



Local Agency  
Formation Commission  
of Santa Clara County

777 North First Street  
Suite 410  
San Jose, CA 95112

SantaClaraLAFCO.org

**Commissioners**

Sylvia Arenas  
Jim Beall  
Rosemary Kamei  
Yoriko Kishimoto  
Otto Lee  
Terry Trumbull  
Mark Turner

**ITEM # 5**

**Alternate Commissioners**

Pamela Campos  
Helen Chapman  
Betty Duong  
Zach Hilton  
Teresa O'Neill

**Executive Officer**

Neelima Palacherla

**LAFCO MEETING: June 3, 2026**

**TO: LAFCO**

**FROM: Neelima Palacherla, Executive Officer  
Dunia Noel, Assistant Executive Officer**

**SUBJECT: SANTA CLARA COUNTY CENTRAL FIRE PROTECTION  
DISTRICT SPHERE OF INFLUENCE AMENDMENT /  
ANNEXATION 2026**

**STAFF RECOMMENDATIONS**

---

**CEQA Action**

1. As a Responsible Agency under the California Environmental Quality Act (CEQA), determine that the proposal is categorically exempt from the provisions of the CEQA pursuant to State CEQA Guidelines §15320, Class 20.

**Project Actions**

1. Approve LAFCO Resolution No. 2026-01 which:
  - a. approves the Santa Clara County Central Fire Protection District (CCFD) Sphere of Influence (SOI) amendment to include all lands contained in the SOI of the City of Los Altos and adopts SOI determinations, and
  - b. approves the annexation of the City of Los Altos to CCFD, subject to the listed terms and conditions.
2. Direct the LAFCO Executive Officer to conduct protest proceedings pursuant to GC §57000.

**I. PROJECT DESCRIPTION**

---

On April 2, 2026, LAFCO received an application from the City of Los Altos for a Sphere of Influence (SOI) amendment and annexation to the CCFD. The application includes annexation of the entire City of Los Altos to CCFD, and addition of all lands located within the City of Los Altos' SOI to CCFD's SOI. **Attachment A** includes a map showing the proposed boundary changes.

As noted by the applicant, the Los Altos City Council has determined that annexation of the City of Los Altos to the CCFD is the best method for providing quality fire protection services to the community "as it offers long-term stability and financial sustainability without the need for contract renegotiations." The City of Los Altos

has received fire protection services from CCFD on a contractual basis for 30 years since December 1996. The City intends to transition from its current fire protection contract which expires on December 30, 2026, to becoming a formal part of CCFD through annexation.

On March 10, 2026, the Los Altos City Council adopted Resolution No. 2026-18 to initiate annexation of the City into CCFD. The County Board of Supervisors (BoS) as the governing body of the CCFD, adopted Resolution No. CFPD-2026-1 on March 10 supporting the City's proposed annexation.

Please see **Attachment B** for the two resolutions.

## **II. BACKGROUND**

---

### **A. Santa Clara County Central Fire Protection District (CCFD) Overview**

CCFD is a dependent fire district governed by the County of Santa Clara Board of Supervisors (BOS). The BOS serves as the Board of Directors (BOD) for the district. CCFD is an all-risk, all hazards fire department that has evolved through fire district consolidations and city and fire district contracts beginning in 1947. CCFD serves various types of lands, including urban (within certain cities), suburban, rural residential, hillsides, open space, and wilderness.

CCFD's boundaries encompass approximately 420 square miles of territory in Santa Clara County which are currently classified into four service zones.

CCFD directly serves "Zone 2" which includes much of the unincorporated areas in the western Santa Cruz Mountains, the cities of Cupertino, Los Gatos, Monte Sereno, and a portion of Saratoga.

CCFD also directly serves "Zone 4" (former South Santa Clara County Fire District territories) which comprises the unincorporated community of San Martin, other unincorporated areas in south Santa Clara County surrounding the cities of Morgan Hill and Gilroy up to the County line in the south and west, and including a portion of the Diablo Range to the east.

CCFD's "Zone 1" includes noncontiguous pockets of unincorporated territory that are largely unincorporated islands within the urban service area of the City of San José and unincorporated territories immediately adjacent to the City of San José and the City of Milpitas. CCFD contracts with the cities of San José and Milpitas to provide fire service to these areas that are surrounded by these cities and/or adjacent to these cities, as well as to lands within the lower foothills, enabling the residents in these areas to be better served from resources in closer proximity to them.

"Zone 3" includes Moffett Field, an unincorporated area bisected by the SOI of Sunnyvale and Mountain View. It is home to NASA Ames and to several public and private research institutions. While this area is an inherent part of CCFD's jurisdiction, the area is considered a Federal Response Area and fire protection and emergency response services are provided directly by NASA Ames Fire Department.

Additionally, by contract, CCFD provides service to the cities of Campbell and Los Altos; to the Los Altos Hills County Fire District and to the Saratoga Fire Protection District.

It is estimated that CCFD provides service to a population of approximately 179,214 within its boundaries, and to an additional 101,655 population outside its boundaries by contract.

## **B. Overview of Fire Services in the City of Los Altos**

The City of Los Altos consists of approximately 6.5 square miles with an estimated population of 31,625. The City is bordered by Cupertino to the south; Los Altos Hills to the west; Palo Alto to the north; and Mountain View to the east. The predominant land use in the City is residential, with a downtown core commercial area.

The City has contracted with CCFD for fire protection services within its jurisdictional boundaries since 1996.

LAFCO's 2023 Countywide Fire Service Review found that the City has a relatively large percentage of the incident volume for CCFD. Specifically, the City had a total of 10,696 incidents from January 1, 2018 through June 2022, averaging approximately 2,300 annually. This accounted for approximately 12% of CCFD responses during that timeframe. The majority (63%) of those incidents were characterized as rescue-medical. The Service Review also found that over 71% of all incidents occurred between 8:00 a.m. and 8:00 p.m.

The total assessed value of lands located within the City of Los Altos is approximately \$24 billion, including improvements.

## **C. Property Tax Exchange**

California Revenue and Taxation Code Section 99(b)(6) requires the adoption of a property tax exchange agreement involving the affected agencies before LAFCO can consider a jurisdictional change. Revenue and Taxation Code section 99(b)(5) requires that when jurisdictional changes will affect the service area or service responsibility of one or more special districts, the Board of Supervisors shall, on behalf of the special district(s), negotiate property tax transfers associated with those changes and adopt a resolution identifying the transfers.

The Los Altos City Council and the Santa Clara County Board of Supervisors (BoS) completed the negotiations for the property tax transfer for the proposed annexation, and on April 14, 2026, the BoS and the City Council adopted resolutions approving the negotiated transfer:

- County of Santa Clara Board of Supervisor Resolution No. BOS-2026-41
- Los Altos City Council Resolution No. 2026-25

The adopted resolutions are available as **Attachment C**.

### **III. LAFCO APPLICATION REVIEW AND PUBLIC HEARING PROCESS**

---

#### **A. Application Review**

Upon receiving the above-mentioned application, pursuant to GC §56658 (b), LAFCO staff provided a Notice of Application on April 7, 2026, including to each affected local agency, informing them that an application had been received.

On May 1, 2026, staff issued a Certificate of Filing to the applicant deeming the application complete and setting June 3, 2026 as the date of LAFCO public hearing for the proposal.

#### **B. Notice of Public Hearing**

LAFCO staff provided a 21-day notice of the LAFCO public hearing pursuant to GC §56661. The notice was provided to all affected local agencies, among others, and posted on the LAFCO website. Pursuant to GC §56157(h), the public hearing notice was also published as a display advertisement of one-eighth page in the Los Altos Town Crier, a newspaper of general circulation in Los Altos, on May 13, 2026; and in the San Jose Post Record on May 5, 2026.

#### **C. LAFCO Public Hearing**

On May 29, LAFCO staff released its report with analysis and recommendations on the proposal for the Commission's consideration. On June 3, 2026, the Commission will hold a public hearing and consider any written or oral public testimony on the proposal, and the staff report, before taking action on the proposal. LAFCO may approve, deny, or conditionally approve the proposal. Within 30 days of the Commission action on the proposal, any person or agency may file a written request for reconsideration of the Commission action pursuant to GC §56895.

#### **D. Protest Proceedings**

Pursuant to GC §57000, after commission approval of the proposal, the commission must conduct protest proceedings whereby landowners and registered voters within the subject territory (i.e., within the City of Los Altos) may file written protest to the commission's action.

Per GC §57002(a), a notice of the protest hearing must be given within 35 days of the commission adoption of the resolution approving the proposed annexation, and the protest hearing must occur not less than 21 days and not more than 60 days after notice is given. Should the Commission approve the proposed annexation, it is anticipated that the notice of the protest hearing will be provided in mid-June, 2026 and the protest hearing will be held in the second week of July.

On June 13, 2001, through LAFCO Resolution No. 01-7, the Commission delegated all responsibilities for conducting a protest proceeding to the LAFCO Executive Officer. As a result, the Executive Officer will conduct the protest hearing for this proposal.

Pursuant to GC §57051, at the protest hearing, the Executive Officer shall summarize the commission's resolution and hear any oral or written protests. Written protests may be filed with LAFCO from the date of the protest hearing

notice until the conclusion of the protest hearing. The requirements for a valid written protest are specified in GC §57051.

Within 30 days following the conclusion of the protest hearing, the Executive Officer must determine the value of the written protests submitted and depending on the level of written protest received as indicated in Table 1, take one of the following actions:

- Adopt a resolution making determinations and ordering the annexation without an election, or
- Adopt a resolution making determinations and ordering the annexation subject to confirmation by voters, or
- Issue a certificate of termination, terminating the annexation proceedings.

**Table 1: Protest Thresholds for the Proposed Annexation \***

Order Annexation Without an Election (GC §57091)	Order Annexation Subject to an Election (GC §57091)	Terminate Annexation (GC §57078)
<p>Written protests signed by:</p> <ul style="list-style-type: none"> <li>• Less than 25% of the number of landowners within the affected territory (i.e., within Los Altos) who own less than 25% of the assessed value</li> </ul> <p><u>OR</u></p> <ul style="list-style-type: none"> <li>• Less than 25% of voters entitled to vote as a result of residing within, or owning land within, the affected territory (i.e., within Los Altos)</li> </ul>	<p>Written protests signed by:</p> <ul style="list-style-type: none"> <li>• At least 25%, but less than 50% of the number of landowners within the affected territory who own at least 25%, but less than 50% of the assessed value of land within the affected territory</li> </ul> <p><u>OR</u></p> <ul style="list-style-type: none"> <li>• At least 25%, but less than 50% of the voters entitled to vote as a result of residing within or owning land within, the affected territory</li> </ul>	<p>Written protests signed by:</p> <ul style="list-style-type: none"> <li>• 50% or more of the voters residing in Los Altos</li> </ul>

*\*The proposed annexation includes territory that is considered inhabited. GC §56046 defines “inhabited territory” as territory within which there reside 12 or more registered voters.*

**E. Certificate of Completion and Effective Date of Annexation**

Upon ordering the annexation, pursuant to GC §57200(a), the Executive Officer must file a Certificate of Completion after completion of the time period allowed to file and act upon any requests for reconsideration, completion of protest proceedings, and upon satisfaction of any conditions contained in the adopted resolution that are required to be completed prior to filing a Certificate of

Completion. The date of recordation of the Certificate of Completion with the County Recorder shall be the effective date of the annexation, unless specified otherwise in the LAFCO resolution approving the proposal. The applicant has requested an effective date of January 1, 2027.

