

## Stephanie Lopez

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**From:** Virginia Hammond <vmhammond@comcast.net>  
**Sent:** Wednesday, July 1, 2020 3:51 PM  
**To:** Council Meetings  
**Subject:** Comment on item 1, Unfinished Business on the July 2nd agenda.

July 1, 2020  
RE: ULL Proposal

From Virginia Hammond

I'm concerned by the process of this proposed ballot initiative being represented as an Urban Limit Line since the line being proposed is outside of Modesto's Sphere of Influence, thereby falling outside the standard definition. I am concerned about the lack of official communication with LAFCO and County Supervisors.

I'm disappointed that this council voted last November on motions directing staff to meet with surrounding communities and MACS to discuss a ULL and staff did not comply.

I am troubled that the City received maps in May of the Wood Colony area, one labeled north and one labeled south of landowners who were supportive, neutral, or undecided on an urban limit line. These maps are being circulated on social media and are worthy of discussion by this body.

March 10, 2020 this council gave its consent to the 2019 General Plan Annual Report to the State of California. Item 6.1a of this report is Urban Growth Policy Review Update "**None was conducted in 2019 due to the low level of development and large amount of developable lands within City Limits.**"

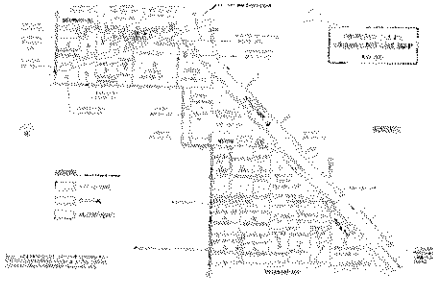
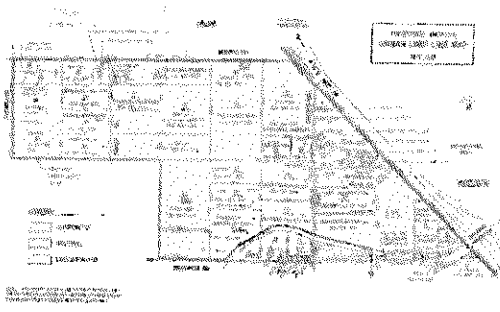
Who provided landowner maps to the city?

Who disclosed information about property owners?

Is there pressure or undue influence being placed to support the North and South map?

So why now is it so urgent to get this measure on the ballot, immediately amend the general plan and accept private development proposals?

I look forward to answers.



## Stephanie Lopez

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**From:** Todd Heinrich <trheinrichfarm@gmail.com>  
**Sent:** Wednesday, July 1, 2020 8:15 PM  
**To:** Council Meetings  
**Subject:** ULL

Mayor and Council Members,

Any ULL should protect all of Historic Wood Colony. Historic Wood Colony includes the property to the North of Beckwith which includes the Historic Wood Colony Cemetery and Brethren School.

The ULL in its current form is ill suited to match the needs of our community as a whole. I am not opposed to the principal of a ULL. Protecting farmland is of utmost importance. But protecting heritage is just as important. The Old German Baptist Brethren have lived in Wood Colony since the early 1900's. Leaving them out of this equation would be wrong and insensitive. These people do not normally speak up concerning fighting to preserve their land. They prefer prayer and fasting to vigorous debate. I feel strongly that I should speak up for them. They are my neighbors, they are my aunts and uncles, they are my cousins, they are my friends and family. Please consider the effects this process and the end result will have on those people and the people in the surrounding areas.

Todd & Rebecca Heinrich

## Stephanie Lopez

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**From:** Carie Wolf <radnurse4@comcast.net>  
**Sent:** Wednesday, July 1, 2020 9:04 PM  
**To:** Council Meetings  
**Subject:** Comments re: Meeting 7/2

Mayor Brandvold & Modesto City Council,

My husband & I live at 2900 Dakota Ave. We both have lived in Wood Colony our entire lives. I am 3rd generation out here & my husband is 2nd generation. Both of us attended Hart-Ransom as well as lol of our siblings & our 2 children.

We do not support ANY ULL west of Hwy 99 that would encroach into Wood Colony. Once we allow any type of ULL or encroachment, life as we all know it will be over. We have a very unique community out here. We all know each other, look out for each other, watch each other's houses ... I think you get the idea!

I personally asked the Mayor at the MAC meeting, "Why? Why do you have to rush this decision for this year?" He stayed so that Denny Jackman doesn't get an initiative on the ballot! Well let me inform you that Denny has no plans to place anything on the ballot. We all know there is primarily one landowner that is pushing for this to occur so he can make his pockets even deeper at our expense. If this is pushed through, let it be known that most think this is happening under the cover of COVID!

I'm asking you all to please clean up and utilize what you already have in your current boundaries and preserve the prime ag land that we currently enjoy.

Thank you for your time and we hope you will listen to all of us and deeply consider what you would be doing to many lives and livelihoods if you move forward with this ballot measure without doing further outreach that extends to all citizens of Wood Colony as opposed to 160 last-minute letters.

Sincerely,

Scott & Carie Wolf  
2900 Dakota Ave  
Modesto, CA 95358  
(209) 985-3414

Sent from my iPhone

## Stephanie Lopez

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**From:** Robin Hennings <hennings.robin9@gmail.com>  
**Sent:** Wednesday, July 1, 2020 9:44 PM  
**To:** Council Meetings  
**Subject:** Agenda Item: UNFINISHED BUSINESS #1

To Mayor Branvold and Modesto City Council Members,

I am a long-time resident of the historical Wood Colony area. It saddens me that the City is once again trying to upend this idyllic area where people enjoy the peace and quiet of rural life. Those of us who live here are not interested in being included within the city limits of Modesto. Granted, we are glad to have the benefits the city offers, just as city dwellers enjoy spending time roaming through our countryside. It is a mutually beneficial relationship.

You must consider that most of the landowners who wish to be annexed into Modesto do not actually reside in Wood Colony. Their quality of life will not be affected by the commercial development of the Beckwith Triangle and expanded areas.

Within the city limits of Modesto there exists many vacant lots and areas of blight, especially along the east side of Highway 99. So why jump over the highway to pave over the rich agricultural lands of Wood Colony? You have development projects and plans for the east side of Modesto that are still in flux or incomplete. Should you not take care of the problems you already have within your boundaries before you consider expanding elsewhere?

Wood Colony is unique in its heritage, agriculture, and community values. I am privileged to have been able to spend my 70 years of life here. I hope I will be able to preserve it for my grandchildren.

Thank you,

Robin Hennings

3737 Beckwith Rd.

## Stephanie Lopez

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**From:** sweetrncde@aol.com  
**Sent:** Thursday, July 2, 2020 1:49 AM  
**To:** Council Meetings  
**Subject:** Agenda Item: Unfinished Business: Follow-up Presentation and Discussion regarding potential Ballot Measure establishing an Urban Limit Line and Residential Limitation Area for the City of Modesto, for the November 2020 Election

In response to Agenda Item: Unfinished Business: Follow-up Presentation and Discussion regarding potential Ballot Measure establishing an Urban Limit Line and Residential Limitation Area for the City of Modesto, for the November 2020 Election.

Dear Mayor Brandvold and Councilmembers,

I, like many who make Wood Colony our primary homes and family farms, am emphatic that NO part of our Historic Wood Colony Community boundaries be inside any of Modesto City's Urban Limit Line (ULL) and implore you to stop this proposal and encourage Modesto City to focus growth and development within their current boundaries and look to the east where lessor fertile soils exist for future expansion if warranted. The ULL proposed by Mayor Ted Brandvold would only accomplish a tremendous negative impact on the entire Historic Wood Colony farming community, systematically dismantling our current and future agriculture economy and way of life, while destroying irreplaceable prime farming soils unique to the Wood Colony farmlands. As far back as 1869, the Wood Colony farming community has preserved its rural way of life, demonstrated by the many multi-generational families that reside here, embracing the responsibilities of agriculture and conservation over its soils, aquifers and contributing to the Central Valley agricultural economic landscape. The Beckwith/Dakota triangle currently uniquely serves as a crucial protective gateway into the western acreages of Wood Colony's orchards, vineyards, row-crops, dairy's, nurseries and other ag-friendly entities. If this gateway is lost to urbanization as your ULL proposes, it will be the beginning of a rapid demise of our Historic Wood Colony farming community and within a matter of time, no ULL will prevent the western acreages from following.

Additionally the COVID shutdowns have greatly disadvantaged our communities from being able to attend the proper open meetings this very serious proposal deserves and this is not an appropriate time to expect all stakeholders to be at a capacity to fully engage. Furthermore, the Modesto City Council has not made appropriate efforts to officially communicate or involve our Wood Colony MAC as previously understood should happen pre-COVID, instead, in spite of COVID, planning meetings for this proposal has continued behind closed doors and with some landowners that primarily do not have primary residence in our community as evident by the ULL proposal and a submitted landowner map being in sync.

This ULL proposal should not be pushed forward, instead at the very least be postponed until all stakeholder community members can equally participate in fair and open meetings.

I implore you to please keep ALL of our Historic Wood Colony farming community boundaries (as represented by the Wood Colony MAC footprint) outside of Modesto City ULL and/or any other future boundaries.

Very Sincerely,

Lina L. Alldredge  
Historic Wood Colony Resident & Farmer

Wood Colony Municipal Advisory Council Board Member  
2612 Finney Road, Modesto (Wood Colony), CA, 95358

## Stephanie Lopez

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**From:** Lori Wolf <lori\_wolf52@yahoo.com>  
**Sent:** Thursday, July 2, 2020 8:02 AM  
**To:** Council Meetings  
**Subject:** ULL Workshop Comments

Mayor Brandvold and Council Members,

There are a couple of items that were not addressed during the first workshop on June 25, 2020. When this topic is referenced on the agenda there seems to be no dollar figure associated with the costs involved in putting this on the ballot. However in the Minutes of the COM Council Agenda Report - Date of Meeting Jan 17, 2014 specifically states a fiscal impact of \$90,216 to \$ 283,033 in costs to place a ULL on the ballot. Also \$ 20,000 - 30,000 as costs for CEQA. Is this still true as of today?

I appreciate the comments from Council Members in regards to 'rushing' this process. Why is there a need to add another layer of planning restrictions until the Comprehensive General Plan update is done? I kept hearing the word compromise being thrown out during questions from the Council Members. That implies bargaining behind closed doors.

Members of the Wood Colony Community have been reaching out to the Council ever since 2014 in so many ways. Because of COVID the lack of outreach (through no fault of the City) could be accomplished given more time. It seems as though the threat of another Measure I has pushed this issue to the forefront.

What can the possible harm be to give this two more years to be thoroughly vetted?

*Respectfully,  
Lori Wolf*

209-578-0898 home  
209-479-8030 cell

## Stephanie Lopez

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**From:** Lisa Braden <lbraden@mycvre.com>  
**Sent:** Thursday, July 2, 2020 9:24 AM  
**To:** Council Meetings  
**Subject:** Wood Colony ULL

Mayor, Council Members

I urge you to take the time and not rush to get this on the November ballot.

This is something that will effect many aspects of Wood Colony and you as a council have not taken the time for any public outreach or input from residents throughout the community nor even considered how this will effect our daily lives. Only thing you are considering is a couple landowners who don't even live in Wood Colony and what they want. Look at the Tivoli Project what is happening with it? Nothing because of the costs that it takes for projects like development fees, sewer, water, utilities, streets, traffic, public safety services and I could keep going on but you all know the facts.

Now is not the time first to make a decision like this second the economy with what is going on with Covid things will never be the same businesses are closing why in the world would you want to build industrial parks and commercial buildings.

Remember this is an election year really honestly think about your decision and how the residents of the city will react to the wrong decision.

Thank you

Lisa Dovichi-Braden

Lisa Dovichi-Braden, Realtor  
RE/MAX Executive  
209-484-9533  
[www.LisaBradenHomes.com](http://www.LisaBradenHomes.com)  
BRE# 01780713

## Stephanie Lopez

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**From:** Lani Turner <lmt12@att.net>  
**Sent:** Thursday, July 2, 2020 9:28 AM  
**To:** Council Meetings  
**Subject:** Council Workshop: UNFINISHED BUSINESS Item #1

Council Members,

Holding workshops and meetings concerning matters of such importance while the public cannot attend is an effort to silence our voices. Our attendance at these forums and ability to speak to you in person is the only truly effective tool at our disposal to implore you to not include Wood Colony in your ULL. We have no vote against it if it is placed on the ballot. Our freedom of speech has been muted and you are all too aware that this will work in your favor to quietly redraw your city maps. In 2014 residents and supporters of Wood Colony packed to overflow capacity the council chamber. Every person that wanted to speak was allowed their 3 minutes. The council members must have felt the emotion, passion and frustration of the people that wanted to save prime farmland, their homes and a way of life that the council was so anxious to destroy. The council saw it in the faces of people and heard it in the inflection of their voices. Words read by someone that has no feelings for the issue is not the same.

Please table this plan until we can once again join you in the council chambers to let you hear our voices of opposition to your plan.

Regards,  
Scott & Lani Turner  
Wood Colony

## Stephanie Lopez

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**From:** Penelope J. Miller <penelope.miller@bhhsdrysdale.com>  
**Sent:** Thursday, July 2, 2020 10:53 AM  
**To:** Council Meetings  
**Cc:** Lisa Braden  
**Subject:** 07/02/2020 City Meeting on Urban Limit Line

Dear City Council Members,

I strongly oppose a Urban Limit Line in the Historic Wood Colony Farmlands. T

Respectfully,

*Penelope J. Miller*

Broker Associate  
Certified Residential Specialist  
Berkshire Hathaway Home Services | Drysdale Properties  
DRE# 01145034  
131 W. Main Street  
Ripon, Ca. 95366  
Direct 209-996-8334  
[penelope.miller@bhhsdrysdale.com](mailto:penelope.miller@bhhsdrysdale.com)  
<http://penelopejmiller.com>

IMPORTANT NOTICE: Never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct.

## Stephanie Lopez

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**From:** genace1@aol.com  
**Sent:** Thursday, July 2, 2020 8:59 AM  
**To:** Council Meetings  
**Subject:** Fwd: July 2nd meeting agenda item 1

Mayor and Members of the Modesto City Council,

I am Bill Genasci, and I am sending this email in support of the Urban Limit Line proposal. My family has owned this property, which is inside the ULL, for over 70 years. I have lived my entire life here. Like many of the landowners inside the line, we also own several other parcels in what is now considered Wood Colony.

