

**From:** Carlos Villapadua [REDACTED]  
**Sent:** Tuesday, July 21, 2020 4:56 PM  
**To:** Public Comment <[publiccomment@cityoftracy.org](mailto:publiccomment@cityoftracy.org)>  
**Subject:** For Public Comment at Tonight's Council Session

Dear Tracy City Council,

I am in strong support of the resolution for dedication of land for the ValleyLink O&M facility that will create 400 new jobs and a revenue to the area of \$69 Million dollars, jobs we'll need as we recover from the COVID-19 ravaged economy.

Carlos Villapudua  
Former San Joaquin County Supervisor

## HANDOUT – SPECIAL MEETING

**From:** Steve Nicolaou [REDACTED]  
**Sent:** Tuesday, July 21, 2020 3:58 PM  
**To:** Jenny Haruyama <Jenny.Haruyama@cityoftracy.org>  
**Cc:** Adrienne Richardson <Adrienne.Richardson@cityoftracy.org>  
**Subject:** Special Council Meeting - July 22, 2020

Hi Jenny.

In considering any sort of initiative for placement on the November ballot to exempt the issuance of RGAs from the Measure A limitations for the TOD, it is imperative that robust affordable housing/anti-gentrification provisions be included in any such measure. I do not want to see any housing developed within the TOD which results in our downtown becoming like a miniature mid-town Manhattan where only the very wealthy can afford to live in. I would like to have this e-mail read into the record during the meeting in the public comment portion of the meeting.

Sincerely,

Steve Nicolaou  
Attorney at Law  
445 W. 11th Street, Suite C  
Tracy, California 95376  
Office: (209) 832-2501  
Fax: (209) 832-0085



**SAN JOAQUIN PARTNERSHIP**

A Private Non-Profit Economic Development Corporation

July 20, 2020

Mr. Robert Rickman, Mayor  
City of Tracy  
333 Civic Center Plaza  
City of Tracy, CA 95376

Subject: SUPPORT for Downtown Transit Oriented Development and Advancement of Efforts to Support Project Implementation

Dear Mayor:

On behalf of the San Joaquin Partnership, I write to convey full support for the City of Tracy's Downtown Transit Oriented Development (TOD) project. The City's efforts to plan TOD in the downtown area will create opportunities for additional jobs and housing within walking distance of the near-future Valley Link Station, and increase demand for shopping, restaurants, and services in the downtown area. The culmination of these benefits will be a more vibrant destination within the City and region.

As mentioned in the Downtown TOD project, the City's return on investment will not only include revenue in the form of property and sales tax, but also in character as it becomes seen as a great place to live, work, eat, play, shop and socialize. For these reasons, the San Joaquin Partnership gives it support for the Downtown TOD project, the near future development of key planning concepts and efforts to increase the number of housing units within the TOD project area.

Sincerely,

Bob Gutierrez  
Interim President and CEO  
San Joaquin Partnership



Office of the City Manager

390 Towne Centre Drive, Lathrop, CA 95330

Phone (209) 941-7220 -- Fax (209) 941-7229

[www.ci.lathrop.ca.us](http://www.ci.lathrop.ca.us)

July 20, 2020

Mr. Robert Rickman, Mayor  
City of Tracy  
333 Civic Center Plaza  
City of Tracy, CA 95376

Re: SUPPORT for Downtown Transit Oriented Development and Advancement of Efforts to Support Project Implementation

Dear Mayor:

On behalf of the City of Lathrop, I write to convey full support for the City of Tracy's Downtown Transit Oriented Development (TOD) project. The City's efforts to plan TOD in the downtown area will create opportunities for additional jobs and housing within walking distance of the near-future Valley Link Station, and increase demand for shopping, restaurants, and services in the downtown area. The culmination of these benefits will be a more vibrant destination within the City and region.

As mentioned in the Downtown TOD project, the City's return on investment will not only include revenue in the form of property and sales tax, but also in character as it becomes seen as a great place to live, work, eat, play, shop and socialize. For these reasons, the City of Lathrop gives it support for the Downtown TOD project, the near future development of key planning concepts and efforts to increase the number of housing units within the TOD project area.

Thank you,

A handwritten signature in black ink, appearing to read "Stephen J. Salvatore".

