



CITY OF HUGHSON
CITY COUNCIL MEETING
SENIOR COMMUNITY CENTER
2307 Fourth Street, Hughson, CA

MINUTES
MONDAY, OCTOBER 12, 2020 – 7:00 P.M.

SPECIAL NOTICE
Coronavirus COVID-19

THIS MEETING WAS HELD REMOTELY WITHOUT IN PERSON PUBLIC ATTENDANCE IN ACCORDANCE WITH THE GOVERNOR'S STAY AT HOME EXECUTIVE ORDER N-33-20.

CALL TO ORDER: Mayor Jeramy Young

ROLL CALL:

Present: Mayor Jeramy Young
Mayor Pro Tem George Carr
Councilmember Harold Hill
Councilmember Ramon Bawanana
Councilmember Michael Buck

Staff Present: Merry Mayhew, City Manager
Daniel Schroeder, City Attorney
Fidel Landeros, Chief of Police
Ashton Gose, Deputy City Clerk
Lea Simvoulakis, Community Development Director
Lisa Whiteside, Finance Manager
Jose Vasquez, Public Works Superintendent
Jaime Velazquez, Utilities Superintendent

1. PUBLIC BUSINESS FROM THE FLOOR (No Action Can Be Taken):

NONE.

2. PRESENTATIONS: NONE.

3. CONSENT CALENDAR:

All items listed on the Consent Calendar are to be acted upon by a single action of the City Council unless otherwise requested by an individual Councilmember for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by roll call vote.

- 3.1: Approve the Minutes of the Regular Meeting of September 28, 2020.
- 3.2: Approve the Warrants Register.
- 3.3: Approve the Treasurer’s Report for August 2020.
- 3.4: Approve Contracting for Facility Upgrades with Vortex Industries, Inc., for a Total Cost of \$45,200.
- 3.5: Adopt Resolution No. 2020-64, Supporting Proposition 20: The Reducing Crime and Keeping California Safe Act.

YOUNG/BUCK 5-0-0-0 motion passes to approve the Consent Calendar as presented with the following roll call vote:

BAWANAN	HILL	BUCK	CARR	YOUNG
AYE	AYE	AYE	AYE	AYE

4. UNFINISHED BUSINESS: NONE.

5. PUBLIC HEARING TO CONSIDER THE FOLLOWING:

- 5.1 **A.** Adopt Resolution No. 2020-55, Adopting a Mitigated Negative Declaration for the Parkwood Hughson Development Project, APNS 018-017-002, -010, - 014.
- B.** Adopt Resolution No. 2020-56, Adopting General Plan Amendment 20-01 to change the Land Use diagram from Low Density Residential, Medium Density Residential, and Service Commercial to Medium Density Residential for the Parkwood Subdivision Project (a 56.04-acre site).
- C.** Adopt Resolution No. 2020-57, Approving a Change in the Zoning District Designation from R-1 single Family Residential, R-2 Medium Density Residential, and C-2 General Commercial to R-2 Medium

Density Residential for the Parkwood Subdivision Project (a 56.04-acre site).

D. Adopt Resolution No. 2020-58, Adopting a Vesting Tentative Map for the Parkwood Subdivision Project, a 56.04-acre Property, Subdividing the Site into 299 Residential Lots and 3 Parks.

E. Adopt Resolution No. 2020-59, Approving a Conditional Use Permit to Allow a Planned Development Overlay for the Proposed Parkwood Hughson Residential Subdivision, APNS 018-017-002, -010, -014.

F. Introduce and Waive the First Reading of Uncodified Ordinance No. 2020-06, Adopting the Development Agreement By and Between the City of Hughson and Parkwood Hughson, LLC.

Director Simvoulakis presented the staff report on this item.

HILL/BUCK 5-0-0-0 motion passes to reopen the public hearing for agenda item number 5.1.

BAWANAN	HILL	BUCK	CARR	YOUNG
AYE	AYE	AYE	AYE	AYE

Mayor Young opened the public hearing at 7:50 PM.

Four Hughson residents provided written comment on this item. These comments are attached to be kept on file as part of the official record of this City Council meeting.

There was no verbal public comment.