The reasons for putting this issue on the ballot are numerous. Growth for Modesto has been stagnant for many years. The area West of Highway 99, with its access to the freeway and multiple overpasses, would be the ideal area to attract development. This would create jobs, expand the tax base for Modesto, and possibly provide some affordable housing in an area where there is little, if any. It will also protect the rest of Wood Colony for many years. A true compromise.

The main opposition will be directed by the Wood Colony MAC. They infer they represent all the landowners in the 15,000 plus acres the MAC now covers. The fact that an overwhelming majority of the landowners inside the proposed ULL are in favor of this proposal lays waste to the notion that they speak for the entire area. I would suggest that many of the farmers outside the ULL have never been contacted as to how they feel about any MAC issues.

I would urge you to put this measure on the November ballot and give the people of Modesto the opportunity to direct their future.

Respectfully Submitted,

Bill Genasci

## Stephanie Lopez

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**From:** John Grover <johng@jagrover.com>  
**Sent:** Wednesday, July 1, 2020 4:59 PM  
**To:** Council Meetings  
**Subject:** Wood Colony - ULL

Dear Ms. Lopez,

My wife and I have been residents of Modesto for many decades. Both of our families lived, farmed and worked in Wood Colony, some family members dating back to their arrival here in 1906. My wife was born and raised on North Avenue between Dakota Avenue and the freeway and I was raised on Dakota Avenue between Beckwith Road and the freeway. We're both now 67 years old so we've been in this community a long time. Our roots run deep in Wood Colony and we love our life here. We live in Wood Colony today on North Avenue, own property on Dakota Avenue and have many family members and friends that live here as well.

Now, we have a rare opportunity to limit how far growth will encroach into Wood Colony yet still allow the City of Modesto to enlarge its borders to allow for measured, controlled growth. Growth that will allow for desperately needed jobs for our community and try to achieve a balance between jobs and growth, and the preservation of farmland and a way of life. We were not in favor of growth into Wood Colony when the lines were drawn deep into our community as the last proposal showed. With the new ULL now reduced and kept close to highway 99 and to the city of Salida we can now say that we support this common sense approach that acknowledges and includes both those that want to limit growth, and those that want jobs for our community. This proposal is a good compromise, one that may not be available again to our community for decades to come. Some 85% of those property owners in the designated zone are in favor of this proposal. Most of these property owners, like us, are property owners with three or four generations of family living in this area. My great uncle planted the famous giant walnut tree at the corner of Dakota Avenue and North Avenue. We now live within sight of this grand tree and love that the new plan keeps this heritage tree safe.

Please vote yes to send this to the voters in November. The citizens of our community deserve the right to vote on this crucial opportunity for a better future.

Thank you,  
John and Linda Grover

## Stephanie Lopez

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**From:** Anthony Ratto <aratto@RattoBros.com>  
**Sent:** Wednesday, July 1, 2020 7:28 PM  
**To:** Council Meetings  
**Subject:** July 2nd meeting, Agenda Item 1

Good Morning Modesto City Council,

As a 4th generation farmer in the Wood Colony Area the proposed ULL Measure achieves two simultaneous goals. It allows our family to farm while giving an opportunity for others to develop. Land owners should be given the opportunity to chose what their land is used for. This Measure would allow the City to become bigger, stronger and more financially stable. During this Global crisis the Council must take bold steps to cement a brighter future for all of us. Both inside and outside the proposed ULL. Please put this measure on the ballot and allow the Citizens of Modesto to have a voice in determining the future of their City.

Regards,  
Anthony Ratto  
Ratto Bros., Inc.

## Stephanie Lopez

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**From:** Andrew Genasci <agenasci@CFBF.com>  
**Sent:** Wednesday, July 1, 2020 8:17 PM  
**To:** Council Meetings  
**Cc:** Mayor; Tony Madrigal; Kristi Ah You; Bill Zoslocki; Jenny Kenoyer; Douglas Ridenour  
**Subject:** July 2nd, 2020 Meeting, Agenda Item 1

Mayor and Members of the Modesto City Council,

I am writing this in support of placing the Urban Limit Line Measure on the November 2020 ballot. The Genasci family has been farming in the Wood Colony area of Modesto for over four generations, more than 100 years. It is with great sadness that I have repeatedly read and heard comments referring to the farmers who have land inside of the proposed Urban Limit Line, as "greedy" farmers who are only looking to get out of the industry. I respectfully disagree, for my family, nothing could be further from the truth! Like most of the farming landowners inside the proposed Line, the Genasci family farms other properties that are not included in this measure. It is the certainty, a rare commodity in this day and age, of protection of the majority of our lands in Wood Colony for the foreseeable future that makes this a win for our family. This is also a win for Modesto, this measure will expand its' economic base with property that is adjacent to both freeway and rail access, property that is highly sought after by businesses that will bring much needed jobs to our area. On a personal note, our family has fallen into the trap that many multi-generational farms face, there is simply not enough business to keep the fourth generation involved. This measure may be the last chance that I have to return to production agriculture fulltime, this Line could enable our family to expand, and God willing, the Genasci family to farm in the Wood Colony area for the next 100 years. This is truly a win for Modesto, for the continued protection of Wood Colony, and the next generation of Modesto area farmers!

Respectfully Submitted,

Andrew Genasci  
Fourth Generation California Farmer

## Stephanie Lopez

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**From:** Ron Ratto <raratto@RattoBros.com>  
**Sent:** Wednesday, July 1, 2020 9:32 PM  
**To:** Council Meetings  
**Subject:** July 2 Council Meeting at 1000 am, Agenda Item 1

Greetings to City Council Members:

I am a member of a farming family that has produced crops in the Modesto area since the 1960's, and I write to urge you to give your full consideration to the proposal to expand the Urban Limit Line and make a substantial land area available to the future of Modesto. The expanded area is well located to access existing city and regional infrastructure and will provide a planning attraction for many kinds of land uses. An expanded land base in the city will provide opportunities on all counts for employment, housing, business development, municipal services and tax revenues. Over 80% of the landowners (mostly farmers) are supportive of the proposal. Please vote to place the Urban Limit Line proposal on the ballot. By doing so, you will give the citizens of Modesto their say about the City's future.

Sincerely yours,  
Ron Ratto

## Stephanie Lopez

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**From:** Aol <jamesbogetti@aol.com>  
**Sent:** Wednesday, July 1, 2020 9:54 PM  
**To:** Council Meetings  
**Subject:** [BULK] July 2nd meeting agenda item 1

**Importance:** Low

Dear City Clerk,

I am writing you this letter in favor of the Urban Limit Line. Throughout the 37 years I have been living in the Modesto area I have witnessed many good hard working citizens of Modesto move out of the area only because of the lack of Job opportunities and Housing. The Urban Limit Line measure is a fair balance of preserving Farm Land and creating a chance to develop which will allow many Modesto citizens a chance to prosper. All the people of the city of Modesto deserve a chance to vote on how they can help provide more opportunities for generations to come.

Sincerely, James Bogetti

Sent from my iPhone

## Stephanie Lopez

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**From:** MIGUEL ANGEL GARCIA <sanmiguelito@sbcglobal.net>  
**Sent:** Wednesday, July 1, 2020 11:03 PM  
**To:** Mayor; Tony Madrigal; Kristi Ah You; Bill Zoslocki; Douglas Ridenour; Council Meetings  
**Subject:** ULLLM

I've been a resident of the Modesto area since 1970; and I am sending this email to you today to VOTE YES on the proposal for Urban Limit Line...

- The Urban Limit Line Measure allows the City of Modesto to increase economic development and job opportunities, while protecting prime farmland.
- Approval of the Urban Limit Line Measure will provide a long overdue spark to economic and job development in Modesto.
- Our Modesto community needs jobs and affordable housing to offset record unaffordable rents in our area.
- Please let the people of the city of Modesto decide their future by voting to approve placement of the Urban Limit Line on November 2020 ballot.

Miguel Garcia

## Stephanie Lopez

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**From:** William Lyons <wejl Lyons@yahoo.com>  
**Sent:** Thursday, July 2, 2020 6:57 AM  
**To:** Council Meetings  
**Subject:** July 2nd meeting Agenda item # 1

Dear Council Members,

My name is Billy Lyons and I have been a resident in Modesto for 40 years. I own land within the proposed Urban Limit Line and live outside of it in Wood Colony off Blue Gum Avenue. I respectfully request you vote to put the Urban Limit Line proposal on the November ballot to let the voters of Modesto decide. This proposal allows those who want to develop in the future do so, while protecting 94% of the agricultural and the rural areas of Wood Colony. Modesto continues to lose industry opportunities and jobs to its sister City's due to the lack of readily available land along a transportation corridor. We need responsible economic growth to create jobs, generate taxes and create low income housing. This will help offset our high unemployment rates, save Modesto police officer and firefighter jobs and help to bring down unaffordable rents. This is a fair deal that solves and puts the Wood Colony / Modesto growth debate to rest. Don't let a small few loud voices determine the future of our Modesto Community as a whole. Please vote yes to put the proposal on the ballot and let the people of Modesto decide. If not we will be debating our economic growth for another 25 years without getting anything accomplished.

Sincerely,

Billy Lyons

Resident of Wood Colony

## Stephanie Lopez

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**From:** Adrian Garcia <aj49er@sbcglobal.net>  
**Sent:** Thursday, July 2, 2020 7:46 AM  
**To:** Mayor; Tony Madrigal; Kristi Ah You; Bill Zoslocki; Jenny Kenoyer; Douglas Ridenour; Council Meetings  
**Subject:** ULLLM

I have been a resident in the Modesto area since 1989 and I am sending you this email today to vote YES on the proposal for Urban Limit Line.....

- The Urban City Limit Line Measure will increase economic development and job opportunities in The City of Modesto all while protecting farmland.
- The Urban City Limit Line Measure places the economic future to be determined by the people of Modesto.
- The jobs and affordable housing the Urban City Limit Line Measure will bring will help offset record unaffordable rents in out area.

-Adrian Garcia

Sent from my iPhone

## Stephanie Lopez

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**From:** Veronica Maldonado <vmaldie@gmail.com>  
**Sent:** Thursday, July 2, 2020 8:01 AM  
**To:** Mayor  
**Cc:** Tony Madrigal; Kristi Ah You; Bill Zoslocki; Jenny Kenoyer; Douglas Ridenour; Council Meetings  
**Subject:** ULLM

I've been a resident in Modesto for 35 years. I'm emailing you to vote YES on the proposed Urban Limit Line Measure...

- The Urban Limit Line measure is a compromise that allows landowners in the Wood Colony region who would like the opportunity to develop to do so, while preserving farmland and the rural way of life for landowners who do not. Approximately 85% of the landowners inside the Urban Limit Line are supportive of City's draft proposal.

Thank you,  
Veronica Maldonado

## Stephanie Lopez

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**From:** Cary Davis <cary.davis@aol.com>  
**Sent:** Thursday, July 2, 2020 8:12 AM  
**To:** Council Meetings  
**Subject:** Fwd: Urban Limit Line Proposal

Good morning Stephanie Lopez,

My apologies for not having previously placed you on copy. Please see below.

Cary Davis

Begin forwarded message:

**From:** Cary Davis <cary.davis@aol.com>  
**Date:** July 1, 2020 at 22:14:41 PDT  
**To:** "mayor@modestogov.com" <mayor@modestogov.com>  
**Subject:** Urban Limit Line Proposal  
**Reply-To:** Cary Davis <cary.davis@aol.com>

Dear Mayor Ted Brandvold,

My name is Cary Davis and I am a lifetime resident of Modesto, I am sending you this letter to ask you vote yes to supporting the Urban Limit Line proposal.

Over the course of my lifetime I have seen much growth in Modesto; unfortunately over the past 15 years there has been a considerable stall to its growth and economic development.

While Modesto boasts the largest city in Stanislaus, it substantially fails in being able to support its residents as well as successfully attract the sub-cities and their residents. The Urban Limit Line proposal allows for a much needed boost of development and employer growth.

The Urban Limit Line proposal has the support of approximately 85% of its residents; this is the long awaited compromise that the Wood Colony region has asked for. The proposal allows those who want development an opportunity; and, those who prefer to farm an ability to do so.

I appreciate your time and consideration,

Cary Davis

## Stephanie Lopez

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**From:** Rod Kootstra <rod.kootstra@verizon.net>  
**Sent:** Wednesday, July 1, 2020 9:46 PM  
**To:** Council Meetings  
**Subject:** Agenda Item 1 - City Council Meeting, Thursday, July 2, 2020  
**Attachments:** ULL Petition.pdf; Wood Colony Map 1.pdf; Wood Colony Map 2.pdf

Dear Mayor and Members of the City Council of Modesto,

My name is Rod Kootstra, and I am the General Manager of our family farm located at 3207 Dakota Avenue.

My grandfather Samuel sold the farm to my parents John & Alice Kootstra, who lived on the farm for 50 years, raising six children in the process. I spent the first 20 years of my life on the farm and consider myself a farm boy.

My family and I support the inclusion of our farm in the proposed Urban Limit Line you are considering.

In fact, **82.4%** of the property owners in the portion of Wood Colony included in the Urban Limit Line are supportive of this proposal.

For the record, I am attaching the following:

- 1) A petition signed by the above mentioned property owners,
- 2) Wood Colony Map 1
- 3) Wood Colony Map 2

Please note, the yellow colored map parcels indicate landowners who support the Urban Limit Line.

Also, take special note, **the map is mostly yellow.**

I know that some landowners outside of the proposed urban limit line may be opposed. However, this proposal doesn't impact their land usage whatsoever. It does not mandate either the development or sale of their property. If it were possible, they could continue farming forever.

I respect their property rights and wish they would respect the property rights of my family and the other petitioning landowners.

I also want you to know that the Wood Colony MAC does NOT represent all Wood Colony landowners. For your information, that group has never reached out for the opinion of myself or my family. They do not represent me or the 82.4% of property owners within the proposed ULL, as identified in the attachments (petition and maps).

Utilizing this prime industrial / commercial development area, with access to freeway and rail transportation, will create jobs and greatly benefit the future of the City of Modesto.

Sincerely,

Rod Kootstra



Thomas H. Terpstra  
terpstra@thtlaw.com

May 14, 2020

Honorable Mayor Ted Brandvold  
City of Modesto  
P.O. Box 542  
Modesto, California 95354

Re: *Proposed Urban Limit Line*

Dear Mayor Brandvold:

Attached for your consideration are petitions signed by landowners who support having their property included within the Modesto City Council's proposed "Urban Limit Line" boundary. Many of the landowners have been working cooperatively since the Urban Limit Line concept was discussed by the City Council, in an effort to determine the level of public support.<sup>1</sup> After much discussion and deliberation, these landowners are united in their belief that a strategically placed Urban Limit Line will promote job creation, affordable housing, and solidify the economic future of the City and region. Concurrently, the City could focus on agricultural land preservation programs and policies for properties located outside of the Urban Limit Line boundary, thus maintaining the long-term viability of family farms in those areas.

