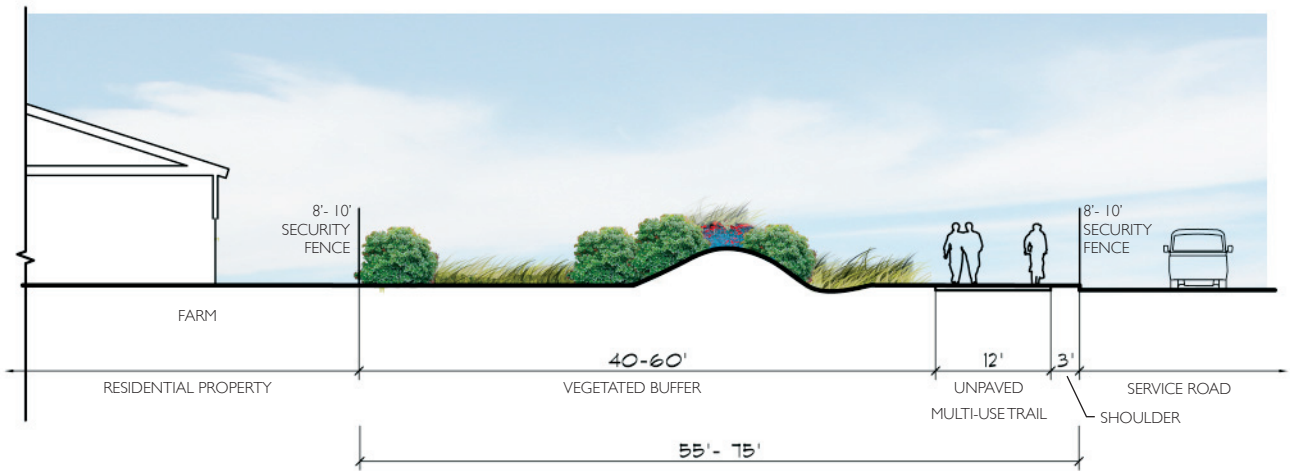
- ◆ **Unpaved Multi-Use Trails and Buffers.** Multi-use trails should be designed according to the Board-adopted County guidelines for shared-use trails with decomposed granite or other natural tread, and should accommodate pedestrians, bicyclists, and equestrians. When adjacent to residential uses, buffers should be up to 75 feet wide with trails 40-60 feet from the Park boundary. When adjacent to agricultural uses or existing streets, buffer width should vary as appropriate to reduce the potential for conflicts between different land uses. Planting within the buffer zone should provide visual screening between residential and park uses, while retaining residential views of background agricultural uses and mountains. Bicycle parking should be provided at major destinations, key intersections between multi-use trails and pedestrian trails, and at pedestrian entrances where appropriate.
- ◆ **Unpaved Pedestrian-Only Trails.** Pedestrian trails are intended for recreational use with the Park's open space areas. These trails should be designed according to the Board-adopted County guidelines for single-use trails with natural tread. Single use trails will not require buffers.

Trail monitoring and maintenance guidelines from the *Santa Clara County Countywide Trails Master Plan Update* should be implemented for all Park trails.





TYPICAL TRAIL AND BUFFER ON BRANHAM LANE AND SNELL AVENUE



TYPICAL WESTSIDE RESIDENTIAL TRAIL AND BUFFER

FIGURE 6-1

### *G. Sidewalks*

Sidewalks along Branham Lane and Snell Avenue should be separated from the unpaved multi-use trail by an 8- to 13-foot vegetated buffer and low split-rail fence. In accordance with City of San Jose standards, sidewalks should be 12 feet wide to accommodate an 8-foot wide pedestrian path and 4-foot wide area for tree wells. All sidewalks should be designed according to City of San Jose standards. Guidelines for sidewalks and associated buffers are shown in Figure 6-1.



*Low growing hedgerow in San Jaun Bautista (Photo by Sam Earnshaw)*



*Hedgerow in San Jaun Bautista (Photo by Sam Earnshaw)*

### *H. Planting*

With the exception of agricultural crops and turf areas, all plantings at the Park should emphasize the use of native, regionally appropriate plants; plants that are significant to the region's agricultural history, such as walnut trees; plants that are water-efficient; and plants that provide habitat and/or benefit agricultural uses by attracting beneficial insects. Plant choices for the Park should be considerate to the Park's historic nature.

