

Public Comment – Items from the Audience

From: [REDACTED]
Sent: Monday, September 19, 2022 1:24 PM
To: Carissa Lucas <Carissa.Lucas@cityoftracy.org>; Web - City Manager <CM@cityoftracy.org>; Public Comment <publiccomment@cityoftracy.org>
Subject: Complaint about cannabis vote

I am writing to express my dismay at hearing that one of the three applicants that went up to the planning committee on September 13th for a small cannabis business was denied despite meeting all the same criteria as the other two applicants. I am a friend of Dotty Nygard who partners with Megan's, and I am astonished that after all she does for this community she would be denied on what appears to be political and corrupted reasons.

Ms Nygard runs a bicycle repair and maintenance teaching organization for youth, starting with those that are most underserved in our community. She also heads up the Tracy Earth Project, a nonprofit organization focused on advocating for policy changes to benefit our environment. She is a nurse in her day job, and is the head of the nurses' union. Yet after all of this dedication to our city, she is the only one denied the right to open her shop after two years of following the rules and jumping through all the City's hoops. And why?

From what I've learned, the committee was concerned about her distance from a youth organization, asking her specifically what that distance was. Even though her shop would be 615 feet away, 15 feet farther than necessary, they still denied her without any other explanations. The committee didn't even ask the other applicants their exact distance, only if they met the requirement. How is it fair that she was denied after this? She met the requirement!

One public commenter claimed Dotty committed some sort of fraud because she supports Councilmember Vargas in the upcoming election, and that's why Ms. Vargas voted the way she did at the City Council meeting last week. But this makes no sense since Dotty also supports Councilmember Arriola who voted against the cannabis stores downtown last week. But could the fact that Dotty supports Ms Vargas have deterred her opponent, on the planning commission, from supporting Dotty?

I also learned that while there were many people there to speak out against cannabis shops downtown they left after her shop was voted on and didn't seem to care about the other two applicants who are also downtown. Why? I have heard there is evidence that the landlord, of the two approved shops, lobbied people, including his renters, to speak out against Megan's because they are in a competitor building. This landlord even offered to support Megan's if Dotty agreed to move to his building! How is this greed, or possible retribution, allowed to demean the democratic process in our city?

This is a disgrace to the Planning Commission and the City Council if they do nothing about this. An investigation is sorely needed into why Megan's was denied while two others were approved, even though all three met the requirements. An approval of Megan's, if Dotty chooses to appeal, is the very least that should be done. It would at least minimize, if not correct, the disgrace upon this City.

Sincerely,
Jenny Wood

Public Comment – Agenda Item 3.B

City Council received 49 duplicate and 5 additional emails in support of keeping the current Tracy Aquatic Center Concept Plan moving forward from. Below are the names of the members of the public who submitted the email and below that is the language in the 47 duplicate emails. **TOTAL IN SUPPORT: 54**

Devinder Makker, Roy Hawkins, Jaz C, Gena Yaqubi, Karen Huffman, Stephanie Jones, Mizter, Amanda Hurlock, Jessica Quiambao, Thank Ngheim, Judi Forth, Irina Uskov, Maria Olguin, Mr. and Mrs. R. Ault, Anitra Bailey, Marcos Rodriguez, Thomas Fitch, Plunker7, Melissa McDowell, Thomas Fitch, Joey Hipol, Torria Harris, Randy Seriosa, C. Porras, Rosalva Vargas, Tirumal Annamaneni, Ashley Lima, Jeffery Williams, Norb Castro, Ranny Chan, Rachael Ford, Robert Montenegro, Revina Williams, Adem Cooper, Beth Barnett, Jos Knudson, Judy Hau, Jorge Gonzalez, Steph Bonilla, Kristy Baca, Daisy Bracamonte, Jose Bonilla, Danalynn Galvin, Dana Galvin and daughter, Hemanth Patnala, Arushi More, Sohin Savla, Teishetta J-Jenkins, Maria Rangel

DUPLICATE EMAIL:

Dear Honorable Mayor and City Council Members,

I am writing to express my support for keeping the current Tracy Aquatic Center Concept Plan moving forward. Revoking the Concept Plan will set the project back by years! Our community has waited 20+ years for a water park that reflects the community's needs and input and has sufficient funding. Please do what is right for the community and move the current Concept Plan forward to construction.

Thank you.

