

Master Facilities Plan
for City of Lompoc, California
March, 2025



March 1, 2025

Honorable Mayor and City Council
Via Mr. Dean Albro, City Manager
City of Lompoc - City Hall
100 Civic Center Plaza
Lompoc, CA 93436

RE: *City of Lompoc 2025-26 Master Facilities Plan*

Honorable Mayor, City Council, and City Manager Albro,

The following document, the proposed *Master Facilities Plan* (MFP) is hereby submitted for City Council review and consideration. The proposed and very comprehensive MFP is the result of many hours of work between City staff and Revenue & Cost Specialists, L.L.C. staff. This document represents a long-range program of identification and recognition of the entirety of infrastructure and physical needs necessary to meet the municipal service demands of an ever-growing residential population and business community through General Plan build-out. The information included in this proposed MFP identifies capital needs throughout the community and is primarily based on the numerous elements of the Lompoc General Plan, its many elements, Master Plans and other official documents. It is also the basis for the many calculations within the companion *Development Impact Fee Calculation and Nexus Report* document.

The City's Capital Improvement Plan and the proposed development impact fees will be a function of the entire list of proposed projects listed in this document. Stated in a slightly different way, the list of projects contained herein needs to be agreed to by the City Council in order to increase the validity of both of the two above mentioned documents.

This Master Facilities Plan contains the following:

- A Table of Contents.
- A Guide to the *Master Facilities Plan*.
- A Project Summary schedule
- A section containing all of the *Law Enforcement* capital needs.
- A section containing all of the *Fire Suppression/Medic* capital needs.
- A section containing all of the *Circulation System* projects.
- A section containing all of the *Water System* projects.
- A section containing all of the *Wastewater System* projects.
- A section containing all of the *Refuse Collection/Barre/* projects
- A section containing all of the *General Facilities et al. System* improvements.
- A section containing all of the *Library Collection and Public Computers*.
- A section containing all of the *Public Use Facilities* projects.
- A section containing all of the *Aquatics Facilities* projects.
- A section containing all of the *Park Land/Open Space Acquisition and Park Improvements*.

Page Two, March 1, 2025, MFP Letter to the City of Lompoc City Council and Staff

In addition to the management efforts of Christie Donnelly, Management Services Director in coordinating the continuous flow of project information, the following staff was instrumental in updating the land use database, and current development impact fee fund balances:

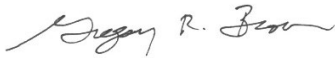
Greg Stones, Principal Planner
Robert Cross, Financial Services Manager

RCS appreciates the efforts of the listed staff and any others whose efforts RCS may have been unaware of for their assistance in generating the project information provided within this *Master Facilities Plan*, and we look forward to meeting with the City Council in order to implement and achieve maximum use this comprehensive plan.

Sincerely,



Scott Thorpe
Senior Vice President



Gregory Brown
Vice President

City of Lompoc Master Facilities Plan

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**CITY OF LOMPOC
GUIDE TO THE MASTER FACILITIES PLAN**

The *Master Facilities Plan*, or MFP, is a compilation of projects identified by City staff as being needed for the City of Lompoc through a theoretical General Plan build-out of the City. The MFP is based on input from City staff, recommended projects contained in the City's Capital Improvement Plan, Infrastructure master plans, and occasional RCS staff recommendations.

Master Facilities Plan. There are two types of demands for driving the proposed projects. The first category of the proposed projects is those that are needed to accommodate private development applications anticipated within City limits through General Plan build-out. This category consists of capacity-enhancing projects such as new streets, signals and bridges, road protection projects, and utility systems, along with acquiring additional parkland or constructing a new fire station. Several of these projects are proposed to be funded through the development impact fees recommended in the companion to this document, the *Development Impact Fee Calculation and Nexus Report for the City of Lompoc*.

The second group of projects provides for repairing and rehabilitating the City's infrastructure, including its streets, storm drains, and other public facilities. These projects represent a portion of the needed replacement of the City's fixed assets, which are identified at about \$1.87 billion or \$1.87 billion in total city assets, less than \$362.64 million in non-depreciable land. The 1.87-billion-dollar figure represents above-ground facilities (buildings) and only the spine system portions of the major infrastructure systems. It does not include any improvements within any private development's footprint. These non-spine "local" improvements serve only the local neighborhood and are usually conditions of approval. Locals are constructed by the developer and dedicated to the City and are not part of the impact fee calculation process. The following table indicates the non-depreciable replacement cost of the various spine infrastructure owned by the City.

**MFP Table-1
Replacement Value of Existing Depreciable City Spine Infrastructure**

| Infrastructure | Replacement Value |
|---|-------------------|
| Law Enforcement, Vehicles and Equipment | \$36,497,424 |
| Fire Suppression, Vehicles and Equipment | \$32,306,535 |
| Circulation System et al. | \$698,625,160 |
| Electric Source and Distribution System | Not Included |
| Water Treatment and Distribution System | \$287,292,046 |
| Wastewater Collection System and Treatment | \$480,601,964 |
| Refuse Collection Vehicles and Barrels | Not Available |
| General Government, Vehicles, and Equipment | \$35,539,860 |
| Library Collection/Public Use Computers | \$3,812,201 |
| Public Use Facilities | \$45,613,568 |
| Aquatics Facilities | \$27,919,637 |
| Park Land Acquisition and Improvements et al. | \$219,892,540 |
| Total Spin System Assets | \$1,868,100,935 |
| Less Non-Depreciable Land | \$362,636,194 |
| Net Depreciable Spine Assets | \$1,505,464,741 |

The City's spine infrastructure is being consumed, very conservatively over 100 years, at an annual rate of about \$14.8 million. The inclusion of the approximately \$923.96 million in replacement costs of the "local" system replacement costs increases the \$1.87 billion by the additional \$923.96 million for a total of \$2.8 billion with annual depreciation of \$24.03 million based upon a very generous average 100-year lifetime.

Goal of the Master Facilities Plan. The MFP is not intended to be the final word on capital improvement projects needed for the City, but rather, it is a starting point for discussions between City management staff, decision/policymakers, and the public prior to the formulation of a two or three Year Capital Improvement Plan (CIP) of projects with supportive revenues. The MFP begins the process of identifying **all** needed capacity-increasing projects for the City through build-out. This document, as all capital improvement programs should be, is rooted in the philosophy that for the document to have any meaningful value to future residents and staff members, it must be routinely updated and revised due to the changes that can be expected.

The MFP is intended to be a fluid, not static, document. Thus, it is essential that periodic updates be performed to add new projects or delete completed projects that are no longer needed. The MFP represents the starting point for fulfillment of the following purposes:

Planning - The Plan implements the standards and goals contained in the City's General Plan when applicable and proposes improvement projects which are to be constructed and located in conformance with the General Plan.

Financial Planning - A Facilities Plan or shorter-term CIP should consider the scheduling and availability of financing sources in order to achieve an orderly and comprehensive process. This effort should always be a high priority of the City in order to ensure that efforts between departments are coordinated and to avoid construction being made more costly by duplication of construction efforts (i.e., a water pipe installed one year after a road is constructed).

A sound capital planning process can also help rationally plan projects for long-term financing. Taxpayers can accrue savings when capital financing is coordinated so that long-term financing can be sized and timed to achieve the lowest possible financing costs.

Budgeting - The MFP projects should provide the basis for preparing the two-to-three-year Capital Improvement Plan for the future. The first year of the CIP is then incorporated into the City's Annual Budget. Note: This current effort does not include identifying *what year the projects will be required. Therefore, all project costs default to the "G.P. Build-Out" column. However, the project costs are defined in terms of 2025-26-dollar values.*

Master Facilities Planning Process. The MFP represents an interdepartmental effort to identify needed projects through the theoretical point of build-out of the City. Management staff can now be asked to allocate projects as a first step towards prioritizing all projects for the Plan. Criteria considered by the management team in evaluating projects should include issues:

- Is the project needed to provide adequate levels of service to future residents or prevent deterioration of service to existing residents?
- Was the project recommended in any of the City's engineering or planning master plans, the

- Corporate Plan or any other adopted City document?
- Does the project generate operating savings or otherwise enhance the ability of the department to deliver services?
- Does the project reduce or eliminate safety or health hazards?
- Does the project have a significant positive effect on the community?

Organization of the Master Facilities Plan. The MFP is divided into eleven major sections according to the category of capital improvement, and each will ultimately be quantified as a separate development impact fee (or similar calculation) in the companion DIF document. The eleven infrastructures are:

Law Enforcement Facilities, Vehicles, and Equipment (LE) - These projects include expanding general station space, purchasing new vehicles, and purchasing specialty equipment for the additional eight sworn police officers needed to accommodate the new demands resulting from new development.

Fire Suppression/Rescue Facilities, Vehicles, and Equipment (FS) - This program includes the identification of an additional station, response vehicles, and specialty rescue equipment. New development, limited to within the City's existing General Plan area, will generate approximately 25% of that need, and this pays for 25% of the combined costs. The remaining 75% of DIF financing will have to come later after expanding the existing General Plan area. Of more immediate benefit would be a number of traffic preemptions necessary to maintain current response capabilities.

Circulation (Streets, Bridges, and Signals) System (ST) - These projects include a few minor widenings of major street segments, numerous signals and traffic signal improvements, an additional bridge, and a number of miscellaneous non-street improvements that are intended to increase carry-capacity by increasing contiguous pedestrian and bicyclist safety.

Water Storage Treatment and Distribution System (WT) - The projects outlined in this chapter include the construction of two new water wells, 5.5 MG in reservoir capacity, and possibly transmission lines connecting these two differing parts of the water distribution system. Additionally, the list includes debt service payments for the existing excess capacity of the existing water treatment plant.

Wastewater Collection and Treatment System (WW) - These projects include the upsizing of existing wastewater collection lines. Additionally, it includes debt service for the existing and available capacity in the wastewater treatment plant that was financed by that same debt.

Refuse Collection Vehicles and Barrels (RE) - These projects include the acquisition of two additional collection trucks and a large number of collection barrels of all sizes.

General Facilities, Vehicles, and Equipment (GF) - The most significant project in the section consists of the reconfiguration of existing space in the City Hall to meet future space demand rather than construct an addition to the building.

Library Collection Items/Dedicated Public Use Computers (LB) - These projects are limited to the acquisition of collection items and dedicated public-use computers in order to maintain the existing levels of service standards.

Public Use Facilities (PF) - This broad project consists of the construction of a general use (as yet identified) community center space for classes, civic group meetings, and other general public use in order to maintain the existing level of service standards.

Aquatics Center (AQ) - These projects consist of the construction of additional aquatics facilities in order to maintain the City's existing aquatics level of service standards.

Park Land and Open Space Acquisition and Park Improvements (PK) - The acquisition and development of new parkland and open space, as well as construction of recreational facilities for the City.

There is a summary list of the proposed projects and project costs found at the beginning of each of these sections. Next, you will find an individual project description for each project submitted detailing the proposed scope of the project, the submitting department, justification, and the supporting reference document.

The following Table indicates the total project expenditures (\$) identified as necessary through the achievement of the General Plan build-out.

**MFP Table-2
Cost of Required Expansions to City Infrastructure**

| Infrastructure Type | Total – All DIF Projects |
|---|--------------------------|
| Law Enforcement, Vehicles and Equipment | \$4,118,732 |
| Fire Suppression, Vehicles and Equipment | \$14,014,130 |
| Circulation System et al. | \$367,942,630 |
| Electric Source and Distribution System | See Chapter |
| Water Treatment and Distribution System | \$45,595,210 |
| Wastewater Collection System and Treatment | \$57,782,209 |
| Refuse Collection Vehicles and Barrels | \$1,643,643 |
| General Government, Vehicles, and Equipment | \$2,156,740 |
| Library Collection/Public Use Computers | \$923,686 |
| Public Use Facilities | \$7,569,531 |
| Aquatics Facilities | \$4,557,380 |
| Park Land Acquisition and Improvements et al. | \$37,994,922 |
| Total Master Facility Plan Projects | \$544,298,813 |
| Non-Development-Related Projects | \$462,099,813 |
| Development-Generated Projects | \$82,199,330 |

Fairness and reason (as well as the more important State statutes and Federal court decisions) dictate that not all of the projects will qualify for impact fee funding (i.e., some projects are replacements or service level increasing, etc.). The proposed DIF schedule (assume adoption)

combined with the existing DIF schedule for entitled projects will finance just under .7% of the total.

Relationship to Development Impact Fee Report. The MFP was prepared in conjunction with the City's *Development Impact Fee Calculation and Nexus (DIF) Report*, also prepared by RCS. Projects listed in the DIF Report correspond to projects found in this document and contain the same numbering sequence as the MFP. The DIF Report is also divided into eleven major infrastructure chapters according to the same order of projects described on the previous page.

Thus, a reader who wants more information on Fire Suppression/Rescue Facilities, Vehicles, and Equipment project #1 (Fire Station #3) found on Schedule 4.1 of the DIF Report should turn to Project FS-001 of the *Master Facilities Plan*. For readers of the MFP who wish to understand the determination of impact fee funding more fully, refer to the Development Impact Fee Report.

Detail Page Layout. There is one project information detail page per project (with a number) in the Development Impact Fee Calculation and Nexus Report. This allows the DIF report to focus on the nexus distribution but still allows the reader to find out more about the project via the project-specific detail page in the MFP. Each project detail page contains the following:

At the top of the page is the basic identification of the project, and includes an identification of the ***Infrastructure group, Project Title, Submitting Department, and Project Number.***

Project Description: This includes a basic textual description of the project.

Justification/Consequence of Avoidance: This is a brief explanation of why the project is needed.

2025 Update: This is a brief explanation of the steps RCS has taken to update the MFP from the 2020 version to the 2025 version.

Relationship to the General Plan Development This would be a brief explanation of how development may or may not be generating the need for this project.

Allocation to General Plan Buildout: This is a percent up to 100.00% and indicates the total percent allocated to new General Plan development.

Reference Document: This identifies the document that would provide more detailed information such as capacity, unit costs, demand rates, and other details often found in a Master Plan.

Project Timing: Project timing was not a component of the scope of work of this effort and thus all project costs default to the "GP Build-Out" column. Timing was not included because of the nature of the pace of current development and the inability to determine which areas will develop first and at what pace.

