

#1

**Stephanie Lopez**

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**From:** Alfred Pirrone <pirrvin@aol.com>  
**Sent:** Wednesday, July 8, 2020 9:12 AM  
**To:** Council Meetings; megan.rangel@gmail.com  
**Subject:** Fwd: Urban Limit Line  
**Attachments:** urabn limit line #2.pdf

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

From: Alfred Pirrone <pirrvin@aol.com>  
To: ccmeetings@modestogov.com <ccmeetings@modestogov.com>  
Cc: Mayor@modestogov.com <Mayor@modestogov.com>; tmadrigal@modestogov.com <tmadrigal@modestogov.com>; kahyou@modestogov.com <kahyou@modestogov.com>; bzoslocki@modestogov.com <bzoslocki@modestogov.com>; jkenoyer@modestogov.com <jkenoyer@modestogov.com>; dridenour@modestogov.com <dridenour@modestogov.com>; maperanch@aol.com <maperanch@aol.com>; magan.rangel@gmail.com <magan.rangel@gmail.com>  
Sent: Wed, Jul 8, 2020 9:09 am  
Subject: Urban Limit Line

Dear Stephanie,

I understand there is a work shop on the Urban Limit Line Measure July 8th or 9th. I hoping you can convey these comments to the Mayor and the City Counsel Members as well as the letter I wrote a couple of weeks ago and sent to all involved, supporting the Measure. After reading the article in the paper I feel a few more comments are necessary. I take offense to the comment that the landowners in side the line are "greedy". This is a hard Business decision that all of the landowners have to make. When I went to college 50+ years ago I took many economics and business classes. the first thing you learn was, in business, grow or go backwards, If you don't continue to better yourself or your business you lose ground to the growing economy around you. eventually you may just perish altogether.

I believe Modesto is in the same boat, there has been a relatively no grow movement since Mayor Mensinger, that's quite a few years ago. It's pretty bad, I feel, Save Mart which was started in Modesto by The Piccinini, and the Tocco families had to build a distribution Center in Merced County because Modesto could not accommodate them in the Modesto area. This has been happening for quite some time.

If the New Urban Limit line Measure Is ultimately approved it will give the City of Modesto room to grow in an area that makes sense for business's that may want to come to Modesto, creating more jobs , and more much more revenue for the City. As we have seen recently what can happen in a very short time to an existing budget and the need for more revenue for protective services etc.

Thank you for considering approval of the Urban Limit Line Measure,

Sincerely, Alfred Pirrone (Butch)

President of A&L Pirrone Vineyards Inc.

P.O. Box 190 Salida Ca., 95368

(209) 550-0502

#1

**Stephanie Lopez**

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**From:** maperanch@aol.com  
**Sent:** Tuesday, July 7, 2020 3:36 PM  
**To:** Council Meetings  
**Cc:** Mayor; Tony Madrigal; Kristi Ah You; Bill Zoslocki; Jenny Kenoyer; Douglas Ridenour  
**Subject:** Urban Limit Line Workshop  
**Attachments:** Exhibit B.pdf; Exhibit A.pdf; Email - Comment on Urban Limit Line Proposal.pdf

Dear Stephanie,

I understand there may be a public workshop on Thursday or Friday regarding the Urban Limit Line proposal. Please read and submit the attached email and maps to the Public Record.

Thank you in advance for your prompt attention to this request.

Sincerely,

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

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## Stephanie Lopez

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**From:** maperanch@aol.com  
**Sent:** Tuesday, July 7, 2020 3:28 PM  
**To:** Mayor; Tony Madrigal; Kristi Ah You; Bill Zoslocki; Jenny Kenoyer; Douglas Ridenour  
**Cc:** Council Meetings  
**Subject:** Comment on Urban Limit Line Proposal  
**Attachments:** Exhibit B.pdf; Exhibit A.pdf

Dear Mayor and City Council members,

On behalf of the Lyons family, may I present a few comments regarding the proposed Urban Limit Line.

You have the choice to allow the Citizens of Modesto the opportunity to vote on the direction they wish to take; remain stagnant or choose a course of action that will not only maintain a healthy agricultural industry but will provide economic prosperity, jobs, and affordable housing for first time home buyers and renters. This City Council, and prior City Councils, have missed the opportunity to update the general plan for the last 20 years.

