



Initial Study

County of Ventura • Resource Management Agency

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Initial Study for Sandefer Residences Planned Development (PD) Permits

Section A – Project Description

1. **Project Case Numbers:** Planned Development (PD) Permits Case Nos. PL20-0025 and PL20-0026
2. **Name of Applicants:** James and Dori Sandefer, and Ryan and Christine Sandefer
3. **Project Location and Assessor's Parcel Numbers:** The project site is located in the community of Lake Sherwood, in the unincorporated area of Ventura County. The Tax Assessor's Parcel Numbers (APNs) for the parcels that constitute the project site are 695-0-062-040 (no site address), and 695-0-050 and -060 (87 Lake Sherwood Drive).
4. **General Plan Land Use Designation and Zoning Designation of the Project Site:**
 - a. **General Plan Land Use Designation:** Open Space
 - b. **Lake Sherwood / Hidden Valley Area Plan Land Use Designation:** Open Space, 80-acre minimum parcel size
 - c. **Zoning Designation:** Open Space, 80-acre minimum parcel size / Scenic Resource Protection Overlay Zone
5. **Description of the Environmental Setting:** The proposed project site is in the Existing Community of Lake Sherwood, located on the north side of Lake Sherwood Drive, approximately 900 feet southeast of Potrero Road.

The project site consists of two legal lots of record:

Upson Tract, Lot 1, (APN 695-0-062-040), is 11,339 square feet (sq. ft.) in size.

Upson Tract, Lots 2 and 3, (APNs 685-0-062-050 and -060), comprise a single 24,182 sq. ft. legal lot of record. The original underlying Upson Tract lots were merged by County File No. NOM-84302.

The community of Lake Sherwood is characterized by custom homes on parcels varying in size from 0.16 acres to over 5 acres. Lake Sherwood Country Club is

approximately one mile southwest of the project site. Most homes in Lake Sherwood were built within the last 50 years. A man-made reservoir, Lake Sherwood, is immediately to the south of the subject property on the opposite side of Lake Sherwood Drive. The adjacent parcels surrounding the project site consist of the following:

Adjacent Parcels	Zoning Designation	Zoning Description	Existing Uses
North	OS-80 ac. / SRP	Open Space, 80-acre minimum parcel size, Scenic Resource Protection	Undeveloped
East	OS-80 ac. / SRP	Open Space, 80-acre minimum parcel size, Scenic Resource Protection	Undeveloped
South	OS-160 ac. / SRP	Open Space, 160-acre minimum parcel size, Scenic Resource Protection	Lake Sherwood
West	OS-80 ac. / SRP	Open Space, 80-acre minimum parcel size, Scenic Resource Protection	Undeveloped

The project site slopes to the south. The elevation is approximately 962 feet above mean sea level (msl) at Lake Sherwood Drive and increases to approximately 1,040 feet above msl at the northern boundary. Average slopes are approximately 50 percent. The project site is currently undeveloped. Vegetation onsite includes four protected Coast live oak trees (*Quercus agrifolia*) and chaparral and ruderal plant communities.

- 6. 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.

7. **List of Responsible and Trustee Agencies:** California Department of Fish and Wildlife
8. **Methodology for Evaluating Cumulative Impacts:** Pursuant to the CEQA Guidelines [Section 15064(h)(1)], this Initial Study evaluates the cumulative impacts of the project by considering the incremental effects of the proposed project in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. More specifically, the projects noted in Tables 1 and 2 were included in the evaluation of the cumulative impacts of the project, due to their proximity to the proposed project site and potential to contribute to environmental effects of the proposed project (Attachment 4, Map of Projects within the Unincorporated Ventura County):

Table 1- Unincorporated Ventura County Pending and Recently Approved Projects Within 5 Mile Radius

Permit No.	Status	Description
PL21-0092	Pending	Planned Development Permit for new single-family dwelling with detached garage in the Scenic Resource Protection overlay zone.

**Table 1- Unincorporated Ventura County Pending and Recently Approved Projects
 Within 5 Mile Radius**

Permit No.	Status	Description
PL21-0061	Approved	Rescission of and reentry into a Land Conservation Act contract.
PL21-0047	Pending	Conditional Use Permit for installation of a non-commercial antenna for HAM radio operation.
PL21-0020	Pending	Planned Development Permit for new single-family dwelling with accessory dwelling unit (ADU) and pool in the Scenic Resource Protection overlay zone.
PL21-0006	Pending	Lot Line Adjustment between three legal lots of record.
PL20-0135	Pending	Major modification to Conditional Use Permit No. 5050 to authorize construction of a new barn for storage and animal keeping.
PL20-0105	Approved	Minor modification to Conditional Use Permit No. 5162 to extend the operation of an existing wireless communications facility by 10 years.
PL19-0001	Pending	Minor Modification to Conditional Use Permit No. 3397 to extend the operation of an existing animal compound that trains exotic and domestic animals for use in educational events by 10 years.
PL18-0027	Pending	Planned Development Permit to retroactively address a grading violation.
PL17-0123	Pending	Conditional Use Permit and Planned Development Permit for a covered riding arena, barn, and mechanical tower.
PL17-0088	Pending	Coastal Planned Development Permit for construction of a new swimming pool, deck, and pool cabana.
PL16-0114	Pending	Minor Modification to Conditional Use Permit No. 4301 to extend the operation of existing agricultural structures and equestrian facilities by 20 years.

**Table 2- City of Thousand Oaks Pending and Recently Approved Projects Within 5 Mile
 Radius**

Permit No.	Status	Description
2020-70584	Pending	Four-unit townhome.
2020-70326	Approved	One-story single-family dwelling.
2020-70329	Approved	Wireless communication facility on, and along, the driving range fencing at a golf course.
2020-70273	Pending	Request for the creation of a new Specific Plan to construct a mixed-use development consisting of 218 multifamily residential units (inclusive of 26 affordable units); a 120-room hotel; the preservation, rehabilitation, and adaptive reuse of a designated landmark; 554 parking spaces; and associated landscaping and hardscaping.
2020-70218	Approved	New entertainment venue in an existing commercial building including axe-throwing, arcade games, and onsite alcohol sales.
2020-70327	Pending	Sports training facility with an alternative use of parking facilities within an existing industrial building.
2020-70377	Approved	New construction of a two-story, 10,000 sq. ft. commercial building with 40 vehicle parking spaces and associated landscaping and hardscaping. The project is also associated with a Land Division to split one lot into two lots, and an Oak Tree Permit for the encroachment into six oak trees and removal of three trees.

Table 2- City of Thousand Oaks Pending and Recently Approved Projects Within 5 Mile Radius

Permit No.	Status	Description
2020-70539	Approved	Internal re-configuration of an existing restaurant resulting in three tenant spaces, including a 3,240 sq. ft. restaurant including outdoor dining patio area and new drive-through, a 2,535 sq. ft. office space and another 3,100 sq. ft. restaurant. Proposal includes changes to parking layout, removal of parking spaces to accommodate the drive-through lane, and changes to existing landscape.
2020-70541	Approved	Interior remodel to establish a 2,200 square-foot micro-brewery and tasting room with an outdoor seating area of approximately 480 sq. ft. in the Westlake Village Business Park. This proposal will utilize a shared parking arrangement.
2020-70606	Approved	Demolish 5,600 sq. ft. of existing industrial building and construct a 7,700 sq. ft. addition, including an interior and exterior remodel, hardscape, drainage, parking lot improvements, and removal and replacement of existing landscaping to accommodate proposed building modifications, site improvements, and onsite bio-retention basins.
2020-70704	Approved	Reduction in parking requirement by more than 10 spaces.
2020-70685	Approved	Storage and wholesaling of private vehicles with incidental web-based retail sales in an existing industrial building.
2020-70417	Pending	Interior and exterior remodel and façade improvements to an existing hotel and restaurant, including the expansion of an outdoor dining area and reconfiguration of existing parking stalls.
2020-70579	Pending	Modify the conditions of approval of a previous alcohol use to allow a proposed restaurant with onsite sale and consumption of alcoholic beverages (beer and wine only), including an interior and exterior remodel and outdoor seating area.
2020-70623	Pending	Subdivide a 1.05-acre residential lot into two residential lots.
2020-70694	Pending	Interior and exterior remodel and façade improvements to an existing auto dealership, including two building expansions and a reconfiguration of parking stalls.
2021-70039	Pending	Authorize a proposed restaurant to serve alcohol onsite, including within an existing outdoor seating area.
2021-70172	Pending	Demolish and reconstruct a fast-food restaurant.
2021-70176	Approved	One-story single-family dwelling.
2021-70221	Pending	Interior remodel to accommodate electric go-kart racing establishment within an existing industrial building.
2020-70454	Pending	Subdivide one residential lot into three residential lots to accommodate the construction of three single-family residences, including hardscape, landscape, walls, grading, and encroachment into the protected zone of four oak trees.
2021-70526	Pending	New single-family residence with attached garage.
2021-70060	Pending	16-unit apartments.
2021-70455	Pending	Detached 729 sq. ft. workshop.

Table 2- City of Thousand Oaks Pending and Recently Approved Projects Within 5 Mile Radius

Permit No.	Status	Description
2021-70408	Pending	New building with associated parking.
2018-70725	Approved	Time extension to construct an approved single-family dwelling.
2014-70263	Approved	Time extension for the installation of a new wireless communications facility consisting of antennas on a replacement streetlight and its associated equipment.
2021-70247	Approved	Time extension for previously approved RPD 2014-70478 for nine single-family dwellings and TTM 2014-70479 to subdivide a 2.47-acre lot into 10 lots of record.
2016-70259	Pending	New carwash at an existing gas station.
2016-70372	Approved	Subdivide 0.18 acres into one condominium lot to construct 2 townhomes.
2016-70411	Pending	Amend Dos Vientos Specific Plan design guidelines concerning parkway and median landscaping.
2016-70544	Approved	6,000 sq. ft. retail building.
2017-70016	Pending	Change zoning from P-L (Public, Quasi-Public, and Institutional Lands and Facilities) to RPD-12uSFD (Residential Planned Development -12 units/acre - Single-Family Detached).
2016-70348	Approved	Demolish and reconstruct an existing convenience store and service bay at an existing service station.
2019-70555	Pending	Subdivide .25 acres into one condominium lot for each townhome unit.
2017-70048	Approved	Single-family dwelling on steep slopes and waiver of requirement to underground existing adjacent overhead utility lines.
2017-70120	Approved	Exterior site and building improvements at an existing church.
2020-70230	Approved	Two-year time extension of DP 2016-70254, previously approved for the construction of a five (5)-unit apartment complex and associated development.
2017-70044	Approved	Single-family dwelling on steep slopes.
2017-70164	Pending	Single-family dwelling.
2018-70257	Approved	New one-story single-family dwelling.
2017-70335	Approved	Five single-family dwellings, adjust lot lines for 4 lots of record and waive the requirement to underground existing utility services.
2018-70038	Approved	New single-family dwelling on steep slopes.
2018-70479	Pending	Subdivision of 1 parcel into 11 lots of record; construction of 11 single-family dwelling units; and pruning of 1 oak tree.
2018-70339	Approved	Modifications within an existing radome light pole and equipment vault.
2011-70005	Pending	Amend the Thousand Oaks Municipal Code and architectural guidelines pertaining to signs.
2018-70523	Approved	Slope remediation of a hillside area due to prior unauthorized grading for domestic water improvements.

Table 2- City of Thousand Oaks Pending and Recently Approved Projects Within 5 Mile Radius

Permit No.	Status	Description
2018-70545	Approved	Single-family dwelling.
2019-70153	Approved	Modifications to an approved assisted living facility to allow exterior architectural modifications including the additions of patios and a rotunda.
2019-70066	Approved	Allow parking lot and landscaping renovations to accommodate additional bus parking at Transportation Center.
2019-70298	Approved	Zone change from R-1 (Single-Family Residential) and R-O (Single-Family Estate) to P-L (Public, Quasi-public and Institutional Lands and Facilities), a Parcel Map Waiver to merge 5 parcels into 2 lots of record for the development of a park, and the encroachment and minor pruning of thirteen protected trees (no removals).
2014-70291	Approved	Installation of a wireless communications facility consisting of nine (12) panel antennas, equipment cabinets and an emergency generator within an equipment enclosure.
2019-70561	Approved	Change zone from M-1 to RPD to construct apartments.
2019-70236	Approved	Consider conceptual project design, allocate 243 units from Downtown SP 20 capacity and citywide capacity, and allow concurrent processing.
2019-70508	Approved	Request for Residential Capacity Allocation for a proposed 216 residential apartment units contained within two- and three-story buildings inclusive of 26 affordable units, a 120-room, three-story hotel, and the preservation, rehabilitation, and adaptive reuse of a designated landmark (Landmark No. 12, Timber School). The project is associated with a General Plan Amendment to change the existing Land Use designation from Commercial to Commercial/Residential.
2019-70303	Pending	First and second story additions with a balcony to an existing single-family dwelling, in conjunction with the merger of two lots into one lot of record.
2019-70783	Approved	Adjustment of lot lines between two lots of record.
2019-70742	Approved	Request for Residential Capacity Allocation for a proposed 26 residential apartment unit project.
2019-70542	Approved	Exterior modifications to an existing commercial building, including parking stall restriping to accommodate the installation of a 476 sq. ft. compactor pad.
2019-70829	Approved	Delete condition number 21 of the underlying Development Permit (DP 1981-502) in order to allow medical office uses within the commercial office plaza.
2019-70921	Approved	New single-family residence on a vacant lot.
2019-70976	Pending	Enclose existing patio area on third floor of office building; allow four new parking spaces to the rear (north) side of the building.
2020-70043	Approved	Sale and consumption of alcoholic beverages at a proposed restaurant.
2019-70913	Pending	Construct a new gym building.

Table 3- City of Westlake Village Pending and Recently Approved Projects Within 5 Mile Radius

Permit No.	Status	Description
SP No. 2	Approved	North Business Park Specific Plan – Specific Plan to allow mixed-use redevelopment of an existing business park.
21-0001	Approved	128-unit residential care facility for the elderly.

Section B – Initial Study Checklist and Discussion of Responses¹

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
RESOURCES:								
1. Air Quality (VCAPCD)								
Will the proposed project:								
a) Exceed any of the thresholds set forth in the air quality assessment guidelines as adopted and periodically updated by the Ventura County Air Pollution Control District (VCAPCD), or be inconsistent with the Air Quality Management Plan?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 1 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

1a. Based on information provided by the applicant, regional air quality impacts will be below the 25 pounds per day significance threshold for reactive organic compounds (ROC) and oxides of nitrogen (NO_x) for the Thousand Oaks Non-Growth Area, as described in the *Ventura County Air Quality Assessment Guidelines (AQAG)*. Determination was based on information provided by the applicant and the CalEEMod air emissions modeling program (version 2016.3.2) which calculated proposed operational emissions for Lot 1 at .15 lbs./day ROC and 0.06 lbs./day NO_x and for Lots 2 and 3 at 0.17 lbs./day ROC and 0.06 lbs./day NO_x. The emissions calculated are based on the default settings for a Single Dwelling Family land use and include mobile emissions, energy emissions such as electricity and natural gas, and area emissions (landscape equipment, maintenance).