PROPOSED EXPENDITURES: there are five general categories of expense. They are: 1. *Design/Engineering/Administration*, 2. *Land Acquisition*, 3. *Construction*, 4. *Contingency* and 5. *Equipment/Other*. There is a total of the above five costs.

Hard Infrastructures are defined as Law Enforcement, Fire Suppression/Rescue, Circulation, Water Distribution, Wastewater Collection and General Facilities. On the *Quality of Life Infrastructures*, the **Allocation to the General Plan Development** percentages are not a component of the cost calculation and are merely included to indicate how much of the DIF receipts will be collected from each area. *Quality of Life* infrastructures are defined as Library Collections/Public Computers, Public Use Facilities, Aquatic Facilities, Park Land, Open Space Acquisition, and Park Facilities Improvement Development. These development impact fees are determined by calculating the cost of providing that quality-of-life infrastructure to one person and applying that cost to the existing level of service based on the average number of occupants per residential dwelling unit.

City of Lompoc
Law Enforce Facilities,
Vehicles and Equipment Projects

City of Lompoc, California

Master Facilities Plan - All Plan Areas

Law Enforcement Facilities, Vehicles, and Equipment

April, 2025

| | | FY 2025 | FY 2026 | FY2027 | FY 2028 | GP Build-Out | Project Build Out Total |
|--------|---|---------|---------|--------|---------|--------------|----------------------------|
| LE-001 | Additional Police Station Space | | | | | \$3,301,830 | \$ 3,301,830 |
| LE-002 | Additional Patrol/Detective/Specialty/ Staff Vehicles | | | | | \$0 | \$ - |
| LE-003 | Additional Officer Assigned Equipment | | | | | \$131,537 | \$ 131,537 |
| LE-004 | Additional Specialty Equipment | | | | | \$151,895 | \$ 151,895 |
| LE-005 | Dispatch Expansion | | | | | \$410,570 | \$ 410,570 |
| LE-006 | Advanced Technology Software and Equipment | | | | | \$122,900 | \$ 122,900 |
| Total | | | | | | | \$ 4,118,732 |

Notes:

- 1) If project timing is not a component of this effort, then all projects default to their "Thru Build Out" amount.



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | LE-001 |
| Project Title | Additional Police Station Space/Upgrades |
| Infrastructure | Law Enforcement Facilities, Vehicles, And Equipment |
| Submitting Department | Police Department |

Project Description
 The existing facility can meet the needs of 50 sworn officers at a standard of 498 square feet per officer. Future demand at General Plan build-out indicates the need for six sworn officers to maintain the existing law enforcement levels of service. Based upon an ultimate build-out staff of 56 sworn officers (50 existing and 6 additional officers), an additional 2,988 square feet would need to be constructed for the remaining six officers not able to be adequately housed in the existing building.

Justification/Consequences of Avoidance:
 As the residential and business community continues to expand (through the development of the existing General Plan), the Police Department will receive a statistically based number of additional calls for service; as these additional calls for service are realized, the Department will need to increase the number of sworn officers to accommodate them.

2025 Update:
 RCS has updated the department’s call generation rate using annual call data from 2024. RCS has also used the Engineering News-Record Building Cost Index to update the original 2020 project cost by 134.29%.

Reference Document: All law enforcement projects are based upon the mere extension of the Department's existing level of service.

Allocation to General Plan Development 100.00%

| Project Costs | 202 -2 | 2027-28 | 202 - | 20 - | Build-Out | TOTAL |
|-----------------------------|--------|---------|-------|------|-----------|--------------------|
| Design | | | | | | \$265,906 |
| Land Acquisition/ROW | | | | | | \$236,633 |
| Construction | | | | | | \$2,427,260 |
| Contingency | | | | | | \$140,236 |
| Equipment/Other | | | | | | \$231,795 |
| Total Estimated Cost | | | | | | \$3,301,830 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | LE-002 |
| Project Title | Additional Patrol/Detective/Specialty/Staff Vehicles |
| Infrastructure | Law Enforcement Facilities, Vehicles, And Equipment |
| Submitting Department | Police Department |

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| Project Description |
| The project consists of acquiring eight additional law enforcement response vehicles, including patrol, unmarked, and specialty vehicles, at an average of \$66,694 per vehicle. The addition of six officers will require the acquisition of roughly six assorted law enforcement vehicles at an average of \$66,694 (\$3,468,095 in total costs for the inventory of 58 vehicles). This will maintain the existing standard of 1.04 vehicles (52 vehicles) per sworn officer (50). The vehicles would consist of a variety of staff, patrol, specialty, and undercover vehicles. |

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|---|
| Justification/Consequences of Avoidance: |
| As the residential and business community continues to expand (through development), the Police Department will receive a statistically based number of additional calls for service; as these additional calls for service are realized, the Department will need to increase the number of response vehicles so that new sworn officers can accommodate them. |

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|---------------------|
| 2025 Update: |
| Project Completed |

| | |
|---------------------|---|
| Reference Document: | All law enforcement projects are based upon the mere extension of the Department's existing level of service. |
|---------------------|---|

| | |
|--|---------|
| Allocation to General Plan Development | 100.00% |
|--|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|----------------------|------|------|------|------|-----------|------------|
| Design | | | | | | |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | |
| Contingency | | | | | | |
| Equipment/Other | | | | | | \$0 |
| Total Estimated Cost | | | | | | \$0 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | LE-003 |
| Project Title | Additional Officer Assigned Equipment |
| Infrastructure | Law Enforcement Facilities, Vehicles, And Equipment |
| Submitting Department | Police Department |

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| Project Description |
| Acquire additional equipment assigned to officers necessary to function in the field. The list includes (but is not limited to) a protective vest, handgun, baton, and a complement of leathers, handcuffs, uniforms, helmet, winter gear/raincoat, and a heavy-duty flashlight. The costs include adequate and sufficient cost amounts for necessary background checks, medical and physical checks, polygraphs, and psychological exams for successful candidates. The costs are based upon the \$21,923 per officer for the six additional officers required. |

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|---|
| Justification/Consequences of Avoidance: |
| If the number of sworn officers remains static at 50, the existing level of service (LOS) will decrease, by definition. |

| |
|--|
| 2025 Update: |
| RCS has updated the department's call generation rate using annual call data from 2024. RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|----------------------------|---|
| Reference Document: | All law enforcement projects are based upon the mere extension of the Department's existing level of service. |
|----------------------------|---|

| | |
|---|--------|
| Allocation to General Plan Development | 100.0% |
|---|--------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | |
| Contingency | | | | | | |
| Equipment/Other | | | | | | \$131,537 |
| Total Estimated Cost | | | | | | \$131,537 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | LE-004 |
| Project Title | Additional Specialty Equipment |
| Infrastructure | Law Enforcement Facilities, Vehicles, And Equipment |
| Submitting Department | Police Department |

| |
|---|
| Project Description |
| Acquire additional specialty equipment such as computer systems, servers, consoles, printers, and specialty nationwide and international database access stations. This project also includes special weapons and tactics equipment, bicycles, and other specialty equipment. |

| |
|---|
| Justification/Consequences of Avoidance: |
| As the residential and business community continues to expand (through development), the Police Department will receive a statistically based number of additional calls for service; as these additional calls for service are realized, the Department will need to increase its specialty equipment so that new sworn officers can accommodate them. |

| |
|--|
| 2025 Update: |
| RCS has updated the department's call generation rate using annual call data from 2024. RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|----------------------------|---|
| Reference Document: | All law enforcement projects are based upon the mere extension of the Department's existing level of service. |
|----------------------------|---|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | |
| Contingency | | | | | | |
| Equipment/Other | | | | | | \$151,895 |
| Total Estimated Cost | | | | | | \$151,895 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | LE-005 |
| Project Title | Dispatch Expansion |
| Infrastructure | Law Enforcement Facilities, Vehicles, And Equipment |
| Submitting Department | Police Department |

| |
|---|
| Project Description |
| The addition of 2,255 additional residences, 25 commercial lodging units, and just less than 1.77 million square feet of business space within the City's existing limits will generate a statistically determined additional number of new calls-for-service to be added to the City's static dispatch capacity. |

| |
|---|
| Justification/Consequences of Avoidance: |
| The department will need to acquire additional dispatch technology/equipment capacity to handle these anticipated additional calls-for-service. |

| |
|--|
| 2025 Update: |
| RCS has updated the department's call generation rate using annual call data from 2024. RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|----------------------------|---|
| Reference Document: | All law enforcement projects are based upon the mere extension of the Department's existing level of service. |
|----------------------------|---|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | |
| Contingency | | | | | | |
| Equipment/Other | | | | | | \$410,570 |
| Total Estimated Cost | | | | | | \$410,570 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | LE-006 |
| Project Title | Advanced Technology Software And Equipment |
| Infrastructure | Law Enforcement Facilities, Vehicles, And Equipment |
| Submitting Department | Police Department |

| |
|---|
| Project Description |
| The addition of 2,255 additional residences, 25 commercial lodging units, and just less than 1.77 million square feet of business space will require different approaches to providing police services. |

| |
|---|
| Justification/Consequences of Avoidance: |
| The department will need to acquire advanced technology to deal with an increasing number of development-related calls for service. |

| |
|--|
| 2025 Update: |
| RCS has updated the department's call generation rate using annual call data from 2025. RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|----------------------------|---|
| Reference Document: | All law enforcement projects are based upon the mere extension of the Department's existing level of service. |
|----------------------------|---|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | |
| Contingency | | | | | | |
| Equipment/Other | | | | | | \$122,900 |
| Total Estimated Cost | | | | | | \$122,900 |

City of Lompoc
Fire Suppression/Rescue Facilities,
Vehicles and Equipment Projects

City of Lompoc, California

Master Facilities Plan - All Plan Areas

Fire Suppression/Rescue Facilities, Vehicles, and Equipment

April, 2025

| | | FY 2025 | FY 2026 | FY2027 | FY 2028 | GP Build-Out | Project Build Out Total |
|--------|--|---------|---------|--------|---------|--------------|----------------------------|
| LE-001 | Fire Station #3 Land Acquisition and Construction | | | | | \$11,787,150 | \$ 11,787,150 |
| LE-002 | Fire Station #3 Response Engine - Fully Equipped | | | | | \$1,091,480 | \$ 1,091,480 |
| LE-003 | Fire Fighter Assigned Equipment | | | | | \$112,650 | \$ 112,650 |
| LE-004 | Specialty Equipment and Station-Assigned Tools/Equipme | | | | | \$614,490 | \$ 614,490 |
| LE-005 | Traffic Signal Preemptions | | | | | \$408,360 | \$ 408,360 |
| Total | | | | | | | \$ 14,014,130 |

Notes:

- 1) If project timing is not a component of this effort, then all projects default to their "Thru Build Out" amount.



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | FS-001 |
| Project Title | Fire Station #3 Land Acquisition And Construction |
| Infrastructure | Fire Suppression/Rescue Facilities, Vehicles, And Equipment |
| Submitting Department | Fire Department |

| |
|--|
| Project Description |
| Construct an 8,465 square foot, two-bay wide by two vehicle deep fire station in a location to be determined in the future. The station would consist of two 1,400-square-foot bays, each capable of housing two medium-sized vehicles or one long aerial vehicle. The station would have 230 square feet of entry/office space for public access, 1,540 square feet of mechanical and workroom space, 2,920 square feet of living space for up to six firefighters (double that if emergency measures were needed), and 975 square feet of training/conference room. The two-bay-wide feature will allow for shifting resources throughout the day as needed to maximize service capability without incurring ongoing greater staffing costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| As currently defined, the land-use database combined with existing land-use demand characteristics generates the need for roughly one-fourth of a fire station; however, fire stations are not constructed in small increments. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Building Cost Index to update the original 2020 project cost by 134.29%. |

| | |
|----------------------------|---|
| Reference Document: | Required fire/rescue facilities, vehicles, and equipment are based on the staff's determination of localized needs. |
|----------------------------|---|

| | |
|---|--------|
| Allocation to General Plan Development | 24.04% |
|---|--------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|---------------------|
| Design | | | | | | \$964,002 |
| Land Acquisition/ROW | | | | | | \$667,303 |
| Construction | | | | | | \$8,787,414 |
| Contingency | | | | | | \$515,823 |
| Equipment/Other | | | | | | \$852,608 |
| Total Estimated Cost | | | | | | \$11,787,150 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | FS-002 |
| Project Title | Fire Station #3 Response Engine - Fully Equipped |
| Infrastructure | Fire Suppression/Rescue Facilities, Vehicles, And Equipment |
| Submitting Department | Fire Department |

| |
|---|
| Project Description |
| Proposed station #3 would require a standard, fully equipped, front-line response engine. |

| |
|---|
| Justification/Consequences of Avoidance: |
| The new station would require an additional engine so that the firefighters could perform their duties. |

| |
|--|
| 2025 Update: |
| RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|----------------------------|---|
| Reference Document: | Required fire/rescue facilities, vehicles, and equipment are based on the staff's determination of localized needs. |
|----------------------------|---|

| | |
|---|--------|
| Allocation to General Plan Development | 24.04% |
|---|--------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|--------------------|
| Design | | | | | | |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | |
| Contingency | | | | | | |
| Equipment/Other | | | | | | \$1,091,480 |
| Total Estimated Cost | | | | | | \$1,091,480 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | FS-003 |
| Project Title | Fire Fighter Assigned Equipment (10) |
| Infrastructure | Fire Suppression/Rescue Facilities, Vehicles, And Equipment |
| Submitting Department | Fire Department |

| |
|---|
| Project Description |
| Acquire fire fighter assigned equipment. It cost the City some \$9,167 to outfit each firefighter. There will be a need for 10 additional firefighters to properly staff the proposed station #3. |

| |
|--|
| Justification/Consequences of Avoidance: |
| The firefighters require personally-assigned equipment and cannot perform their duties without it. |

| |
|--|
| 2025 Update: |
| RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|----------------------------|---|
| Reference Document: | Required fire/rescue facilities, vehicles, and equipment are based on the staff's determination of localized needs. |
|----------------------------|---|