#### **IV. STAFF ANALYSIS**

---

In accordance with GC §56668, LAFCO must take into account many factors when considering an annexation proposal. Certain factors may be more applicable or relevant than others, depending on the specific proposal and circumstances. The following is an analysis of those factors:

##### **A. Consistency with Spheres of Influence**

The City's current SOI is coterminous with the City's Urban Service Area (USA) boundary. However, it is not coterminous with the jurisdictional boundaries of the City. The City's SOI and USA include an unincorporated island of 627 acres. This unincorporated island is within the Los Altos Hills County Fire District. However, it is not within the Los Altos Hills County Fire District SOI.

CCFD's SOI is coterminous with the existing boundaries of the district, except that it does not include the noncontiguous unincorporated islands and areas. Its SOI was amended in 2010 to exclude lands on the southeastern edge to be consistent with the district's boundary and retracted to exclude the lands that were annexed to the City of Los Altos and concurrently detached from CCFD in 2006. In 2023, LAFCO reaffirmed the existing SOI for CCFD as depicted in the Countywide Fire Service Review. In June 2025, LAFCO amended the SOI for CCFD to include the territories contained in the SOI of the South Santa Clara County Fire Protection District (SCFD) to facilitate the dissolution of SCFD and annexation of its territories to the CCFD.

Pursuant to GC §56375.5, LAFCO cannot take actions that are inconsistent with a SOI. Accordingly, the proposal includes an amendment of CCFD's SOI to include the territory contained currently within the City of Los Altos' jurisdictional boundaries consistent with the proposed annexation of the City to the CCFD. The proposal also includes the addition of the unincorporated island currently within the City's SOI to CCFD's SOI in order to ensure consistent service in the event the island is annexed to the City of Los Altos in the future. That is, all lands located within the City's SOI are proposed to be included in CCFD's SOI.

Pursuant to Government Code §56425, staff has prepared SOI determinations in support of the proposed CCFD SOI amendment. See proposed LAFCO Resolution No. 2026-01 (**Attachment D**) for "Sphere of Influence Determinations."

##### **B. Conformance with Service Reviews**

Consistent with GC §56430, LAFCO will prepare a service review as necessary, prior to or in conjunction with the establishment or update of the SOI. LAFCO completed a Countywide Fire Service Review in 2023 which included a SOI review/update for CCFD. The proposal will not undermine adopted service review determinations or recommendations. The Service Review found that "CCFD has capacity to serve

existing demand within its service area, including contract agencies,” and “that CCFD has reasonable economies of scale that allow for greater efficiency and effectiveness.”

### **C. Impacts on Agricultural and Open Space Lands**

The proposal does not include agricultural lands, lands subject to a Williamson Act contract or open space lands. The proposed annexation will not result in any changes in land use jurisdiction, or in the planned land use of the properties located within the subject territory, or in the provision of growth-related services such as sewer and water. The proposal will not adversely impact agricultural lands or open space lands.

### **D. Logical, Orderly Boundaries**

The proposal will result in logical and orderly boundaries. As shown on the map (**Attachment A**), the CCFD boundaries are contiguous to the current City of Los Altos. Upon annexation, the territory within the City will be added to CCFD’s jurisdictional boundaries and the territory within the City’s SOI will be included in CCFD’s SOI.

### **E. Ability to Provide and Fund Services: Plan for Service**

Upon annexation of the City of Los Altos to CCFD, CCFD will provide fire and emergency medical service to the area. Currently, the City provides service within its territory through its contract with CCFD. Annexation will not result in any changes to the service levels in the City of Los Altos.

As required by GC §56653, the applicant has prepared a plan for providing service upon annexation. Please see **Attachment E** for a copy of the Plan for Services. Key points from the plan are summarized below.

#### **1. Fire Stations**

CCFD currently serves the subject territory using two fire stations (i.e. Los Altos Fire Station, and Loyola Fire Station), owned by the City of Los Altos. The location of these stations is shown on the map in **Attachment A**.

CCFD and the City have negotiated the transfer of the two fire stations to CCFD upon annexation. On April 28, 2026, the property transfer was approved and authorized in resolutions adopted by the City Council of Los Altos (Resolution No. 2026-29); and by the Board of Directors of CCFD (Resolution No. CFPD-2026-2).

The City and CCFD have also negotiated a one-time lump sum payment of \$1.5 million by the City to CCFD to offset the cost of deferred maintenance on the stations.

#### **2. Staffing & Apparatus**

CCFD currently serves the City of Los Altos with apparatus that is owned by the District. There will be no change in the ownership of apparatus as a result of the proposed annexation.

The City of Los Altos does not employ its own firefighter staff. The City of Los Altos contracts with CCFD and CCFD employees provide the services. The City of Los Altos' current contract with CCFD calls for a total daily staffing of six (6) across the two existing stations. Upon annexation, CCFD does not anticipate any major changes in unit staffing or apparatus at the two fire stations. CCFD has proposed the following unit staffing and apparatus for each station in the subject territory:

**Table 2. Current and Proposed Staffing**

Fire Station	Current/Proposed CCFD Unit Staffing	Current /Proposed Total Daily Staffing
Los Altos	E-75 Type 1 Engine (3), Fire Captain, firefighter engineer paramedic, and firefighter or firefighter/engineer E-675 Type 6 Engine (cross-staffed) E-175 Type 1 Reserve Engine Antique Fire Engine from Los Altos Fire Department	3
Loyola	E-76 Type 1 Engine (3), Fire Captain, firefighter engineer paramedic, and firefighter or firefighter/engineer WT-76 Type 1 Tactical Water Tender select call (selectively staff), in Fall 2026	3

3. **Emergency Dispatch**

Under CCFD's current dispatch system, 911 calls in the City of Los Altos are answered by the City of Los Altos Police Department, serving as the Public Safety Answering Point (PSAP). The City of Los Altos Police Department then transfers the information via phone to County Communications for fire or ambulance response. There will be no change in emergency dispatch as a result of the proposed annexation.

4. **Automatic Aid Emergency Response**

According to the Plan for Services, CCFD is party to automatic and mutual aid agreements with the City of Palo Alto, City of Mountain View, and City Sunnyvale. These agreements will remain in force upon annexation, with no change anticipated. According to the Plan, ambulance services are currently provided by Global Medical Response (also known as American Medical Response) and will remain unchanged upon annexation.

5. **Fire Prevention and Public Education**

CCFD, through a contract with the Santa Clara County Planning and Development Department, currently provides Fire Marshal services including

plan review and construction inspections to all county unincorporated areas. CCFD also provide these services to certain cities by contract, including the City of Los Altos. CCFD would continue to provide these services upon annexation.

CCFD has a Community Education and Risk Reduction Services (CERRS) unit that provides a broad range of community outreach and education services, including school fire safety and life safety programs, adult and senior safety programs, and CPR and automated external defibrillator training. CERRS aims to reach 20% of the population served each year with outreach and educational services. Additionally, CCFD supports a Community Emergency Response (CERT) program and conducts community meetings related to wildfire preparedness and mitigation efforts.

According to the Plan for Services, the fire prevention and public education services that are currently provided by CCFD will not change upon annexation.

6. Administration, Training, and Other Support Services

According to the Plan for Services, the administrative, training, and support functions that are currently provided by CCFD will not change upon annexation.

7. Los Altos Hills County Fire District Agreement

In 2017, CCFD, the City of Los Altos, and the Los Altos County Fire District (LAHCFD) entered into a tri-party 10-year Agreement for the provision of fire and EMS services. In February 2026, CCFD and LAHCFD entered into a new 2027 Master Services Agreement containing the same terms and conditions of the 2017 Agreement, with modifications made to reflect the term extension, updates to the costs and practices, removal of the City of Los Altos as a party to the Agreement, and elimination of obsolete language. The 2027 Agreement is effective January 1, 2027, with no interruption of services that CCFD currently provides to LAHCFD. The Agreement includes amendments for additional services that apply specifically to LAHCFD, including the provision of a 24-hour Battalion Chief at the El Monte Station located in the Town of Los Altos Hills. The Plan notes that the proposed annexation supports and reinforces CCFD's service contract with the Los Altos Hills County Fire District, which is directly adjacent to the western boundary of the City of Los Altos.

**F. Financial Ability and Fiscal Sustainability**

1. CCFD's Costs and Revenues for Providing Services to the City of Los Altos

Table 3 below provides a comparison of revenues and expenditures outlined in City of Los Altos' current contract with CCFD, alongside the CCFD's projected amounts if the City of Los Altos is annexed to CCFD, and highlights the projected difference in costs between the two scenarios.

Table 3. Current and Projected Cost for CCFD to Provide Services to City of Los Altos (Contract vs. Annexation)

	Current CCFD FY 2026 Contract	Projected CCFD FY 2027 Amount if Annexed	Difference
Revenues	\$9,373,524	\$9,833,750	\$(460,226)
Expenditures	\$10,067,831	\$10,067,831	\$0
Difference	\$(694,307)	\$(234,081)	\$(460,226)

Source: CCFD Plan for Services (March 27, 2026)

2. Terms of Property Tax Transfer Between the City of Los Altos and CCFD

The City of Los Altos and CCFD have jointly agreed on an approach and methodology for the property tax exchange that will occur upon the annexation of the City of Los Altos to CCFD, as memorialized in their resolutions.

The amount of property tax revenue redirected from the City of Los Altos to CCFD will fluctuate annually based on property tax roll growth. Specifically, the proposed property tax exchange would transfer 34.64% Post-Educational Revenue Augmentation Fund (ERAF) (26.81% Pre-ERAF) from the City of Los Altos to CCFD in the fiscal year (FY) the proposed annexation takes effect (i.e. FY 2027). This transfer is calculated from a base amount of approximately \$9.8 million in FY 2025-2026, as agreed by the City of Los Altos and CCFD. In each subsequent year, an incremental addition to this transfer will be calculated to reflect the property tax roll growth in the corresponding tax rate areas. This formula considers CCFD’s estimated direct costs for service delivery in FY 2025-2026—approximately \$10.1 million (excluding overhead, debt, and capital costs)—and the contract compensation for FY 2025-2026 of approximately \$9.4 million.

The proposed property tax exchange is contingent on the approval of the proposed annexation by LAFCO. If approved, the proposed annexation is expected to take effect on January 1, 2027. However, the reapportionment of property tax revenue will not commence until the fiscal year following the filing of jurisdictional changes with the State Board of Equalization by LAFCO—July 1, 2027, based on the current timeline. In the interim, upon annexation, the terms require the City of Los Altos to remit a monthly amount of \$945,500 in property tax revenue to CCFD.

Projections for the proposed property tax exchange predict that CCFD will experience a funding gap of roughly \$7.5 million in the first 12 years after the proposed annexation. However, after 12 years, the projected property tax revenue received by CCFD is anticipated to be sufficient to cover direct costs entirely, and subsequently fund indirect, debt, and capital costs.

**G. Environmental Justice**

The proposal will promote environmental justice by ensuring the continued delivery of high-quality fire protection and emergency medical response services throughout the county which is equitable and sustainable.

**H. Planned, Orderly, Efficient Patterns of Urban Development, Local & Regional Plans**

The affected territory includes land located within the City of Los Altos, which is subject to the land use designations of the City of Los Altos' General Plan; and includes unincorporated lands within the City of Los Altos' Urban Service Area, which are subject to the land use designations of the County of Santa Clara General Plan.

No new development, growth, or changes to existing land use or zoning designations are associated with the proposed annexation. Therefore, the proposal is not expected to have any effect on the existing planned orderly efficient patterns of urban development or the Regional Transportation Plan.

