



NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The County of Ventura Resource Management Agency (RMA) Planning Division, as the designated Lead Agency, has reviewed the following project:

1. **Entitlement:** Planned Development (PD) Permit Case Nos. PL20-0025 and PL20-0026.
2. **Applicant:** James and Dori Sandefer; Ryan and Christine Sandefer
3. **Location:** 87 Lake Sherwood Drive, Lake Sherwood
4. **Assessor's Parcel Nos.:** 695-0-062-040, -050, and -060
5. **Parcel Size:** 11,339 sq. ft. (Lot 1); 24,182 sq. ft. (Lot 2/3)
6. **General Plan Designation:** Open Space
7. **Zoning Designation:** Open Space, 80-acre minimum parcel size
8. **Responsible and/or Trustee Agencies:** California Department of Fish and Wildlife, Native American Heritage Commission
9. **Project Description:** Request for two Planned Development (PD) Permits for the construction of two new single-family dwellings on adjoining lots in the Scenic Resource Protection Overlay. The PD permits include the following:

Case No. PL20-0025 (Lot 1): A three-story single-family dwelling with an attached four car garage (5,439 sq. ft.), and 209 sq. ft. of decks. The dwelling will be 25 feet tall. Estimated earthwork consists of 2,415 cubic yards of cut and 20 cubic yards of fill, with a net export of 2,395 cubic yards.

Case No. PL20-0026 (Lot 2/3): A three-story single-family dwelling with two attached two-car garages (6,282 sq. ft.), a pool, and 3,470 sq. ft. of decks and terraces. The dwelling will be 25 feet tall. Estimated earthwork consists of 4,800 cubic yards of cut and no fill, with a net export of 4,800 cubic yards.

Both residences are to be constructed on a steeply sloping hillside, which necessitates a series of retaining walls totaling 886 feet in length and varying in height from 6 inches to 16.5 feet. Roughly 456 linear feet of these walls (51 percent of the entire length) is over 6 feet in height. The walls taller than 10 feet have been situated behind the proposed homes. Walls at the front of the residences will be up to 10 feet in height. Access to the residences will be from a shared driveway extending from Lake Sherwood Drive.

The project would include removal of one oak tree, Oak No. 91 (Arborist Report; David L. A. Cragoe; October 5, 2018; updated June 5, 2020) and construction activities would occur within the protected zone of three additional on-site oaks and two off-site oaks. As discussed below, one of these three on-site oaks may

also be lost if a condition of approval requiring sidewalk improvements is not waived.

The project has been conditioned to construct a sidewalk, curb, and gutter adjacent to Lake Sherwood Drive. The applicant is seeking waiver of this condition based on infeasibility due to steep slopes and lack of connectivity. If the condition is not waived, the project architect indicates that retaining walls up to 10 feet in height will need to be constructed along the road frontage (Coronado Design Group; March 15, 2022). The foundation work for these walls will be extensive. Oak No. 90 is located along the project's road frontage and has an exposed root system due to natural erosion. Because of the exposed roots and the amount of soil to be retained, loss of Oak No. 90 is anticipated to result if the condition requiring road improvements is not waived. The retaining walls associated with the road improvements are expected to be approximately 190 linear feet and vary in height from 7 to 10 feet. Approximately 35 to 45 linear feet of the walls would be 10 feet tall.

Water is to be provided by the Ventura County Waterworks District No. 38 (formerly Lake Sherwood Community Services District). Sewer services are to be provided by the Triunfo Sanitation District.

In accordance with Section 15070 of the California Code of Regulations, the RMA Planning Division determined that this proposed project may have a significant effect on the environment, however mitigation measures are available that would reduce the impacts to less than significant levels. As such, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

List of Potentially Significant Environmental Impacts Identified:

Section 4a, Biological Resources, Species: The Initial Study finds that the project would result in the loss of up to two protected oaks and site work within the protected zone of four additional oaks. Additionally, the project could result in impacts to the San Diego desert woodrat, a California Department of Fish and Wildlife Species of Special Concern. Impacts will be less than significant with the implementation of mitigation measures including a tree protection plan, tree health monitoring and reporting, and woodrat nest avoidance and relocation.

Section 4b, Biological Resources, Ecological Communities – Special Plant Communities: The Initial Study finds that the project would result in removal of up to two protected oaks and site work within the protected zone of four additional oaks. Impacts will be less than significant with the implementation of a tree protection plan and tree health monitoring and reporting.

Section 6, Scenic Resources: The Initial Study finds that the project is located in a Scenic Resource Protection area and a project condition of approval would result in retaining walls of up to 10 feet in height along the project site's Lake Sherwood Drive frontage. This has the potential to alter a scenic resource that is visible from a public viewing area. Impacts will be less than significant with the incorporation of landscaping and screening.

Section 8a, Cultural Resources – Archaeological: The Initial Study finds that the project site is in a “very sensitive” location and cultural resources may be encountered during subsurface grading or construction activities. Impacts will be less than significant with the implementation of archaeological monitoring and appropriate protocols should archaeological resources be inadvertently discovered.

Section 22, Daytime Glare: The Initial Study finds that the project could result in daytime glare from windows and transparent balcony railings. Impacts would be less than significant with the implementation of non-reflective windows and glass surfaces.

The public review period is from April 13, 2022 to May 13, 2022. The Initial Study/Mitigated Negative Declaration is available for public review on-line at www.ventura.org/rma/planning (select “CEQA Environmental Review”) or at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday. The public is encouraged to submit written comments to Michael Conger, no later than 5:00 p.m. on May 13, 2022 to the address listed above. Alternatively, you may e-mail your comments to the case planner at Michael.Conger@ventura.org.



Jennifer Trunk, Manager
Residential Permits Section



Date