| | |
|---|--------|
| Allocation to General Plan Development | 24.04% |
|---|--------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | |
| Contingency | | | | | | |
| Equipment/Other | | | | | | \$112,650 |
| Total Estimated Cost | | | | | | \$112,650 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | FS-004 |
| Project Title | Specialty Equipment And Station-Assigned Tools/Equipment |
| Infrastructure | Fire Suppression/Rescue Facilities, Vehicles, And Equipment |
| Submitting Department | Fire Department |

| |
|--|
| Project Description |
| Acquire additional specialty equipment necessary for the proposed station to become fully functional and respond to the myriad of calls for service typical of a basic station. The list would include tools, trench shoring devices, practice ladders, technological devices, and other similar costly items. |

| |
|--|
| Justification/Consequences of Avoidance: |
| The firefighters require specialty equipment and cannot perform their duties without it. |

| |
|--|
| 2025 Update: |
| RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|----------------------------|---|
| Reference Document: | Required fire/rescue facilities, vehicles, and equipment are based on the staff's determination of localized needs. |
|----------------------------|---|

| | |
|---|--------|
| Allocation to General Plan Development | 24.04% |
|---|--------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | |
| Contingency | | | | | | |
| Equipment/Other | | | | | | \$614,490 |
| Total Estimated Cost | | | | | | \$614,490 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | FS-005 |
| Project Title | Traffic Signal Preemptions (12) |
| Infrastructure | Fire Suppression/Rescue Facilities, Vehicles, And Equipment |
| Submitting Department | Fire Department |

| |
|---|
| Project Description |
| This project consists of installing traffic signal pre-emption capability to existing and future signals to allow the fire response vehicles to control the traffic signal technology (and thus safety) while approaching the traffic signal-controlled intersection. |

| |
|---|
| Justification/Consequences of Avoidance: |
| As development occurs, the circulation system must add traffic signals at intersections of major arterials and collectors to make it as efficient and effective as possible at moving people, goods, and services. These traffic signals will likely increase fire/rescue response times without some sort of technological intervention. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Construction Cost Index to update the original 2020 project cost by 119.05%. |

| | |
|----------------------------|---|
| Reference Document: | Required fire/rescue facilities, vehicles, and equipment are based on the staff's determination of localized needs. |
|----------------------------|---|

| | |
|---|--------|
| Allocation to General Plan Development | 24.04% |
|---|--------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | |
| Contingency | | | | | | |
| Equipment/Other | | | | | | \$408,360 |
| Total Estimated Cost | | | | | | \$408,360 |

City of Lompoc
Circulation (Streets, Signals & Bridges) System

City of Lompoc, California

Master Facilities Plan - All Plan Areas Circulation (Streets, Signals & Bridges) System April, 2025

| | | FY 2025 | FY 2026 | FY2027 | FY 2028 | GP Build-Out | Project Build Out Total |
|--------|---|---------|---------|--------|---------|---------------|----------------------------|
| ST-001 | Class II Bikeways, In-fill | | | | | \$602,420 | \$ 602,420 |
| ST-002 | Bridge Evaluations | | | | | \$135,190 | \$ 135,190 |
| ST-003 | Bridge Rehabilitation/Improvement | | | | | \$238,110 | \$ 238,110 |
| ST-004 | Sidewalk and Pedestrian Ramp In-fill | | | | | \$3,012,080 | \$ 3,012,080 |
| ST-005 | Curb, Gutter and Sidewalk Repairs | | | | | \$4,969,930 | \$ 4,969,930 |
| ST-006 | Sidewalk/Pedestrian Ramp Construction | | | | | \$3,388,590 | \$ 3,388,590 |
| ST-007 | Street Maintenance Paving (25 Years) | | | | | \$150,604,020 | \$ 150,604,020 |
| ST-008 | Airport Avenue (D Street/D/E Alley) | | | | | \$777,330 | \$ 777,330 |
| ST-009 | O Street (Laurel/Oak) Widening | | | | | \$1,850,050 | \$ 1,850,050 |
| ST-010 | V Street, W/S Frontage Improvements | | | | | \$594,590 | \$ 594,590 |
| ST-011 | Paving of Unimproved Alleys | | | | | \$1,204,830 | \$ 1,204,830 |
| ST-012 | Central Avenue and H Street Intersection Improvements | | | | | \$2,503,040 | \$ 2,503,040 |
| ST-013 | Traffic Signal Video Detection | | | | | \$520,810 | \$ 520,810 |
| ST-014 | Relocate Traffic Signal Pole (L Street at Central) | | | | | \$188,260 | \$ 188,260 |
| ST-015 | Signalize Intersection - V/Ocean | | | | | \$564,770 | \$ 564,770 |
| ST-016 | Signalize Intersection - V/Laurel | | | | | \$640,070 | \$ 640,070 |
| ST-017 | Signalize Intersection And Restripe - V/North | | | | | \$602,420 | \$ 602,420 |
| ST-018 | Signalize Intersection - V/College | | | | | \$564,770 | \$ 564,770 |
| ST-019 | Signalize Intersection - D/North | | | | | \$564,770 | \$ 564,770 |
| ST-020 | Signalize Intersection - O/North | | | | | \$564,770 | \$ 564,770 |
| ST-021 | Signalize Intersection - O/Pine | | | | | \$564,770 | \$ 564,770 |
| ST-022 | Signalize Intersection - O/College | | | | | \$564,770 | \$ 564,770 |
| ST-023 | Signalize Intersection - O/Laurel | | | | | \$564,770 | \$ 564,770 |
| ST-024 | Signalize Intersection - A/Barton | | | | | \$564,770 | \$ 564,770 |
| ST-025 | Signalize Intersection - A/Laurel | | | | | \$564,770 | \$ 564,770 |
| ST-026 | Signalize Intersection - A/Pine | | | | | \$564,770 | \$ 564,770 |

City of Lompoc, California

Master Facilities Plan - All Plan Areas

Circulation (Streets, Signals & Bridges) System

April, 2025

| | | FY 2025 | FY 2026 | FY2027 | FY 2028 | GP Build-Out | Project Build Out Total |
|--------|---|---------|---------|--------|---------|---------------|----------------------------|
| ST-027 | Signalize Intersection - A/College | | | | | \$564,770 | \$564,770 |
| ST-028 | Signalize Intersection - A/Central | | | | | \$564,770 | \$564,770 |
| ST-029 | Signalize/Improve Intersection - A/North Avenue | | | | | \$564,770 | \$564,770 |
| ST-030 | Intersection Improvement 12th Street/Ocean Avenue | | | | | \$1,807,250 | \$1,807,250 |
| ST-031 | Central Avenue Extension Bridge And Extension Road | | | | | \$180,724,830 | \$180,724,830 |
| ST-032 | Traffic Signal System Control and Operations Center | | | | | \$4,362,900 | \$4,362,900 |
| ST-033 | Full Trash Capture Coanda Screens | | | | | \$74,620 | \$74,620 |
| ST-034 | Full Trash Capture Connector Pipe Screens | | | | | \$235,490 | \$235,490 |
| ST-035 | Storm Drainage Improvements to Protect Major Roadbeds | | | | | \$1,204,830 | \$1,204,830 |
| ST-036 | Automatic Retractable Screens | | | | | \$20,990 | \$20,990 |
| ST-037 | Circulation Master Plan | | | | | \$153,620 | \$153,620 |
| ST-038 | Storm Drainage Master Plan | | | | | \$184,350 | \$184,350 |
| Total | | | | | | | \$ 367,942,630 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-001 |
| Project Title | Class II Bikeways, In-fill |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

| |
|--|
| Project Description |
| Install any missing segments/links of Class 2 bikeways within the City. Specific emphasis will be placed on the north-south direction on the east side of the City, such as along A Street and D Street. Class II - Bike Lane: Routes that provide a right-of-way within the paved area of a roadway, designated for the exclusive or semi-exclusive use of bicycles, with thorough travel by motor vehicles or pedestrians prohibited. Cross-flows by pedestrians and motor vehicles are permitted; motor vehicle parking may be permitted. |

| |
|--|
| Justification/Consequences of Avoidance: |
| Improved bikeways will improve the capacity of the contiguous street segment to carry additional vehicular traffic via increased safety. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Construction Cost Index to update the original 2020 project cost by 119.05%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|--------|
| Allocation to General Plan Development | 10.00% |
|---|--------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$78,577 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$476,221 |
| Contingency | | | | | | \$47,622 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$602,420 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-002 |
| Project Title | Bridge Evaluations |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

| |
|---|
| Project Description |
| Engage a bridge engineer to inspect, evaluate, and recommend repairs necessary for the continued viability of the following City-owned bridges that the Highway Bridge Program does not cover. The bridges include Laurel Avenue at V Street, R Street at Olive Avenue, culverts under O Street at East-West Channel, and a multi-purpose path bridge at U Street and Olive Avenue. |

| |
|---|
| Justification/Consequences of Avoidance: |
| N/A |

| |
|---------------------|
| 2025 Update: |
| N/A |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|-------|
| Allocation to General Plan Development | 0.00% |
|---|-------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$122,900 |
| Contingency | | | | | | \$12,290 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$135,190 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-003 |
| Project Title | Bridge Rehabilitation/Improvement |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

| |
|---|
| Project Description |
| Based on the results of bridge evaluations, the City will engage a bridge engineer to design and prepare PS & Es and then procure a construction contract to perform the necessary repairs of City-owned/operated bridges serving the City's circulation system not eligible for financing via the Highway Bridge Program. Bridges financially supported through the Highway Bridge Program are inspected by CAL TRANS semi-annually. |

| |
|---|
| Justification/Consequences of Avoidance: |
| N/A |

| |
|---------------------|
| 2025 Update: |
| N/A |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|-------|
| Allocation to General Plan Development | 0.00% |
|---|-------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$238,110 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | |
| Contingency | | | | | | |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$238,110 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-004 |
| Project Title | Sidewalk and Pedestrian Ramp In-fill |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

| |
|--|
| Project Description |
| Remove and replace, and in some cases upgrade, Portland Cement Concrete (PCC) curbs, gutters, sidewalks, and ramps that have exceeded their useful life and/or do not meet current City standards. |

| |
|---|
| Justification/Consequences of Avoidance: |
| In most cases, the upgrades will increase the contiguous roadway's ability to carry a higher volume of traffic. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Construction Cost Index to update the original 2020 project cost by 119.05%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|--------|
| Allocation to General Plan Development | 10.00% |
|---|--------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|--------------------|
| Design | | | | | | \$392,880 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$2,381,091 |
| Contingency | | | | | | \$238,109 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$3,012,080 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-005 |
| Project Title | Curb, Gutter, and Sidewalk Repairs |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

| |
|---|
| Project Description |
| Remove and replace curb, gutter, and sidewalk segments damaged by tree roots throughout the City. |

| |
|---|
| Justification/Consequences of Avoidance: |
| N/A |

| |
|---------------------|
| 2025 Update: |
| N/A |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|-------|
| Allocation to General Plan Development | 0.00% |
|---|-------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|--------------------|
| Design | | | | | | \$648,252 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$3,928,798 |
| Contingency | | | | | | \$392,880 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$4,969,930 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-006 |
| Project Title | Sidewalk/Pedestrian Ramp Construction |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

| |
|--|
| Project Description |
| Place new Portland Cement Concrete (PCC) sidewalks and ramps throughout the City where none currently exist. Priority will be given to school routes and other high-volume pedestrian locations. |

| |
|--|
| Justification/Consequences of Avoidance: |
| In some cases, the upgrades will cause an increase in the ability of the contiguous roadway to carry a higher volume of traffic. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Construction Cost Index to update the original 2020 project cost by 119.05%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|--------|
| Allocation to General Plan Development | 10.00% |
|---|--------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|--------------------|
| Design | | | | | | \$441,990 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$2,678,727 |
| Contingency | | | | | | \$267,873 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$3,388,590 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-007 |
| Project Title | Street Maintenance Paving (25 Years) |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

| |
|---|
| Project Description |
| Rehabilitate street pavement in order to maintain its function and extend its useful life. Contingency is included at 10% of the estimated construction cost. Project administration, which consists of engineering, construction management, and contract administration, is included in 15% of the combined construction and contingency costs. |

