

**TRACY CITY COUNCIL**

**RESOLUTION 2024-\_\_\_\_\_**

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**APPROVING THE DOWNTOWN VISION PLAN**

**WHEREAS**, the Tri Valley/San Joaquin Valley Regional Rail Authority is working on plans for a commuter rail service, known as Valley Link, which would connect passengers from Lathrop to the Dublin BART station with a potential station in Downtown Tracy; and

**WHEREAS**, in anticipation of Valley Link, the City Council authorized staff to enter into a Professional Services Agreement (PSA) with DeNovo Planning Group on June 18, 2019, to conduct a Downtown Transit-Oriented Development (TOD) study; and

**WHEREAS**, the purpose of this long-range planning and urban design study was to evaluate how the potential introduction of commuter rail service, via Valley Link, could impact development opportunities in and around the greater Downtown and surrounding areas; and

**WHEREAS**, in preparing the Downtown TOD Study, the City implemented a broad and comprehensive outreach and participation process in order to engage key stakeholders and broad segments of the community, including a community workshop, an online survey, stakeholder interviews, and working sessions with the City Council and Planning Commission; and

**WHEREAS**, the Downtown TOD Study was presented to the Planning Commission on February 26, 2020, and the City Council on July 21, 2020; and

**WHEREAS**, on March 2, 2021, the City Council approved an amendment to the PSA with De Novo Planning Group to proceed with the second phase of the planning effort, which was preparation of a Downtown TOD Specific Plan and Environmental Impact Report (EIR); and

**WHEREAS**, following changes to the planning area boundary, which included removal of Urban Reserve 1 (UR1) to focus solely on the Downtown and Bowtie area, staff recommends revising the planning approach to create a Downtown Vision Plan rather than a Downtown Specific Plan; and

**WHEREAS**, the primary difference between a Downtown Vision Plan and a Downtown Specific Plan is that a Vision Plan is not a land use regulatory document, whereas a Specific Plan is; and

**WHEREAS**, a Vision Plan paints a conceptual picture of a desired outcome and provides a strategy for how to achieve it; and

**WHEREAS**, the Downtown Vision Plan strategy includes next steps of adopting Downtown Design Guidelines and amending Central Business District (CBD) zoning standards, but those regulations are not part of the Vision Plan itself; and

**WHEREAS**, the Downtown Vision Plan identifies the Bowtie area as a key opportunity site; and

**WHEREAS**, the Downtown Vision Plan includes concepts in the western portion of the Bowtie for a grand central park, which would include a mix of active and passive uses on a scale that would be unmatched elsewhere in the City and be an attraction for the surrounding neighborhoods and the City as a whole; and

**WHEREAS**, this grand central park could spur increased activity in the Downtown and increase the development potential of the eastern portion of the Bowtie for high density residential, which would further benefit the Downtown; and

**WHEREAS**, the concepts for the Bowtie would also complement the potential Valley Link station if it locates in the Downtown; and

**WHEREAS**, the proposed Downtown Vision Plan is exempt from the California Environmental Quality Act (CEQA) because it is not a land use regulatory document and therefore, does not have the potential for causing a significant effect on the environment (CEQA Guidelines, 14 California Code of Regulations, §15061(b)(3)); and

**WHEREAS**, the Planning Commission considered this matter on August 14, 2024, and recommended that the City Council approve the Downtown Vision Plan; and

**WHEREAS**, the Parks & Community Services Commission considered this matter on September 5, 2024, and recommended that the City Council approve the Downtown Vision Plan; now, therefore, be it

**RESOLVED:** That the City Council of the City of Tracy hereby determines, based on the evidence in the record and its own independent judgment, that the proposed Downtown Vision Plan is exempt from the California Environmental Quality Act (CEQA) because it does not have the potential for causing a significant effect on the environment (CEQA Guidelines, 14 California Code of Regulations, §15061(b)(3)[“common sense” exemption]); and be it

**FURTHER RESOLVED:** That the City Council hereby approves the Downtown Vision Plan, as shown in Attachment A of the City Council staff report dated October 1, 2024.

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The foregoing Resolution 2024-\_\_\_\_\_ was adopted by the City Council on October 1, 2024, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTENTION:	COUNCIL MEMBERS:

\_\_\_\_\_  
MAYOR

ATTEST:

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CITY CLERK