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To: Lompoc City Council

Re: January 17,2023 Agenda Item Number 9

I have been a Lompoc City resident for more than 30 years and previously served on the Planning Commission for six years and the City Council for eight. I have seen many proposals for projects on or near Ken Adam Park come and go. The Council is now facing yet another proposal.

Please ask and get answers (in writing) to these questions before moving any further with negotiations with Pale Blue Dot Ventures (PBDV) or its successors on any transfer of City property:

1. What percentage of the project is actually going to be used for education purposes? If that differs from space-related education, then what is the percentage for space-related education? Will certified teachers be doing the instruction? Who is/will be writing the curriculum?
2. Provide the names and contact information for all who are involved, including but not limited to financiers/investors, marketing/promoters (IDEAS?), consultants used for feasibility analysis (Integrated Insite?), Pale Blue Dot board (does it exist?), other consultants.
3. Why is John Linn listed on Pale Blue Dot Ventures' website as "Local Liaison"?
4. Is the City aware that at least 60% of the financing will be debt? Who will be responsible for paying that debt if the project fails?
5. Why is PBDV trying to set up a not-for-profit? Status?
6. If officials (someone who actually has official capacity to commit) from VSFB are involved, who are they (capacity, contact information).
7. If anyone from the Lompoc Unified School District is involved (someone who actually has official capacity to commit), who are they (capacity, contact information).
8. If anyone from the Allan Hancock Community College is involved (someone who actually has official capacity to commit), who are they (capacity, contact information).

9. Has the Airport Commission or Airport Manager been involved?
10. Why is the information on PBDV website not up to date?
11. What, if any, plans have been made to do this project in stages? Will education be in the first stage?
12. Other than the land, what kind of financial (including staff time) support are the proponents expecting from the City?
13. Did Pale Blue Dot Ventures feasibility analysis take into account that many of the proposed visitors will be children who will not be spending money in Lompoc businesses or booking separate hotel rooms?
14. If PBDV "hires" a planner (as they indicated they would), would that person be a City employee who has gone through the City hiring process or an employee of PBDV?
15. If it gets to the point of transferring the property, how much money will the City receive and who will be writing and reviewing the transfer agreement. (Note: said agreement must include that the property can be used for education not commercial purposes, that no changes can be made to the property until all environmental documents have been approved; that if funding is not secured within a year the property reverts to the City in its current condition; that the City not be listed or referred to as a partner in the project)

Things to consider now before an expensive EIR is started:

1. How will 4000 predicted annual users get to/from the project? What will be the impact on traffic in the City?
2. From where will the water for the project come?
3. How will sewage and trash collection be handled?
4. With the housing buildout proposed for the Wye area, will there be noise and light issues?
5. How much of the now parklike property will be paved?
6. Will the project cause interference to airport traffic?

Thank you.

--Jan Keller