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|---|
| Justification/Consequences of Avoidance: |
| N/A |

| |
|---------------------|
| 2025 Update: |
| N/A |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|-------|
| Allocation to General Plan Development | 0.00% |
|---|-------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|----------------------|
| Design | | | | | | \$19,644,003 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$119,054,561 |
| Contingency | | | | | | \$11,905,456 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$150,604,020 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-008 |
| Project Title | Airport Avenue (D Street/D/E Alley) |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

| |
|--|
| Project Description |
| Complete public street improvements along northerly ROW as required to meet proper roadway classification in the General Plan. The project would require the construction of sidewalks, ramps, curbs, gutters, and pavement sections. Contingency is included at 10% of the estimated construction cost. Project administration, which consists of engineering, construction management, and contract administration, is included in 15% of the combined construction and contingency costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| This project is required to meet proper roadway classification in the General Plan. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Construction Cost Index to update the original 2020 project cost by 119.05%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|--------|
| Allocation to General Plan Development | 50.00% |
|---|--------|

| Project Costs | 2025 | 2026 | 2027 | 2027 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$101,391 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$614,490 |
| Contingency | | | | | | \$61,449 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$777,330 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-009 |
| Project Title | O Street (Laurel/Oak) Widening |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

| |
|--|
| Project Description |
| Widen O Street to the east and west as required to meet proper roadway classification in the General Plan. The project would require removing and replacing existing sidewalks, ramps, curbs, gutters, and pavement sections. Trees and fencing will also be removed as required. Contingency is included at 10% of the estimated construction cost. Project administration, which consists of engineering, construction management, and contract administration, is included in 15% of the combined construction and contingency costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| This project is required to meet proper roadway classification in the General Plan. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Construction Cost Index to update the original 2020 project cost by 119.05%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|--------|
| Allocation to General Plan Development | 50.00% |
|---|--------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|--------------------|
| Design | | | | | | \$241,311 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$1,462,490 |
| Contingency | | | | | | \$146,249 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$1,850,050 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-010 |
| Project Title | V Street, W/S Frontage Improvements |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

| |
|--|
| Project Description |
| Complete Public Street improvements along the City-owned westerly ROW of V Street. Construct ramps and curbs, gutter and sidewalk, and pavement sections. The east side improvements will be required as conditions of development of any proposed development of the private property on that side of the ROW. Contingency is included at 10% of the estimated construction cost. Project administration, which consists of engineering, construction management, and contract administration, is included in 15% of the combined construction and contingency costs. |

| |
|--|
| Justification/Consequences of Avoidance: |
| Improvements will assist in maximizing the traffic flow along that street section. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Building Cost Index to update the original 2020 project cost by 134.29%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$77,555 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$470,032 |
| Contingency | | | | | | \$47,003 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$594,590 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-011 |
| Project Title | Paving of Unimproved Alleys |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

| |
|--|
| Project Description |
| Grade and asphalt various alleys throughout the City. Locations include: U-V alley for Maple to College, College-Prune alley from R to T, Willow Avenue from J-K alley to K, Prune-Airport alley from Q to R, F-G alley from Locust to railroad tracks, and L-M alley from Locust to channel. These projects are not impact-fee-generated projects. Contingency is included at 10% of the estimated construction cost. Project administration, which consists of engineering, construction management, and contract administration, is included in 15% of the combined construction and contingency costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| N/A |

| |
|---------------------|
| 2025 Update: |
| N/A |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|-------|
| Allocation to General Plan Development | 0.00% |
|---|-------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|--------------------|
| Design | | | | | | \$157,152 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$952,435 |
| Contingency | | | | | | \$95,243 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$1,204,830 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|--|
| Project Number | ST-012 |
| Project Title | Central Avenue and H Street Intersection Improvements |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

| |
|--|
| Project Description |
| Add dual left-turn lanes to the north and southbound intersection approaches, modify the existing traffic signal, and modify the existing median to restrict left turn movements on North H Street. The improvement will likely involve the acquisition of an unknown amount of right-of-way (ROW) and coordination with CAL-TRANS. The intersection is within the SBCAG Congestion Management Program (CMP) and would meet the minimum level of service criteria of LOS D under the build-out of the CMP but would not meet the City's LOS standard. Contingency is included at 10% of the estimated construction cost. Project administration, which consists of engineering, construction management, and contract administration, is included in 15% of the combined construction and contingency costs. |

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|--|
| Justification/Consequences of Avoidance: |
| If the project improvements are not made, the intersection will be forced to operate at a LOS D. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Construction Cost Index to update the original 2020 project cost by 119.05%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|--------------------|
| Design | | | | | | \$326,483 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$1,978,688 |
| Contingency | | | | | | \$197,869 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$2,503,040 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-013 |
| Project Title | Traffic Signal Video Detection |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

| |
|--|
| Project Description |
| Convert the six City-owned traffic signals from in-pavement loops to video detection. Video imaging vehicle detection systems (VIVDSs) are common means of detecting traffic at intersections and interchanges. Video detection devices are often less expensive to install and easier to maintain than Inductive loop detectors. Furthermore, video detection is more readily adaptable to changing conditions at the intersection (e.g., lane reassignment and temporary lane closure for work zone activities. This project is a precursor to project ST-034 Traffic Signal System Control and Operations Center, which will allow the City to make real-time changes to traffic signal timing. |

| |
|---|
| Justification/Consequences of Avoidance: |
| More efficient traffic signals will help decrease the impact of increased demands on the circulation system due to new development. |

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|--|
| 2025 Update: |
| RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|--------|
| Allocation to General Plan Development | 50.00% |
|---|--------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$67,932 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$411,708 |
| Contingency | | | | | | \$41,171 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$520,811 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-014 |
| Project Title | Relocate Traffic Signal Pole (L Street at Central) |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

| |
|--|
| Project Description |
| Increase the curb radius and relocate the existing traffic signal poles to provide for an adequate and sufficient truck turning radius. The existing radius of the intersection's northeast corner does not provide enough space for large tractor-trailers to turn onto L Street from westbound Central Avenue without encroaching into the number 2 lane on Central or the left turn pocket on L Street. Trailers have jumped the curb and sideswiped the signal head on several occasions. Contingency is included at 10% of the estimated construction cost. Project administration, which consists of engineering, construction management, and contract administration, is included in 15% of the combined construction and contingency costs. |

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|--|
| Justification/Consequences of Avoidance: |
| Increasing the radius of this intersection will improve its efficiency and help increase the flow of traffic in the City's circulation system. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Construction Cost Index to update the original 2020 project cost by 119.05%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|--------|
| Allocation to General Plan Development | 50.00% |
|---|--------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$24,556 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$148,822 |
| Contingency | | | | | | \$14,882 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$188,260 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-015 |
| Project Title | Signalize Intersection - V/Ocean |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

| |
|--|
| Project Description |
| Design and construct a fully-interconnected traffic signal at the intersection of V Street and Ocean Avenue. Project administration consists of engineering, project management, staking, surveying, soils, materials testing, and inspection have been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| Additional development throughout the City will force drivers to find other north-south travel opportunities likely causing this intersection to operate at a Level of Service (LOS) D/E at current General Plan build-out. There are very few opportunities to add lane miles on the City's major street segments, most are at full width. This fact makes the maximization of traffic flows at and past traffic intersections more essential. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Construction Cost Index to update the original 2020 project cost by 119.05%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$73,666 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$446,458 |
| Contingency | | | | | | \$44,646 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$564,770 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-016 |
| Project Title | Signalize Intersection - V/Laurel |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

| |
|--|
| Project Description |
| Design and construct a fully interconnected traffic signal at the intersection of V Street and Laurel Avenue. Project administration, consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection, has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| Additional development throughout the City will force drivers to find other north-south travel opportunities, likely causing this intersection to operate at a Level of Service (LOS) D/E at the current General Plan build-out. There are very few opportunities to add lane miles on the City's major street segments; most are full width. This fact makes the maximization of traffic flows at and past traffic intersections more essential. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Construction Cost Index to update the original 2020 project cost by 119.05%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$73,666 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$446,458 |
| Contingency | | | | | | \$44,646 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$564,770 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|--|
| Project Number | ST-017 |
| Project Title | Signalize Intersection And Restripe - V/North |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

| |
|--|
| Project Description |
| Design and construct a fully-interconnected traffic signal at the intersection of V Street and North Avenue. The project would also require some restriping of the existing intersection. Project administration consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| Additional development throughout the City will force drivers to find other north-south travel opportunities likely causing this intersection to operate at a Level of Service (LOS) D/E at current General Plan build-out. There are very few opportunities to add lane miles on the City's major street segments, most are at full width. This fact makes the maximization of traffic flows at and past traffic intersections more essential. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Construction Cost Index to update the original 2020 project cost by 119.05%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$73,666 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$446,458 |
| Contingency | | | | | | \$44,646 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$564,770 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-018 |
| Project Title | Signalize Intersection - V/College |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

| |
|---|
| Project Description |
| Design and construct a fully interconnected traffic signal at the intersection of V Street and College Avenue. Project administration, consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection, has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| Additional development throughout the City will force drivers to find other north-south travel opportunities, likely causing this intersection to operate at a Level of Service (LOS) D/E at the current General Plan build-out. There are very few opportunities to add lane miles to the City's major street segments; most are full-width. This fact makes the maximization of traffic flows at and past traffic intersections more essential. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Construction Cost Index to update the original 2020 project cost by 119.05%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$73,666 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$446,458 |
| Contingency | | | | | | \$44,646 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$564,770 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-019 |
| Project Title | Signalize Intersection - D/North |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

| |
|---|
| Project Description |
| Design and construct a fully interconnected traffic signal at the intersection of D Street and North Avenue. Project administration consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| Additional development throughout the City will force drivers to find other north-south travel opportunities, likely causing this intersection to operate at a Level of Service (LOS) D/E at the current General Plan build-out. There are very few opportunities to add lane miles on the City's major street segments; most are full-width. This fact makes the maximization of traffic flows at and past traffic intersections more essential. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Construction Cost Index to update the original 2020 project cost by 119.05%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$73,666 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$446,458 |
| Contingency | | | | | | \$44,646 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$564,770 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-020 |
| Project Title | Signalize Intersection - O/North |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

| |
|---|
| Project Description |
| Design and construct a fully interconnected traffic signal at the intersection of O Street and North Avenue. Project administration, consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection, has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| Additional development throughout the City will force drivers to find other north-south travel opportunities, likely causing this intersection to operate at a Level of Service (LOS) D/E at the current General Plan build-out. There are very few opportunities to add lane miles on the City's major street segments; most are full width. This fact makes the maximization of traffic flows at and past traffic intersections more essential. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Construction Cost Index to update the original 2020 project cost by 119.05%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$73,666 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$446,458 |
| Contingency | | | | | | \$44,646 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$564,770 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-021 |
| Project Title | Signalize Intersection - O/Pine |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

| |
|--|
| Project Description |
| Design and construct a fully interconnected traffic signal at the intersection of O Street and Pine Avenue. Project administration, consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection, has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| Additional development throughout the City will force drivers to find other north-south travel opportunities, likely causing this intersection to operate at a Level of Service (LOS) D/E at the current General Plan build-out. There are very few opportunities to add lane miles on the City's major street segments; most are full width. This fact makes the maximization of traffic flows at and past traffic intersections more essential. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Construction Cost Index to update the original 2020 project cost by 119.05%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$73,666 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$446,458 |
| Contingency | | | | | | \$44,646 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$564,770 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-022 |
| Project Title | Signalize Intersection - O/College |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

| |
|---|
| Project Description |
| Design and construct a fully interconnected traffic signal at the intersection of O Street and College Avenue. Project administration, consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection, has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| Additional development throughout the City will force drivers to find other north-south travel opportunities, likely causing this intersection to operate at a Level of Service (LOS) D/E at the current General Plan build-out. There are very few opportunities to add lane miles on the City's major street segments; most are full width. This fact makes the maximization of traffic flows at and past traffic intersections more essential. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Construction Cost Index to update the original 2020 project cost by 119.05%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$73,666 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$446,458 |
| Contingency | | | | | | \$44,646 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$564,770 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-023 |
| Project Title | Signalize Intersection - O/Laurel |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

| |
|---|
| Project Description |
| Design and construct a fully-interconnected traffic signal at the O Street and Laurel Avenue intersection. Project administration consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| Additional development throughout the City will force drivers to find other north-south travel opportunities, likely causing this intersection to operate at a Level of Service (LOS) D/E at the current General Plan build-out. There are very few opportunities to add lane miles on the City's major street segments; most are full width. This fact makes the maximization of traffic flows at and past traffic intersections more essential. |

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|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Construction Cost Index to update the original 2020 project cost by 119.05%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$73,666 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$446,458 |
| Contingency | | | | | | \$44,646 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$564,770 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-024 |
| Project Title | Signalize Intersection - A/Barton |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

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|--|
| Project Description |
| Design and construct a fully interconnected traffic signal at the intersection of A Street and Barton Avenue. Project administration, consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection, has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project's administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| Additional development throughout the City will force drivers to find other north-south travel opportunities, likely causing this intersection to operate at a Level of Service (LOS) D/E at the current General Plan build-out. There are very few opportunities to add lane miles on the City's major street segments; most are full width. This fact makes the maximization of traffic flows at and past traffic intersections more essential. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Construction Cost Index to update the original 2020 project cost by 119.05%. |

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|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$73,666 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$446,458 |
| Contingency | | | | | | \$44,646 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$564,770 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-025 |
| Project Title | Signalize Intersection - A/Laurel |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

| |
|--|
| Project Description |
| Design and construct a fully-interconnected traffic signal at the intersection of A Street and Laurel Avenue. Project administration consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| Additional development throughout the City will force drivers to find other north-south travel opportunities, likely causing this intersection to operate at a Level of Service (LOS) D/E at the current General Plan build-out. There are very few opportunities to add lane miles on the City's major street segments; most are full width. This fact makes the maximization of traffic flows at and past traffic intersections more essential. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Construction Cost Index to update the original 2020 project cost by 119.05%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$73,666 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$446,458 |
| Contingency | | | | | | \$44,646 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$564,770 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-026 |
| Project Title | Signalize Intersection - A/Pine |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

| |
|--|
| Project Description |
| Design and construct a fully interconnected traffic signal at the intersection of A Street and Pine Avenue. Project administration, consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection, has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| Additional development throughout the City will force drivers to find other north-south travel opportunities, likely causing this intersection to operate at a Level of Service (LOS) D/E at the current General Plan build-out. There are very few opportunities to add lane miles on the City's major street segments; most are full width. This fact makes the maximization of traffic flows at and past traffic intersections more essential. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Construction Cost Index to update the original 2020 project cost by 119.05%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|--------|
| Allocation to General Plan Development | 100.0% |
|---|--------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$73,666 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$446,458 |
| Contingency | | | | | | \$44,646 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$564,770 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-027 |
| Project Title | Signalize Intersection - A/College |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

| |
|---|
| Project Description |
| Design and construct a fully interconnected traffic signal at the intersection of A Street and College Avenue. Project administration, consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection, has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| Additional development throughout the City will force drivers to find other north-south travel opportunities, likely causing this intersection to operate at a Level of Service (LOS) D/E at the current General Plan build-out. There are very few opportunities to add lane miles to the City's major street segments, most of which are at full width. This fact makes the maximization of traffic flows at and past traffic intersections more essential. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Construction Cost Index to update the original 2020 project cost by 119.05%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$73,666 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$446,458 |
| Contingency | | | | | | \$44,646 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$564,770 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-028 |
| Project Title | Signalize Intersection - A/Central |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

| |
|---|
| Project Description |
| Design and construct a fully interconnected traffic signal at the intersection of A Street and Central Avenue. Project administration, consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection, has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|--|
| Justification/Consequences of Avoidance: |
| Additional development throughout the City will force drivers to find other north-south travel opportunities, likely causing this intersection to operate at a Level of Service (LOS) D/E at the current General Plan build-out. There are very few opportunities to add lane miles on the City's major street segments, most are at full width. This fact makes the maximization of traffic flows at and past traffic intersections more essential. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Construction Cost Index to update the original 2020 project cost by 119.05%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$73,666 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$446,458 |
| Contingency | | | | | | \$44,646 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$564,770 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|--|
| Project Number | ST-029 |
| Project Title | Signalize/Improve Intersection - A/North Avenue |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

