

**NOTICE OF PUBLIC HEARING
PUBLIC NOTICE
THE CITY OF PATTERSON CITY COUNCIL**

NOTICE IS HEREBY GIVEN that the City Council of the City of Patterson will hold a public hearing on Tuesday, February 16, 2016 at 7:00 p.m., or as soon thereafter, in the City Council Chambers, **1 Plaza, Patterson, CA** to consider the adoption of:

Second Amendment to the First Amended and Restated Development Agreement by and Between the City of Patterson, Keystone Pacific Business Park, LLC, and Keystone Business Park West, LLC

The City of Patterson City Council will consider approval of a Second Amendment to the First Amended and Restated Development Agreement by and between the City of Patterson, Keystone Pacific Business Park, LLC, and Keystone Business Park West, LLC (the "Agreement") for the project known as the West Patterson Business Park (the "Project"). The purpose of the public hearing is to discuss the removal of provisions for "Minimum Flex Parcels" under Section 2.7 and Exhibit L of the original Agreement. The Agreement will only apply to undeveloped property within the Project area.

This Project is subject to the 2002 West Patterson Business Park Environmental Impact Report. The Planning Commission is an advisory body to the Patterson City Council on this item and recommended approval of the Agreement at the January 28, 2016 Planning Commission meeting.

ALL INTERESTED PARTIES: are invited to attend the February 16, 2016, public hearing to express opinions or submit evidence for or against the approval of any component of the Agreement and its implementing Ordinance. At the above noted time and place, testimony from interested persons will be heard and considered by the City of Patterson City Council prior to taking action on any component of the Agreement and the Ordinance. Upon request, the agenda and the documents in the hearing agenda packet can be made available to persons with a disability. In compliance with the Americans with Disabilities Act, the City of Patterson encourages those with disabilities to participate fully in the public hearing process. Any person requiring special assistance to participate in the meeting should notify the City Clerk's Office by calling (209) 895-8014 or in person at 1 Plaza, Patterson, CA at least forty-eight (48) hours prior to the meeting.

Interested individuals will be given an opportunity to speak in favor or opposition to the above proposed actions. Written comments are also accepted, prior to the hearing, by the City Council, at P.O. Box 667, Patterson, CA 95363. Information regarding the hearing is on file and may be viewed by interested individuals at City Hall, 1 Plaza, Patterson, CA. If a challenge to the above application or proposed actions is made in court, persons may be limited to raising only those issues they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council.

Copies of the proposed Agreement and Ordinance will be available for public review at City Hall, 1 Plaza, Patterson, CA 95363, at least 3 days before the hearing.

If you have any questions, please call the Planning Department at (209) 895-8020, or stop by the office at 1 Plaza; Patterson, CA 95363.

BY ORDER OF THE PATTERSON CITY COUNCIL

JOEL ANDREWS, CITY PLANNER
DATED: February 4, 2016

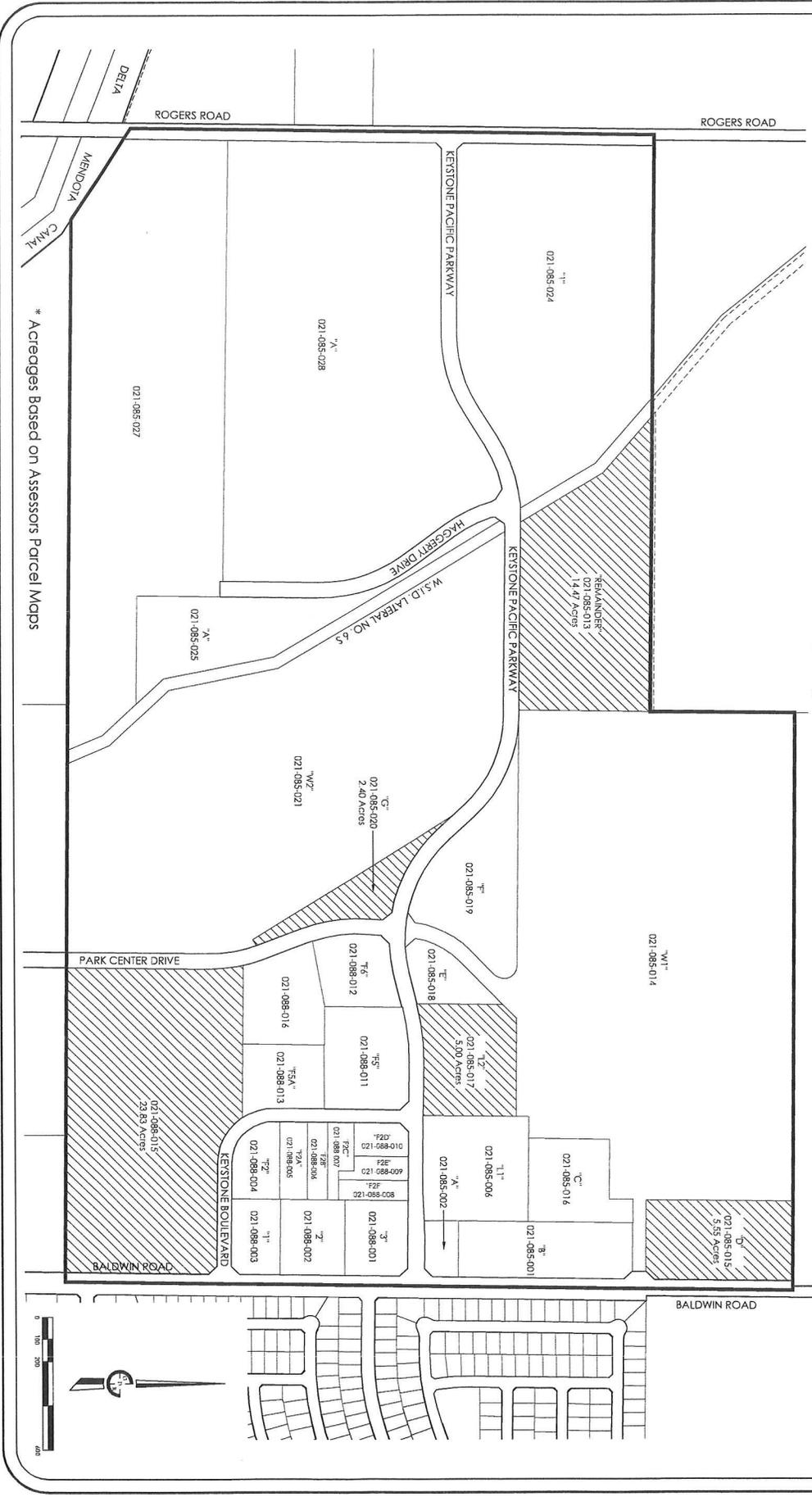
KEYSTONE PACIFIC BUSINESS PARK

EXHIBIT A-1

Map Of Properties Subject To This Amendment
 City of Patterson, Stanislaus County, California
 January, 2016



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* Acreages Based on Assessors Parcel Maps