



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:

56-06122026-106

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

COUNTY OF VENTURA RMA, PLANNING DIVISION

LEAD AGENCY EMAIL

Noe.Torres@venturacounty.gov

DATE

06/12/2026

COUNTY/STATE AGENCY OF FILING

VENTURA

DOCUMENT NUMBER

2026100006362

PROJECT TITLE

TENTATIVE PARCEL MAP NO. 6094, CASE NO. PL23-0011

PROJECT APPLICANT NAME

ADAN AYALA

PROJECT APPLICANT EMAIL

adanayala828@gmail.com

PHONE NUMBER

(805) 393-7562

PROJECT APPLICANT ADDRESS

3565 ORANGE DRIVE

CITY

OXNARD

STATE

CA

ZIP CODE

93035

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 *Lizzeth Tellez*

AGENCY OF FILING PRINTED NAME AND TITLE

LIZZETH TELLEZ, DEP. COUNTY CLERK

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

2026100006362

06/12/2026

01:55 PM

VEN

DocType: FISH
TELLELIZ

Pages: 3

Fees: \$50.00

POSTED
JUN 12 2026

MICHELLE ASCENCION
Ventura County Clerk and Recorder

By: _____, Deputy





CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
NOTICE OF EXEMPTION

To: ☒ **County Clerk**
County of Ventura
800 South Victoria Ave., L#1260
L#1740
Ventura, CA 93009

From: **County of Ventura**
RMA, Planning Division
800 South Victoria Ave.,
Ventura, CA 93009

☐ **Office of Planning and Research**
1440 Tenth Street, Room 121
Sacramento, CA 95814
(Only if State discretionary approval is required)

A. Lead Agency Contact:

1. **Lead Agency:** County of Ventura, Resource Management Agency, Planning Division
2. **Lead Agency Email:** Noe.Torres@venturacounty.gov, Case Planner
3. **Telephone No.:** 805-654-3635
4. **E-mail Address:** Noe.Torres@venturacounty.gov

B. Project Description:

1. **Project Title:** Tentative Parcel Map No. 6094, Case No. PL23-0011
2. **Entitlement:** Parcel Map
3. **Project Applicant's Name:** Adan Ayala
4. **Project Applicants Email:** adanayala828@gmail.com
5. **Project Applicants Phone number:** 805-393-7562
6. **Project Applicant's Address:** 3565 Orange Drive, Oxnard, CA 93036
7. **Project Applicant:** Adan Ayala
8. **Location:** 3565 Orange Drive, Oxnard, CA 93036, Ventura County (See the attached USGS map.)
9. **Assessor Parcel No.:** 149-0-061-050

Project Description: The applicant requests the approval of a Tentative Parcel Map (TPM), for a two-lot subdivision of a 21,788 sq. ft. lot. The TPM will create a 10,387 sq. ft. (10,136 net sq. ft) Parcel 1 and a 11,401 sq. ft. (11,301 net sq. ft.) Parcel 2. Parcel 1 will be developed with an existing 838.7 sq. ft. Single Family Dwelling and a new 364 sq. ft. garage; Parcel 2 will be developed with the existing 1239 sq. ft. Single Family Dwelling and the existing 378 sq. ft. carport. The applicant will demolish the existing garage located within the flag lot portion of Parcel 2 and construct a new two-car garage or carport prior to recordation of the map. Water will be provided by the Garden Acres Mutual Water Company and sewer will be provided by the County of Ventura Service Area No. 30(CSA 30).

C. Exempt Status:

Categorical Exemption (Sec. 15315, 15301 (i(4)) and 15303 (e))

Type: Class 15(Minor Land Division), Class 1(Existing Facilities), Class 3 (New Construction or Conversion of Small Structures)

D. Justification for Exemption:

Parcel Map Case No. PL23-0011 is exempt pursuant to CEQA Guidelines Section [Sec. 15315, 15301 (i(4)) and 15303 (e)) because the project will result in the division of four or fewer parcels (two lot subdivision), in conformance with General Plan and zoning requirements, will not require a variance or exception, all services and access to the proposed parcels are available and, the subject property has not been involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The project also includes the demolition of an existing garage and construction of a new garage or carport.

Project Approval: June 8, 2026

Prepared by: Noe Torres, Case Planner

Reviewed by:



Iain Holt, Planning Manager
Residential Permits Section
Ventura County Planning Division