The construction emissions resulting from this project are temporary, short-term and are not counted towards the significance threshold amounts as they would not contribute to the regional impact (*AQAG, Section 5.2*). However, the *AQAG* does recommend imposing additional measures for the reduction of PM and NO_x emissions from construction equipment diesel exhaust if the calculated construction emissions exceed 25 lbs. per day for each ozone precursor pollutant. CalEEMod calculated the construction

¹ The threshold criteria in this Initial Study are derived from the *Ventura County Initial Study Assessment Guidelines* (April 26, 2011). For additional information on the threshold criteria (e.g., definitions of issues and technical terms, and the methodology for analyzing each impact), please see the *Ventura County Initial Study Assessment Guidelines*.

emissions at 7.9 lbs./day ROC and 25.2 lbs./day NO_x averaged between the proposed residences. Due to amount of grading, the proximity to residential source receptors and lengthy construction period of 12-18 months, standard conditions are recommended for the PD Permits for the reduction of dust and pollutants during the construction period.

Because the operational emissions are less than what is considered a daily significant air quality impact, the project will have a less than significant impact on regional air quality.

Local air quality impacts for the review of discretionary projects may involve a qualitative analysis for project-generated emissions of dust, odors, carbon monoxide, and toxics, if applicable, that can affect the health and safety of any nearby sensitive receptors. Sensitive receptors are considered the young, the elderly, and those susceptible to respiratory diseases such as asthma and bronchitis. Sensitive receptors can be found in schools, playgrounds, hospitals, and elderly care facilities. Residential areas can also be considered sensitive receptors, as some residents may reside in their homes for long periods of time. Based on information provided by the applicant, the subject project will generate less than significant local air quality impacts.

Fugitive dust impacts are expected to be less than significant. The project is residential in nature and once built is not expected to generate fugitive dust. However, high wind conditions may cause fugitive dust generated from temporary operations (construction, grading) to blow in the direction of residential communities to the east and southwest of the project site. Dust reduction measures are recommended as a standard condition of approval. Adherence to the standard fugitive dust conditions during construction and grading operations will ensure a less than significant local air quality impact.

The proposed project must address consistency with the AQMP if estimated operational emissions exceed 2 lbs./day or greater for ROC or NO_x, as described in the *AQAG, Section 4.2*. The proposed project's operational emissions do not exceed 2 lbs./day for NO_x or ROC, therefore, an AQMP consistency analysis is not warranted, and the project would not conflict or obstruct with implementation of the most recent AQMP adopted and would have a less than significant impact.

Some localized areas, such as traffic-congested intersections, can have elevated levels of CO concentrations (CO hotspots). CO hotspots are defined as locations where ambient CO concentrations exceed the State Ambient Air Quality Standards (20 ppm for 1-hr standard, 9 ppm for 8-hr standard). No CO hotspots are expected to occur in the Thousand Oaks Non-Growth Area where the proposed project is located, and additional CO modeling analysis is not warranted.

The project is residential in nature and is not expected to emit any aggravating odors that would create a public nuisance and defined by APCD Rule 51, Nuisance.

1b. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 1 of the Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2A. Water Resources – Groundwater Quantity (WPD)								
Will the proposed project:								
1) Directly or indirectly decrease, either individually or cumulatively, the net quantity of groundwater in a groundwater basin that is overdrafted or create an overdrafted groundwater basin?		X				X		
2) In groundwater basins that are not overdrafted, or are not in hydrologic continuity with an overdrafted basin, result in net groundwater extraction that will individually or cumulatively cause overdrafted basin(s)?		X				X		
3) In areas where the groundwater basin and/or hydrologic unit condition is not well known or documented and there is evidence of overdraft based upon declining water levels in a well or wells, propose any net increase in groundwater extraction from that groundwater basin and/or hydrologic unit?		X				X		
4) Regardless of items 1-3 above, result in 1.0 acre-feet, or less, of net annual increase in groundwater extraction?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

2A-1 through 2A-4. The proposed project will not directly decrease, either individually or cumulatively, the net quantity of groundwater in an over-drafted groundwater basin because the site does not overlie an over-drafted basin.

The site overlies the Hidden Valley Basin (Department of Water Resources [DWR] Basin No. 4-016), a very low-priority basin. The site is served by the Ventura County Waterworks District (VCWWD) No. 38, formerly known as the Lake Sherwood Community Services District (LSCSD). The LSCSD Municipal Service Review, accepted by the Ventura County Local Agency Formation Commission on May 18, 2016 states that all water served by LSCSD is provided by Calleguas Municipal Water District (CMWD).

No new groundwater wells or extraction of groundwater is proposed. The closest active well is State Well Number (SWN) 01N19W28L08S, a domestic well located 0.17 miles southwest of the site.

The proposed project will not result in an increase of 1.0 acre-foot or less of net groundwater extraction. The site is served imported State Water Project (SWP) water by VCWWD 38, purchased from CMWD. There is no proposed increase in direct groundwater extraction.

2A-5. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 2A of the Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2B. Water Resources - Groundwater Quality (WPD)								
Will the proposed project:								
1) Individually or cumulatively degrade the quality of groundwater and cause groundwater to exceed groundwater quality objectives set by the Basin Plan?		X				X		
2) Cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan?		X				X		
3) Propose the use of groundwater in any capacity and be located within two miles of the boundary of a former or current test site for rocket engines?		X				X		

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4) Be consistent with the applicable General Plan Goals and Policies for Item 2B of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

2B-1 and 2B-2. The project is located within the service area of the Triunfo Sanitation District. A Sewer Availability Letter, dated April 30, 2019, and updated June 3, 2021, was provided for the properties confirming adequate capacity to serve the proposed dwellings. A Will Serve Letter will be issued after fees and other District requirements have been met. With the confirmation of sewer service by Triunfo Sanitation District, the proposed project will not cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan. Project-specific and cumulative impacts related to groundwater quality is less than significant.

2B-3. The project is not located within two miles of the boundary of a former or current test site for rocket engines.

2B-4. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 2B of the Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2C. Water Resources - Surface Water Quantity (WPD)								
Will the proposed project:								
1) Increase surface water consumptive use (demand), either individually or cumulatively, in a fully appropriated stream reach as designated by SWRCB or where unappropriated surface water is unavailable?		X				X		

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2) Increase surface water consumptive use (demand) including but not limited to diversion or dewatering downstream reaches, either individually or cumulatively, resulting in an adverse impact to one or more of the beneficial uses listed in the Basin Plan?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

2C-1 and 2C-2. Surface water is not proposed to be used for this project. The subject parcel receives its water from the Ventura County Waterworks District (VCWWD) No. 38. VCWWD No. 38 obtains its water from the Calleguas Municipal Water District (CMWD), which sources its water from the State Water Project. The proposed project will not increase surface water consumptive use (demand) individually or cumulatively in a manner that results in an adverse impact to one or more beneficial uses identified in the Basin Plan.

Therefore, project-specific and cumulative impacts to surface water quality will be less than significant.

2C-3. The project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 2C of the Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2D. Water Resources - Surface Water Quality (WPD)								
Will the proposed project:								
1) Individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the three Basin Plans?		X				X		
2) Directly or indirectly cause storm water quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 2D of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

2D-1. The proposed project will not individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the Los Angeles Basin Plan as applicable for this area. Impacts to Surface Water Quality are deemed to be less-than-significant because the proposed project is not expected to result in a violation of any surface water quality standards as defined in the Los Angeles Basin Plan.

2D-2. The project is not located within the County Urban Unincorporated Area or High-Risk Area. However, the project includes development on slopes that exceed 20 percent. In accordance with Ventura Countywide Municipal Stormwater NPDES Permit CAS004002, “Development Construction Program” Subpart 4.F, the applicant will be required to include Best Management Practices (BMPs) designed to ensure compliance and implementation of an effective combination of erosion and sediment control measures for construction activities that occur on a High Risk Site disturbing natural slopes greater than 20 percent to protect surface water quality during any soil disturbance activities (Tables 6 and 9 in Subpart 4.F, SW-HR Form).

As such, neither the individual project nor the cumulative threshold for significance would be exceeded and the project is expected to have a less than significant impact related to water quality objectives or standards in the applicable MS4 Permit (Ventura Countywide Municipal Stormwater NPDES Permit CAS004002) or any other NPDES Permits.

2D-3. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 2D of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3A. Mineral Resources – Aggregate (Plng.)								
Will the proposed project:								
1) Be located on or immediately adjacent to land zoned Mineral Resource Protection (MRP) overlay zone, or adjacent to a principal access road for a site that is the subject of an existing aggregate Conditional Use Permit (CUP), and have the potential to hamper or preclude extraction of or access to the aggregate resources?	X				X			
2) Have a cumulative impact on aggregate resources if, when considered with other pending and recently approved projects in the area, the project hampers or precludes extraction or access to identified resources?					X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 3A of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

3A-1 and 3A-2. The project site is not located within a Mineral Resource Protection (MRP) Overlay Zone or located on or adjacent to land classified as Mineral Resource Zone 2 (MRZ-2). In addition, the project site is located on Lake Sherwood Drive, which is not a principal access road to any existing mining facility. Therefore, the proposed project will not create a project-specific and will not make a cumulatively considerable contribution to a significant cumulative impact, with regards to the extraction of, or access to, aggregate mineral resources.

3A-3. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 3A of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3B. Mineral Resources – Petroleum (Plng.)								
Will the proposed project:								
1) Be located on or immediately adjacent to any known petroleum resource area, or adjacent to a principal access road for a site that is the subject of an existing petroleum CUP, and have the potential to hamper or preclude access to petroleum resources?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

3B-1. The proposed project is not located within or immediately adjacent to any known petroleum resource area. The nearest active petroleum extraction Conditional Use Permit (CUP) is located approximately 7 miles west of the project site. The project site is located on Lake Sherwood Drive, which does not provide access to any existing petroleum extraction operations. Therefore, the proposed project does not have the potential to hamper or preclude access to petroleum resources, would not impact these resources, and would not make a cumulatively considerable contribution to a significant cumulative impact related to petroleum resources.

3B-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 3B of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4. Biological Resources								
4A. Species								
Will the proposed project, directly or indirectly:								
1) Impact one or more plant species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?			X			X		
2) Impact one or more animal species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?			X			X		

Impact Discussion:

4A-1 and 4A-2. An Initial Study Biological Assessment (SWCA Environmental Consultants, March 2020, Revised June 2021) was prepared for the project. A site survey was conducted on May 9, 2019 as part of the Initial Study Biological Assessment.

The site is characterized as an intermittent shrub layer dominated by California sagebrush (*Artemisia californica*) scrub, California buckwheat (*Eriogonum fasciculatum*), purple sage (*Salvia leucophylla*), and chamise (*Adenostoma fasciculatum*). Non-native annual grasses and other weedy species include bromes (*Bromus* spp.), Mediterranean mustard (*Hirschfeldia incana*), tocalote (*Centaurea melitensis*), and tumbleweed (*Salsola tragus*). No special status, locally important, or rare plant species were identified on the project site. The table below provides the various cover types occurring within the parcel:

Cover Type	Amount of Cover	Percentage
Calif. Sagebrush Scrub / Cleared Land	19,101 sq. ft.	53.8%
Chamise Chaparral	9,151 sq. ft.	25.8%
Developed (road)	6,312 sq. ft.	17.8%
Buckwheat Scrub	371.5 sq. ft.	1.0%
Upland Mustards / Phacelia	331 sq. ft.	0.9%
Rock Outcrops	235 sq. ft.	0.7%
Total	35,501.5 sq. ft.	100%

An arborist report was prepared by David L.A. Cragoe (October 5, 2018, updated June 5, 2020). There are four protected coast live oaks (*Quercus agrifolia*) onsite. Two protected coast live oaks are located offsite, approximately four feet to the east. The project would remove one protected oak. As discussed in Section 27b, Transportation & Circulation - Pedestrian/Bicycle Facilities (below), the project has been conditioned to construct curb, gutter, and sidewalk improvements along Lake Sherwood Drive. If the project were to require these improvements to be constructed, it would also result in the loss of a second oak. Project development would also encroach into the protected zone of four oaks (two on-site, two off-site). The affected oaks include the following, as identified in the arborist report:

Tree No.	Species	Trunk Diameter	Disposition
90	Coast Live Oak	38"	Preserve in place if road improvements are waived; otherwise loss is anticipated.
91	Coast Live Oak	15"	Remove.
92	Coast Live Oak	48" ²	Preserve in place.
93	Coast Live Oak	43" ²	Preserve in place.
OP14	Coast Live Oak	16"	Preserve in place.
OP15	Coast Live Oak	5.5" ²	Preserve in place.

No watercourses, drainages, wetlands, or other aquatic features occur on the subject site. Rocks and small boulders are scattered across the parcel.

With respect to special-status animal species, woodrat middens were observed on the project site. This indicates potential presence of the San Diego desert woodrat, a California Department of Fish and Wildlife Species of Special Concern. There is no way to determine the species of woodrat without trapping. As such, presence of the San Diego desert woodrat is presumed.

Though no nesting birds were encountered, suitable habitat for nesting is present. If construction activities were to occur during the breeding bird season (generally March through September), adverse impacts to breeding and nesting birds could occur. This could conflict with the Federal Migratory Bird Treaty Act and the California Fish and Game Code (Sections 3503, 3503.5, and 3513), which prohibit take of migratory, non-game birds. To comply with the protection of birds afforded protection by the Migratory Bird Treaty Act and California Department of Fish and Game Code, the proposed project would be subject to a condition of approval requiring the Applicant to prohibit land clearing activities during the breeding and nesting season (January 1 - September 15), or retain a County-approved biologist to conduct site-specific surveys prior to land clearing activities during the breeding and nesting season (January 1 - September 15) and to submit a

² Cumulative diameter for a multi-trunk oak tree.

Survey Report documenting the results of the initial nesting bird survey and a plan for continued surveys and avoidance of nests.

Based on the above discussion, potentially significant impacts could occur for the following reasons:

- Up to two protected oak trees (Oak Nos. 90 and 91) will be removed, and four additional oaks will be impacted by construction within their protected zones. Mitigation Measures BIO-1 (Tree Protection Plan), BIO-2 (Tree Health Monitoring and Reporting), and Mitigation Measure SR-1 (see Section 6(c), below) are proposed to address these impacts.
- Construction activities could impact suitable habitat for the San Diego desert woodrat or result in take. Mitigation Measure BIO-3 (Woodrat Nest Avoidance and Relocation) is proposed to address this impact.

Incorporation of these mitigation measures would reduce project impacts to a less-than-significant level.

Mitigation

Mitigation Measure BIO-1: Tree Protection Plan (TPP)

Purpose: To comply with the County's Tree Protection Regulations (TPR) set forth in § 8107-25 et seq. of the Ventura County Non-Coastal Zoning Ordinance and the Tree Protection Guidelines (TPG).

Requirement: The Permittee shall provide the Planning Division with a TPP that shows removal of Oak Tree No. 91 and preservation in place of Oak Tree Nos. 92, 93, OP14, and OP15 as identified in the arborist report (David L. A. Cragoe; June 5, 2020). If curb, gutter, and sidewalk improvements are waived, the TPP shall also show protection in place of Oak Tree No. 90; otherwise, this tree may be removed if recommended by the arborist. The Permittee shall retain a Qualified Arborist to monitor all subsurface grading, trenching, or construction activities within the tree protection zone of Trees 92, 93, OP14, and OP15. The Permittee shall offset or mitigate any damage to protected trees or associated impacts from damage caused by construction activities. The Permittee shall post a financial assurance to cover the costs of planting and maintaining the offset trees. To avoid impacts to protected trees, the TPP shall incorporate the recommendations included in the arborist report (David L.A. Cragoe; October 5, 2018, updated June 5, 2020).