**I. Availability of Water Supplies**

The proposed annexation does not involve new development or growth that would require the evaluation of adequate water supplies. The proposal, accordingly, will not have an effect on the timely availability of water supplies.

**J. Lands in Very High Fire Hazard Zones**

The proposal does not include lands shown on maps that identify these lands as within a very high fire hazard zone pursuant to GC §51178 and/or maps that identify these lands to be in a state responsibility area pursuant to PRC §4102.

**K. Public Comments**

As of the writing of this staff report, LAFCO has not received any comment letters on the proposal. Comment letters received after the posting of the staff report will be provided to the Commission in a supplemental packet.

**V. ENVIRONMENTAL IMPACT ANALYSIS**

---

As part of the application materials submitted, the City of Los Altos identified itself as Lead Agency, under the California Environmental Quality Act (CEQA), and determined that the project is categorically exempt from CEQA pursuant to State CEQA Guidelines §15320, Class 20, that states:

Section 15320: Changes in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised. Examples include but are not limited to establishment of a subsidiary district, consolidation of two or more districts having identical powers, merger with a city or a district lying entirely within the boundaries of the city.

LAFCO is a Responsible Agency for the project, under CEQA.

The proposal consists of a change in the organization of local governmental agencies. Specifically, it involves the annexation of the City of Los Altos into CCFD's boundary; and the amendment of CCFD's SOI to add all lands within the City of Los Altos' SOI and Urban Service Area, including unincorporated lands.

Pursuant to §15320, this exemption applies because the proposed organizational change does not change the geographical area in which previously existing powers are exercised. CCFD has been and is currently providing fire protection, suppression, and emergency medical response services to the City of Los Altos under an existing contract. The proposed annexation and SOI amendment would merely change the entity that directly governs and funds these services from the City of Los Altos to CCFD.

Therefore, the proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines §15320, Class 20.

## **VI. CONCLUSION**

---

The proposed annexation formalizes a 30-year operational relationship. CCFD has provided fire and emergency medical services to the City of Los Altos by contract since December 1996. The proposed annexation transitions this relationship from a contract-for-service model to a permanent governance structure, eliminating administrative costs associated with renewing temporary service contracts.

The proposed annexation would allow CCFD to manage the City of Los Altos as part of its regional emergency response system. Resources can be deployed based on safety needs rather than city borders, with unified leadership and decision-making under the CCFD's all-hazards response model.

Daily operations, fire stations, and emergency response will continue uninterrupted, mutual aid agreements remain in place, emergency medical transport continues through the countywide contract with AMR, and 911 dispatch operations continue as currently provided.

The City and CCFD have established a property tax exchange agreement, shifting from fee-for-service to property tax funding. CCFD will experience a funding gap of approximately \$7.5 million over the first 12 years. After year 12, property tax revenue is projected to cover direct costs and subsequently fund indirect, debt, and capital costs. The City will transfer its two fire stations to the CCFD and make a lump-sum payment to offset deferred maintenance.

The proposed annexation would promote the efficient provision of fire protection services throughout CCFD's territory. Furthermore, it would provide greater accountability and transparency for residents in how fire service decisions are made.

Therefore, staff recommends approval of the proposal subject to terms and conditions as specified in LAFCO Resolution 2026-01.

## **VII. NEXT STEPS**

---

Following LAFCO's approval of the proposal, the Executive Officer will transmit a copy of LAFCO Resolution No. 2026-01 to the proponents, and affected local agencies, as required by GC §56882.

The Executive Officer will conduct protest proceedings pursuant to GC §57000 and make her determination on the outcome of the protest hearing pursuant to GC §57091 and GC §57078, as noted in the "LAFCO Application Review and Public Hearing Process: Protest Proceeding" section of this staff report.

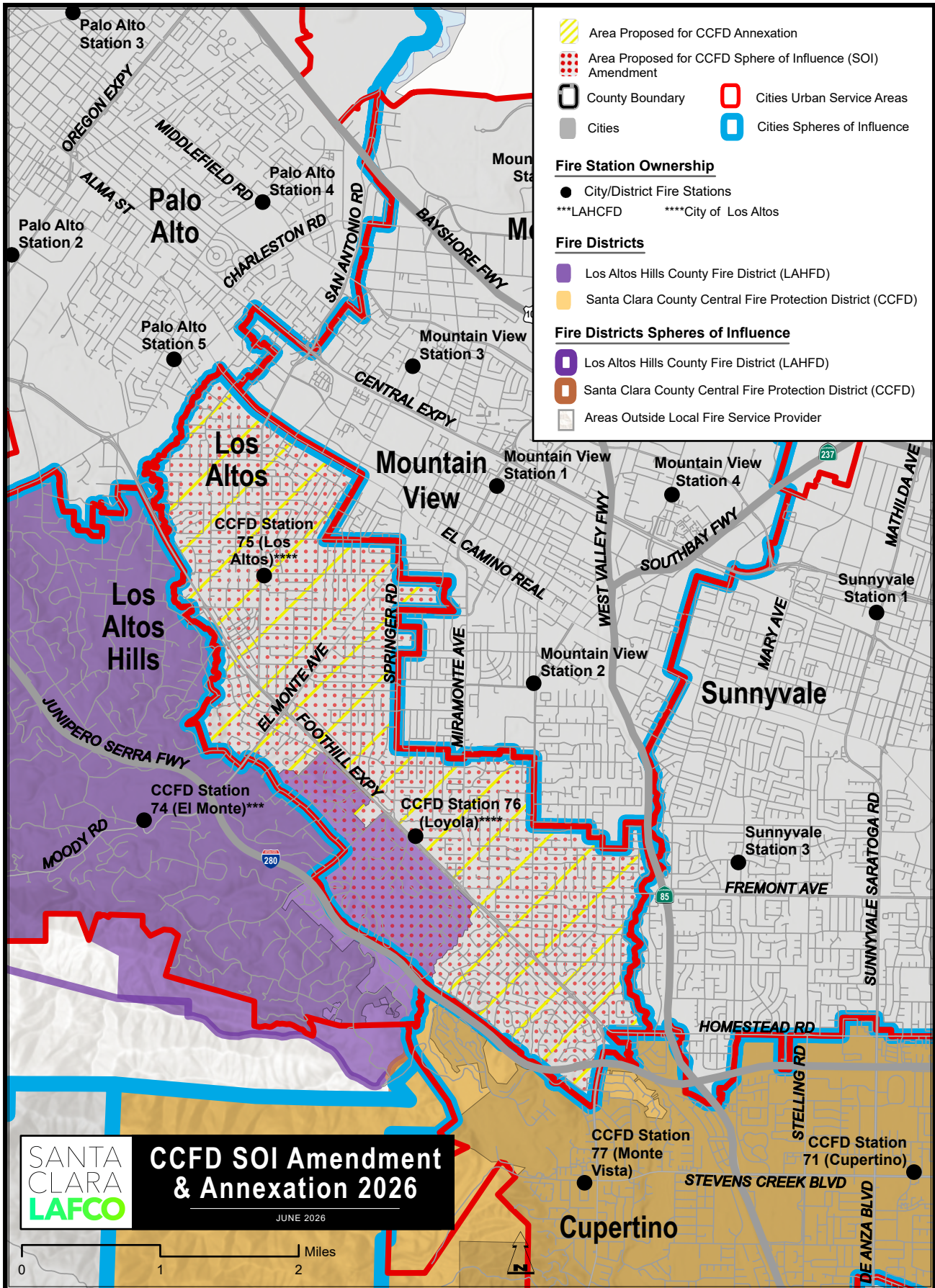
## **VIII. ATTACHMENTS**

---

- Attachment A: Map of the Proposed CCFD Annexation and SOI Amendment
- Attachment B: Application Initiation Resolutions:  
City of Los Altos Resolution No. 2026-18  
CCFD Resolution No. CFPD-2026-1
- Attachment C: Property Tax Transfer Resolutions:  
County of Santa Clara BoS Resolution No. BOS-2026-41  
Los Altos City Council Resolution No. 2026-25
- Attachment D: Draft LAFCO Resolution No. 2026-01
- Attachment E: CCFD Plan for Services



# ITEM # 5 Attachment A





**RESOLUTION NO. 2026-18**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS  
INITIATING APPLICATION BY THE CITY OF LOS ALTOS FOR ANNEXATION  
INTO THE SANTA CLARA COUNTY CENTRAL FIRE PROTECTION DISTRICT**

**WHEREAS**, the City of Los Altos (“City”) is committed to ensuring the community receive high quality fire protection and emergency medical services; and

**WHEREAS**, the City of Los Altos first contracted with Santa Clara County Central Fire Protection District (“County Fire”) for fire protection and emergency medical services in 1996 and the current contract expires on December 31, 2026; and

**WHEREAS**, the City Council of the City of Los Altos (“City”) desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, concurrently with County Fire, a dependent special district of the County of Santa Clara, for annexation of the territory of the City into County Fire; and

**WHEREAS**, the Santa Clara County Local Agency Formation Commission (“LAFCO”) may adjust County Fire’s sphere of influence, as necessary, to make it consistent with the proposed reorganization; and

**WHEREAS**, the territories of County Fire and the City are depicted in Exhibit A; and

**WHEREAS**, the annexation of the City into County Fire furthers, and is consistent with, the 2024 LAFCO Countywide Fire Service Review; and

**WHEREAS**, annexation into County Fire will provide the Los Altos community continual fire protection and emergency medical services and will be an ongoing public benefit; and

**WHEREAS**, the City Council desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, as supported by County Fire, for the annexation of the territory of the City into County Fire, subject to the following terms and conditions, among others:

1. The effective date of the change or organization shall be set by LAFCO action, but is requested to be January 1, 2027;
2. The proposed annexation will expand County Fire’s boundaries to include the City of Los Altos, and County Fire shall assume responsibility for fire and emergency medical services within the annexed territory;
3. County Fire shall have authority to exercise all powers authorized by the Fire Protection District Law of 1987 (Health and Safety Code section 13800 et seq.), within the annexed territory;

4. The City and County Fire shall negotiate a property tax transfer consistent with Revenue and Taxation Code section 99, which shall be memorialized in resolutions adopted by the City of Los Altos City Council and the County of Santa Clara Board of Supervisors;
5. County Fire's sphere of influence shall be updated by LAFCO in a manner consistent with the proposed annexation;
6. The Fire Chief, or designee, and the City Manager, or designee, shall approve the Plan of Service presented to LAFCO;
7. The City and County Fire shall negotiate and execute an agreement for the transfer of the Loyola Fire Station (765 Fremont Avenue) and the Los Altos Fire Station (10 Almond Avenue) to County Fire, subject to standard representations, warranties, and due diligence, and shall mutually agree upon terms for related capital and facility needs; and
8. Such other provisions as required by applicable law or as may be agreed by County Fire and the City.

**NOW THEREFORE, BE IT RESOLVED**, that the City Council of the City of Los Altos hereby finds:

1. Santa Clara County LAFCO is requested to initiate proceedings for the annexation of the territory of the City of Los Altos into County Fire; and
2. Directs the City Manager, or his designee, to submit an application to Santa Clara County LAFCO initiating the annexation and to act as chief petitioner. The City Manager's address is:  
Gabriel Engeland  
City Manager  
1 N. San Antonio Road  
Los Altos, CA 94022; and
3. Directs City staff to request Santa Clara County LAFCO for concurrent amendment of the Sphere of Influence of County Fire to support consenting of the proposed annexation; and
4. Directs City staff to prepare all necessary documents or responses during LAFCO proceedings for both the requested annexation of the City into County Fire and the concurrent amendment of the Sphere of Influence of County Fire.