New plantings outside of leased agricultural areas shall include the species identified on Table 6-1 and 6-2, Master Plan Plant Lists. Plants listed may be complemented with additional species as appropriate for the individual area and design goals associated with its use. Due to the proximity of residences to the West Buffer, plantings in this area shall be low growing and shall not include any fire prone species.

In addition to planted areas discussed above, it is recommended that hedgerows be planted along the edges of agricultural plots. Hedgerows are strips or other areas planted with trees, perennials, and annuals that create habitat for agriculturally beneficial insects and pollinators and other wildlife, help to control erosion and weeds, and reduce non-point source water pollution. At Martial Cottle Park, hedgerows should also be designed to be aesthetically pleasing barriers that allow visibility from public areas into agricultural areas.

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TABLE 6-1 **PRELIMINARY MASTER PLANT LIST – CANOAS CREEK  
HABITAT ENHANCEMENT\***

| Botanic Name                           | Common Name              | Seasonal<br>Wetland | Riparian | Adjacent<br>Upland |
|--|--------------------------|---------------------|----------|--------------------|
| <b>Trees</b>                           |                          |                     |          |                    |
| <i>Alnus rhombifolia</i>               | White Alder              |                     | X        |                    |
| <i>Aesculus californica</i>            | Buckeye                  |                     |          | X                  |
| <i>Cornus sericea<br/>occidentalis</i> | Creek Dogwood            |                     | X        |                    |
| <i>Platanus racemosa</i>               | California Sycamore      |                     | X        |                    |
| <i>Populus fremontii</i>               | Cottonwood               |                     | X        |                    |
| <i>Quercus agrifolia</i>               | Coast Live Oak           |                     |          | X                  |
| <i>Quercus chrysolepis</i>             | Canyon Live Oak          |                     |          | X                  |
| <i>Quercus garryana</i>                | Oregon White Oak         |                     |          | X                  |
| <i>Quercus lobata</i>                  | Valley Oak               |                     | X        |                    |
| <i>Salix lasiolepis</i>                | Arroyo Willow            |                     | X        |                    |
| <i>Salix laevigata</i>                 | Red Willow               |                     | X        |                    |
| <b>Shrubs</b>                          |                          |                     |          |                    |
| <i>Artemesia californica</i>           | California Sagebrush     |                     |          | X                  |
| <i>Baccharis pilularis</i>             | Coyote Brush             |                     |          | X                  |
| <i>Ceanothus thyrsiflorus</i>          | Blue Blossom             |                     |          | X                  |
| <i>Corylus cornuta<br/>californica</i> | Western Hazelnut         |                     | X        |                    |
| <i>Heteromeles arbutifolia</i>         | Toyon                    |                     |          | X                  |
| <i>Prunus ilicifolia</i>               | Hollyleaf Cherry         |                     |          | X                  |
| <i>Rhamnus californica</i>             | Coffeeberry              |                     |          | X                  |
| <i>Rubus ursinus</i>                   | California<br>Blackberry |                     | X        | X                  |
| <i>Sambucus mexicanus</i>              | Blue Elderberry          |                     | X        |                    |

TABLE 6-1 **PRELIMINARY MASTER PLANT LIST – CANOAS CREEK  
 HABITAT ENHANCEMENT (CONTINUED)\***

| Botanic Name                         | Common Name         | Seasonal Wetland | Riparian | Adjacent Upland |
|--------------------------------------|---------------------|------------------|----------|-----------------|
| <b>Sedges/Rushes/Grasses</b>         |                     |                  |          |                 |
| <i>Carex nudata</i>                  | Torrent Sedge       | X                |          |                 |
| <i>Carex serrotodens</i>             | Saw-tooth Sedge     | X                |          |                 |
| <i>Cyperus eragrostis</i>            | Tall Flat Sedge     | X                |          |                 |
| <i>Elymus glaucus</i>                | Blue Wild Rye       |                  | X        | X               |
| <i>Festuca californica</i>           | California Fescue   |                  |          | X               |
| <i>Festuca rubra</i>                 | Creeping Red Fescue |                  |          | X               |
| <i>Juncus balticus</i>               | Baltic Rush         | X                |          |                 |
| <i>Leymus triticoides</i>            | Creeping Wild Rye   |                  | X        | X               |
| <i>Scirpus acutus</i>                | Tule, Giant Bulrush | X                |          |                 |
| <i>Scirpus californicus</i>          | California Bulrush  | X                |          |                 |
| <i>Sisyrinchium idahoense bellum</i> | Blue-eyed Grass     |                  |          | X               |

