



## City Council Agenda Item

**City Council Meeting Date:** November 18, 2025

**TO:** Honorable Mayor and City Council Members

**FROM:** Dean Albro, City Manager  
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Jeff Malawy, City Attorney  
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**SUBJECT:** Approval of a First Amendment to Long-Term Ground Lease and Operating Agreement with Conditional Option for Disposition and Project Development, with Pale Blue Dot Ventures, Inc., Relating to a Proposed Development of a Space Center Project on Approximately 82 Acres of City-Owned Land Including and Adjacent to Ken Adam Park (APN 095-070-008)

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### **Recommendation:**

Staff recommends the City Council approve the First Amendment to Long-Term Ground Lease and Operating Agreement with Conditional Option for Disposition and Project Development (Attachment 1) with Pale Blue Dot Ventures, Inc., which would extend by one year the deadlines for performance of the Leasehold Continuation Conditions in Section 4.1 of the Agreement, and direct the Mayor to execute it.

### **Background:**

The City owns an approximately 82-acre parcel (APN 095-070-008) generally located south of Hancock Drive and west of Highway 1 (the Site), which contains open space and recreational uses and the area operated as a public park named Ken Adam Park.

On May 21, 2024, the City Council approved a Long-Term Ground Lease and Operating Agreement with Conditional Option for Disposition and Project Development (Lease/DDA) (Attachment 2) that was subsequently executed with Pale Blue Dot Ventures, Inc. (Pale Blue Dot or PBD) on September 23, 2024, and recorded on December 5, 2024, setting terms and requirements for a possible sale and development of the Site for a potential space-themed educational and recreational development (Project).

On October 14, 2025, the City received a letter from Pale Blue Dot (Attachment 3) requesting to extend by one year the deadlines set forth in Section 4.1, Events 1-9 of the Lease/DDA.

**Discussion**

PBD has requested to extend the deadlines set forth in Section 4.1, Events 1-9 of the Lease/DDA by a period of one (1) year. Pursuant to Section 4.1(b), City Council approval is required for any extensions of time which exceed a cumulative total of 180 days.

If granted, PBD's first performance deadline of December 5, 2025, to submit a project description sufficient for CEQA environmental review and submit draft applications for any general plan and zone changes needed for the Project, would be extended to December 5, 2026, and all subsequent performance deadlines in Section 4.1 would similarly be extended by one year.

All other provisions of the Lease/DDA would continue as binding and enforceable.

Along with its request letter, Pale Blue Dot included a draft list of documents that it plans to be included in its Project Description (Attachment 3).

**Fiscal Impact:**

The City's staff costs, legal costs, and consultant costs related to the Project, including but not limited to negotiating and preparing the First Amendment to the Lease/DDA are covered by Pale Blue Dot under the terms of the Deposit and Reimbursement Agreement executed on July 2, 2024.

**Conclusion:**

Approval of the First Amendment to the Lease/DDA will extend the timelines therein by one year.

Respectfully submitted,

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Dean Albro, City Manager



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Jeff Malawy, City Attorney

- Attachments: 1) Proposed First Amendment to Lease/DDA  
2) Lease/DDA without exhibits (exhibits posted on City agenda webpage at <https://www.cityoflompoc.com/Home/Components/Calendar/Event/7509/67>)  
3) Request Letter from Pale Blue Dot, received October 14, 2025