



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:
56-01082026-006

STATE CLEARINGHOUSE NUMBER (If applicable)
2024081121

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN BUENAVENTURA	LEAD AGENCY EMAIL sfarley@cityofventura.ca.gov	DATE 01/08/2026
COUNTY/STATE AGENCY OF FILING VENTURA	DOCUMENT NUMBER 2026100000180	

PROJECT TITLE

255-290 MAPLE COURT MIXED-USE PROJECT (PROJ-22-0237)

PROJECT APPLICANT NAME SKYA VENTURES, INC.	PROJECT APPLICANT EMAIL gelena@skyventures.com	PHONE NUMBER (818) 388-6807
PROJECT APPLICANT ADDRESS 11726 SAN VICENTE BLVD., SUITE 480	CITY LOS ANGELES	STATE CA
	ZIP CODE 90049	

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,227.50	\$	
☐ Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$	
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	

☒ Exempt from fee
☒ Notice of Exemption (attach)
☐ CDFW No Effect Determination (attach)
☒ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
☒ County documentary handling fee		\$	\$50.00
☐ Other		\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ \$50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE CARYNA PACK DEPUTY COUNTY CLERK
----------------	--



MICHELLE ASCENCION
Ventura County Clerk and Recorder

By: _____ Deputy

Filed in County Clerk's Office
Michelle Ascencion
Ventura County Clerk-Recorder

2026100000180

01/08/2026 08:31 AM

FISH ,Pages: 6 Fee: \$50.00 PACKCAR

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St., Rm 113

Sacramento, CA 95814

From:

Public Agency: City of San Buenaventura

Address: 501 Poli Street

Ventura, California 93002-009

☒ County Clerk

Ventura County Clerk-Recorder

800 S. Victoria Avenue

Ventura, CA 93009

Contact: Shanna Farley

Phone: 805-677-3959

Lead Agency (if different from above):

Address:

Contact:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024081121

Project Title: 255-290 Maple Court Mixed-Use Project (PROJ-22-0237)

Project Applicant: Skya Ventures, Inc.

Project Location (include county): 255-290 Maple Court, City of San Buenaventura, County of Ventura

Project Description: Project No. PROJ-25-0879 amends PROJ-22-0237 which was previously approved. The amended project would demolish three existing office buildings on-site to allow for the construction of two new mixed-use buildings with up to 224 multi-family residential units and up to 2,020 square feet of ground-floor neighborhood-serving commercial uses on Lot 1 and to construct a 59-unit forsale townhome development on Lot 2. (continued on the following page)

This is to advise that the City of San Buenaventura has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on December 17, 2025 and has made the following determinations regarding
the above (date)
described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☒ A Sustainable Communities Environmental Assessment (SCEA) was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final SCEA with comments and responses and record of project approval is available to the General Public at:

City of Ventura Community Development Department, 501 Poli Street, Ventura, CA 93002

Signature (Public Agency): Shanna Farley Shanna Farley Title: Planning Manager

Date: January 7, 2026 Date Received for filing at OPR: _____

255-290 Maple Court Mixed-Use Project (PROJ-22-0237 Amended by PROJ-25-0879)
Sustainable Communities Environmental Assessment
State Clearinghouse Number 2024081121

Project Description Continued

Of the 283 residential units, 33 would be affordable units restricted to low-income households. The proposed residential units would comprise a mix of housing types, including market-rate and affordable apartments reserved for low-income residents, all designed as either studios, one-bedroom apartments, or two-bedroom townhomes, ranging in size from 660 square feet to 1,700 square feet. Each of the buildings would include three levels of residential units over two levels of parking, lined with units and ground-floor commercial spaces. The project would also include private and common outdoor areas, up to 500 parking spaces, and landscaping and lighting improvements. Ground floor outdoor community spaces would include a pedestrian paseo, gardens, seating areas, and a dog run. Given the project's uses, density, and proximity to transit, it is considered a Transit Priority Project (TPP) per Senate Bill 375, and is eligible for streamlined CEQA analysis pursuant to Section 21155 of the Public Resources Code.