Documentation: The Permittee shall provide a copy of a signed contract (financial information redacted) with the qualified arborist who will monitor ground disturbance activities within the tree protection zone. The Permittee shall prepare and submit to the Planning Division for review and approval, a TPP pursuant to the "Content Requirement for Tree Protection Plans" that is currently available on-line at:

<https://docs.vcrma.org/images/pdf/planning/tree-permits/Tree-Protection-Plan.pdf>. The TPP must include (but is not limited to) the following:

- a. Measures to protect all TPR-protected trees whose tree protection zones (TPZs) are within 50 feet of the construction envelope (including stockpile and storage areas, access roads, and all areas to be used for construction activities) or within 10 feet of other trees proposed for felling or removal. Required measures shall include, but not be limited to, the following:
 - (1) Temporary, protective fencing shall be installed at the limit of the tree protection zone (5'-0" wider than the drip line) of each tree. When activities occur within the protected zone of a tree, the arborist will temporarily relocate the protective fencing to the limit of the disturbance so that the activities can be conducted. Upon completion, fencing will be moved back to the limit of the protected zone.
 - (2) The demolition and construction routes will be observed, and should these routes occur in areas under protected zones, they will be temporarily paved with 1" thick 4' by 8' sheets of plywood to reduce compaction.
 - (3) To the extent practicable, activities within the protected zones will be done by hand; however, mechanized equipment may be required for some activities within the protected zones. Activities performed within the protected zones will be under the supervision of arborist.
 - (4) The amount of time that exhaust from mechanized equipment will pass within the protected zones shall be limited to one 8-hour day of exposure followed by 2-days of no exposure. On the days that the equipment is not to be used, the use of hand tools will be allowed.
 - (5) The construction area shall be watered during digging, grading, and construction to minimize dust on the foliage of the trees.
 - (6) Protected trees shall be lightly sprayed with water to wash off dust during and after construction as needed and where possible (rain may preclude the need for this).
 - (7) Protected trees shall be guarded from any material runoff into their protected zones through the use of temporary fencing and straw wattles upslope from the tree.
 - (8) All soil and debris removed from around the crown of the trunk of the trees shall be done by hand.
 - (9) Materials, equipment, or liquid contaminants shall not be stored under protected zones of trees.

(10) In the event protected tree roots are encountered, the tree consultant/arborist is to be contacted immediately and construction activities in area to be halted. Cutting of protected tree roots is prohibited. Cut, nicked, and bruised roots to be treated with fungicide.

- b. the offset or mitigation that will be provided for any trees approved for felling; and
- c. the offset or mitigation that will be provided should any protected trees be damaged unexpectedly.

A qualified arborist³ shall prepare the TPP in conformance with the County's TPR, TPG, and "Content Requirements for Tree Protection Plans." In addition, the Permittee shall provide a copy of a signed contract (financial information redacted) with the County - approved arborist who will monitor site disturbance activities. Following the completion of site disturbance activities, the Permittee shall submit to the Planning Division a Mitigation Monitoring Report from a County-approved arborist that documents the actions taken to mitigate impacts to protected trees.

If in-lieu fees will be paid to a conservation agency for tree offsets/mitigation, the Permittee shall submit to the Planning Division for review and approval, a tree mitigation plan from a conservation agency that explains how the mitigation funds will be used to support the preservation of protected trees. After the Planning Division's review and approval of the tree mitigation plan, the Permittee shall provide the Planning Division with a copy of the contract between the conservation agency and the Permittee.

If a financial assurance is required for tree offsets/mitigation, the Planning Division shall provide the Permittee with a "Financial Assurance Acknowledgement" form. The Permittee shall submit the required financial assurance and the completed "Financial Assurance Acknowledgement" form to the Planning Division. The Permittee shall submit annual verification that any non-cash financial assurances are current and have not expired.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit the TPP to the Planning Division for review and approval, submit the signed contract with a qualified arborist, implement all prior-to-construction tree protection measures, and submit the required documentation to demonstrate that the Permittee implemented the tree protection measures. Unless otherwise approved by the Planning Director, replacement and transplant trees must be planted prior to occupancy. Other monitoring and reporting dates shall be as indicated in the approved TPP.

³ A qualified arborist may be either an International Society of Arboriculture certified arborist or a related professional, such as a landscape architect, with qualifying education, knowledge and experience, as determined by the Planning Director. The project arborist is the arborist who prepared the TPP and remains involved with implementation and monitoring of the Project.

If in lieu fees are required and will be paid to the Planning Division's Tree Impact Fund, the Permittee shall submit these fees prior to the issuance of a Zoning Clearance for construction. Where a TPP damaged tree addendum is prepared, the Permittee shall remit payment of the fees within 30 days of Planning Division's approval of the addendum.

If in lieu fees are required and will be paid to an approved conservation agency, the Permittee shall submit these fees, along with the required tree mitigation plan and contract from the conservation organization, prior to the issuance of a Zoning Clearance for construction.

If a financial assurance is required, the Permittee shall submit the required financial assurance and the completed "Financial Assurance Acknowledgement" form prior to the issuance of a Zoning Clearance for construction. The Planning Division may release the financial assurance after receiving the report from the project arborist that verifies that the replacement trees met their final 5- or 7-year performance targets set forth in the TPP.

Monitoring and Reporting: The Permittee shall retain an arborist to monitor and prepare the documentation regarding the health of the protected trees, pursuant to the monitoring and reporting requirements set forth in the "Content Requirements for Tree Protection Plans." The Planning Division maintains the approved TPP, signed contract, and all supporting documentation in the Project file. The Resource Management Agency Operations Division maintains copies of all financial documentation. Planning Division staff, Building and Safety Inspectors, and Public Works Agency grading inspectors have the authority to inspect the site during the construction phase of the Project, in order to verify that tree protection measures remain in place during construction activities, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

Mitigation Measure BIO-2: Tree Health Monitoring and Reporting

Purpose: To comply with the County's Tree Protection Regulations (TPR) in § 8107-25 of the Ventura County Non-Coastal Zoning Ordinance and Tree Protection Guidelines (TPG), and with the Oak Woodland Conservation Act (OWCA) (PRC § 21083.4, Fish and Game Code § 1361).

Requirement: The Permittee shall submit annual monitoring reports, prepared by an arborist, after initiation of construction activities and until seven years after the completion of construction activities, which address the success of tree protection measures and the overall condition of encroached-upon trees relative to their condition prior to the initiation of construction activities. If any trees are found to be in serious decline (e.g., "D" status, or "C" status if pre-construction status was "A"), the arborist's report must include a Damaged Tree Addendum to the TPP which recommends offsets and any associated additional monitoring.

Documentation: The Permittee shall submit annual arborist reports as stated in the "Requirement" section of this condition (above).

Timing: The Permittee shall submit annual arborist reports after initiation of construction activities and until seven years after the completion of construction activities.

Monitoring and Reporting: The Permittee shall implement any recommendations made by the arborist's Damaged Tree Addendum to the satisfaction of the Planning Director. The Planning Division maintains copies of all documentation and evidence that the arborist's recommendations are implemented. The Planning Division has the authority to inspect the site to confirm the health of the protected trees and to ensure that the recommendations made by the arborist are implemented consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

Mitigation Measure BIO-3: Woodrat Nest Avoidance and Relocation

Purpose: In order to minimize impacts to woodrats, land clearing and construction activities shall be regulated.

Requirement: The Permittee shall conduct all demolition, tree removal/trimming, vegetation clearing, and grading activities (collectively, "land clearing activities"), and construction in such a way as to minimize impacts to woodrats. This can be accomplished by implementing one of the following options:

1. The relocation or disturbance of wood rat midden areas are prohibited during the peak nesting season (November 1 through March 15).
2. Surveys: Conduct site-specific surveys prior to land clearing or construction activities. A County-approved qualified biologist with a California Department of Fish and Wildlife (CDFW) Scientific Collecting Permit, hereafter referred to as "qualified biologist" shall survey suitable habitat for woodrats within areas that will be subject to land clearing activities, and within 50 feet of areas that will be subject to land clearing activities 14 days prior to the initiation of land clearing or construction activities.

If the qualified biologist does not find any nests, then no further action is required.

3. Avoidance Measures:
 - a. If the qualified biologist finds active woodrat nests, the Permittee shall implement a 50-foot radius buffer area around the nests in which land clearing activities will be avoided.
 - b. Wildlife exclusion fencing shall be installed around land clearing activities where middens are detected within 50 feet of the project footprint. Orange snow fencing is not considered a wildlife exclusion fence and is prohibited in areas where middens are found.

4. Relocation of Middens: If the minimum fencing distance cannot be achieved and the middens cannot be protected and/or avoided, the qualified biologist in consultation with CDFW, will select the location of artificial midden sites according to the following instructions:
 - a. Artificial Midden Ratio: Artificial middens shall be installed at a 2:1 ratio for less than 5 middens impacted. If more than 5 middens are impacted in the population, the qualified biologist shall consult with the Planning Division to determine the appropriate ratio.
 - b. Artificial Midden Location: Midden locations shall include but not be limited to downed woody debris, cactuses, dense understory and overstory cover (ideally 90 percent cover), or other "core element" (e.g., a stump, large log, rock, rock outcrop), and outside of drainage channels. Artificial middens shall be placed in a clustered pattern relative to adjacent natural middens (when present) and no further than 550 feet of the project footprint.
 - c. Dismantling of Natural Middens: The entire midden site, including the aboveground midden and the below ground basement area, will be carefully examined to ensure that no adults or young are present before the midden is dismantled and the basement filled in.
 - d. Trapping: If woodrats are present a trapping effort will be initiated. The trapping will consist of two to three live traps per active midden site being set each evening for 3 days. The traps will be baited with oatmeal, peanut butter, and apple and will contain synthetic batting for use as nesting material. Traps will be checked the following morning within 1 hour following sunrise. Traps containing woodrats will be placed facing the entrance of relocated middens and opened, allowing the woodrats to leave the traps on their own accord. Each release site will be monitored for approximately 1 hour after each woodrat is released to determine the short-term success rate of the artificial middens.
 - e. Dismantling Middens: To provide refuge for woodrats that may be become displaced, piles of sticks/vegetation/slash shall be placed between the midden site to be dismantled and the new artificial midden site, 3 days prior to dismantling. The midden will be dismantled by hand, removing the materials layer by layer. All salvageable midden materials will be relocated and incorporated (as needed) or placed adjacent to the artificial midden.
 - d. Post-Midden Relocation: The qualified biologist will perform a survey to determine if the woodrat has reoccupied the project footprint following the implementation of the midden relocation measures.
5. Woodrat Presence and Activity After Midden Relocation:

- a. If newly constructed middens are found inside the project footprint following the commencement of land clearing activities, the trapping effort noted in section 4(d) above) shall be implemented.

Documentation: The Permittee shall provide to the Planning Division and CDFW a Survey Report from the qualified biologist that includes a map, physical description of middens (size, width, materials, etc.), a photo of each of the midden, and a plan for avoidance or relocation of the nests in accordance with the requirements set forth in this condition (above). Along with the Survey Report, the Permittee shall provide a copy of a signed contract (financial information redacted) with the qualified biologist(s) who will monitor avoidance and relocation efforts. Following the completion of land clearing activities, the Permittee shall submit to the Planning Division and CDFW a Mitigation Monitoring Report from the qualified biologist(s) that documents the actions implemented to avoid or relocate woodrat nests, a map of the natural and artificial midden locations, trapping and relocation procedures, and the results of the relocation effort.

Timing: The qualified biologist shall conduct the survey within 30 days prior to the initiation of land clearing activities and follow all relocation timing protocols set forth in this condition (above). The Permittee shall submit the Survey Report and signed contract to the Planning Division, prior to issuance of a Zoning Clearance for construction. The Mitigation Monitoring Report shall be submitted within 14 days of completion of the land clearing activities.

Monitoring and Reporting: The Planning Division reviews for adequacy, and maintains in the Project file, the signed contract, Survey Report, and Mitigation Monitoring Report. If the Planning Division confirms that the required surveys and relocation measures were not implemented in compliance with the requirements of this condition, then enforcement actions may be enacted in accordance with § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

Residual Impacts

With the incorporation of the above mitigation measures, residual impacts to biological resources – species will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4B. Ecological Communities - Sensitive Plant Communities								
Will the proposed project:								
1) Temporarily or permanently remove sensitive plant communities through construction, grading, clearing, or other activities?			X			X		
2) Result in indirect impacts from project operation at levels that will degrade the health of a sensitive plant community?			X			X		

Impact Discussion:

4B-1 and 4B-2. As discussed in Section 4A (above), an Initial Study Biological Assessment (SWCA Environmental Consultants, March 2020, Revised June 2021) was prepared for the project. No special status, locally important, or rare plant species were identified on the project site. The applicant proposes removing up to two coast live oaks (Tree Nos. 90 and 91) and encroaching within the protected zone of four additional protected oaks (Tree Nos. 92, 93, OP14, and OP15).

Mitigation Measure BIO-1 (Tree Protection Plan) requires the development of a tree protection plan by a qualified arborist. Additionally, Measure BIO-1 requires that a qualified arborist verify that tree protection measures have been properly installed and be present to monitor construction activities. Mitigation Measure BIO-2 (Tree Health Monitoring and Reporting) requires that an arborist monitor the health of the protected trees for a period of seven years. These measures will ensure that impacts to sensitive plant communities will be less than significant.

Mitigation/Residual Impact(s)

With the incorporation of Mitigation Measures BIO-1 (Tree Protection Plan) and BIO-2 (Tree Health Monitoring and Reporting), residual impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4C. Ecological Communities - Waters and Wetlands								
Will the proposed project:								
1) Cause any of the following activities within waters or wetlands: removal of vegetation; grading; obstruction or diversion of water flow; change in velocity, siltation, volume of flow, or runoff rate; placement of fill; placement of structures; construction of a road crossing; placement of culverts or other underground piping; or any disturbance of the substratum?	X				X			
2) Result in disruptions to wetland or riparian plant communities that will isolate or substantially interrupt contiguous habitats, block seed dispersal routes, or increase vulnerability of wetland species to exotic weed invasion or local extirpation?	X				X			
3) Interfere with ongoing maintenance of hydrological conditions in a water or wetland?	X				X			
4) Provide an adequate buffer for protecting the functions and values of existing waters or wetlands?	X				X			

Impact Discussion:

4C-1 through 4C-4. Lake Sherwood is located 85 feet south of the subject property and is considered a significant wetland habitat. All physical development will occur at least 105 feet from Lake Sherwood. Grading and construction activities have the potential to increase erosion, dust, and sedimentation that could degrade water quality within the Lake. As noted in Section 2D (above) in accordance with NPDES Permit CAS004002, “Development Construction Program” Subpart 4.F, the applicant will be required to include Best Management Practices (BMPs) designed to ensure compliance and implementation of an effective combination of erosion and sediment control measures for a High-Risk Site disturbing natural slopes greater than 20 percent. The size of the area of disturbance onsite and standard best management practices will limit indirect impacts associated with degradation of water quality. No other waters or wetlands occur on or near the subject property. Therefore, no direct, indirect, or cumulatively considerable impacts are anticipated to result from the proposed project.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4D. Ecological Communities - ESHA (Applies to Coastal Zone Only)								
Will the proposed project:								
1) Temporarily or permanently remove ESHA or disturb ESHA buffers through construction, grading, clearing, or other activities and uses (ESHA buffers are within 100 feet of the boundary of ESHA as defined in Section 8172-1 of the Coastal Zoning Ordinance)?	X				X			
2) Result in indirect impacts from project operation at levels that will degrade the health of an ESHA?	X				X			

Impact Discussion:

4D-1 and 4D-2. The project site is not located in the Coastal Zone. Therefore, ESHA policies and analysis do not apply. The proposed project will not result in direct or indirect cumulatively considerable impacts to ESHA.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4E. Habitat Connectivity								
Will the proposed project:								
1) Remove habitat within a wildlife movement corridor?	X				X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2) Isolate habitat?	X				X			
3) Construct or create barriers that impede fish and/or wildlife movement, migration or long term connectivity or interfere with wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction?	X				X			
4) Intimidate fish or wildlife via the introduction of noise, light, development or increased human presence?	X				X			

Impact Discussion:

4E-1 through 4E-4. The survey area does not connect with or lie close to any part of a documented wildlife corridor or linkage. As a result, no direct impacts to a mapped wildlife corridor are anticipated. The project site is bordered by open space to the north and west. An undeveloped parcel lies to the east. To the south is Lake Sherwood. Although the close proximity of existing residences and fragmented condition of the natural habitats are likely to decrease the likelihood of wildlife using the site for access between habitat areas, the surrounding area provides for localized wildlife movement and foraging.

