



Santa Clara Main Library, 2635 Homestead Rd, Santa Clara  
7:00pm Wednesday, January 16, 2008

## Measures A & B: the BAREC Land Use Issues Why Vote NO on A & B?

### A No Vote on A&B Allows Other Options be Considered

- Allow all to voice other options and not use a preselected option from the developer
- Investigation and discussion will continue for revised or different plan
- Senior housing plans need improvement but can still be on BAREC
- Many mixed use options including senior housing were presented
- Consider how to keep public land meeting public needs
- City Council did not carefully considered contract?
- Other options could bring more money to City

### No Vote on A&B Allows These Plan Flaws to be Reconsidered

- 60% for million dollar private housing, 20% senior housing, and 6% as public park
- Only one plan seen by the public...the developer's plan
- Developer study says at best city will net \$70,000/year
- Plan should not cost the city money. Economic study was not done and should be done
- No approved vehicle entrance at Winchester/Forest as it is too dangerous
- Respond to San Jose's written comments (unsafe car entrance & pedestrian safety issues.)
- BAREC Legislative Summit letter requesting a six month Task Force Study of problems

### A No Vote on A&B Allows Health Issues to be Properly Addressed

- Property line private soil way above EPA safe level. State's conflict of interest soil testing.
- Contamination found five times greater than BAREC property tested
- State did not report experimental pesticides testing done on the property
- Modern Clean-up (Bioremediation);
- Modern environmental cleanup techniques can bring new jobs
- 12 State soil restrictions for Santana Row (former Pear Orchard)
- No State restrictions for BAREC which was an experimental pesticides testing site

### A No Vote on A&B Allows Senior Issues to be Resolved

- Senior parking space reduced, but no reduction for million dollar homes
- Unsafe senior pedestrian areas around property. Change Winchester speed limit
- Seniors walk through Valley Fair parking lots to reach stores
- Senior apartments too small (only 500 sq. ft. studios)
- No parking spaces for all senior apartment or for families to visit the senior all at one time
- Neighborhood street do not allow non-resident park due to over parking

### A No Vote on A&B Addresses the Appearance of Conflicts of Interest or Questionable Ethics

- Land developer is a UC Regent and land formerly owned by UC Regents
- Developer had plans before State was legally required to offer it to other developers
- Review how State offered public land to all agencies before offering it to private developers
- State Soil tests overseen by State Representative selling property for State
- Some city council members are Real Estate agents. Their company profits from home sales.
- City Council members received campaign contributions from developer (\$14,000 to one)
- Many state and local governments have requested using the BAREC property.