



City Council Agenda Item

City Council Meeting Date: December 19, 2023

TO: Dean Albro, City Manager

FROM: Brian Fallon, Fire Chief
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SUBJECT: Approval of Agreement to Lease City-Owned Property at 118 S. G Street to the Santa Barbara County Fire Department for Ambulance Housing

Recommendation:

Staff recommends the City Council enter into a Lease Agreement (attached) between the City and the County of Santa Barbara (County), for paramedic ambulance housing effective March 1, 2024, and direct the City Manager to execute it.

Background:

On September 19, 2023, the County approved the issuance of three ambulance service permits (911, Critical Care Transport, and Interfacility Transport) to the Santa Barbara County Fire Department (SB Fire), effective March 1, 2024. The permits outline specific parameters and expectations of SB Fire including appropriate staffing, deployment plan, greater response capabilities, transparency (surrounding revenue generation), and feasibility.

SB Fire has now been tasked with providing a more comprehensive deployment plan for strategic ambulance locations and sufficient coverage. The enhanced system, beginning March 1, 2024, will provide a quicker response with an increase in ambulances available to its users. SB Fire will staff 35 ambulances throughout the County, which will undoubtedly provide quicker response time and, ultimately, transport to definitive care. The deployment plan has been created in coordination with the Local Emergency Medical Service Agency, which currently determines the appropriate deployment of ambulances servicing the operational area.

Discussion:

Beginning March 1, 2024, under the permits issued by County to SB Fire, the City will have a dedicated 24-hour paramedic ambulance available to its citizens. The City will also enjoy the availability of 10- and 12-hour ambulances. Additionally, the City will have a dedicated Inter-facility Transport (IFT) or Critical Care Transport (CCT) ambulance

available for critical care transport (interfacility). In the past, the City has not enjoyed the availability of dedicated ambulances. The assignment of dedicated ambulances is a tremendous benefit for all community members utilizing the 911 system, most notably with the immediate availability of paramedic services. The Lompoc Fire Department does not have paramedic training but currently provides emergency medical services at an EMT-Basic level.

During the creation of the ambulance transport system, SB Fire has extended opportunities to all cities where services will be provided to house the SB Fire ambulances. SB Fire has requested to enter into a lease agreement with the City to house the dedicated 911 ambulance within the City limits. The Lompoc Fire Department (Lompoc Fire) has suggested a lease option located at 118 S. G Street (APN 085-163-018) directly across from Station 51 (115 S. G Street). Currently, Lompoc Fire utilizes this space for parking along with a storage facility. The current parking area will not be affected. The existing storage facility was previously scheduled to be replaced in Fiscal Year (FY) 2024-25 (funds already appropriated).

Further, the City has appropriated funding in FY 2023-24 to facilitate improvements to the above City property (\$175,000 110FR-745940). The proposed improvements include rehabilitation to the lot, parking stalls, landscaping, ADA accessible parking and walkway, and placement of a three-bedroom, two-bathroom, manufactured home suitable for 24 hour/7 days a week service, to be used by a dedicated SB Fire ambulance crew.

The attached lease agreement would allow SB Fire to lease the location to house an ambulance crew. The lease agreement has a 3-year term. The rent will be paid directly to the City. The lease agreement is attached to this report.

Fiscal Impact:

The fiscal impact is reflected in the construction costs to improve the site. The site will need to be improved to install a manufactured home, along with the provision of utilities. The site will also be improved with landscaping to aesthetically improve the appearance of the site. \$175,000 was appropriated for the improvements in year one of the Biennial Budget FYs 2023-25. The funds may be found in account 110FR-745940, SBCO Ambulance Housing, which currently has \$162,536.00 of funding available.

The Lease Agreement will provide an additional \$31,800 of General Fund revenue in the first full fiscal year. In the first year, rent will be \$2,650 per month. In addition, the Lease Agreement has incorporated rental increases through annual reassessments according to the Consumer Price Index (CPI). With the CPI increases, a total of \$98, 291 is anticipated to be collected over the course of the three-year term. In addition, the City would own the home and would be able to rent it beyond the initial 3-year term, whether to SB Fire if so negotiated, or to other tenants.

Environmental Determination:

This action is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, and also under Section 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty there is no possibility this action may have a significant impact on the environment.

Conclusion:

Approval of the Lease Agreement with SB Fire will allow for constant staffed paramedic resources in the City that are not enjoyed currently. This is an enhancement to emergency EMS services.

Respectfully submitted,

Brian Fallon, Fire Chief

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Dean Albro, City Manager

Attachment: Lease Agreement