The proposed single-family dwellings will likely increase levels of noise and human presence above current levels; however, significant impacts will not occur if noise levels are consistent with those typical of a residential development. The applicant has provided lighting plans (Coronado Design Group; March 18, 2020) which demonstrate that lighting will not be excessive or shine into adjacent areas with native vegetation. In accordance with the lighting plans, lighting will be limited in intensity, shielded, and cast down and away from any adjacent habitat areas. A project condition of approval will be applied that requires submittal of a final lighting plan prior to Zoning Clearance. Thus, potential impacts to wildlife movement and habitat connectivity would be less than significant. The development of two residential dwellings would not contribute to a cumulatively considerable impact on habitat connectivity or wildlife movement.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4F. Will the proposed project be consistent with the applicable General Plan Goals and Policies for Item 4 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

4F. The proposed project has been evaluated by the Planning Division’s contract biologist for potential impacts to wetland habitats, which determined that the project will not impact Lake Sherwood. With the exception of Lake Sherwood, located 85 feet of south of the project site, no watercourses, drainages, wetlands, or other aquatic features occur on the subject site. The proposed project would be located approximately 105 feet from Lake Sherwood. Therefore, the project is consistent with Conservation and Open Space Element Policy COS-1.10 (Evaluation of Potential Impacts of Discretionary Development on Wetlands) and Conservation and Open Space Element Policy COS-1.11 (Discretionary Development Sited Near Wetlands) which requires development to be set back a minimum of 100 feet from significant wetland habitats.

The proposed project is located within the Lake Sherwood / Hidden Valley Area Plan boundary, within the Lake Sherwood community. The proposed project is consistent with all applicable area plan policies governing biological resources.

The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 4 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
5A. Agricultural Resources – Soils (PIng.)								
Will the proposed project:								
1) Result in the direct and/or indirect loss of soils designated Prime, Statewide Importance, Unique or Local Importance, beyond the threshold amounts set forth in Section 5a.C of the Initial Study Assessment Guidelines?	X				X			
2) Involve a General Plan amendment that will result in the loss of agricultural soils?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 5A of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

5A-1. The project site is mapped as “Other Land” in the Important Farmland Inventory data maintained by the Ventura County Resource Management Agency (RMA) Geographic Information System (GIS). Therefore, the project would not result in the direct or indirect loss of important farmland soils, would not have a project-specific impact, and will not make a cumulatively considerable contribution to a significant cumulative impact related to agricultural soil resources.

5A-2. The proposed project does not involve a General Plan amendment that would result in the loss of agricultural soils.

5A-3. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 5A of the Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
5B. Agricultural Resources - Land Use Incompatibility (AG.)								
Will the proposed project:								
1) If not defined as Agriculture or Agricultural Operations in the zoning ordinances, be closer than the threshold distances set forth in Section 5b.C of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 5b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

5B-1. The proposed project is comprised of two single-family dwellings, which are not defined as agricultural operations in the Non-Coastal Zoning Ordinance (NCZO). There is no classified farmland within the threshold distance of 300 feet as set forth in 5b.C of the *Ventura County Initial Study Assessment Guidelines*. General Plan Policy AG-2.1 states that discretionary development adjacent to Agricultural-designated lands shall not conflict with agricultural use of those lands. The lands adjacent to the proposed project are not zoned Agricultural. As such, the proposed project is consistent with General Plan Policy AG-2.1, as it does not apply.

5B-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 5B of the Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
6. Scenic Resources (PIng.)								
Will the proposed project:								
a) Be located within an area that has a scenic resource that is visible from a public viewing location, and physically alter the scenic resource either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?			X				X	
b) Be located within an area that has a scenic resource that is visible from a public viewing location, and substantially obstruct, degrade, or obscure the scenic vista, either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?		X				X		
c) Be consistent with the applicable General Plan Goals and Policies for Item 6 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

6a and 6b. The project site is zoned Open Space (OS). The purpose of this zone is to preserve natural resources including lakeshores, banks of rivers and streams, and watershed lands. The proposed project is also located within the Scenic Resource Protection (SRP) overlay zone, which preserves and protects visual quality within the viewshed of selected County lakes, along the County’s adopted scenic highways, and at other locations as determined by an Area Plan.

The project site is visible from Lake Sherwood Drive, a public County-maintained road. The project site is also directly across the road from Lake Sherwood and is visible from the lake. Potrero Road, an Eligible County Scenic Highway, is approximately 0.17 miles west of the project site. Despite its proximity, the project site is not visible from Potrero Road due to topography.

The steeply sloping topography on the subject site places development constraints on the proposed project. Developing a project on the site would necessitate using a series of retaining walls to step the residences up the slope. As discussed in Section 4a, above, the project will result in removal of up to two oaks. One oak, Oak No. 91, will need to be removed to accommodate driveway retaining walls (David L.A. Cragoe; October 5, 2018,

updated June 5, 2020). Loss of the second oak, Oak No. 90, is expected to result unless the applicant can obtain a waiver of a condition of approval requiring construction of a sidewalk.

Walls at the front of the residences range in height from 6 inches to 10 feet. The tallest retaining walls are located behind the proposed residences and would be largely obstructed from public view. The project has been conditioned to construct curb, gutter, and sidewalk improvements adjacent to Lake Sherwood Drive. These improvements will also require the construction of retaining walls totaling an additional approximately 190 linear feet. Portions of the wall, approximately 35 to 45 feet in length, are expected to be up to 10 feet tall. A portion of the walls behind the residences will be partially visible and the retaining walls north of the sidewalk will be visible from Lake Sherwood Drive.

The applicant has provided landscaping plans (Environmental Patterns, Inc.; October 31, 2019). The plans call for the planting of native shrubs and groundcover (e.g., “creeping” or “trailing” plants) to help screen the tall retaining walls. The landscaping plans do not, however, address the retaining walls associated with the conditioned road improvements described in Section 27b, below. These walls will be up to 10 feet tall and extend along the project site’s road frontage. To ensure that these walls will not significantly alter scenic resources on the site, Mitigation Measure SR-1 (Landscaping) will be incorporated into the project.

The proposed residences would be set back 20 feet from the right-of-way line for Lake Sherwood Drive, which complies with the front setback requirement in the NCZO. The residences would be 25 feet in height, respectively, as measured from average natural grade to the midpoint of the roof. Lot coverage is limited to 2,784 sq. ft. on Lot 1 and 3,359 sq. ft. on Lots 2/3 in accordance with the provisions in the Lake Sherwood / Hidden Valley Area Plan.

The proposed project will be subject to a standard condition of approval for development in the Scenic Resource Protection overlay zone. This condition requires that development (including the retaining walls) use dark, earth-tone colors and natural-appearing exterior building materials. This requirement is designed to comply with Scenic Resource Protection overlay standards (Ventura County NCZO Section 8109-4.1.5.a) and would avoid creating visual contrast between the structures and their natural surroundings.

6c. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 6 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation

Mitigation Measure SR-1: Landscaping and Screening

Purpose: To comply with the County of Ventura Non-Coastal Zoning Ordinance Section 8104-7.1 - Scenic Resource Protection (SRP) Overlay Zone and Section 8109-4.1.5(a)(3) and (5) Development Standards.

Requirement: The Permittee shall retain a landscape architect to prepare a landscape plan that complies with the requirements of this condition.

Landscaping Objectives: The Permittee must install and maintain landscaping that serves the following functions:

- a. Screens undesirable views, incompatible land uses or uses in natural settings. The Permittee must install landscaping to screen all retaining walls over five feet in height from public view.
- b. Provides visual integration. The Permittee must install landscaping that breaks up the massing of retaining walls or blends the retaining walls in with the natural surroundings.
- c. Ensures compatibility with community character. The Permittee must install landscaping that visually integrates the development with the character of the surrounding community.
- d. Compliance with the California Department of Water Resources Model Water Efficient Landscape Ordinance. The Permittee must install landscaping that complies with the requirements of the California Department of Water Resources' Model Water Efficient Landscape Ordinance, which is available on-line at: <http://www.water.ca.gov/wateruseefficiency/landscapeordinance/>.

Landscaping Design: The Permittee shall design the required landscaping such that the landscaping requires minimal amounts of water and uses required water efficiently, in accordance with the water efficiency requirements of the California Department of Water Resources Model Water Efficient Landscape Ordinance, and must achieve the following design objectives:

- a. Use Available Non-Potable Sources of Water. The landscaping must involve the harvesting and/or use of alternative, non-potable sources of water, including stormwater, reclaimed water, and gray water, if available to the Project site.
- b. Protection of Solar Access. The Permittee must design the landscaping to avoid the introduction of vegetation that would now or in the future cast substantial shadow on existing solar collectors or photovoltaic cells or impair the function of a nearby building using passive solar heat collection.
- c. Protection of Existing Vegetation. Existing vegetation, especially trees, must be saved and integrated into landscape design wherever feasible, appropriate, or required by other regulations (e.g., the Tree Protection Ordinance).
- d. Create Viable Growing Environment. The landscape design must address the needs of the plants to ensure their health, long-term viability, and protection.

- e. **Species Diversity.** The landscape plan must integrate a variety of plant species, heights, colors, and textures, as appropriate given the size of the landscape.
- f. **Fire Resistance.** Plant material installed in the fuel modification zone must be fire resistant.
- g. In accordance with § 8109-4.1.5 of the Ventura County Non-Coastal Zoning Ordinance, plants used to revegetate graded slopes must be native plants indigenous to the area, where appropriate considering the surrounding conditions.
- h. Landscaping within five feet of the dripline of oak trees shall be left in its existing condition, be covered in mulch, or may consist of drought-resistant plant species compatible with the water requirements of the trees (e.g., no supplemental watering once drought-resistant plant species are established). Any new landscaping that occurs within the Protected Zone of the oak trees on the property shall adhere to the irrigation needs of the trees at all times.

Documentation: The Permittee shall submit three sets of a draft landscape plan to the Planning Division for review and approval. A California registered landscape architect (or other qualified individual as approved by the Planning Director) shall prepare the landscape plan, demonstrating compliance with the requirements set forth in this condition (above) and the Ventura County Landscape Design Criteria. The landscape architect responsible for the work shall stamp the plan. After landscape installation, the Permittee shall submit to Planning Division staff a statement from the project landscape architect that the Permittee installed all landscaping as shown on the approved landscape plan. Prior to installation of the landscaping, the Permittee must obtain the Planning Director's approval of any changes to the landscape plans that affect the character or quantity of the plant material or irrigation system design.

Timing: The Permittee shall submit the landscape plan to the Planning Division for review and approval prior to issuance of a Zoning Clearance for Construction. Landscaping installation and maintenance activities shall occur according to the timing requirements set forth in the "Ventura County Landscape Design Criteria" (§ F).

Monitoring and Reporting: Landscaping approval/installation verification, monitoring activities, and enforcement activities shall occur according to the procedures set forth in the "Ventura County Landscape Design Criteria" (§§ F and G) and § 8114-3 of the Non-Coastal Zoning Ordinance. The Planning Division maintains the landscape plans and statement by the landscape architect in the Project file and has the authority to conduct site inspections to ensure that the Permittee installs and maintains the landscaping in accordance with the approved plan consistent with the requirements of § 8114-3 of the Non-Coastal Zoning Ordinance.

Residual Impact

With the incorporation of the above mitigation measure, residual impacts to scenic resources will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
7. Paleontological Resources								
Will the proposed project:								
a) For the area of the property that is disturbed by or during the construction of the proposed project, result in a direct or indirect impact to areas of paleontological significance?		X				X		
b) Contribute to the progressive loss of exposed rock in Ventura County that can be studied and prospected for fossil remains?		X				X		
c) Be consistent with the applicable General Plan Goals and Policies for Item 7 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

7a and 7b. The proposed project is underlain by intrusive igneous andesite bedrock (TCa), which is mapped as part of the Conejo Volcanics and dates to the middle Miocene (Terry A. Mayer, Consulting Geologist; September 9, 2020). According to the *Ventura County Initial Study Assessment Guidelines*, Conejo Volcanics have no paleontological importance. Although the proposed project is unlikely to result in impacts to paleontological resources, all future grading activities will be subject to a standard condition of approval that requires work to stop and the Planning Director to be notified if paleontological resources are unexpectedly encountered during site work. The proposed project will not contribute to the progressive loss of exposed rock in Ventura County that can be studied and prospected for fossil remains.

Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant impact on paleontological resources.

7c. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 7 of the Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
8A. Cultural Resources - Archaeological								
Will the proposed project:								
1) Demolish or materially alter in an adverse manner those physical characteristics that account for the inclusion of the resource in a local register of historical resources pursuant to Section 5020.1(k) requirements of Section 5024.1(g) of the Public Resources Code?		X				X		
2) Demolish or materially alter in an adverse manner those physical characteristics of an archaeological resource that convey its archaeological significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for the purposes of CEQA?			X				X	
3) Be consistent with the applicable General Plan Goals and Policies for Item 8A of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

8A-1 and 8A-2. The Phase I archaeological assessment prepared by Envicom Corporation (January 13, 2021) concluded that no prehistoric or historic cultural resources were identified during the survey of the project site. In addition to the Phase I study, in accordance with Assembly Bill (AB) 52 a tribal consultation was requested with the Barbareno-Ventureno Band of Mission Indians. The chair of the Barbareno-Ventureno Band consulted with County Planning staff on November 8, 2021, recommending that monitoring occur during ground disturbance activities due to the site’s proximity to other off-site cultural resources.

County Planning’s cultural heritage program planner reviewed the proposed project description and researched the project site (Dillan Murray; April 20, 2020). The cultural heritage program planner notes that the project site is in a “very sensitive” location for archaeological resources, indicating a high likelihood of presence of such resources. Due

to the possibility of encountering archaeological resources during subsurface grading or construction activities, impacts of the project to archaeological resources are potentially significant. Incorporation of Mitigation Measures CR-1 and CR-2 would reduce impacts to a less-than-significant level.

