



# LOMPOC TRAILS HIKE AND BIKE COMMITTEE



## Lompoc Trails Open Space Recreation Project

### Executive Summary

The Lompoc Trails Hike and Bike Committee (the “Committee” or “Lompoc Trails Committee”), members of the Lompoc Valley Parks, Recreation and Pool Foundation (the “Foundation”), a 501(c)3 non-profit corporation, are offering a development plan to construct approximately five miles of public use hike and bike recreational trails. These hike and bike trails are to be open for public use with no fees and located on 82.22 acres of Foundation owned land at the Assessor’s Parcel Number 093-111-019. This parcel is located completely within the County of Santa Barbara, outside of the City of Lompoc city limits and Sphere of Influence. The Santa Barbara County Parks and Recreation department, during the data collection phase of drafting the County’s new Recreation Master Plan, showed that three of the four geographic areas polled in the county all requested more outdoor recreation trails opportunities. These regions include Lompoc and the surrounding communities of the Lompoc Valley.

### Detailed Project Description

#### Committee Background

The Lompoc Trails Committee is composed of members that reside in the city of Lompoc and surrounding communities of the Lompoc Valley in the unincorporated areas of the county. The Committee operates under the oversight umbrella of the Board of the Lompoc Valley Parks, Recreation and Pool Foundation. The Foundation is a 501(c)3 non-profit corporation.

Some members of the leadership team of the Lompoc Trails Committee were also members of a previous Foundation project committee, that from the period of June 2012 through April 2015 constructed the River Bend Bike Park as a public-private partnership with the City of Lompoc. The Bike Park is located at 1702 North A Street, Lompoc, California, on approximately 5.5 acres of public park lands. The development of the Bike Park involved a large volunteer and fundraising effort, and was required to meet the stringent design and construction requirements of the City of Lompoc. The total fundraising effort for the Bike Park is estimated at more than \$150,000 after considering all cash and in-kind donations of equipment and labor. River Bend Bike Park is currently in full public use, weather permitting, and still maintained largely by volunteer labor from both the Foundation and the public. In 2022 the River Bend Bike Park Committee was completely folded into the Lompoc Trails Committee, which adds members with decades of professional public land trails management, construction, and firefighting expertise.



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## Fundraising and Partnerships

During the bulk of 2022 and 2023 the Lompoc Trails Committee was focused on building partnerships with local trail building organizations and conducting fundraising to support the costs of permitting and construction of the project. The Lompoc Trails Committee initiated both its fundraising and partnership efforts with the Santa Barbara County Trails Council. The Santa Barbara Trails Council awarded the Lompoc Trails Committee approximately \$5,000, which was used to underwrite the cost of trail building crews from the Los Padres Forest Association to scout, survey, and clear brush on the first of our prospective trail locations (“P-lines”). After application and selection for award in December 2022 the Lompoc Trails Committee was awarded \$25,000 from the Santa Barbara Foundation. This award was a critical step in building the capital that will be required for permitting and construction costs. Then in February 2023 the committee was informed that the Lompoc Rotary Club had selected the Bodger Trails project to be the beneficiary of the Rotary Club 2023 annual fundraiser for project support. Lompoc Rotary Club has subsequently raised and committed \$45,000 towards the project completion costs.