\* All plants used for the enhancement of Canoas Creek will be watershed specific native plants.  
 Source: 2M Associates; Alicia Yballa.



*Trash and recycling containers at Arenwood Farm*

**I. Landscape Components**

Site furnishings should be made of materials such as metal and wood and should have natural or neutral colored finishes. All site furnishing should be consistent with the Park’s historic character, and therefore classic and traditional styles should be selected and modern styles should be avoided.

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TABLE 6-2 **PRELIMINARY MASTER PLANT LIST – PARK AND RECREATION ZONES**

| <b>Botanic Name</b>                                | <b>Common Name</b>   | <b>Entrance</b> | <b>Main Park Complex</b> | <b>Western Use Area*</b> | <b>Perimeter Trail</b> | <b>Perimeter Trail – West Buffer</b> | <b>Interior Trails</b> |
|--|----------------------|-----------------|--------------------------|--------------------------|------------------------|--------------------------------------|------------------------|
| <b>Trees</b>                                       |                      |                 |                          |                          |                        |                                      |                        |
| <i>Alnus rhombifolia</i>                           | White Alder          |                 | X                        | X                        |                        |                                      |                        |
| <i>Aesculus californica</i>                        | Buckeye              |                 |                          |                          |                        |                                      |                        |
| <i>Cornus sericea occidentalis</i>                 | Creek Dogwood        |                 | X                        | X                        |                        |                                      |                        |
| <i>Platanus racemosa</i>                           | California Sycamore  | X               |                          |                          | X                      |                                      |                        |
| <i>Populus fremontii</i>                           | Cottonwood           |                 | X                        | X                        | X                      |                                      |                        |
| <i>Quercus agrifolia</i>                           | Coast Live Oak       | X               |                          |                          | X                      |                                      |                        |
| <i>Quercus chrysolepis</i>                         | Canyon Live Oak      | X               |                          |                          | X                      |                                      |                        |
| <i>Quercus douglasii</i>                           | Blue Oak             | X               |                          |                          | X                      |                                      |                        |
| <i>Quercus garryana</i>                            | Oregon White Oak     | X               |                          |                          | X                      |                                      |                        |
| <i>Quercus lobata</i>                              | Valley Oak           | X               | X                        | X                        | X                      |                                      |                        |
| <i>Quercus kelloggii</i>                           | California Black Oak | X               |                          |                          |                        |                                      |                        |
| <i>Quercus wislizenii</i>                          | Interior Live Oak    | X               |                          |                          |                        |                                      |                        |
| <i>Corylus avellana</i> ‘Fusco-rubra’              | Hazelnut             |                 |                          |                          |                        |                                      |                        |
| <i>Juglans californica</i>                         | Black Walnut         | X               | X                        | X                        | X                      |                                      |                        |
| <i>Pistacia vera</i> ‘Peters’ & ‘Kerman’           | Pistachio            |                 | X                        |                          | X                      |                                      |                        |
| <i>Malus domestica</i> ‘Fuji’ & ‘Liberty’          | Apple                |                 | X                        |                          |                        |                                      |                        |
| <i>Prunus armeniaca</i> ‘Autumn Royal’ & ‘Royalty’ | Apricot              |                 | X                        |                          |                        |                                      |                        |