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|---|
| Project Description |
| Design and construct a fully interconnected traffic signal at the intersection of A Street and North Avenue. Project administration consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| Additional development throughout the City will force drivers to find other north-south travel opportunities, likely causing this intersection to operate at a Level of Service (LOS) D/E at the current General Plan build-out. There are very few opportunities to add lane miles on the City's major street segments; most are full width. This fact makes the maximization of traffic flows at and past traffic intersections more essential. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Construction Cost Index to update the original 2020 project cost by 119.05%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$73,666 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$446,458 |
| Contingency | | | | | | \$44,646 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$564,770 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|--|
| Project Number | ST-030 |
| Project Title | Intersection Improvement 12th Street/Ocean Avenue |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

| |
|--|
| Project Description |
| Design and construct a fully-interconnected traffic signal at the intersection of 12th Street and Ocean Avenue. Project administration consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| Additional development throughout the City will force drivers to find other north-south travel opportunities, likely causing this intersection to operate at a Level of Service (LOS) D/E at the current General Plan build-out. There are very few opportunities to add lane miles on the City's major street segments; most are full width. This fact makes the maximization of traffic flows at and past traffic intersections more essential. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Construction Cost Index to update the original 2020 project cost by 119.05%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|--------------------|
| Design | | | | | | \$235,728 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$1,428,656 |
| Contingency | | | | | | \$142,866 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$1,807,250 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-031 |
| Project Title | Central Avenue Extension Bridge And Extension Road |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

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|--|
| Project Description |
| Construct a bridge across the riverbed from the eastern terminus of East Central Avenue to State Route 246. The project includes the construction of the extension of East Central before and after the bridge. Project administration consisting of engineering, project management, staking, surveying, soils, materials testing and inspection has been added at 15% of construction costs and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|--|
| Justification/Consequences of Avoidance: |
| This project will help reduce traffic on the existing circulation system and help mitigate increased traffic due to new development. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Construction Cost Index to update the original 2020 project cost by 119.05%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|-------|
| Allocation to General Plan Development | 3.46% |
|---|-------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|----------------------|
| Design | | | | | | \$23,572,804 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$142,865,478 |
| Contingency | | | | | | \$14,286,548 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$180,724,830 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|--|
| Project Number | ST-032 |
| Project Title | Traffic Signal System Control and Operations Center |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

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|--|
| Project Description |
| Create an in-house "Traffic Signal System Control and Operations Center." The project would primarily consist of installing fiber optic cable (\$1,250,000) and wireless interconnection (\$500,000) of twenty of the City's signals (at \$65,000 each), which would provide the most circulation improvement benefit from an interconnection system. There would need to be a management center (dedicated office space) for the remote observational capability and timing control (\$500,000). Contingency is included at 10% of the estimated construction cost. Project administration, which consists of engineering, construction management, and contract administration, is included in 15% of the combined construction and contingency costs. |

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|--|
| Justification/Consequences of Avoidance: |
| Increased traffic control will help decrease the impact of increased demands on the circulation system due to new development. |

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|--|
| 2025 Update: |
| RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|--------|
| Allocation to General Plan Development | 10.00% |
|---|--------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|--------------------|
| Design | | | | | | \$569,070 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$3,448,940 |
| Contingency | | | | | | \$344,890 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$4,362,900 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-033 |
| Project Title | Full Trash Capture Coanda Screens |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

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|---|
| Project Description |
| Full trash capture Coanda screens are devices installed in open channels, such as the V Street Channel and East-West Channel. The Coanda screen filters out trash of 5mm in size or greater from the Channels flow. Coanda screens are often designed to filter flows of up to 100 c.f.s. and then let any additional flow pass over the screen in large-scale storms. Like many other storm drainage improvements, the screens are also intended to protect the roadbed from water intrusion. Project administration consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| Increases in non-permeable surfaces due to new development will increase stormwater runoff and potential litter in the storm drainage system. |

| |
|--|
| 2025 Update: |
| RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|--------|
| Allocation to General Plan Development | 10.00% |
|---|--------|

| Project Costs | 2025 | 202 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|-----|------|------|-----------|-----------------|
| Design | | | | | | \$9,733 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$58,988 |
| Contingency | | | | | | \$5,899 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$74,620 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-034 |
| Project Title | Full Trash Capture Connector Pipe Screens |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

| |
|---|
| Project Description |
| The full trash capture connector pipe screen (CPS) is a device that is installed inside a curb outlet. It blocks trash of 5mm in size and greater from entering the underground storm drain pipe and provides for a clear overflow so the inlet will not become blocked with trash, thus protecting the roadbed above the required storm drain pipe. Project administration consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| Increases in non-permeable surfaces due to new development will increase stormwater runoff and potential litter in the storm drainage system. |

| |
|--|
| 2025 Update: |
| RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|--------|
| Allocation to General Plan Development | 10.00% |
|---|--------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$30,717 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$186,158 |
| Contingency | | | | | | \$18,616 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$235,491 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|--|
| Project Number | ST-035 |
| Project Title | Storm Drainage Improvements to Protect Major Roadbeds |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

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|--|
| Project Description |
| Most storm drainage segments are constructed to protect the roadbed from damage from storms. They are often constructed as part of a street segment improvement. The City of Lompoc recognizes this by combining storm drainage projects in the Circulation System project list. This project amount will be used to construct storm drainage improvements necessary to increase the flow of traffic during heavy storms. Project administration consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs. |

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|---|
| Justification/Consequences of Avoidance: |
| Increases in impermeable surfaces due to new development will increase stormwater runoff. |

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|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Construction Cost Index to update the original 2020 project cost by 119.05%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|--------|
| Allocation to General Plan Development | 10.00% |
|---|--------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|--------------------|
| Design | | | | | | \$157,152 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$952,435 |
| Contingency | | | | | | \$95,243 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$1,204,830 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-036 |
| Project Title | Automatic Retractable Screens |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

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|---|
| Project Description |
| The Automatic Retractable Screen (ARS) is a device installed outside the curb inlet. It blocks larger trash from entering the drain pipe, thus protecting the roadbed above from a large-scale storm-related event and damage. Once flows reach a certain rate, they will open, no longer restricting entry into the storm drain inlet. The ARS equipment by itself does not meet the full trash capture standard as its openings are larger than the 5mm required limit, and it will open once storm flows reach it. It primarily intends to keep trash on the street so the street sweeping operations can collect it more readily. |

| |
|---|
| Justification/Consequences of Avoidance: |
| Increases in impermeable surfaces due to new development will increase stormwater runoff and potential litter in the storm drainage system. |

| |
|--|
| 2025 Update: |
| RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|--------|
| Allocation to General Plan Development | 10.00% |
|---|--------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|-----------------|
| Design | | | | | | \$2,738 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$16,592 |
| Contingency | | | | | | \$1,659 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$20,990 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-037 |
| Project Title | Circulation Master Plan |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

| |
|---|
| Project Description |
| Engage a consultant engineer specializing in transportation issues to review and analyze the City's circulation system and prepare a Circulation System Master Plan to best meet the needs, which includes individual signals, bridges, street segments, and other transportation-related projects comprising each improvement, with at least conceptual estimates of all costs necessary for completion of each project. |

| |
|---|
| Justification/Consequences of Avoidance: |
| Increased demands on the circulation system will require a reassessment and update, which a circulation master plan will address. |

| |
|--|
| 2025 Update: |
| RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$153,620 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | |
| Contingency | | | | | | |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$153,620 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | ST-038 |
| Project Title | Storm Drainage Master Plan |
| Infrastructure | Circulation (Streets, Signals And Bridges) System |
| Submitting Department | Public Works - Engineering |

| |
|--|
| Project Description |
| Engage a consultant engineer specializing in storm drainage to review and analyze the City's storm drainage system and drainage needs and prepare a Storm Drainage Master Plan to best meet the needs, which includes individual projects comprising each improvement, with at least conceptual estimates of all costs necessary for completion of each project. Such a plan is necessary to ensure that the City can absorb the additional storm runoff in light of the development identified in the land-use database. The project qualifies for financing via the County Flood Control District. |

| |
|--|
| Justification/Consequences of Avoidance: |
| Increased impermeable surfaces due to new development will require a reassessment and update to the storm drainage system, which a master plan will address. |

| |
|--|
| 2025 Update: |
| RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the Circulation Element of the 2030 General Plan |
|----------------------------|--|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$184,350 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | |
| Contingency | | | | | | |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$184,350 |

City of Lompoc
Water Treatment, Storage, and
Distribution System

City of Lompoc, California

Master Facilities Plan - All Plan Areas Water Treatment, Storage, and Distribution System April, 2025

| | | FY 2025 | FY 2026 | FY2027 | FY 2028 | GP Build-Out | Project Build Out Total |
|--------------|---|---------|---------|--------|---------|--------------|----------------------------|
| WT-001 | Water Distribution Mains (Replacement Schedule) | | | | | \$15,632,690 | \$ 15,632,690 |
| WT-002 | Well #10 | | | | | \$2,023,930 | \$ 2,023,930 |
| WT-003 | Meter Replacements | | | | | \$565,330 | \$ 565,330 |
| WT-004 | SCADA HMI Server Replacement | | | | | \$52,230 | \$ 52,230 |
| WT-005 | Basin Engineering Study | | | | | \$61,450 | \$ 61,450 |
| WT-006 | Well #12 | | | | | \$2,142,980 | \$ 2,142,980 |
| WT-007 | Treatment Basin Upgrades | | | | | \$1,190,550 | \$ 1,190,550 |
| WT-008 | Filter Body Feed System Upgrade | | | | | \$55,300 | \$ 55,300 |
| WT-009 | Fricke Springs Vehicle Bridge | | | | | \$380,970 | \$ 380,970 |
| WT-010 | Reservoir Tank re-coating | | | | | \$201,440 | \$ 201,440 |
| WT-011 | Water Master Plan | | | | | \$92,170 | \$ 92,170 |
| WT-012 | Remaining Water System Debt Service | | | | | \$6,270,000 | \$ 6,270,000 |
| WT-013 | Reservor Capacity Expansion (5.5 MG) | | | | | \$16,618,920 | \$ 16,618,920 |
| WT-014 | Water System Maintenance Vehicles | | | | | \$307,250 | \$ 307,250 |
| Total | | | | | | | \$ 45,595,210 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|--|
| Project Number | WT-001 |
| Project Title | Water Distribution Mains (Replacement Schedule) |
| Infrastructure | Water Treatment, Storage, And Distribution System |
| Submitting Department | Utilities Department |

| |
|---|
| Project Description |
| This project represents the programmed replacement of various; y aged 135 miles of distribution mains. Project administration consisting of engineering, project management, staking, surveying, soils, materials testing and inspection has been added at 15% of construction costs and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| N/A |

| |
|---------------------|
| 2025 Update: |
| N/A |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the water system maintenance and development |
|----------------------------|--|

| | |
|---|-------|
| Allocation to General Plan Development | 0.00% |
|---|-------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|---------------------|
| Design | | | | | | \$2,039,046 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$12,357,858 |
| Contingency | | | | | | \$1,235,786 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$15,632,690 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | WT-002 |
| Project Title | Well #10 |
| Infrastructure | Water Treatment, Storage, And Distribution System |
| Submitting Department | Utilities Department |

| |
|---|
| Project Description |
| The project consists of testing and installing a deep turbine groundwater well with a variable drive control system, SCADA Communication, and direct connection to the collection system. The project also includes a fenced enclosure, pump house, and VFD house. Project administration consisting of engineering, project management, staking, surveying, soils, materials testing and inspection has been added at 15% of construction costs and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| New development will result in increased demands for water both from new residents and businesses. Creating new sources of water is necessary to accommodate new development. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Construction Cost Index to update the original 2020 project cost by 119.05%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the water system maintenance and development |
|----------------------------|--|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|--------------------|
| Design | | | | | | \$263,992 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$1,599,946 |
| Contingency | | | | | | \$159,992 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$2,023,930 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | WT-003 |
| Project Title | Meter Replacements |
| Infrastructure | Water Treatment, Storage, And Distribution System |
| Submitting Department | Utilities Department |

| |
|--|
| Project Description |
| Replace 10% of the radio read meters annually over a ten-year period. The existing meters are approaching (or have reached) their 15-20-year expected life expectancy due to battery life. Meters also lose their accuracy over time and, as a result, would lose water revenues. Project administration consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| N/A |

| |
|---------------------|
| 2025 Update: |
| N/A |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the water system maintenance and development |
|----------------------------|--|

| | |
|---|-------|
| Allocation to General Plan Development | 0.00% |
|---|-------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$73,739 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$446,900 |
| Contingency | | | | | | \$44,692 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$565,331 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | WT-004 |
| Project Title | SCADA HMI Server Replacement |
| Infrastructure | Water Treatment, Storage, And Distribution System |
| Submitting Department | Utilities Department |

| |
|--|
| Project Description |
| Replace the damaged hardware and redundant WIN-911 alarm system for the two servers. The rack mounted ATC and 3-phase surge protection will be helpful in preventing damage and will allow for more routine maintenance and repair. Project administration consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| New development will utilize the SCADA HMI Server and thus must pay their fair share toward the system. |

| |
|--|
| 2025 Update: |
| RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the water system maintenance and development |
|----------------------------|--|

| | |
|---|-------|
| Allocation to General Plan Development | 6.94% |
|---|-------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|-----------------|
| Design | | | | | | \$6,808 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$41,292 |
| Contingency | | | | | | \$4,129 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$52,229 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | WT-005 |
| Project Title | Basin Engineering Study |
| Infrastructure | Water Treatment, Storage, And Distribution System |
| Submitting Department | Utilities Department |

| |
|--|
| Project Description |
| Conduct basic engineering studies to determine the remaining lifespan of the water operations flocculation, sedimentation, re-carbonation and forebay basins, as well as future improvements and treatment techniques available. |

| |
|---|
| Justification/Consequences of Avoidance: |
| Increased demands on the water system will require a reassessment and update, which a Basin Engineering Study will address. |

