

Bodger Meadows Granite Peak

Lompoc City Council
August 2025

Brownstein



Project Site: City Limits, ULL

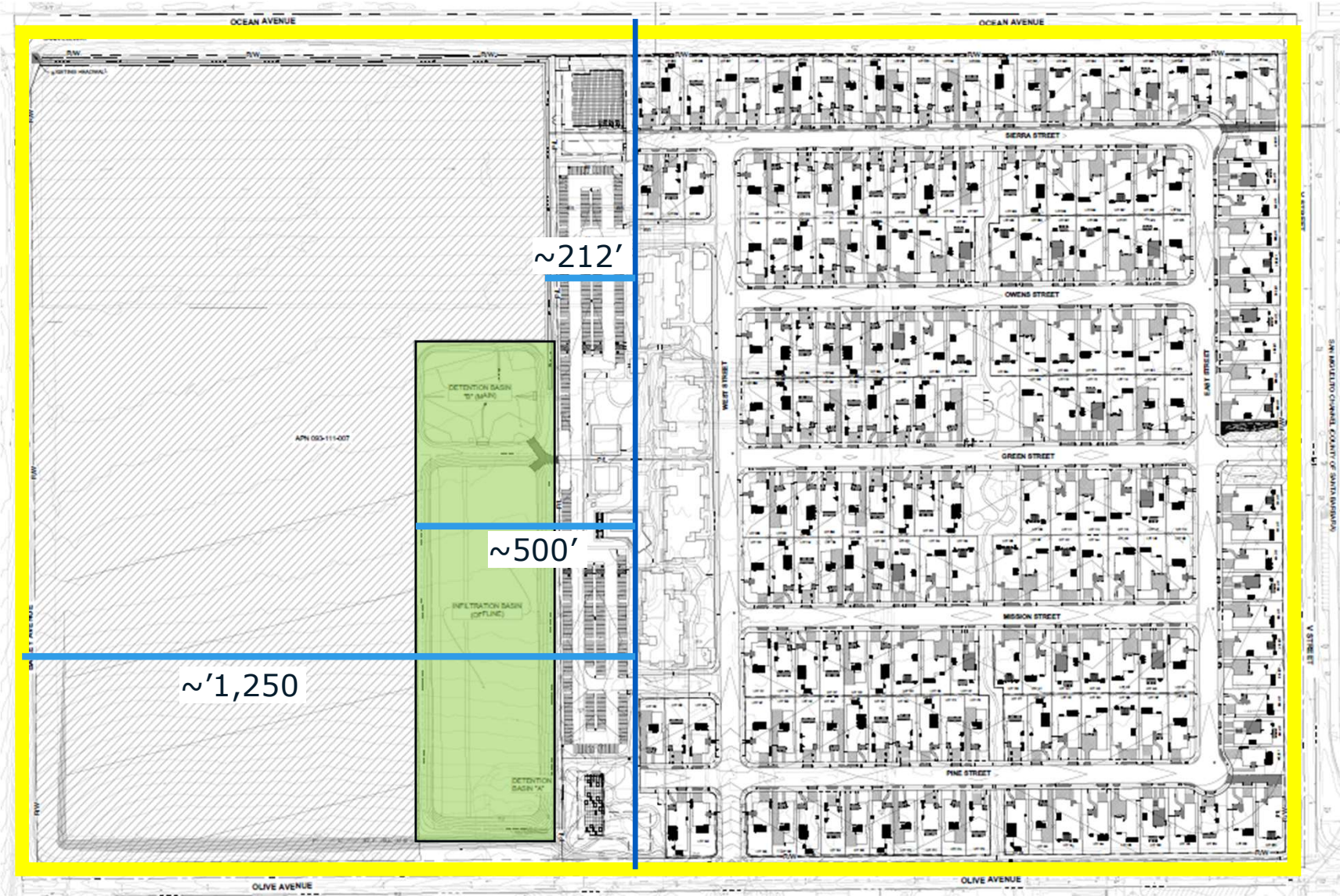
City Limits, City SOI

Urban Limit Line \neq Sphere of Influence



- 1997 General Plan - Bailey Avenue Corridor within Urban Limit Line
- 1999 request to include corridor in City's Sphere Of Influence (SOI) denied by LAFCO
- 2007 Bailey Avenue Specific Plan (not approved)
- 2023 Bailey Avenue Properties (148.3 acres) SOI Amendment denied by LAFCO (Resolution 23-06)
- December 2023 - The 100-acre Bodger Meadows Project submitted to the County under Builder's Remedy

