

City of Eureka
Development Services Planning
531 K ST.
Eureka CA 95501



October 5th, 2024

Dear Alexandra Gonzalez and Respective Planning Department Staff,

I am writing to request a hearing for the subdivision at 1005 N ST, Eureka (APN 005-144-007), Project No. SDMN-24-1. I am not entirely opposed to the development as a whole, but have many concerns about the plans and how they will affect my property. I am also concerned with the lack of specificity on the future development.

I have owned the property, 1323 10th ST in Eureka for over 8 years. The proposed subdivision is directly across from my house and property on the corner of 10th and O ST. I was aware when I bought my property that there would be a good chance of development on land across from my house, but did not expect it to affect me so directly. My primary concerns to the approval of this development are:

1. There is a lack of clarity in the final outcome of this subdivision. Are the lots going to contain single family residences, duplexes, or are they going to be apartment buildings. If apartment buildings are built, that will sandwich my neighbor and my house in between 4 apartment complexes. This will adversely affect our property values.
2. It would appear the utility construction will occur on the road in front of my house. This could leave me without direct access to my property for a significant amount of time.
3. The plans show power lines coming from the utility pole in front of my property, closest to the corner. This utility pole is unstable and only contains a phone line, not electricity.
4. My largest concern is the potential damage to the trees in my yard. I have three very large trees along the front of my property. If the utility pole in front of my house is used, they will likely have to cut many of the branches to at least one of these trees (I contacted PG&E about this months ago and they did not see it as an issue because they were only low voltage lines). I already had to cut many branches to these trees last year and notice that the tree started growing faster in the opposite direction. I am concerned about disturbing the balance of the tree and possibly it's stability. If the tree becomes unstable, who will be responsible for this? If the tree must eventually be removed, who will pay for this and what affect will it have on my property.
5. In addition to the power lines, they plan to connect to the natural gas line in two locations, and the sewer line at one location along 10th ST. Depending how deep these utilities are, they may damage the roots of my trees. This could result in loss of stability and/or health of the trees. One of these trees is about 5' in diameter, another about 3' in diameter. Damage to the trees could be very costly and unsafe, not to mention emotionally disturbing, not just to me but to others in the neighborhood as well.

I believe all of these concerns are valid and should be addressed. I am willing to compromise, but do not want to shoulder the burden for this development.

Sincerely,

Susan Slack
1323 10th ST Eureka CA 95501