| |
|--|
| 2025 Update: |
| RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the water system maintenance and development |
|----------------------------|--|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|-----------------|
| Design | | | | | | \$61,450 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | |
| Contingency | | | | | | |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$61,450 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | WT-006 |
| Project Title | Well #12 |
| Infrastructure | Water Treatment, Storage, And Distribution System |
| Submitting Department | Utilities Department |

| |
|--|
| Project Description |
| The project consists of testing and installing a deep turbine groundwater well with a variable drive control system, SCADA Communication, and direct connection to the collection system. The project also includes a fenced enclosure, pump house and VFD house. Project administration consisting of engineering, project management, staking, surveying, soils, materials testing and inspection has been added at 15% of construction costs and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| New development will result in increased demands for water both from new residents and businesses. Creating new sources of water is necessary to accommodate new development. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Construction Cost Index to update the original 2020 project cost by 119.05%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the water system maintenance and development |
|----------------------------|--|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|--------------------|
| Design | | | | | | \$279,518 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$1,694,055 |
| Contingency | | | | | | \$169,406 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$2,142,979 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | WT-007 |
| Project Title | Treatment Basin Upgrades |
| Infrastructure | Water Treatment, Storage, And Distribution System |
| Submitting Department | Utilities Department |

| |
|---|
| Project Description |
| Replace and upgrade the treatment processing equipment for the flocculation, sedimentation, re-carbonation, and forebay basins. Project administration consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection has been added at 15% of construction costs and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| The effort is necessary to maximize the full capacity of the reservoirs for future demands. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Construction Cost Index to update the original 2020 project cost by 119.05%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the water system maintenance and development |
|----------------------------|--|

| | |
|---|-------|
| Allocation to General Plan Development | 6.94% |
|---|-------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|--------------------|
| Design | | | | | | \$155,289 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$941,148 |
| Contingency | | | | | | \$94,113 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$1,190,550 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | WT-008 |
| Project Title | Filter Body Feed System Upgrade |
| Infrastructure | Water Treatment, Storage, And Distribution System |
| Submitting Department | Utilities Department |

| |
|--|
| Project Description |
| Upgrade the water system, air and pressure-driven body feed system, and consistent peristaltic M3 dosage pumps for filter operation. Project administration consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection has been added at 15% of construction costs and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| The new development will utilize the water system, putting more demand on the system, which will require more system efficiency and thus new development must pay their fair share toward the water system. |

| |
|--|
| 2025 Update: |
| RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the water system maintenance and development |
|----------------------------|--|

| | |
|---|-------|
| Allocation to General Plan Development | 6.94% |
|---|-------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|-----------------|
| Design | | | | | | \$7,214 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$43,718 |
| Contingency | | | | | | \$4,369 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$55,301 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | WT-009 |
| Project Title | Fricke Springs Vehicle Bridge |
| Infrastructure | Water Treatment, Storage, And Distribution System |
| Submitting Department | Utilities Department |

| |
|---|
| Project Description |
| The project consists of the final phase of construction efforts of a maintenance vehicle bridge at Frick Springs. The City requires unlimited access to Frick Springs and currently has to depend upon such over contiguous private property. Project administration consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection has been added at 15% of construction costs and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| N/A |

| |
|---------------------|
| 2025 Update: |
| N/A |

| | |
|----------------------------|--|
| Reference Document: | |
|----------------------------|--|

| | |
|---|-------|
| Allocation to General Plan Development | 0.00% |
|---|-------|

| Project Costs | 2025 | 2026 | 2027 | 2027 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$49,693 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$301,157 |
| Contingency | | | | | | \$30,120 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$380,970 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | WT-010 |
| Project Title | Reservoir Tank re-coating |
| Infrastructure | Water Treatment, Storage, And Distribution System |
| Submitting Department | Utilities Department |

| |
|--|
| Project Description |
| Maintain the existing capability of the existing reservoirs by re-applying a coat of epoxy to the inner and outer walls of the steel reservoir tanks (Avalon, "O" Street and Miguelito) and the two clearwells. The effort is completely a maintenance of existing assets effort. Project administration consisting of engineering, project management, staking, surveying, soils, materials testing and inspection has been added at 15% of construction costs and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| N/A |

| |
|---------------------|
| 2025 Update: |
| N/A |

| | |
|----------------------------|--|
| Reference Document: | |
|----------------------------|--|

| | |
|---|-------|
| Allocation to General Plan Development | 0.00% |
|---|-------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$26,274 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$159,238 |
| Contingency | | | | | | \$15,927 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$201,439 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | WT-011 |
| Project Title | Water Master Plan |
| Infrastructure | Water Treatment, Storage, And Distribution System |
| Submitting Department | Utilities Department |

| |
|---|
| Project Description |
| Undertake an update to the Water Generation, Storage, and Transmission/Distribution System Master Plan update for the general area of the City. |

| |
|---|
| Justification/Consequences of Avoidance: |
| Increased demands on the water system will require a reassessment and update, which a circulation master plan will address. |

| |
|--|
| 2025 Update: |
| RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the water system maintenance and development |
|----------------------------|--|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|-----------------|
| Design | | | | | | \$92,170 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | |
| Contingency | | | | | | |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$92,170 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | WT-012 |
| Project Title | Remaining Water System Debt Service |
| Infrastructure | Water Treatment, Storage, And Distribution System |
| Submitting Department | Utilities Department |

| |
|--|
| Project Description |
| This project represents payment of the remaining debt incurred in order to create additional treatment and storage capacity. |

| |
|--|
| Justification/Consequences of Avoidance: |
| Future development is responsible for roughly 38% of the total remaining debt. |

| |
|---------------------|
| 2025 Update: |
| |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the water system maintenance and development |
|----------------------------|--|

| | |
|---|--------|
| Allocation to General Plan Development | 31.16% |
|---|--------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|--------------------|
| Design | | | | | | |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | |
| Contingency | | | | | | |
| Equipment/Other | | | | | | \$6,270,000 |
| Total Estimated Cost | | | | | | \$6,270,000 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | WT-013 |
| Project Title | Reservoir Capacity Expansion (5.5 MG) |
| Infrastructure | Water Treatment, Storage, And Distribution System |
| Submitting Department | Utilities Department |

| |
|---|
| Project Description |
| The City desires to increase its water storage capacity by 5.5 million gallons for existing and future users. Existing development would need to contribute an additional 4.285 MG in water storage capacity to meet the goal of the additional 5.5 MG in needed water storage capacity. Project administration consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|--|
| Justification/Consequences of Avoidance: |
| Future water users would account for 1.215 MG to continue to meet the water storage need of new development (1.28 MG). |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Building Cost Index to update the original 2020 project cost by 134.29%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the water system maintenance and development |
|----------------------------|--|

| | |
|---|--------|
| Allocation to General Plan Development | 22.10% |
|---|--------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|---------------------|
| Design | | | | | | \$2,167,685 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$13,137,488 |
| Contingency | | | | | | \$1,313,747 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$16,618,920 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | WT-014 |
| Project Title | Water System Maintenance Vehicles |
| Infrastructure | Water Treatment, Storage, And Distribution System |
| Submitting Department | Utilities Department |

| |
|---|
| Project Description |
| Acquire adequate vehicles necessary to meet the maintenance demands of new water system Infrastructure constructed only to accommodate the water demands created by new private development. The list includes a utility pick-up truck, a water production service truck, one well and pump emergency generator (well and pump rated) vehicle and a portion of a valve maintenance utility truck. |

| |
|--|
| Justification/Consequences of Avoidance: |
| Additional vehicles will be necessary to meet the maintenance demands of the new water system Infrastructure constructed only to accommodate the water demands created by new private development. |

| |
|--|
| 2025 Update: |
| RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the water system maintenance and development |
|----------------------------|--|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | |
| Contingency | | | | | | |
| Equipment/Other | | | | | | \$307,250 |
| Total Estimated Cost | | | | | | \$307,250 |

City of Lompoc
Wastewater Collection, and
Treatment System

City of Lompoc, California

Master Facilities Plan - All Plan Areas Wastewater Collection and Treatment System April, 2025

| | | FY 2025 | FY 2026 | FY2027 | FY 2028 | GP Build-Out | Project Build Out Total |
|--------|--|---------|---------|--------|---------|--------------|----------------------------|
| WW-001 | Sewer Line Replacement/Upsizing | | | | | \$15,000,870 | \$ 15,000,870 |
| WW-002 | Influent Gate Replacement | | | | | \$83,340 | \$ 83,340 |
| WW-003 | Effluent Line Rebuild | | | | | \$357,160 | \$ 357,160 |
| WW-004 | Upgrade Flow Meters, In-fill and Seep Technology | | | | | \$258,090 | \$ 258,090 |
| WW-005 | Influent Screens Replacement | | | | | \$467,010 | \$ 467,010 |
| WW-006 | Caltrol Motorized Slide Gates | | | | | \$53,460 | \$ 53,460 |
| WW-007 | Drying Bed Paving | | | | | \$339,310 | \$ 339,310 |
| WW-008 | Replace Perimeter Fence Sections | | | | | \$122,900 | \$ 122,900 |
| WW-009 | Rehabilitate Secondary Clarifiers | | | | | \$921,740 | \$ 921,740 |
| WW-010 | Laboratory Upgrades | | | | | \$307,250 | \$ 307,250 |
| WW-011 | Remaining Wastewater System Debt Service | | | | | \$38,508,139 | \$ 38,508,139 |
| WW-012 | Wastewater System Maintenance Vehicles | | | | | \$1,209,320 | \$ 1,209,320 |
| WW-013 | Wastewater Collection System Master Plan | | | | | \$153,620 | \$ 153,620 |
| Total | | | | | | | \$ 57,782,209 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|--|
| Project Number | WW-001 |
| Project Title | Sewer Line Replacement/Upsizing |
| Infrastructure | Wastewater Collection And Treatment System |
| Submitting Department | Utilities Department |

Project Description
 Approximately 11.8 miles of the oldest sewer lines (circa 1916) have reached their maximum value and are in need of replacement or considerable repair. Some of the replacements will be upsized to accommodate additional development in the area or uphill of these collection pipes. Project administration consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs.

Justification/Consequences of Avoidance:
 Some of the replacement sewer lines will be upsized to accommodate additional development in the area or uphill of these collection pipes.

2025 Update:
 RCS has used the Engineering News-Record Construction Cost Index to update the original 2020 project cost by 119.05%.

Reference Document: Staff-generated projects/cost estimates in support of the wastewater collection system maintenance and development

Allocation to General Plan Development 50.00%

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|---------------------|
| Design | | | | | | \$1,956,637 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$11,858,390 |
| Contingency | | | | | | \$1,185,843 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$15,000,870 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|--|
| Project Number | WW-002 |
| Project Title | Influent Gate Replacement |
| Infrastructure | Wastewater Collection And Treatment System |
| Submitting Department | Utilities Department |

| |
|---|
| Project Description |
| Remove and replace the influent gate drive system. The gate is corroded and leaks when closed. Project administration consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| N/A |

| |
|---------------------|
| 2025 Update: |
| N/A |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the wastewater collection system maintenance and development |
|----------------------------|--|

| | |
|---|-------|
| Allocation to General Plan Development | 0.00% |
|---|-------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|-----------------|
| Design | | | | | | \$10,870 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$65,880 |
| Contingency | | | | | | \$6,590 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$83,340 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|--|
| Project Number | WW-003 |
| Project Title | Effluent Line Rebuild |
| Infrastructure | Wastewater Collection And Treatment System |
| Submitting Department | Utilities Department |

| |
|--|
| Project Description |
| Remove and replace the treatment plant effluent line. Project administration consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| N/A |

| |
|---------------------|
| 2025 Update: |
| N/A |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the wastewater collection system maintenance and development |
|----------------------------|--|

| | |
|---|-------|
| Allocation to General Plan Development | 0.00% |
|---|-------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$46,587 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$282,340 |
| Contingency | | | | | | \$28,233 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$357,160 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|--|
| Project Number | WW-004 |
| Project Title | Upgrade Flow Meters, In-fill, and Seep Technology |
| Infrastructure | Wastewater Collection And Treatment System |
| Submitting Department | Utilities Department |

| |
|---|
| Project Description |
| Replace the Doppler flow meter with a Tiger magnetic meter. The project includes all support piping, equipment, a vault, and a maintenance area. Project administration consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| New development will utilize the wastewater system and, therefore, should pay their share of upgrading the flow meters. |

| |
|--|
| 2025 Update: |
| RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the wastewater collection system maintenance and development |
|----------------------------|--|

| | |
|---|--------|
| Allocation to General Plan Development | 50.00% |
|---|--------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$33,662 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$204,026 |
| Contingency | | | | | | \$20,401 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$258,089 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|--|
| Project Number | WW-005 |
| Project Title | Influent Screens Replacement |
| Infrastructure | Wastewater Collection And Treatment System |
| Submitting Department | Utilities Department |

| |
|--|
| Project Description |
| Remove and replace the existing influent screens. Newer screen designs are much more efficient and required due to future new sewer demands. Project administration consisting of engineering, project management, staking, surveying, soils, materials testing and inspection has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| N/A |

| |
|---------------------|
| 2025 Update: |
| N/A |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the wastewater collection system maintenance and development |
|----------------------------|--|

| | |
|---|-------|
| Allocation to General Plan Development | 0.00% |
|---|-------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$60,914 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$369,178 |
| Contingency | | | | | | \$36,918 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$467,010 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|--|
| Project Number | WW-006 |
| Project Title | Caltrol Motorized Slide Gates |
| Infrastructure | Wastewater Collection And Treatment System |
| Submitting Department | Utilities Department |

| |
|---|
| Project Description |
| Install a motorized slide gate in the grit area, including the two UV isolation areas. Project administration consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| N/A |

| |
|---------------------|
| 2025 Update: |
| N/A |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the wastewater collection system maintenance and development |
|----------------------------|--|

| | |
|---|-------|
| Allocation to General Plan Development | 0.00% |
|---|-------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|-----------------|
| Design | | | | | | \$6,974 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$42,264 |
| Contingency | | | | | | \$4,221 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$53,460 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|--|
| Project Number | WW-007 |
| Project Title | Drying Bed Paving |
| Infrastructure | Wastewater Collection And Treatment System |
| Submitting Department | Utilities Department |

| |
|---|
| Project Description |
| Pave the area around the drying bed (Bench). The area is not currently paved and becomes almost impassable after a rain event. Project administration consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|--|
| Justification/Consequences of Avoidance: |
| New development will utilize the wastewater system and, therefore, should pay their share for paving the area around the drying bench. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Construction Cost Index to update the original 2020 project cost by 119.05%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the wastewater collection system maintenance and development |
|----------------------------|--|

| | |
|---|-------|
| Allocation to General Plan Development | 5.78% |
|---|-------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$44,259 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$268,228 |
| Contingency | | | | | | \$26,823 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$339,310 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|--|
| Project Number | WW-008 |
| Project Title | Replace Perimeter Fence Sections |
| Infrastructure | Wastewater Collection And Treatment System |
| Submitting Department | Utilities Department |

| |
|--|
| Project Description |
| Remove and replace the deteriorating chain link fence around the treatment plant. Project administration consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs. |

