



Bodger Meadows

City Council

August 19, 2025

Meeting Purpose

Briefing on the Bodger Meadows

SB 330 review by the county

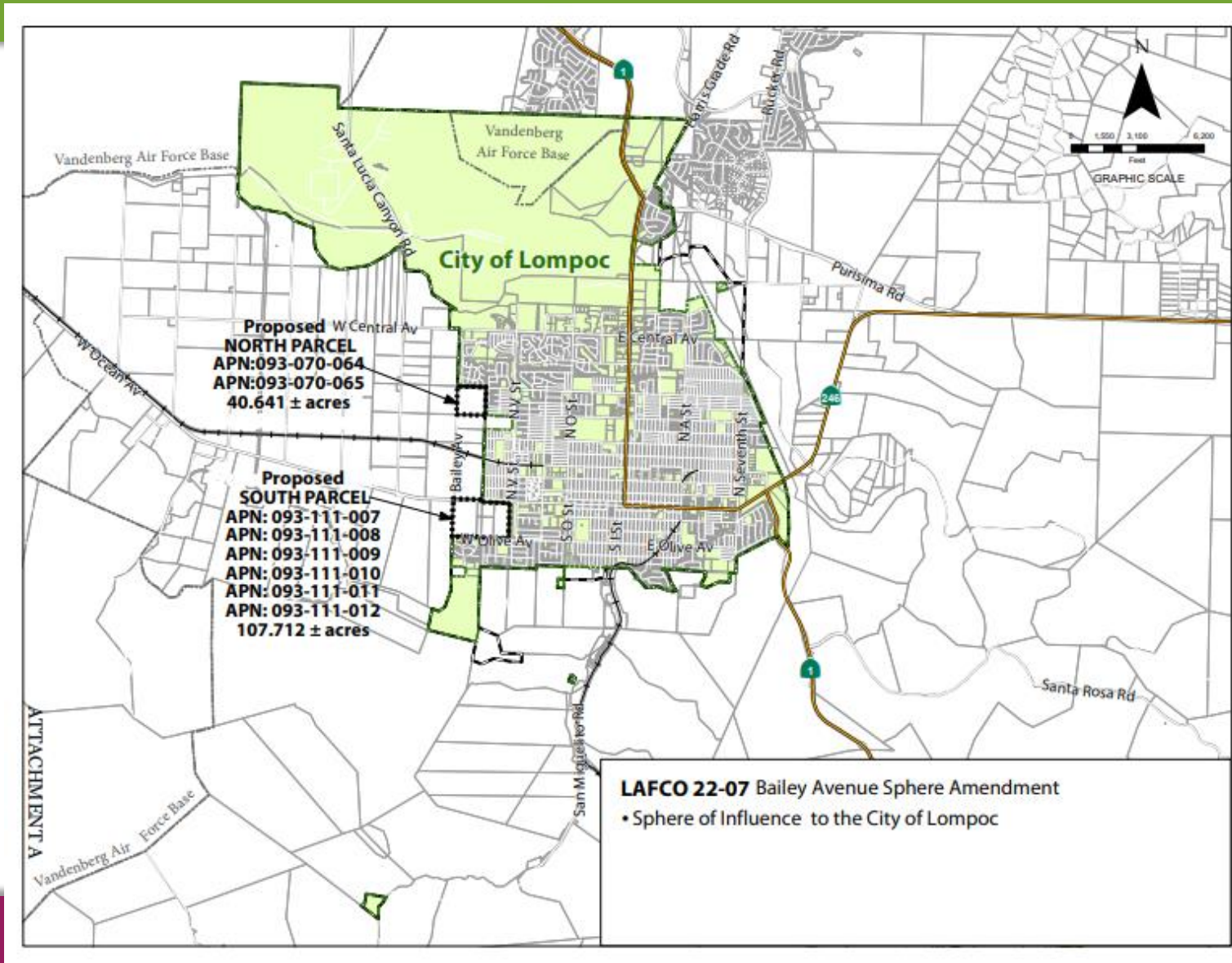
City Comment letters

Service letter

A wide-angle photograph of a large field of flowers, likely purple and white hydrangeas, stretching towards a horizon. In the background, there is a large, light-colored barn or farm building, a utility pole, and some trees. The sky is filled with soft, grey clouds, suggesting an overcast day. The overall scene is a rural landscape.

Project Overview

Annexation Request 22-07 (Denied 4-2023)



SB 330 Application filed with County

- This application only covers about 50 acres of the Bodger property.



SB 330 Application Bodger Meadows

- Project consists of
- 200 Single family lots
- 140 Apartments



City Letter

5-30-2024

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.



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

100 CIVIC CENTER PLAZA, LOMPOC, CA 93436
PHONE: 805-736-1261 FAX: 805-736-5347

Bodger Meadows

SB 330 Next Steps

- The project is called complete for process by the county
- The county has provided the applicant with a Consistency letter
- The applicant is preparing response to this letter (Refile in Sept)
- The county will then start the EIR process (1 Year Process)
- The City of Lompoc is a responsible agency for this project and will continue to provide comments

Bailey Corridor Specific Plan 2007

- This application was filed in 2007 and was withdrawn by the applicant in 2010.





Questions & Discussion