The attached petitions demonstrate the overwhelming support of the landowners to the placement of the "Urban Limit Line Measure" on the November 2020 ballot. The attached illustrative maps (proposed North and South "Urban Limit Line Map") show an approximate total area of 1,164.02 acres for inclusion within the proposed Urban Limit Line boundary. In terms of public support, the maps and petitions depict the following:

- Landowner Supportive: 959.65 acres; 82.44%
- Landowner Neutral: 77.55 acres; 6.66%
- Landowner Unconfirmed: 126.82 acres; 10.90%

It is also worth noting that the subject properties lie within the Wood Colony Municipal Advisory Council's ("MAC") 15,500 acre boundary. As shown on the enclosed map entitled "Wood Colony Map", the subject properties represent 7.5% of the total area within the MAC boundary, thereby preserving and protecting 92.5% (14,336+ acres) of Wood Colony.<sup>2</sup>

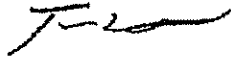
<sup>1</sup> While my office represents landowners and other interested parties in this area, we obviously do not represent ALL of the landowners. Nonetheless, we are submitting the petitions and illustrative maps as an accommodation to the landowners.

<sup>2</sup> Please note that the signatures shown on the attached petitions have been merged for ease of reference, and the original signatures are on file.

May 14, 2020  
Page 2 of 2

Should you have any questions or require additional information, please do not hesitate to contact me at 209-599-5003 or [tterpstra@fhtlaw.com](mailto:tterpstra@fhtlaw.com).

Sincerely,



Thomas H. Terpstra  
Attorney at Law

Enclosures

Cc: City Manager Joe Lopez  
Planning Director Jaylen French

SUMMARY

	Support	Neutral	Unconfirmed	Total
North (Acreage)	710.98	64.84	108.43	884.25
South (Acreage)	248.67	12.71	18.39	279.77
Totals in Acreage	959.65	77.55	126.82	1164.02
Percentages	82.44%	6.66%	10.90%	100.00%

## North

May 12, 2020						
	Name	APN	Acreage	Support	Neutral	Unconfirmed
1	O'Sullivan	012-010-013	9.84	9.84		
2	O'Sullivan	012-010-014	9.84	9.84		
3	Ambrose	012-010-012	29.54			29.54
4	Ratto	012-010-005	29.70	29.70		
5	Paioni	012-010-007	15.19	15.19		
6	Paioni	012-010-008	0.20	0.20		
7	Castaneda/Hurtado	012-010-009	4.36			4.36
8	Church of Jesus Christ L.D.S.	012-010-018	19.70		19.70	
9	Burrage/Sonke/Vander Veen	012-010-022	19.40			19.40
10	Sonke/Mouw	012-010-021	20.00			20.00
11	Williams	076-026-017	1.00			1.00
12	O'Brien Development Co.	076-026-023	37.67	37.67		
13	Parker/Genasci/Shafer	076-026-006	19.77	19.77		
14	Genasci/In N Out Ag Services	076-026-005	60.00	60.00		
15	Genasci	076-026-013	39.86	39.86		
16	Pirrone	076-027-002	78.50	78.50		
17	Langley	076-026-018	1.00			1.00
18	Van Konynenburg	076-026-020	79.09	79.09		
19	Clasby	076-027-003	20.00	20.00		
20	Lin	076-027-006	20.29	20.29		
21	Franklin/Wenger/Innes	076-027-011	30.92			30.92
22	Zylstra	076-026-003	54.70	54.70		
23	B/H School	076-026-028	12.00		12.00	
24	Wood Colony Cemetary	076-026-029	7.81		7.81	

## North

	Name	APN	Acreage	Support	Neutral	Unconfirmed
25	Beckwith Dakota LLC	076-027-004	31.35	31.35		
26	Kootstra	076-027-005	23.20	23.20		
27	Grewal	076-068-016	9.00	9.00		
28	O'Sullivan	076-068-015	13.00	13.00		
29	Grover	076-032-024	0.77			0.77
30	Grover	076-032-025	0.48			0.48
31	Grover	076-032-023	12.23	12.23		
32	Nevada Asset Management	076-032-001	11.44	11.44		
33	Nevada Asset Management	076-032-027	10.09	10.09		
34	Beckwith Dakota LLC	076-032-026	21.22	21.22		
35	Catholic Cemetary	076-032-011	25.33		25.33	
36	Beckwith Dakota LLC	076-032-012	73.74	73.74		
37	Beckwith Dakota LLC	076-032-005	4.50	4.50		
38	Miller Ranch	076-032-021	17.71	17.71		
39	Dunlop	076-032-022	0.95	0.95		
40	Kem	076-032-019	6.50	6.50		
41	Kem	076-032-018	1.40	1.40		
42	Apodaca	076-032-020	0.96			0.96
<b>TOTALS</b>			884.25	710.98	64.84	108.43
				80.40%	7.33%	12.26%
				<b>Support</b>	<b>Neutral</b>	<b>Unconfirmed</b>

## South

May 12, 2020						
	Name	APN	Acreage	Support	Neutral	Unconfirmed
1	Santillan	005-032-029	0.43	0.43		
2	Blickenstaff	005-032-028	9.96	9.96		
3	Blickenstaff	005-032-025	4.17	4.17		
4	McNally/Yost	005-032-032	1.24			1.24
5	Vang/Yong	005-032-031	4.62	4.62		
6	Vang/Vong	005-032-027	4.26	4.26		
7	Lu Good Fortune Inv.	005-034-025	3.37	3.37		
8	Lu Good Fortune Inv.	005-034-003	7.63	7.63		
9	Bellasorte	005-034-001	0.84			0.84
10	Kem	005-034-024	2.12	2.12		
11	Lawson	005-034-005	2.00	2.00		
12	Lawson	005-034-004	5.80	5.80		
13	Top Notch Kennels	005-034-020	0.36		0.36	
14	Top Notch Kennels	005-034-021	1.11		1.11	
15	Maze Animal Hospital	005-034-027	2.21	2.21		
16	O'Brien	005-034-026	22.13	22.13		
17	Overholtzer	005-034-022	4.04	4.04		
18	Sekhon	005-034-023	10.00	10.00		
19	Layne	005-035-004	4.90	4.90		
20	Driver/Driver Farms	005-035-005	14.31			14.31
21	Lucchesi	005-035-006	0.46			0.46
22	New Horizon Properties	005-038-013	24.26	24.26		
23	Goldstein	005-038-011	1.54			1.54
24	Lynch	005-059-001	11.24		11.24	

## South

	Name	APN	Acreage	Support	Neutral	Unconfirmed
25	Driver Farms	005-054-002	12.57	12.57		
26	Beckwith Dakota LLC	005-054-003	9.27	9.27		
27	Beckwith Dakota LLC	005-054-007	4.67	4.67		
28	Farmland LLC	005-052-005	9.97	9.97		
29	Green Growers	005-052-006	10.07	10.07		
30	Farmland LLC	005-052-007	9.19	9.19		
31	Green Growers	005-052-008	9.17	9.17		
32	Beckwith Dakota LLC	005-054-004	13.75	13.75		
33	Beckwith Dakota LLC	005-054-006	4.70	4.70		
34	Ciccarelli	005-052-009	9.89	9.89		
35	Ciccarelli	005-052-010	9.57	9.57		
36	Ciccarelli	005-052-011	9.58	9.58		
37	Ciccarelli	005-052-012	9.57	9.57		
38	Green Growers	005-053-001	14.80	14.80		
		<b>TOTALS</b>	<b>279.77</b>	<b>248.67</b>	<b>12.71</b>	<b>18.39</b>
				<b>88.88%</b>	<b>4.54%</b>	<b>6.57%</b>
				<b>Support</b>	<b>Neutral</b>	<b>Unconfirmed</b>

The undersigned are landowners within the area shown on the attached 'Urban Limit Line Map'. Our property, along with similarly situated parcels, is located within a strategic area along the State Highway 99 corridor that is critical for job creation and the economic future of the City and the region. We offer our support for the Modesto City Council's recent consideration of a ballot measure whereby the voters would establish an Urban Limit Line consistent with the proposed 'Urban Limit Line Map'. A strategically placed Urban Limit Line will enable the City to undertake detailed planning and infrastructure studies for properties within the Urban Limit Line boundary in order to maximize their development potential. Concurrently, the City could focus on agricultural land preservation programs and policies for properties located outside of the Urban Limit Line, thus maintaining the long-term viability of family farms in those areas.

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A.P.N.	PRINT NAME	SIGNATURE
076-032-022	Paula Dondos	<i>Paula Dondos</i>
076-032-022	Charlotte Dondos	<i>Charlotte Dondos</i>
005-032-031	YING LI YANG	<i>Ying Li Yang</i>
005-032-031	MAN YUN WU	<i>Man Yun Wu</i>
005-032-031	NYET YONG	<i>Nyet Yong</i>
005-032-031	JENNY YONG	<i>Jenny Yong</i>
005-054-006	Katie Paris	<i>Katie Paris</i>
005-032-027	YING LI YANG	<i>Ying Li Yang</i>
005-032-027	MAN YUN WU	<i>Man Yun Wu</i>
005-032-027	NYET YONG	<i>Nyet Yong</i>
005-032-027	JENNY YONG	<i>Jenny Yong</i>
076-032-004	Charles Lyons	<i>Charles Lyons</i>

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A.P.N.	PRINT NAME	SIGNATURE
076-032-026	James Bogeth	<i>[Signature]</i>
076-032-026	Dean Bogeth	<i>[Signature]</i>
076-032-026	Antone Bogeth	<i>[Signature]</i>
076-032-026	Michael Conover	<i>[Signature]</i>
076-032-026	Mary Jakovickas	<i>[Signature]</i>
076-032-026	Michelle Lee	<i>[Signature]</i>
076-032-026	<i>[Signature]</i>	<i>[Signature]</i>
076-032-026	LYNNE BOGETTI	<i>[Signature]</i>
076-032-026	Jane Conover	<i>[Signature]</i>
076-026-006	Edwin Genasci	<i>[Signature]</i>
076-026-006	Dorothy Parker	<i>[Signature]</i>
076-026-006	Janet Shaffer	<i>[Signature]</i>










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A.P.N.	PRINT NAME	SIGNATURE
076-037-002	McPitro Vineyards	Alfred M. Pitro
076-037-006	JOAN LIM	JOAN LIM
076-037-006	SHANE-YEU-LIM	Shane-Yeu-Lim
076-032-026	MICHAEL CASBY	Michael Casby
076-032-026	San Bazzani	San Bazzani
076-032-026	Louise Bonetti	Louise Bonetti
076-032-026	Eirabehn Bondi	Eirabehn Bondi
076-032-026	Jameen Mendes	Jameen Mendes
005-054-006	BESS LYONS	BESS LYONS
076-032-001	NEURADA ASSAD	NEURADA ASSAD
076-032-023	John Gloor	John Gloor
013-010-005	Ras Rato	Ras Rato
005-054-006	BE LYONS	BE LYONS











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A.P.N.	PRINT NAME	SIGNATURE
076-008-005	John O'Sullivan	
076-022-005	John O'Sullivan	
076-032-004	John O'Sullivan	
005-054-003	Katú Paris	
076-027-004	Tyler Lyons	
076-027-004	Miss Lyons	
076-026-002	Michael E. O'Brien	
076-026-003	Michael E. O'Brien	
076-026-003	John O'Sullivan	
076-027-004	Ed Lyons	
005-054-003	Elizabeth Borelli	
005-054-003	Jamie Mendes	

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A.P.N.	PRINT NAME	SIGNATURE
076-021-004	LYANNE BOGETT	
076-021-004	Ayrene Bogth	
076-027-004	DREW BOGTH	
076-021-004	James Bogett	
076-021-004	Michael Conover	
076-027-004	Mary Jakovickas	
076-021-004	Michelle Lee	
076-027-004	Mae Conover	
076-027-004	Jane Conover	
023-024-023	Jaswant Sekhon	

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A.P.N.	PRINT NAME	SIGNATURE
076-021-005	James Geniesi	<i>James Geniesi</i>
076-026-002	Donna Geniesi	<i>Donna Geniesi</i>
076-026-005	Tom Geniesi / In trust by Seamus	<i>Tom Geniesi</i>
076-021-015	Edwin Geniesi	<i>Edwin Geniesi</i>
005-054-007	Katrina Lyons	<i>Katrina Lyons</i>
076-032-012	Tyler Lyons	<i>Tyler Lyons</i>
005-054-002	Billy Lyons	<i>Billy Lyons</i>
005-052-002	Castano Santivan	<i>Castano Santivan</i>
005-054-002	Ad Lyons	<i>Ad Lyons</i>
005-054-003	Jim Sytski	<i>Jim Sytski</i>
005-054-003	Louise Boratti	<i>Louise Boratti</i>
005-054-004	Charles Lyons	<i>Charles Lyons</i>

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A.P.N.	PRINT NAME	SIGNATURE
005-054-007	Matthew Patrick Lyons	<i>Matthew Lyons</i>
076-026-013	William Gennesi	<i>William Gennesi</i>
076-026-013	Susan Gennesi	<i>Susan Gennesi</i>
005-054-006	San Bagebni	<i>San Bagebni</i>
005-054-006	Luizze Boggetti	<i>Luizze Boggetti</i>
076-027-005	Rodney Dean Koobler	<i>Rodney Dean Koobler</i>
005-054-006	Elizabeth Borchi	<i>Elizabeth Borchi</i>
005-054-006	Jamian Mendes	<i>Jamian Mendes</i>
005-054-002	LYNNAL QUESNOLTER	<i>Lynnal Quesnolter</i>
005-054-007	Charles Lyons	<i>Charles Lyons</i>
076-022-027	NEUNNA KASST	<i>Neunna Kasst</i>







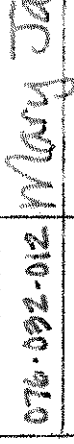

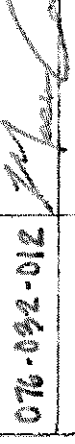


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A.P.N.	PRINT NAME	SIGNATURE
005-052-009	Jean Ciccarelli	Jean Ciccarelli
005-052-010	Jean Ciccarelli	Jean Ciccarelli
005-052-011	Jean Ciccarelli	Jean Ciccarelli
005-052-012	Jean Ciccarelli	Jean Ciccarelli
076-052-026	Katie Paris	Katie Paris
<del>005-054-007</del>	Tyler Lyons	Tyler Lyons
076-027-005	Brian Kootstra	Brian Kootstra
076-092-012	Jan Boyetti	Jan Boyetti
076-092-012	Louise Boyetti	Louise Boyetti
005-054-004	Dianne Wulfsberg	Dianne Wulfsberg
076-092-012	Elizabeth Boruli	Elizabeth Boruli
076-092-012	Jameer Mendes	Jameer Mendes