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|---|
| Justification/Consequences of Avoidance: |
| N/A |

| |
|---------------------|
| 2025 Update: |
| N/A |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the wastewater collection system maintenance and development |
|----------------------------|--|

| | |
|---|-------|
| Allocation to General Plan Development | 0.00% |
|---|-------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$16,032 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$97,152 |
| Contingency | | | | | | \$9,715 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$122,900 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|--|
| Project Number | WW-009 |
| Project Title | Rehabilitate Secondary Clarifiers |
| Infrastructure | Wastewater Collection And Treatment System |
| Submitting Department | Utilities Department |

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|---|
| Project Description |
| Remove and rebuild the aging suction arms and replace the center column seals. Remove the rust and recoat/repaint the steel parts. The improvements include replacing the brushes and installing overhead ladders and new "D" rings for safety harness hook-ups. Project administration, consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection, has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs. |

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|---|
| Justification/Consequences of Avoidance: |
| N/A |

| |
|---------------------|
| 2025 Update: |
| N/A |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the wastewater collection system maintenance and development |
|----------------------------|--|

| | |
|---|-------|
| Allocation to General Plan Development | 0.00% |
|---|-------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$120,226 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$728,648 |
| Contingency | | | | | | \$72,867 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$921,740 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|--|
| Project Number | WW-010 |
| Project Title | Laboratory Upgrades |
| Infrastructure | Wastewater Collection And Treatment System |
| Submitting Department | Utilities Department |

| |
|---|
| Project Description |
| Replace the laboratory flooring, benches, electrical wiring, water source, and drains. The project is a complete rehabilitation of the laboratory. Project administration consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|--|
| Justification/Consequences of Avoidance: |
| New development will utilize the wastewater system and, therefore, should pay their share for the laboratory upgrades. |

| |
|--|
| 2025 Update: |
| RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the wastewater collection system maintenance and development |
|----------------------------|--|

| | |
|---|--------|
| Allocation to General Plan Development | 25.00% |
|---|--------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$40,078 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$242,887 |
| Contingency | | | | | | \$24,285 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$307,250 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | WW-011 |
| Project Title | Remaining Wastewater System Debt Service |
| Infrastructure | Wastewater Collection And Treatment System |
| Submitting Department | Utilities Department |

| |
|---|
| Project Description |
| This project represents payment of the remaining debt incurred in order to create additional collection and wastewater treatment capacity. Future development is responsible for roughly 10% of the total remaining debt. |

| |
|--|
| Justification/Consequences of Avoidance: |
| The debt must be repaid and future development is responsible for roughly 10% of the total remaining debt. |

| |
|--|
| 2025 Update: |
| RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the wastewater collection system maintenance and development |
|----------------------------|--|

| | |
|---|--------|
| Allocation to General Plan Development | 10.20% |
|---|--------|

| Project Costs | 2025 | 2026 | 2027 | 2027 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|---------------------|
| Design | | | | | | |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | |
| Contingency | | | | | | |
| Equipment/Other | | | | | | \$38,508,139 |
| Total Estimated Cost | | | | | | \$38,508,139 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | WW-012 |
| Project Title | Wastewater System Maintenance Vehicles |
| Infrastructure | Wastewater Collection And Treatment System |
| Submitting Department | Utilities Department |

| |
|---|
| Project Description |
| Acquire adequate wastewater collection system maintenance vehicles required as a result of increased wastewater collection capacity necessary for accommodating the added wastewater flow capacity demands of private development. The list includes a one-ton flatbed truck, one sewer vactor, and one street sweeper. |

| |
|---|
| Justification/Consequences of Avoidance: |
| Additional vehicles will be necessary to meet the maintenance demands of new wastewater system Infrastructure constructed only to accommodate the water demands created by new private development. |

| |
|--|
| 2025 Update: |
| RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the wastewater collection system maintenance and development |
|----------------------------|--|

| | |
|---|--------|
| Allocation to General Plan Development | 75.00% |
|---|--------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|--------------------|
| Design | | | | | | |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | |
| Contingency | | | | | | |
| Equipment/Other | | | | | | \$1,209,320 |
| Total Estimated Cost | | | | | | \$1,209,320 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | WW-013 |
| Project Title | Wastewater Collection System Master Plan |
| Infrastructure | Wastewater Collection And Treatment System |
| Submitting Department | Utilities Department |

| |
|--|
| Project Description |
| Undertake an update to the Wastewater Collection System Master Plan. |

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|--|
| Justification/Consequences of Avoidance: |
| Increased demands on the wastewater system will require a reassessment and update, which a circulation master plan will address. |

| |
|--|
| 2025 Update: |
| RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|----------------------------|--|
| Reference Document: | Staff-generated projects/cost estimates in support of the wastewater collection system maintenance and development |
|----------------------------|--|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$153,620 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | |
| Contingency | | | | | | |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$153,620 |

City of Lompoc
Refuse Collection Vehicles/Barrels

City of Lompoc, California

Master Facilities Plan - All Plan Areas

Refuse Collection Vehicles/Barrels

April, 2025

| | | FY 2025 | FY 2026 | FY2027 | FY 2028 | GP Build-Out | Project Build Out Total |
|--------|--------------------------------------|---------|---------|--------|---------|--------------|----------------------------|
| RE-001 | Side Loader Refuse Collection Trucks | | | | | \$753,784 | \$ 753,784 |
| RE-002 | 65/95 Gallon Collection Barrels | | | | | \$280,157 | \$ 280,157 |
| RE-003 | 300/450 Gallon Collection Barrels | | | | | \$609,702 | \$ 609,702 |
| Total | | | | | | | \$ 1,643,643 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | RE-001 |
| Project Title | Side Loader Refuse Collection Trucks |
| Infrastructure | Refuse Collection Vehicles/Barrels |
| Submitting Department | Utilities Department |

| |
|---|
| Project Description |
| Acquire additional sideloader collection trucks (1.94 trucks @ @ \$411,715) required to accommodate the added demands resulting from new development. The anticipated new demand will generate 4,855 additional barrels/stops, and each truck can accommodate 2,500 barrels/stops per week. As an example, a records retention business will have a significantly different demand (lower) than a food preparation business. Each would be assessed an impact fee based upon their actual number of barrels and number of days per week of service calculation. |

| |
|--|
| Justification/Consequences of Avoidance: |
| This action is necessary in order to relieve the existing customers from having to pay for new rolling stock necessary to accommodate the refuse demands from development. |

| |
|--|
| 2025 Update: |
| RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|----------------------------|----------------------|
| Reference Document: | No specific document |
|----------------------------|----------------------|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | |
| Contingency | | | | | | |
| Equipment/Other | | | | | | \$753,784 |
| Total Estimated Cost | | | | | | \$753,784 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|--|
| Project Number | RE-002 |
| Project Title | 65/95 Gallon Collection Barrels |
| Infrastructure | Refuse Collection Vehicles/Barrels |
| Submitting Department | Utilities Department |

| |
|--|
| Project Description |
| Acquire 3,507 65/95 gallons collection barrels required to accommodate the added demands resulting from new development. These costs are based upon estimates of demand by business users when each such service application is reviewed individually. For example, a records retention business will have a significantly different demand (lower) than a food preparation business. Each would be assessed an impact fee based upon their actual number of barrels and number of days per week of service calculation. |

| |
|--|
| Justification/Consequences of Avoidance: |
| This action is necessary in order to relieve the existing customers from having to pay for the new barrels necessary to accommodate the refuse demands from development. |

| |
|--|
| 2025 Update: |
| RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|---------------------|----------------------|
| Reference Document: | No specific document |
|---------------------|----------------------|

| | |
|--|---------|
| Allocation to General Plan Development | 100.00% |
|--|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|----------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | |
| Contingency | | | | | | |
| Equipment/Other | | | | | | \$280,157 |
| Total Estimated Cost | | | | | | \$280,157 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|--|
| Project Number | RE-003 |
| Project Title | 300/450 Gallon Collection Barrels |
| Infrastructure | Refuse Collection Vehicles/Barrels |
| Submitting Department | Utilities Department |

| |
|---|
| Project Description |
| Acquire an estimated 1,064 - 300/450 gallons of collection barrels to accommodate the added demands resulting from new development. These costs are based upon estimates of demand by business users when each such service application is reviewed individually. For example, a records retention business will have a significantly different demand (lower) than a food preparation business. Each would be assessed an impact fee based upon their actual number of barrels and number of days per week of service calculation. |

| |
|--|
| Justification/Consequences of Avoidance: |
| This action is necessary in order to relieve the existing customers from having to pay for the new barrels necessary to accommodate the refuse demands from development. |

| |
|--|
| 2025 Update: |
| RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|---------------------|----------------------|
| Reference Document: | No specific document |
|---------------------|----------------------|

| | |
|--|---------|
| Allocation to General Plan Development | 100.00% |
|--|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|----------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | |
| Contingency | | | | | | |
| Equipment/Other | | | | | | \$609,702 |
| Total Estimated Cost | | | | | | \$609,702 |

City of Lompoc
General Facilities, Vehicles, and Equipment

City of Lompoc, California

Master Facilities Plan - All Plan Areas General Facilities, Vehicles, and Equipment April, 2025

| | | FY 2025 | FY 2026 | FY2027 | FY 2028 | GP Build-Out | Project Build Out Total |
|--------|---|---------|---------|--------|---------|--------------|----------------------------|
| GF-001 | City Hall Reconfiguration/Expansion | | | | | \$1,824,920 | \$ 1,824,920 |
| GF-002 | Expansion Of Administrative Pool Car Fleet | | | | | \$55,300 | \$ 55,300 |
| GF-003 | Electronic Specialty Equipment/Computer Hardware/Software | | | | | \$276,520 | \$ 276,520 |
| Total | | | | | | | \$ 2,156,740 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|--|
| Project Number | GF-001 |
| Project Title | City Hall Reconfiguration/Expansion |
| Infrastructure | Refuse Collection Vehicles/Barrels |
| Submitting Department | Utilities Department |

| |
|---|
| Project Description |
| As the City increases in size, (i.e. population, businesses, residences, Infrastructure, etc.) there will be a need for additional office space. This project represents the costs of reconfiguring the City Hall and the City Hall into additional general office space. |

| |
|---|
| Justification/Consequences of Avoidance: |
| As the City increases in size (i.e., population, businesses, residences, Infrastructure, etc.), there will be a need for additional office space. |

| |
|--|
| 2025 Update: |
| RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|----------------------------|----------------------|
| Reference Document: | No specific document |
|----------------------------|----------------------|

| | |
|---|--------|
| Allocation to General Plan Development | 80.00% |
|---|--------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|--------------------|
| Design | | | | | | \$238,037 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$1,442,617 |
| Contingency | | | | | | \$144,266 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$1,824,920 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | GF-002 |
| Project Title | Expansion Of Administrative Pool Car Fleet |
| Infrastructure | Refuse Collection Vehicles/Barrels |
| Submitting Department | Utilities Department |

| |
|--|
| Project Description |
| Expand the City Hall pool vehicle fleet by two miscellaneous vehicles. Vehicles could consist of standard sedan, multi-person passenger van and/or a small work truck/van. |

| |
|---|
| Justification/Consequences of Avoidance: |
| As new development increases, the need for additional City Hall pool vehicles will also increase. |

| |
|--|
| 2025 Update: |
| RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|----------------------------|----------------------|
| Reference Document: | No specific document |
|----------------------------|----------------------|

| | |
|---|--------|
| Allocation to General Plan Development | 80.00% |
|---|--------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|-----------------|
| Design | | | | | | |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | |
| Contingency | | | | | | |
| Equipment/Other | | | | | | \$55,300 |
| Total Estimated Cost | | | | | | \$55,300 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|--|
| Project Number | GF-003 |
| Project Title | Electronic Specialty Equipment/Computer Hardware/Software |
| Infrastructure | Refuse Collection Vehicles/Barrels |
| Submitting Department | Utilities Department |

| |
|---|
| Project Description |
| General expansion of the City's electronic inventory consisting of computer stations, software and other electronic items. One of the planned improvements includes enhanced mobile and internet access modules for land management, asset management, and GIS. |

| |
|--|
| Justification/Consequences of Avoidance: |
| As new development increases, the need for additional City Hall electronic equipment will also increase. |

| |
|--|
| 2025 Update: |
| RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|----------------------------|----------------------|
| Reference Document: | No specific document |
|----------------------------|----------------------|

| | |
|---|--------|
| Allocation to General Plan Development | 80.00% |
|---|--------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | |
| Contingency | | | | | | |
| Equipment/Other | | | | | | \$276,520 |
| Total Estimated Cost | | | | | | \$276,520 |