Our family has farmed West of Modesto for almost a hundred years and has owned and farmed property within the Wood Colony area for approximately 30 years. Approximately **275 Wood Colony landowners within the Urban Limit Line** support the proposal and the majority of those landowners have owned and farmed their property in excess of 40 years. I strongly disagree with the Modesto Bee Editorial Board's portrayal of well-known farm families such as Grover, Genasci, Ciccarelli, Blickenstaff, Dunlop, Ratto, Kootstra, and Van Konynenburg as greedy developers.

The City of Modesto needs shovel ready ground and visible, large, open areas of land that are next to a transportation corridor such as State Highway 99. The City also needs reasonable access to utilities such as sewer, domestic water, drainage and electrical services to attract business parks as well as commercial and industrial users. As stated in the Modesto Bee's July 5<sup>th</sup> editorial, "**location is everything and every business park and industrial developer craves property fronting on a major thorough fare like Highway 99**".

The Urban Limit Line proposal presented before you addresses many of these needs.

The proposed Urban Limit Line will expand the economic base for the City of Modesto which will support local services such as police and fire while providing the potential necessary funding for the needs of the homeless, underserved communities, and county islands within the City.

**The hard truth** is, the City of Modesto cannot compete for medium to large commercial business parks or industrial opportunities against other valley communities such as Patterson, Manteca, Tracy, Turlock, or Merced therefore, missing job opportunities, tax revenue, and a diversified economic base.

The proposed Urban Limit Line allows the landowners in Wood Colony who want the opportunity to develop to do so while preserving farmland and the rural way of life for landowners who do not. **Approximately 93% (14,336+ acres)** of the land area (claimed as Wood Colony by some residents) **will be protected** under the proposed Urban Limit Line.

For your convenience, attached are two map exhibits from July of this year illustrating the following within the Urban Limit Line:

- Landowner **Supportive: 82.44%** (959+ acres)
- Landowner **Neutral: 10.05%** (116+ acres)
- Landowner **Unconfirmed: 7.51%** (87+ acres)

As you can see, the figures above attest to the landowners' overwhelming desires to become part of Modesto.

Please provide the Citizens of Modesto the opportunity to decide their future by voting to approve placement of the Urban Limit Line Measure on the November 2020 ballot.  
Thank you for your consideration.

Sincerely,

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

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**Stephanie Lopez**

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#1

**From:** Marie Bairey <baireymar@gmail.com>  
**Sent:** Monday, July 6, 2020 1:29 PM  
**To:** Council Meetings  
**Subject:** Modesto ULL Proposal  
**Attachments:** ULL comments LWVSC 7 2.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Attached please find a statement from League of Women Voters of Stanislaus County regarding the proposal to put the Modesto ULL measure on the November, 2020 Ballot.

Marsha Waggoner, President  
916 Kenilworth Ct.  
Modesto, Ca 95356

TO: Mayor Ted Brandvold, Modesto City Council Members Mani Grewal, Tony Madrigal, Kristi Ah You, Bill Zozlocki, Jenny Kenoyer and Douglas Ridenour

FROM: League of Women Voters of Stanislaus County, Marsha Waggoner, President (916 Kenilworth Ct., Modesto)

RE: Modesto Urban Limit Line Proposal

July 6, 2020

Why the rush to put the Modesto Urban Limit Line (ULL) proposal on the November, 2020 ballot? The ULL proposal raises a number of procedural, public involvement and community planning concerns. Some portions of the ULL proposal are neither within Modesto's sphere of influence (SOI) nor are some portions included in Modesto's current General Plan area, thereby denying the public and the Council important economic, infrastructure and environmental information and analysis. Furthermore, it appears that local agencies including LAFCO and affected County Municipal Advisory Councils were not engaged in the ULL process until LAFCO's receipt of a letter on June 16, 2020.

The League of Women Voters of Stanislaus County strongly advocates for transparency in government decision making and agrees with LAFCO's letter of June 23, 2020. At the Council's workshop, a Councilmember wisely asked if the current ULL proposal was "putting the cart before the horse." In the time of COVID-19, public participation in government is especially problematic. The City of Modesto should go the extra mile to ensure that all affected parties are informed, provided opportunity to be heard and express their views.

