

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 7

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*Making Conservation  
a California Way of Life*

May 6, 2022

Michael Conger  
County of Ventura  
800 S. Victoria Ave., L#1740  
Ventura, CA 93009



RE: Sandefer Residences Planned  
Development Permits  
Mitigated Negative Declaration (MND)  
SCH # 2022040259  
Vic. VEN-101/PM: 3.804  
GTS # 07-LA-2022-03914

Dear Michael Conger:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced MND. Request for two (2) Planned Development Permits, each for the construction of a new single-family dwelling on an individual legal lot of record in the Scenic Resource Protection Overlay Zone. The proposal includes the construction of (1) a 25-foot-tall dwelling with attached four-car garage (5,439 sq. ft.) and (2) a 25-foot-tall dwelling with two attached two-car garages (6,282 sq. ft.) and a swimming pool. The project would also involve removal of one coast live oak. The County of Ventura is the Lead Agency under the California Environmental Quality Act (CEQA).

The nearest State facility to the proposed project is the U.S. 101 and State Route 23 (SR-23). After reviewing the MND, the project was determined to have a less-than-significant impact on transportation based on the Office of Planning and Research (OPR) Screening Criteria under Senate Bill 743 for residential land uses. The proposed dwellings home-based trips will likely average one per day, given the distance to employment centers and public services. Therefore, the Vehicle Miles Traveled (VMT) generated from the proposed development is not expected to result in a VMT impact and is consistent with VMT reduction goals and CEQA Guidelines. The following information is included for your consideration.

Any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will need a Caltrans transportation permit. Caltrans recommends that the Project limit construction traffic to off-peak periods to minimize the potential impact on State facilities. If construction traffic is expected to

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cause issues on any State facilities, please submit a construction traffic control plan detailing these issues for Caltrans' review.

Finally, any work completed on or near Caltrans' right of way may require an encroachment permit. However, the final determination on this will be made by Caltrans' Office of Permits. This work would require additional review and may be subject to additional requirements to ensure current design standards and access management elements are being addressed. For more information on encroachment permits, see: <https://dot.ca.gov/programs/traffic-operations/ep>.

If you have any questions, please feel free to contact Karen Herrera, the project coordinator, at [Karen.Herrera@dot.ca.gov](mailto:Karen.Herrera@dot.ca.gov) and refer to GTS # 07-LA-2022-03914.

Sincerely,



MIYA EDMONSON  
LDR/CEQA Branch Chief

cc: State Clearinghouse