The following additional 5 emails (not duplicates) in support of keeping the current Tracy Aquatic Center Concept Plan moving forward were also sent to City Council:

From: Alejandro Anchondo [REDACTED]
Sent: Saturday, September 17, 2022 7:30 AM
To: Tracy City Council <tracycitycouncil@cityoftracy.org>
Subject: Keep the current Tracy Aquatic Center Concept Plan

Dear Honorable Mayor and City Council Members,

Please pass the Aquatic center through. As a resident and community leader here in Tracy, I know how much difficulty people go through having to travel to Livermore or Manteca just to do something fun.

Here's a list of things Tracy doesn't have which residents have to leave town to enjoy...

- a kids museum for play
 - a water park
 - an escape room
 - a modern bowling alley
 - a recreational center like Boomers [mini golf, go carts, arcade
 - Rock climbing gym
- And the list could go on.

Here is a list of things Tracy has, but in short supply

- fine dining
- high quality shopping
- splash pads

Please don't push back the next big and exciting thing that Tracy will be able to offer the families in town. It shouldn't be acceptable that all our fun is out of city limits.

Ultimately, the tax revenue from these items outside of Tracy make our neighboring cities nicer, and does nothing for our own home city, property values, and enjoyment of life. We want to invest in our city for the future. Please pass the Aquatic center to construction.

Thank you.

Pastor Alejandro Anchondo,
Calvary Chapel Tracy

From: Barbara Pinto-Choate <[REDACTED]>

Sent: Friday, September 16, 2022 4:54 PM

To: Tracy City Council <tracycitycouncil@cityoftracy.org>

Subject: Keep the current Tracy Aquatic Center Concept Plan
Dear Honorable Mayor and City Council Members,

I am writing to express my support for keeping the current Tracy Aquatic Center Concept Plan moving forward. Revoking the Concept Plan will set the project back by years!

Our community has waited 20+ years for a water park that reflects the community's needs and input and has sufficient funding. Additionally, we, as well as many other folks moved to Tracy with this approved project plan in place. The idea that it would now be rescinded is unbelievable. The community and city leaders have made their wishes know and this approved project must move forward. When we moved here two years ago, we were told that this project would soon break ground. We called the city offices to check the progress and we're told it had stalled and wouldn't be completed for twenty years. Again, unbelievable and costly as more and more time is passing as well as increases in cost.

Please do what is right for the community and move the current Concept Plan forward to construction. Thank you.

Public Comment – Agenda Item 3.B

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From: Steven Vandegraaf [REDACTED] >
Sent: Friday, September 16, 2022 4:10 PM
To: Tracy City Council <tracycitycouncil@cityoftracy.org>
Subject: Support for the Tracy Aquatic Center

Dear Honorable Mayor and City Council Members,

I am a resident of the Ellis Town Community which is directly affected by the construction of the Tracy Aquatic Center.

I moved here 4 years ago and I still am looking forward to the aquatic center being built. I believe the aquatic center benefits not only my community but also the entire city.

I believe any negative impact by building the aquatic center is far outweighed by the benefits to the overall community.

I am in full support in moving forward with the construction of the aquatic center.

It is my hope that consider my input to approve and begin construction of the Tracy Aquatic Center.

Sincerely,
Steven Vandegraaf

From: Rhonda Larsen <[REDACTED]>
Sent: Monday, September 19, 2022 9:16 AM
To: Tracy City Council <tracycitycouncil@cityoftracy.org>
Subject: YES - Keep the current Tracy Aquatic Center Concept Plan

Dear Honorable Mayor and City Council Members, I am writing to express my support for keeping the current Tracy Aquatic Center Concept Plan moving forward.

We moved to Tracy in Fall 2005, and have heard about this water park since then; and have been waiting and wondering, when and where is this park; to revoke the Concept Plan will set the project back by years and feels unfair to the community; especially as there are many young families in Tracy.

We, being a new grandparents, would appreciate taking not only our grandchild here, in town, plus my ageing parent; having something close is important.

To us this is a lot of wasted time, and man power discussing the plans and then starting over; it's time to move forward.

Our community has waited years for a said to come water park; the community's needs something fun to do; and if we have sufficient funding, please move forward, not backwards.

Please do what is right for the community and move the current Concept Plan forward to construction.

Thank you.
The Larsens
[REDACTED]

Public Comment – Agenda Item 3.B

September 20, 2022

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-----Original Message-----

From: David McCray [REDACTED]

Sent: Tuesday, September 20, 2022 10:48 AM

To: Public Comment <publiccomment@cityoftracy.org>

Subject: Agenda item 3B

To: Mayor Young, Mayor Pro Tem Vargas, Council Members Arriola, Bedolla and Davis

When my family moved to Tracy in 1988, there were less than 40,000 residents. Now there are approximately 96,000 residents.