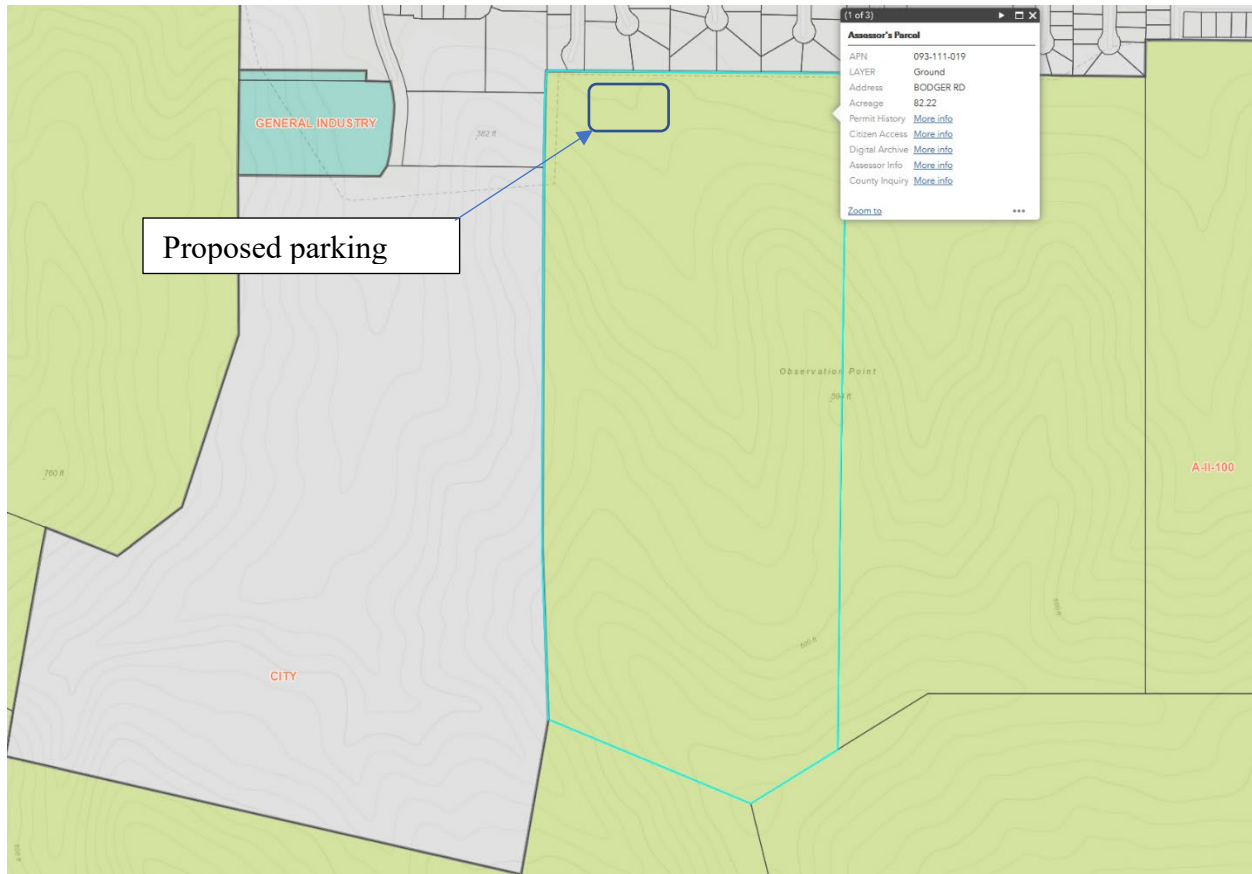
## Parcel Details

The parcel where the proposed recreation trail project is to be constructed is located at 0 Bodger Road, at the end of South Z Street, in Lompoc, California. The parcel is 82.22 acres in size and zoned as AG-II-100. The primary vegetation cover is composed of coastal chaparral. There is approximately 700ft of elevation gain on the location from a general south-to-north running, u-shaped valley and ridgeline, whose midpoint is the peak elevation within the parcel (boundary highlighted in aqua below).

A compacted dirt parking area for trail users is proposed near the northern boundary of the property, designated by the annotated blue rectangle in the image below. This parking area is to be located on some of the relatively flat elevation profile on the site, such that it should require little to no grading. Access to the parking area will be gained by using the existing roadbed of Bodger Road. The parking area is being included to ease potential conflict of trail users parking on the neighboring streets near the property entrance, while also accommodating more users than the four parking stalls at the end of South Z Street that are currently designated for this site.