Mayor Young closed the public hearing at 7:51 PM.

YOUNG/CARR 4-1-0-0 motion passes to adjourn and continue this public hearing which was noticed and held on October 12, 2020 to the regular City Council meeting on November 9, 2020 at Hughson Senior Community Center at 7:00 PM, in accordance with California Government Code 54955.

BAWANAN	HILL	BUCK	CARR	YOUNG
NO	AYE	AYE	AYE	AYE

6. NEW BUSINESS: NONE

7. CORRESPONDENCE: NONE.**8. COMMENTS:****8.1: Staff Reports and Comments: (Information Only – No Action)****City Manager:**

City Manager Mayhew informed the City Council that the Stanislaus County Board of Supervisors approved a Non-Profit Support Grant Program and is planning to launch a countywide touchless gift card program (StanRAD Card) for use up to \$1 million of Coronavirus Aid Relief.

Deputy City Clerk:

Deputy City Clerk Gose informed the City Council of two expiring terms on both the Planning Commission and the Parks, Recreation and Entertainment Commission, which will be advertised from October 1, 2020 to October 30, 2020

Police Services:

Chief Landeros provided the City Council with the latest Crime Statistic Report.

8.2: Council Comments: (Information Only – No Action)

Councilmember Bawanana attended a breakfast meeting with the Hughson Ministerial Association. He acknowledged the success of the Taste of Hughson online auction. He also provided information on an online auction put on by Sierra Vista Family Resource Center.

Councilmember Hill attended the High School Ag Boosters BBQ Dinner on October 3, 2020.

Councilmember Buck volunteered at the High School Ag Boosters BBQ Dinner on October 3, 2020.

Mayor Pro Tem Carr attended the High School Ag Boosters BBQ Dinner on October 3, 2020

8.3: Mayor's Comments: (Information Only – No Action)

Mayor Young thanked the Chief of Police and the Sheriff's Department for their hard work.

9. CLOSED SESSION TO DISCUSS THE FOLLOWING:**9.1 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Paragraph (1) of subdivision (d) of Section 54956.9)**

Name of case: CITY OF HUGHSON vs. THE DOW CHEMICAL COMPANY; DOW AGROSCIENCES, LLC; SHELL OIL COMPANY, individually and doing business as SHELL CHEMICAL COMPANY; OCCIDENTAL CHEMICAL CORPORATION; WILBUR ELLIS COMPANY; J.R. SIMPLOT COMPANY; FMC CORPORATION, Superior Court of California, County of San Francisco, Case No. CGC-14-542221.

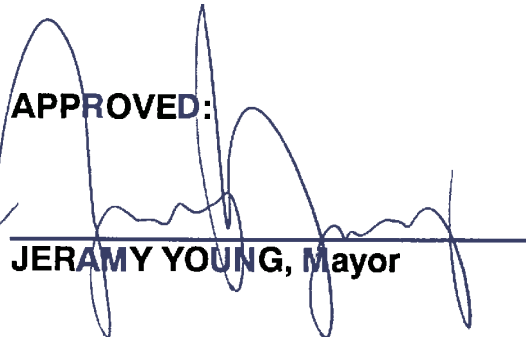
No reportable action.

ADJOURNMENT:

YOUNG/CARR 5-0-0-0 motion passes at 8:59 PM to adjourn and continue agenda items 5.1A through 5.1F which were presented at the regular City Council meeting noticed and held on October 12, 2020, to the regular City Council meeting on November 9, 2020 at 7:00 PM pursuant to California Government Code Section 54955.

BAWANAN	HILL	BUCK	CARR	YOUNG
AYE	AYE	AYE	AYE	AYE

APPROVED:



JERAMY YOUNG, Mayor

ATTEST:



ASHTON GOSE, Deputy City Clerk

Ashton Gose

From: Allen, Lisa <lisa.allen@hughson.org>
Sent: Monday, October 12, 2020 6:43 PM
To: Ashton Gose
Subject: Parkwood subdivision

Good evening,

Have there been surveys done to evaluate the impact on water/electrical supply, garbage, law enforcement, traffic patterns, and school building impact for the newer, medium density zoning? What is the aim of the city council in approving this? Can we meet the needs of this many new families? We still do not have a major grocery store in town and unless there is a plan for that and space to accommodate it, all those revenue dollars will go to Turlock or Ceres.