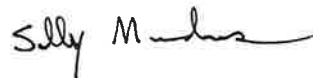
**I HEREBY CERTIFY** that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the 10<sup>th</sup> day of March, 2026 by the following vote:

AYES: Dailey, Lang, Meadows, Weinberg

NOES:

ABSENT:

ABSTAIN:




---

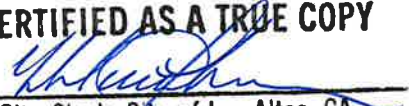
Sally Meadows, MAYOR

Attest:

  
Melissa Thurman (Mar 11, 2026 11:16:13 PDT)

Melissa Thurman, MMC  
CITY CLERK

**CERTIFIED AS A TRUE COPY**

  
\_\_\_\_\_  
City Clerk, City of Los Altos, CA



**RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE SANTA CLARA COUNTY CENTRAL FIRE PROTECTION DISTRICT  
IN SUPPORT OF THE APPLICATION BY THE CITY OF LOS ALTOS FOR THE  
ANNEXATION OF ITS TERRITORY INTO THE SANTA CLARA COUNTY CENTRAL  
FIRE PROTECTION DISTRICT**

**WHEREAS**, since 1996, the Santa Clara County Central Fire Protection District (“Central Fire District”) has provided fire and emergency medical services to the City of Los Altos pursuant to a series of service agreements, consistent with Health and Safety Code section 13878;

**WHEREAS**, on March 10, 2026, the City Council of the City of Los Altos will consider the adoption of a Resolution of Application, attached hereto as Exhibit A, to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 for the annexation of its territory into the Central Fire District;

**WHEREAS**, if proposed annexation is approved, the Central Fire District will continue to provide fire and emergency medical services within the City of Los Altos, with no change to the service delivery model;

**WHEREAS**, the Board of Directors of the Central Fire District desires to adopt a Resolution supporting the proposed annexation pursuant to Government Code section 56857(e);

**WHEREAS**, the affected territory proposed to be annexed is inhabited, and is constituted by the boundaries of the City of Los Altos;

**WHEREAS**, in light of the likelihood that large wildfires and other all-hazards incident types in Santa Clara County will recur, it is critically important that local Santa Clara County fire agencies coordinate local resources to the extent possible to maximize the effectiveness of Santa Clara County’s local fire response in the future, especially in light of the anticipated limited responses available from outside the county during multiple large-scale fire incidents;

**WHEREAS**, the public benefits and reasons for the proposed annexation include but are not limited to the following:

- (1) Will facilitate coordinated, strategic resource allocation, leading to more effective countywide management of available assets for all-hazards and all-risk emergencies. This includes, but is not limited to, wildfires, technical rescues, hazardous materials incidents, and emergency medical responses.
- (2) Will establish a comprehensive strategy for resource deployment and risk mitigation;

- (3) Will facilitate the efficient delivery of life- and property-saving, all-risk emergency services to individuals and property owners within the affected territory by centralized allocation of available resources based upon a comprehensive and coordinated strategy;
- (4) Will continue to foster a regional fire service delivery model where fire prevention practices, training, emergency management, and operational emergency response can be streamlined and standardized within the region;
- (5) Will optimize operations and minimize administrative expenditures—including facility and fleet maintenance and long-term capital improvement planning—thereby mitigating the unpredictability intrinsic to the current service contract framework.

**WHEREAS**, as outlined in the proposed Resolution of Application attached hereto as Exhibit A, the Central Fire District and the City of Los Altos agree that the proposed annexation be subject to the following terms and conditions, among others:

- (1) The effective date of the change of organization shall be set by Santa Clara LAFCO action, but is requested to be January 1, 2027;
- (2) The proposed annexation will expand the Central Fire District's boundaries to include the City of Los Altos, and the Central Fire District shall assume responsibility for fire and emergency medical services within the annexed territory;
- (3) The Central Fire District shall have authority to exercise all powers authorized by the Fire Protection District Law of 1987 (Health and Safety Code section 13800 *et seq.*), within the annexed territory;
- (4) The City of Los Altos and the Central Fire District shall negotiate a property tax transfer consistent with Revenue and Taxation Code section 99, which shall be memorialized in resolutions adopted by the City of Los Altos City Council and the County of Santa Clara Board of Supervisors;
- (5) The Central Fire District's sphere of influence shall be updated by Santa Clara LAFCO in a manner consistent with the proposed annexation;
- (6) The Fire Chief, or designee, and the City Manager, or designee, shall approve the Plan of Service presented to Santa Clara LAFCO;
- (7) The City of Los Altos and the Central Fire District shall negotiate and execute an agreement for the transfer of the Loyola Fire Station (765 Fremont Avenue) and the Los Altos Fire Station (10 Almond Avenue) to the Central Fire District, subject to standard representations, warranties, and due diligence, and shall mutually agree upon terms for related capital and facility needs; and
- (8) Such other provisions as required by applicable law or as may be agreed by the Central Fire District and the City of Los Altos.

**WHEREAS**, under Government Code section 56857(e), if the legislative body of a special district to which annexation of territory is proposed adopts a resolution supporting the proposed annexation, Santa Clara LAFCO need not provide the 60-day notice and opportunity to terminate required by Government Code section 56857(a) and (b);

**WHEREAS**, the proposed annexation is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15320(b) of the CEQA Guidelines, which exempts changes of organization of local agencies “where the changes do not change the geographical area in which previously existing powers are exercised”; and

**WHEREAS**, the Fire Chief and the County Executive will return to the Board of Directors with additional actions to support the proposed annexation, including the proposed agreement for the transfer of real property.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Santa Clara County Central Fire Protection District, State of California, that:

1. The above recitals are true and correct and incorporated herein by reference.
2. The Board of Directors of the Santa Clara County Central Fire Protection District supports the proposed annexation of the territory of the City of Los Altos into the Central Fire District, subject to the City Council’s adoption of the Resolution of Application substantially in the form attached as Exhibit A, the terms and conditions therein, and the terms and conditions specified in this Resolution.
3. The Fire Chief, or designee, is hereby directed to transmit this Resolution to Santa Clara LAFCO.
4. The Fire Chief, or designee, is hereby directed to assist the City of Los Altos with the preparation of a plan for providing services within the affected territory for the City of Los Altos to include as part of its application to Santa Clara LAFCO consistent with Government Code section 56653.

//  
//  
//  
//  
//  
//  
//

5. The Fire Chief, or designee, and the County Executive, or designee, are hereby authorized and directed to prepare all necessary Santa Clara LAFCO documents, conduct necessary investigations, and file such documents that may be necessary during LAFCO proceedings, including responses to protests.

**PASSED AND ADOPTED** by the Board of Directors of the Santa Clara County Central Fire Protection District, State of California, on MAR 10 2026, by the following vote:

AYES: **ABE-KOGA, ARENAS, DUONG, ELLENBERG, LEE**

NOES: **NONE**

ABSENT: **NONE**

ABSTAIN: **NONE**



OTTO LEE, Chairperson  
Board of Directors

Signed and certified that a copy of this document has been delivered by electronic or other means to the Chairperson, Board of Directors.

ATTEST:



CURTIS BOONE  
Clerk of the Board of Directors

APPROVED AS TO FORM AND LEGALITY:



AARON FORBATH  
Deputy County Counsel

Exhibits to this Resolution:

- 1) Exhibit A ([Draft] City of Los Altos Resolution of Application)

# Exhibit A



**DRAFT**

**RESOLUTION NO. 2026-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS  
INITIATING APPLICATION BY THE CITY OF LOS ALTOS FOR ANNEXATION OF  
INTO THE SANTA CLARA COUNTY CENTRAL FIRE PROTECTION DISTRICT**

**WHEREAS**, the City of Los Altos (“City”) is committed to ensuring the community receive high quality fire protection services; and

**WHEREAS**, the City of Los Altos first contracted with Santa Clara County Central Fire Protection District (“County Fire”) for fire protection services in 1996 and the current contract expires on December 31, 2026; and

**WHEREAS**, the City Council of the City of Los Altos (“City”) desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, concurrently with County Fire, a dependent special district of the County of Santa Clara, for annexation of the territory of the City into County Fire; and

**WHEREAS**, the Santa Clara County Local Agency Formation Commission (“LAFCO”) may adjust County Fire’s sphere of influence, as necessary, to make it consistent with the proposed reorganization; and

**WHEREAS**, the territories of County Fire and the City are depicted in Exhibit A; and

**WHEREAS**, the annexation of the City into County Fire furthers, and is consistent with, the 2024 LAFCO Countywide Fire Service Review; and

**WHEREAS**, annexation into County Fire will provide the Los Altos community continual fire protection services and will be an ongoing public benefit; and

**WHEREAS**, the City Council desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, as supported by County Fire, for the annexation of the territory of the City into County Fire, subject to the following terms and conditions, among others:

1. The effective date of the change or organization shall be set by LAFCO action, but is requested to be January 1, 2027;
2. The proposed annexation will expand County Fire’s boundaries to include the City of Los Altos, and County Fire shall assume responsibility for fire and emergency medical services within the annexed territory;

3. County Fire shall have authority to exercise all powers authorized by the Fire Protection District Law of 1987 (Health and Safety Code section 13800 et seq.), within the annexed territory;
4. The City and County Fire shall negotiate a property tax transfer consistent with Revenue and Taxation Code section 99, which shall be memorialized in resolutions adopted by the City of Los Altos City Council and the County of Santa Clara Board of Supervisors;
5. County Fire's sphere of influence shall be updated by LAFCO in a manner consistent with the proposed annexation;
6. The Fire Chief, or designee, and the City Manager, or designee, shall approve the Plan of Service presented to LAFCO;
7. The City and County Fire shall negotiate and execute an agreement for the transfer of the Loyola Fire Station (765 Fremont Avenue) and the Los Altos Fire Station (10 Almond Avenue) to County Fire, subject to standard representations, warranties, and due diligence, and shall mutually agree upon terms for related capital and facility needs; and
8. Such other provisions as required by applicable law or as may be agreed by County Fire and the City.

**NOW THEREFORE, BE IT RESOLVED**, that the City Council of the City of Los Altos hereby finds:

1. Santa Clara County LAFCO is requested to initiate proceedings for the annexation of the territory of the City of Los Altos into County Fire; and
2. Directs the City Manager, or his designee, to submit an application to Santa Clara County LAFCO initiating the annexation and to act as chief petitioner. The City Manager's address is:  
Gabriel Engeland  
City Manager  
1 N. San Antonio Road  
Los Altos, CA 94022; and
3. Directs City staff to request Santa Clara County LAFCO for concurrent amendment of the Sphere of Influence of County Fire to support consenting of the proposed annexation; and
4. Directs City staff to prepare all necessary documents or responses during LAFCO proceedings for both the requested annexation of the City into County Fire and the concurrent amendment of the Sphere of Influence of County Fire.