City of Lompoc
Library Collection Items/Dedicated
Public Use Computers

City of Lompoc
Library Collection Items/Dedicated
Public Use Computers



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|--|
| Project Number | LB-001 |
| Project Title | Library Collection Expansion |
| Infrastructure | Library Collection Items/Dedicated Public Computer Station |
| Submitting Department | Public Works - Facilities, Fleet & Park Maintenance |

| |
|--|
| Project Description |
| This project involves acquiring and processing almost 16,200 additional library collection items to increase the public library's collection and maintain pace with new residential home construction and occupancy. Collection items consist of books, books/movies on CDs, documents, and other long-term items. |

| |
|--|
| Justification/Consequences of Avoidance: |
| The City enjoys a standard of approximately 2.422 collection items per resident. The existing standard would decrease to 2.084 books per resident were the development impact fee not to be adopted. |

| |
|--|
| 2025 Update: |
| RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|----------------------------|---|
| Reference Document: | Quality of Life Infrastructure projects are limited to the maintenance of existing Q of L standards |
|----------------------------|---|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | |
| Contingency | | | | | | |
| Equipment/Other | | | | | | \$600,636 |
| Total Estimated Cost | | | | | | \$600,636 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|--|
| Project Number | LB-002 |
| Project Title | Library Dedicated Computer Stations |
| Infrastructure | Library Collection Items/Dedicated Public Computer Station |
| Submitting Department | Public Works - Facilities, Fleet & Park Maintenance |

| |
|--|
| Project Description |
| This project consists of acquiring nine additional dedicated public computers/stations in order to maintain pace with new residential home construction and occupancy. |

| |
|---|
| Justification/Consequences of Avoidance: |
| The City enjoys a standard of approximately 0.0012 public computers/stations per resident. The existing standard would decrease to 0.0010 public computers per resident were the impact fees not to be adopted. |

| |
|--|
| 2025 Update: |
| RCS has used the Consumer Pricing Index to update the original 2020 project cost by 122.90%. |

| | |
|----------------------------|---|
| Reference Document: | Quality of Life Infrastructure projects are limited to the maintenance of existing Q of L standards |
|----------------------------|---|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|-----------------|
| Design | | | | | | |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | |
| Contingency | | | | | | |
| Equipment/Other | | | | | | \$22,511 |
| Total Estimated Cost | | | | | | \$22,511 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|--|
| Project Number | LB-003 |
| Project Title | Use of Existing Library Fund Balance |
| Infrastructure | Library Collection Items/Dedicated Public Computer Station |
| Submitting Department | Public Works - Facilities, Fleet & Park Maintenance |

| |
|---|
| Project Description |
| The project consists of the draw-down of the existing Library and existing development impact fee fund balance. |

| |
|---|
| Justification/Consequences of Avoidance: |
| N/A |

| |
|---------------------|
| 2025 Update: |
| N/A |

| | |
|----------------------------|---|
| Reference Document: | Quality of Life Infrastructure projects are limited to the maintenance of existing Q of L standards |
|----------------------------|---|

| | |
|---|-------|
| Allocation to General Plan Development | 0.00% |
|---|-------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | |
| Contingency | | | | | | |
| Equipment/Other | | | | | | \$300,539 |
| Total Estimated Cost | | | | | | \$300,539 |

City of Lompoc
Public Use Facilities

City of Lompoc, California

Master Facilities Plan - All Plan Areas

Public Use Facilities

April, 2025

| | | FY 2025 | FY 2026 | FY2027 | FY 2028 | GP Build-Out | Project Build Out Total |
|--------|---|---------|---------|--------|---------|--------------|----------------------------|
| PF-001 | Public Use Facilities Space Expansion | | | | | \$7,444,148 | \$ 7,444,148 |
| PF-002 | Use Of Public Facilities DIF Fund Balance | | | | | \$125,383 | \$ 125,383 |
| Total | | | | | | | \$ 7,569,531 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | PF-001 |
| Project Title | Public Use Facilities Space Expansion |
| Infrastructure | Public Use Facilities |
| Submitting Department | Public Works - Facilities, Fleet & Park Maintenance |

| |
|---|
| Project Description |
| Acquire land for and construct approximately 12,876 square feet of community center-style facilities for a broad range of public uses. Public Use Facilities are those facilities constructed primarily for the public's use. Public Use facilities would include (but not be limited to) general community centers, gymnasiums, museums, teen or senior centers, child care facilities, libraries, and other such facilities. The facilities typically contain rooms for classes, meetings, and sports activities. They may also have a "serving kitchen" and banquet facilities. Project administration consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection has been added at 15% of construction costs, and 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| The City's current standard of 1.576 SF per resident would decrease to 1.314 SF per resident if the 12,876 SF is not constructed. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Building Cost Index to update the original 2020 project cost by 134.29%. |

| | |
|----------------------------|---|
| Reference Document: | Quality of Life Infrastructure projects are limited to the maintenance of existing Q of L standards |
|----------------------------|---|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|--------------------|
| Design | | | | | | \$928,645 |
| Land Acquisition/ROW | | | | | | \$324,536 |
| Construction | | | | | | \$5,628,152 |
| Contingency | | | | | | \$562,815 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$7,444,148 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | PF-002 |
| Project Title | Use Of Public Facilities DIF Fund Balance |
| Infrastructure | Public Use Facilities |
| Submitting Department | Public Works - Facilities, Fleet & Park Maintenance |

| |
|---|
| Project Description |
| Construct approximately 218 square feet of community center space available for a broad range of public uses from the existing community center DIF fund balance. See PF-001 for an explanation of the types of facilities that can be financed by this available fund balance. It is likely that the City would need to increase this fund balance in order to make a meaningful addition to the City's inventory of Public use facilities. Project administration consisting of engineering, project management, staking, surveying, soils, materials testing, and inspection has been added at 15% of construction costs, and a 10% contingency cost has been added to the combined project administration and construction costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| N/A |

| |
|---------------------|
| 2025 Update: |
| N/A |

| | |
|----------------------------|---|
| Reference Document: | Quality of Life Infrastructure projects are limited to the maintenance of existing Q of L standards |
|----------------------------|---|

| | |
|---|-------|
| Allocation to General Plan Development | 0.00% |
|---|-------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$16,354 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$99,117 |
| Contingency | | | | | | \$9,912 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$125,383 |

City of Lompoc
Aquatic Facilities

City of Lompoc, California

Master Facilities Plan - All Plan Areas

Aquatic Facilities

April, 2025

| | | FY 2025 | FY 2026 | FY2027 | FY 2028 | GP Build-Out | Project Build Out Total |
|--------|--|---------|---------|--------|---------|--------------|----------------------------|
| AQ-001 | Aquatics Facilities - Pool Expansion | | | | | \$848,595 | \$ 848,595 |
| AQ-002 | Aquatics Facilities- Pool Support Facilities | | | | | \$125,383 | \$ 125,383 |
| Total | | | | | | | \$ 973,978 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | AQ-001 |
| Project Title | Aquatics Facilities - Pool Expansion |
| Infrastructure | Aquatics Facilities |
| Submitting Department | Public Works - Facilities, Fleet & Park Maintenance |

| |
|--|
| Project Description |
| The City enjoys a standard of 0.3774 square feet of pool surface per resident. To maintain the existing standard, the City would need to construct 3,091 additional square feet of pool surface. Contingency is included at 10% of the estimated construction cost. Project administration consisting of engineering, construction management and contract administration is included at 15% of the combined construction and contingency costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| Without the adoption of the proposed Aquatic Facilities development impact fee schedule, the standard would drop to 0.3152. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Building Cost Index to update the original 2020 project cost by 134.29%. |

| | |
|----------------------------|---|
| Reference Document: | Quality of Life Infrastructure projects are limited to the maintenance of existing Q of L standards |
|----------------------------|---|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | \$110,687 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$670,826 |
| Contingency | | | | | | \$67,082 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$848,595 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | AQ-002 |
| Project Title | Aquatics Facilities- Pool Support Facilities |
| Infrastructure | Aquatics Facilities |
| Submitting Department | Public Works - Facilities, Fleet & Park Maintenance |

| |
|--|
| Project Description |
| The City enjoys a standard of 0.1.0312 square feet of pool support facilities per resident. To maintain the existing standard, the City would need to construct 8,436 additional square feet of aquatic facilities structure and equipment. Contingency is included at 10% of the estimated construction cost. Project administration, which consists of engineering, construction management, and contract administration, is included in 15% of the combined construction and contingency costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| Without the adoption of the proposed Aquatic Facilities development impact fee schedule, the standard would drop to 0.861 square feet of support facilities per resident. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Building Cost Index to update the original 2020 project cost by 134.29%. |

| | |
|----------------------------|---|
| Reference Document: | Quality of Life Infrastructure projects are limited to the maintenance of existing Q of L standards |
|----------------------------|---|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|--------------------|
| Design | | | | | | \$483,754 |
| Land Acquisition/ROW | | | | | | |
| Construction | | | | | | \$2,931,846 |
| Contingency | | | | | | \$293,185 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$3,708,785 |

City of Lompoc
Park Land and Open Space Acquisition
And Park Improvements

City of Lompoc, California

Master Facilities Plan - All Plan Areas

Park Land and Open Space Acquisition and Park Improvements

April, 2025

| | | FY 2025 | FY 2026 | FY2027 | FY 2028 | GP Build-Out | Project Build Out Total |
|--------|--|---------|---------|--------|---------|--------------|----------------------------|
| PK-001 | Park Land Acquisition And Development | | | | | \$484,595 | \$ 484,595 |
| PK-002 | Park Land Acquisition And Development - Fund Balance | | | | | \$3,708,785 | \$ 3,708,785 |
| PK-003 | Open Space Land Acquisition | | | | | \$31,444,087 | \$ 31,444,087 |
| | Total | | | | | | \$ 35,637,467 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|--|
| Project Number | PK-001 |
| Project Title | Park Land Acquisition And Development |
| Infrastructure | Park And Open Space Land Acquisition And Park Improvements |
| Submitting Department | Public Works - Facilities, Fleet & Park Maintenance |

| |
|--|
| Project Description |
| Acquire land for and develop approximately 24.14 acres of a combination of community/sports park acres designed to meet the community's youth/adult needs for both passive/programmed sports/activity uses. Improvements would include grading, irrigation, turf, sports Infrastructure, playground climbing apparatus, drinking fountains, restrooms, group picnicking facilities, BBQs, benches, metered walking and bike paths, and passive open green space. Contingency costs are included at 10% of the estimated construction cost. Administration, engineering, and construction management are included at 15% of the combined construction/contingency cost. |

| |
|---|
| Justification/Consequences of Avoidance: |
| The current standard of 3.612 acres per 1,000 residents will decrease to 3.107 acres per 1,000 residents if the fee is not adopted, collected, and spent on parkland acquisition and development. |

| |
|---|
| 2025 Update: |
| RCS has used the Engineering News-Record Building Cost Index to update the original 2020 project cost by 134.29%. |

| | |
|----------------------------|---|
| Reference Document: | Quality of Life Infrastructure projects are limited to the maintenance of existing Q of L standards |
|----------------------------|---|

| | |
|---|---------|
| Allocation to General Plan Development | 100.00% |
|---|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|---------------------|
| Design | | | | | | \$2,492,050 |
| Land Acquisition/ROW | | | | | | \$12,338,376 |
| Construction | | | | | | \$15,103,328 |
| Contingency | | | | | | \$1,510,333 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$31,444,087 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|---|
| Project Number | PK-002 |
| Project Title | Park Land Acquisition And Development - Fund Balance |
| Infrastructure | Park And Open Space Land Acquisition And Park Improvements |
| Submitting Department | Public Works - Facilities, Fleet & Park Maintenance |

| |
|---|
| Project Description |
| Use existing impact fund balances, acquire 0.98 acres of parkland and develop it with a combination of community/sports park acres designed to meet the community's youth/adult needs for both passive/programmed sports/activity uses. Improvements would include grading, irrigation, turf, sports Infrastructure, playground climbing apparatus, drinking fountains, restrooms, group picnicking facilities, BBQs, benches, metered walking and bike paths and passive open green space. Contingency costs are included at 10% of the estimated construction cost. Administration, engineering and construction management are included at 15% of the combined construction/contingency costs. |

| |
|---|
| Justification/Consequences of Avoidance: |
| N/A |

| |
|---------------------|
| 2025 Update: |
| N/A |

| | |
|----------------------------|---|
| Reference Document: | Quality of Life Infrastructure projects are limited to the maintenance of existing Q of L standards |
|----------------------------|---|

| | |
|---|-------|
| Allocation to General Plan Development | 0.00% |
|---|-------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|-----------------------------|------|------|------|------|-----------|--------------------|
| Design | | | | | | \$142,158 |
| Land Acquisition/ROW | | | | | | \$680,186 |
| Construction | | | | | | \$861,563 |
| Contingency | | | | | | \$86,156 |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$1,770,063 |



**City of Lompoc
Master Facilities Plan – Project Detail
November 2025**

| | |
|-----------------------|--|
| Project Number | PK-003 |
| Project Title | Open Space Land Acquisition |
| Infrastructure | Park And Open Space Land Acquisition And Park Improvements |
| Submitting Department | Public Works - Facilities, Fleet & Park Maintenance |

| |
|--|
| Project Description |
| The project consists of acquiring low-cost open space acres in order to maintain the City's existing standard of 10.24 acres of open space per 1,000 residents. Residents often mistake undeveloped privately held/owned parcels to be "open space" when they are merely developments that have yet occurred and are surprised when they are developed. The City's current standard indicates the City's commitment to acquiring open space merely for the fact of preserving it from development. The City's Open Space Land Acquisition development impact fee schedule would allow the City to acquire nearly ten acres of land (at roughly \$1.50 per square foot) desired for open space. Adoption of the proposed fee would allow the City to acquire 68.08 acres of open space. |

| |
|--|
| Justification/Consequences of Avoidance: |
| The City would need to obtain 10.24 acres of open space per 1,000 residents to maintain its current open space standard. |

| |
|---|
| 2025 Update: |
| RCS has carried over the land cost from the previous 2020 report. |

| | |
|---------------------|---|
| Reference Document: | Quality of Life Infrastructure projects are limited to the maintenance of existing Q of L standards |
|---------------------|---|

| | |
|--|---------|
| Allocation to General Plan Development | 100.00% |
|--|---------|

| Project Costs | 2025 | 2026 | 2027 | 2028 | Build-Out | TOTAL |
|----------------------|------|------|------|------|-----------|------------------|
| Design | | | | | | |
| Land Acquisition/ROW | | | | | | \$332,734 |
| Construction | | | | | | |
| Contingency | | | | | | |
| Equipment/Other | | | | | | |
| Total Estimated Cost | | | | | | \$332,734 |

End of
Master Facilities Plan