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FEB - 9 2016

Kenneth Silvery Tersini

[REDACTED]
Cupertino, CA 95014

CUPERTINO CITY CLERK

February 9, 2016

Grace Schmidt
Cupertino City Clerk
10300 Torre Ave
Cupertino, CA 95014

Re: Initiative Measure to be Submitted to Voters

Dear Ms. Schmidt:

Please find enclosed with this letter a copy of the Citizens Initiative to Revitalize the Oaks Shopping Center and Notice of Intent to Circulate Petition for the City of Cupertino. Please transmit the initiative measure to the City Attorney for a Title and Summary pursuant to California Elections Code Section 9203. Also enclosed please find a check in the amount of \$200 with this letter.

I am the proponent of this measure and am a registered voter within the City of Cupertino. Attached please find a signed proponent affidavit as required by section 9608 of the California Elections Code.

Should you have any questions or require additional information, please contact our attorneys, Thomas W. Hiltachk and Terry J. Martin, at [REDACTED] Sacramento, CA 95814 or [REDACTED] Thank you.

Sincerely,



Kenneth Silvery Tersini

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AFFIDAVIT

CUPERTINO CITY CLERK


I, Kenneth Silvery Tersini, acknowledge that it is a misdemeanor under state law (Section 18650 of the Elections Code) to knowingly or willfully allow the signatures on an initiative petition to be used for any purpose other than qualification of the proposed measure for the ballot. I certify that I will not knowingly or willfully allow the signatures for this initiative to be used for any purpose other than qualification of the measure for the ballot.

Signed:



Dated this 9th day of February, 2016

Kenneth Silvery Tersini


Cupertino, CA 95014

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CUPERTINO CITY CLERK

Notice of Intent to Circulate Petition

Notice is hereby given by the person whose name appears hereon of his intention to circulate the petition with the City of Cupertino for the purpose of amending the General Plan and the Heart of the City Specific Plan. A statement of the reasons of the proposed action as contemplated in the petition is as follows:

The existing Oaks Shopping Center sits at the western gateway to the heart of downtown. Built in the 1970s, it has become an aged and obsolete retail center that no longer adequately serves the community.

The citizens of Cupertino desire to revitalize the Oaks to serve as a model for responsible redevelopment and to enhance the downtown core by serving as a vibrant gateway to the heart of the City. This Initiative will ensure that the high-quality, mixed-use development will help meet the goals and policies of the General Plan for land use, sustainability, fiscal viability, community design and housing for the City.

In addition to the new tax revenue generated for the City and our two local school districts for critical public services, estimated to be approximately \$2.5 million annually, the project will generate approximately \$8 million worth of community benefits and amenities as conditions for final approval of the project.

Consequently, the voters desire to approve changes to the City's General Plan and Specific Plan for the project area and to authorize further development approvals for this project, subject to full compliance with the California Environmental Quality Act and the commitment of the community benefits promised.



Kenneth Silvery Tersini