



NOTICE OF DETERMINATION

☐ Office of Planning and Research
1400 Tenth Street, Room 113
Sacramento, CA 95814

☒ Clerk of the Board
County of Santa Barbara
105 E. Anapamu Street, Room 407
Santa Barbara, CA 93101

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 22152 of the Public Resources Code.

State Clearinghouse Number: (If submitted to Clearinghouse): 200406117

Project Title: First Amendment to Development Agreement (DA 2026-0001) with WH River Terrace 257, LLC (Williams Homes) for the River Terrace Project (EIR 04-01; SCH No. 2004061107)

Project Applicant: Williams Homes

City Project Files: DA2026-0001, EIR 04-01

Project Location: North of the Intersection of East Laurel Avenue and North Twelfth Street (original APN: 093-141-021), City of Lompoc, County of Santa Barbara

Project Description: An Addendum to a previously certified Environmental Impact Report (EIR 04-01; SCH No. 2004061107) and subsequent Addenda thereto was prepared for this item pursuant to the California Environmental Quality Act (CEQA) Guidelines.

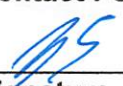
An Environmental Impact Report (EIR) for the original River Terrace project was approved on August 16, 2005, and certified as part of the original project approvals. In 2021, the City approved an Addendum to the original River Terrace Residential Project EIR and found that the Addendum was sufficient to document the changes or additions to the project (DR 20-09 and LOM 625). The Addendum in 2026 concluded that "no new or more severe environmental impacts beyond those disclosed in the 2005 Final EIR would occur as a result of the changes to the project proposed by DR 20-09/LOM 625.

Based on a review of these materials and the proposed revisions to the Development Agreement included in the First Amendment, City staff have determined that the Addendum to the original River Terrace Residential Project EIR is sufficient to document that no revisions are required to the River Terrace EIR and Addenda thereto previously approved by the City. This action is pursuant to Section 15164 of the California Environmental Quality Act (CEQA).

The Lompoc City Council approved the above-described project on September 1, 2026, and made the following determinations:

1. The project [☐ will, ☒ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were, ☐ were not] made a condition of approval for this 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 EIR with comments and responses and record of project approval, or the Negative Declaration, and an addendum is available to the General Public at 100 Civic Center Plaza, Lompoc, CA 93436

Greg S. Stones	Planning Manager	805-875-8273
Contact Person	Title	Telephone
		September 3, 2026
Signature		Date

Dated Received for filing at OPR: _____