#1

**Stephanie Lopez**

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**From:** Lyndall Overholtzer <ldo@americanlaminates.com>  
**Sent:** Wednesday, July 8, 2020 12:09 PM  
**To:** Mayor; Tony Madrigal; Kristi Ah You; Bill Zoslocki; Jenny Kenoyer; Douglas Ridenour  
**Cc:** Council Meetings  
**Subject:** Comment on Urban Limit Line Proposal

Dear Mayor and City Council members,

The Overholtzer family has lived in the Modesto or surrounding area for approximately 100 years.

As a land owner within the proposed Urban Limit Line; I would appreciate if the few comments in this e-mail can be considered.

It is obvious that a large majority of land owners within the proposal, wish to be included in the proposed Urban Limit Line.

It is also obvious that this proposal can be part of a perpetual growth plan, where many people can benefit in addition to the land owners.

As such, I recommend a positive approach to this proposal.

Kindly let the people of Modesto decide if they agree, by placing the proposed Urban Limit Line proposal on the November 2020 ballot.

Can the City Clerk read the above at the public workshop this Thursday, July 9<sup>th</sup>?

Thank you,

Lyndall Overholtzer  
3204 Beckwith Ct.  
Modesto, Ca 95358

#1

**Stephanie Lopez**

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**From:** Ron Ratto <raratto@RattoBros.com>  
**Sent:** Wednesday, July 8, 2020 5:49 PM  
**To:** Council Meetings  
**Subject:** City Council Workshop 7-9-2020 at 1000 am Urban Limit Line Agenda Item

Re: Urban Limit Line Proposal

Greetings Mayor and City Council Members:

There has been much discussion about the Urban Limit Line proposal and you have heard from many people on the pros and cons.

I urge you to give thought to the good things that would come out of the proposal and the opportunities the City could explore were the proposal adopted.

The outcome of not adopting the proposal, obviously, is the status quo. What would be the outcome if the proposal were adopted? A "go-forward" with the proposal provides the occasion to chart an expanded future for the City of Modesto and the public needs and goals that could be incorporated and accomplished in an expansion.

As the council holds its discussions of the pros and cons of the proposal, the I hope that "what could be" is part of that discussion.

Sincerely yours,  
Ron Ratto

#1

**Stephanie Lopez**

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**From:** DAVID BAUMAN <bfam1985@yahoo.com>  
**Sent:** Thursday, July 9, 2020 8:48 AM  
**To:** Council Meetings  
**Subject:** #1 Special City Council Workshop

Good Morning,

As I was viewing my Instagram this morning, a friend wrote good morning Modesto, I love you with all my heart.

It caught my attention, as that is what we ultimately are all working towards, preserving Modesto.

As a Wood Colony resident we want to preserve our Heritage and rich farmland.

I feel as if I am unbiased member,

I am not a farmer and I do not own land. I will not profit or lose value in my property.  
But all of us, including the City of Modesto will lose unless we say **no to ULL.**

Not only does Modesto benefit from the crops, so does a large portion of the United States and world.

Please use your responsibility you were given as a Council Member and keep Modesto strong by keeping our farming land as that.....a FARM. (FOOD for everyone)

Adding more people with less farmland doesn't even make sense.

We ask that you look deep inside for what is BEST for ALL.

Thank you for your service,  
Amy Bauman - 4th generation Wood Colony  
Modesto, CA

#1

**Stephanie Lopez**

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**From:** Lisa Braden <lbraden@mycvre.com>  
**Sent:** Thursday, July 9, 2020 8:50 AM  
**To:** Council Meetings  
**Subject:** ULL

Good morning on page 27 of the map you show Wood Colony as 1587 acres within the ULL. What happened to the 1164 acres that you were talking about earlier and where did you come up with that number why the difference. As this is your third City Council workshop I can't even begin to say how disappointed I am that this council and especially you Mayor Brandvold since you are up for reelection that you are moving forward with this vote without doing public input as you said back in November 2019 very very unethical this is not how city government should be run and I hope all of you take this to heart and look what you were doing and what examples that you are putting out there that this is OK let's screw the citizens of Modesto we don't care what they say.

Lisa Dovichi-Braden, Realtor  
RE/MAX Executive  
209-484-9533  
www.LisaBradenHomes.com  
BRE# 01780713