

THE CITY OF SANTA CLARA
CALIFORNIA

LEGAL NOTICE
JOINT PUBLIC HEARING
BAYSHORE NORTH REDEVELOPMENT PLAN AMENDMENT

NOTICE OF JOINT PUBLIC HEARING OF THE CITY COUNCIL OF THE
CITY OF SANTA CLARA AND REDEVELOPMENT AGENCY OF THE
CITY OF SANTA CLARA ON THE PROPOSED AMENDMENT NO. 20 TO
THE REDEVELOPMENT PLAN FOR THE BAYSHORE NORTH PROJECT

NOTICE IS HEREBY GIVEN that the City Council (the "City Council") of the City of Santa Clara (the "City") and the Redevelopment Agency of the City of Santa Clara (the "Agency") will hold a joint public hearing (the "Joint Public Hearing") on March 9, 2010 at 7:00 o'clock p.m., or such later time during that day's meeting as the City Council may set, in the City Council Chambers located at 1500 Warburton Avenue, Santa Clara, California.

Purposes Of The Joint Public Hearing

The purposes of the Joint Public Hearing are to consider:

1. Adoption of the proposed Amendment No. 20 to the Redevelopment Plan (the "Plan Amendment") for the Bayshore North Project (the "Project Area"), prepared in accordance with the requirements of the California Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*; the "CRL");
2. All evidence and testimony for and against the adoption of the foregoing documents, including, without limitation, the evidence contained in the Report To The City Council on the Plan Amendment (the "Report") prepared by the Agency in accordance with the CRL.

The Joint Public Hearing is being convened and conducted, and this notice is being provided in compliance with CRL Sections 33350, 33355, 33356, and 33452.

Information In This Notice

This Notice provides further information about:

- the location and description of the Project Area;
- the proposed Plan Amendment, the EIR and the Report (together, the "Amendment Documents");
- the conduct of the Joint Public Hearing;
- methods for the public to participate at the Joint Public Hearing or by written communication; and
- how additional information can be obtained about these matters.

Project Area; Map and Legal Description

The Project Area consists of approximately 1,200 acres of land in the subarea in which the City and the Agency have been performing redevelopment improvements and activities pursuant to redevelopment plan (the "Existing Redevelopment Plan") adopted in 1973.

The Project Area is situated in the City of Santa Clara, State of California. The legal descriptions of the area comprising the Project Area are as set forth in Exhibit A to this notice.

For reference, Exhibit B attached to this notice provides a map of the Project Area. The proposed Plan Amendment does not change the boundaries of the Project Area.

The Plan Amendment

The proposed Plan Amendment would make technical changes to "Section III – Land Use" of the Existing Redevelopment Plan, among other matters:

- delete and replace in its entirety Section III.2 of the Plan to update the Recreational land uses contemplated under the Plan.
- delete and replace in its entirety Section III.4 of the Plan to update the Tourist Commercial and Parking land uses contemplated under the Plan.

As described in the EIR, these redevelopment activities are projected to facilitate and accelerate the private sector build-out of the Project Area consistent with the land use designations and standards of the City's General Plan and Municipal Code. The Planning Commission at its meeting held on February 3, 2010 found the Plan Amendment consistent with the General Plan and recommended that the Council adopt the Plan Amendment.

Conduct Of The Joint Public Hearing

At the Joint Public Hearing on March 9, 2010 at 7:00 o'clock p.m. at the City Council Chambers, 1500 Warburton Avenue, Santa Clara, California, any and all persons having any objections to the proposed Amendment Documents, or to the regularity of any of the prior proceedings with respect to Amendment Documents, may appear before the Agency and the City Council and show cause why the proposed Amendment Documents should not be adopted or certified. If you challenge the proposed actions regarding the Amendment Documents in court, you may be limited to raising only those issues you or someone else raise at the Joint Public Hearing or in written correspondence delivered to the Agency or the City Council at or prior to the Joint Public Hearing.

At the Joint Public Hearing, the City Council and Agency will proceed to hear all written and oral objections to the proposed Amendment Documents. The Joint Public Hearing may be continued from time to time until completed. Any person or organization desiring to be heard will be afforded an opportunity to be heard at the Joint Public Hearing.

Written Comments

At any time not later than the hour set forth above for the Joint Public Hearing, any person objecting to any of the proposed Amendment Documents may file in writing his/her objections by mailing or delivering such written objections to the:

Santa Clara Redevelopment Agency
1500 Warburton Avenue
Santa Clara, CA 95050
Attention: Ron Garratt

Available Information

The proposed Amendment Documents are on file and available for inspection during the Agency's regular business hours at the following location:

Santa Clara Redevelopment Agency
1500 Warburton Avenue
Santa Clara, CA 95050

For further information, please call Ron Garratt, at (408) 615-2210.