8A-3. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 8A of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation

Mitigation Measure CR-1: Archaeological Resources

Purpose: To avoid significant impacts to archeological resources that may exist on the subject property.

Requirement: The Permittee shall retain a Qualified Archaeologist and Native American to monitor all subsurface grading, trenching, or construction activities on the Project site.

Documentation: The Qualified Archaeologist in consultation with the Native American shall provide a weekly report to the Planning Division summarizing the activities during the reporting period. If no archaeological resources are discovered, the Qualified archaeologist and Native American shall submit a brief letter to the Planning Division, stating that no archaeological resources were discovered and that the monitoring activities have been completed.

Timing: The Qualified Archaeologist and Native American shall monitor the Project site during all subsurface grading, trenching, or construction activities. The Qualified Archaeologist shall provide the reports weekly during all subsurface grading, trenching, or construction activities.

Monitoring and Reporting: The Planning Division reviews the monitoring reports and maintains the monitoring reports in the Project file. The Qualified Archaeologist and Native American shall monitor the Project site during all subsurface grading, trenching, or construction activities. The Planning Division has the authority to conduct site inspections to ensure that the monitoring activities occur in compliance with this condition, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

Mitigation Measure CR-2: Archaeological Resources Discovered During Grading

Purpose: In order to mitigate potential impacts to archaeological resources discovered during ground disturbance.

Requirement: The Permittee shall implement the following procedures:

- a. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:

- (1) Cease operations and assure the preservation of the area in which the discovery was made;
 - (2) Notify the Planning Director in writing, within three days of the discovery;
 - (3) Obtain the services of a County-approved archaeologist who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
 - (4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and
 - (5) Implement the agreed upon recommendations.
- b. If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:
- (1) Cease operations and assure the preservation of the area in which the discovery was made;
 - (2) Immediately notify the County Coroner and the Planning Director;
 - (3) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and
 - (4) Implement the agreed upon recommendations.

Documentation: If archaeological remains are encountered, the Permittee shall submit a report prepared by a County-approved archaeologist including recommendations for the proper disposition of the site. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations made by the archaeologist's report.

Timing: If any archaeological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the archaeological report to the Planning Division immediately upon completion of the report.

Monitoring and Reporting: The Permittee shall provide the archaeological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the archaeological report to the satisfaction of the Planning Director. The archaeologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the archaeological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the

recommendations set forth in the archaeological report, consistent with the requirements of § 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

Residual Impacts

With the incorporation of the above mitigation measures, residual impacts to archaeological resources will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
8B. Cultural Resources – Historic (PInG.)								
Will the proposed project:								
1) Demolish or materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources?	X				X			
2) Demolish or materially alter in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code?	X				X			
3) Demolish or materially alter in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA?	X				X			
4) Demolish, relocate, or alter an historical resource such that the significance of the historical resource will be impaired [Public Resources Code, Sec. 5020(q)]?	X				X			

Impact Discussion:

8B-1 through 8B-3. The proposed project is not listed or determined to be eligible for listing as an historical site on the California Register of Historic Resources or the National Register of Historic Places. Additionally, it is not identified in an historic survey as worthy of designation as a County landmark or site of merit. There are no designated historic buildings, structures, or other historic features on the site. Therefore, the proposed project would not have a project-specific impact or make a cumulatively considerable contribution to a significant cumulative impact on historic resources.

8B-4. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 8B of the Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
9. Coastal Beaches and Sand Dunes								
Will the proposed project:								
a) Cause a direct or indirect adverse physical change to a coastal beach or sand dune, which is inconsistent with any of the coastal beaches and coastal sand dunes policies of the California Coastal Act, corresponding Coastal Act regulations, Ventura County Coastal Area Plan, or the Ventura County General Plan Goals, Policies and Programs?	X				X			
b) When considered together with one or more recently approved, current, and reasonably foreseeable probable future projects, result in a direct or indirect, adverse physical change to a coastal beach or sand dune?					X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 9 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

9a and 9b. The project site is located approximately 9.25 miles from the coast and, at that distance, does not have the potential to adversely impact a coastal beach or sand dune. Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact to coastal beach or sand dunes.

9c. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 9 of the *Ventura County Initial Study Assessment Guidelines*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
10. Fault Rupture Hazard (PWA)								
Will the proposed project:								
a) Be at risk with respect to fault rupture in its location within a State of California designated Alquist-Priolo Special Fault Study Zone?	X							
b) Be at risk with respect to fault rupture in its location within a County of Ventura designated Fault Hazard Area?	X							
c) Be consistent with the applicable General Plan Goals and Policies for Item 10 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

Any discussion of potential impacts of fault rupture hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

10a and 10b. There are no known active or potentially active faults extending through the project site, as evidenced by the Earthquake Zones of Required Investigation interactive map published by the California Geological Survey in accordance with the Alquist-Priolo Earthquake Fault Zoning Act. Furthermore, the proposed single-family

dwellings are not within 50 feet of a mapped surface trace of an active fault. Therefore, the proposed project will not result in a project-specific impact from a potential fault rupture hazard.

The hazards from fault rupture will affect each project individually, and no cumulative fault rupture impacts will occur as a result of other approved, proposed, or probable projects.

10c. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 10 of the *Ventura County Initial Study Assessment Guidelines*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
11. Ground Shaking Hazard (PWA)								
Will the proposed project:								
a) Be built in accordance with all applicable requirements of the Ventura County Building Code?		X			X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 11 of the Initial Study Assessment Guidelines?		X			X			

Impact Discussion:

Any discussion of potential impacts of ground shaking hazards to the proposed project is provided for informational purposes only and is neither required by CEQA no subject to its requirements.

11a. The project site will be subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The County of Ventura Building Code adopted from the California Building Code (2019) requires that structures be designed to withstand this ground shaking. The geologic report prepared by Terry A. Mayer, Consulting Geologist (September 9, 2020) and the geotechnical engineering investigation prepared by Heathcote Geotechnical (May 29, 2017; and updated April 19, 2019; September 28, 2020; and October 16, 2020) provide the structural seismic design criteria for the proposed single-family dwellings. The requirements of the building code will reduce the effects of ground shaking to a less-than-significant level.

The hazards from ground shaking will affect each project individually; and no cumulative ground shaking hazard will occur as a result of other approved, proposed, or probable projects.

11b. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 11 of the *Ventura County Initial Study Assessment Guidelines*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
12. Liquefaction Hazards (PWA)								
Will the proposed project:								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving liquefaction because it is located within a Seismic Hazards Zone?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 12 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

Any discussion of potential impacts of liquefaction hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

12a. The project site is not located within a potential liquefaction zone based on the Ventura County General Plan Background Report, Figure 11-2 (Liquefaction). This map is a compilation of the State of California Seismic Hazards Map for the County of Ventura and is used as the basis for delineating the potential liquefaction hazards within the County. Consequently, liquefaction is not a potential hazard for the proposed project and the site is not within a State of California Seismic Hazards zone for liquefaction. There is, therefore, no impact from potential hazards from liquefaction.

The hazards from liquefaction will affect each project individually; and no cumulative liquefaction hazard will occur as a result of other approved, proposed, or probable projects.

12b. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 12 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
13. Seiche and Tsunami Hazards (PWA)								
Will the proposed project:								
a) Be located within about 10 to 20 feet of vertical elevation from an enclosed body of water such as a lake or reservoir?		X						
b) Be located in a mapped area of tsunami hazard as shown on the County General Plan maps?	X							
c) Be consistent with the applicable General Plan Goals and Policies for Item 13 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

Any discussion of potential impacts of seiche and tsunami hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

13a and 13b. The nearest closed or restricted body of water to the project site is Lake Sherwood, located 105 feet to the south of the project site across Lake Sherwood Drive. The two proposed single-family dwellings will be located at an elevation of 974 feet (Lot 1) and 976 feet (Lot 2/3) above mean sea level (msl). In comparison, the high-water level for Lake Sherwood is 955 feet above msl. Based on this, the residences will be 19 to 21 feet higher than the highest lake level. Should a seiche occur, portions of the property and driveway access may be inundated with nuisance water. Due to the indefinite and infrequent nature of seiche occurrences, the resulting water inundation hazard is considered less than significant.

The project site is not within a mapped tsunami inundation zone based on the Ventura County General Plan Background Report, Figure 11-9 (September 2020). Thus, there is no impact from potential tsunami hazards

The hazards from seiche and tsunami will affect each project individually; and no cumulative seiche and tsunami hazard will occur as a result of other approved, proposed, or probable projects.

13c. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 13 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
14. Landslide/Mudflow Hazard (PWA)								
Will the proposed project:								
a) Result in a landslide/mudflow hazard, as determined by the Public Works Agency Certified Engineering Geologist, based on the location of the site or project within, or outside of mapped landslides, potential earthquake induced landslide zones, and geomorphology of hillside terrain?		X						
b) Be consistent with the applicable General Plan Goals and Policies for Item 14 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

Any discussion of potential impacts from landslide/mudflow hazards is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

14a. The site is located in a hillside area. Based on analysis conducted by the California Geological Survey as part of the California Seismic Hazards Mapping Act (1991), Public Resources Code Sections 2690-2699.6, portions of the property are located in potential seismically induced landslide zones. The geotechnical engineering report (Heathcote Geotechnical; May 29, 2017; with September 28, 2020 and October 16, 2020 addenda)

indicates that the site has sufficient gross, surficial, and seismic stability. The potential landslide hazards are considered to be less than significant.

The hazards from landslides/mudslides will affect each project individually; and no cumulative landslide/mudslide hazard will occur as a result of other approved, proposed, or probable projects.

14b. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 14 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
15. Expansive Soils Hazards (PWA)								
Will the proposed project:								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving soil expansion because it is located within a soils expansive hazard zone or where soils with an expansion index greater than 20 are present?		X						
b) Be consistent with the applicable General Plan Goals and Policies for Item 15 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

Any discussion of potential impacts of expansive soils hazards to the proposed project is provided for informational purpose only and is neither required by CEQA nor subject to its requirements.

15a. The Expansion Index test contained in the geotechnical engineering report (Heathcote Geotechnical; May 29, 2017; with September 28, 2020 and October 16, 2020 addenda) indicates the near surface soils for the site have a moderate expansion potential (EI = 55-59, page 16).

The proposed development at the site will be subject to the requirements of the County of Ventura Building Code, adopted from the California Building Code. Building Code standards require that potential adverse effects of expansive soils be addressed through geotechnical engineering practices and foundation design. Thus, the hazard associated with adverse effects of expansive soils is considered to be less than significant.

The hazards from expansive soils will affect each project individually; and no cumulative expansive soils hazard will occur as a result of other approved, proposed, or probable projects.

15b. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 15 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
16. Subsidence Hazard (PWA)								
Will the proposed project:								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving subsidence because it is located within a subsidence hazard zone?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 16 of the Initial Study Assessment Guidelines?	X							

Impact Discussion:

Any discussion of potential impacts from subsidence hazards is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

16a. The subject property is not within the probable subsidence hazard area as discussed in the Ventura County General Plan Background Report (see Chapter 11, Page 11-16). In addition, the proposed project does not involve the development of an oil, gas, or groundwater extraction facility. Therefore, the project is considered to have no impact on the hazard of subsidence.

The hazards from subsidence will affect each project individually; and no cumulative subsidence hazard will occur as a result of other approved, proposed, or probable projects.

16b. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 16 of the Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
17a. Hydraulic Hazards – Non-FEMA (PWA)								
Will the proposed project:								
1) Result in a potential erosion/siltation hazard and flooding hazard pursuant to any of the following documents (individually, collectively, or in combination with one another): <ul style="list-style-type: none"> • 2007 Ventura County Building Code Ordinance No.4369 • Ventura County Land Development Manual • Ventura County Subdivision Ordinance • Ventura County Coastal Zoning Ordinance • Ventura County Non-Coastal Zoning Ordinance • Ventura County Standard Land Development Specifications • Ventura County Road Standards • Ventura County Watershed Protection District Hydrology Manual • County of Ventura Stormwater Quality Ordinance, Ordinance No. 4142 • Ventura County Hillside Erosion Control Ordinance, Ordinance No. 3539 and Ordinance No. 3683 • Ventura County Municipal Storm Water NPDES Permit • State General Construction Permit • State General Industrial Permit • National Pollutant Discharge Elimination System (NPDES)? 		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 17A of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

17A-1. The proposed project would involve the construction of two single-family dwellings, driveways, decks, and terraces. Impervious surfacing on the project site will consist of the following:

Feature	Lot 1	Lot 2/3	Total
Structures	2,585 sq. ft.	3,340 sq. ft.	5,925 sq. ft.
Driveways, Decks, and Terraces	2,987 sq. ft.	5,538 sq. ft.	8,525 sq. ft.
Total Impervious	5,572 sq. ft.	8,878 sq. ft.	14,450 sq. ft.

Based on this, approximately 40 percent of the site will be covered with impervious surfaces.

The lots currently drain towards Lake Sherwood Drive to the south and into the shallow flowline at the existing edge of pavement. Project development would include a storm drainage system comprised of a concrete v-ditch at the top of retaining walls and PVC pipe connecting storm drains to an outfall near the bottom of the driveway. A riprap pad will be located adjacent to the outfall to reduce velocity and distribute the runoff as sheet flow. With the inclusion of these drainage features, the existing drainage pattern would remain after project development. The construction of the proposed project is subject to current codes and standards that ensure no increase in runoff beyond the current condition. Based on the hydrology studies prepared for this project (Hzayen Design Group, Inc.; May 2020), the estimated stormwater flow from a 10-, 25-, 50-, and 100-year storm would remain the same pre- and post-development. As such, no erosive conditions are anticipated to result from the proposed development.

17A-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 17A of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
17b. Hydraulic Hazards – FEMA (WPD)								
Will the proposed project:								
1) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Unshaded'		X				X		

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
flood zone (beyond the 0.2% annual chance floodplain: beyond the 500-year floodplain)?								
2) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Shaded' flood zone (within the 0.2% annual chance floodplain: within the 500-year floodplain)?		X				X		
3) Be located, in part or in whole, within the boundaries of a Special Flood Hazard Area (1% annual chance floodplain: 100-year), but located entirely outside of the boundaries of the Regulatory Floodway?		X				X		
4) Be located, in part or in whole, within the boundaries of the Regulatory Floodway, as determined using the 'Effective' and latest available DFIRMs provided by FEMA?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 17B of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

17B-1 – 17B-4. The project site is in a location identified by the Federal Emergency Management Agency (FEMA) as an area of minimal flood hazard Zone X unshaded. This is shown on FEMA Map Panel 06111C0969F effective April 4, 2018. The proposed development is therefore deemed to be less than significant for Hydraulic Hazards – FEMA.

17B-5. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 17B of the Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
18. Fire Hazards (VCFPD)								
Will the proposed project:								
a) Be located within High Fire Hazard Areas/Fire Hazard Severity Zones or Hazardous Watershed Fire Areas?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 18 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

18a. The proposed project is located in a High Fire Hazard Area / Fire Hazard Severity Zone or Hazardous Watershed Fire Area. The project will comply with all applicable Federal, State regulations and the requirements of the Ventura County Building Code (VCBC) and the Fire Code. Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to fire hazards.