Back then, we had one city pool facility. We still have just one city pool facility. I think most people in our community would agree this fails to meet the needs of Tracy residents today. It has in fact, failed to meet our needs for many years. During these almost 20 years since a group of swim center supporters spoke at a council meeting advocating for new facilities, residents have been asked to provide input on what amenities they would like to see in an aquatic center. The community input over the course of these many years resulted in the current design. The purpose of my letter is to advocate for that design. The city asked community members what they wanted and they offered up their time and ideas to provide you input. Hours and hours of time and attention to detail have resulted in an aquatic center design that serves a community of families, seniors, swimmers and those wanting to improve their health thru aquatic fitness and most importantly, giving Tracy residents a place to cool off, play, socialize and learn new skills.

I see frequently on Tracy social media sites comments like “ why can’t Tracy ever have nice things? Why does Manteca get everything?” What’s happening with the swim center?

If you go back to square one, you must know that it will be many more years, if ever, that a new aquatic center will be built. If you build less than what residents have been looking for, the public will need to hold someone accountable.

I’m asking this council to make it your mission to make sure Tracy gets nice things like facilities we can be proud of. Like the aquatic center design that has already been vetted and approved by councils for years.

David McCray

Sent from David's iPhone

City Council received 4 public comments NOT in support of moving the Tracy Aquatic Center Concept Plan forward from the following:

Dear Honorable Mayor and City Council Members,

I am writing to express my support for NOT keeping the current Tracy Aquatic Center Concept Plan moving forward. Tracy has already become too crowded. Our small town isn’t ready for more traffic

congestion. If there is to be a plan for a center it needs to be thought long and hard about where this will be and what strides can be made to not negatively affect the residents. If we are already in a drought, imagine what an aquatic center will do? We should be more focused on fixing rather than adding. Especially something that very well may be abandoned after all the funds and work. Look at Manteca water slides. Why aren't towns utilizing abandoned areas vs digging up open space?

Our community isn't who has waited 20+ years for a water park. It's the money hungry that has used the community to make these decisions. This isn't a NEED for our town.

Please do what is right for the community and DON'T move the current Concept Plan forward to construction.

Thank you.
Marissa Smith

From: PJ Smith <[REDACTED]>
Sent: Saturday, September 17, 2022 9:15 PM
To: Tracy City Council <tracycitycouncil@cityoftracy.org>
Subject: Keep the current Tracy Aquatic Center Concept Plan

Dear Honorable Mayor and City Council Members,

I am writing to express my support for rescinding the current Tracy Aquatic Center Concept Plan and keeping it from moving forward.

Building a water park in a drought is just insanity, and is irresponsible!

Please do what is right for California and rescind the current Concept Plan to save much needed water.

Thank you.

-----Original Message-----

From: Nathan Maez <[REDACTED]>
Sent: Friday, September 16, 2022 3:40 PM
To: Tracy City Council <tracycitycouncil@cityoftracy.org>
Subject: Keep the current Tracy Aquatic Center Concept Plan

Dear Honorable Mayor and City Council Members,

I am writing to express my support for completely canceling the current plans for an aquatic center in Tracy. I believe our city needs better infrastructure such as repaired and expanded roads, and an aquatic center will only hinder the overall quality of life "inside the triangle". The Concerned Citizens of Tracy Aquatic Center" only stand to profit from the center being built, and are more concerned with making

money than actually improving the lives of those that live in Tracy. Improved shopping, more grocery stores, and better infrastructure will all serve the community in a much better and more measurable way than the proposed aquatic center. Please do the right thing and focus on improving what is already existing within city limits.

Thank you.

From: Amy Gudino <[REDACTED]>

Sent: Friday, September 16, 2022 11:38 PM

To: Tracy City Council <tracycitycouncil@cityoftracy.org>

Subject: Rescind the current Tracy Aquatic Center Concept Plan

Dear Honorable Mayor and City Council Members,

I am writing to express my support for rescinding the current Tracy Aquatic Center Concept Plan.

Our community has better things to spend tax payer money on. Please do what is right for the community.

Thank you.

