

**CITY ATTORNEY IMPARTIAL ANALYSIS  
RESOLUTION NO. 07-7430**

This resolution, if enacted by the voters of the City of Santa Clara, would amend the General Plan of the City of Santa Clara for approximately 17 acres of land located at 90 N. Winchester Boulevard by changing the General Plan Land Use Map to decrease the overall density allowance from the current Moderate Density Residential uses (19-25 dwelling units per acre) to Single Family Attached residential uses (12-18 dwelling units per acre), and to identify a one acre public park designated as Parks and Recreation use.

The property at issue is owned by the State of California. The University of California used the property for an agricultural research station known as the Bay Area Research Extension Center (BAREC) for approximately eighty (80) years. The State of California declared the property surplus in September 2002, and the University of California decommissioned the agricultural research station.

The property is proposed to be redeveloped for a mixture of single family and senior housing with a one acre public park. Specifically, SummerHill Homes has entered into a purchase contract with the State of California for approximately 11 acres, and is proposing to construct approximately 110 single family homes on ten acres with an approximately one acre public park. The remaining six acres will be developed by Charities Housing, which is proposing to build 165 rental units to be made available to seniors at the low and very low income levels, with approximately 2.5 acres of gardens. The senior units are proposed to be owned and operated by the Santa Clara Methodist Retirement Foundation.

A “no” vote is a vote against enactment of the resolution. If the resolution is not enacted by a majority vote of the electors voting, then the General Plan Land Use Map will not be changed from the current Moderate Density Residential uses (10-25 dwelling units per acre) to Single Family Attached residential uses (12-18 dwelling units per acre), and to identify a one acre public park designated as Parks and Recreation use, and the City Council will be precluded from considering any similar resolution for a period of one year from the date of this election.

A “yes” vote is a vote in favor of enactment of the resolution. If enacted by a majority vote of the electors voting, then the General Plan Land Use Map will be changed to decrease the overall density allowance from the current Moderate Density Residential uses (19-25 dwelling units per acre) to Single Family Attached residential uses (12-18 dwelling units per acre), and to identify a one acre public park designated as Parks and Recreation use.