18b. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 18 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
19. Aviation Hazards (Airports)								
Will the proposed project:								
a) Comply with the County's Airport Comprehensive Land Use Plan and pre-established federal criteria set forth in Federal Aviation Regulation Part 77 (Obstruction Standards)?	X				X			
b) Will the proposed project result in residential development, a church, a school, or high commercial business located within a sphere of influence of a County airport?	X				X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
c) Be consistent with the applicable General Plan Goals and Policies for Item 19 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

19a and b. The proposed project is not located within the airport land use planning area or sphere of influence of any public airport. The nearest public airport, Camarillo Airport, is located 12 miles northwest of the subject site. The proposed project will not involve any obstructions to navigable airspace. The proposed residences would be 25 feet in height as measured from average natural grade to the midpoint of the roof which is below the permissible maximum height of 35 feet. Therefore, the proposed project will comply with the County’s Airport Comprehensive Land Use Plan and pre-established federal criteria set forth in Federal Aviation Regulation Part 77 (Obstruction Standards). The proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to aviation hazards.

19c. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 19 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
20a. Hazardous Materials/Waste – Materials (EHD/Fire)								
Will the proposed project:								
1) Utilize hazardous materials in compliance with applicable state and local requirements as set forth in Section 20a of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 20a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

20A-1. The proposed project is a residential development and will not utilize hazardous materials which require permitting or inspection from Ventura County Environmental Health Division / Certified Unified Program Agency but may use hazardous materials typically associated with construction activities. Improper storage, handling, and disposal of these materials may contribute to adverse impacts to the environment. Compliance with applicable state and local regulations will reduce the potential environmental impact with regards to proper handling, storage, and disposal of hazardous materials during construction activities. No project-specific or cumulative impacts related to hazardous materials, therefore, is expected.

20A-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 20A of the Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
20b. Hazardous Materials/Waste – Waste (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 20b of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 20b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

20B-1. The proposed project is a planned development permit for the construction of two single-family dwellings and will not generate hazardous wastes which require a Ventura County Environmental Health Division / Certified Unified Program Agency permit. No project specific or cumulative impact related to hazardous waste is expected.

20B-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 20B of the Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
21. Noise and Vibration								
Will the proposed project:								
a) Either individually or when combined with other recently approved, pending, and probable future projects, produce noise in excess of the standards for noise in the Ventura County General Plan Goals, Policies and Programs (Section 2.16) or the applicable Area Plan?	X				X			
b) Either individually or when combined with other recently approved, pending, and probable future projects, include construction activities involving blasting, pile-driving, vibratory compaction, demolition, and drilling or excavation which exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment (Section 12.2)?	X				X			
c) Result in a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 (Initial Study Assessment Guidelines, Section 21)?	X				X			
d) Generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways located within proximity to sensitive uses that have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria of the Transit Use Thresholds for rubber-tire heavy vehicle uses (Initial Study Assessment Guidelines, Section 21-D, Table 1, Item No. 3)?	X				X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
e) Involve blasting, pile-driving, vibratory compaction, demolition, drilling, excavation, or other similar types of vibration-generating activities which have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment [Hanson, Carl E., David A. Towers, and Lance D. Meister. (May 2006) Section 12.2]?		X				X		
f) Be consistent with the applicable General Plan Goals and Policies for Item 21 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

21a. To determine whether a project will result in significant noise impacts, the *Ventura County Initial Study Assessment Guidelines* set forth standards to determine whether the proposed use is a “Noise Sensitive Use” or a “Noise Generator.” Noise-sensitive uses are dwellings, schools, hospitals, nursing homes, churches, and libraries. Though the *Ventura County General Plan Goals, Policies, and Programs* and the *Ventura County Initial Study Assessment Guidelines* consider residential land uses a noise-sensitive use, they are not a long-term noise generator. This is because residences do not generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways, do not involve the creation of a new transit use, and do not involve the creation of a new commercial or industrial use that involves noise-generating activities. As the proposed project does not include a noise-generating use (except with regards to construction noise, which is addressed separately in Section 21e of this Initial Study, below), the proposed project will have no impacts related to the introduction of a new noise generator near noise-sensitive uses.

The proposed project site is located east of Potrero Road but would be outside of the 60 dB(A) Community Noise Equivalent Level (CNEL) contour as mapped in the RMA-GIS noise contour maps. Therefore, future residential uses on the project site will not be subject to noise levels from traffic along Potrero Road, which may be incompatible with residential development. In addition, the proposed project site is not located within 10 miles of any airports or railroads. Therefore, the proposed project will not be subject to unacceptable levels of noise from these noise generators.

21b and e. The project site is a steeply sloping hillside. The proposed project includes the construction of two single-family dwellings and a series of retaining walls to accommodate the proposed development. Construction activities on the project site are expected to last 9 to 18 months. Pile-driving, excavation, and similar vibration-generating activities would occur during the first 3-6 months of construction. Equipment expected to be used includes such heavy machinery as backhoes, compactors, concrete mixers, dozers, graders, loaders, pile drivers, rollers, scrapers, shovels, and trucks.

Although the proposed development is unlikely to generate excessive ground-borne vibration or ground-borne noise levels, it will be subject to a standard condition of approval limiting construction hours. This condition is designed to ensure compliance with *Ventura County General Plan* Policy HAZ-9.2 (Noise Compatibility Standards) and *Lake Sherwood / Hidden Valley Area Plan* Policy LS-52.2 (Outdoor Construction Hour Limitations). Construction activities will be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday, and State holidays; noise generating activities will be prohibited during nighttime hours. The applicant will also be responsible to monitor noise and post a sign onsite with the applicant's contact information.

Because the project will be of a limited duration and construction activities will be limited to certain hours, the proposed project will have a less-than-significant project-specific and cumulative impact related to vibration-generating activities.

21c. The proposed project does not involve the creation of vibration generating transit use. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to the creation of a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 of the *Ventura County Initial Study Assessment Guidelines*, Section 21.

21d. The project site has direct access to Lake Sherwood Drive, which is a paved street. The proposed project will not involve the use of semi-trucks or buses. Therefore, the proposed project will not have a project-specific vibratory impact and will not make a cumulatively considerable contribution to a significant cumulative vibratory impact related to the use of rubber tire heavy vehicles.

21f. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 21 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
22. Daytime Glare								
Will the proposed project:								
a) Create a new source of disability glare or discomfort glare for motorists travelling along any road of the County Regional Road Network?			X			X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 22 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

22a. The proposed project site is located adjacent to Lake Sherwood Drive. The proposed project includes the construction of two single-family dwellings, which could introduce new sources of light or reflective surfaces (e.g., windows) that could possibly produce disability glare. As discussed in Section 4E (above), the applicant has provided a lighting plan (Coronado Design Group; March 18, 2020). The lighting plan ensures that new light sources associated with the proposed project would not illuminate areas outside of the project area by specifying that all exterior lighting be limited in intensity, shielded, and cast down. A condition of project approval will require that the applicant submit a final lighting plan prior to Zoning Clearance issuance. Therefore, the proposed project would have a less-than-significant project-specific impact and would not make a cumulatively considerable contribution to a significant cumulative impact associated with disability or discomfort glare.

The project would involve construction of two single-family residences, each of which are designed with large windows along the Lake Sherwood Drive frontage. These windows are south-facing and could reflect sunlight, potentially resulting in disability glare to traffic along Lake Sherwood Drive. Mitigation Measure DG-1 (Non-Reflective Windows) would reduce this potential impact to a less-than-significant level.

22b. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 22 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation

Mitigation Measure DG-1: Non-Reflective Windows

Purpose: To avoid the potential for disability glare that could result from reflective windows or transparent balcony railings.

Requirement: The project shall be designed so that all exterior windows and transparent balcony railings visible from Lake Sherwood Drive are non-reflective or treated with a non-reflective coating.

Documentation: Project plans prepared for the project shall include notes specifying that all windows and transparent balcony railings visible from Lake Sherwood Drive will be non-reflective or be treated with a non-reflective coating.

Timing: The Permittee shall provide project plans with the required notes prior to the issuance of a Zoning Clearance for construction. The Permittee shall install non-reflective windows / railings or apply non-reflective coating prior to occupancy. The Permittee shall maintain windows and transparent balcony railings as approved for the life of the Project.

Monitoring and Reporting: Ventura County Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee’s ongoing compliance with this mitigation measure consistent with the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

Residual Impact(s)

With the incorporation of the above mitigation measure, residual impacts relating to daytime glare will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
23. Public Health (EHD)								
Will the proposed project:								
a) Result in impacts to public health from environmental factors as set forth in Section 23 of the Initial Study Assessment Guidelines?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 23 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

23a. The proposed project consists of two Planned Development permits for the construction of two single-family dwellings on separate legal lots. The project does not propose the use of an onsite wastewater treatment system (OWTS) and will instead

connect to a public sewer (Triunfo Sanitation District). Additionally, water service will be provided by VCWWD No. 38. Since the project will connect to a public water system and sanitary sewer, the project will not adversely affect public health. No project specific or cumulative impact related to public health is expected.

23b. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 23 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
24. Greenhouse Gases (VCAPCD)								
Will the proposed project:								
a) Result in environmental impacts from greenhouse gas emissions, either project specifically or cumulatively, as set forth in CEQA Guidelines §§ 15064(h)(3), 15064.4, 15130(b)(1)(B) and -(d), and 15183.5?		X				X		

Impact Discussion:

24a. Neither APCD nor the County has adopted a threshold of significance applicable to Greenhouse Gas (GHG) emissions from projects subject to the County’s discretionary land use permitting authority. The County has, however, routinely applied 10,000 metric tons carbon dioxide equivalent per year (MTCO₂e/Yr) threshold of significance to industrial projects, in accordance with CEQA Guidelines Section 15604.4(a)(2). APCD has concurred with the County’s approach. APCD supports the application of this numeric threshold as stated in the GHG Threshold Report APCD published in 2011 at the request of the APCD Board, which concludes “Unless directed otherwise, District staff will continue to evaluate and develop suitable interim GHG threshold options for Ventura County with preference for GHG threshold consistency with the South Coast AQMD and the SCAG region.” The South Coast AQMD at the same time proposed an interim screening threshold of 3,000 MTCO₂e/Yr for commercial/residential projects. Industrial projects or facilities are defined as stationary emission sources that have or are required to have an APCD Permit to Operate.

The estimated GHG emissions from each proposed single-family dwelling was calculated at 18.5 MTCO₂e/Yr (operational and construction amortized over 30 years). The air emissions model CalEEMod Version 2016.3.2 was used. The emissions calculated are based on the model default settings for a Single Dwelling Family land use and include

mobile emissions, energy emissions such as electricity and natural gas, emissions associated with the transfer and generation of solid waste and wastewater, and area emissions (landscape equipment, maintenance).

The emissions calculated are less than the recommended GHG significance threshold being considered for discretionary projects. In addition, South Coast AQMD has a lower interim screening GHG threshold for residential and commercial projects at 3,000 MTCO₂e/Yr, which if used as residential, the project will still be well under the residential threshold. Therefore, GHG impacts are less than significant.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
25. Community Character (PIng.)								
Will the proposed project:								
a) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that is incompatible with existing land uses, architectural form or style, site design/layout, or density/parcel sizes within the community in which the project site is located?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 25 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

25a. In accordance with the adopted *Ventura County Initial Study Assessment Guidelines*, a project’s effect on community character is evaluated based on consistency with specific General Plan policies and whether it would introduce physical development that is incompatible with existing land uses. The project site is located on land zoned Open Space (OS). The purpose of this zone is to preserve natural resources, including lakeshores, banks of rivers and streams, and watershed lands. The project site is located within the Scenic Resource Protection (SRP) overlay zone. The purpose of this zone is to protect the visual quality within the viewshed of selected County lakes and scenic roadways and to minimize development that conflicts with the value of scenic resources.

The proposed project site is in the residentially developed Lake Sherwood community, adjacent to Lake Sherwood Drive. The project site is surrounded by undeveloped land, including a common parcel to the north, a vacant residential parcel to the east, undeveloped Open Space land to the west, and Lake Sherwood to the south.

The Lake Sherwood community is developed with residences using a variety of architectural styles and sizes. Residences in the community vary in height from one to three stories. The proposed project would result in the construction of two (2) three-story single-family dwellings (5,439 sq. ft. and 6,282 sq. ft. in size, respectively) consistent with the development standards set forth for the Open Space, 80 acre minimum / Scenic Resource Protection overlay zone (NCZO Sec. 8109-4.1.5). These dwellings are similar to existing residential development in Lake Sherwood with respect to size, placement, height, and design. The total maximum building coverage on Lot 1 is 2,784 sq. ft. and the proposed project would cover 2,585 sq. ft. The total maximum building coverage on Lots 2 and 3 is 3,359 sq.ft. and the proposed project would cover 3,340 sq. ft. Though the project site is constrained by steep terrain, the proposed project can comply with the required height, building coverage, and setback requirements of the Ventura County NCZO (Sec. 8106-1.1 et seq.).

The proposed single-family dwellings use a modern design with articulated facades. The homes are designed to step up the hillside to reduce the need for land alteration. The residences will be predominately medium warm grey and dark warm grey stucco, with wood and stone accents. The residence on Lot 1 will use a combination of hip and gable roof styles, while the residence on Lot 2/3 will use a flat roof. Front balconies are proposed using transparent railings. This style of development is similar to, and is not incompatible with, development in the vicinity of the project site.

The construction of several large retaining walls will be needed to accommodate development on the steeply sloping project site. Additionally, the project has been conditioned to construct curb, gutter, and sidewalk improvements that will result in the construction of retaining walls adjacent to Lake Sherwood Drive. As discussed in Section 6 of this Initial Study, Mitigation Measure SR-1 (Landscaping and Screening) will ensure that landscaping is planted to reduce the apparent mass of these walls when viewed from Lake Sherwood Drive.

Therefore, the proposed project will not create a significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to community character.

25b. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 25 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
26. Housing (PInj.)								
Will the proposed project:								
a) Eliminate three or more dwelling units that are affordable to: <ul style="list-style-type: none"> • moderate-income households that are located within the Coastal Zone; and/or, • lower-income households? 	X				X			
b) Involve construction which has an impact on the demand for additional housing due to potential housing demand created by construction workers?		X				X		
c) Result in 30 or more new full-time-equivalent lower-income employees?	X				X			
d) Be consistent with the applicable General Plan Goals and Policies for Item 26 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

26a. The proposed project will not eliminate any existing dwelling units and will result in the construction of two new single-family dwellings. Therefore, the proposed project would not have an adverse impact on existing dwelling units within Ventura County and would not make a considerable contribution to a cumulatively significant impact related to removal of dwelling units.

26b. As stated in the *Initial Study Assessment Guidelines* (page 146), any project that involves construction has an impact on the demand for additional housing due to potential housing demand created by construction workers. However, construction worker demand is a less-than-significant project-specific and cumulative impact because construction work is short-term and there is a sufficient pool of construction workers within Ventura County and the Los Angeles metropolitan regions.

26c. The proposed project will not result in 30 or more new full-time-equivalent lower-income employees, as the proposed project will not facilitate the development of a new commercial or industrial use on the subject property. Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable

contribution to a significant cumulative impact, related to the demand for housing for employees associated with commercial or industrial development.

