



City Council Agenda Item

City Council Meeting Date: August 19, 2025

TO: Dean Albro, City Manager

FROM: Laurie Tamura, Contract Planner
l_tamura@ci.lompoc.ca.us

SUBJECT: Bodger Meadows Project Status (APNs 093-111-008 through 012)

Recommendation:

Staff recommends the City Council receive the status update on the Bodger Meadows project and provide any input or direction to staff.

Background:

At the Santa Barbara County Local Agency Formation Commission (LAFCO) meetings in March and April 2023, the City requested amendment of its Sphere of Influence (SOI) along the western City boundary to include two parcels in the Bailey Avenue Corridor. LAFCO denied that request (Attachments 1 and 2). One of the key reasons for the denial was the impact on agricultural resources. During the hearings there was discussion about developing clearer policies on protecting agriculture.

Concurrently with the LAFCO hearing, the County of Santa Barbara (County) was in the process of updating its Housing Element. The State of California had a deadline of February of 2023 for each jurisdiction to have an approved Housing Element. The County did not adopt a compliant Housing Element until December 5, 2023, which the State certified as compliant on January 22, 2024.

From the February 2023 deadline until at least December 5, 2023, the County was out of compliance because it did not have a certified Housing Element. During that period, State law allows landowners to apply for "Builder's Remedy" housing projects, which cannot be denied for the project's noncompliance with the County's zoning and general plan standards.

Bodger Meadows Builder's Remedy Application

On December 4, 2023, the owners of the Bodger property filed a Pre-Application (23PRE-00016) under Builder's Remedy (SB 330). Initially, the project consisted of 322 units on 48 acres located outside the western boundary of the City's SOI.

On January 3, 2024, the County accepted Bodger's application for processing. An application requesting approval of a land use entitlement must be filed and fees paid within 180 days of the date of the Preliminary Application being accepted.

On May 30, 2024, the City's Utilities Department provided the Bodger landowner with an Intent to Serve letter for Water and Sewer (Attachment 3). The conditions of service are either to (1) have an Out-of-Agency Service Agreement approved by the Lompoc City Council or (2) annexation of the project into the City of Lompoc.

In May 2024, the landowner submitted their original Builder's Remedy application to the County.

On June 28, 2024, the County provided an incomplete letter to the landowner.

On July 17, 2024, the landowner submitted their first resubmittal application package to the County for a project consisting of 354 units on 48 acres.

On August 16, 2024, the City provided a comment letter to the County. That letter again stated that the project will either require an Out-of-Agency Service Agreement for utilities or annexation to the City of Lompoc (Attachment 4).

On September 25, 2024, the second resubmittal application package was filed with the County. The City received a copy of the full application package and a response letter to the City from the applicant.

On October 24, 2024, the City provided another review letter with many of the items listed in the previous August 16, 2024, letter.

On January 22, 2025, the landowner filed their third resubmittal application package with the County. The City received the application package on February 4, 2025 (Attachment 5 – Site Plan).

On February 21, 2025, the County deemed the application complete for processing.

On March 3, 2025, City staff met with the developer to review the project and discuss the future annexation of the project.

On April 17, 2025, the City provided another project review letter to the County very similar to the letter dated August 16, 2024.

On April 21, 2025, the County completed their 60-day review of the Bodger Meadows project and found the project inconsistent with County policies. The County forwarded the City's letter to the applicant as an attachment to their review letter.

On April 30, 2025, City staff met with County staff to discuss how the project will be processed. The key points of discussion included:

- Requiring road access to Ocean Avenue;
- Street frontage improvements for sidewalks, landscaping, and bike trails;
- Drainage improvements that will serve future development; and
- Timing for annexation to the City for water, sewer and electrical service.

The applicant has yet to respond to the County's inconsistency letter of April 21, 2025.

Environmental Impact Report

Once the County deems the project consistent with County policies, the environmental review process will start. This project will be reviewed through an Environmental Impact Report (EIR) or other applicable form of California Environmental Quality Act (CEQA) review. The County will be the Lead Agency and the City and LAFCO will be Responsible Agencies. It is important that this EIR or other environmental document serves the needs of the Lead Agency and the Responsible Agencies for future decisions. Staff recommends the City request the applicant and the County to include a full review of the annexation to the City in the environmental document.

Discussion:

The Bodger Meadows project (58 acres) and the full Bailey Avenue Corridor (Attachment 6) properties are very important for the future of the City. The next steps for the Bodger Meadows project involve the following:

1. The applicant will provide another submittal to the County to address the County's April 2025 inconsistency letter;
2. Once the County deems the project consistent with County policies, the County will start the CEQA review. It is estimated that this review will take one year;
3. During the County's CEQA review, the applicant may petition the City for annexation and apply to the City Council for the pre-zoning necessary for annexation (LMC 18.04.030; Government Code 65859 and 56375(a)(7) and (e));
4. Once the CEQA review is completed at the County, then the project will be heard by the County Planning Commission, which is expected to be at the end of 2026 or early 2027;
5. Once the project is approved by the County, then the City Council may consider and approve the CEQA environmental document, approve a pre-zoning for the land, and direct City staff to submit an annexation application to LAFCO. LAFCO would then set the annexation for a hearing before the LAFCO Board.

Fiscal Impact:

The City's Planning Division, Public Works Department, and Utilities Department staff have spent many hours reviewing the application packages filed with the County. Since

no application has been officially filed with the City, the staff time has been billed to the General Fund and has not been reimbursed.

City staff has requested that the applicant execute a reimbursement agreement to cover the cost of City staff review of this project. Once the applicant files a petition for annexation with the City, or a pre-zone application, the City will require execution of a reimbursement agreement.

Conclusion:

The City cannot pre-zone the land or file an annexation application with LAFCO without first approving an environmental document analyzing the prezone and annexation. The City has requested the applicant include that analysis in the environmental document it is currently preparing for the County, so that the City may consider and approve the same environmental document.

Respectfully submitted,



Laurie Tamura, Contract Planner

APPROVED FOR SUBMITTAL TO THE CITY MANAGER:

Mario Guerrero Jr., Community Development Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Dean Albro, City Manager

- Attachments:
- 1) LAFCO Resolution for Denial
 - 2) SOI Map Denied by LAFCO
 - 3) City of Lompoc OUA Intent to Serve Letter
 - 4) City Comment Letter 8-16-2024
 - 5) Bodger Meadows Site Plan & Vicinity Map
 - 6) Bailey Avenue Corridor project in 2008