



Planning and Development

Lisa Plowman, Director
Jeff Wilson, Assistant Director
Elise Dale, Assistant Director

NOTICE OF PREPARATION

DATE: May 13, 2026

TO: State Clearinghouse
California Governor's Office of Land Use
and Climate Innovation
1400 Tenth Street
Sacramento, CA 95814

FROM: County of Santa Barbara
Planning & Development Department
123 East Anapamu Street
Santa Barbara, CA 93101

SUBJECT: Notice of Preparation and Scoping of an Environmental Impact Report (EIR)

PROJECT NAME: Bodger Housing Development and Vesting Tentative Tract Map (Project)

PROJECT LOCATION: The Project site is located within the unincorporated area of Santa Barbara County and adjacent to the City of Lompoc, at 1851 West Olive Avenue, Lompoc, CA 93436. The Project site is bordered by incorporated areas of the City of Lompoc to the north, east, and south; is located outside of, but adjacent to, the City of Lompoc Sphere of Influence; and located within the City of Lompoc's Urban Limit Line.

PROJECT CASE NUMBERS: 24DVP-00019, 24TRM-00004, 26EIR-00003

PROJECT APPLICANT: Granite Peak Real Estate Advisors, Inc.

LEAD AGENCY: The County of Santa Barbara (County) is the Lead Agency preparing the EIR with the purpose of informing decision-makers, responsible agencies, trustee agencies, and the public regarding the environmental effects related to the Project in compliance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.).

As the Lead Agency, the County has prepared the attached Environmental Scoping Document pursuant to the Santa Barbara County Environmental Thresholds and Guidelines Manual and CEQA Guidelines Section 15082. The County identified potentially significant environmental impacts which could result from the Project and, consequently, will prepare an EIR which addresses the potential impacts regarding the environmental topics described in the enclosed Environmental Scoping Document.

PROJECT DESCRIPTION SUMMARY: The Project consists of a housing development project pursuant to the "Builder's Remedy" provisions set forth in the Housing Accountability Act (Government Code Section 65589.5). Specifically, the Project includes a subdivision of three of the four legal lots that constitute the Project site 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.

An internal network of 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 for the proposed development. Either PG&E or the City of Lompoc would provide electrical service for the proposed development. Southern California Gas would provide natural gas for heating and cooking.

More information about the project description, location, and potential environmental effects are included in the EIR Scoping Document for the Project, which can be accessed via the QR code or URL link below:



URL LINK:

<https://cosantabarbara.box.com/v/Bodger-Housing>

PUBLIC AND AGENCY COMMENTS: The County requests that responsible agencies provide input on the scope of the EIR to reflect any relevant statutory responsibilities related to the Project. Interested members of the public are also encouraged to provide comments on the scope of the EIR.

All comments must be received no later than 5:00 p.m. on June 12, 2026. Please send your comments and, if applicable, the name of a contact person in your agency, to Mr. Kevin De Los Santos, Planner, using the following contact information:

Kevin De Los Santos, Planner
County of Santa Barbara
Planning & Development Department
123 E. Anapamu St.
Santa Barbara, CA 93101
805-884-8051
santosk@countyofsb.org

Additional information regarding the Project is available at: <https://www.countyofsb.org/4862/Bodger-Housing-Development-and-Vesting-T>

Please contact the project planner at santosk@countyofsb.org if you have any questions. We thank you for your time and consideration.

cc: County of Santa Barbara Clerk of the Board Enclosure: Environmental Scoping Document