26d. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 26 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(1). Transportation & Circulation - Roads and Highways - Level of Service (LOS) (PWA)								
Will the proposed project:								
a) Cause existing roads within the Regional Road Network or Local Road Network that are currently functioning at an acceptable LOS to function below an acceptable LOS?		X				X		

Impact Discussion:

27a(1)-a. The California Natural Resources Agency has adopted new CEQA Guidelines that require an analysis of vehicle miles traveled (VMT). VMT measures the per capita number of car trips generated by a project and distances cars will travel to and from a project, rather than congestion levels at intersections and road segments (level of service or “LOS,” graded on a scale of A – F). Ventura County will only require LOS analysis to determine consistency with the County’s General Plan policies. LOS will not be assessed for CEQA purposes.

Trip- or tour-based VMT analysis is recommended over boundary-based VMT analysis as the established and most appropriate methodology for analyzing VMT impacts under CEQA. Trip-based assessment of VMT captures the full extent of the vehicle trip length, including the portion that extends beyond the jurisdictional boundary. VMT impacts are assessed by quantifying trips to or from a jurisdiction, which start or end within the jurisdiction. Conversely, a boundary-based assessment of VMT impacts is quantified by the length of the vehicle trips that occur within the boundaries of a jurisdiction.

Based on the Office of Planning and Research (OPR) Screening Criteria under Senate Bill (SB) 743, if a proposed land use project is consistent with Policies CTM-1.1 and CTM-1.2 of the Ventura County 2040 General Plan and the Regional Transportation Plan/Sustainable Communities Strategy (SCS) regionally adopted by SCAG, projects that generate or attract fewer than 110 trips per day are presumed to have a less-than-

significant impact on VMT. For residential land uses, OPR recommends a VMT per capita threshold set at 15 percent below baseline levels. Using the Ventura County Transportation Commission (VCTC) Ventura County Traffic Model (VCTM), the average trip length of all home-based model trip types has been used as a more reflective of Ventura County's transportation setting while still containing a per capita estimate. Based on the VCTM's baseline, the average trip length for all home-based trips is 19.84 miles. Applying the 15 percent reduction yields a VMT threshold of 16.87 miles which is the threshold of significance for residential land use projects.

The two proposed dwellings are adjacent to Lake Sherwood Drive. From the project site to Potrero Road, the dwellings would be 865 feet to the southeast of this road. The term 'average' of all home-based trips refers to the 'middle' or 'central' point that is a typical representation of several trips generated in one day. The proposed dwellings home-based trips will likely average one per day given the distance to employment centers and public services. Based on the above 16.87 mile VMT and the location of the dwellings in relation to Potrero Road, the VMT that would be generated from the proposed development would not exceed the threshold.

Vehicle trips generated by the two dwellings are not expected to result in a VMT impact consistent with the VMT reduction goals of the OPR's Technical advisory on Evaluating Transportation Impacts and would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).

The proposed project includes the construction of two single-family dwellings and will generate additional traffic on the local public roads and the Regional Road Network. Nonetheless, the project does not have the potential to alter the level of service (LOS) of the roadways that will be used by the project. To address the cumulative adverse impacts of traffic on the Regional Road Network, Ventura County Traffic Impact Mitigation Fee (TIMF) Ordinance 4246, Lake Sherwood / Hidden Valley Area Plan Policy LS-16.2 (Minimize Impacts to Circulation) and *Ventura County General Plan* Policy CTM-1.7 (Pro Rata Share of Improvements) require that the Roads and Transportation Department of the Public Works Agency collect a TIMF for traffic-generating development. The proposed project is subject to this ordinance and these policies. With payment of the TIMF, the level of service and safety of the existing roads would remain consistent with the level of service standards set forth in the *Ventura County General Plan*. Therefore, adverse traffic impacts relating to level of service will be less than significant.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(2). Transportation & Circulation - Roads and Highways - Safety and Design of Public Roads (PWA)								
Will the proposed project:								
a) Have an Adverse, Significant Project-Specific or Cumulative Impact to the Safety and Design of Roads or Intersections within the Regional Road Network (RRN) or Local Road Network (LRN)?		X				X		

Impact Discussion:

27a(2)-a. The proposed project would result in the construction of two single-family dwellings, which corresponds to an increase in traffic. Potrero Road and Lake Sherwood Drive, located to the north of Lake Sherwood, are public roads that will provide access to the subject site. The proposed project does not have the potential to alter the level of safety of the adjacent County-maintained road due to the low volume and low speed. Therefore, the project, as proposed, does not have the potential to alter the level of safety of roadways and intersections near the project and associated impacts would be less than significant.

Therefore, impacts related to safety/design of County roads will be “Less than Significant.”

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(3). Transportation & Circulation - Roads & Highways – Safety & Design of Private Access (VCFPD)								
a) If a private road or private access is proposed, will the design of the private road meet the adopted Private Road Guidelines and access standards of the VCFPD as listed in the Initial Study Assessment Guidelines?	X				X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
b) Will the project be consistent with the applicable General Plan Goals and Policies for Item 27a(3) of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27a(3)-a. The proposed project does not include the creation or use of a private road.

27a(3)-b. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 27a(3) of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(4). Transportation & Circulation - Roads & Highways - Tactical Access (VCFPD)								
Will the proposed project:								
a) Involve a road or access, public or private, that complies with VCFPD adopted Private Road Guidelines?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 27a(4) of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27a(4)-a. The proposed project does not involve the creation or use of a private road for access to the subject site. No single access road exceeds 800 feet, and all roads are in full compliance with County Public Road Standards and Ventura County Fire Code.

27a(4)-b. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 27a(4) of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27b. Transportation & Circulation - Pedestrian/Bicycle Facilities (PWA/Plng.)								
Will the proposed project:								
1) Will the Project have an Adverse, Significant Project-Specific or Cumulative Impact to Pedestrian and Bicycle Facilities within the Regional Road Network (RRN) or Local Road Network (LRN)?		X				X		
2) Generate or attract pedestrian/bicycle traffic volumes meeting requirements for protected highway crossings or pedestrian and bicycle facilities?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

27b-1 and 2. Ventura County General Plan Policies CTM-2.18 (Complete Streets Standards in Existing Communities) and CTM-4.2 (Alternative Transportation) encourage the construction of sidewalks in existing communities such as Lake Sherwood. Additionally, Section 8400-1 of the Ventura County Ordinance Code requires installation of curbs, gutters, and sidewalks for new development in urban areas⁴.

In compliance with County policy and as a condition of project approval, the applicants will be required to improve the project site’s frontage along Lake Sherwood Drive to the County’s B-5[B] road standard, unless this requirement is waived. The required road improvements include potential widening of the paved roadway and installation of curb,

⁴ Urban areas are defined to include all areas within 5 miles of an incorporated city within the County.

gutter, and sidewalk. To accommodate these improvements, the following modifications to the project plans are anticipated:

- An additional 190 linear feet of retaining walls along the Lake Sherwood Drive frontage would be required. The retaining walls would vary in height from 7 to 10 feet. Approximately 35 to 45 linear feet of the walls would be 10 feet in height.
- The loss of Oak No. 90, as discussed in Section 4a, above.
- Maximum slope requirements for the access driveways may necessitate pushing the houses up to 10 feet further back from the street. This would either place the homes at higher elevations (up to roughly 5 feet higher) or would necessitate additional excavation and export of fill material.

The proposed project will not generate significant pedestrian and bicycle traffic. Therefore, adverse impacts relating to the addition of pedestrians and bicycles into the area will be less than significant.

27b-3. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 27b of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27c. Transportation & Circulation - Bus Transit								
Will the proposed project:								
1) Substantially interfere with existing bus transit facilities or routes, or create a substantial increase in demand for additional or new bus transit facilities/services?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 27c of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

27c-1. There are no bus facilities within the vicinity of the project site with which the proposed project could interfere. The nearest bus stop is a Thousand Oaks Transit stop, located approximately three miles east of the proposed project, at the intersection of Westlake Boulevard (Highway 23) and Agoura Road. In addition, the proposed project will not have project-specific adverse impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to bus transit facilities or service.

27c-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 27c of the Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27d. Transportation & Circulation - Railroads								
Will the proposed project:								
1) Individually or cumulatively, substantially interfere with an existing railroad's facilities or operations?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27d of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27d-1. There are no railroads within the vicinity of the project site with which the proposed project could interfere. The nearest railroad is located over 10 miles west of the project site (Union Pacific Railroad in Camarillo). The proposed project will not create additional demand for railroad facilities or operations. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to railroad facilities.

27d-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 27d of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27e. Transportation & Circulation – Airports (Airports)								
Will the proposed project:								
1) Have the potential to generate complaints and concerns regarding interference with airports?	X				X			
2) Be located within the sphere of influence of either County operated airport?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 27e of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27e-1 and 27e-2. The proposed project site is not located within the airport planning area of an airport. The nearest public airport, Camarillo Airport, is located 12 miles northwest of the subject site. The proposed single-family dwellings are 25 feet in height as measured from average natural grade to the midpoint of the roof and will not exceed the maximum height of 35 feet above average natural grade as allowed by the Ventura County NCZO. Proposed development will not involve the introduction of substantial lighting or other features that could interfere with air traffic safety. Potential impacts from glare will be mitigated to a less than significant level by implementing the proposed lighting plan. Furthermore, this type of development is not expected to generate complaints or concerns regarding interference with airports. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to airport facilities or operations.

27e-3. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 27e of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27f. Transportation & Circulation - Harbor Facilities (Harbors)								
Will the proposed project:								
1) Involve construction or an operation that will increase the demand for commercial boat traffic and/or adjacent commercial boat facilities?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27f of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27f-1. The project site is not located adjacent to a harbor, will not affect the operations of a harbor, and will not increase the demands on harbor facilities. The nearest harbor, Port Hueneme, is located 19 miles west of the project site. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to harbor facilities.

27f-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 27f of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27g. Transportation & Circulation - Pipelines								
Will the proposed project:								
1) Substantially interfere with, or compromise the integrity or affect the operation of, an existing pipeline?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27g of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27g-1. There are no major or minor pipelines that traverse or enter the subject property, nor are there any pipelines within proximity to the project site. The closest pipeline is located approximately 5 miles north of the project site. Therefore, the proposed project will not result in project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to pipelines.

27g-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 27g of the Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28a. Water Supply – Quality (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 28a of the Initial Study Assessment Guidelines?	X				X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2) Be consistent with the applicable General Plan Goals and Policies for Item 28a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

28a-1. Domestic water supply for the proposed project (new residential development) will be provided by the Ventura County Waterworks District (VCWWD) No. 38. A water availability letter dated September 16, 2016 from VCWWD No. 38 was submitted for APN: 695-0-062-040, -050, and -060. This letter states there is an existing connection fronting Lot 1 (APN: 695-0-062-040) which is available to provide domestic water service and a water main fronting Lots 2 and 3 (APNs: 695-0-062-050 and -060), which will require that the applicant design and construct an extension from the nearest connection. VCWWD No. 38 has an active Water Availability Letter on file with the Ventura County Public Works Agency. Confirmation of water availability to Ventura County Waterworks District’s water is contingent upon the County accepting the applicant’s proposed construction design, as well as payment to the County of all fees associated with connection to the existing water distribution system. The proposed project will not have any project-specific or cumulative impacts to the domestic water supply.

28a-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 28a of the Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28b. Water Supply – Quantity (WPD)								
Will the proposed project:								
1) Have a permanent supply of water?		X				X		

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that will adversely affect the water supply - quantity of the hydrologic unit in which the project site is located?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 28b of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

28b-1. The site is located within the service area of VCWWD No. 38. VCWWD No. 38 has an active Water Availability Letter from the County of Ventura, dated March 16, 2016. The Waterworks Manual Compliance Check Worksheet was approved on March 4, 2020 and included with the Water Availability Letter. The proposed project will utilize 46 (Lot 1) and 48.5 (Lots 2 and 3) fixture units, for a total of 94.5 fixture units.

28b-2. The proposed development would introduce approximately 5,572 sq. ft. of new impervious surfaces to Lot 1 and approximately 8,878 sq. ft. of new impervious surfaces to Lot 2/3, for a total of 14,450 sq. ft. The new impervious surface area is not likely to adversely affect hydrologic unit recharge or the availability of groundwater resource in the vicinity of the site. The proposed project will not, either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that would adversely affect the water supply – quantity.

28b-3. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 28b of the Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28c. Water Supply - Fire Flow Requirements (VCFPD)								
Will the proposed project:								
1) Meet the required fire flow?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 28c of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

28c-1. VCWWD No. 38 will provide water for the proposed project. Pursuant to VCWWD No. 38’s Water Availability Letter, the district can provide the required fire flow in accordance with the Ventura County Waterworks Manual (VCWWM) and the Ventura County Fire Protection District (VCFPD) Fire Code. Furthermore, the permittee will be required to comply with all applicable federal and state regulations and the requirements of the Ventura County Building Code. Therefore, the project will have a less than significant impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to fire flow.

28c-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 28c of the Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29a. Waste Treatment & Disposal Facilities - Individual Sewage Disposal Systems (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 29a of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

29a-1. The proposed project will connect to a public sewerage utility (Triunfo Sanitation District) and will not utilize an onsite wastewater treatment system. The Triunfo Sanitation District has indicated that adequate sewer capacity is available for this project (letter dated April 30, 2019; updated June 3, 2021). The proposed project will not have a project-specific or cumulative impacts related to an onsite wastewater treatment system.

29a-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 29a of the Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29b. Waste Treatment & Disposal Facilities - Sewage Collection/Treatment Facilities (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 29b of the Initial Study Assessment Guidelines?	X				X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2) Be consistent with the applicable General Plan Goals and Policies for Item 29b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

29b-1. Sewer service for the proposed project (new residential development) will be provided by the Triunfo Sanitation District. Two wastewater availability letters (dated April 30, 2019 and updated June 3, 2021) from Triunfo Sanitation District were submitted: one for Lot 1 (APN: 695-0-062-040) and one for Lots 2 and 3 (APNs: 695-0-062-050, and -060). The project will not have any project-specific or cumulative impacts to a sewage collection facility.

29b-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 29b of the Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29c. Waste Treatment & Disposal Facilities - Solid Waste Management (PWA)								
Will the proposed project:								
1) Have a direct or indirect adverse effect on a landfill such that the project impairs the landfill's disposal capacity in terms of reducing its useful life to less than 15 years?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 29c of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

29c-1. As required by California Public Resources Code (PRC) 41701, Ventura County’s Countywide Siting Element (CSE), adopted in June 2001 and updated annually, confirms Ventura County has at least 15 years of disposal capacity available for waste generated by in-County projects. Because the County currently exceeds the minimum disposal capacity required by state PRC, the proposed project will have less than a significant project-specific impacts upon Ventura County’s solid waste disposal capacity.

Ventura County Ordinance 4421 requires all applicants for discretionary permits whose proposed project includes construction and/or demolition activities to reuse, salvage, recycle, or compost a minimum of 65 percent of the solid waste generated by their project. The IMWD’s waste diversion program (Form B Recycling Plan / Form C Report) ensures this 65 percent diversion goal is met prior to issuance of a final zoning clearance of use inauguration or occupancy, consistent with Ventura County General Plan’s Waste Treatment and Disposal Facility Goal PFS-5 and Policy PFS-5.3 (Solid Waste Capacity). Therefore, the proposed project will have less than significant project-specific impacts and will not make a cumulatively considerable contribution to significant cumulative impacts related to the Ventura County General Plan’s goals and policies for solid waste disposal capacity.

