

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

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| SCH # |
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Project Title: Bodger Housing Development and Vesting Tentative Tract Map

Lead Agency: County of Santa Barbara Planning & Development Department Contact Person: Kevin De Los Santos, Planner
 Mailing Address: 123 E. Anapamu Street Phone: 805-884-8051
 City: Santa Barbara Zip: 93101 County: Santa Barbara

Project Location: County: Santa Barbara City/Nearest Community: Lompoc
 Cross Streets: West Olive Avenue, West Ocean Avenue, South Bailey Avenue, and South V Street Zip Code: 93436
 Longitude/Latitude (degrees, minutes and seconds): 34 ° 38 ' 12.5 " N / 120 ° 28 ' 46.3 " W Total Acres: 100
 Assessor's Parcel No.: 093-111-007, -008, -009, -010, -011, and -012 Section: N/A Twp.: N/A Range: N/A Base: Land Grant (Lompoc)
 Within 2 Miles: State Hwy #: SR 1 and SR 246 Waterways: Santa Ynez River and San Miguelito Creek
 Airports: Lompoc City Airport Railways: N/A Schools: San Miguelito Elementary, Lompoc Valley Middle School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: EIR Scoping Document FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Development Plan

Development Type:

Residential: Units 340 Acres 58.8
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Agriculture (Row Crops)/AG-II-40 (Agriculture II, 40-acre minimum lot size)/A-II-40 (Agriculture II, 40-acre minimum lot size)

Project Description: *(please use a separate page if necessary)*

The Project includes a subdivision of three lots to create 211 lots consisting of:
 • 200 lots ranging from 6,750 square feet (sf) to 8,183 sf in size, for the development of 200 single-family dwellings which would range from 2,228 to 3,132 gross sf in floor area;
 • Two lots, 174,034 sf lot and 174,112 sf in size, for the development of four townhome buildings (two townhome buildings per lot) which would each be 31,211 sf in size and would include 140 dwelling units (total), 70 of which would be deed-restricted affordable units; and
 • Nine open space lots with recreational amenities, landscaping, and community facilities.
 New roadways and pedestrian and cycling paths with connections to South V Street and West Olive Street would provide vehicular access to and within the Project site. The City of Lompoc would provide water and sewage disposal services; PG&E or the City of Lompoc would provide electrical service; and SoCal Gas will provide natural gas service. The Project site is located at 1851 West Olive Avenue, Lompoc, CA 93436, in unincorporated Santa Barbara County.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

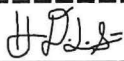
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|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>5</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>3</u> |
| <input type="checkbox"/> Caltrans Planning | <input checked="" type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date May 13, 2026 Ending Date June 12, 2026

Lead Agency (Complete if applicable):

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| Consulting Firm: <u>WSP USA Inc.</u> | Applicant: <u>GP Real Estate Advisors, Inc.</u> |
| Address: <u>104 West Anapamu Street, Suite 204A</u> | Address: <u>222 East Carrillo Street</u> |
| City/State/Zip: <u>Santa Barbara, CA 93101</u> | City/State/Zip: <u>Santa Barbara, CA 93101</u> |
| Contact: <u>Dan Klemann</u> | Phone: <u>805-202-5180</u> |
| Phone: <u>805-453-4803</u> | |

Signature of Lead Agency Representative:  Date: 5/12/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.