EXHIBIT A

LEGAL DESCRIPTION OF PROJECT AREA

Project Area Legal Description

APPENDIX B

BOUNDARY DESCRIPTION - NORTH BAYSHORE PROJECT

All the real property situate partially within the City of Santa Clara and wholly within the County of Santa Clara and State of California described as follows:

Beginning at the point of intersection of the line common to Section 16 and Section 21, Township 6S, Range 1W, M.D.B. & M. with a line parallel with and 57.5 feet easterly of, measured at right angles to, the west section line of said Section 21;

Thence, from said Point of Beginning, northerly along a circular curve, having a radius of 1442.50 feet, tangent to said parallel line, concave to the east, through a central angle of 11° 14' 09" an arc length of 282.88 feet;

Thence, northerly along a reverse curve having a radius of 1557.50 feet, concave to the west, through a central angle of 4° 47' 51" an arc length of 130.41 feet to a point in a non-tangent line parallel with and 105.00 feet easterly of, measured at right angles to, the west section line of said Section 16;

Thence, along said non-tangent parallel line North 0° 04' 13" West, 2319.80 feet, more or less, to the centerline of Old Mountain View-Alviso Road;

Thence, along said centerline South 89° 50' 13" East, 55.00 feet, to a line parallel with and 160.00 feet easterly of, measured at right angles to, said west section line of Section 16;

Thence, along last said parallel line North 0° 04' 13" West, 30.00 feet, to the northerly line of Old Mountain View-Alviso Road;

Thence, along said northerly line, North 89° 50' 13" West, 1988.71 feet, to the westerly line of San Tomas Aquino Creek right-of-way;

Thence, along said westerly right-of-way line, North 11° 52' 40" West, 1485.71 feet, to the southerly right-of-way line of State Highway 237;

Thence, along said southerly right-of-way line North 62° 10' 07" East, 1216.15 feet;

Thence, continuing along said southerly right-of-way line North 62° 58' 07" East, 810.26 feet, to the westerly line of Southern Pacific Company right-of-way (50 feet in width);

Thence, along last said westerly line southerly along a non-tangent circular curve having a radius of 3254.66 feet, concave to the southwest, through a central angle of 5° 11' 19" an arc length of 294.74 feet;

Thence, continuing along last said westerly line, tangent to last said curve South 28° 18' 10" East, 4174.63 feet to the northerly right-of-way line of Tasman Drive (proposed);

Thence, along last said northerly right-of-way line the following 5 courses:

North 61° 41' 50" East, 70.00 feet to the centerline of Lafayette Street (formerly Santa Clara-Alviso Road - 40 feet in width);
North 61° 30' 40" East, 82.28 feet;
North 66° 50' 52" East, 215.48 feet;
North 70° 26' 23" East, 399.23 feet;
North 61° 35' 32" East, 208.00 feet;

Thence, leaving last said northerly right-of-way line, South 27° 54' 28" East, 100.00 feet, to the southerly right-of-way line of Tasman Drive (proposed);

Thence, along last said southerly right-of-way line the following 6 courses:

South 61° 35' 32" West, 208.00 feet;
South 60° 06' 23" West, 193.00 feet;
South 58° 06' 23" West, 150.00 feet;
South 59° 30' 28" West, 267.49 feet;
South 61° 30' 40" West, 80.87 feet;
South 61° 41' 50" West, 70.00 feet, to said westerly line of Southern Pacific Transportation Company right-of-way;

Thence, along last said westerly line South 28° 18' 10" East, 1131.28 feet, more or less, to the southeasterly line of that certain Record of Survey recorded in Book 60 of Maps at page 6, Santa Clara County Records;

Thence, along said southeasterly line, South 61° 29' 50" West, 1777.27 feet, to the easterly line of San Tomas Aquino Creek right-of-way (120 feet in width);

Thence, along said easterly right-of-way the following 7 courses:

South 11° 22' 55" East, 192.45 feet;
South 15° 55' 15" East, 296.02 feet;
South 20° 19' 40" East, 1674.74 feet;
Southerly along a tangent circular curve, having a radius of 1060.00 feet, concave to the west, through a central angle of 30° 00' 05" an arc length of 555.04 feet;
Tangent to last said curve, South 9° 40' 25" West, 1155.60 feet, to the centerline of Agnew Road;
Continuing South 9° 40' 25" West, 91.74 feet;
South 4° 07' 46" west, 573.96 feet;

Thence, leaving said easterly right-of-way line South 85° 52' 14" East, 300.00 feet;

Thence, South 4° 07' 46" West, 150.00 feet;

Thence, North 85° 52' 14" West, 300.00 feet, to said easterly right-of-way line of San Tomas Aquino Creek;

Thence, along said easterly right-of-way line the following 4 courses:

South 4° 07' 46" West, 569.44 feet;
South 0° 24' 49" West, 288.53 feet;
South 7° 45' 46" East, 399.50 feet;
South 0° 03' 58" East, 545.48 feet to the northerly right-of-way line of State Highway 101;

