

The City receives many requests from citizens to make repairs to sidewalks. This brochure provides general information to the public on this subject.

What is the sidewalk, parkway, and curb and gutter?

The sidewalk, parkway, and curb & gutter are typically made of concrete and located next to the street on the front and/or side portion of a property. The curb and gutter are located at the edge of the street pavement. The sidewalk is either separated from the curb by a parkway strip (parkway sidewalk), or is located adjacent to the curb (curbside sidewalk). Parkway strips are sometimes landscaped or filled in with concrete or other materials.

Who is responsible for maintenance?

The property owner is responsible for properly maintaining this area (see Streets and Highway Code Division 7, Part 3, Chapter 22). This responsibility includes maintenance of damaged or displaced concrete and abatement of weeds or debris. While the City may be liable for injuries to pedestrians that are determined to have resulted from a dangerous condition of a public sidewalk, property owners should be aware that they **may also** be found liable if it is determined that their negligence caused someone to be harmed.

When should property owners consider doing sidewalk replacement?

Replacement of the sidewalk, curb and gutter concrete should be considered when one or more of the following exists:

- When there is a vertical difference in height between sections of the sidewalk or concrete parkway strip of 3/4" or more. When the vertical difference in height is greater than 1/4" but less than 3/4" grinding may be appropriate to remove trip hazards.
- If the concrete has broken apart.
- In any instance where the owner has reason to know that the condition presents a danger

to users, or the owner has observed someone trip because of damage to the surface.

In addition to damaged sections of sidewalk, curb and gutter replacement is typically required when sidewalks and driveways are replaced, unless the sidewalk is separated from the curb by a parkway. Patching should be completed when horizontal openings greater than 1/2" exist.

What are the options available for completing the work?

The City recommends construction of curbs, gutters, and sidewalks in City right of way is performed by a properly licensed and insured contractor. An encroachment permit is required for work in the public right of way. Call the City Engineering Division (805) 875-8269 or the City web site on the [Engineering Division](#) page for permit requirements.

Are there inspections and standards for concrete repair work?

Yes, all work and materials must be in conformance with the City of Lompoc Standard Requirements for the Design and Construction of Subdivisions and Special Developments.

Before placing any concrete, you must have any tree root removal approved, and the saw cut, forms, and base inspected. After approval, a City-approved concrete mix must be used. The surface finish must be a light broom finish with score marks. After the work is completed, you must call for a final inspection.

An encroachment permit is required for all concrete work in the public right-of-way. Standards for construction are available on the City's web site on the [Engineering Division](#) page. For information on obtaining a permit call (805) 875-8269.

Is the property owner responsible for repairs if the concrete damage is caused by a tree?

The City encourages street trees in front of residences. The City shall maintain all City Trees. The property owner is responsible for the maintenance of trees on private property and any trees in the right-of-way not planted by the City. The City will repair the sidewalk when the concrete has been damaged by a City tree, as funding is available. Concrete damaged by trees other than City trees is the responsibility of the property owner (LMC 12.32.070). Maintenance, trimming and replacement of trees is governed by Lompoc Municipal Code Chapter 12.32.

What measures should be taken to minimize concrete displacement by tree roots?

Certain species of trees may raise concrete if preventative maintenance is not performed. To reduce the chance of future concrete displacement, trees can be root-pruned. Care must be taken when root pruning to avoid damaging underground utilities or destabilizing or harming the tree. This work must be completed by a licensed arborist. Also, deep-watering the tree, that is, applying a slow trickle of water over a 24-hour period, encourages deeper root growth which reduces the chance of sidewalk damage.

If a problem is reported to the City, how long does it take for a repair?

When a report is made to the City, it is directed to the appropriate City Department or Division for review. Subject to the availability of resources and personnel, the City will attempt to review the site within a week of receiving the report. If a temporary repair, such as grinding or ramping the area can be made, the City will generally attempt to complete that work within two weeks. Severe damage caused by a City tree, which cannot be repaired adequately, will be reconstructed as soon as resources and available personnel allow.

Areas of less severe damage are completed as the next priority, working around the City in a systematic fashion addressing the most severe hazards first. That can mean the sidewalk will not be replaced for several years. Damage other than that caused by City trees needs to be completed by the property owner.

Related to sidewalk repair is clearance and visibility. When is maintenance required?

- Visibility – When parkway strip shrubbery interferes with the ability of a driver to see pedestrians or approaching traffic, either from a driveway or an intersection, trimming of shrubs must be completed by the property owner. Shrubs must be trimmed to a maximum height of 36”, for a minimum distance of 30’ from an intersection.
- Walkway and Gutter Clearance – Trimming of ground cover or shrubs is required when the plants extend onto or over the sidewalk, gutter, or street.
- Parkway Condition – All large rocks, trash holes and other obstructions must be removed by the property owner. The parkway must be level and holes must be filled and leveled with dirt or other material.

When is a permit required for landscape maintenance work?

If the sidewalk or the street must be closed for the work, an encroachment permit is required from Public Works. Call (805)875-8269 for additional information. If a tree is to be removed, a tree removal permit must be obtained from the Urban Forestry Manager per Lompoc Municipal Code 12.32.030.

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Sidewalk & Parkway Maintenance

Property Owner Responsibilities

Department of Public Works
805-875- 8269