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TABLE 6-2 PRELIMINARY MASTER PLANT LIST – PARK AND RECREATION ZONES  
 (CONTINUED)

| Botanic Name                                       | Common Name          | Entrance | Main Park Complex | Western Use Area* | Perimeter Trail | Perimeter Trail – West Buffer | Interior Trails |
|--|----------------------|----------|-------------------|-------------------|-----------------|-------------------------------|-----------------|
| <i>Prunus dulcis</i> 'Ne Plus Ultra' & 'Nonpareil' | Almond               |          | X                 |                   |                 |                               |                 |
| <i>Prunus persica</i> 'Champagne' & 'Tra-Zee'      | Peach                |          | X                 |                   |                 |                               |                 |
| <i>Prunus salicina</i> 'Shiro'                     | Plum                 |          | X                 |                   |                 |                               |                 |
| <i>Prunus sp.</i> 'Bing'                           | Cherry               |          | X                 |                   |                 |                               |                 |
| <b>Shrubs</b>                                      |                      |          |                   |                   |                 |                               |                 |
| <i>Artemesia californica</i>                       | California Sagebrush |          |                   | X                 | X               |                               |                 |
| <i>Baccharis pilularis</i>                         | Coyote Brush         |          |                   | X                 | X               |                               |                 |
| <i>Ceanothus arboreus</i> 'Dark Star'              | Wild Lilac           |          | X                 | X                 | X               | X                             |                 |
| <i>Ceanothus thyrsiflorus</i>                      | Blue Blossom         |          | X                 | X                 | X               | X                             |                 |
| <i>Cercis occidentalis</i>                         | Western Redbud       |          | X                 | X                 | X               | X                             |                 |
| <i>Eriogonum fasciculatum</i>                      | Buckwheat            |          |                   |                   |                 | X                             |                 |
| <i>Eriogonum giganteum</i>                         | St. Catherine's Lace |          |                   |                   |                 | X                             |                 |
| <i>Fremontodendron californicum</i>                | Common Flannel Bush  |          |                   | X                 |                 | X                             |                 |
| <i>Garrya fremontii</i>                            | Fremont Silktassel   |          | X                 | X                 | X               |                               |                 |
| <i>Heteromeles arbutifolia</i>                     | Toyon                |          | X                 | X                 | X               | X                             |                 |
| <i>Prunus ilicifolia</i>                           | Hollyleaf Cherry     |          |                   |                   |                 | X                             |                 |
| <i>Rhamnus californica</i>                         | Coffeeberry          |          | X                 | X                 | X               | X                             |                 |
| <i>Ribes sanguineum</i>                            | Pink Winter Currant  |          | X                 | X                 | X               | X                             |                 |

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TABLE 6-2 **PRELIMINARY MASTER PLANT LIST – PARK AND RECREATION ZONES**  
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| <b>Botanic Name</b>                               | <b>Common Name</b>           | <b>Entrance</b> | <b>Main Park Complex</b> | <b>Western Use Area*</b> | <b>Perimeter Trail</b> | <b>Perimeter Trail – West Buffer</b> | <b>Interior Trails</b> |
|---|------------------------------|-----------------|--------------------------|--------------------------|------------------------|--------------------------------------|------------------------|
| <i>Ribes speciosum</i>                            | Fuchsia-Flowering Gooseberry |                 | X                        | X                        | X                      | X                                    |                        |
| <i>Rubus ursinus</i>                              | California Blackberry        |                 |                          |                          |                        | X                                    | X                      |
| <b>Grasses/Groundcovers/Perennials/Vines</b>      |                              |                 |                          |                          |                        |                                      |                        |
| <i>Arctostaphylos uva-ursi</i><br>'Woods Compact' | Bearberry                    |                 | X                        |                          | X                      | X                                    |                        |
| <i>Aster chilensis</i>                            | California Aster             |                 |                          |                          | X                      | X                                    |                        |
| <i>Baccharis pilularis</i><br>'Twin Peaks'        | Prostrate Coyote Brush       | X               | X                        |                          | X                      | X                                    |                        |
| <i>Clematis lasiantha</i>                         | Chaparral Clematis           |                 |                          |                          |                        | X                                    |                        |
| <i>Danthonia californica</i>                      | California Wild Oat Grass    |                 | X                        | X                        | X                      |                                      | X                      |
| <i>Elymus glaucus</i>                             | Blue Wild Rye                |                 | X                        | X                        | X                      |                                      | X                      |
| <i>Erigeron karvinskianus</i>                     | Santa Barbara Daisy          | X               | X                        |                          | X                      | X                                    |                        |
| <i>Eriophyllum lanatum</i>                        | Wooly Sunflower              |                 |                          |                          |                        | X                                    |                        |
| <i>Eschscholzia californica</i>                   | California Poppy             |                 |                          |                          | X                      | X                                    | X                      |
| <i>Festuca californica</i>                        | California Fescue            | X               | X                        | X                        | X                      |                                      | X                      |
| <i>Festuca idahoensis</i>                         | Blue Bunch Grass             | X               | X                        | X                        | X                      |                                      | X                      |
| <i>Festuca rubra</i>                              | Creeping Red Fescue          |                 | X                        | X                        | X                      |                                      | X                      |
| <i>Grindelia camporum</i>                         | Gumplant                     |                 |                          |                          |                        | X                                    |                        |
| <i>Mimulus aurantiacus</i>                        | Sticky Monkey Flower         |                 |                          | X                        | X                      | X                                    | X                      |
| <i>Muhlenbergia rigens</i>                        | Deer Grass                   | X               | X                        | X                        | X                      |                                      | X                      |

