



May 30, 2024

Wesley McRae
GP Real Estate Advisors, Inc.
222 E. Carrillo St., Suite 111
Santa Barbara, CA 93101

Subject: Bodger Meadows Project

Dear Mr. McRae:

The City of Lompoc has (1) capacity to serve the Bodger Meadows Project with water service and wastewater treatment, and (2) willingness to serve the Bodger Meadows Project with water service and wastewater treatment provided either a new out-of-agency service agreement is agreed to by the developer and Property owner and approved by the Lompoc City Council or the Property has been annexed into Lompoc city limits.

For purposes of this letter, the "Property" is the approximately 58 acres subject to a current development application on file with the County of Santa Barbara for the Bodger Meadows Project, which is a portion of an approximately 100-acre property addressed 1851 West Olive Avenue in unincorporated Santa Barbara County (APNs 093-111-008, -009, -010, -011, and -012).

For purposes of this letter, the "Bodger Meadows Project" is a proposed Development Plan and Vesting Tentative Tract Map for a residential subdivision of approximately 58 acres of an approximately 100-acre property addressed 1851 West Olive Avenue in unincorporated Santa Barbara County (APNs 093-111-008, -009, -010, -011, and -012). The project proposes a total of 357 residential units comprised of 217 single family homes, and 140 multi-family for-rent units. Each single-family dwelling would occur on its own lot, with lot sizes ranging from approximately 6,711 sf to 8,126 sf. The multi-family residential units would occur within four (4) residential apartment buildings of 3 stories (41 feet high), with 35 units per building. New streets, streetlights, wet and dry utilities, and storm drainage infrastructure would be installed.

Sincerely,

A handwritten signature in blue ink that reads "Brad Wilkie".

Brad Wilkie
Utility Director

Cc: Dean Albro, City Manager
Christie Alarcon, Community Development Director
Brian Halvorson, Planning Manager

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