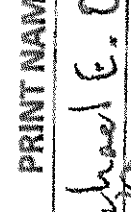



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A.P.N.	PRINT NAME	SIGNATURE
05-054-006	Matthew Patrick Lyons	
076-032-012	LYNNE BOGETTI	
076-032-012	James Bogetti	
076-032-012	Antone Bogetti	
076-032-012	Drew Bogetti	
076-032-012	Michael Conover	
076-032-012	Mary Jakovickas	
076-032-012	Michelle Lee	
076-032-012	Paul Conover	
076-032-012	Jane Conover	
005-034-004	Scott Loyne	

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A.P.N.	PRINT NAME	SIGNATURE
005-054-006	Michael E. O'Brien	
005-054-006	John Green Chuck Breda	
005-054-006	Jake O'Brien	
005-054-004	Luise Bogatti	
005-054-004	Louise Bogatti	
005-054-004	Eleonora Perelli	
005-054-004	Janeen Mendes	
076-027-004	Diane Wulfsberg	
076-026-004	Van Kongenbury Family Trust	
076-026-012	Franklin R. Van Kongenbury, Inc	
005-054-006	Katie Paris	
005-054-006	Tyler Lyons	












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A.P.N.	PRINT NAME	SIGNATURE
005-054-006	Charles Lyons	<i>Charles Lyons</i>
005-054-006	Michael Conover	<i>Michael Conover</i>
005-054-006	Mary Jakovickas	<i>Mary Jakovickas</i>
005-054-006	Michelle Lee	<i>Michelle Lee</i>
005-054-006	James Bogetti	<i>James Bogetti</i>
005-054-006	Dawn Bogetti	<i>Dawn Bogetti</i>
005-054-006	Antone Bogetti	<i>Antone Bogetti</i>
005-054-006	John Conover	<i>John Conover</i>
005-054-006	Jane Conover	<i>Jane Conover</i>
005-054-006	LYNNE BOGETTI	<i>Lynne Bogetti</i>
005-054-006	Dianne Lubbersberg	<i>Dianne Lubbersberg</i>
005-054-006	Billy Lyons	<i>Billy Lyons</i>

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A.P.N.	PRINT NAME	SIGNATURE
034-003 <del>005-001</del>	LU GOOD FORTUNE INVESTMENT LLC	
005-054-004	Katie Paris	
009-027-004	Bily Lynn	
034-025	LU GOOD FORTUNE	
005-001	INVESTMENT LLC	
076-032-026	Tyler Lyons	
076-032-021	Paul F. Dunlop	
	Charlotta Dunlop	
	Sharon R. Lanphear	
	SANDRA P. DUNLOP	
	Rachelle Vermeulen	

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A.P.N.	PRINT NAME	SIGNATURE
005-054-007	Mary Jakovickas	<i>Mary Jakovickas</i>
005-054-007	James Bagetti	<i>James Bagetti</i>
005-054-007	Michelle Lee	<i>Michelle Lee</i>
005-054-007	Maureen Conover	<i>Maureen Conover</i>
005-054-007	LYNNE BAGETTI	<i>Lynne Bagetti</i>
005-054-007	Jane Conover	<i>Jane Conover</i>
005-054-007	Bill Lyons	<i>Bill Lyons</i>
005-054-007	Audanne Bagetti	<i>Audanne Bagetti</i>
005-054-007	Michael Conover	<i>Michael Conover</i>
005-054-007	Billy Lyons	<i>Billy Lyons</i>
005-054-007	Ed Lyons	<i>Ed Lyons</i>
005-054-007	Lynne Bagetti	<i>Lynne Bagetti</i>

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A.P.N.	PRINT NAME	SIGNATURE
005-0054-001	Matthew Patrick Lyons	<i>Matthew Lyons</i>
076-032-005	San Bogatti	<i>San Bogatti</i>
076-032-005	Louise Bogatti	<i>Louise Bogatti</i>
076-032-005	Dick Lyons	<i>Dick Lyons</i>
076-032-005	Elizabeth Borelli	<i>Elizabeth Borelli</i>
076-032-005	Billy Lyons	<i>Billy Lyons</i>
076-032-005	Jameen Mendes	<i>Jameen Mendes</i>
076-032-005	KATH E PARIS	<i>Kath E Paris</i>
005-054-003	Tyler Lyons	<i>Tyler Lyons</i>
076-032-005	Nicole Wolfberg	<i>Nicole Wolfberg</i>
076-032-005	Ed Lyons	<i>Ed Lyons</i>

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A.P.N.	PRINT NAME	SIGNATURE
005-054-004	Draw Boyett	<i>[Signature]</i>
005-054-004	Mary Jakovickas	<i>[Signature]</i>
005-054-004	James Boyett	<i>[Signature]</i>
005-054-004	Michelle Lee	<i>[Signature]</i>
005-054-004	<del>James Conover</del>	<i>[Signature]</i>
005-054-004	Antone Boyett	<i>[Signature]</i>
005-054-004	Michael Conover	<i>[Signature]</i>
005-054-004	Jane Conover	<i>[Signature]</i>
005-054-004	Bill Lyons	<i>[Signature]</i>
005-054-004	Bill Lyons	<i>[Signature]</i>
005-054-004	Ed Lyons	<i>[Signature]</i>
005-054-004	LYNNE BOGETT	<i>[Signature]</i>

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A.P.N.	PRINT NAME	SIGNATURE
076-032-012	Matthew Patrick Lyons	<i>Matthew Lyons</i>
076-032-026	<i>Dianne Walzberg</i>	<i>Dianne Walzberg</i>
005-054-003	<i>Bull Lyons</i>	<i>Bull Lyons</i>
005-034-027	Michael E. O'Brien	<i>Michael E. O'Brien</i>
005-034-027	<i>Chuck Rosen</i> Chuck Rosen	<i>Chuck Rosen</i>
005-034-027	<i>John O'Brien</i>	<i>John O'Brien</i>
005-054-003	<i>Billy Lynn</i>	<i>Billy Lynn</i>
076-026-008	Andrew Eulima	<i>Andrew Eulima</i>
005-054-006	Katie Patis	<i>Katie Patis</i>
076-032-008	Taylor Lyons	<i>Taylor Lyons</i>
005-054-008	<i>Ed Lyons</i>	<i>Ed Lyons</i>
076-032-006	Charles Lyons	<i>Charles Lyons</i>


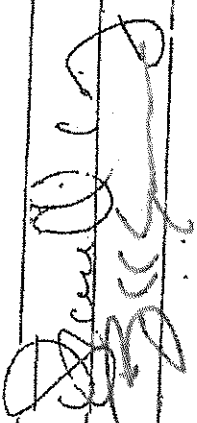







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A.P.N.	PRINT NAME	SIGNATURE
076-027-005	Matthew Patrick Lyons	<i>Matthew Lyons</i>
076-027-005	Robert D. Kootstra	<i>Robert D. Kootstra</i>
076-032-026	Bill Lyons	<i>Bill Lyons</i>
076-027-005	Linda E. DeJong	<i>Linda E. DeJong</i>
076-032-026	Bob J	<i>Bob J</i>
076-027-005	Kenneth John Kootstra	<i>Kenneth John Kootstra</i>
076-032-026	Ed Lyons	<i>Ed Lyons</i>



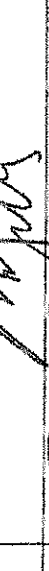









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A.P.N.	PRINT NAME	SIGNATURE
076-032-005	Matthew Patrick Lyons	
016-032-012	Dianne Wolfberg	
076-032-012	Bill Lyons	
076-032-012	Billy Lyons	
076-037-004	Katie Paris	
005-054-004	Tyler Lyons	
076-037-005	Darrell Koostera	
076-032-012	Ed Lyons	
005-054-003	Charles Lyons	











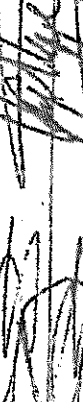


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A.P.N.	PRINT NAME	SIGNATURE
005-054-007	San Bayatti	
009-054-007	Louise Bayatti	
005-054-007	Elizabeth Borchi	
005-054-007	Jamean Mendes	
005-054-002	John Drive	
076-032-012	Billy Lynn	
078-068-016	Charles Lyons	
005-030-013	Jason Winter	
	KIRITKUMAR B. PATEL	
	GM New Horizon Properties LLC	
005-054-007	Diagne Winters	
076-032-005	Charles Lyons	

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A.P.N.	PRINT NAME	SIGNATURE
076-032-005	LYNNE BOGETTI	
076-032-005	Antone Bogatti	
076-032-005	James Bogetti	
076-032-005	Drew Bogatti	
076-032-005	Michael Conover	
076-032-005	Mary Jakonikas	
076-032-005	Michelle Lee	
076-032-005		
076-032-005	Jane Conover	
076-032-005	Sokhom + Vantha Kom	
076-032-005	Sokhom + Vantha Kom	
005-034-00402	Sokhom + Vantha Kom	

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A.P.N.	PRINT NAME	SIGNATURE
005-032-028	DAVID BLICKENSTAFF	David Blickenstaff
005-032-028	SHARON BLICKENSTAFF	Sharon Blickenstaff
005-032-025	DAVID BLICKENSTAFF	David Blickenstaff
005-032-025	SHARON BLICKENSTAFF	Sharon Blickenstaff
076-032-012	Sarah Mariai	Sarah Mariai
076-032-012	Melissa Ann Lyons	Melissa Ann Lyons
076-032-005	Sarah Mariai	Sarah Mariai
076-032-005	Melissa Ann Lyons	Melissa Ann Lyons
076-032-026	Sarah Mariai	Sarah Mariai
076-032-026	Melissa Ann Lyons	Melissa Ann Lyons
076-027-004	Sarah Mariai	Sarah Mariai
076-027-004	Melissa Ann Lyons	Melissa Ann Lyons

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A.P.N.	PRINT NAME	SIGNATURE
005-054-003	Matthew Patrick Lyons	<i>Matthew Lyons</i>
005-054-003	Diane Dambrey	<i>Diane Dambrey</i>
005-054-003	Mary Jakovits	<i>Mary Jakovits</i>
005-054-003	Michelle Lee	<i>Michelle Lee</i>
005-054-003	LYNNE BOGETTI	<i>Lynne Bogetti</i>
005-054-003	James Bogetti	<i>James Bogetti</i>
005-054-003	Drew Bogetti	<i>Drew Bogetti</i>
005-054-003	John Conover	<i>John Conover</i>
005-054-003	Jane Conover	<i>Jane Conover</i>
005-054-003	Antone Bogetti	<i>Antone Bogetti</i>
005-054-003	Michael Conover	<i>Michael Conover</i>

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A.P.N.	PRINT NAME	SIGNATURE
005-054-004	Sarah Mariani	<i>Sarah Mariani</i>
005-054-004	Melissa Ann Lyons	<i>Melissa Lyons</i>
005-054-003	Sarah Mariani	<i>Sarah Mariani</i>
005-054-003	Melissa Ann Lyons	<i>Melissa Lyons</i>
005-054-006	Sarah Mariani	<i>Sarah Mariani</i>
005-054-006	Melissa Ann Lyons	<i>Melissa Lyons</i>
005-054-007	Sarah Mariani	<i>Sarah Mariani</i>
005-054-007	Melissa Ann Lyons	<i>Melissa Lyons</i>
012-010-007	James A. Paioni	<i>James Paioni</i>
012-010-007	Kathy Paioni	<i>Kathy Paioni</i>
012-010-008	James A. Paioni	<i>James Paioni</i>
012-010-008	Kathy Paioni	<i>Kathy Paioni</i>

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A.P.N.	PRINT NAME	SIGNATURE
[Handwritten APN]	DAVID C. LAWSON, PTE LAWSON FAMILY TRUST	[Handwritten Signature]
[Handwritten APN]	DAVID C. LAWSON, PTE LAWSON FAMILY TRUST	[Handwritten Signature]





To Mayor Branvold and Modesto City Council Members,

I am a long-time resident of the historical Wood Colony area. It saddens me that the City is once again trying to upend this idyllic area where people enjoy the peace and quiet of the rural life. Those of us who live here are not interested in being included within the city limits of Modesto. Granted, we are glad to have the benefits the city offers, just as city dwellers enjoy spending time roaming through our countryside. It is a mutually beneficial relationship.

You must consider that most of the landowners who wish to be annexed into Modesto do not actually reside in Wood Colony. Their quality of life will not be affected by the commercial development of the Beckwith Triangle and expanded areas.

Within the city limits of Modesto there exists many vacant lots and areas of blight, especially along the east side of Highway 99. So why jump over the highway to pave over the rich agricultural lands of Wood Colony? You have development projects and plans for the east side of Modesto that are still in flux or incomplete. Should you not take care of the problems you already have within your boundaries before you consider expanding elsewhere?

Wood Colony is unique in its heritage, agriculture, and community values. I am privileged to have been able to spend my 70 years of life there. I hope I will be able to preserve it for my grandchildren.

Thank you,

Robin Hennings

3737 Beckwith Rd.

## Stephanie Lopez

---

**From:** Terpstra Henderson Admin <admin@thtlaw.com>  
**Sent:** Thursday, July 2, 2020 8:34 AM  
**To:** Stephanie Lopez  
**Cc:** Tom Terpstra  
**Subject:** Proposed Urban Limit Line  
**Attachments:** 07 02 20 Ltr to City of Modesto re Proposed ULL with Enclosures.pdf

Stephanie Lopez,

Attached please find a copy of a letter dated July 2, 2020. The original will be placed in today's mail.

Please read today's letter into the record. Should you have any additional questions, feel free to contact our office. Thank you.



**CECILIA ARREOLA**

Paralegal  
578 N. Wilma Avenue, Suite A  
Ripon, CA 95366  
Phone: (209) 599-5003  
Fax: (209) 599-5008  
Web: [www.terpstra-law.com](http://www.terpstra-law.com)

CONFIDENTIALITY NOTICE: This message and any attachments may contain information that is confidential, proprietary, legally privileged and exempt from disclosure under applicable law. This message is intended only for the use of the individual or entity to which it is addressed. If this message has been transmitted to you in error, disclosure, copying, use or distribution of this any information contained in or attached to this message is prohibited. If you are not the intended recipient, please notify us immediately by phone at (209) 599-5003 or e-mail reply, and destroy the original message and its attachments without reading, copying or saving any portion. Thank you.