**I HEREBY CERTIFY** that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the 10<sup>th</sup> day of March, 2026 by the following vote:

AYES:

NOES:

ABSENT:

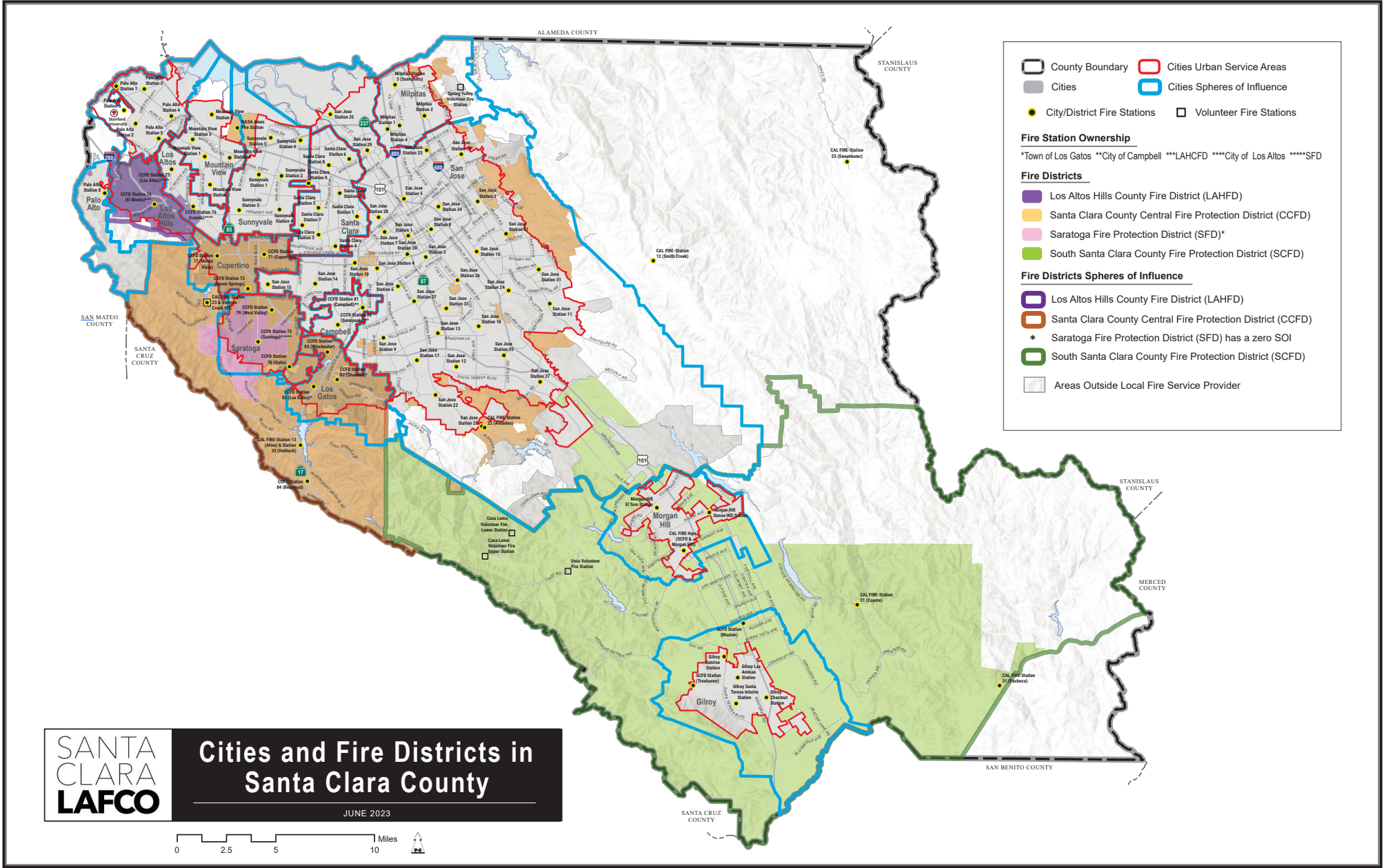
ABSTAIN:

\_\_\_\_\_  
Sally Meadows, MAYOR

Attest:

\_\_\_\_\_  
Melissa Thurman, MMC  
CITY CLERK





County Boundary
  Cities Urban Service Areas

Cities
  Cities Spheres of Influence

● City/District Fire Stations
  Volunteer Fire Stations

**Fire Station Ownership**

\*Town of Los Gatos \*\*City of Campbell \*\*\*LAHCFD \*\*\*\*City of Los Altos \*\*\*\*\*SFD

**Fire Districts**

- Los Altos Hills County Fire District (LAHFD)
- Santa Clara County Central Fire Protection District (CCFD)
- Saratoga Fire Protection District (SFD)\*
- South Santa Clara County Fire Protection District (SCFD)

**Fire Districts Spheres of Influence**

- Los Altos Hills County Fire District (LAHFD)
- Santa Clara County Central Fire Protection District (CCFD)
- \* Saratoga Fire Protection District (SFD) has a zero SOI
- South Santa Clara County Fire Protection District (SCFD)

Areas Outside Local Fire Service Provider

**SANTA CLARA LAFCO**

# Cities and Fire Districts in Santa Clara County

JUNE 2023





RESOLUTION NO. BOS-2026-41

**RESOLUTION OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF SANTA CLARA  
AGREEING TO THE NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUE  
BETWEEN THE CITY OF LOS ALTOS AND THE SANTA CLARA COUNTY  
CENTRAL FIRE PROTECTION DISTRICT**

**WHEREAS**, on March 10, 2026, the City Council of the City of Los Altos (“City”) adopted a Resolution to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 for the annexation of the City of Los Altos into the Santa Clara County Central Fire Protection District (“County Fire”) (“Proposed Annexation”);

**WHEREAS**, on March 10, 2026, the Board of Directors of County Fire adopted a Resolution in support of the Proposed Annexation pursuant to Government Code section 56857(e);

**WHEREAS**, County Fire is a fire protection district authorized by the Fire Protection District Law of 1987 (Health and Safety Code section 13800 *et seq.*);

**WHEREAS**, since 1996, County Fire has provided fire and emergency medical services to the City pursuant to a series of service agreements, consistent with Health and Safety Code section 13878;

**WHEREAS**, the Proposed Annexation would expand the boundaries of County Fire’s jurisdiction to include the City and would establish County Fire as the designated fire and emergency medical services provider for the City;

**WHEREAS**, on April 2, 2026, the City submitted the required application materials for the Proposed Annexation to the Local Agency Formation Commission of Santa Clara County (LAFCO);

**WHEREAS**, Revenue and Taxation Code section 99(b)(5) requires that when a jurisdictional change will affect the service area or service responsibility of a special district, the Board of Supervisors shall, on behalf of the special district, negotiate property tax transfer associated with those changes with the other affected agencies and adopt a resolution memorializing the transfer; and

**WHEREAS**, the Board of Supervisors has, on behalf of County Fire, negotiated with the City of Los Altos the appropriate exchange of tax revenues to support the services transferred in the Proposed Annexation as required by Revenue and Taxation Code section 99(b)(5).

//

Adopted: 04/14/2026

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the County of Santa Clara County that:

1. The above recitals are true and correct and incorporated herein by reference.
2. Contingent upon LAFCO's approval of the Proposed Annexation and upon the LAFCO executive officer's execution of a certificate of completion memorializing the Proposed Annexation, a portion of property taxes assessed and collected on behalf of the City shall be distributed to County Fire as memorialized in this Resolution.
3. Until the start of the fiscal year following the filing with the State Board of Equalization of the jurisdictional changes resulting from the Proposed Annexation, the City will transfer to County Fire a monthly amount of \$945,000 in property tax revenue. If the Statement of TRA Assignment is not filed with the State Board of Equalization before December 1, 2026, such monthly amount shall be adjusted for FY 2027-2028 proportionate to roll growth effective July 1, 2027.
4. After the filing with the State Board of Equalization of the jurisdictional changes resulting from the Proposed Annexation, and upon the start of the effective assessment roll, the County will apportion property tax revenues to County Fire based on the methodology set forth in Exhibit A.
5. The allocation of tax revenues described in this Resolution shall be contingent upon the completion of the Proposed Annexation, the LAFCO executive officer's execution of a certificate of completion memorializing the Proposed Annexation, and the fulfillment of any conditions imposed by the LAFCO resolutions effecting and implementing the Proposed Annexation.

//  
//  
//  
//  
//  
//  
//  
//

6. In accordance with Section 3a of Article XIII B of the California Constitution, the appropriation limit of County Fire for Fiscal Year 2027-2028 shall, upon completion of the Proposed Annexation, be adjusted upward to reflect the financial responsibility of providing additional services in an amount to be determined and memorialized in a subsequent Resolution.

**PASSED AND ADOPTED** by the Board of Supervisors of the County of Santa Clara, State of California, on **APR 14 2026**, by the following vote:

AYES: ABE-KOGA, ARENAS, DUONG, ELLENBERG, LEE

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE



OTTO LEE, President  
Board of Supervisors

Signed and certified that a copy of this document has been delivered by electronic or other means to the President, Board of Supervisors.

ATTEST:



CURTIS BOONE  
Clerk of the Board of Supervisors

APPROVED AS TO FORM AND LEGALITY:



ROBERT FANNION  
Deputy County Counsel

Exhibits to this Resolution:

- 1) Exhibit A (Methodology for Negotiated Exchange of Property Tax Revenue Tax Shift)



**Exhibit A: Methodology for Negotiated Exchange of Property Tax Revenue Tax Shift**

The City of Los Altos (CLA) and Santa Clara County Central Fire Protection District (CF) agree that upon the effective assessment roll year, the percentage shift from CLA to CF on AB8 and Annual Increment Allocation Factor is 34.64% Post-Educational Revenue Augmentation Fund (ERAF) (26.81% Pre-ERAF). CLA will keep 100% of the ERAF amount (calculated based on CLA's pre-Annexation share, ensuring that total ERAF is not affected by the base or increment shifts agreed to in connection with the proposed annexation), as well as Excess ERAF and Vehicle License Fees. This percentage shift will also apply to the unitary and the supplemental revenues. The illustrations below demonstrate at a high-level the mechanism of property tax shift between CLA and CF resulting from the proposed negotiated property tax exchange in the effective assessment roll year.

**Part I: Illustration of AB8 Factor Split Before and After the Proposed Annexation**

\*FY2025-2026 data is used for purposes of illustration only, not reflecting effective year's actual amounts.

**Before Proposed Annexation**

		*FY2025-2026				
	**Prior Year Gross AB8 Allocation Pre-ERAF	** Gross AB8 Tax Increment Pre-ERAF	**Gross AB8	**ERAF Shift	** AB8 Allocation after ERAF	**AB8 Apportionment Factor
	a	b	c=a+b	d	e=c+d	
CLA	\$ 33,652,394	\$ 2,078,207	\$ 35,730,601	(8,080,870)	27,649,731	0.0038169711

\*\* Source: The County FY2025-2026 annual AB8 and ERAF calculation.

**After the Proposed Annexation**

		*FY2025-2026						
	Prior Year Gross AB8 Allocation (% split based on the Pre-ERAF Share split)	Gross AB8 Annual Increment (% split based on the Pre-ERAF Share split)	Pre-ERAF Share Split	***Gross AB8 Pre-ERAF	ERAF Shift	***AB8 Allocation after ERAF	AB8 Apportionment Factor	Post-ERAF Share Split
	a	b		c=a+b	d	e=c+d		
CF	9,021,240	557,108	26.81%	9,578,347	-	9,578,347	0.0013222651	34.64%
CLA	24,631,154	1,521,099	73.19%	26,152,254	(8,080,870)	18,071,384	0.0024947060	65.36%
	\$ 33,652,394	\$ 2,078,207		\$ 35,730,601	(8,080,870)	27,649,731	0.0038169711	

\*\*\* The new AB8 allocation shares after the proposed annexation, will become the new base for each jurisdiction, with CLA continuing to keep 100% of the ERAF amount, based on the pre-annexation Gross AB8 share (ensuring that total ERAF is not affected by the base or increment shifts agreed to in the proposed annexation).

**Part II: Illustration of Annual Increment After the Annexation**

\*FY2025-2026 data is used for purposes of illustration only, not reflecting effective year's actual amounts.

