



**VIA ELECTRONIC DELIVERY AND COURIER**

**13 October 2025**

Mayor Jim Mosby and Fellow Councilmembers  
City of Lompoc  
100 Civic Center Plaza  
Lompoc, CA 93436  
Email: [d\\_albro@ci.lompoc.ca.us](mailto:d_albro@ci.lompoc.ca.us)  
[jmalawy@awattorneys.com](mailto:jmalawy@awattorneys.com)

**SUBJECT: REQUEST FOR 12 MONTH EXTENSION TO LONG TERM LEASE/DDA**

Reference: (a) Long Term Ground Lease and Operating Agreement (Lease/DDA); recorded 5 Dec 2024 by Santa Barbara County Clerk

Appendix: (A) Preliminary Project Description Outline

Dear Mayor Mosby and City Councilmembers,

We appreciate the help of the City Staff and the City Council's action to approve the Lease/DDA (reference a) in May of 2024. Unfortunately, the need for the November 2024 election delayed the Effective Date of that Agreement (para 2.10 pertains) to the recording of the Lease/DDA by the Santa Barbara County Clerk on December 5, 2024.

Not surprisingly, the election results and the Lease/DDA recording were pivotal in the minds of investors regarding the projects legal viability.

After the November election, there was tremendous capital markets, tax and economic uncertainty as the new Trump administration navigated the One Big Beautiful Bill Act (OBBBA) thru Congress, which was finally enacted on July 4, 2025. Following that, the unknown consequences of tariffs and the perceived threats to the economy including predictions of runaway inflation and unemployment rattled financial markets and potential investors. These investor concerns precluded PBDV from attracting the next round of capital investment until late August.

Our intention is that the next round of equity stock sales will fund the project contractors for the entitlement process which is essentially a nine-month effort. Additionally, we are now entering the fall holiday period which historically is a difficult time to obtain investment. This past year is somewhat like the multi-year delays in fundraising the project suffered during the COVID shutdown and subsequent financial crises.

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## Our Request

As a result of these factors, we are requesting that the City Council extend by one year the deadlines in Lease/DDA section 4.1, events 1 through 9 and place it on the agenda for the November 4<sup>th</sup> City Council Meeting.

We want to express our appreciation of the Planning Staff's input in reviewing the Project Description list of documents which is attached and the City Manager's assistance in answering some long-standing questions about utilities for the project site.

Please let us know if additional information or discussion is needed to process this request. We greatly appreciate the City of Lompoc's assistance in moving the project forward and look forward to your response.

We look forward to building a world class facility in Lompoc together with you.

With best regards,

DocuSigned by:  
  
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Steven G. Franck

Founder & CEO

+1-805-637-9644

[Steven.franck@palebluedotventures.com](mailto:Steven.franck@palebluedotventures.com)

CC: City Attorney, City Manager

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## Appendix A: Preliminary Project Description Outline

Sent as separate attachment.

# PROJECT DESCRIPTION OUTLINE

## INTRODUCTION

- I: Index
- II: Project Team
- III: Project Overview
- IV: City Lease, Disposition and Development Agreement
- V: Conceptual Development Plan
- VI: Phase Buildout
- VII: City Project Authority and City requested exhibits

Date: 13 Oct 2025

Version: 1.4

Notes: Chapters 1-4 provide an overview of the Project.  
Chapters 5 & 6 provide greater detail of the Project.  
This outline has been vetted City of Lompoc Planning and Thomas Figg.  
Outline subject to change.

## CHAPTER 1: PARCEL DESCRIPTION AND BOUNDARIES

1.1: Parcel History and past use

1.2: Federal deeds and City Interpretations

1.3: California Law Regarding Park Land Abandonment

1.4: Citizen's initiative and election results

## CHAPTER 2: EXISTING CONDITIONS

2.1: Current Land Use Designation

2.2: Current Zoning Districts

2.3: Ken Adams Park

2.4: Surrounding Uses

A. Hancock College to the North and Shared Entry Road Use

B. Current and Entitled Houses to the East

C. Federal Bureau of Prisons Property to the South and West

2.5: Environmental Considerations

A. Plant and Animal Study

B. Nesting Bird Study

C. Fairy Shrimp Study

D. Archaeological and Paleo Studies

E. Sound Study

F. State and Federal Wildlife Reviews

G. Vegetation Removal

H. Exterior Lighting

I. Use of Ken Adams Park Water Well

## CHAPTER 3: DESIGN DEVELOPMENT

3.1: Site Design

A. Overall Layout

B. Project Phasing

1. Phase 1 Construction and Timeline

2. Subsequent Development

3. Staging of Infrastructure and Special Site Features

3.2: Overarching Design Themes

A. Building Architecture

- B. Site Amenities
- C. Environmental Considerations
- D. Illustrative Exhibits

### 3.3: Infrastructure Requirements

- A. Traffic and Circulation
- B. Grading and Roads
- C. Utilities and Public Services
- D. Stormwater Retention and Disposal

### 3.4: Easement Requirements

- A. Relocated Bike Path Easement
- B. Anticipated City Easements
- C. Other Easements

### 3.5: Special Site and Design Features

- A. Emergency Services and Site Access
- B. Parking Accommodations
- C. Fences and Landscaping
- D. Signs and Video Screens