Thomas H. Terpstra  
terpstra@thtlaw.com

July 2, 2020

VIA U.S. MAIL AND ELECTRONIC MAIL

City of Modesto  
City Council Office  
P.O. Box 642  
Modesto, California 95354  
E-mail: slopez@modestogov.com

Re: *Proposed Urban Limit Line*

Dear Mayor Brandvold and City Councilmembers:

My office represents commercial and industrial development companies across the United States in site acquisition and land development projects. Over my 30 years in practice, I have observed that perhaps the single most important driver of success for any community seeking to diversify its economic base is maintaining an ample and varied supply of developable properties. The proposed Urban Limit Line addresses this issue by recognizing the development potential of strategically located parcels along the Highway 99 corridor. My clients, which include both landowners and potential developers, respectfully request that the City Council demonstrate their commitment to an economically diverse future through adoption of the proposed Urban Limit Line.

Sincerely,

Thomas H. Terpstra  
Attorney at Law

May 14, 2020

Honorable Mayor Ted Brandvold  
City of Modesto  
P.O. Box 642  
Modesto, California 95354

Re: *Proposed Urban Limit Line*

Dear Mayor Brandvold:

Attached for your consideration are petitions signed by landowners who support having their property included within the Modesto City Council's proposed "Urban Limit Line" boundary. Many of the landowners have been working cooperatively since the Urban Limit Line concept was discussed by the City Council, in an effort to determine the level of public support.<sup>1</sup> After much discussion and deliberation, these landowners are united in their belief that a strategically placed Urban Limit Line will promote job creation, affordable housing, and solidify the economic future of the City and region. Concurrently, the City could focus on agricultural land preservation programs and policies for properties located outside of the Urban Limit Line boundary, thus maintaining the long-term viability of family farms in those areas.

The attached petitions demonstrate the overwhelming support of the landowners to the placement of the "Urban Limit Line Measure" on the November 2020 ballot. The attached illustrative maps (proposed North and South "Urban Limit Line Map") show an approximate total area of 1,164.02 acres for inclusion within the proposed Urban Limit Line boundary. In terms of public support, the maps and petitions depict the following:

- Landowner Supportive: 959.65 acres; 82.44%
- Landowner Neutral: 77.55 acres; 6.66%
- Landowner Unconfirmed: 126.82 acres; 10.90%

It is also worth noting that the subject properties lie within the Wood Colony Municipal Advisory Council's ("MAC") 15,500 acre boundary. As shown on the enclosed map entitled "Wood Colony Map", the subject properties represent 7.5% of the total area within the MAC boundary, thereby preserving and protecting 92.5% (14,336± acres) of Wood Colony.<sup>2</sup>

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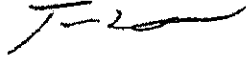
<sup>1</sup> While my office represents landowners and other interested parties in this area, we obviously do not represent ALL of the landowners. Nonetheless, we are submitting the petitions and illustrative maps as an accommodation to the landowners.

<sup>2</sup> Please note that the signatures shown on the attached petitions have been merged for ease of reference, and the original signatures are on file.

May 14, 2020  
Page 2 of 2

Should you have any questions or require additional information, please do not hesitate to contact me at 209-599-5003 or [tterpstra@tthlaw.com](mailto:tterpstra@tthlaw.com).

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Terpstra', with a long horizontal flourish extending to the right.

Thomas H. Terpstra  
Attorney at Law

Enclosures

Cc: City Manager Joe Lopez  
Planning Director Jaylen French













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A.P.N.	PRINT NAME	SIGNATURE
076-032-022	Paula Dowler	<i>Paula Dowler</i>
076-032-022	Charlotte Dowler	<i>Charlotte Dowler</i>
005-032-031	MING LI YANG	<i>Ming Li Yang</i>
005-032-031	MAN YUN WU	<i>Man Yun Wu</i>
005-032-031	NYET YONG	<i>Myet Yong</i>
005-032-031	JENNY YONG	<i>Jenny Yong</i>
005-054-006	Katie Paris	<i>Katie Paris</i>
005-032-027	YING LI YANG	<i>Ying Li Yang</i>
005-032-027	MAN YUN WU	<i>Man Yun Wu</i>
005-032-027	NYET YONG	<i>Myet Yong</i>
005-032-027	JENNY YONG	<i>Jenny Yong</i>
076-032-031	Charles Lyons	<i>Charles Lyons</i>

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A.P.N.	PRINT NAME	SIGNATURE
076-092-026	James Boyeth	
076-032-026	Drew Boyeth	
076-032-026	Antone Bogch	
076-032-026	Michael Conover	
076-032-026	Mary Jakovickas	
076-032-026	Michelle Lee	
076-032-026	James Conover	
076-032-026	LYNNE BOGETTI	
076-032-026	Jane Conover	
076-026-006	Edwin Genasci	
076-026-006	Dorothy Parker	
076-026-006	Lanet Shafer	







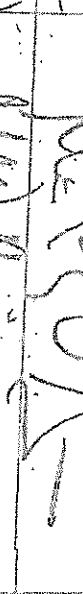


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A.P.N.	PRINT NAME	SIGNATURE
076-037-002	Helene Vineyards John Lim	John Lim
076-037-006	SHINE-Yeu-Lim	Shing-Yeu-Lim
<del>076-037-003</del>	<del>MARKUS L. CLASBY</del>	<del>Markus L. Clasby</del>
076-032-026	Jan Boughni	Jan Boughni
076-032-026	Louise Boretti	Louise Boretti
076-032-026	Elizabeth Boretti	Elizabeth Boretti
076-032-026	Janeen Mendes	Janeen Mendes
005-054-006	Eric Lyons	Eric Lyons
076-032-001	William Arisid	William Arisid
076-032-023	John Grown	John Grown
076-010-005	Rod Ratto	Rod Ratto
005-054-006	Ed Lyons	Ed Lyons










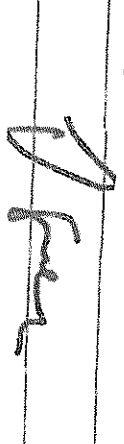
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A.P.N.	PRINT NAME	SIGNATURE
076-068-005	John O'Sullivan	
076-032-005	John O'Sullivan	
005-054-003	Kathie Paris	
076-027-004	Tyler Lyons	
076-026-003	Michael E. D'Primo	
076-026-003	John Ryan Cholewicki	
076-027-004	John Lyons	
005-054-003	Elizabeth Baroli	
005-054-003	Tanner Mendes	













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A.P.N.	PRINT NAME	SIGNATURE
076-027-004	LYNNE BOGETT	
076-027-004	Andree Bogck	
076-027-004	DREW BOGETT	
076-027-004	James Bogeff	
076-027-004	Michael Conner	
076-027-004	Mary Jakovickas	
076-027-004	Michelle Lee	
076-027-004	Mae Conner	
076-027-004	Joan Conner	
005-034-023	Jaswant Sekhon	

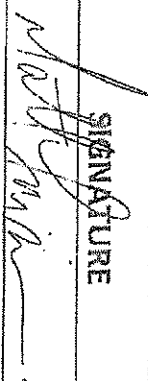










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A.P.N.	PRINT NAME	SIGNATURE
076-026-005	James Genasci	
076-026-006	Donna A Genasci	
076-026-007	Tom Genasci / In trust for services	
076-026-008	Edwin Genasci	
005-054-001	Katie Parks	
076-032-012	Tyler Lyons	
005-054-002	Bryce Lyons	
005-054-003	Cesario Santivan	
005-054-002	Ed Lyons	
005-054-003	Santivan	
005-054-003	Luisa Boratti	
005-054-004	Charles Lyons	










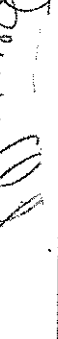


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A.P.N.	PRINT NAME	SIGNATURE
005-054-007	Matthew Patrick Lyons	
076-026-013	William Genasci	
076-026-013	Susan Genasci	
009-054-006	San Bogaska	
005-054-006	Luisa Bogaska	
076-027-005	Rodney Dean Kootka	
005-054-006	Elizabeth Bordis	
005-054-006	Janeen Mendes	
005-054-007	LYNDALL DERRHOLTZER	
005-054-007	Charles Lyons	
076-032-027	ALICIA KESTER	

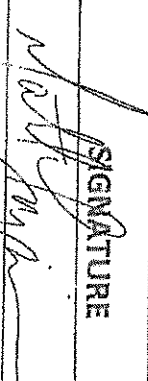






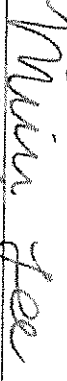




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A.P.N.	PRINT NAME	SIGNATURE
005-052-009	Joan Vaccarelli	
005-052-010	Joan Vaccarelli	
005-052-011	Joan Vaccarelli	
005-052-012	Joan Vaccarelli	
016-052-026	Kathie Paris	
<del>005-054-007</del>	Tyler Lyons	
016-027-005	Baian Katscha	
016-092-012	Jo Bogetti	
016-092-012	Laurie Bogetti	
005-054-004	Dianne Wulfsberg	
016-092-012	Elizabeth Borini	
016-092-012	Jameen Mendes	

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A.P.N.	PRINT NAME	SIGNATURE
005-054-006	Matthew Patrick Lyons	
076-032-012	LYNNE BERGETT	
076-032-012	James Boggett	
076-032-012	Antone Bogeki	
076-032-012	Drew Bogetti	
076-032-012	Michael Conover	
076-032-012	Mary Jakovickas	
076-032-012	Michelle Lee	
076-032-012		
076-032-012	Shane Conover	
005-054-006	Scott Layne	













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A.P.N.	PRINT NAME	SIGNATURE
005-034-026	Michael E. O'Brien	ME O'Brien
005-034-026	Michael O'Brien	Michael O'Brien
005-034-026	John O'Brien	John O'Brien
005-054-004	Jan Bogatti	Jan Bogatti
005-054-004	Louise Bogatti	Louise Bogatti
005-054-004	Elizabeth Borzili	Elizabeth Borzili
005-054-004	Janeen Mendes	Janeen Mendes
076-027-004	Dianne Wulfsberg	Dianne Wulfsberg
076-026-030	Van Kongensberg	Van Kongensberg
	Franklin Family Trust	Franklin Family Trust
	Franklin A Van Kongensberg, Trustee	Franklin A Van Kongensberg, Trustee
076-032-012	Katie Paris	Katie Paris
005-054-008	Tyler Lyons	Tyler Lyons











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A.P.N.	PRINT NAME	SIGNATURE
005-054-006	Charles Lyons	
005-054-006	Michael Conover	
005-054-006	Mary Jakovickas	
005-054-006	Michelle Lee	
005-054-006	James Boggett	
005-054-006	Dustin Byrd	
005-054-006	Andrew Trask	
005-054-006	Maen Conover	
005-054-006	Gene Conover	
005-054-006	LYNNE BOGETTI	
005-054-006	Diane Wilberg	
005-054-006	Billy Lyons	

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A.P.N.	PRINT NAME	SIGNATURE
D 34-003	LU GOOD FORTUNE INVESTMENT LLC	
005-054-004	Katie Davis	
005-027-004	Bill Lynn	
<del>005-033-004</del>	<del>LU GOOD FORTUNE INVESTMENT LLC</del>	<del></del>
016-032-016	Tyler Lyons	
016-032-021	Paul C Dowler	
	Charlohel Dowler	
	Sharan R L amphear	
	SANDRA P DUNNIP	
	Rachelle Vermeulen	

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A.P.N.	PRINT NAME	SIGNATURE
005-054-007	Mary Sakowickas	<i>M Sakowickas</i>
005-054-007	James Boggett	<i>J Boggett</i>
005-054-007	Michelle Lee	<i>M Lee</i>
005-054-007	<del>James Conover</del>	<del><i>J Conover</i></del>
005-054-007	LYNNE BOGETTI	<i>Lynne Boggett</i>
005-054-007	Jane Conover	<i>Jane Conover</i>
005-054-007	Bill Lyons	<i>Bill Lyons</i>
005-054-007	Andrew Boggett	<i>Andrew Boggett</i>
005-054-007	Michael Conover	<i>Michael Conover</i>
005-054-007	Bill Lyons	<i>Bill Lyons</i>
005-054-007	Ed Lyons	<i>Ed Lyons</i>
005-054-007	James Boggett	<i>J Boggett</i>













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A.P.N.	PRINT NAME	SIGNATURE
005-054-001	Matthew Patrick Lyons	<i>Matthew Lyons</i>
076-032-005	San Bogetti	<i>San Bogetti</i>
076-032-005	Louise Bogetti	<i>Louise Bogetti</i>
076-032-005	Rick Lyons	<i>Rick Lyons</i>
076-032-005	Elizabeth Bernli	<i>Elizabeth Bernli</i>
076-032-005	Billy Lyons	<i>Billy Lyons</i>
076-032-005	Jameen Mendes	<i>Jameen Mendes</i>
076-032-005	KATH & PARRIS	<i>Kath &amp; Parris</i>
065-059-003	Tyler Lyons	<i>Tyler Lyons</i>
076-032-005	Dianne Wulfsberg	<i>Dianne Wulfsberg</i>
076-032-005	Ed Lyons	<i>Ed Lyons</i>

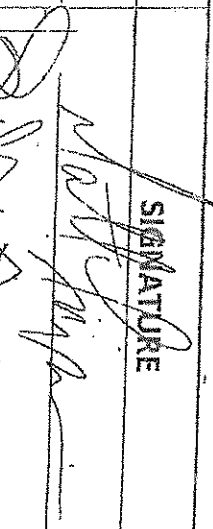


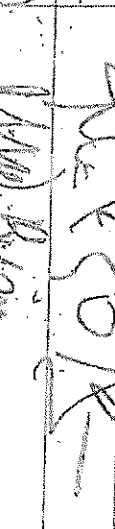








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A.P.N.	PRINT NAME	SIGNATURE
005-054-004	Drew Bogetti	
005-054-004	Mary Takovickas	
005-054-004	James Bogetti	
005-054-004	Michelle Lee	
005-054-004	Jane Conover	
005-054-004	Antone Bogetti	
005-054-004	Michael Conover	
005-054-004	Jane Conover	
005-054-004	Bill Lyons	
005-054-004	Bill Lyons	
005-054-004	Ed Lyons	
005-054-004	LYNNE BOGETTI	

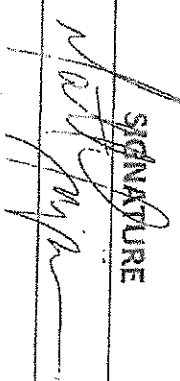
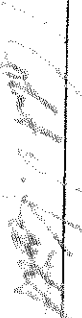