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TABLE 6-2 PRELIMINARY MASTER PLANT LIST – PARK AND RECREATION ZONES  
 (CONTINUED)

| Botanic Name                   | Common Name          | Entrance | Main Park Complex | Western Use Area* | Perimeter Trail | Perimeter Trail – West Buffer | Interior Trails |
|--------------------------------|----------------------|----------|-------------------|-------------------|-----------------|-------------------------------|-----------------|
| <i>Nassella pulchra</i>        | Purple Needle Grass  |          | X                 | X                 | X               |                               | X               |
| <i>Penstemon species</i>       | Beard Tongue         | X        |                   | X                 | X               |                               |                 |
| <i>Poa secunda</i>             | Bluegrass            |          | X                 | X                 | X               |                               | X               |
| <i>Romneya coulteri</i>        | Matilija Poppy       |          |                   | X                 | X               | X                             |                 |
| <i>Rosa californica</i>        | California Wild Rose |          |                   |                   |                 | X                             | X               |
| <i>Rosa gymnocarpa</i>         | Wild Rose            |          |                   |                   |                 | X                             | X               |
| <i>Salvia species</i>          | Sage                 | X        | X                 | X                 | X               | X                             | X               |
| <i>Zauschmeria californica</i> | California Fuschia   | X        | X                 |                   | X               | X                             |                 |

\* When the species is known to occur within the Guadalupe River watershed, plants of that species used will be watershed specific native plants.

Source: 2M Associates; Alicia Yballa; Sam Earnshaw, Community Alliance with Family Farmers.



### *J. Picnic Areas*

Picnic areas should be sited and grouped to allow flexibility of programming use for different group sizes. Water fountains, bathrooms and receptacles for trash and recycling should be located in close proximity to all group picnic areas. Shelters should be provided at all large group picnic facilities. Area requirements for picnic areas are flexible.

### *K. Signage*

Signage will be consistent with County Parks' Interpretive Sign Project Planning Guidelines and the Parks Department's standards for directional, regulatory, interpretive and trails signs. All signage should be durable and made of natural materials where possible.

Signs with park maps and general park information, such as hours of operation and park regulations, should be posted at all parking lots and at non-vehicular entrances. Wayfinding signs should be provided at key trail intersections. Interpretive signage should be provided in proximity to public use areas as well as along perimeter and interior trails. Text and graphics displayed on interpretive signage should be specific to Martial Cottle Park.

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## 7 GLOSSARY

This glossary defines terms that are commonly used in the Martial Cottle Park General Plan/Master Plan. Many of the terms defined are related to the Park's agricultural programming. This glossary is not intended as an exhaustive reference for all terminology utilized in the Plan.

**Agriculture:** The production of food and other goods through the farming of crops, poultry and livestock.

**Bioswale:** Landscape drainage feature designed to filter pollutants from runoff and increase stormwater infiltration using a combination of sand bed, ponding area, soil, and plants. Bioswales can also enhance local habitat.