Public Comment - Agenda Item 3.B

-----Original Message-----

From: David McCray <[REDACTED]>
Sent: Tuesday, September 20, 2022 10:48 AM
To: Public Comment <publiccomment@cityoftracy.org>
Subject: Agenda item 3B

To: Mayor Young, Mayor Pro Tem Vargas, Council Members Arriola, Bedolla and Davis

When my family moved to Tracy in 1988, there were less than 40,000 residents. Now there are approximately 96,000 residents.

Back then, we had one city pool facility. We still have just one city pool facility. I think most people in our community would agree this fails to meet the needs of Tracy residents today. It has in fact, failed to meet our needs for many years. During these almost 20 years since a group of swim center supporters spoke at a council meeting advocating for new facilities, residents have been asked to provide input on what amenities they would like to see in an aquatic center. The community input over the course of these many years resulted in the current design. The purpose of my letter is to advocate for that design. The city asked community members what they wanted and they offered up their time and ideas to provide you input. Hours and hours of time and attention to detail have resulted in an aquatic center design that serves a community of families, seniors, swimmers and those wanting to improve their health thru aquatic fitness and most importantly, giving Tracy residents a place to cool off, play, socialize and learn new skills.

I see frequently on Tracy social media sites comments like “ why can’t Tracy ever have nice things? Why does Manteca get everything?” What’s happening with the swim center?

If you go back to square one, you must know that it will be many more years, if ever, that a new aquatic center will be built. If you build less than what residents have been looking for, the public will need to hold someone accountable.

I’m asking this council to make it your mission to make sure Tracy gets nice things like facilities we can be proud of. Like the aquatic center design that has already been vetted and approved by councils for years.

David McCray

Sent from David's iPhone

COMMENTS FROM VALLEY LINK - AGENDA ITEM 3.C

From: William Ridder <[REDACTED]>
Sent: Tuesday, September 20, 2022 2:22 PM
To: Karin Schnaider <Karin.Schnaider@cityoftracy.org>
Cc: Kevin Sheridan <[REDACTED]>
Subject: Urgency of City Action on Property Transfer Agreement to Valley Link

Good afternoon Karen-

Please find below for the Tracy City Council's consideration the key points on the urgency of the City's action to approve the option agreement to transfer the 200 acres of City property to the Tri-Valley – San Joaquin Valley Regional Rail Authority.

- On September 15, 2020, the Tracy City Council approved Resolution 220-168, which authorized the option agreement term sheet with the Tri-Valley – San Joaquin Valley Regional Rail Authority (Authority) to convey the 200 acres of property to the Authority for use as the Valley Link Operations and Maintenance Facility (OMF).
- On May 12, 2021, pursuant to the Tracy City Council approval of Resolution 220-168, the Board of Directors of the Authority certified a Final Environmental Impact Report (FEIR) under the California Environmental Quality Act (CEQA) for the Valley Link project, which included the Operations and Maintenance Facility (OMF) located at the 200-acre property.
- This item to adopt a resolution approving an option agreement to transfer the 200 acres of real property to the Authority is an effectuation of the intent expressed by the City Council on September 15, 2020, through Resolution 2020-168.
- The timing of the City's approval to transfer the property to the Authority is critical to support the Authority's ability to secure regional, state and federal funding for which the City's property will satisfy Valley Link's requirement to demonstrate local match.
- In October the Metropolitan Transportation Commission (MTC), that oversees Bay Area transportation funding policy, is taking action on their Major Project Advancement Policy that will guide the prioritization of projects, including Valley Link, for over \$60 billion in upcoming regional, state and federal funding under their direct control or influence through advocacy. The City's approval of the 200-acre property is needed to support the inclusion of the property valuation in Valley Link's funding plan to meet MTC's matching funds requirement.
- This is also significant as the City's property is currently the only local match committed by local agencies in San Joaquin County compared to over \$600 million in local and regional funds currently committed to the project from Bay Area agencies.
- The timing of the City's approval to transfer the property to the Authority is also critical to meet the current project delivery schedule where Valley Link is on a 24-month deadline to complete the federal environmental process and preliminary engineering following approval by the

Federal Transit Administration (FTA) into Project Development under the federal Capital Investment Grant (CIG) New Starts Program.