The project requires the following discretionary actions from the City: (1) a Lot Line Adjustment pursuant to San Buenaventura Municipal Code (SBMC) Section 26.100.410, to adjust the property lines from the existing three legal parcels to two parcels, proposed as Lot 1 and Lot 2; (2) a Planned Development Permit (PD-08-25-0026), pursuant to SBMC Section 24.234.050.3(a) and SBMC Chapter 24.525, to allow for the proposed multi-family residential buildings; (3) a Major Design Review (MDR-08-25-0063), pursuant to SBMC Section 24.545.030.1, for a proposed development of five or more residential units; and (4) Tentative Tract Map (TTM-08-25-0008) pursuant to SBMC Section 26.100.

The original Project No. PROJ-22-0237 was analyzed under a Sustainable Communities Environmental Assessment (SCEA; State Clearinghouse No. 2024081121) (Attachment E, Exhibit 3 and PROJ-25-0879 Page 17 of 17 4), adopted by the City Council on April 8, 2025. In accordance with the California Environmental Quality Act (CEQA), an Addendum to the Adopted SCEA was prepared to analyze the proposed revisions to the Original Project and demonstrates that 1) these proposed revisions do not change the Adopted SCEA's conclusions regarding potential environmental effects and 2) no supplemental or subsequent environmental review is required for the Revised Project pursuant to CEQA Guidelines Section 151629.

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St., Rm 113

Sacramento, CA 95814

From:

Public Agency: City of San Buenaventura

Address:

501 Poli Street

Ventura, California 93002-009

☒ County Clerk

Ventura County Clerk-Recorder

800 S. Victoria Avenue

Ventura, CA 93009

Contact:

Shanna Farley

Phone:

805-677-3959

Lead Agency (if different from above):

Address:

Contact:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024081121

Project Title: 255-290 Maple Court Mixed-Use Project (PROJ-22-0237)

Project Applicant: Skya Ventures, Inc.

Project Location (include county): 255-290 Maple Court, City of San Buenaventura, County of Ventura

Project Description:

The proposed project would demolish three existing office buildings on-site to allow for the construction of two new mixed-use buildings with up to 350 multi-family residential units and up to 4,850 square feet of ground-floor neighborhood-serving commercial uses. Of the 350 units, 32 would be affordable units restricted to low-income households. (continued on the following page)

This is to advise that the City of San Buenaventura has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on April 8, 2025 and has made the following determinations regarding the above
(date)
described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☒ A Sustainable Communities Environmental Assessment (SCEA) was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final SCEA with comments and responses and record of project approval is available to the General Public at:

City of Ventura Community Development Department, located at 501 Poli Street, Ventura, CA 93002

Signature (Public Agency):

Shanna Farley
Shanna Farley

Title:

Planning Manager

Date: April 8, 2025 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011



Ventura County

Michelle Ascencion , County Clerk-Recorder & Registrar of Voters

800 S. Victoria Ave.

Ventura, CA 93009

(805) 654-2263 (Clerk/Vitals)

(805) 654-3665 (Recorder)

Receipt: 26-1406

Product	Name	Extended
FISH	FISH AND WILDLIFE FILING	\$50.00
	# Pages	6
	Document #	2026100000180
	Document Info:	CITY OF SAN BUENAVENTURA
	Filing Type	NOE
	State Fee Prev Charged	false
	No Handling Fee	false
Total		\$50.00
Tender (Check)		\$50.00
Payor	SKYA VENTURA PARTNERS, LLC	
Check Number	1006	
Paid By		

Thank you for your order.

1

Note: If payment was by credit card with Vital Check, balance shown is for internal purposes only.

1/8/26, 8:31 AM PST PACKCAR

VENTURA