

# **Why a NO Vote is Important for Santa Clara City's Measures A and B**

## **1. State Land Use Options Requested But Not Selected**

Alternative State Institutional Use Letters Include; UC Santa Cruz, Guadalupe Coyote Resource Conversation District, SJ State, Santa Clara University, Silicon Valley Water District, State Superintendent of Public Schools. San Jose, Master Gardner's

## **2. Three Other Mixed Land Use Options**

Senior housing, open space, public gardens, organic restaurants, BAREC Flower Market, Historic Center in the 85 year old Art Deco well preserved buildings with unique architecture and land history.

## **3. Twenty Meetings Did Not Adequately Consider Community Suggestions**

- Citizens have only seen one plan.
- 60% single family million dollar plus houses
- 20% 500 sq ft senior studios
- 6% for public open space.
- Developer's BAREC brochure sketch (generic) cannot be built on this land

## **4. Economics Not Adequately Considered**

- California law states that surplus land must first be offered to state and local governments and can be transferred at less than fair market value, if for the public interest. (CA Code 11011.1 a & b)
- No economic studies for BAREC land use alternatives for our public land were made.
- City's developer approved plan states City nets \$70,000/year for 17 acres worth \$51 million.
- Profits estimated at over \$50 million, which will leave the City of Santa Clara.
- Past SC City Planning Director Goodfellow, "City loses money with housing as it is costly to maintain."
- Mixed land use which attracts and increases retail and tourists city income
- Create new jobs in soil bioremediation based on BAREC cleanup
- Use local Foundations which support environmental and local organic food issues
- UC Santa Cruz's, economically self-sufficient Agroecology and Sustainable Food systems

## **5. No Approved Vehicle Entrance and No Pedestrian Crossing**

San Jose has jurisdiction over the site "*entrance*" from the Winchester/Forest intersection. It has not approved the only proposed signalized vehicle entrance. Santa Clara has not resolved with San Jose regarding the unsafe pedestrian safety issues for seniors. Lack of "*designated pedestrian crosswalk*" or overpass so pedestrians do not compete with moving vehicles while passing through the Valley Fair parking lot to access the main stores.

## **6. Soil Tests/ Better Cleanup for Less Money**

State soil tests differ from soil tests on the private home on the property line, with results 5 times greater than EPA safety levels and 5 times greater than the State's tests. With 49 cases of cancer adjacent to BAREC the State should do a thorough self-risk assessment. The State placed 12 soil Deed Restrictions on Santana Row, a former Pear Orchard, and none on BAREC, a former chemical research site.

Bioremediation is the best and least expensive way to clean up such unknown soil contamination issues. City and State say Bioremediation is not a viable option. Instead they plan to use an unsustainable and expensive approach.

## **7. Need to Review Options**

The Legislative Summit attended by local legislatures and community leaders recommended a 6 month moratorium to review other options, which the City and State ignored. A **NO** vote allows further discussion of these issues before Santa Clara City's last piece of large state open space land becomes developed.