Stephen J. Salvatore  
City Manager



## Mountain House Community Services District

230 S. Sterling Drive, Suite 100, Mountain House, CA 95391

Tel (209) 831-2300 • Fax (209) 831-5610

[www.mountainhousecsd.org](http://www.mountainhousecsd.org)

July 20, 2020

Mr. Robert Rickman, Mayor  
City of Tracy  
333 Civic Center Plaza  
City of Tracy, CA 95376

Subject: SUPPORT for Downtown Transit Oriented Development and Advancement of Efforts to Support Project Implementation

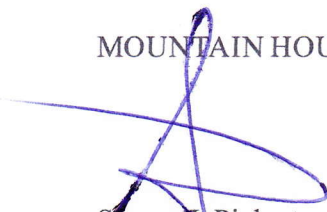
Dear Mayor Rickman:

On behalf of the Mountain House Community Services District (MHCS D), I write to convey full support for the City of Tracy's Downtown Transit Oriented Development (TOD) project. The City's efforts to plan TOD in the downtown area will create opportunities for additional jobs and housing within walking distance of the near-future Valley Link Station, and increase demand for shopping, restaurants, and services in the downtown area. The culmination of these benefits will be a more vibrant destination within the City and region.

As mentioned in the Downtown TOD project, the City's return on investment will not only include revenue in the form of property and sales tax, but also in character as it becomes seen as a great place to live, work, eat, play, shop and socialize. For these reasons, the MHCS D gives it support for the Downtown TOD project, the near future development of key planning concepts and efforts to increase the number of housing units within the TOD project area.

Sincerely,

MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT



Steven J. Pinkerton  
General Manager

Cc: MHCS D Board of Directors

Livermore Amador Valley  
TRANSIT AUTHORITY



July 21, 2020

Mr. Robert Rickman, Mayor  
City of Tracy  
333 Civic Center Plaza  
City of Tracy, CA 95376

Subject: SUPPORT for Downtown Transit Oriented Development and Advancement of Efforts to Support Project Implementation

Dear Mayor:

On behalf of the Livermore Amador Valley Transit Authority, a member agency of the Tri-Valley – San Joaquin Valley Regional Rail Authority, I write to convey full support for the City of Tracy's Downtown Transit Oriented Development (TOD) project. The City's efforts to plan TOD in the downtown area will create opportunities for additional jobs and housing within walking distance of the future Valley Link Station, and increase demand for shopping, restaurants, and services in the downtown area. The culmination of these benefits will be a more vibrant destination within the City and region.

Moreover, near future discretionary funding at the State and federal level is important to the Valley Link project as a whole. TOD is a key to successful applications. So, as the City of Tracy has success in creating and implementing its TOD plans, the entire Valley Link project (and its member agencies), benefit. Thank you for taking a leadership role in this regard within the San Joaquin Valley.

Sincerely,

Michael Tree  
Executive Director



Tri-Valley San Joaquin Valley  
**REGIONAL RAIL AUTHORITY**

**BOARD OF DIRECTORS** July 20, 2020

**Scott Haggerty (Chair)**

*Supervisor, County of Alameda*

**Veronica Vargas (Vice Chair)**

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*Vice Chair, ACE*

**Michael Tree**

*Executive Director*

The Honorable Robert Rickman, Mayor  
City of Tracy  
333 Civic Center Plaza  
City of Tracy, CA 95376

**Subject: Support for Downtown Transit Oriented Development (TOD) Project**

Dear Mayor Rickman:

On behalf of the Tri-Valley – San Joaquin Valley Regional Rail Authority (Rail Authority), I write to convey full support for the City of Tracy's Downtown Transit Oriented Development (TOD) project. The completion of the first phase of this important project is a key milestone in the advancement of a plan to create a vibrant and livable station area community for the Valley Link project. The City of Tracy plan will support the TOD and Sustainability policies adopted by the Rail Authority Board and continued development of key planning concepts and efforts to support implementation of the TOD plan will further support the Valley Link project.

The Rail Authority has a strong interest in TOD at stations within the Valley Link project. In December of 2019, to support the regional goals of both San Joaquin County and the Bay Area, the Valley Link Board adopted a TOD policy to support advancement of TOD in Valley Link station areas, with the plan identifying key policy objectives and strategies to develop and implement station area plans that meet or exceed a corridor-level threshold of 2,200 housing units within a half mile radius of stations. The TOD policy also requires that local station area jurisdictions complete a comprehensive station area plan prior to the completion of 30% design plans for the Valley Link project. The TOD policy, along with the Board adopted Sustainability Policy, present strategies to create vibrant and livable station area communities within the proposed station environs.