Project Site



Proposed Project: Single Family

200 Single-Family Dwellings
2,200-3,100 SF dwellings
6,750-8,300 lot sizes (+/-)



Variety in Unit Types



UNIT-C 3D VIEW 2



UNIT B 3D View 1



UNIT A 3D View 2

Proposed Project: Multi-Family

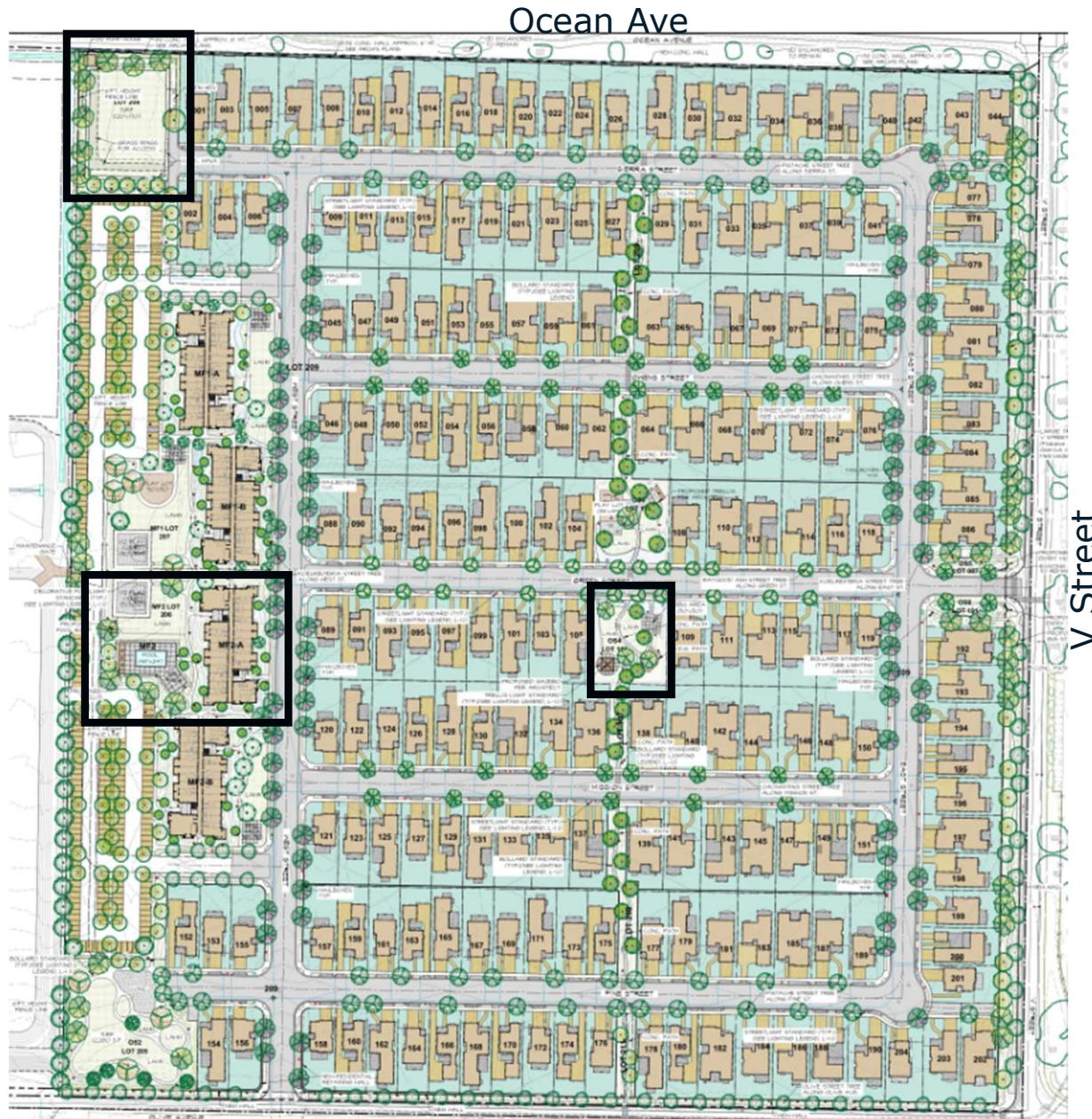


140 Multi-Family Dwellings
4 buildings, 35 units each
20% affordable
318 parking spaces

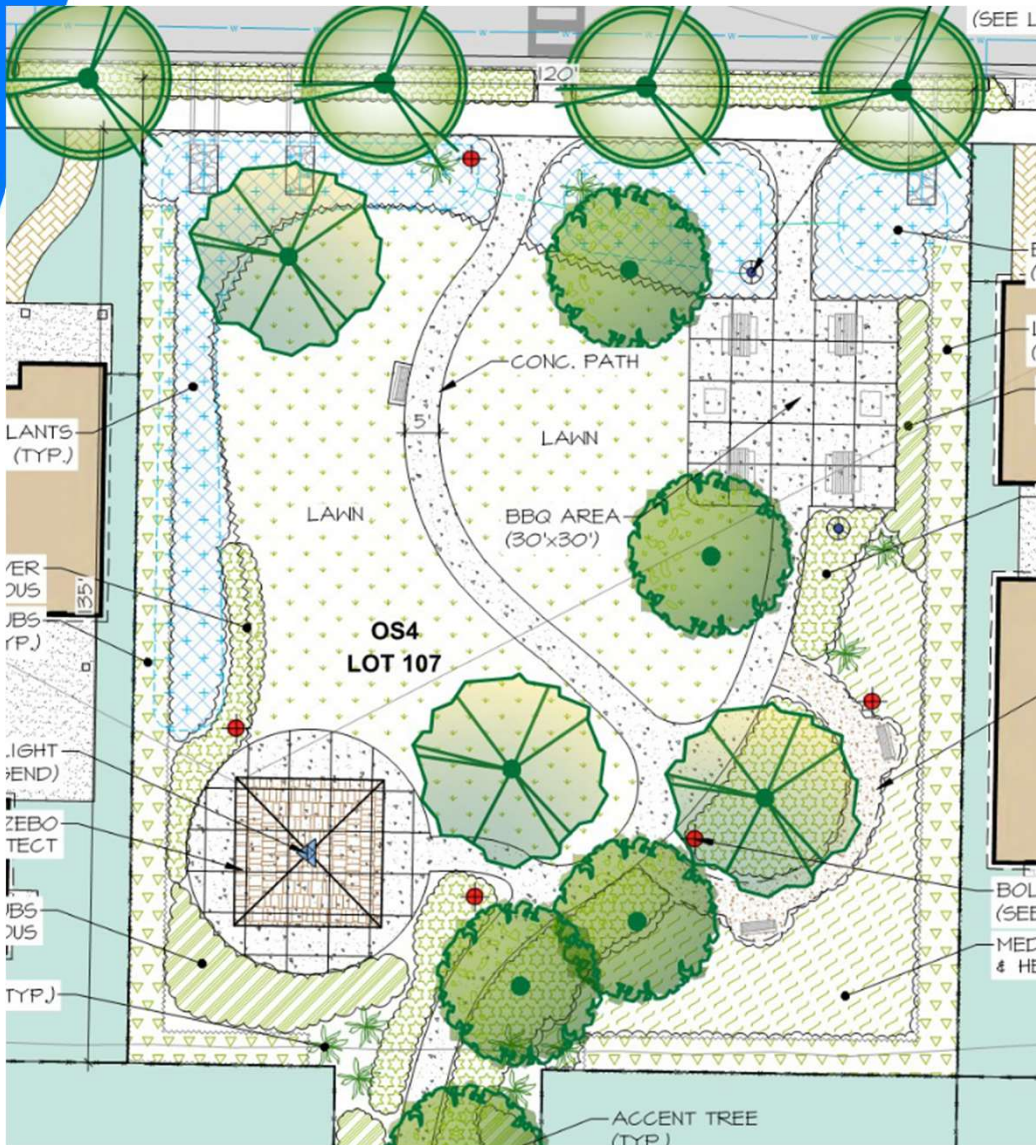
Multi-Family Buildings



Proposed Project: Open Spaces

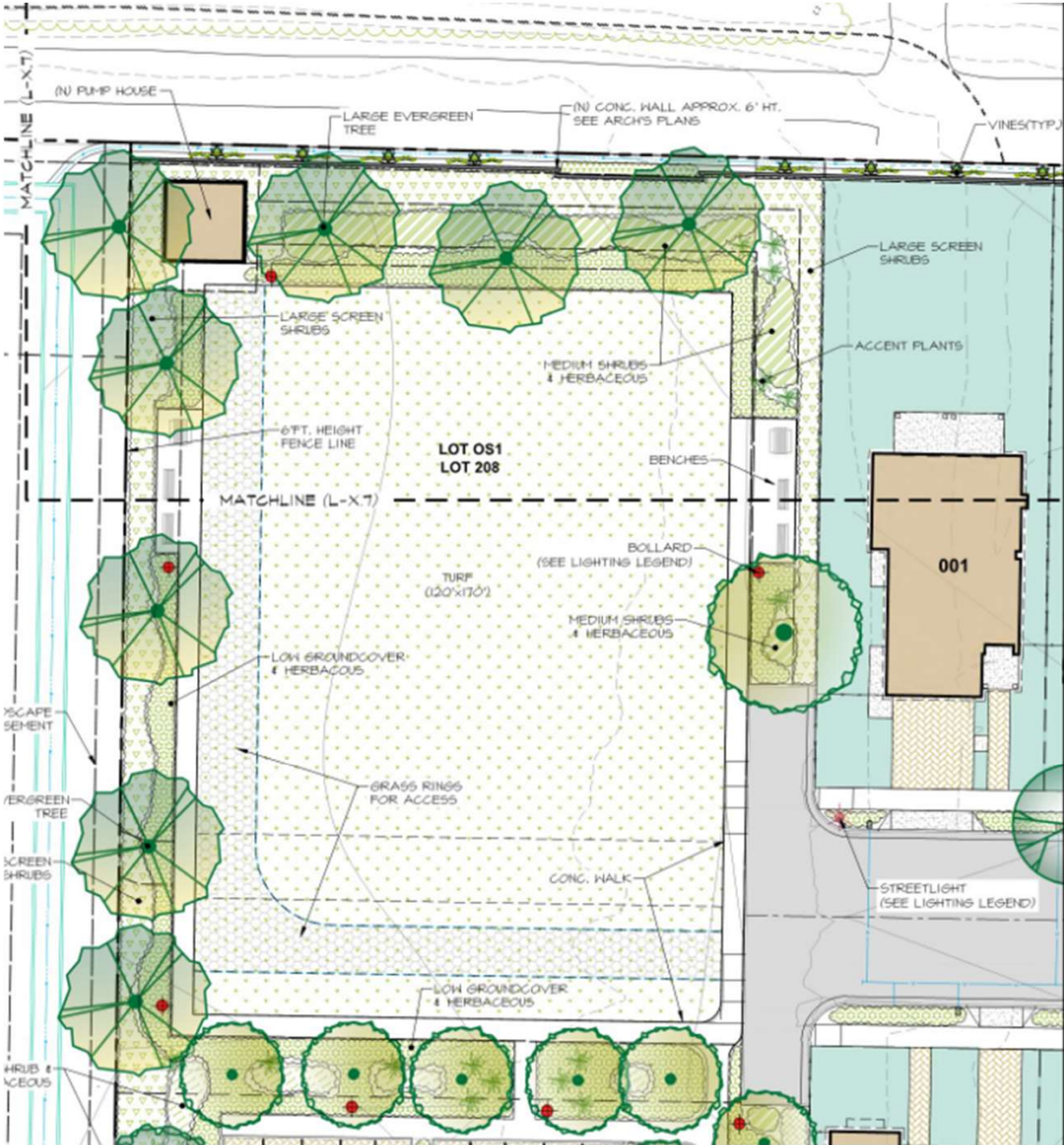


Open Spaces



BODGER MEADOW CONCEPTUAL PLANT LIST						
LOMPOC, CA						
1/10/2025						