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A.P.N.	PRINT NAME	SIGNATURE
076-052-012	Matthew Patrick Lyons	
076-032-026	Diane Malberg	
005-054-003	Bruce Lyons	
005-034-027	Michael E. O'Brien	
005-054-027	Michelle (Micki) O'Brien	
005-034-027	Jana O'Brien	
005-054-003	Billy Lyons	
076-026-008	Andrew Zylstra	
005-054-006	Katie Paris	
076-032-008	Taylor Lyons	
005-054-003	Ed Lyons	
076-032-026	Charles Lyons	

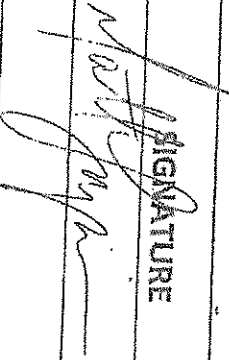






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A.P.N.	PRINT NAME	SIGNATURE
076-037-004	Matthew Patrick Lyons	
078-027-005	Robert D. Kootstra	
076-032-026	Bill Lyons	
076 (S&T) 705	Linda E. DosSantos	
076-032-026	Bob J	
076-032-026	Ed Lyons	
076-032-026	Ed Lyons	

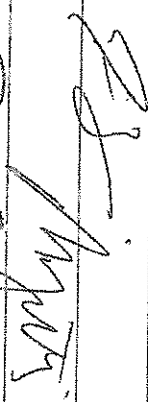





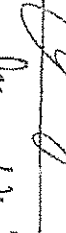


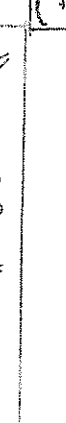

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076-032-005	Matthew Patrick Lyons	
076-032-012	Dianne W. Roberg	
076-032-012	Bill Lyons	
076-032-004	Kathie Vantis	
076-032-012	Tyler Lyons	
076-032-012	Ed Lyons	
076-032-005	Charles Lyons	






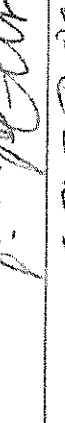
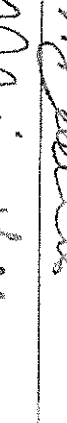



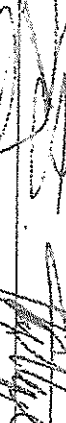

The underlined area landowners within the area shown on the attached 'Urban Limit Line Map'. Our property, along with similarly situated parcels, is located within a strategic area along the State Highway 99 corridor that is critical for job creation and the economic future of the City and the region. We offer our support for the Modesto City Council's recent consideration of a ballot measure whereby the voters would establish an Urban Limit Line consistent with the proposed 'Urban Limit Line Map'. A strategically placed Urban Limit Line will enable the City to undertake detailed planning and infrastructure studies for properties within the Urban Limit Line boundary in order to maximize the City to development potential. Concurrently, the City could focus on agricultural land preservation programs and policies for properties located outside of the Urban Limit Line, thus maintaining the long-term viability of family farms in those areas.

Therefore, we respectfully request that the City Council take appropriate and timely action to place the proposed "Urban Limit Line Measure" on the November, 2020 ballot to include the area shown on the attached 'Urban Limit Line Map'.

A.P.N.	PRINT NAME	SIGNATURE
005-054-007	San Borgetti	
005-054-007	Louise Borgetti	
005-054-007	Elizabeth Borgetti	
005-054-007	Jamarc Mendez	
005-054-002	John Davis	
005-054-002	Billy Lynn	
076-032-012	Charles Lyons	
078-068-016	Jason Winter	
005-036-013	KIRITKUMAR B. PATEL	
	SM. New Horizon Properties LLC	
005-054-007	Dianne Duffshaver	
076-032-005	Charles Lyons	

The undersigned are landowners within the area shown on the attached 'Urban Limit Line Map'. Our property, along with similarly situated parcels, is located within a strategic area along the State Highway 99 corridor that is critical for job creation and the economic future of the City and the region. We offer our support for the Modesto City Council's recent consideration of a ballot measure whereby the voters would establish an Urban Limit Line consistent with the proposed 'Urban Limit Line Map'. A strategically placed Urban Limit Line will enable the City to undertake detailed planning and infrastructure studies for properties within the Urban Limit Line boundary in order to maximize the City's development potential. Concurrently, the City could focus on agricultural land preservation programs and policies for properties located outside of the Urban Limit Line, thus maintaining the long-term viability of family farms in those areas.

Therefore, we respectfully request that the City Council take appropriate and timely action to place the proposed "Urban Limit Line Measure" on the November, 2020 ballot to include the area shown on the attached 'Urban Limit Line Map'.

A.P.N.	PRINT NAME	SIGNATURE
076-032-005	LYNNE BOGETTI	
076-032-005	Andrae Soyeki	
076-032-005	James Boyett	
076-032-005	Drew Boyett	
076-032-005	Michael Conover	
076-032-005	Mary Takonikas	
076-032-005	Michelle Lee	
076-032-005	Jane Conover	
076-032-01900	Sokhom + Vantha Koum	
076-032-01900	Sokhom + Vantha Koum	
076-032-01900	Sokhom + Vantha Koum	
076-032-01900	Sokhom + Vantha Koum	












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Therefore, we respectfully request that the City Council take appropriate and timely action to place the proposed "Urban Limit Line Measure" on the November, 2020 ballot to include the area shown on the attached 'Urban Limit Line Map'.

A.P.N.	PRINT NAME	SIGNATURE
005-032-028	DAVID BLICKENSTAFF	David Blickenstaff
005-032-028	SHARON BLICKENSTAFF	Sharon Blickenstaff
005-032-085	DAVID BLICKENSTAFF	David Blickenstaff
005-032-025	SHARON BLICKENSTAFF	Sharon Blickenstaff
076-032-013	Sarah Mariai	Sarah Mariai
076-032-013	Melissa Ann Lynn	Melissa Ann Lynn
076-032-005	Sarah Mariai	Sarah Mariai
076-032-005	Melissa Ann Lynn	Melissa Ann Lynn
076-032-026	Melissa Ann Lynn	Melissa Ann Lynn
076-032-004	Sarah Mariai	Sarah Mariai
076-032-004	Melissa Ann Lynn	Melissa Ann Lynn













The undersigned are landowners within the area shown on the attached 'Urban Limit Line Map'. Our property, along with similarly situated parcels, is located within a strategic area along the State Highway 99 corridor that is critical for job creation and the economic future of the City and the region. We offer our support for the Modesto City Council's recent consideration of a ballot measure whereby the voters would establish an Urban Limit Line consistent with the proposed 'Urban Limit Line Map'. A strategically placed Urban Limit Line will enable the City to undertake detailed planning and infrastructure studies for properties within the Urban Limit Line boundary in order to maximize the City's development potential. Concurrently, the City could focus on agricultural land preservation programs and policies for properties located outside of the Urban Limit Line, thus maintaining the long-term viability of family farms in those areas.

Therefore, we respectfully request that the City Council take appropriate and timely action to place the proposed "Urban Limit Line Measure" on the November, 2020 ballot to include the area shown on the attached 'Urban Limit Line Map'.

A.P.N.	PRINT NAME	SIGNATURE
005-054-003	Matthew Patrick Lyons	
005-054-003	Dianne W. Messery	
005-054-003	Mary Takovikas	
005-054-003	Michelle Lee	
005-054-003	LYNNE BOGETTI	
005-054-003	James Bogetti	
005-054-003	Dawn Bogetti	
005-054-003	Phyllis Conover	
005-054-003	Lynne Conover	
005-054-003	Arthur Bogetti	
005-054-003	Michelle Conover	

The undersigned are landowners within the area shown on the attached 'Urban Limit Line Map'. Our property, along with similarly situated parcels, is located within a strategic area along the State Highway 99 corridor that is critical for job creation and the economic future of the City and the region. We offer our support for the Modesto City Council's recent consideration of a ballot measure whereby the voters would establish an Urban Limit Line consistent with the proposed 'Urban Limit Line Map'. A strategically placed Urban Limit Line will enable the City to undertake detailed planning and infrastructure studies for properties within the Urban Limit Line boundary in order to maximize their development potential. Concurrently, the City could focus on agricultural land preservation programs and policies for properties located outside of the Urban Limit Line, thus maintaining the long-term viability of family farms in those areas.

Therefore, we respectfully request that the City Council take appropriate and timely action to place the proposed "Urban Limit Line Measure" on the November, 2020 ballot to include the area shown on the attached 'Urban Limit Line Map'.

A.P.N.	PRINT NAME	SIGNATURE
005-054-004	Sarah Meris	
005-054-004	Melissa Ann Lyons	
005-054-003	Sarah Meris	
005-054-003	Melissa Ann Lyons	
005-054-006	Sarah Meris	
005-054-006	Melissa Ann Lyons	
005-054-007	Sarah Meris	
005-054-007	Melissa Ann Lyons	
012-010-007	James A. Pioni	
012-010-007	Kathy Pioni	
012-010-008	James A. Pioni	
012-010-008	Kathy Pioni	

## North

May 12, 2020						
	Name	APN	Acreage	Support	Neutral	Unconfirmed
1	O'Sullivan	012-010-013	9.84	9.84		
2	O'Sullivan	012-010-014	9.84	9.84		
3	Ambrose	012-010-012	29.54			29.54
4	Ratto	012-010-005	29.70	29.70		
5	Paioni	012-010-007	15.19	15.19		
6	Paioni	012-010-008	0.20	0.20		
7	Castaneda/Hurtado	012-010-009	4.36			4.36
8	Church of Jesus Christ L.D.S.	012-010-018	19.70		19.70	
9	Burrage/Sonke/Vander Veen	012-010-022	19.40			19.40
10	Sonke/Mouw	012-010-021	20.00			20.00
11	Williams	076-026-017	1.00			1.00
12	O'Brien Development Co.	076-026-023	37.67	37.67		
13	Parker/Genasci/Shafer	076-026-006	19.77	19.77		
14	Genasci/In N Out Ag Services	076-026-005	60.00	60.00		
15	Genasci	076-026-013	39.86	39.86		
16	Pirrone	076-027-002	78.50	78.50		
17	Langley	076-026-018	1.00			1.00
18	Van Konyenburg	076-026-020	79.09	79.09		
19	Clasby	076-027-003	20.00	20.00		
20	Lin	076-027-006	20.29	20.29		
21	Franklin/Wenger/Innes	076-027-011	30.92			30.92
22	Zylstra	076-026-003	54.70	54.70		
23	B/H School	076-026-028	12.00		12.00	
24	Wood Colony Cemetary	076-026-029	7.81		7.81	

## North

	Name	APN	Acreage	Support	Neutral	Unconfirmed
25	Beckwith Dakota LLC	076-027-004	31.35	31.35		
26	Kootstra	076-027-005	23.20	23.20		
27	Grewal	076-068-016	9.00	9.00		
28	O'Sullivan	076-068-015	13.00	13.00		
29	Grover	076-032-024	0.77			0.77
30	Grover	076-032-025	0.48			0.48
31	Grover	076-032-023	12.23	12.23		
32	Nevada Asset Management	076-032-001	11.44	11.44		
33	Nevada Asset Management	076-032-027	10.09	10.09		
34	Beckwith Dakota LLC	076-032-026	21.22	21.22		
35	Catholic Cemetary	076-032-011	25.33		25.33	
36	Beckwith Dakota LLC	076-032-012	73.74	73.74		
37	Beckwith Dakota LLC	076-032-005	4.50	4.50		
38	Miller Ranch	076-032-021	17.71	17.71		
39	Dunlop	076-032-022	0.95	0.95		
40	Kem	076-032-019	6.50	6.50		
41	Kem	076-032-018	1.40	1.40		
42	Apodaca	076-032-020	0.96			0.96
<b>TOTALS</b>			884.25	710.98	64.84	108.43
				80.40%	7.33%	12.26%
				<b>Support</b>	<b>Neutral</b>	<b>Unconfirmed</b>

## South

May 12, 2020						
	Name	APN	Acreage	Support	Neutral	Unconfirmed
1	Santillan	005-032-029	0.43	0.43		
2	Blickenstaff	005-032-028	9.96	9.96		
3	Blickenstaff	005-032-025	4.17	4.17		
4	McNally/Yost	005-032-032	1.24			1.24
5	Vang/Yong	005-032-031	4.62	4.62		
6	Vang/Vong	005-032-027	4.26	4.26		
7	Lu Good Fortune Inv.	005-034-025	3.37	3.37		
8	Lu Good Fortune Inv.	005-034-003	7.63	7.63		
9	Bellasorte	005-034-001	0.84			0.84
10	Kem	005-034-024	2.12	2.12		
11	Lawson	005-034-005	2.00	2.00		
12	Lawson	005-034-004	5.80	5.80		
13	Top Notch Kennels	005-034-020	0.36		0.36	
14	Top Notch Kennels	005-034-021	1.11		1.11	
15	Maze Animal Hospital	005-034-027	2.21	2.21		
16	O'Brien	005-034-026	22.13	22.13		
17	Overholtzer	005-034-022	4.04	4.04		
18	Sekhon	005-034-023	10.00	10.00		
19	Layne	005-035-004	4.90	4.90		
20	Driver/Driver Farms	005-035-005	14.31			14.31
21	Lucchesi	005-035-006	0.46			0.46
22	New Horizon Properties	005-038-013	24.26	24.26		
23	Goldstein	005-038-011	1.54			1.54
24	Lynch	005-059-001	11.24		11.24	