**Assumptions:**

1. FY 2024-2025 1% Tax Levy - July 1, 2024	\$	228,200,000	(i)
2. FY 2025-2026 1% Tax Levy - July 1, 2025	\$	242,300,000	(ii)
<b>FY2025-2026 Annual Increment</b>	\$	<b>14,100,000</b>	<b>(iii)=(ii)-(i)</b>

**Annual Increment Allocation Before and After the Proposed Annexation**

FY2025-2026 data is used for illustration purpose, not reflecting effective year's actual amounts.					
Taxing Entities within City of Los Altos Tax	Before Annexation (Post-ERAF)		After Annexation (Post-ERAF)		
	Increment Allocation Factor (IAF)	Annual Increment Allocated Amount (rounded to \$100,000)	Increment Allocation Factor (IAF)	Post-ERAF Share Split	Annual Increment Allocated Amount (rounded to \$100,000)
Santa Clara County	0.155744849	\$ 2,200,000	0.155744849		\$ 2,200,000
Santa Clara County Library	0.028536542	\$ 400,000	0.028536542		\$ 400,000
<b>Los Altos (Note 1)</b>	<b>0.114479395</b>	<b>\$ 1,600,000</b>	<b>0.074823732</b>	<b>65.36%</b>	<b>\$ 1,100,000</b>
<b>Central Fire New Service Area (Note 1)</b>	<b>-</b>	<b>\$ -</b>	<b>0.039655662</b>	<b>34.64%</b>	<b>\$ 500,000</b>
Los Altos Hills County Fire District	0.000033076	\$ -	0.000033076		\$ -
Cupertino Union Elementary	0.001049286	\$ -	0.001049286		\$ -
Los Altos Elementary	0.202781895	\$ 2,900,000	0.202781895		\$ 2,900,000
Fremont Union High	0.000708614	\$ -	0.000708614		\$ -
Mountain View-Los Altos Union High	0.162101319	\$ 2,300,000	0.162101319		\$ 2,300,000
Foothill-DeAnza Community College	0.070701372	\$ 1,000,000	0.070701372		\$ 1,000,000
County School Service	0.039119118	\$ 600,000	0.039119118		\$ 600,000
Midpeninsula Regional Open Space District	0.017281831	\$ 200,000	0.017281831		\$ 200,000
North Santa Clara Resource Conservation District	0.000013154	\$ -	0.000013154		\$ -
Santa Clara Valley Water District North West Zone 1	0.012981602	\$ 200,000	0.012981602		\$ 200,000
Santa Clara Valley Water District	0.001820997	\$ -	0.001820997		\$ -
El Camino Hospital	0.019574607	\$ 300,000	0.019574607		\$ 300,000
Bay Area Air Quality Management District	0.002053203	\$ -	0.002053203		\$ -
Santa Clara County Importation Water-Misc District	0.005424453	\$ 100,000	0.005424453		\$ 100,000
Santa Clara Valley Water District West Zone 4	0.001397996	\$ -	0.001397996		\$ -
Educational Revenue Augmentation Fund (ERAF)	0.164196692	\$ 2,300,000	0.164196692		\$ 2,300,000
<b>Total</b>	<b>1.000000000</b>	<b>\$ 14,100,000</b>	<b>1.000000000</b>		<b>\$ 14,100,000</b>

Note 1: For IAF, in the effective assessment roll year, property tax shift is based on the agreed percentages between CF and CLA, which are 34.64% Post-ERAF and 26.81% for Pre-ERAF. Per the agreement between CF and CLA, CLA will absorb all the ERAF impacts and Property Tax In-Lieu of Vehicle License Fee (VLF) revenue, i.e. CLA will keep 100% ERAF Shift, Excess ERAF and VLF. CF will not contribute to ERAF and will not receive Excess ERAF or VLF revenue.

**RESOLUTION NO. 2026-25**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS  
AGREEING TO THE NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUE  
BETWEEN THE CITY OF LOS ALTOS AND THE SANTA CLARA COUNTY  
CENTRAL FIRE PROTECTION DISTRICT**

**WHEREAS**, on March 10, 2026, the City Council of the City of Los Altos (“City”) adopted a Resolution to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 for the annexation of the City of Los Altos into the Santa Clara County Central Fire Protection District (“County Fire”) (“Proposed Annexation”);

**WHEREAS**, on March 10, 2026, the Board of Directors of County Fire adopted a Resolution in support of the Proposed Annexation pursuant to Government Code section 56857(e);

**WHEREAS**, County Fire is a fire protection district authorized by the Fire Protection District Law of 1987 (Health and Safety Code section 13800 *et seq.*);

**WHEREAS**, since 1996, County Fire has provided fire and emergency medical services to the City pursuant to a series of service agreements, consistent with Health and Safety Code section 13878;

**WHEREAS**, the Proposed Annexation would expand the boundaries of County Fire’s jurisdiction to include the City and would establish County Fire as the designated fire and emergency medical services provider for the City;

**WHEREAS**, on April 2, 2026, the City submitted the required application materials for the Proposed Annexation to the Local Agency Formation Commission of Santa Clara County (LAFCO);

**WHEREAS**, Revenue and Taxation Code section 99(b)(5) requires that when a jurisdictional change will affect the service area or service responsibility of a special district, the Board of Supervisors shall, on behalf of the special district, negotiate property tax transfer associated with those changes with the other affected agencies and adopt a resolution memorializing the transfer; and

**WHEREAS**, the the City of Los Altos has negotiated with the Board of Supervisors, on behalf of County Fire, the appropriate exchange of tax revenues to support the services transferred in the Proposed Annexation as required by Revenue and Taxation Code section 99(b)(5).

**NOW THEREFORE, BE IT RESOLVED**, that the City Council of the City of Los Altos hereby finds:

1. Contingent upon LAFCO’s approval of the Proposed Annexation and upon the LAFCO executive officer’s execution of a certificate of completion memorializing the Proposed

Annexation, a portion of property taxes assessed and collected on behalf of the City shall be distributed to County Fire as memorialized in this Resolution.

2. Until the start of the fiscal year following the filing with the State Board of Equalization of the jurisdictional changes resulting from the Proposed Annexation, the City will transfer to County Fire a monthly amount of \$945,000 in property tax revenue. If the Statement of TRA Assignment is not filed with the State Board of Equalization before December 1, 2026, such monthly amount shall be adjusted for FY 2027/28 proportionate to roll growth effective July 1, 2027.
3. After the filing with the State Board of Equalization of the jurisdictional changes resulting from the Proposed Annexation, and upon the start of the effective assessment roll, the County will apportion property tax revenues to County Fire based on the methodology set forth in Exhibit A.
4. The allocation of tax revenues described in this Resolution shall be contingent upon the completion of the Proposed Annexation, the LAFCO executive officer's execution of a certificate of completion memorializing the Proposed Annexation, and the fulfillment of any conditions imposed by the LAFCO resolutions effecting and implementing the Proposed Annexation.
5. In accordance with Section 3a of Article XIII B of the California Constitution, the appropriation limit of County Fire for Fiscal Year 2027/28 shall, upon completion of the Proposed Annexation, be adjusted upward to reflect the financial responsibility of providing additional services in an amount to be determined and memorialized in a subsequent Resolution.


**I HEREBY CERTIFY** that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the 14<sup>th</sup> day of April, 2026 by the following vote:

AYES: Dailey, Lang, Meadows, Weinberg

NOES:

ABSENT:

ABSTAIN:



---

Sally Meadows, MAYOR

Attest:

---

[Melissa Thurman \(Apr 16, 2026 15:08:42 PDT\)](#)

Melissa Thurman, MMC  
CITY CLERK

**RESOLUTION NO. 2026-01**

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION  
OF SANTA CLARA COUNTY APPROVING THE AMENDMENT OF SANTA CLARA COUNTY  
CENTRAL FIRE PROTECTION DISTRICT'S SPHERE OF INFLUENCE AND APPROVING  
THE ANNEXATION OF THE CITY OF LOS ALTOS TO THE SANTA CLARA COUNTY  
CENTRAL FIRE PROTECTION DISTRICT**

**SANTA CLARA COUNTY CENTRAL FIRE PROTECTION DISTRICT  
SPHERE OF INFLUENCE AMENDMENT AND ANNEXATION 2026**

**WHEREAS**, an application by City Council Resolution for the annexation of the City of Los Altos (City) to the Santa Clara County Central Fire Protection District (CCFD) and an amendment of the Santa Clara County Central Fire Protection District Sphere of Influence (SOI) was heretofore filed with the Commission;

**WHEREAS**, the Executive Officer has reviewed the proposal and prepared a report, including her recommendation, the proposal and report having been presented to and considered by this Commission; and

**WHEREAS**, the subject territory is inhabited, has less than 100% consent of the affected landowners, and is subject to protest proceedings; and

**WHEREAS**, LAFCO, on June 13, 2001, delegated authority to the Executive Officer to conduct protest proceedings and perform any functions otherwise required of the Commission in regard to its responsibilities as a conducting authority; and

**WHEREAS**, this Commission as a Responsible Agency has complied with the California Environmental Quality Act (CEQA) in its consideration of this request, as described below; and

**WHEREAS**, the CCFD Board of Directors at its meeting on March 10, 2026, adopted Resolution No. CFPD 2026-1 expressing support for the proposed annexation; and

**WHEREAS**, the Board of Supervisors, on behalf of CCFD, and the City have negotiated an appropriate exchange of tax revenues to support the services transferred in the proposed annexation as required by Revenue and Taxation Code section 99(b).

**NOW, THEREFORE**, the Local Agency Formation Commission of Santa Clara County, does hereby resolve, determine and order as follows:

## RESOLUTION NO. 2026-01

### SECTION 1:

1. As a Responsible Agency under the California Environmental Quality Act (CEQA), LAFCO finds that the proposed reorganization is categorically exempt from CEQA pursuant to CEQA Guidelines §15320(b) (Class 20 – Changes of Organization of Local Agencies).

### SECTION 2:

1. The Commission hereby approves the amendment of the CCFD's Sphere of Influence (SOI) to include the City and all the unincorporated lands within the City's USA and SOI boundaries as depicted in Exhibit A, and adopts the SOI determinations, including a statement on the nature, location, and extent of any functions or classes of services, as presented in Exhibit B.
2. The Commission hereby approves annexation of the City to the CCFD as depicted in Exhibit A, and subject to terms and conditions included in Section 3 of this resolution.
3. The effective date of the annexation and SOI amendment shall be January 1, 2027.

### SECTION 3:

1. Approval of the annexation is subject to the following terms and conditions:
  - a. Property Tax Transfer.**

Upon annexation, the City shall transfer a portion of its property tax revenue to CCFD as memorialized in the resolutions adopted on April 14 by the Santa Clara County Board of Supervisors (Resolution No BOS-2026-41) and by the City Council of Los Altos (Resolution No.2026-25).
  - b. Property Transfer.**

Upon annexation, the City shall transfer two city-owned properties located at 765 Fremont Avenue and 10 Almond Avenue, Los Altos (i.e. two fire stations) to CCFD as approved and authorized on April 28, 2026 in the resolutions adopted by the City Council of Los Altos (Resolution No. 2026-29); and by the Board of Directors of CCFD (Resolution No. CFPD-2026-2).
  - c. Lump sum payment.**

Upon annexation, the City shall transfer a one-time, lump sum amount of \$1.5 million from the City's General Fund to CCFD to help offset the deferred maintenance of the two fire stations transferred to CCFD.

**RESOLUTION NO. 2026-01**

**d. Plan for Services.**

Upon annexation, CCFD shall serve the annexed territory through implementation of the Plan for Services included with the LAFCO application.

