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# Comment Form

## Hughson 2005 General Plan and EIR

Name/Affiliation (optional): MIKE BOGLIERI / PROPERTY OWNER (EUCLED ROAD)  
Address/Email (optional): 8466 FOX RD. - HUGHSON / 1dogus@JBCGLOBAL.NET

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.

### Draft General Plan Comments

Land Use Element:

(SEE ATTACHED STATEMENT)

Circulation Element:

(SEE ATTACHED)

Conservation and Open Space Element:

(SEE ATTACHED)

I am the owner of an almond orchard totaling 23.7 acres located between Euclid & Geer roads, extending to the canal along Hatch Road.

I am physically disabled and confined to a wheel chair, because of this, I am unable to farm the land. I am forced to lease my land to another farmer. With development eventually extending to the west side of Euclid Road, farming will become more difficult. I base this upon past incidents elsewhere in similar situations where complaints and protests against dust, pesticide & herbicide spraying have become rampant. Leasing my land may become more difficult because potential renters may feel it will not be worth the extra efforts and problems. Although I have no current plans to sell my land, if that becomes necessary, I may find other farmers reluctant to buy because of the afore mentioned situation.

The placing of my land within a thin strip of greenbelt compounds the difficulty of my position. I believe it will lower my property value if I need to sell to another farmer, indeed it may make a sale at any price more difficult because of very limited options to the buyer.

I do not understand the location of the greenbelt in this area. In my opinion, the logical boundaries for the city of Hughson would be Geer Road, Hatch Road & Santa Fe Road. The east side of Geer Road is primarily agriculture, indeed the area is agriculture all the way to Hickman. So why place this thin greenbelt on the west side of Geer, when the east side has unlimited agriculture.

Stanislaus County and the Turlock Irrigation District are annexing a small section of my land in order to widen Geer Road in the approach to the Hatch Road bridge.

The greenbelt, in my opinion, should be placed in an area to deter encroachment of urbanization from outside the city. If this is the case, placing the greenbelt between Hughson and Ceres would seem much more sensible.