## South

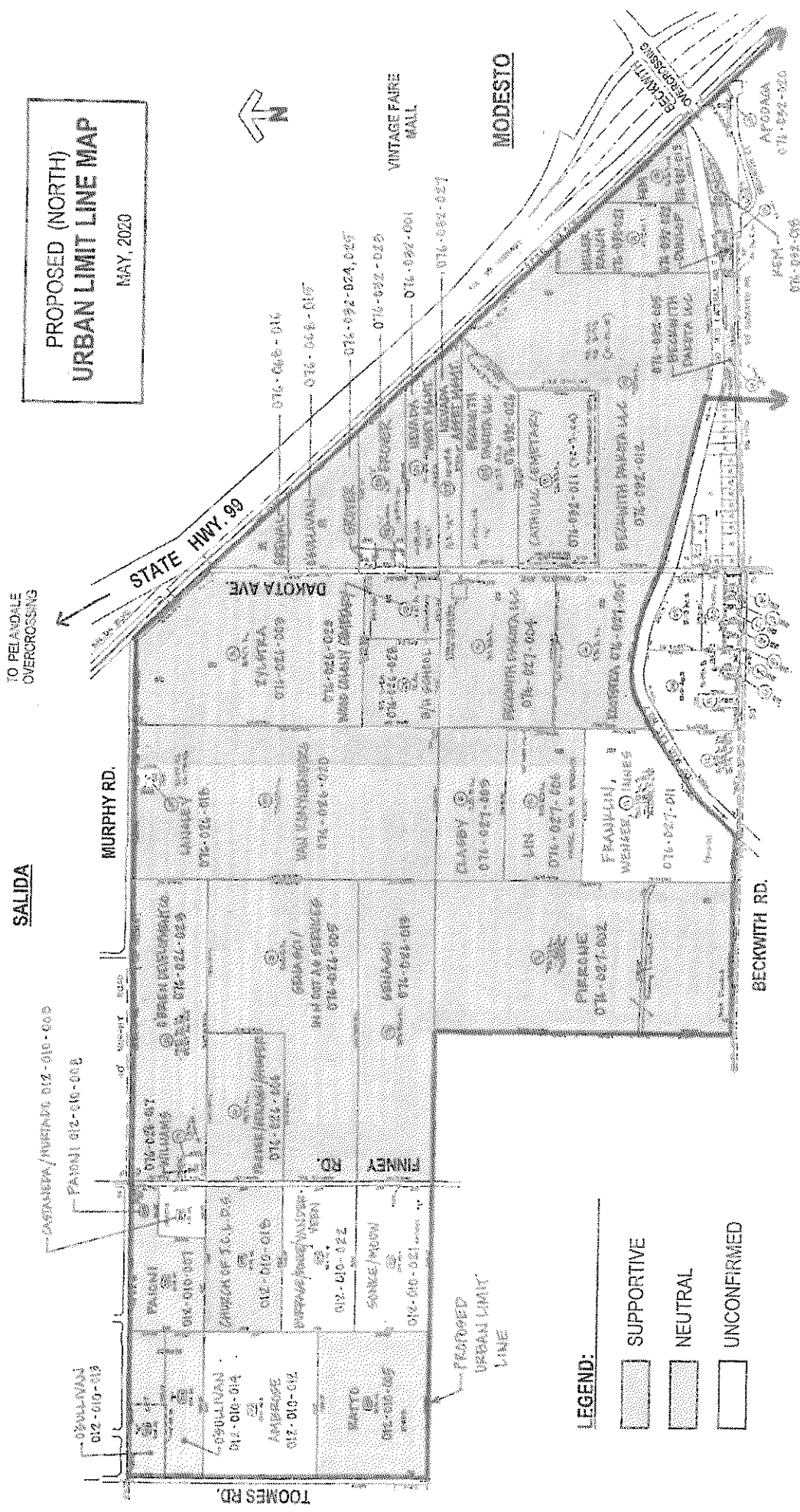
	Name	APN	Acreage	Support	Neutral	Unconfirmed
25	Driver Farms	005-054-002	12.57	12.57		
26	Beckwith Dakota LLC	005-054-003	9.27	9.27		
27	Beckwith Dakota LLC	005-054-007	4.67	4.67		
28	Farmland LLC	005-052-005	9.97	9.97		
29	Green Growers	005-052-006	10.07	10.07		
30	Farmland LLC	005-052-007	9.19	9.19		
31	Green Growers	005-052-008	9.17	9.17		
32	Beckwith Dakota LLC	005-054-004	13.75	13.75		
33	Beckwith Dakota LLC	005-054-006	4.70	4.70		
34	Cicarelli	005-052-009	9.89	9.89		
35	Cicarelli	005-052-010	9.57	9.57		
36	Cicarelli	005-052-011	9.58	9.58		
37	Cicarelli	005-052-012	9.57	9.57		
38	Green Growers	005-053-001	14.80	14.80		
<b>TOTALS</b>			<b>279.77</b>	<b>248.67</b>	<b>12.71</b>	<b>18.39</b>
				88.88%	4.54%	6.57%
				<b>Support</b>	<b>Neutral</b>	<b>Unconfirmed</b>

SUMMARY




	Support	Neutral	Unconfirmed	Total
North (Acreage)	710.98	64.84	108.43	884.25
South (Acreage)	248.67	12.71	18.39	279.77
Totals in Acreage	959.65	77.55	126.82	1164.02
Percentages	82.44%	6.66%	10.90%	100.00%

**PROPOSED (NORTH)  
URBAN LIMIT LINE MAP**

MAY, 2020



**LEGEND:**

-  SUPPORTIVE
-  NEUTRAL
-  UNCONFIRMED


NOTE: THIS EXHIBIT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE DATA SHOWN HEREON WAS OBTAINED FROM CURRENT STANISLAUS COUNTY ASSESSMENT ROLLS AND MAPS.

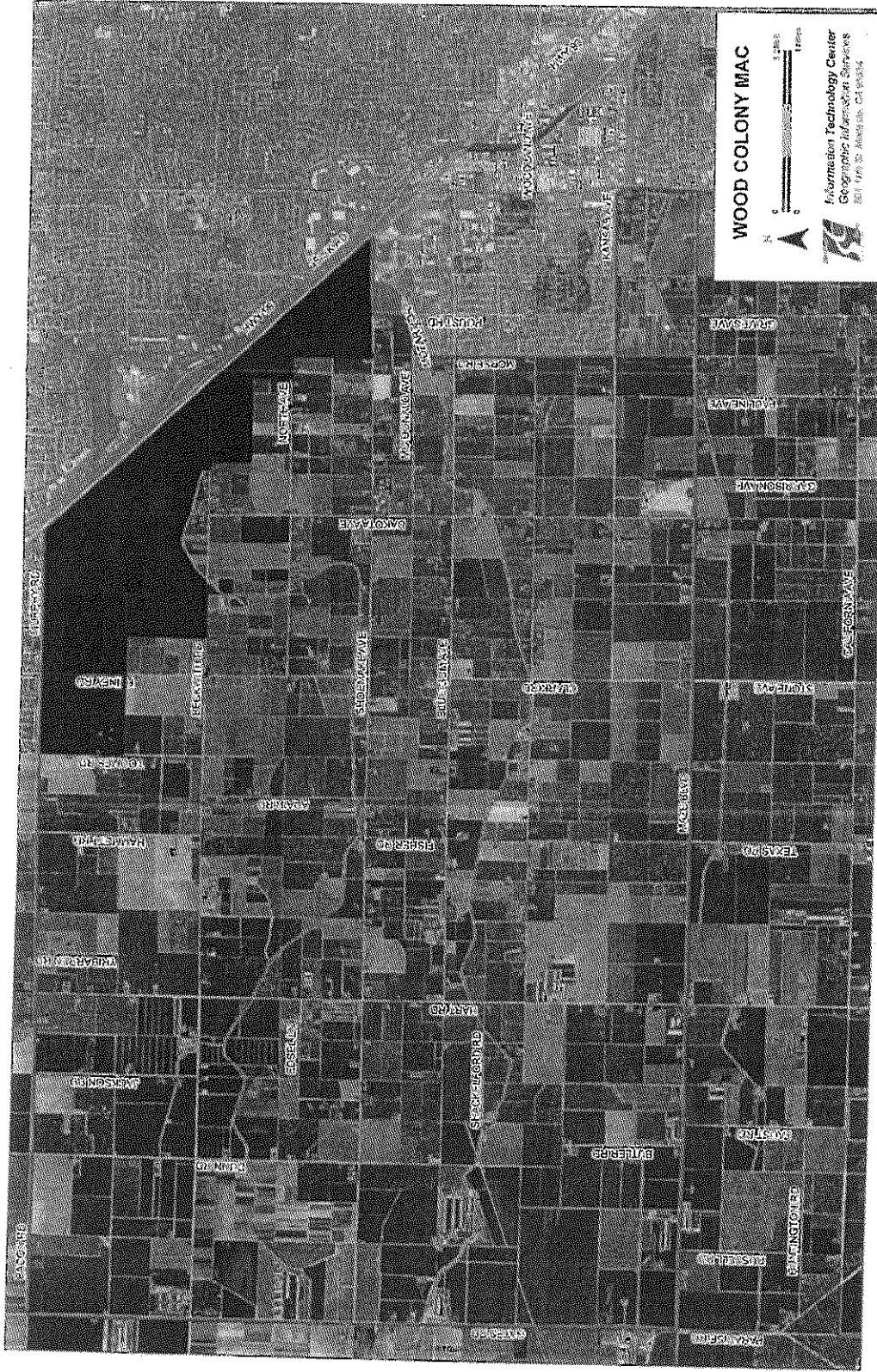


NOTE: THIS EXHIBIT IS FOR ILLUSTRATIVE PURPOSES ONLY



**LEGEND:**


-  WOOD COLONY MAC BOUNDARY
-  PROPOSED "URBAN LIMIT" AREA



**WOOD COLONY MAC**

1:1000  
0 1000 2000  
0 1000 2000  
Feet  
Meters

**Information Technology Center**  
Geographic Information Systems  
3011 14th St. Houston, TX 77054



**STATISTICS:**

- \* TOTAL AREA WITHIN WOOD COLONY MAC BOUNDARY = 15,560 Ac. (±)
- \* TOTAL AREA WITHIN PROPOSED "URBAN LIMIT LINE" BOUNDARY = 1,164 Ac. (±)
- \* PORTION OF WOOD COLONY AREA TO REMAIN PRESERVED AND PROTECTED = 92.9% (±)
- \* PORTION OF WOOD COLONY AREA WITHIN PROPOSED "URBAN LIMIT LINE" BOUNDARY = 7.5% (±)

July 2, 2020

City of Modesto  
City Council Office  
P.O. Box 642  
Modesto, California 95354

Re: *Proposed Urban Limit Line*

Dear Mayor Brandvold and City Councilmembers:

Over the past several months, many landowners in and adjacent to Modesto (ours included) have followed the City Council's deliberations over establishing an "Urban Limit Line" to guide and direct future development of the City. After consulting with our neighbors, fellow citizens and landowners, the Lyons family has made the decision to support the principles underlying the establishment of an Urban Limit Line. The benefits of an Urban Limit Line are many, and include improved site selection, more targeted planning and preservation efforts, a more predictable and efficient planning process and a strong economic base.

As much as our family enjoys supporting the Modesto Community it appears that the City of Modesto cannot compete with other Valley communities such as Tracy, Manteca, Patterson, Turlock and Merced for beneficial economic development to provide jobs and affordable housing for its citizens.

It is also worth noting that landowners **within the proposed Urban Limit Line** overwhelmingly support its adoption. Approximately 275 Wood Colony landowners signed the attached petition. We therefore urge the City Council to conclude its deliberations and advance the proposed measure to the voters. I have also attached four exhibits I would like to provide to the City Council and include in the public record.

## Stephanie Lopez

---

**From:** Kathy Espinoza  
**Sent:** Thursday, July 2, 2020 9:18 AM  
**To:** Stephanie Lopez  
**Subject:** FW: Urban Limit Line Comments for July 2 Study Session  
**Attachments:** Comment.pdf; Exhibits.pdf

**From:** maperanch@aol.com [mailto:maperanch@aol.com]  
**Sent:** Thursday, July 02, 2020 9:18 AM  
**To:** Council Meetings  
**Cc:** Mayor; Tony Madrigal; Kristi Ah You; Bill Zoslocki; Jenny Kenoyer; Douglas Ridenour; maperanch@aol.com  
**Subject:** Urban Limit Line Comments for July 2 Study Session

Dear Stephanie,  
Please read the attached comment and include the four exhibits into the Public Record at today's Urban Limit Line Study Session.  
Thank you in advance for your prompt attention to this request.  
Have a great Fourth of July!

Sincerely,

William (Bill) J. Lyons, Jr.  
*Mape's Ranch/Lyons' Investments*  
10555 Maze Blvd.  
Modesto CA 95358  
(209) 522-1762

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**Notice:** This communication and any attachments ("this message") may contain confidential information for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on this message is strictly prohibited. If you have received this message in error, or you are not the authorized recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies.

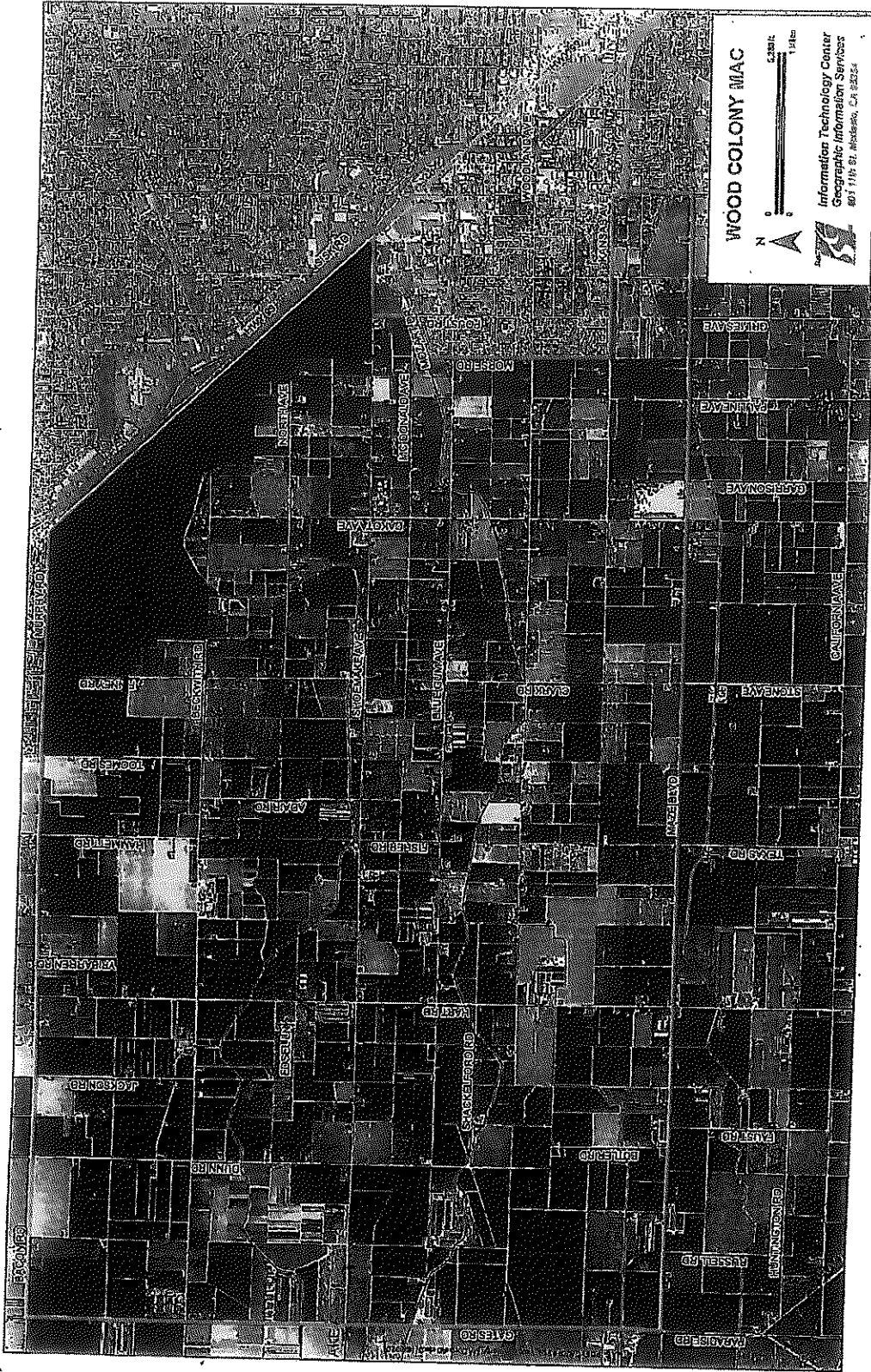


NOTE: THIS EXHIBIT IS FOR ILLUSTRATIVE PURPOSES ONLY.