**SECTION 4:**

1. The Commission hereby directs the Executive Officer to conduct protest proceedings pursuant to LAFCO Policies and the Cortese Knox Hertzberg Act.

**PASSED AND ADOPTED** by the Local Agency Formation Commission of Santa Clara County, State of California, on June 3, 2026 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
Rosemary Kamei, Chairperson  
LAFCO of Santa Clara County

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Sonia Humphrey, LAFCO Clerk

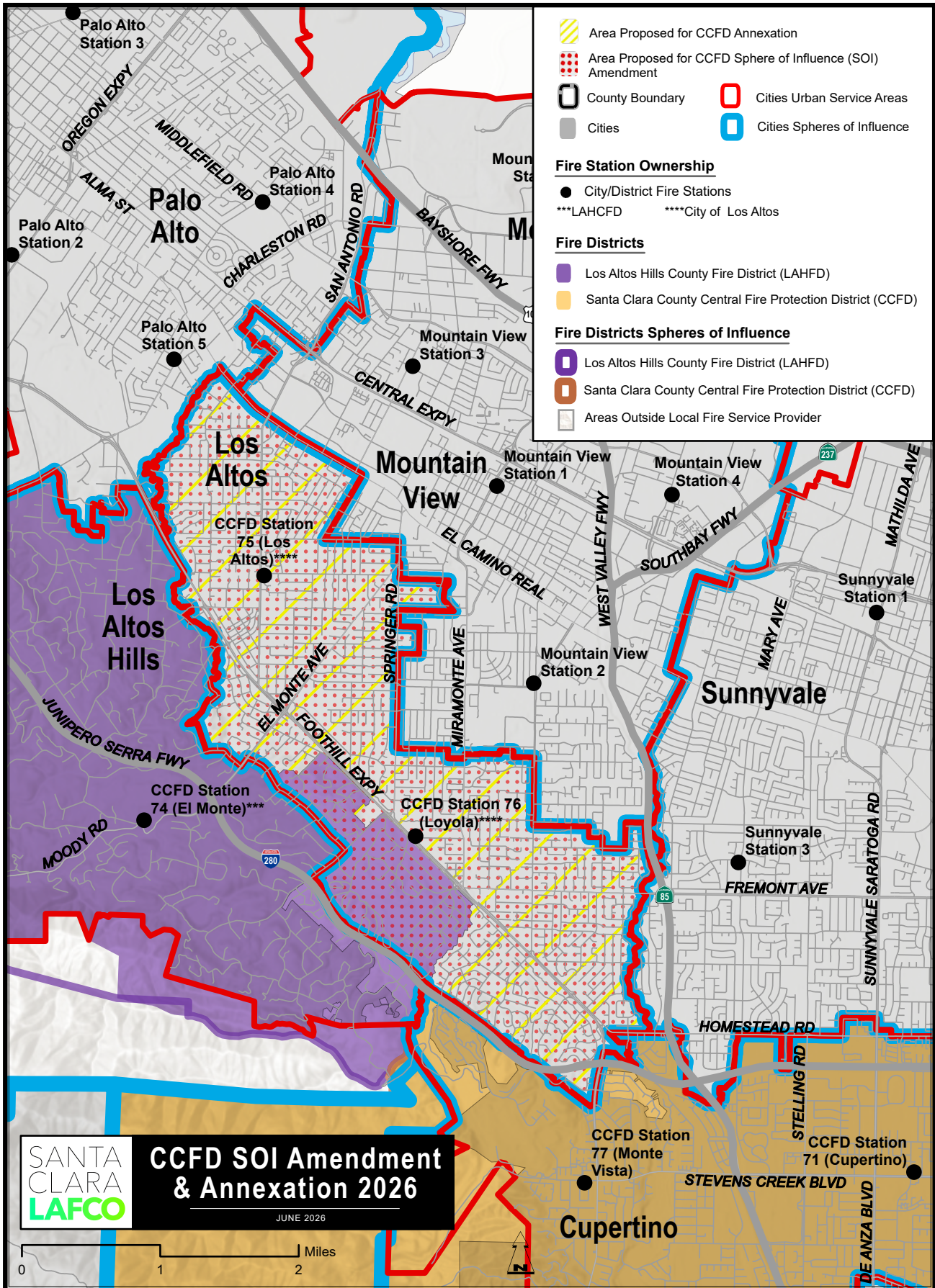
\_\_\_\_\_  
Malathy Subramanian, LAFCO Counsel

Attachments to Resolution No. 2026-01:

1. Exhibit "A" – Map of Annexation / SOI Amendment Boundaries
2. Exhibit "B" – Sphere of Influence Determinations



# Exhibit A



- Area Proposed for CCFD Annexation
- Area Proposed for CCFD Sphere of Influence (SOI) Amendment
- County Boundary
- Cities Urban Service Areas
- Cities
- Cities Spheres of Influence

### Fire Station Ownership

- City/District Fire Stations
- \*\*\*LAHCFD
- \*\*\*\*City of Los Altos

### Fire Districts

- Los Altos Hills County Fire District (LAHFD)
- Santa Clara County Central Fire Protection District (CCFD)

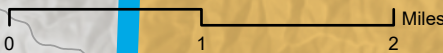
### Fire Districts Spheres of Influence

- Los Altos Hills County Fire District (LAHFD)
- Santa Clara County Central Fire Protection District (CCFD)
- Areas Outside Local Fire Service Provider



## CCFD SOI Amendment & Annexation 2026

JUNE 2026





## EXHIBIT B

### Santa Clara County Central Fire Protection District (CCFD) Sphere of Influence Determinations

#### **SPHERE OF INFLUENCE DETERMINATIONS**

---

#### **1. Present and planned land uses in the area, including agricultural and open-space lands**

CCFD provides fire and EMS service to the unincorporated areas in the Santa Cruz mountains, the cities of Cupertino, Los Gatos, Monte Sereno, and a portion of Saratoga, as part of its inherent service area; and by contract to the cities of Campbell and Los Altos; and to the Los Altos Hills County Fire District and the Saratoga Fire Protection District. In 2025, CCFD's service boundary was expanded, as part of a reorganization, to include lands within the South Santa Clara County Fire Protection District (SCFD) and CCFD's Sphere Influence was expanded to include lands within SCFD's Sphere of Influence.

The expansive area encompasses a variety of land uses, but is predominantly single-family residential, with limited commercial and industrial development, agricultural lands, and open space lands in the hillside areas. Land uses in these areas are governed by the various Cities and the County and will not change as a result of this annexation.

Land within the City of Los Altos is primarily designated by the City's General Plan as residential, commercial, public/quasi-public, open space, and planned community. Although unincorporated land within the City of Los Altos' USA is under the County's jurisdiction, it is the County's policy to defer to the City's General Plan for allowable uses and densities for such land. These unincorporated lands are primarily designated in the City's General Plan as residential, public/quasi-public, open space, public school, and planned community. Land uses in the City are not expected to change as a result of this annexation.

The proposed expansion of CCFD's SOI to include the City of Los Altos and unincorporated lands within the City of Los Altos' USA/SOI will not facilitate new development or changes in land use and will have no impact on agricultural and open-space lands.

#### **2. Present and probable need for public facilities and services in the area**

In 2022, there were over 19,000 incidents within CCFD's bounds and its contract areas, indicating a need for the services provided, in particular for rescue and medical responses which constituted 59% of calls. Calls for service within CCFD declined in 2020 and grew through 2022. This area was projected to have a cumulative growth rate of 13% between 2020 and 2035, or 0.8% annually and 13% between 2035 to 2050, indicating a likely analogous increase in demand for fire and emergency medical services.

Between January 1, 2018 and June 2022, there were total of 10,696 incidents within the City of Los Altos, also indicating a need for the services provided, in particular for rescue and medical responses which constituted 63% of the calls. Calls for service within the City averaged around 2,300 annually from 2018 to 2021, with 2022 call volume on track to be greater than 3,500, reflecting a rebounding in service calls since the COVID-19 pandemic time-period.

The California Department of Finance estimates the City of Los Altos' population at 30,864 as of January 1, 2025. The City's 2024 Development Impact Fee Nexus Study estimated the City's population would grow to 32,960 by 2040. This increase would represent a cumulative growth rate of 6.7% or 0.44% annually between 2025 to 2040, indicating a likely analogous increase in demand for fire and emergency medical services.

LAFCO's 2023 Countywide Service Review found that some growth is anticipated within CCFD's current territory and to a much lesser degree within City of Los Altos. This very modest amount of growth will slightly increase the demand for fire and emergency medical response services in these areas.

### **3. Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide**

CCFD currently operates 19 fire stations throughout the district, with 339 safety and civilian personnel. CCFD is a large, well-funded, all risk fire district with a stable and growing revenue stream. CCFD provides an adequate level of services and has the capacity to serve existing demand within its service area, including contract agencies. The City of Los Altos currently contracts with CCFD for fire protection services.

Upon annexation, CCFD will continue to provide the current level of fire protection services in the areas it currently serves, including the City of Los Altos.

### **4. Existence of any social or economic communities of interest in the area**

The cities of Campbell, Cupertino, Los Altos, Los Gatos, Milpitas, Monte Sereno, Morgan Hill, San José, Santa Clara, Saratoga, and Los Altos Hills, as well as unincorporated areas surrounding these cities and in the southern part of the county, affect CCFD's service provision and demand for services and are considered social and economic communities of interest.

Upon annexation, CCFD's social or communities of interest will continue to include Los Altos, as well as the other abovementioned areas.

### **5. Present and probable need for public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence**

As part of LAFCO's Countywide Fire Service Review, adopted in October 2023, one disadvantaged unincorporated community (DUC) was identified within CCFD, outside of CCFD's SOI. This DUC is also located within and adjacent to the City of San José and its SOI—identified as San José #1. This DUC has an estimated population of 1,656, with a median household income of \$54,917. Fire services are provided to the DUC by San José FD through the Zone 1 contract with CCFD.

There were no DUCs identified in the City of Los Altos or within the City's SOI Boundary.

### **6. The nature, location, and extent of functions, and classes of services provided**

CCFD provides a full range of services, including fire suppression, wildland fire suppression, statewide mobilization, EMS first response, specialized/technical rescue, HazMat response, fire inspection/code enforcement, plan reviews, public education/prevention, arson investigation, and fuels mitigation, within its service area.

