



## MITIGATED NEGATIVE DECLARATION

### A. PROJECT DESCRIPTION:

**Entitlement:** Planned Development Permit Nos. PL20-0025 and PL20-0026

**Applicant:** James and Dori Sandefer; Ryan and Christine Sandefer

**Location:** 87 Lake Sherwood Drive, Lake Sherwood

**Assessor's Parcel Nos.:** 695-0-062-040, -050, and -060

**Parcel Size:** 11,339 sq. ft. (Lot 1); 24,182 sq. ft. (Lot 2/3)

**General Plan Designation:** Open Space

**Zoning Designation:** Open Space, 80-acre minimum parcel size

**Responsible and/or Trustee Agencies:** California Department of Fish and Wildlife, Native American Heritage Commission

**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.

**B. STATEMENT OF ENVIRONMENTAL FINDINGS:**

State law requires the Resource Management Agency, Planning Division, as the lead agency for the proposed project, to prepare an Initial Study (environmental analysis) to determine if the proposed project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that the 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. Therefore, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

**C. LISTING OF POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED:**

Biological Resources – Species and Sensitive Communities, Scenic Resources, Cultural Resources – Archaeology, Daytime Glare

**D. PUBLIC REVIEW:**

**Legal Notice Method:** Direct mailing to property owners within 300 feet of the property on which the proposed project is located, and a legal notice in the *Ventura County Star*.

**Document Posting Period:** April 13, 2022 through May 13, 2022

**Public Review:** The Initial Study/Mitigated Negative Declaration is available for public review online at <https://vcrma.org/divisions/planning> (select “CEQA Environmental Review”) or at the County of Ventura, Resource Management

Agency, Planning Division, 800 South Victoria Avenue, Ventura, California, from 8:00 am to 5:00 pm, Monday through Friday.

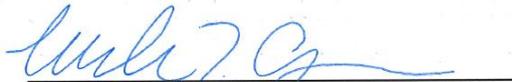
**Comments:** The public is encouraged to submit written comments regarding this Initial Study/Mitigated Negative Declaration no later than 5:00 p.m. on the last day of the document posting period to Michael Conger, the case planner, at the County of Ventura Resource Management Agency, Planning Division, 800 South Victoria Avenue L#1740, Ventura, CA 93009. You may also e-mail the case planner at Michael.Conger@ventura.org.

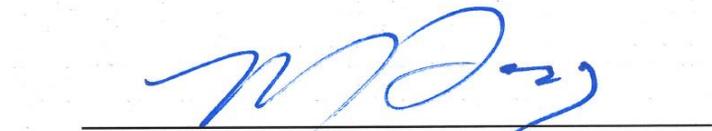
**D. CONSIDERATION AND APPROVAL OF THE MITIGATED NEGATIVE DECLARATION:**

Prior to approving the project, the decision-making body of the Lead Agency must consider this Mitigated Negative Declaration and all comments received on the Mitigated Negative Declaration. That body may approve the Mitigated Negative Declaration if it finds that all the significant effects have been identified and that the proposed mitigation measures will reduce those effects to less than significant levels.

**Prepared by:**

**Reviewed for Release to the Public by:**

  
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Residential Permits Section