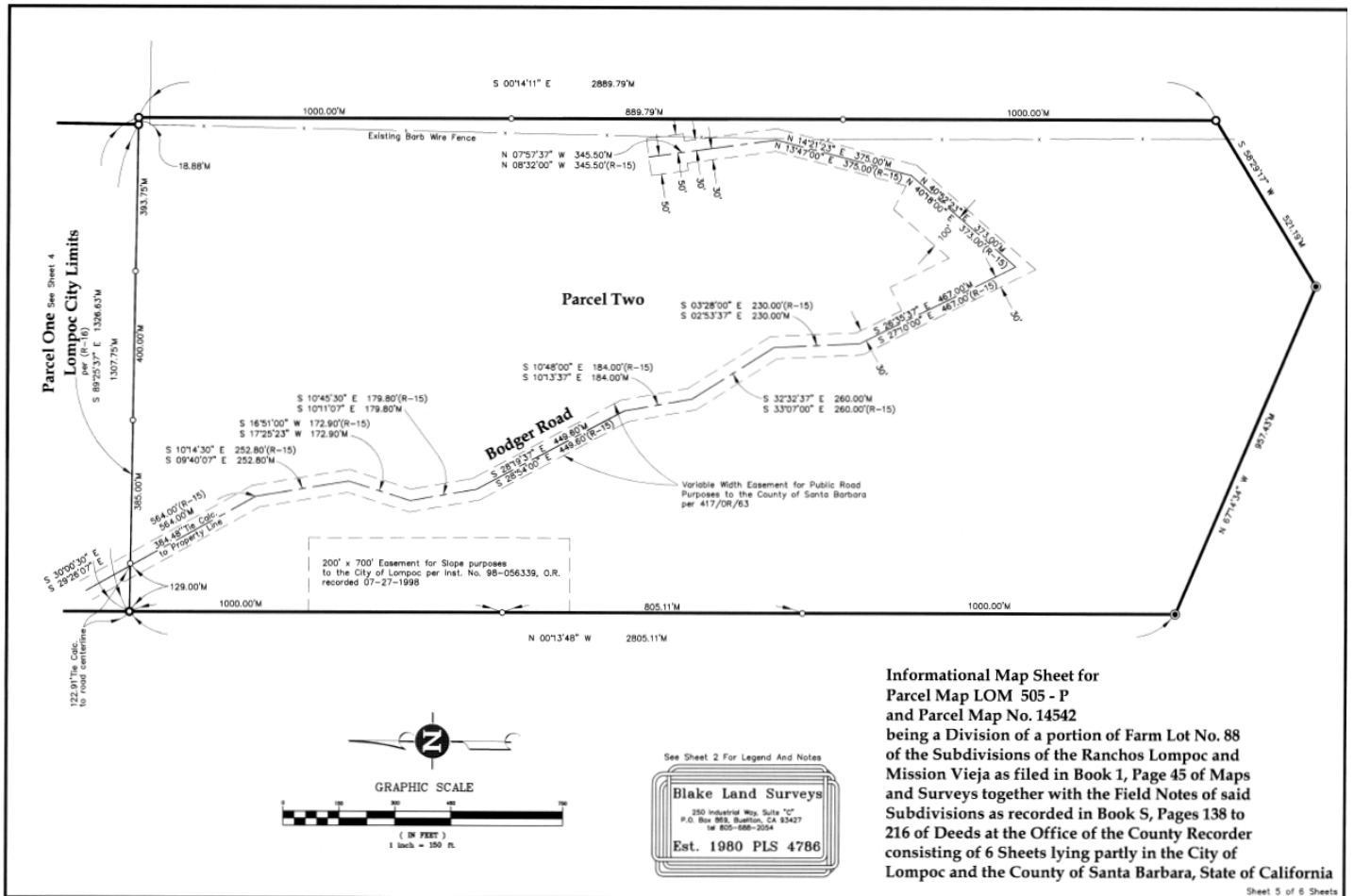
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One of the unique features of this site is that Santa Barbara County owns and maintains a road (Bodger Road), as well as the public right-of-way for use of the road contained in this parcel. This right-of-way is currently used as a County recreational hiking and biking trail known as Bodger Trail. This current road can be seen in the image below, as it winds from the base of the property elevation to the small cul-de-sac at the promontory overlooking the Lompoc Valley to the North. The proposed trails will expand the hiking and biking opportunities by extending from this right-of-way an additional approximate five miles of “single track” dirt trails for hiking and biking. A detailed survey of the exiting road on the property is shown below.



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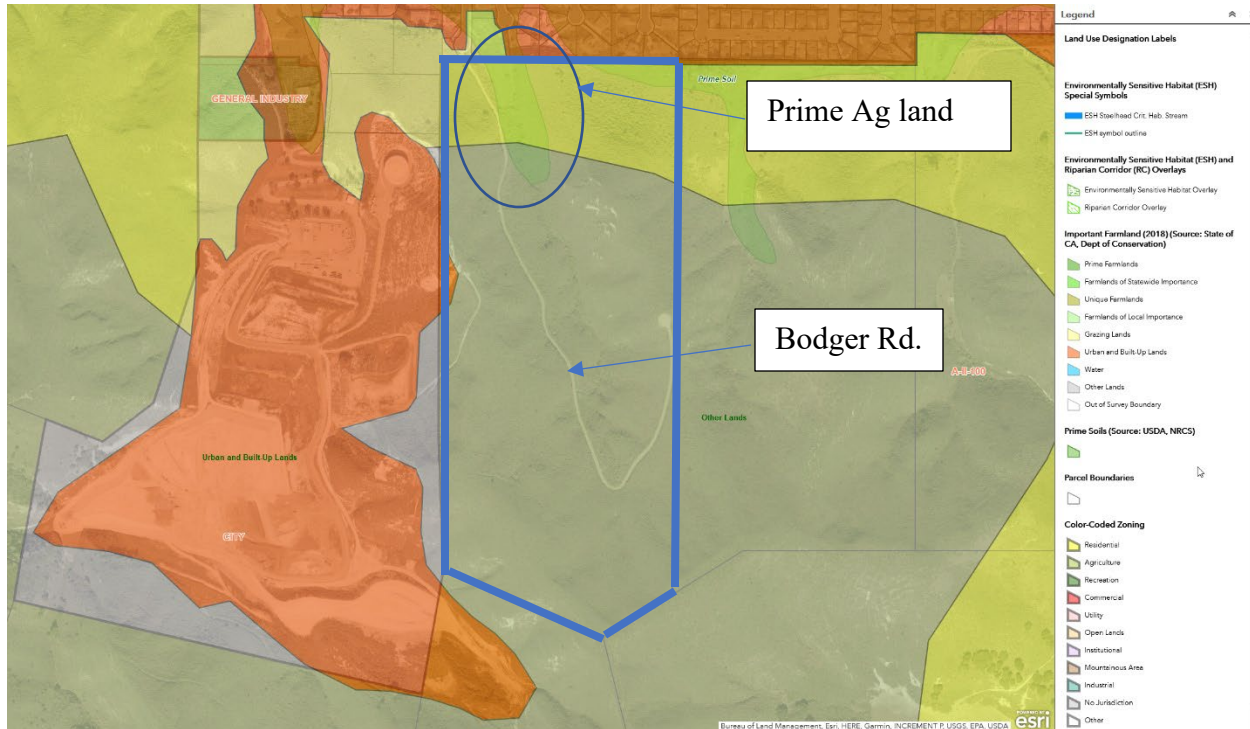
As a result of the winter storms of 2023, the existing County recreational trail located within the property on Bodger Road suffered a catastrophic washout, closing the trail's full length. To keep existing trail recreational opportunities available to the citizens of Lompoc, the Committee has entered into a partnership agreement with Santa Barbara County to provide an easement and construct bypass trail to the washed-out sections of Bodger Road through the Foundation's private property – at minimal cost to the County. Using materials purchased by the County, our Committee has installed chain link fencing to cordon off the slide areas, and has constructed the bypass trails around them. This bypass is intended to be a temporary safety measure so citizens can use the full length of Bodger Trail until such time that Santa Barbara County and/or the Lompoc Trails Committee can secure funding to repair the trail in full.