Valley Link will have immeasurable benefit to the residents of Tracy and the entire Northern California Megaregion. An estimated 28,000 are projected to ride the 42-mile, 7 station Valley Link system in 2040. This will result in the reduction of over 99.4 million Vehicle Miles Traveled (VMT) and the reduction of over 33,000 metric tons of greenhouse gas emissions per year. The advancement of TOD at the Downtown Tracy Station and at stations throughout the system, will further reduce VMT and greenhouse emissions. It will support the local economy and importantly bring relief to the more than 93,400 residents of Northern San Joaquin County who commute daily through the Altamont in their cars. In short, Valley Link is vital to our state's economy, environment and the quality of life in our communities.





**BOARD OF DIRECTORS**

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*Mayor, Town of Danville*

**Boardmember Kathy Narum**

*Vice Mayor, City of Pleasanton*

**Boardmember Bernice Tingle**

*President, Mountain House*

**Boardmember Bob Woerner**

*LAVTA Boardmember*

**Boardmember Leo Zuber**

*Vice Chair, ACE*

**Michael Tree**

*Executive Director*

We urge your support of the Valley Link project by further advancing the City of Tracy's Downtown TOD Project and encourage the continued development of key planning concepts and advancement of efforts to support project implementation.

Sincerely,

Supervisor Scott Haggerty, Chair







July 21, 2020

Mr. Robert Rickman, Mayor  
City of Tracy  
333 Civic Center Plaza  
City of Tracy, CA 95376

Subject: Downtown Transit Oriented Development and Advancement of Efforts to Support Project Implementation

Dear Mayor and Councilmembers:

On behalf of the Tracy City Center Association (TCCA) board of directors, I write to convey full, unequivocal support for the City of Tracy's Downtown Transit Oriented Development (TOD) project. The City's efforts to plan TOD in the downtown area will create opportunities for additional jobs and housing within walking distance of the near-future Valley Link Station (at the "bow-tie" area near 6<sup>th</sup> Street and Central Avenue), and increase demand for shopping, restaurants, and services in the downtown area. The culmination of these benefits will be a more vibrant destination within the City and region. Our work and success as a property-based improvement district (PBID) over the last ten years is a testament of the community's desire to focus wholeheartedly on our City's core with a clear vision for the future.

As mentioned in the Downtown TOD project study, the City's return on investment will not only include increased revenue in the form of property and sales tax, but also in community character and quality of life as the downtown continues its evolution into a great place to live, work, eat, play, shop, learn, and socialize. For these reasons, TCCA gives it support for the Downtown TOD project, the near future development of key planning concepts, and strategically defined efforts to increase the number of higher density and mixed-use housing units within the TOD project area. If council agrees with respect to timing and ability to properly message/educate the voters, we are clearly supportive of placing this item on the November ballot, exempting Residential Growth Allotments (RGAs) specifically within the TOD project area. Without it, near-term synergistic development of the area on any feasible scale will be in jeopardy.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dino Margaros'.

Dino Margaros  
Executive Director



July 21, 2020

The Honorable Robert Rickman, Mayor  
City of Tracy  
333 Civic Center Plaza  
Tracy, CA 95376

**Subject: Support for Downtown Transit Oriented Development (TOD) Project**

Dear Mayor Rickman:

On behalf of the City of Livermore, I write to convey full support for the City of Tracy's Downtown Transit Oriented Development (TOD) project. The completion of the first phase of this important project is a key milestone in the advancement of a plan to create a vibrant and livable station area community for the Valley Link project. Importantly, the continued development of key planning concepts and efforts to support implementation of the TOD plan will further support the Valley Link project as a whole by positioning the project to successfully compete for state funding with requisite TOD requirements.

Valley Link will have immeasurable benefit to the residents of Tracy and the entire Northern California Megaregion. As a member agency, we appreciate all actions the City of Tracy will take to further advance the implementation of a TOD plan in support of the Valley Link project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Marc Roberts". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Marc Roberts  
City Manager