

March 12, 2006

Attn: Kevin Ingram
Community Development Department
255 N. Forbes Street
Lakeport, CA 95453

Re: Comments from Redbud Audubon concerning proposed Robin Hill Terraces From: Roberta Lyons, Conservation Chair, Redbud Audubon Inc.

Dear Kevin,

Thank you for sending me the request for review regarding the proposed Robin Hill Terraces. Our concerns focus on oak mitigation, traffic, and over-all impacts of this Project.

As the General plan has defined this area as resource conservation and medium density residential, we have concerns regarding the proposed changes in zoning. The resource conservation issue involves the oak trees and was agreed to several years ago. The property is across the Nice-Lucerne cut-off from the Rodman Slough Preserve. When this property was purchased by the State Wildlife Conservation Board, part of the original ranch was sold to the Seely family with the assurance that the fringe of oak trees both along the road and up the hill would be preserved.

The oak mitigation plan is ok but leaves many questions. I get the impression that the development is designed to allow sale of individual lots as time goes by - in other words a developer isn't going to come in and construct the houses all at once. These individual lots being sold will contain oak trees. There is nothing preventing individual property owners from cutting those trees - the mitigation is inadequate and virtually impossible to follow-through on. What is the penalty if the replantings don't take? Sure, they might be monitored, but with no consequences what does it matter? It would be impossible, I believe to insist that individual Property owners replant oaks on a 4 to 1 basis on the lots that they clear to build their houses. This simply isn't going to work because mitigation and follow through will not happen.

The answer is to reduce the size of the project so it does not encroach on that area of oak forest that goes from the Nice-Lucerne cutoff up to the top of the ridge or any other area of the project that has extensive oak forest. That was the agreement when the property was split and partially purchased by the WCB and the Seely family and that should remain the agreement now.

Next, more traffic coming onto the Nice-Lucerne Cut-off will just increase the dangerous conditions of that road. There seems to be a huge reluctance for any kind of reduced speed limit on that road and it remains extremely dangerous. Given the location of a County park at Rodman and the Rodman Slough Preserve on the north side of the road, increased traffic is going to impact the enjoyment of these two areas as well as create dangerous conditions.

Will this property be connected to Lakeport's sewer and water system or be on septic?

We realize residential development here is inevitable but believe it can be better planned and scaled back somewhat so that it doesn't impact the natural habitat and enjoyment of adjacent parks in this area.

Sincerely,

Roberta Lyons
Conservation Chair, Redbud Audubon Society