

Yes

## Stephanie Lopez

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Yes

**From:** Kathy Espinoza  
**Sent:** Wednesday, June 24, 2020 2:34 PM  
**To:** Stephanie Lopez  
**Subject:** FW: Urban Limit Line Proposal

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**From:** Rod Kootstra [mailto:rod.kootstra@verizon.net]  
**Sent:** Wednesday, June 24, 2020 2:29 PM  
**To:** Mayor; Tony Madrigal; Kristi Ah You; Bill Zoslocki; Jenny Kenoyer; Douglas Ridenour  
**Subject:** Urban Limit Line Proposal

Dear Council Members,

My name is Rod Kootstra, and I manage the family farm located at 3207 Dakota Ave, Modesto, CA.

First a little history...

My parents, John and Alice Kootstra purchased the farm from my grandparents, Samuel and Winnie Kootstra, and subsequently lived on the farm for 50 years. All of my siblings and I grew up on the farm and appreciate the values of farming. We all know what hard work is all about, because we lived it.

It seems that you're getting an ear full, from persons who "represent" Wood Colony, and are against this proposal. The truth is, they will most probably be against any proposal which represents any change in the area. You should realize, that some of these voices are not involved in farming. Some of them live along Beckwith Road on very small parcels, with a house and a backyard, like most other houses in the City of Modesto. For these persons to wave the banner of "Save Wood Colony", is hypocritical...unless of course, they are willing to bulldoze their houses and start planting almond or walnut trees where their houses once stood.

On the other hand, there are those on the other side of this proposal whom I respect. You will not find many of those voices inside the proposed urban limit line. The vast majority of the property owners inside the urban limit line are in favor of this proposal.

I'm not going to try to tell those on the other side of the line how to use their property, and I would expect the same respect from those persons toward my family and I. You have materials which identify all of the landowners which lie inside the line and support the measure. That speaks loudly and I hope you are listening.

The simple fact of the matter is this...things change. I remember as a kid, riding my bicycle along Dale road, where the mall now stands. Things do definitely change.

The question you, as a City Council need to answer is, what change is best for the City of Modesto.

The "Beckwith Triangle" and the land lying West of 99 extending toward the MJC campus is prime development land. I think everyone knows this fact, even though some would like to deny it, simply for the sake of not wanting change. What you have before you is an opportunity for the City of Modesto to promote smart development and create jobs. The Wood Colony voices also have an opportunity to limit growth into

Wood Colony for the next 20 years. That's called a compromise. A balance between farmland preservation and growth.

You will never satisfy all the voices, so I suggest you cull out the squeaky ones, and discern what decision you should make on this proposal, based upon solid, logical wisdom.

If there are aspects of the proposal that need improving, do so. Just don't throw the baby out with the bath water or you might miss a fantastic opportunity available to the City of Modesto for solid, logical growth and jobs.

As manager of the family farm, I intend to replant trees soon, regardless of the outcome of this proposal. I'm going to proceed using solid, logical wisdom. I suggest you do the same. By the way, I'll be replanting the same plot my father planted, the last time this area was under consideration for development. This was in the same time-frame as the last general plan update...not much happened after that plan was adopted, and I suspect waiting for another plan update isn't going to solve anything either.

Like I said, I'll be planting trees soon...

Sincerely,

Rod Kootstra

(209) 479-5931

P.S Let me know when this proposal is on the agenda for your meetings, and I'll be there to speak in support.

**Stephanie Lopez**

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Yes

**From:** Kathy Espinoza  
**Sent:** Tuesday, June 16, 2020 6:34 AM  
**To:** Stephanie Lopez  
**Subject:** Fwd: Modesto ULL-Yes

Sent from my iPhone

Begin forwarded message:

**From:** Jack O'Sullivan <osuljack@yahoo.com>  
**Date:** June 15, 2020 at 7:36:02 PM PDT  
**To:** Mayor <mayor@modestogov.com>  
**Subject:** Modesto ULL-Yes

Mr. Brandvold,

I own three parcels of land within the proposed ULL including my residence. I am in favor of placing the question on the November ballot. The major projects at Pelendale and Standiford are underutilized resources. Those two exchanges along with the railroad make the designated area appropriate for development and could provide much needed revenue for the city. The proposed compromise protects the rest of Wood Colony.

Regards  
Jack O'Sullivan  
Cell-209-969-0345

Yes

**Stephanie Lopez**

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**From:** Kathy Espinoza  
**Sent:** Friday, June 12, 2020 8:10 AM  
**To:** Stephanie Lopez  
**Subject:** Fwd: [BULK] Urban Limit Line Letter  
**Attachments:** Mayor Ted Brandvold Letter.pdf; ATT00001.htm

Sent from my iPhone

Begin forwarded message:

**From:** Alfred Pirrone <bpirrone@sbcglobal.net>  
**Date:** June 12, 2020 at 7:02:36 AM PDT  
**To:** Mayor <mayor@modestogov.com>  
**Subject:** [BULK] Urban Limit Line Letter

Dear Mayor Ted Brandvold,  
I hope you will consider this letter I have written in favor of the Proposed Urban Limit Line Expansion.  
Thank you, Butch Pirrone



# A. & L. PIRRONE VINEYARDS, INC.

**GROWERS OF FINE WINES**

VINEYARDS

P.O. BOX 190 • SALIDA, CALIFORNIA 95368 • (209) 557-0502

Dear Mayor Ted Brandvold,

My name is Alfred Michael Pirrone, I'm better known as Butch Pirrone. My family has been in the farming business in Stanislaus County since the early 1930's. The first piece of property was purchased in 1931-1932 in the Salida area. My grandfather entered the United States from Sicily in 1896 and built a winery in 1936 on this original 80 acres. The winery closed in 1971, but the farming operation has continued to expand until the present. Our son, Paul Pirrone, is the fourth generation farmer to continue in the farming operation of A&L Pirrone Vineyards, Inc.