Thence, continuing South 0° 03' 58" East, 230.15 feet to a point parallel with and 115 feet southerly of, measured at right angles to, the "C" line of State Highway 101 (Bayshore Highway) as said "C" line is shown on that Right-of-Way Record Maps R40A.12 and R40A.13, said parallel line being the southerly line of the proposed widened right-of-way of said State Highway;

Thence, along said southerly line of the proposed widened right-of-way of State Highway 101 and interchange at Bowers Avenue the following 15 courses:

North 70° 15' 14" West, 1036.5 feet, more or less;
North 74° 45' 14" West, 545 feet;
North 71° 45' 14" West, 622 feet;
Along a tangent circular curve having a radius of 200 feet concave to the south through a central angle of 77° 25' an arc length of 270.24 feet;
Tangent to last said curve, South 30° 49' 46" West, 472 feet;
South 20° 49' 46" West, 280 feet, to a point in the easterly line of Bowers Avenue (120 feet wide)
North 87° 10' 14" West, 120 feet, to a point in the westerly line of said Bowers Avenue;
North 9° 10' 14" West, 177 feet;
North 4° 34' 46" East, 382 feet;
Along a tangent circular curve having a radius of 100 feet concave to the west through a central angle of 52° 40' an arc length of 91.92 feet;
Tangent to last said curve, North 48° 05' 14" West, 493 feet;
North 50° 15' 14" West, 394 feet;
Along a tangent circular curve having a radius of 2150 feet, concave to the southwest through a central angle of 13° 30' an arc length of 506.58 feet;
Tangent to last said curve North 63° 45' 14" West, 410 feet to a point in the southerly right-of-way line of Duane Avenue;
Along said right-of-way of Duane Avenue North 70° 15' 14" West, 1118 feet to the line common to Section 28 and Section 29, MDB&M;

Thence, along said line common to Section 28 and Section 29, North 0° 02' 04.5" West, 152.38 feet, to corner common to Sections 20, 21, 28 and 29, MDB&M;

Thence, along the line common to said Section 20 and Section 21, North 0' 00' 25" West, 2648.57 feet to the 1/4 Section corner as shown at the westerly terminus of that certain course North 89° 40' 2.5" East, 2647.51 feet as shown upon that Record of Survey recorded in Book 60 of Maps at page 7, Santa Clara County Records;

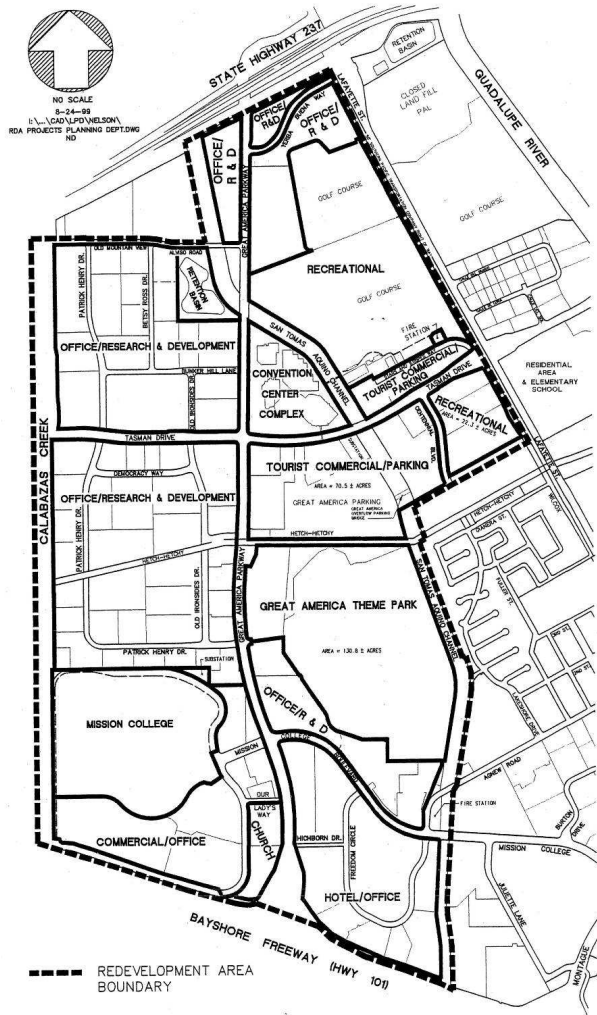
Thence, along said course, North 89° 38' 30" East, 57.50 feet to first said parallel line;

Thence, along first said parallel line, North 0° 00' 25" West, 2648.56 feet, more or less, to the Point of Beginning.

EXHIBIT B

MAP OF THE PROJECT AREA

Project Area Boundary Map



BAYSHORE NORTH REDEVELOPMENT PROJECT

AMENDMENT 19

DATE: SEPTEMBER 3, 1999