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As can also be seen in the image below of the Land Use Map of the property, the site has only a tiny fraction of “prime ag” land protruding into the property boundary and is, in general, otherwise composed of “grazing land” and “other” lands.



## Project Design and Construction Details

The design intent of the project is to provide properly constructed and sustainable trails for public hiking and biking use. This project will provide similar trail-based recreation opportunities as other locations within Santa Barbara County, namely the Orcutt Hills Open Space. While the Orcutt Hills Open Space is owned by the County of Santa Barbara, the trail network on that site is built and maintained by volunteers for public use. The Lompoc Trails site will follow similar operational concepts as the Orcutt Hills site, the primary difference between the two being that the land for the Lompoc Trails site is privately held.

Though it is theoretically possible for the proposed trails on this site to support equestrian use, due to the challenges involved of accommodating horse trailer parking, and the potential road and residential user conflicts of horses using a public street to access the trails, the Committee is not recommending the trails for equestrian recreation. Conversely, the Committee is considering allowing the use of e-bikes on some, or all, of the proposed trails.



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The trail network proposed on the property is expected to be developed in multiple phases. The first phase desired for completion is the parking area and the Zone B trails (yellow/pink/purple shown above). The second phase of trail construction will be the addition of the Zone C trails (red/blue/green shown above). Currently surveyed P-line exists for the orange and pink segments of the Zone B trails. In expectation of receiving planning approval from Santa Barbara County we hope to have these P-lines constructed as working trails first.



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The Committee expects to continue to contract/partner with Los Padres Forest Association and the Santa Barbara County Trails Council to survey and construct the trails. To that end, as recommended by the Santa Barbara County Trails Council, the Committee has retained the services of Meraki Land Use Consulting and Planning Specialists to aid in the permitting and land use approval process to construct the trails and parking lot for the site. Recently we have entered the Santa Barbara County application process to grant easements to the county where the trail beds will be located. This would negate the CUP requirement and most of the other permitting needs as the project would then officially be overseen as a County recreation resource. We will work as a public/private partner with the County where our Foundation will be responsible for all real costs of construction and maintenance.

Since contracting with Meraki Consulting in the last year, we have also contracted with Stone Archeological Consulting for our Archeological Study and Survey, with Prober Land Surveying to create all our legal descriptions for the easements, and Storrer Environmental Services has provided all the biological analyses and surveys.

## Conclusion

The Lompoc Trails Hike and Bike Committee proposes to develop and build a public use hike and bike trail network on Foundation owned private property, located outside of the city limits and sphere of influence of the City of Lompoc, and fully contained within an unincorporated area of Santa Barbara County. This trail network will address a desired and identified need to provide more outdoor recreation opportunities in the Lompoc Valley. Since the parcel already contains a hiking and biking recreation site on a Santa Barbara County owned road, adding this proposed adjacent trail network aligns with the current use of the property. This project is consistent with the recreation desires of the Lompoc Valley and goals of the draft Santa Barbara County Recreation Master plan.