



Vehicle Maintenance and Transit Operations Center Property Purchase



Brief History of Action taken:

- June 4, 2013 – Use of Proposition 1B funds to develop new facility.
- October 15, 2013 – Approved purchase agreement with Union Band for the former Weyrick Lumber Yard at 320 North “D” Street
- April 2014 – Contract with IBI Group for needs analysis and programming phase of work.
- March 2015 – Presented results of Relocation Analysis and received direction from Council that the combined Transit Operations and Fleet Maintenance Facility was the preferred option (Site Study 3)

CITY OF LOMPOC CORPORATION



1300 W. LAUREL AVE

EXISTING SITE CONSTRAINTS

PARKING LIMITATIONS



PARTIALLY OBSTRUCTED DRIVE ISLES



OVERCROWDED SERVICE BAYS

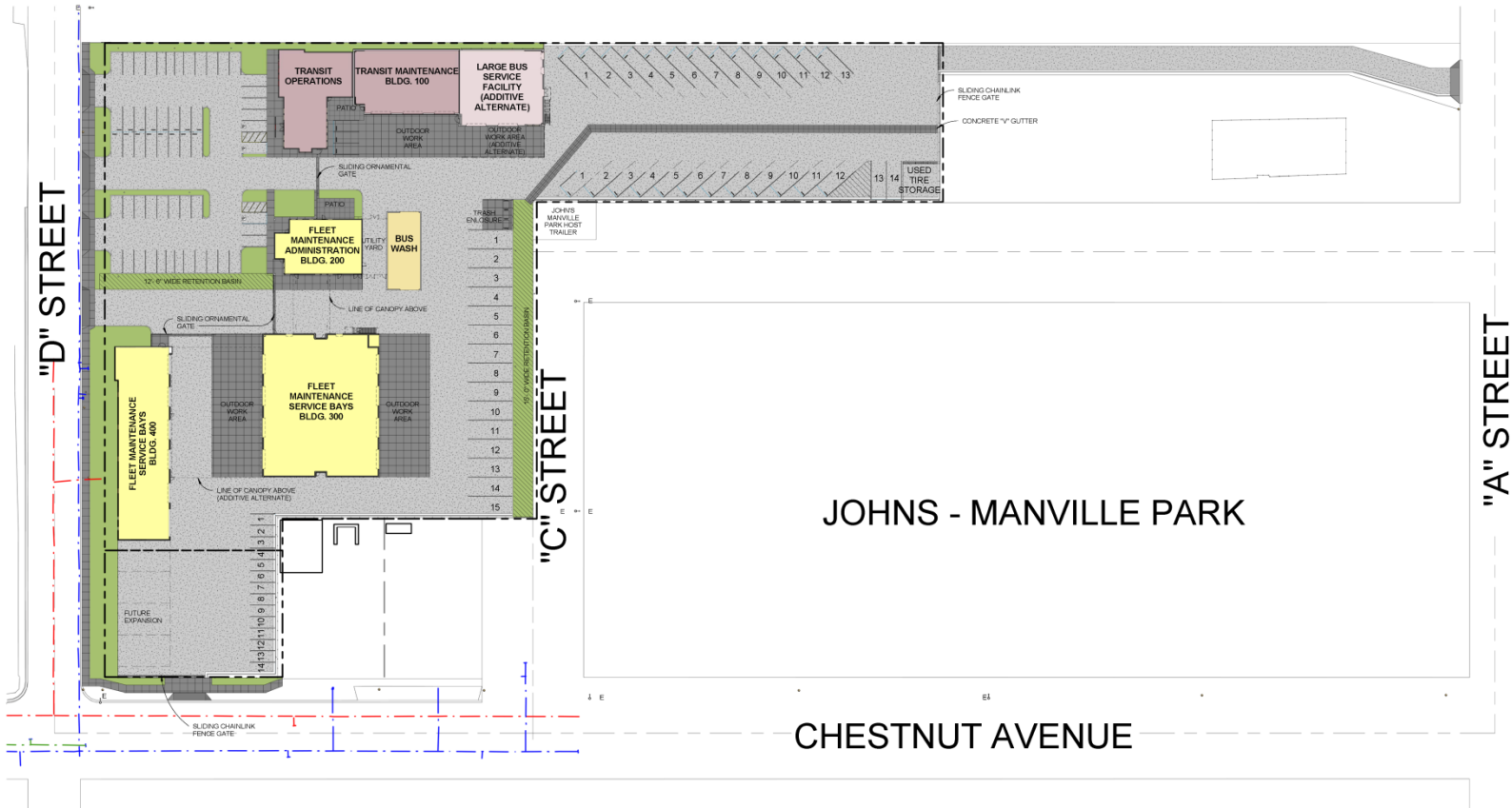


VEHICLES OFTEN STACKED 3 DEEP BLOCKING DRIVE ISLES AND OTHER DIVISION OPERATIONS



SERVICE BAYS THAT ARE SMALLER THAN NEEDED TO SERVICE MANY VEHICLES INSIDE.





LEGEND

- (N) LIGHTING FIXTURE
- (E) LIGHTING FIXTURE
- ◇ (E) FIRE HYDRANT
- ①②③ PARCEL NUMBER
- ▨ RETENTION BASIN
- ▩ EASEMENT
- ▧ ASPHALT PAVING
- ▣ OFFICE USE INDICATED ON SHEET A2
- SEWER
- WATER
- GAS
- PARCEL LINE
- PROPERTY LINE
- (E) UTILITY POLE
- COMPACT PARKING SPACES
- ▤ CONCRETE PAVING



Conceptual Site Plan
Fleet Maintenance / Transit Operations

City of Lompoc

14112
11-02-15

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Location Map



ITEMS TO CONSIDER BEFORE MAKING A DECISION:

- The preferred Site Plan #3 requires additional land acquisition. Staff has negotiated in good faith with the property owner to reach a willing buyer/willing seller agreement.
- The preferred Site Plan #3 meets the projected Transit and Fleet needs for the next 20 plus years and provides room for expansion if needed to meet the projected needs for the next 50 years.
- New facility will create enhanced security opportunities at both facilities.
- Keeping Transit Maintenance & Fleet Maintenance together at one facility creates the most efficient operation as mechanics, tools, and bays can all be shared.