**Buffer:** An area or strip of land separating two distinct and/or incompatible land uses or zones, which acts to soften or mitigate the effects of one land use on another. Buffers at Martial Cottle Park are generally landscaped areas and often include recreational trails.

**Café:** A café with associated commercial scale kitchen could provide a range of services including onsite dining, catering services and food-to-go. The commercial scale kitchen would serve as a processing facility for value-added farm products.

**Carbon Sinks:** A natural or manmade reservoir that accumulates and stores some carbon. For instance, plants are carbon sinks because they absorb carbon dioxide from the atmosphere.

**Climate Change:** Changes in the earth's global temperature over a long period of time. Global climate change, or global warming, refers to the current warming pattern caused at least in part by human activities.

**Demonstration Gardens:** Educational gardens that are accessible to the public, although access may be restricted to certain hours, guided tour groups, or other monitored access. These gardens would provide resources for home gardeners and small scale urban farmers.

**Farmers Market:** Regularly occurring events during which on-site and off-site agricultural producers would sell products directly to consumers. Farmers' markets operate according to county and state regulations. Both the markets and the farmers selling at the markets need to be certified by their county agricultural commissioner.

**Goal:** A general, overall, and ultimate purpose, aim or intent towards which management will direct effort. Goals are not necessarily measurable except in terms of the achievement of component objective that are involved in the attainment of the goal.

**Greenhouse Gas Emissions:** Gases that capture heat in the atmosphere, contributing to the warming of the earth's oceans and atmospheres. Carbon dioxide, methane and nitrous oxide are greenhouse gases that are emitted by human activities.

**Guideline:** A general set of parameters that provide direction for accomplishing goals.

**Hedgerow:** Lines or groups of trees, perennial and annual forbs and grassed planted along field edges or other non-crop areas. Hedgerow functions include beneficial insect and pollinator habitat, wildlife habitat, soil erosion and weed control, non-point source water pollution reduction, and air quality and dust control.

**Life Estate Area:** A parcel located southeast of Martial Cottle Park where the Donor currently resides. The Life Estate Area will become part of the County-owned portion of Martial Cottle Park in the future.

**Native Plant Nursery:** A facility that would provide plants for on-site habitat restoration, for use in a native plants demonstration garden, and habitat restoration projects in other County parks. Retail sale of nursery stock could be explored.

**Objective:** Objective refers to a specific statement of expected accomplishment of desired future condition toward which management will direct efforts in the context of striving to achieve a broader goal. Objectives are achievable, and where possible measurable and time specific.

**Organic Farming Practices:** “Organic” is a labeling term that denotes products produced under the authority of the Organic Foods Production Act. The principal guidelines for organic production are to use materials and practices that enhance biodiversity, biological cycles, and soil biological activity; and that integrates the parts of the farming system into an ecological whole.

**Produce Stand:** A facility equal or similar to the existing stand at the corner of Snell Avenue and Chynoweth Avenue. The produce stand could be expanded to include cold storage, packaging and processing.

**Research:** Agricultural research areas provide minimal, if any, public access and focus efforts on the development of small-scale sustainable farming methods and practices that could benefit on-site farmers and others.

**Sustainable Agriculture:** Refers to an agricultural production system that integrates natural biological cycles and controls; protects and renews soil fertility and the natural resource base; and minimizes adverse impacts on health, safety, wildlife, water quality and the environment. There are various private certifications for sustainable agriculture but no governmentally-regulated certification.

**Sustainable Farming Practices:** Practices that promote sustainable agriculture. See sustainable agriculture, above.

**Visitor Capacity.** (Also referred to as Carrying Capacity). A prescribed number and type of visitors that an area will accommodate given the desired natural/cultural resource conditions, visitor experiences, and management program. State Park General Plans are required to assess visitor capacity.

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**Youth Agriculture:** Youth agricultural programs such 4-H and Future Farmers of America (FFA) that provide hands-on activities related to agriculture, animal husbandry and science education. Horse activities at Martial Cottle Park would be limited to work horses and animal husbandry programs related to youth agriculture.

## 8 REFERENCES

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