The purpose of this letter is to ask that the Modesto City Council to consider approving the expansion of the Urban Limit Line to include areas for future well planned, mainly commercial and industrial growth. The population in California is increasing every year, as well as in the Central Valley. As an example, when I graduated from Modesto High School 50+ years ago, the population was approximately 55,000-60,000. In 2015 it was 215,000 (information gotten from the internet). Progress and growth are inevitable. Well planned growth for the future of Modesto is essential. If the Urban Limit Line Expansion is approved, there will be, I believe, more than enough very accessible land for the future economic needs of the City of Modesto. This approval would also preserve thousands of acres of great farm ground, i.e. the Wood Colony and other farming areas from encroaching urban development. Farming is a wonderful lifestyle for many families in this area, including ours.

With well planned growth, many more jobs would be created keeping our work force in our area rather than commuting to outside regions like the Bay Area. With



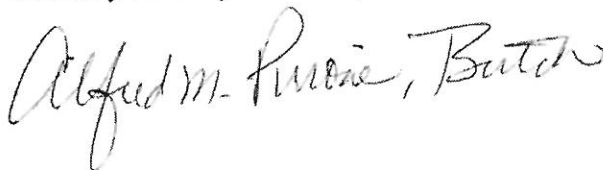
increases in property values, higher property taxes, and increased sales tax from these new businesses, the City of Modesto could benefit greatly. There should be a large increase in income to shore up the present budget, more income for protective services such as the police and firefighters, and more money to help the homeless, as well as lower income individuals that will continue to need the city's support.

The Pirrone family has owned 80 acres since 1968 that are inside the proposed Urban Limit Line Expansion APN 076-027-002. We understand that if the City Council gives their approval to this proposal it is a very long way from implementation. There are many more steps before final approval. As the city is planning for its future, we need to do the same as a family for our children, grandchildren, and future generations of the Pirrone family. In all probability, my wife and I, if approved, will never see a building on this property as we are getting older. In the past few months, we have seen what can happen with the economy and revenue stream in a very short period of time. By adding a larger income stream, i.e. industrial and commercial properties, this may help with the next crisis.

Farming is our business, our passion, and we will continue farming this piece, as well as the other properties we own, for the foreseeable future. This one piece of property, if the proposed new Urban Limit Line is approved, will only help in planning for the future generations of the Pirrone family. Similarly, it will help the future economic stream for the City of Modesto.

In closing, I urge you to come together and consider the approval of the Urban Limit Line Expansion. It can be a plus for all involved- the city, the land owner, and the farming community. Everyone will benefit from a well planned expansion and development.

Thank you for your time,

A handwritten signature in cursive script that reads "Alfred M. Pirrone, Butch". The signature is written in dark ink and is positioned above the printed name.

Alfred M. Pirrone, Butch

President of A&L Pirrone Vineyards, Inc.

**Stephanie Lopez**

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Yes

**From:** David Van Klaveren <vkcrew@comcast.net>  
**Sent:** Wednesday, June 17, 2020 3:43 PM  
**To:** ModestoULL  
**Subject:** Modesto ULL

Hello my name is David Van Klaveren. Owner of property at 3431 North Ave.  
Yes we would not mind being include inside the boundary of urban limit line.

Thanks,  
Dave

**Stephanie Lopez**

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Yes

**From:** Joe Lopez  
**Sent:** Monday, June 29, 2020 3:02 PM  
**To:** COUNCIL  
**Cc:** Jose M. Sanchez; Stephanie Lopez; Jaylen French; Michelle Thomson  
**Subject:** FW: My support for Urban Limity Line Measure

FYI only.

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**From:** BRIAN KOOTSTRA <bkkllk@comcast.net>  
**Sent:** Monday, June 29, 2020 2:37 PM  
**To:** Joe Lopez <joelopez@modestogov.com>  
**Subject:** My support for Urban Limity Line Measure

City Manager Lopez,

I am a current landowner within the proposed Urban Limit Line and I want to again express my support thru this email, as I did with a petition, to place the Urban Limit Line Measure on the ballot for November, 2020.

This measure will allow Modesto the economic development it needs to help sustain Modesto's population, create jobs and help protect funds which will otherwise be going to other communities if a commercial zone is not created near an easily accessible transportation system. This measure will only take a small percentage of farm land to accomplish this task. I've heard discussions for over 30 years about an expressway being built around Modesto and bringing in land for an Industrial zone, but over time, some of these area's have been developed into residential subdivisions taking away financial opportunities for Modesto's future stability. Putting this measure on the November ballot is the first step in attracting large commercial companies looking for accessible property near Hwy 99 and the rail system.

Please let the people of Modesto have the opportunity to decide their future by encouraging the council to approve the Urban Limit Line Measure be added to the November ballot.

Thank you.

Brian Kootstra  
APN: 073-027-005  
[bkkllk@comcast.net](mailto:bkkllk@comcast.net)