2025 CEQA Transmittal Memorandum

County of Santa Barbara - Clerk of the Board of Supervisors

105 E. Anapamu St. Room 407 • Santa Barbara • CA • 93101

(805) 568-2240

Complete this form when filing a Notice of Determination (Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report) or Notice of Exemption.

A scanned copy of the Department of Fish and Wildlife Receipt, Transmittal Memorandum and the CEQA filing, including the date/time of posting will be emailed to the Lead Agency and Project Applicant. If you would like a return copy, please submit an extra copy along with a pre-addressed, stamped envelope.

Contact Person	Phone
Cecilia Ceja	805-875-8275
Lead Agency	**Lead Agency Email**
City of Lompoc	c_ceja@ci.lompoc.ca.us

Project Title

Architectural Design/Site Development Review, Preliminary Development Plan (DR 2026-0004) for The Zakour Mixed-Use Project

Project Applicant	Email	Phone	
Wade Mously	wade@mwarchitectureinc.com	(818) 414-7101	
Project Applicant Address	**City**	**State**	**Zip**
5769 Gato Avenue Apt 2 Unit:Apt 2	Goleta	CA	93117

DOCUMENT BEING FILED:

☐ Notice of Determination - Environmental Impact Report (EIR) .....

☐2025 Filing Fee $4,123.50

☐ Previously Paid (**must attach receipt**) $0.00

☐ No Effect Determination (**must be attached**)..... $0.00

Environmental Filing Fees will be collected ***only*** for projects that are approved. The Applicant must attest to the following:

☐ This project has been approved. Date of Approval: Click or tap to enter a date.

☐ Notice of Determination - Negative Declaration (ND) or Mitigated Negative Declaration (MND).....

☐2025 Filing Fee $2,968.75

☐ Previously Paid (**must attach receipt**) $0.00

☐ No Effect Determination (**must be attached**)..... $0.00

Environmental Filing Fees will be collected ***only*** for projects that are approved. The Applicant must attest to the following:

☐ This project has been approved. Date of Approval: Click or tap to enter a date.

■ Notice of Exemption.....$0.00

■ County Administrative Handling Fee (**required for all filings, effective 7/19/18**) $50.00

TOTAL: $ 50.00

PAYMENT METHOD: ALL APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING

☐ Cash ☐ Credit In person only ■ Check # 192 ☐ Journal Entry # _____ In FIN send to 'COB CEQA' in CEO Dept

Notice of Exemption

TO: Clerk of the Board
County of Santa Barbara
105 East Anapamu, RM 407
Santa Barbara CA 93101

FROM: City of Lompoc
Planning Division
100 Civic Center Plaza
Lompoc CA 93436

Project Title: Architectural Design/Site Development Review, Preliminary Development Plan (DR 2026-0004) for The Zakour Mixed-Use Project

Project Applicant: Wade Mously

Project Location: 126 South J Street (APN 091-103-013)

Description of Nature, Purpose, and Beneficiaries of Project:
The Zakour Mixed-Use project (DR 2026-0004) under SB 330 and CA Density Bonus law is a proposed 4-story building with 1st-story commercial and stories 2-4 with 15 new residential units, with parking, landscaping, trash enclosure. The development is situated on approximately 0.16 acres of vacant land located in the Old Town Commercial (OTC) and Planned Development (PD) Overlay Zoning Districts.

Name of Public Agency Approving Project: City of Lompoc

Name of Person or Agency Carrying Out Project: Wade Mously

Exempt Status: (Check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 20180(b)(3); 15269(a);
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c);
- ☒ Categorical Exemption.
  State type and section number: *Section 15332 (Class 32 In-Fill Development Projects)*
- ☐ Statutory Exemptions. State code number:

Reasons Why Project is Exempt:
This Project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15332 (Class 32 In-Fill Development Projects) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because (a) it is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designations and regulations, (b) it occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses, (c) the project site has no value as habitat for endangered, rare, or threatened species, (d) approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality, and (e) the site can be adequately served by all required utilities and public services. Furthermore, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to this project.

Lead Agency Contact Person:

Greg S. Stones	Planning Manager	(805) 875-8273	10/15/2026
	Title	Phone	Date

If filed by applicant:
1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: Title:

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Recourses Code.
Reference: Sections 21108, 21152, and 21152.1, Public Recourses Code.

Date Received for filing at OPR : _____