California Native Plant						
Drought Tolerant Plant						
Size	Wucols plant factor	Botanical Name	Common Name	Max Height After 5yrs (ft.)	Max Height at maturity (ft.)	
24"- 36" BOX	LARGE TREES					
	Such as:					
	M	Chamaecyparis lawsoniana	Port Orford Cedar	12-14'	70-90'	
	L	Eucalyptus torquata	Coral Gum	6-8'	20-30'	
	L	Melaleuca linarifolia	Flaxleaf Paperbark	8-10'	20-30'	
	L	Metrosideros excelsus	New Zealand Christmas tree	8-10'	20-35'	
	M	Platanus racemosa	California Sycamore	20-25'	40-60'	
L	Quercus agrifolia	Coastal Live Oak	10'-15'	35-75'		
L	Quercus ilex	Holly Oak	8-12'	30-60'		
24"- 36" BOX	STREET/CANOPY TREES					
	Such as:					
	L	Bauhinia forficata	Brazilian Butterfly Tree	7-9'	20'	
	L	Cassia leptophylla	Gold Medallion Tree	9-10'	15-25'	
	M	Chionanthus retus us	Chinese Fringe Tree	8-9'	15-20'	
	M	Fraxinus oxycarpa	Raywood Ash	14-16'	45-60'	
	M	Koeleria paniculata	Goldenrain Tree	8-12'	20-35'	
L	Olea 'Swan Hill'	Fruitless Olive	8-10'	20-30'		
L	Pistacia chinens is	Chinese Pistache	10-11'	25-35'		
M	Pyrus kawakamii	Evergreen Pear	10-12'	15-30'		
24" BOX	ACCENT TREES					
	Such as:					
	L	Arbutus 'Marina'	Strawberry Tree	12-13'	24-40'	
	M	Cercis c. 'Forest Pansy'	Eastern Redbud	9-10'	15-25'	
	VL	Cercis occidentalis	California Redbud	7-8'	10-20'	
	L	Chitalpa t. 'Pink Dawn'	Chitalpa	8-9'	20-30'	
	M	Eriobotrya deflexa	Bronze Loquat	7-8'	15-25'	
M	Hymenos porum flavum	Sweets hade	9-10'	15-40'		
M	Jacaranda mimosifolia	Jacaranda	12-14'	25-40'		
M	Photinia fraseri	Photinia	6-7'	10-15'		
L	Prunus c. 'Krauter Ves uvus''	Purple Leaf Plum	7-9'	10-20'		

Northwest Edge



LIGHTING LEGEND

	STREETLIGHT STANDARD (Refer to Engineer's Plans)
	DECORATIVE POLELIGHT STANDARD (Dark Sky Compliant)
	BOLLARD LIGHT (Dark Sky Compliant & Low-Voltage)
	TRELLIS LIGHT (Dark Sky Compliant & Low-Voltage)
	PATHLIGHT (Dark Sky Compliant & Low-Voltage/Residential Units)

