

CITY OF LOMPOC

Santa Rita Hills Wine Center



Dear City Resident:

The City of Lompoc invites you to attend a **public meeting on Tuesday, September 23, 2008 at 7 p.m. in the City Council Chambers at City Hall, 100 Civic Center Plaza, Lompoc CA 93436**. The purpose of the meeting is to discuss the proposed Santa Rita Hills Wine Center. The meeting will:

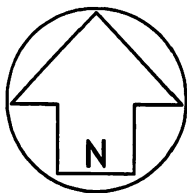
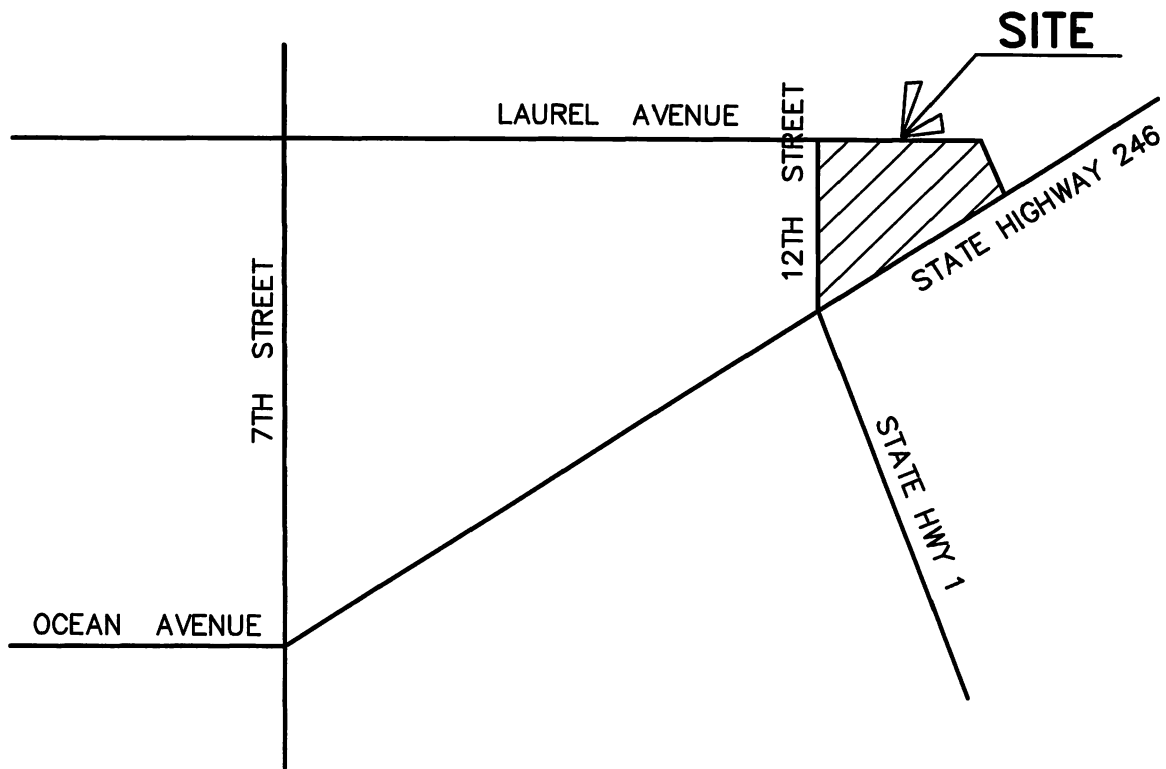
- Present the proposed project;
- Discuss the environmental review process;
- Take public input about the scope of environmental issues; and
- Discuss the timing for public input into the Environmental Impact Report (EIR) process.

Project Description: The Santa Rita Hills Wine Center is a proposed 9.6-acre “wine center village” at the eastern entrance to the City, at the northeastern corner of the intersection of State Highway 1 and State Highway 246. The proposed project would include “wine industry related hospitality and service”, a 55-room bed and breakfast, restaurant, bar, an event center, and spa. The event center ballroom would provide for 225 occupants and when used with the adjacent 80 occupant banquet room would accommodate 300 attendees. Other proposed uses include mixed-use buildings for retail, second story professional office space and possible ‘live/work’ residential units, walled patio areas, and other on-site amenities. Limited wine production is proposed during the months of August through October in one of the existing on-site industrial buildings. The site will have on-site parking and landscaping. The Wine Center would operate 7 days a week, all year round. The developer is also requesting a proposed General Plan Amendment and Re-Zone for 5.9 acres of the site from Business Park (B-P) to Planned Commercial Development (P-C-D).

Location: The project is proposed on the 9.6-acre site at 300 North Twelfth Street (Assessor Parcel No. 99-141-022).

Existing Uses: Existing land uses on the project site consists of a large cluster of four industrial buildings and outdoor covered loading areas on the northwest corner of the project site. The four enclosed building areas are currently used for wine storage. The remainder of the project site is primarily a vacant disturbed mowed field.

More Information: Citizen participation plays a key roll in the development process and the preparation of an Environmental Impact Report (EIR). Input by neighbors, property owners, and all other interested parties is encouraged. Project plans are available for review in the Community Development Department Planning Division. For additional information please contact Lucille T. Breese, AICP, Planning Manager at 875-8273 or via e-mail at l_breese@ci.lompoc.ca.us



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**SANTA RITA HILLS
 WINE CENTER
 VICINITY MAP**

APN 099-141-022

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AUGUST 6, 2008