29c-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 29c of the Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29d. Waste Treatment & Disposal Facilities - Solid Waste Facilities (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 29d of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29d of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

29d-1. The proposed project does not involve a solid waste operation or facility. The project will not have any project-specific or cumulative impacts related to a solid waste operation or facility.

29d-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 29d of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
30. Utilities								
Will the proposed project:								
a) Individually or cumulatively cause a disruption or re-routing of an existing utility facility?	X				X			
b) Individually or cumulatively increase demand on a utility that results in expansion of an existing utility facility which has the potential for secondary environmental impacts?	X				X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

30a and b. The proposed construction of two single-family dwellings will not result in the extension of utility services outside areas of current service. The proposed project will not cause a disruption or re-routing of an existing utility facility, nor will it increase demand on a utility that results in expansion of an existing facility. Therefore, the proposed project will not result in project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to existing utility facilities.

30c. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 30 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
31a. Flood Control Facilities/Watercourses - Watershed Protection District (WPD)								
Will the proposed project:								
1) Either directly or indirectly, impact flood control facilities and watercourses by obstructing, impairing, diverting, impeding, or altering the characteristics of the flow of water, resulting in exposing adjacent property and the community to increased risk for flood hazards?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 31a of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

31a-1. The proposed project is situated 105 feet north of Lake Sherwood, which is the receiving water for Hidden Valley Creek, a Ventura County Watershed Protection (WP) jurisdictional redline channel. The mouth of Hidden Valley Creek is approximately 1,000 feet northwest of the project site. No direct connection to this WP channel is proposed or indicated on the applicant’s submitted materials. This proposed project would result in an increase of impervious area (approximately 10,625 sq. ft.) within the subject properties. It is understood that impacts from the proposed increase in impervious area and stormwater drainage design will be required to be mitigated to less than significant under the conditions imposed by the County of Ventura Public Works Agency, Engineering Services, Land Development Services, requiring that runoff from the proposed Project site will be released at no greater than the existing flow rate and in such manner as to not cause an adverse impact downstream in peak discharge, velocity, or duration.

31a-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 31a of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
31b. Flood Control Facilities/Watercourses - Other Facilities (PWA)								
Will the proposed project:								
1) Result in the possibility of deposition of sediment and debris materials within existing channels and allied obstruction of flow?		X				X		
2) Impact the capacity of the channel and the potential for overflow during design storm conditions?		X				X		
3) Result in the potential for increased runoff and the effects on Areas of Special Flood Hazard and regulatory channels both on and off site?		X				X		
4) Involve an increase in flow to and from natural and man-made drainage channels and facilities?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 31b of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

31b-1 through 4. The proposed project preserves the existing trend of runoff and local drainage patterns. The project will not create an obstruction of flow in the existing drainage as any runoff will be similar to the present conditions (Hzayen Design Group, Inc; May 2020). Therefore, effects on Areas of Special Flood Hazard will be equal to or less than the pre-project condition. Based on this, the project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, regarding flood control facilities or watercourses.

31b-5. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 31b of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
32. Law Enforcement/Emergency Services (Sheriff)								
Will the proposed project:								
a) Have the potential to increase demand for law enforcement or emergency services?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 32 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

32a. The proposed project involves the construction of two new single-family dwellings. This change in land use will not require additional personnel, equipment, or facilities for the Ventura County Sheriff’s Department to provide law enforcement or emergency services to the project site. Thus, the proposed project will have a less-than-significant project-specific impact and will not make a cumulatively considerable contribution to a significant impact regarding law enforcement services.

32b. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 32 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
33a. Fire Protection Services - Distance and Response (VCFPD)								
Will the proposed project:								
1) Be located in excess of five miles, measured from the apron of the fire station to the structure or pad of the proposed structure, from a full-time paid fire department?	X				X			
2) Require additional fire stations and personnel, given the estimated response time from the nearest full-time paid fire department to the project site?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 33a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

33a-1. The proposed project site is located approximately 0.05 miles (275 feet) east of Ventura County Fire Station No. 33, addressed as 33 Lake Sherwood Drive. Therefore, the proposed project will have no project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact regarding distance to a fire station.

33a-2. The estimated response time to the project site from the nearest full time fire station does not exceed 7 minutes. The proposed project will not require additional fire stations and personnel, given the estimated response time. Therefore, the proposed project will have no project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact regarding response times from fire stations.

33a-3. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 33a of the Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
33b. Fire Protection Services – Personnel, Equipment, and Facilities (VCFPD)								
Will the proposed project:								
1) Result in the need for additional personnel?	X				X			
2) Magnitude or the distance from existing facilities indicate that a new facility or additional equipment will be required?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 33b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

33b-1. The proposed project will not result in the need for additional fire protection personnel. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact regarding the need for fire personnel.

33b-2. A new facility or additional equipment will not be required. The proposed project site is located 0.05 miles east of Ventura County Fire Station No. 33 and response times will be adequate. The nearest fire hydrant is located in front of the subject property along Lake Sherwood Drive. All future development must comply with the fire prevention standards in the Ventura County Building and Fire Codes. These include building, water supply and flow, and fuel reduction requirements. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact with regard to the need for facilities or equipment.

33b-3. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 33b of the Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
34a. Education - Schools								
Will the proposed project:								
1) Substantially interfere with the operations of an existing school facility?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 34a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

34a-1. The project is not located adjacent to a school with which it could interfere. The nearest elementary school, Westlake Elementary School, is located approximately 2 miles east of the project site. The nearest middle school (Colina Middle School) and high school (Westlake High School) are located 7 miles north and 5.5 miles northeast of the project site, respectively. Any additional demand created by the proposed project would be mitigated by payment of school fees to the Conejo Valley Unified School District pursuant to Section 65996 of the California Government Code. Therefore, the proposed project will not result in project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to existing school facilities.

34a-2. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 34a of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
34b. Education - Public Libraries (Lib. Agency)								
Will the proposed project:								
1) Substantially interfere with the operations of an existing public library facility?	X							
2) Put additional demands on a public library facility which is currently deemed overcrowded?	X							
3) Limit the ability of individuals to access public library facilities by private vehicle or alternative transportation modes?	X							
4) In combination with other approved projects in its vicinity, cause a public library facility to become overcrowded?					X			
5) Be consistent with the applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

34b-1 through 4. The Thousand Oaks Library is approximately 9 miles north and the Westlake Village library is approximately 5 miles east of the proposed project site. The addition of approximately 5.28 residents (2.64 residents per new dwelling as estimated in the Lake Sherwood / Hidden Valley Area Plan) would not result in a significant impact on library resources warranting the need for construction of new facilities. Therefore, the proposed project will not have a significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to library services.

34b-5. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies for Item 34b of the Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
35. Recreation Facilities (GSA)								
Will the proposed project:								
a) Cause an increase in the demand for recreation, parks, and/or trails and corridors?	X				X			
b) Cause a decrease in recreation, parks, and/or trails or corridors when measured against the following standards: <ul style="list-style-type: none"> • <u>Local Parks/Facilities</u> - 5 acres of developable land (less than 15% slope) per 1,000 population; • <u>Regional Parks/Facilities</u> - 5 acres of developable land per 1,000 population; or, • <u>Regional Trails/Corridors</u> - 2.5 miles per 1,000 population? 	X				X			
c) Impede future development of Recreation Parks/Facilities and/or Regional Trails/Corridors?	X				X			
d) Be consistent with the applicable General Plan Goals and Policies for Item 35 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

35a and b. The proposed development of two additional single-family dwellings has the potential to increase the population by 5.28 residents (2.64 residents per dwelling unit as estimated in the Lake Sherwood / Hidden Valley Area Plan). There will be a corresponding increase in recreational demand in the Lake Sherwood area as a result. The potential increase in population is minimal and will not impede the future development of local park facilities.

The project site is located within the boundaries of the Conejo Recreation and Park District (CRPD). The nearest CRPD parks include Triunfo Park and Southshore Hills Park, located 3.3 miles northeast and 3.5 miles east of the project site, respectively.

Regional parks, trails, and corridors have been provided by federal, state, County, and local agencies. Regional facilities include the Santa Monica Mountain National Recreation Area, the Los Padres National Forest, Channel Islands National Park

35c. The proposed project does not have the potential to impede the development of parks, facilities, trails, or corridors. There are no parks, facilities, trails, or corridors located on, or immediately adjacent to the proposed project site. The closest designated trails are associated with Rancho Sierra Vista / Satwiwa, approximately 6 miles west of the project site. At that distance, development on the project site will not have an adverse impact on the development, maintenance, or use of the trails. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to trails.

35d. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 35 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
36. Tribal Cultural Resources								
Would the project:								
a) Cause a substantially adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is graphically defined in terms of size, scope of the landscape, sacred place, or object with cultural value to a California Native American tribe.			X				X	
b) Listed or eligible for listing in the California Register of Historical Resources, or in the local register of historical resources as defined in Public Resources Code Section 5020.1(k)? or	X				X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
c) A resource determined by the Lead Agency, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.	X				X			

Impact Discussion:

36a. Pursuant to Assembly Bill 52 (AB 52), County Planning notified the following six tribal governments that the proposed project was accepted as complete on October 22, 2021 and December 15, 2021: Barbareno-Ventureno Band of Mission Indians, Chumash Council of Bakersfield, Coastal Band of the Chumash Nation, Northern Chumash Tribal Council, San Luis Obispo County Chumash Council, and Santa Ynez Band of Chumash Indians.

As discussed in Section 8A, above, the Barbareno-Ventureno Band of Mission Indians requested a consultation. The consultation was held on November 8, 2021, over Zoom with Ms. Julie Tumamait-Stenslie. Ms. Tumamait-Stenslie recommended that monitoring occur during ground disturbance activities due to the site’s proximity to other off-site cultural resources. The Santa Ynez Band of Chumash Indians provided a response (January 13, 2022) indicating that they did not wish to consult on this project. No responses were received from the Chumash Council of Bakersfield, the Coastal Band of the Chumash Nation, Northern Chumash Tribal Council, or San Luis Obispo County Chumash Council.

As discussed in consultation, ground disturbance associated with the project has the potential to impact tribal resources. To address this impact, Mitigation Measure CR-1, as outlined in Section 8A, above, would require that the applicant retain a qualified archaeologist and Native American monitor to monitor all ground disturbance activities. With the incorporation of this mitigation measure, impacts to tribal resources would be less than significant.

36b and 36c. No listed historic resources are present in the vicinity of the proposed project. The project is not expected to affect a listed historic resource or a resource eligible for historic preservation. Therefore the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution towards a significant cumulative impact.

Mitigation/Residual Impact(s)

With the incorporation of Mitigation Measure CR-1, as outlined in Section 8A, above, the project will have less than significant residual impacts to tribal resources.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
37. Wildfire								
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:								
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?		X				X		
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?		X				X		
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?		X				X		
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?		X				X		

Impact Discussion

37a through 37d. According to the RMA GIS Viewer, the project site is located in a Very High Fire Hazard Severity Zone and a State Responsibility Area. The VCFPD determined that the project would be located within five miles of the nearest fire station. In addition, the VCFPD would require that adequate fire flow is available at the project site, that VCFPD vehicles are provided adequate access to the project site, and that automatic fire sprinklers are installed in new structures as required by VCFPD. Furthermore, the

VCFPD determined that the proposed project would not cause adverse fire-related impacts that it would be inconsistent with the applicable 2040 General Plan fire-related goals and policies. Finally, the Ventura County Public Works Agency – Land Development Services analyzed the proposed project and determined that it would not result in adverse effects with regard to slope instability, landslides, drainage, or flooding.

Mitigation/Residual Impact

None

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
38. Energy								
Would the project:								
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?		X				X		
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?		X				X		

Impact Discussion

38a and 38b. The proposed project includes energy efficiency features which would reduce the consumption of energy resources. All diesel vehicles used during the construction phase are subject to idling limits required by applicable California State laws and APCD Rules and Regulations. Construction equipment and activities for the project are anticipated to be similar to other projects of this size in Southern California. All structures will be required to demonstrate energy efficiency in compliance with Title 24 building code standards. This includes such features as dual paned windows, energy-efficient lighting fixtures, and energy-efficient appliances. Therefore, the proposed project would not result in potentially significant environmental effects due to the wasteful, inefficient, or unnecessary consumption of energy or conflict with a known local renewable or energy efficiency plan. Impacts are considered to be less than significant.

Mitigation/Residual Impact

None

***Key to the agencies/departments that are responsible for the analysis of the items above:**

Airports - Department Of Airports	AG. - Agricultural Department	VCAPCD - Air Pollution Control District
EHD - Environmental Health Division	VCFPD - Fire Protection District	GSA - General Services Agency
Harbors - Harbor Department	Lib. Agency - Library Services Agency	Plng. - Planning Division
PWA - Public Works Agency	Sheriff - Sheriff's Department	WPD - Watershed Protection District

****Key to Impact Degree of Effect:**

N - No Impact
LS - Less than Significant Impact
PS-M - Potentially Significant but Mitigable Impact
PS - Potentially Significant Impact

Section C – Mandatory Findings of Significance

Based on the information contained within Section B:		
	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).		X
3. Does the project have impacts that are individually limited, but cumulatively considerable? “Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects. (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant.)		X
4. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?		X

Findings Discussion:


1. As discussed in Sections 4A, 4B, 4E, and 4F of this Initial Study, the proposed project would potentially have significant impacts on biological resources including degradation of habitat. However, the implementation of mitigation measures as defined in those sections would mitigate potential impacts to less-than-significant both on project-specific and cumulative levels.
2. The proposed project does not involve the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
3. As stated in Section B, with the imposition of the recommended mitigation measures and conditions of approval, the proposed project does not have the potential to create a cumulatively considerable contribution to a significant cumulative impact.

4. As stated in Section B, the proposed project will have at most a less-than-significant impact with regard to adverse effects, either directly or indirectly, on human beings.

Section D – Determination of Environmental Document

Based on this initial evaluation:

<input type="checkbox"/>	I find the proposed project could not have a significant effect on the environment, and a Negative Declaration should be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in Section B of the Initial Study will be applied to the project. A Mitigated Negative Declaration should be prepared.
<input type="checkbox"/>	I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an Environmental Impact Report (EIR) is required.*
<input type="checkbox"/>	I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An Environmental Impact Report is required, but it must analyze only the effects that remain to be addressed.*
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


 Michael T. Conger, AICP, Planner

March 17, 2022
 Date

Attachments:

- Attachment 1 – Aerial Location Map
- Attachment 2 – Project Plans – File No. PL20-0025
- Attachment 3 – Project Plans – File No. PL20-0026
- Attachment 4 – List and Map of Past, Present, and Reasonably Foreseeable Future Projects Used in the Cumulative Impacts Analysis – Unincorporated Ventura County
- Attachment 5 – List and Map of Past, Present, and Reasonably Foreseeable Future Projects Used in the Cumulative Impacts Analysis – Cities of Thousand Oaks and Westlake Village
- Attachment 6 – Initial Study Biological Assessment (SWCA Environmental Consultants; March 2020, revised April 2021 and June 2021)

Attachment 7 – Arborist Report (David L. A. Cragoe; October 5, 2018, revised June 5, 2020)

Attachment 8 – Works Cited