NOTE:
LIGHTING EXAMPLES AND FIXTURE CUT SHEETS FOR THE SITE LIGHTINGS ARE ON ARCHITECTURAL SHEETS A-9.3 AND A-9.4

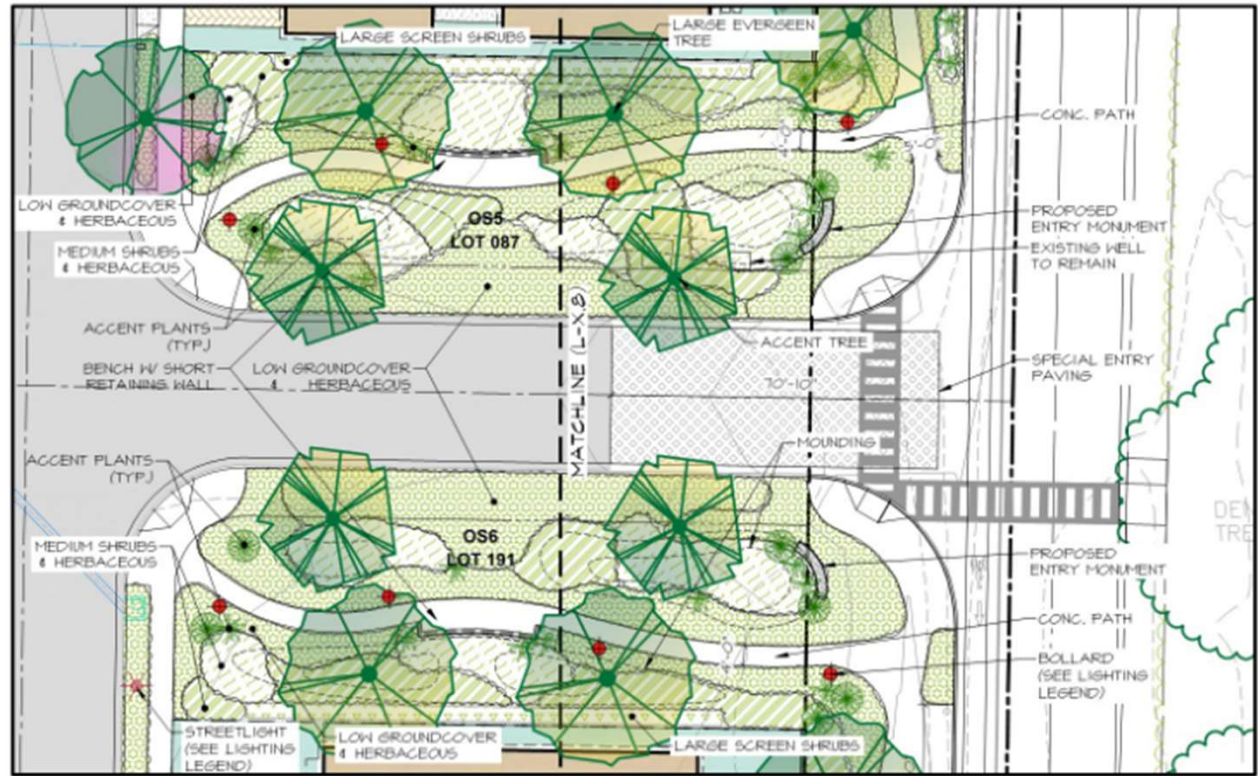
Connectivity

Entry from V Street

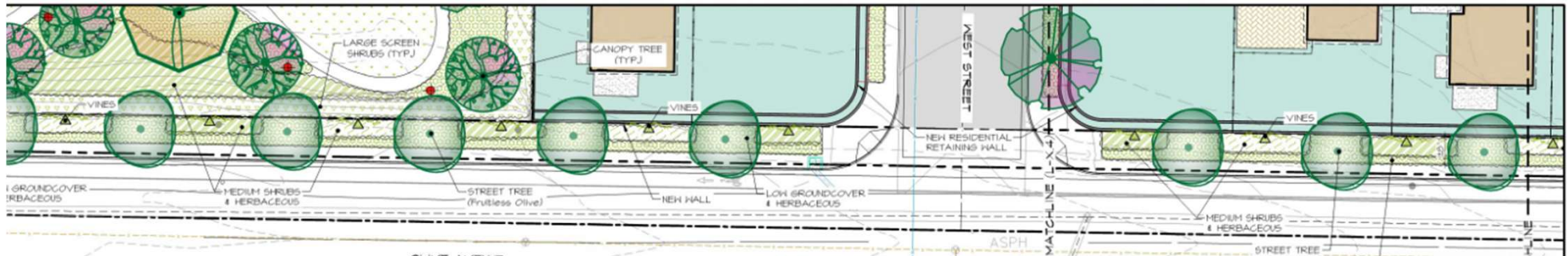
- Bike lane 8' (C2)
- ~30' of landscaping with meandering sidewalk (5')

