

Received 7-19-05 e

Comment Form

Hughson 2005 General Plan and EIR

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Please use this form to provide input on the Draft General Plan and EIR. Comment forms should be returned to the City of Hughson by August 18, 2005. Forms can be returned by mail to: City of Hughson, Planning Department, 7018 Pine Street, Hughson, CA 95326, or faxed to: 209-883-9725.

Comments - Proposed green belt - Hatch Rd to Service Rd between Euclid Rd & Geer Rd. (East side)

Draft General Plan Comments

Purpose - (1) Farmers within the green belt can remain in farming, however, a large percentage of properties within the proposed green belt are ranchette size parcels, 1/2 Acre, 1 Acre, 5 Acre, 6, 8, 10, 15 Acre parcels to 20 Acres. There are probably a dozen farmers farming 20 Acre parcels. Dust and spray become a real problem if you are farming near the city limits.

10-1

Land Use Element: I'm located at the corner of Fox Rd & Euclid Rd. In my case, at walnut harvest time, dust is a major problem for my neighbors - the catholic church, the Samaritan Village & the Pentecostal church & other neighbors nearby. This is not a good location for a proposed green belt, because it is not benefiting many farmers. Circulation Element: It limits the use of your property.

Location - (2) In other cities the green belt serves as a buffer zone to prevent 2 cities from merging together. A good example of this is Turlock & Denair.

Conservation and Open Space Element: Turlock has designated a green belt area at its eastern city limits to prevent these 2 cities from merging together in the future. Another example is Riverbank & Oakdale. They have proposed a green belt at Riverbank's eastern boundary & Oakdale's western boundary.

10-2

Hughson has a natural green belt (farm belt) across Geer Rd to the East with many full time farmers farming large acreages. Hughson is a unique city with definite boundaries - Geer Rd to the East, Santa Ge Rd to the west and Hatch Rd to the North (OVER)

Public Services and Facilities Element:

Let Hughson grow within these boundaries through controlled ^{growth} services become available and there is a continued demand for housing, we need to plan now for the future.

Safety Element:

A proposed green belt for Hughson makes more sense to be considered on the west side of Hughson city limits, possibly at Clinton Rd. The city of Ceres is moving East toward Hughson. They are already at Smith Home Rd.

Noise Element:

Hughson & Ceres officials need to get together to discuss a proposed green belt to they have not already done so.

This is where the green belt should be considered to save this prime farm land before its developed into housing.

Draft EIR Comments: