

June 25, 2026

TO: City of Santa Rosa Zoning Administrator

From: Barry Spraggins

RE: 3716 Skyfarm Dr. File No. HDP22-001

As the owner of the adjacent property lying directly below the proposed building project on 3716 Skyfarm Dr., there is serious concern about the consequential impact of this building project. It has been delineated and portrayed by the architect as a minor hillside development. It is not a "minor" hillside development. The proposed construction site may well sit atop a flat level, but a very steep downslope is adjacent.

The adjacent slope of this proposed project has numerous very large boulders that in significant numbers lie in very precarious positions. The mechanical breaking up of rock required for the excavation of this site project will cause significant vibration that could send shock waves dislodging the large boulders to roll on the downslope.

Proposed drainage of the site is a major concern. Codes do have explicit drainage requirements, but examining the project plans, it is not believed that the delineated drainage to the street can handle the mass requirements for adequate drainage of this very large housing project. The only alternative for drainage is down the steep hill slope. It shall take extraordinary work, if at all possible, to ensure that drainage will not imperil the steep slopes, the boulders, and the property below from being impacted.

There is confidence that the architect and engineer groups will continue to provide assurances with additional copious amount of data that these issues will be mitigated, but there is questionable doubt of what they put forth or promise to mitigate in the future will be sufficient, adequate or satisfactory to insure safety from these perils given this very steep hill, as well as, addressing all of the environmental impacts.

In sum, this note is just to provide input and notice for the record of the potential consequences of this site construction endeavor.

Thank you for your consideration.

*Barry Spraggins*