

Notice of Determination

Appendix D

To:
 Office of Planning and Research

U.S. Mail: *Street Address:*
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

 County Clerk
Ventura County Clerk-Recorder
800 S. Victoria Avenue
Ventura, CA 93009
From:

Public Agency: City of San Buenaventura
Address: 501 Poli Street
Ventura, California 93002-009

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 Title: Planning Manager
Shanna Farley

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

255-290 Maple Court Mixed-Use Project (PROJ-22-0237)
Sustainable Communities Environmental Assessment
State Clearinghouse Number 2024081121
Project Description Continued

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 would require the following discretionary actions from the City: (1) a Lot Line Adjustment (LLA 08-23-0007) 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-12-22-0004), pursuant to SBMC Section 24.234.050.3(a) and SBMC Chapter 24.525, to allow for the proposed multi-family residential buildings; and (3) a Major Design Review (MDR-12-22-0013), pursuant to SBMC Section 24.545.030.1, for a proposed development of five or more residential units.