### 3.6: Community Interface

- A. Ken Adams Park
- B. Education Component

## CHAPTER 4: ENTITLEMENT PROCESS

### 4.1 Governmental Approvals Required

- A. Federal, State and Local Agencies
- B. Hierarchy and Sequencing of Approvals

### 4.2 Proposed Zoning and Land Use Revisions

- A. Current Regulatory Parameters
- B. Necessity for Zoning Ordinance and General Plan Revisions
- C. Effect of Proposed Changes

### 4.3 Local Development Review

- A. Application Submittal Requirements and Completeness Criteria
- B. Project Deliberations (Discretionary and Ministerial)

### 4.4 Environmental Review and CEQA Compliance

- A. Statutory Parameters
- B. Previous Negative Declaration and Special Studies

- C. Environmental Impact Report (EIR) Preparation for the Project
- D. Mitigation, Monitoring and Reporting
- E. Timing of EIR and Relationship to Entitlements

## CHAPTER 5: PROJECT IMPLEMENTATION

### 5.1: Phasing of Buildings and Structures

#### A. Phase 1 Construction

1. Complex Alpha Main Buildings
2. Complex Alpha Small Buildings and Structures
3. Complex Alpha Support Buildings
4. Camp Odyssey Astronaut Training Facility
5. Uses in the ravine area including the nature trail
6. Launch Viewing Area

#### B. Future Phases

1. Complex Alpha Main Buildings
2. Complex Alpha Small Buildings and Structures
3. Complex Alpha Support Buildings
4. Camp Odyssey Astronaut Training Facility
5. Uses in the Ravine Area Including the Nature Trail
6. Launch Viewing Area

### 5.2: Phasing of Infrastructure

- A. Traffic and Circulation
- B. Grading and Roads
- C. Utilities and Public Services
- D. Stormwater Retention and Disposal

### 5.3: Phasing of Special Site and Design Features

- A. Ken Adams Park
- B. Emergency Services and Site Access
- C. Parking Accommodations
- D. Fences and Landscaping
- E. Signs and Video Screens
- F. Vegetation Removal

### 5.4: Education Component

- A. Overview
- B. Community Partners
- C. Curriculum Development and Implementation

## 5.5: Overall Project Management

- A. Entitlement Process
- B. Responsibility for Infrastructure Improvements
- C. Lines of Communication and Authority

## 6.0: CHAPTER 6: SUPPORTING DOCUMENTATION AND ANALYSIS

### 6.1 Attendance Model

- A. Ken Adam Park Attendance
- B. Main Venue Attendance by season and holiday
- C. Camp Odyssey Attendance
- D. Launch Viewing Plaza Attendance
- E. Special Event Attendance

### 6.2 Parking Demand and Accommodations

- A. Vehicle Counts for Peak and Off-Peak Periods
- B. Ken Adam Park Parking
- C. Main Guest Parking Lot
- D. Employee Parking Area
- E. Future Multi-Story Parking
- F. Launch Viewing Overflow Parking
- G. Alternate Overflow Parking Served by Busses
- H. Special Use Parking

### 6.3 Traffic Study and Circulation

- A. Introduction
- B. Existing Conditions
- C. Access and Internal Circulation
- D. Attendance Model and Guests Per Vehicle
- E. Trip Count Derived from Attendance Model
- F. Staff traffic Model by Shift
- G. Traffic Reduction Measures Incorporated in the Plan
- H. Traffic Circulation On-Site

### 6.4: Storm Water Calculations

- A. Ken Adam Park Storm Water
- B. Entry Road
- C. Main Parking

- D. Complex Alpha
- E. Camp Odyssey
- F. Launch Viewing Area
- G. Floodway and Waters of the United States

## 6.5 Environmental Issues

- A. Plant and Animal Study
- B. Nesting Bird Study
- C. Fairy Shrimp Study
- D. Archaeological and Paleo Studies
- E. Sound Study
- F. State and Federal Wildlife Reviews
- G. Lighting
- I. Use of Existing Water Well for Irrigation at Ken Adams Park

## 6.6: Vegetation Removal

- A. Vegetation Trimming in Ken Adam Park Including Fire Protection
- B. Vegetation Removal for the Entrance Road
- C. Vegetation Removal for the Guest Parking Lot
- D. Vegetation Removal for Complex Alpha and Employee Parking Lot
- E. Vegetation Removal and Re-Planting in the Central Ravine for Fire Protection
- F. Vegetation Removal for the Launch Viewing Area
- G. Storm Water and Excess Gray Water Basin Vegetation

## 6.7: Employment Generation

- A. Full time Staffing
- B. Part time Staffing
- C. Educator Staffing
- D. Internship Staffing

## 6.8 Education Component

- A. Partnership with Lompoc Unified School District
- B. Partnership with Hancock College
- C. Partnership with Cabrillo High School
- D. Partnership with Lompoc Schools
- E. Involvement of Local Students

## 6.9: Fiscal Impacts

- A. Estimated TOT Income from Onsite Space Base Lodging

- B. Estimate TOT Income from Complex Alpha Astronaut Training from Retail Guests
- C. TOT Exempt Student Attendance at Complex Alpha
- D. TOT Uplift from Lompoc Hotels and Motels
- E. Estimated Property Tax income
- F. Estimated Sales Tax Generation
- G. Cabrillo High School Aquarium and Associated Revenue

## CHAPTER 7: APPENDICES