



**NOTICE OF AVAILABILITY AND INTENT TO ADOPT
AN ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED
MARTIAL COTTLE PARK STATE PARK GENERAL PLAN AND COUNTY
PARK MASTER PLAN PROJECT**

Date: September 7, 2010

To: Interested Members of the Public and Agency Representatives

The County of Santa Clara Parks and Recreation Department (Santa Clara County Parks) and the California Department of Parks and Recreation (California State Parks) have directed the preparation of and intends to adopt an Environmental Impact Report (EIR) for the proposed project, in compliance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines. The County of Santa Clara is the lead agency for the proposed project, and the State of California is a responsible agency under CEQA.

PROJECT LOCATION: Martial Cottle Park, San Jose, Santa Clara County

DESCRIPTION OF THE PROPOSED PROJECT:

Martial Cottle Park (the Park) is located in unincorporated Santa Clara County. The 256.64-acre Park is within the jurisdiction of Santa Clara County, but is surrounded by land within City of San Jose city limits. The Park consists of lands owned by the State of California and the County of Santa Clara. California State Parks and Santa Clara County Parks are preparing a combined State Park General Plan/County Park Master Plan in compliance with the requirements set forth in Title 14 of the California Administration Code.

The regional and project locations of the Park are shown in Figures 1 and 2, respectively (attached). As shown in Figure 2, the Park is generally rectangular in shape with a “panhandle” that extends from the southwest corner. The Park is roughly bounded by Branham Lane to the north; Snell Avenue and the Park donor’s Life Estate to the east; Chynoweth Avenue, Colony Field Drive, and State Route 85 to the south; and Barron Park Drive, Birmingham Drive, and Vistapark Drive to the west. At the southeast corner of the site, the Life Estate remains in active use. The Park donor’s private residence is located on the Life Estate, as well as approximately 25 acres of actively-farmed land.

The Martial Cottle Park State Park General Plan/County Park Master Plan (the Plan) contains goals, guidelines, and objectives to guide the creation of the Park. The Plan also includes design guidelines for the design and construction of the following Park components: entrances and gates, architecture, fencing, roads, parking areas, trails and buffers, planning, landscape components, and signage. The establishment of the Park is intended to protect a piece of Santa Clara Valley’s history and provide an agricultural, recreational, and educational resource. The main uses of the Park would include

agricultural production, habitat enhancement, visitor-serving and recreational facilities and trails, and educational and interpretive programming related to the site's cultural and natural resources. The conceptual master plan for the Park is shown in Figure 3.

Over half of the Park would be in agricultural production to provide food primarily for local and regional markets. The Park would include on-site marketing opportunities for farmers, as well as facilities for produce storage, processing, and packaging. The Park's natural resources would be enhanced through the restoration and enhancement of seasonal wetland habitat along the Canoas Creek channel, the retention of existing trees, and the establishment of diverse hedgerows. A small native plant nursery located on site would support on-site and regional habitat enhancement efforts. As part of the agricultural education programming, the Park would include interpretive and other signage along trails and at key points of interest, demonstration gardens, community gardens and urban forestry program areas, and youth agricultural facilities. Recreational activities within the Park would 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, multi-use outdoor pavilion, grassy area, and picnic areas would serve as community space for events and gatherings.

The Park would be developed in a series of phases. Phase 1, extending from 2010 to 2019, 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. Phase 1 improvements would include:

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 on-site 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 potential cooperative partners, including the City of San Jose, University of California Cooperative Extension (UCCE), Santa Clara Valley Water District (SCVWD), nongovernmental organizations, and others.
- ◆ 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.

Subsequent development phases would extend approximately ten to fifteen years beyond Phase 1. Subsequent phases would be necessary to complete park components initiated during Phase 1, such as interpretive programming and recreational open space areas, and to develop other components of the Plan that would not yet have been initiated, such as the seasonal wetland area, native plant nursery, and multi-use outdoor pavilion.

PUBLIC REVIEW PERIOD: The EIR is being circulated for public review and comment for a period of 45 days, beginning **September 8, 2010**. Questions regarding the project should be directed to Jane Mark, Senior Planner/Project Manager at the County of Santa Clara Parks and Recreation Department, 298 Garden Hill Drive, Los Gatos, CA, 95032, or by email at Jane.Mark@prk.sccgov.org.

Your views and comments on this project are welcomed. Written comments should be submitted **no later than October 22, 2010**, to the following address:

County of Santa Clara Parks and Recreation Department
ATTN: Jane Mark, AICP, Senior Planner
298 Garden Hill Drive
Los Gatos, CA 95032
Email: Jane.mark@prk.sccgov.org
Fax: (408) 355-2290

PUBLIC MEETING: A public meeting to present the scope of the EIR for the proposed Martial Cottle Park State Park General Plan/County Park Master Plan project has been scheduled for **September 22, 2010** at **Gunderson High School, 622 Gaundabert Lane, San Jose, California, 95136**, from **6:30 pm to 8:30 pm**. Representatives of the County Parks and Recreation Department will be present at this meeting and will be available to discuss the project proposal, its potential environmental effects, and proposed mitigation.

The project will be considered before the County of Santa Clara Board of Supervisors in a public meeting after receipt of public comments, and preparation of Department responses and a Final EIR. Notice of the Board of Supervisors meeting will be mailed to all agencies, organizations, and individuals that have expressed interest.

After the County's consideration of the project, the State of California Park and Recreation Commission will consider the proposed project in a public hearing to be held in a local venue after receipt of public comments and preparation of Department responses and a Final EIR. Notice of the hearing will be mailed to all agencies, organizations, and individuals that have expressed interest.

NOTICE OF PUBLICATION: This notice was published in the San Jose Mercury News, Almaden Times, and Blossom Valley Times.

Copies of the Draft State Park General Plan/County Park Master Plan and Draft EIR may be reviewed online at: <http://www.parkhere.org> and http://www.parks.ca.gov/?page_id=981 and at the following locations during normal business hours:

County of Santa Clara Clerk Recorder's Office

County Government Center

70 West Hedding Street,
East Wing, First Floor
San Jose, CA 95110

County Parks and Recreation Department

Administration Office
298 Garden Hill Drive
Los Gatos, CA 95032

Hellyer County Park Office
985 Hellyer Avenue
San Jose, CA 95111

California Department of Parks & Recreation

Monterey District Office
2211 Garden Road
Monterey, CA 93940

Gavilan Sector Office
P.O. Box 787
San Juan Bautista, CA 95045-0787

Santa Clara County Libraries

Campbell Library
77 Harrison Avenue
Campbell, CA 95008-1499
(408) 866-1991

Milpitas Library
160 North Main Street
Milpitas, CA 95035
(408) 262-1171

Saratoga Library
13650 Saratoga Avenue
Saratoga, CA 95070-5099
(408) 867-6126

City of San Jose Libraries

Almaden Branch Library
6445 Camden Avenue
San José, CA 95120
(408) 808-3040

Edenvale Branch Library
101 Branham Lane East
San José, CA 95111
(408) 808-3036

Pearl Avenue Branch Library
4270 Pearl Avenue
San José, CA 95136
(408) 808-3053

Santa Teresa Branch Library
290 International Circle
San José, CA 95119
(408) 808-3068

Vineland Branch Library
1450 Blossom Hill Road
San José, CA 95118
(408) 808-3000