Olive Street Frontage

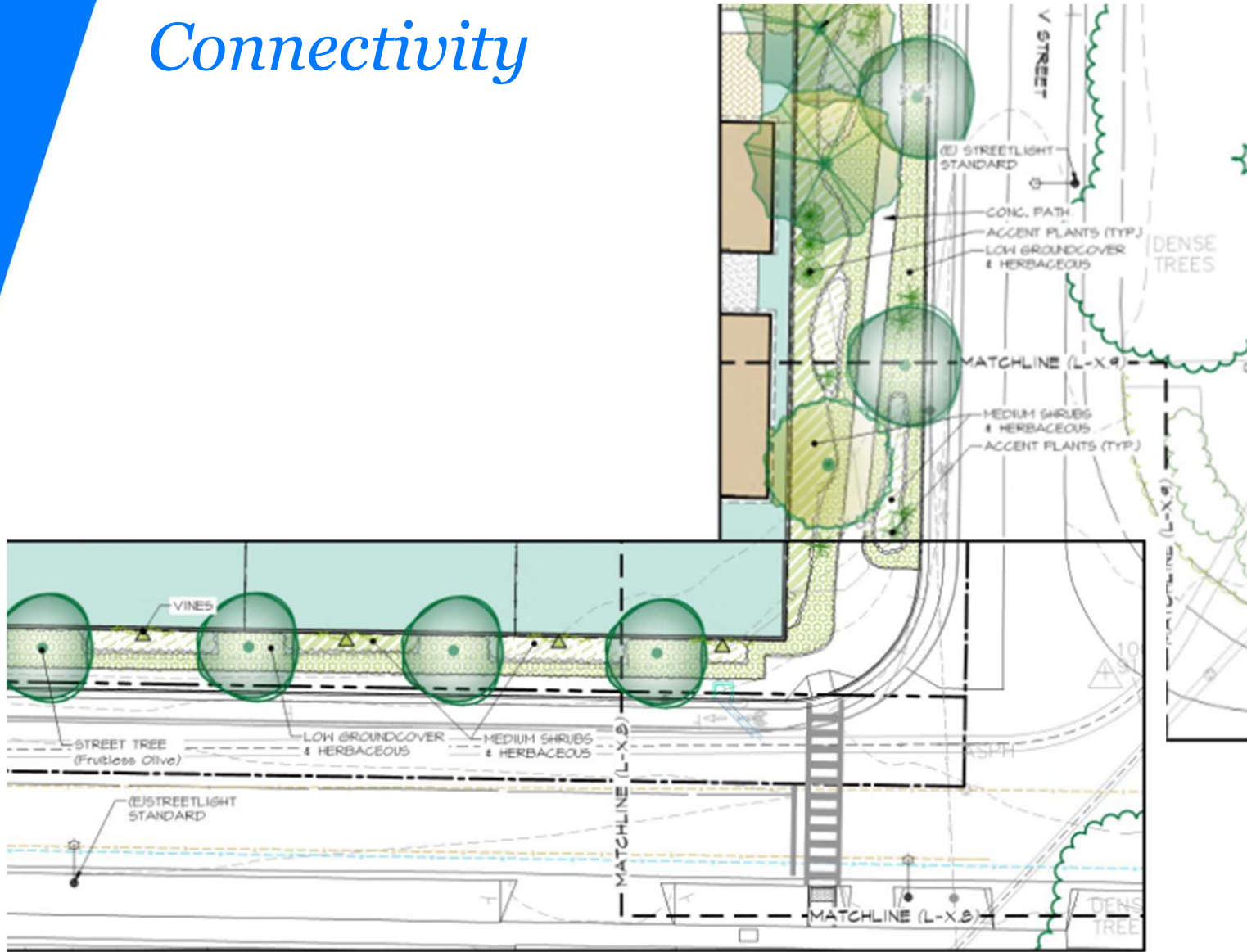
- 8' Parkway
- 5' Sidewalk
- 6' Bike lane



OS5 & OS6 ENTRY PARK ENLARGEMENT PLAN



Connectivity



Miguelito School

Collaborative Efforts with Lompoc

- SB 330 Pre-App Submittal to County - December 4, 2023
- Applicant Submittal 1 to County – May 2024
County/**Lompoc**/LAFCO meeting May 2024
- County Response 1 – June 2024
Applicant provides copy of County submittal to **Lompoc** July 2024
- **Lompoc** provides comment letter - August 16, 2024
- Applicant Submittal 2 to County – September 2024
Applicant provides written response to **Lompoc** September 24, 2024
- County's Response 2 - October 2024
- **Lompoc** provides response to September submittal - October 24, 2024
- Applicant Submittal 3 to County – January 2025
Applicant provides copy to **Lompoc** January 2025
- County's Response 3 – February 2025 – Deemed complete
- County Consistency Determination – April 21, 2025 (Inconsistent items identified)
- **Lompoc** response to January submittal via letter dated April 17, 2025

Next Steps & Estimated Timeline

- Applicant Submittal 4 to County (Est. Sept 2025), with copy to **Lompoc**
- ➡ • County CEQA Review (+/- one year)
- ➡ • In that time, apply to **Lompoc** for a Pre-Zone to initiate annexation
- ➡ • County Decision Hearing (Planning Commission Needs CEQA) – Q4 2026/Q1 2027
- ➡ • **Lompoc** considers pre-zone and resolution to initiate annexation (**Needs CEQA**)
- **If:**
 - Successful approval of the project by the County, and
 - Successful decision by Council to pre-zone for purposes of annexation, and to adopt a resolution to apply for annexation to LAFCO
- **Then:** Submit a complete Annexation Application with the County-approved project to LAFCO. This application needs: 1) CEQA and 2) a Petition from Lompoc

LAFCO will “act last” and will not take action on annexation request without completed CEQA.

Questions?