# **SERVICE PLAN**

Prepared for

**LAFCO of Santa Clara County**

Proposed

**Annexation and Sphere of Influence amendment of the City of  
Los Altos into the Santa Clara County Central Fire Protection  
District**

**A proposed annexation and Sphere of Influence amendment  
initiated by the City of Los Altos to annex the territory of the City of  
Los Altos into the Santa Clara County Central Fire Protection  
District (CCFD).**



**March 27, 2026**

## Table of Contents

### Plan for Services: Annexation of the City of Los Altos territory to Santa Clara County Central Fire Protection District with SOI amendment

<b>I.</b>	<b>INTRODUCTION</b>
<b>A.</b>	<b>General Background Information</b>
	1. <i>History of Santa Clara County Central Fire Protection District (CCFD)</i>
	2. <i>History of Fire Services in the City of Los Altos (Los Altos)</i>
	• Boundaries and Sphere of Influence
<b>B.</b>	<b>Management and Governance</b>
<b>C.</b>	<b>Operations</b>
	1. <i>Existing Services</i>
	• CCFD Contract
	2. <i>Proposed Services</i>
	• Fire Stations, Apparatus, and Staffing
	• Governance and Operations
<b>D.</b>	<b>Pre-Fire Management and Wildfire Resilience</b>
<b>E.</b>	<b>Training, Safety, and Volunteers</b>
	1. <i>Training and Safety</i>
	2. <i>Volunteer Program</i>
<b>F.</b>	<b>Support Services</b>
<b>G.</b>	<b>Personnel Services</b>
<b>H.</b>	<b>Business Services</b>
<b>I.</b>	<b>Information Technology</b>
<b>J.</b>	<b>Community Education and Risk Reduction Services</b>
<b>K.</b>	<b>Transfer of Assets</b>
<b>L.</b>	<b>Transfer of Fixed Assets</b>
	1. <i>Infrastructure and Resources</i>
	• Los Altos Facilities
	• Equipment
<b>M.</b>	<b>Transfer of Personnel</b>
<b>N.</b>	<b>Transfer of No Cost Agreements</b>
<b>O.</b>	<b>Los Altos Hills County Fire District Agreement</b>
<b>II.</b>	<b>EXTENDING SERVICE TO THE AFFECTED TERRITORIES</b>
	<b>A. Geographic Risk Areas</b>
	<b>B. Deployment</b>
	<b>C. Expectations</b>
	<b>D. Staffing</b>
	<b>E. Timing for Extending Services</b>
<b>III.</b>	<b>ENVIRONMENTAL CONSIDERATIONS</b>
<b>IV.</b>	<b>IMPROVEMENTS</b>
<b>V.</b>	<b>COSTS AND FINANCING</b>

Table of Contents - continued

**VI. INCLUSION OF EXISTING TAX REVENUE**  
**VII. COMMUNITY IMPACT**  
**VIII. CONCLUSION**  
**Appendixes**

## I. INTRODUCTION

### **A description of the level and range of service to be provided to the affected territory.**

The City of Los Altos (Los Altos or City) petitions the Local Agency Formation Commission of Santa Clara County (LAFCO) to annex the territory comprising the City of Los Altos into the CCFD. This process involves a SOI amendment and annexation of that territory to CCFD, a dependent fire protection district that provides service to Cupertino, Los Altos, Monte Sereno, Los Gatos, portions of Saratoga, the adjacent unincorporated areas of these West Valley cities, the unincorporated area of San Martin, and the unincorporated areas adjacent to the cities of Gilroy and Morgan Hill. By contract, CCFD also serves the Saratoga Fire District, the Los Altos Hills County Fire District, and the City of Campbell.

The annexation of the Los Altos territory into CCFD will allow resource allocation decisions to be made using a coordinated, strategic approach. This will maximize the effectiveness of risk mitigation strategies within the all-risk, all-hazards response model that CCFD has maintained and expanded over the past two decades as part of the regional approach inherent to department operations. The proposed annexation will also streamline operations and administrative costs and address the uncertainty inherent in the service contract model. This proposal was initiated by resolution from the Los Altos City Council with a Resolution in of support of the annexation from the CCFD's governing board.

The annexation is anticipated to positively affect the current emergency response system, with no impact to the mutual aid response provided by the Mountain View Fire Department and the Palo Alto Fire Department—the agencies closest to the affected territory. Ambulance services, currently provided by Global Medical Response (also known as American Medical Response) will also remain unchanged. Additionally, the project supports and reinforces the CCFD's service contract with the Los Altos Hills County Fire District, which is directly adjacent to the western boundary of Los Altos.

The purpose of this Plan for Services is to outline the operational, financial, and administrative framework for the proposed annexation and the succession of governance by CCFD. This annexation will improve service delivery, operational efficiency, and fiscal sustainability for fire protection and emergency services in the affected territory.

On March 10, 2026, the Los Altos City Council adopted a resolution to initiate proceedings for the annexation of its territory into CCFD. Also on March 10, 2026, the CCFD Board of Directors adopted a Resolution in support of the annexation of the City into CCFD. If the proposed annexation and SOI amendment are approved by LAFCO, CCFD will be tasked with providing all-risk, all hazards fire and emergency medical services (EMS) response services, including advanced life support (ALS), hazardous materials (HazMat), Urban Search and Rescue (USAR), Community Education and Risk Reduction Services/Fire Prevention (CERRS/FP), emergency management, and fire dispatch services to the residents and commuter population of the territory within the City of Los Altos.

## **I.A. General Background Information**

### **1. *History of Santa Clara County Central Fire Protection District (CCFD)***

CCFD is a dependent fire district. The County of Santa Clara County Board of Supervisors (BOS) serves as the Board of Directors (BOD) for the district. CCFD is an all-risk, all-hazards fire department that has evolved through fire district consolidations, city annexation, and city and fire district contracts.

In 1947, the Cottage Grove Fire District and Oakmead Farms Fire District consolidated to form CCFD. This consolidation followed the withdrawal of the California Department of Forestry and Fire Protection from the Valley floor when its contract with the County of Santa Clara was terminated in 1947. In that same year, election results authorized CCFD to provide fire suppression services to the unincorporated areas stretching from Highway 9 east across the Santa Clara Valley to Mount Hamilton and south to the Almaden area. In 1970, CCFD consolidated with the Burbank Fire District, and the Alma Fire District and Town of Los Gatos were annexed into the fire district later that year.

On December 12, 1977, CCFD adopted resolutions creating Service Zone 1 and Service Zone 2. The creation of these zones allowed CCFD to contract with the Cities of Campbell, Milpitas, San José, and Santa Clara to provide services to Zone 1, which encompassed the unincorporated portions of CCFD within or immediately adjacent to the Cities' boundaries. The development of the City of San José had essentially split CCFD geographically. Pursuant to a contract between CCFD and the City of San José, Zone 1 is primarily served by the City of San José Fire Department via a direct tax pass-through, allowing the residents in those areas to be better served based on proximity to San José fire resources. In the contractual transition of services, five fire stations and assigned personnel ultimately transferred to the City of San José. Through annexations over the years the contracts with the Cities of Campbell and Santa Clara were eliminated. Today the City of San José provides fire services for the vast majority Zone 1, with a smaller portion provided by the City of Milpitas. CCFD retained and continues to provide services in Zone 2, defined to encompass the remainder of its territory.

In 2022, CCFD adopted a resolution creating Service Zone 3 for the area surrounding Moffet Field—adjacent to Mountain View and Sunnyvale—due to the potential retrocession of the federal government from that property. Should the retrocession occur, Service Zone 3 allows CCFD to allocate the cost of providing services to the area to the property owners within Zone 3. To date no retrocession proceedings have moved forward in any meaningful way, and the Zone 3 designation remains, as the majority of the land that comprises Moffett Field is unincorporated and is part of CCFD.

Following the approval of the South County Fire District (SCFD) reorganization by LAFCO, CCFD created Service Zone 4 for the former SCFD territories annexed into CCFD effective July 1, 2025.

In 1987, CCFD's Fire Chief was appointed to serve in the position of County Fire Marshal, and CCFD began providing fire marshal services to county facilities and unincorporated county areas. During the 1990s, CCFD entered into contracts with the cities of Campbell, Morgan Hill, Los Altos, and the Los Altos Hills County Fire District to provide fire and EMS.

In 2008, following a three-year contract to provide administrative management, the Saratoga Fire District entered into a full-service fire, rescue, and EMS agreement with CCFD. This was followed by the annexation of 32,000 acres of underserved area along the western edge of Santa Clara County adjacent to the Cities of Saratoga, Cupertino, Monte Sereno and Los Gatos into CCFD the same year. On January 3, 2013, the fire and emergency services agreement between the City of Morgan Hill and CCFD expired.

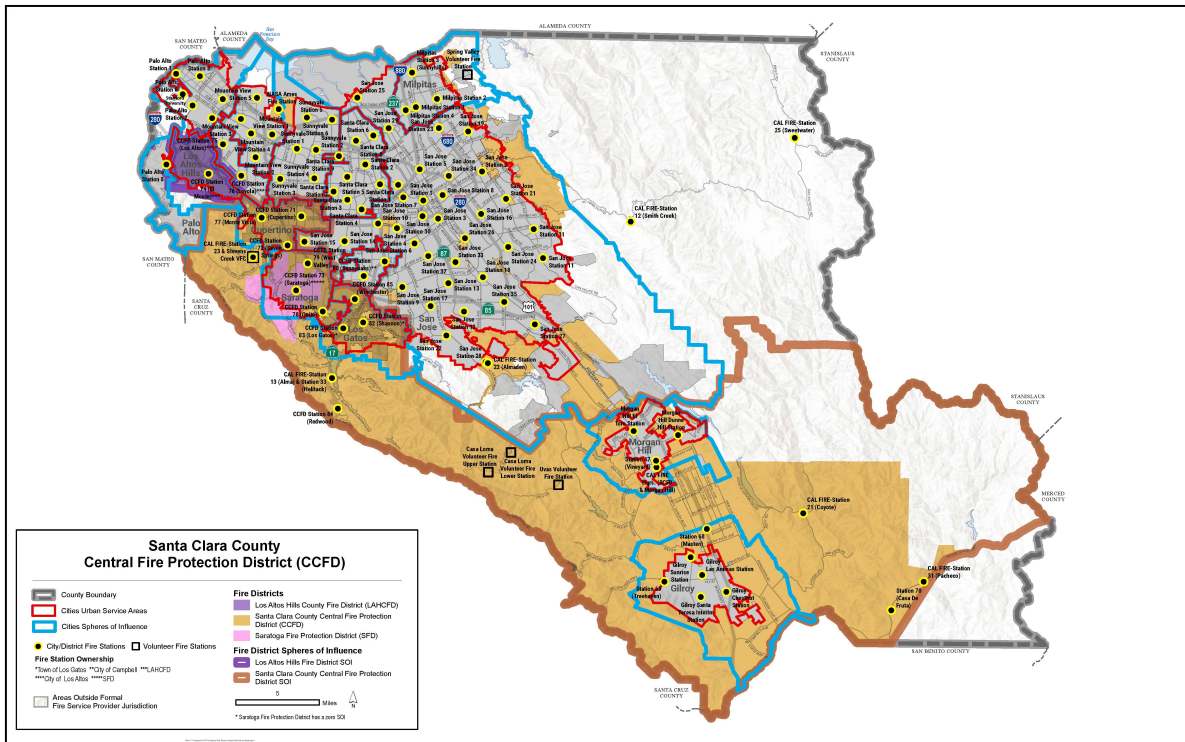
In 2013, the County of Santa Clara contracted with CCFD to provide executive leadership at the County Office of Emergency Services, now known as the Office of Emergency Management (OEM). OEM is responsible for all emergency management functions for the unincorporated communities within Santa Clara County. In October 2017, the county contracted with CCFD to provide administration to the Santa Clara County 9-1-1 Communications Center (County Communications) to strengthen interagency cooperation and regional service delivery, which is essential for effective dispatch service delivery. CCFD collaborates with law enforcement and emergency medical response partners throughout the county, many of which receive 9-1-1 dispatch services through County Communications.

Approximately 60% of CCFD's service area is within a State Responsibility Areas (SRA) or a mutual threat zone (MTZ) and therefore under the dual jurisdiction of CCFD and CAL FIRE. The residential population served totals approximately 244,531,

Additionally, CCFD has served as the Santa Clara County Operational Area Coordinator for fire and rescue services to the California Governor's Office of Emergency Services (Cal OES) for the past three decades. On January 1, 2025, CCFD became the Region II Fire and Rescue Coordinator to Cal OES. In this role, CCFD, with the support of County Communications, is responsible for the coordination and dispatch of regional mutual aid resources in Region II, serving the counties of Alameda, Contra Costa, Del Norte, