



September 7, 2005

Honorable Hughson City Council  
City Of Hughson  
7018 Pine Street  
Hughson, Ca 95328

Subject: Comments to General Plan Draft Document  
Dated May 27, 2005 and General Plan Errata  
Dated June 30, 2005

Dear Councilmembers:

At your request I am committing in writing my verbal comments expressed at your August 22, 2005 City Council meeting.

As stated previously, I represent a group of landowners located at the southeast corner of Hatch and Santa Fe, who comprise approximately 71 acres.

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An annexation request was originally filed with the City of Hughson in December of 2002. That application has not been processed. In November of 2004 my Clients paid a \$15,000 deposit towards time that will be spent on this project by City staff and re-filed the annexation request.

13-1

The City of Hughson has been in the process of updating the general Plan for some time and several changes in the land use and circulation categories have raised serious concerns regarding the ultimate feasibility of development of the land in question. They are as follows:

1. Commercial Designation Affecting the Hughes Parcel (APN: 16-17-02). Based on my 40 plus years experience in the land use field, this is not a viable commercial location due to poor visibility, access from Hatch and Santa Fe Avenues, a market area of less than 45 degrees and detrimental effects upon downtown re-development and revitalization.
2. Proposed 8500 Sq. Ft. Minimum For Residential Lots. With the current rise in land, development costs and housing prices, it seems counter productive to increase lot sizes, which leads to less affordable housing than now exists in Hughson. Instead most communities are exploring smaller lots in the 3,000 to 5000 square foot range as a means of reducing costs, increasing density and

13-2

13-3

affordability. Cities such as Lodi, Stockton, Manteca and Modesto have already adopted guidelines to permit such development. Larger lots only contribute to an accelerated urbanization of prime farmland and sprawl.

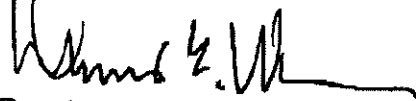
13-3

3. Circulation Element Changes. The General Plan draft errata proposes an 80' wide major collector extension of Mountain View Road through the Hughes and Martella properties, south across Hatch Road, the T.I. D. main canal and an ultimate intersection with Santa Fe Avenue. Not only would this create an expensive 4-way intersection slightly more than 1320 feet from the Santa Fe Avenue and Hatch Road intersection, it would not serve useful purpose in relieving traffic congestion at the aforementioned intersection. Stanislaus County is rapidly approaching completion of the design phase of the renovation, widening and signalization of Hatch and Santa Fe which will go a long way towards improving traffic congestion at this location.

13-4

I will be in attendance at the regularly scheduled meeting on September 12, 2005 to discuss my Clients concerns and answering questions you may have.

Sincerely,



Dennis E. Wilson

DEW/chw

Cc: Jim Sadler, Esq.  
Cyrus Amirfar  
Terry Gelman  
Warren and Don Hughes  
Ron Martella