Mrs. Allen

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Ashton Gose

From: Samantha Travao < >
Sent: Monday, October 12, 2020 6:14 PM
To: Ashton Gose
Subject: parkwood

Please read during comments section for tonight's meeting, thank you

Good Evening Council,

First and foremost thank you for hearing my comments and thank you for your service to our community. I live on Graybark and I am greatly concerned on how this subdivision will impact our traffic. Graybark is already a main road entering Walnut Haven it is very busy. Our neighborhoods will become unsafe to walk or ride bikes with the increase of traffic that this housing will bring. I think that the majority of the community is open to new housing, just not so much housing crammed into one area that has limited space and no other entry and exits to main roads. I am pleading that you vote no on this project, for the safety of our community, our children, and to preserve the charm of our small town. I believe that the city can bring housing to Hughson that will not be so crammed together that will allow for slow growth and not have such a negative impact on our community. Please please listen to your community members and vote no on this project.

Thank you
Samantha Travao

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Ashton Gose

From: Gus Villarreal
Sent: Monday, October 12, 2020 4:29 PM
To: Ashton Gose
Subject: Parkwood development

I am asking the Mayor and council to table the issue of the Parkwood subdivision until we are able to hold a meeting where as the public is able to attend. It's a travesty to try and push this through without the public being able to physically attend. Let us fix the problems we have in the city with our water before we compound the problem by adding to it. There r many problems with this new development such as how narrow the streets are. As I drive through the neighborhood of Sterling Glen most houses in this subdivision have a total of four cars or more parked in their driveway and on the streets which I believe would be true to happen in Parkwood as well. With as narrow as the streets are shown on the map you would only be able to get one car through at a time. Let us learn from our mistakes as what we have in the new subdivision on Euclid . Our fire department responded to a call there and I talked with some of the firefighters that responded. They spoke of what a nightmare it was to try and maneuver a truck through it. And I would like you Mayor and Council members to look at this new development as if you live in the house on the corner of Los Alamos and Flora Vista and all those cars from Parkwood are going by your house or your son or daughter are playing basketball in front of your house on Leaflet having to dodge the cars coming out of Parkwood subdivision . Please table the Parkwood subdivision until we of Hughson can physically attend.

Hughson fire director
Gus Villarreal

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Ashton Gose

From: Stephen Qualls ·
Sent: Monday, October 12, 2020 10:13 AM
To: Jeremy Young; George Carr; Harold Hill; Michael Buck; Ramon Bawanar; Lea Simvoulakis; Ashton Gose; Merry Mayhew
Subject: Parkwood Project

Dear Hughson City Council Members,

This is Stephen Qualls and I'd like to once again let you know that I feel that the Parkwood project would create increased traffic and unsafe conditions on the streets adjacent to the project. To say that out of almost 3,000 increased vehicle trips per day that only 45 will be driving down my street Walnut Haven, is unrealistic. No one coming west on Hatch is going to access the project via Santa Fe and we all know it.

I thought that staff was given direction to work on possible mitigating measures with the developer and bring them back to the council at tonight's meeting. After reading the agenda packet and speaking with staff I guess I was wrong. Keeping the original bridge is the only logical way to alleviate the traffic. Mr. Mann told me that a bridge might cost around \$1.4M. There is a comparable bridge being planned at Hatch and Gilbert road and that is the estimate. \$1.4m divided by 299 (homes) is \$4,682 per home.

With the price per house probably being at least \$400,000, I think the developer will still make a fair profit on the project while addressing the traffic and safety concerns of the many citizens who have contacted the city.

I also hope that the ordinance that prohibits two story houses adjacent to existing housing is retained for this project if the R-1 zoning is changed.

We wrote the ordinance to protect the privacy of those homeowners who have spent years and their hard earned money to make their backyards an extension of their homes.

Please refer to my earlier email and those from other citizens of Hughson.

And please vote as if it were your neighborhood and your child's safety that you are voting on.

Thank you for considering my concerns,\.

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