- The federal environmental process continues the prior CEQA use of the 200-acre City property for a Valley Link operations facility along with a hydrogen fuel production facility to support the operations of Valley Link trains.
- Not completing the federal environmental process and preliminary engineering within the 24-month deadline puts at risk a targeted \$450 million in federal funding from the New Starts Program.
- The delay in the City's approval to transfer the property to the Authority also impacts that ability for the Authority to advance the implementation of the hydrogen fuel production facility which is critical to inform the selection of the Valley Link rail vehicle technology as part of the ongoing environmental process as well as the development of the capital and operations financial plan whereby the cost of operating the new rail system could be offset by the production of hydrogen.
- These impacts include the ability for the Authority to apply to the state's new \$100 million Hydrogen Program that is a target for near-term funding for the first hydrogen production phase project and where the property would provide the Authority's local funding match.
- The certification of all rights-of-way, including as established by the approval and execution of the agreement to transfer the 200 acres of property to the Authority, is required by both the State and the Federal Transit Administration (FTA) before any funding would be authorized for construction activities on the Valley Link project.

Please let us know if you have any additional questions that we may be able to help with.

Regards

Wil Ridder

Deputy Director, Financial Planning and Programming
Tri-Valley – San Joaquin Valley Regional Rail Authority



Public Comment – Item 3.C

From: Jone Baley <[REDACTED] C
Sent: Tuesday, September 20, 2022 5:13 PM
To: Web - City Clerk <CityClerk@cityoftracy.org>
Subject: City Council Vote

Hello,

I support bringing the Valley Link to Tracy because it will help with the commuter traffic over the Altamont.

It will also bring jobs and green technology to Tracy.

Please vote "Yes" on Item 3 C tonight.

Thank you,

Jone Baley
[REDACTED]

Public Comment – Agenda Item 3.C

From: Tim Sbranti <[REDACTED]>

Sent: Tuesday, September 20, 2022 3:35 PM

To: Public Comment <publiccomment@cityoftracy.org>

Subject: Public Comment for Item 3C on Tracy City Council Agenda - September 20, 2022

Good Morning-

I wish to provide the following comments for Item 3C for the Tracy City Council meeting this evening (September 20, 2022):

On behalf of the Innovation Tri-Valley Leadership Group (ITV), it is very exciting to see the Property Transfer Option and Sale Agreement with the Tri-Valley/San Joaquin Valley Regional Rail Authority on tonight's agenda. ITV strongly believes that this will have a transformative impact for the Altamont corridor.

Approval of Item 3C is perfectly aligned with not only past actions of the Tracy City Council, but also with recent regional, state, and federal efforts and funding opportunities to stand-up a green hydrogen economy to meet our collective environmental and economic goals. Valley Link is well-positioned to be a model of sustainability capitalizing on innovative technology and recent public and private sector investments to operate on its self-generated renewable energy. The City of Tracy and neighboring communities on both sides of the Altamont Pass in San Joaquin County and the Tri-Valley will reap the benefits of job creation and economic growth, with the City of Tracy serving as the epicenter due to the location of the hydrogen fuel production facility. Even before Valley Link begins operations, the hydrogen production facility will be able to support the clean energy of other transit and heavy truck operators within the next 2-3 years, providing a near immediate benefit to our community.

The timing of this tonight is important because in October, the Metropolitan Transportation Commission (MTC) that oversees Bay Area transportation funding policy is taking action on their Major Project Advancement Policy. This will guide the prioritization of projects (including Valley Link) for over \$60 billion in upcoming regional, state, and federal funding under their direct control or influence through advocacy. The City's approval of the 200-acre property is needed to support the inclusion of the property valuation in Valley Link's funding plan to meet MTC's matching funds requirement, and the City's property is currently the only local match committed by local agencies in San Joaquin County compared to over \$600 million in local and regional funds currently committed to the project from Bay Area agencies.

In addition, the timing of the City's approval to transfer the property is critical to meet the current project delivery schedule where Valley Link is on a 24-month deadline to complete the federal environmental process and preliminary engineering following approval by the FTA into Project Development under the federal CIG New Starts program. The federal environmental process continues the prior CEQA use of the 200-acre City property, and any delays puts a targeted \$450 million in federal New Starts Program funding at risk. Furthermore, the hydrogen fuel production facility will inform the selection of the Valley Link rail vehicle technology, along with the capital and financial plan for Valley Link where operating costs could be offset by the production of hydrogen. Of more concern in the near

term, delays jeopardize the ability for the Authority to apply to the state's new \$100 million Hydrogen Program in which Valley Link is very well situated to receive a substantial amount of funding.

We applaud your bold vision of playing such a pivotal role in supporting Valley Link, which will connect the Northern California Megaregion with the first passenger rail system running in the state on self-produced green hydrogen. ITV is very confident that the project will have a lasting impact for generations to come. Congratulations on being on the precipice of achieving this tremendous milestone, and ITV urges you to approve the item.

Best Regards,