**LEGEND:**

-  WOOD COLONY MAC BOUNDARY
-  PROPOSED "URBAN LIMIT LINE" BOUNDARY



**WOOD COLONY MAC**  
 Information Technology Center  
 Geographic Information Services  
 403 11th St. Modesto, CA 95204

**STATISTICS:**

- o TOTAL AREA WITHIN WOOD COLONY MAC BOUNDARY = 15,560 Ac. (±)
- o TOTAL AREA WITHIN PROPOSED "URBAN LIMIT LINE" BOUNDARY = 1,164 Ac. (±)

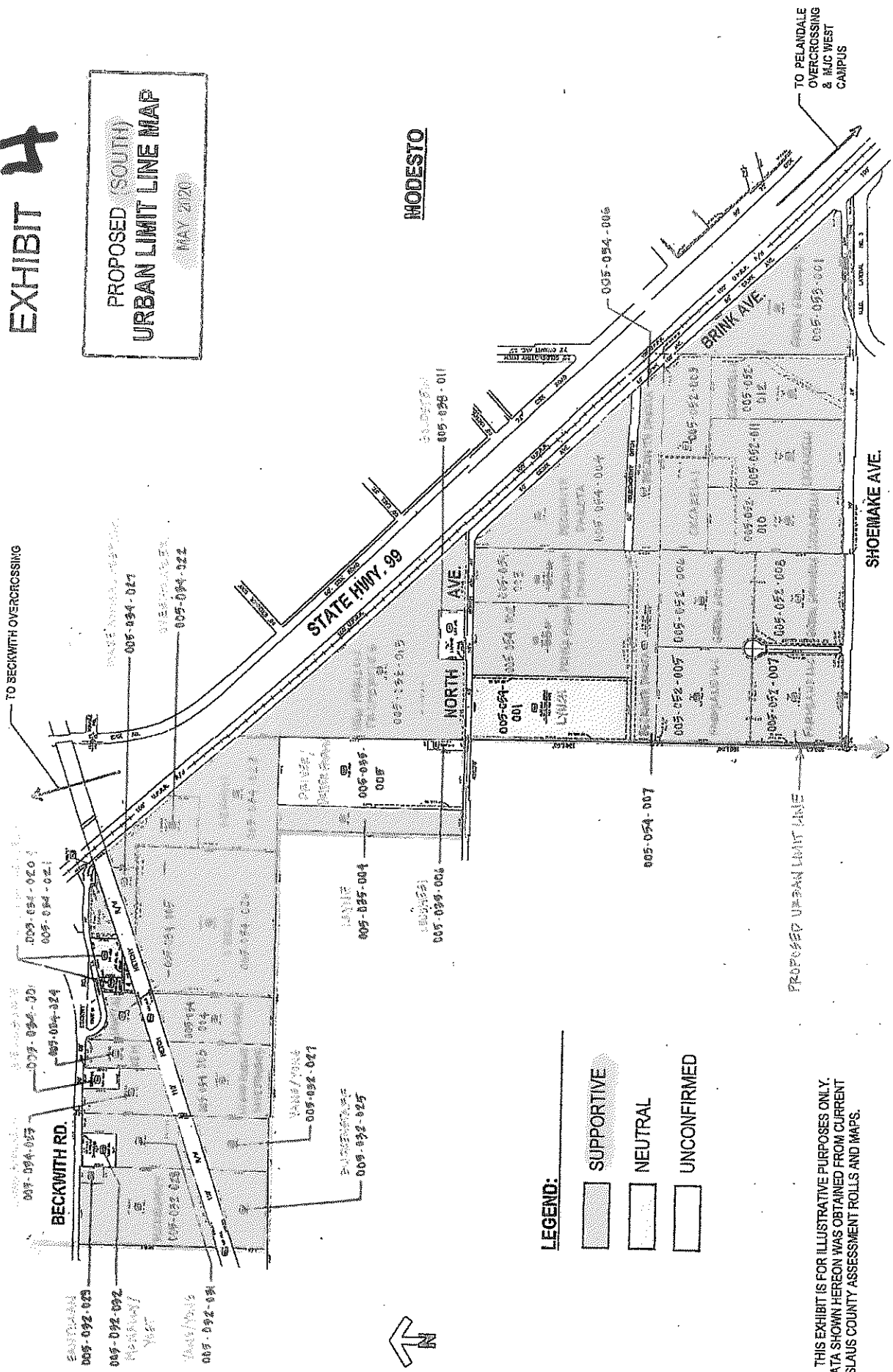
- o PORTION OF WOOD COLONY AREA TO REMAIN PRESERVED AND PROTECTED = 92.5% (±)
- o PORTION OF WOOD COLONY AREA WITHIN PROPOSED "URBAN LIMIT LINE" BOUNDARY = 7.5% (±)

EXHIBIT 2



# EXHIBIT 4

PROPOSED (SOUTH)  
URBAN LIMIT LINE MAP  
MAY 2020



NOTE: THIS EXHIBIT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE DATA SHOWN HEREON WAS OBTAINED FROM CURRENT STANISLAUS COUNTY ASSESSMENT ROLLS AND MAPS.

## Stephanie Lopez

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**From:** Melissa Davis <melissadavis241@yahoo.com>  
**Sent:** Thursday, July 2, 2020 9:30 AM  
**To:** Mayor; Tony Madrigal; Kristi Ah You; Bill Zoslocki; Douglas Ridenour; Council Meetings  
**Subject:** Urban Limit Line

Dear Council Members,

My name is Melissa Davis, I was born, raised and continue to reside in Modesto. I grew up in the country on the west side of Modesto and remember my childhood and young adult years quite fondly. Having lived here all of my life I have seen many changes both good and challenging for our community. I'm sure you all are aware that Modesto's location was strategically picked for it's potential for growth. Railroad corridor for ease of transporting products both in and out of Modesto. Modesto's large manufacturing plants such as Gallo, Del Monte; distribution centers such as Sysco Foods, Georgia Pacific have all helped to support our residents with employment. Unfortunately, as much as these partners have contributed it has not been enough to adequately support the aggressive growth that Modesto has experienced in the last 20 years. We continue to grow in residents but not in opportunities for careers, resulting in many of our residents commuting for more attractive as well as higher paying jobs. Residents commuting results in them spending monies in other communities instead of ours, taxes going to support businesses and employers in other cities and towns. We as a community need opportunities in our hometown, those lost dollars could help us to combat the many challenges we have for such a large population that Modesto is required to support.

I respectfully request that you vote yes to placing the Urban Limit Line on the ballot. The proposal is a fair compromise that allows those who want to continue to farm to do so and those who would like to bring economic growth back to Modesto an opportunity as well.

Thank you,

Melissa Davis

## Stephanie Lopez

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**From:** Denny Jackman <dennyjackman@gmail.com>  
**Sent:** Thursday, July 2, 2020 9:42 AM  
**To:** Council Meetings  
**Cc:** Bill Zoslocki; Ted Brandvold; Douglas Ridenour; Jenny Kenoyer; Kristi Ah You; Mani Grewal; Tony Madrigal  
**Subject:** Unfinished business 1 urban limits

Modesto Mayor and Council members,

Good morning!

It is crunch time for you! Do you start to stop urban sprawl or kick the can down the road, once again? It appears that before you is a classic property owner vs property owner issue within the Wood Colony area. Many of the people opposed were proponents of Measure I, the urban limit that I wrote and advanced to a vote that lost by 215 votes in the odd year voting in 2015. An urban limit is a planned tool that voters can use to bridle in the cost of runaway sprawl. It is also a way for City folks to place a budget and focus on futures that they will eventually pay for. And it is a statement of concern and support for the superior farmland that surrounds our home. North of Kiernan Road lies some of the best soils in the world, and the highest water recharge area in the County of Stanislaus. I think of it as almost anti-human to consider urbanizing that area. Similar quality soils may be found west of the City, while the soils to our east are inferior with marginal food production capabilities.

My fear is, without an urban limit, project upon project will piecemeal there way through the annexation and LAFCO process with more and more housing demands expanding in our valley. And Modesto becomes just another bedroom community for bay area commuters. What is before you today is very similar to Measure I with the exception of the western acreage. It is an alternative to what I expect will be before the voters in 2022 should you, once again, kick the can down the road...

Thank you.

*\* read addl email*

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## Stephanie Lopez

---

**From:** drew@watergroupllc.com  
**Sent:** Thursday, July 2, 2020 10:07 AM  
**To:** Kristi Ah You; Tony Madrigal; Mayor; Bill Zoslocki; Jenny Kenoyer; Douglas Ridenour; Council Meetings  
**Subject:** Urban Limit Line proposal and recommend the City Council Members to vote YES.

Dear City Council Member,

I have been a resident and business owner in the Modesto area for 42 years. I'm emailing you to ask that you vote **yes** on the proposed Urban Limit Line.

- The Urban Limit Line Measure allows the City of Modesto to increase economic development and **job opportunities**, while protecting prime farmland.
- The Measure **expands the economic** base for the City of Modesto and City services, such as police and fire, which are likely to face cuts due to budget constraints created by the **COVID19**.
- The Urban Limit Line Measure allows the people of Modesto to determine their own economic future.
- The Measure creates a path forward after 30 years of discussion and outreach, resulting in an impasse regarding economic development along Highway 99.
- The Urban Limit Line Measure is a compromise that allows landowners in the Wood Colony region who would like the opportunity to develop to do so, while preserving farmland and the rural way of life for landowners who do not. Approximately **85% of the landowners inside the Urban Limit Line are supportive of the City's draft proposal**.
- Economic development of the west side of Highway 99 with its existing transportation framework and interchanges makes sense for **economic growth in Modesto**.
- Approval of the Urban Limit Line Measure will provide a long overdue **spark to economic** and job development in Modesto.
- Our Modesto community needs jobs and **affordable housing** to offset record unaffordable rents in our area.

- We need to address the economic well being of all the Modesto citizens over the vocal group of “not in my backyard” rural residents. The **urban limit protects approximately 94% of the Wood Colony rural area.**
- **Please let the people of the City of Modesto decide** their future by voting to approve placement of the Urban Limit Line Measure on the November 2020 ballot.

## Stephanie Lopez

---

**From:** Kathy Espinoza  
**Sent:** Thursday, July 2, 2020 11:16 AM  
**To:** Council Meetings  
**Subject:** FW: URBAN LIMIT LINE

**From:** Llyonsbogetti [mailto:llyonsbogetti@aol.com]  
**Sent:** Thursday, July 02, 2020 11:14 AM  
**To:** Mayor; Tony Madrigal; Kristi Ah You; Bill Zoslocki; Jenny Kenoyer; Douglas Ridenour  
**Subject:** URBAN LIMIT LINE

Dear Mayor and City Council Members,

I was born and raised sixty five years ago on the west side of Modesto. I attended and graduated from Hart-Ransom School. After college I married and returned to Modesto over 40 years ago where we bought property in the Wood Colony area. Our children were born, raised, attended and graduated from Hart-Ransom School. Currently our grandchildren live in the Wood Colony area and are attending Hart Ransom School.

I am emailing you today in hopes that you will vote yes on the proposed Urban Limit Line. This measure allows for a calculated path forward to utilize the existing Highway 99 Corridor responsibly. This will also be a positive step as we are currently expanding Highway 132 and all the while utilizing that improvement.

I see this as an exciting step forward creating additional job opportunities benefitting many in our community. I strongly ask that you take action to allow the majority of people to decide their own future and the future of their families. Do not let a few outspoken individuals with their own shortsighted agenda decide.

Sincerely,  
Lynne Bogetti  
Resident of Wood Colony

## Stephanie Lopez

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**From:** Denny Jackman <dennyjackman@gmail.com>  
**Sent:** Thursday, July 2, 2020 11:17 AM  
**To:** Council Meetings  
**Cc:** Bill Zoslocki; Ted Brandvold; Douglas Ridenour; Jenny Kenoyer; Kristi Ah You; Mani Grewal; Tony Madrigal  
**Subject:** Re: Unfinished business 1 urban limits

Re: Council member Kenoyer's concern. All cities will face the voters regarding farmland protection! Someone must be first.

On Thu, Jul 2, 2020 at 9:42 AM Denny Jackman <dennyjackman@gmail.com> wrote:  
Modesto Mayor and Council members,

Good morning!

It is crunch time for you! Do you start to stop urban sprawl or kick the can down the road, once again? It appears that before you is a classic property owner vs property owner issue within the Wood Colony area. Many of the people opposed were proponents of Measure I, the urban limit that I wrote and advanced to a vote that lost by 215 votes in the odd year voting in 2015. An urban limit is a planned tool that voters can use to bridle in the cost of runaway sprawl. It is also a way for City folks to place a budget and focus on futures that they will eventually pay for. And it is a statement of concern and support for the superior farmland that surrounds our home. North of Kiernan Road lies some of the best soils in the world, and the highest water recharge area in the County of Stanislaus. I think of it as almost anti-human to consider urbanizing that area. Similar quality soils may be found west of the City, while the soils to our east are inferior with marginal food production capabilities.

My fear is, without an urban limit, project upon project will piecemeal there way through the annexation and LAFCO process with more and more housing demands expanding in our valley. And Modesto becomes just another bedroom community for bay area commuters. What is before you today is very similar to Measure I with the exception of the western acreage. It is an alternative to what I expect will be before the voters in 2022 should you, once again, kick the can down the road...

Thank you.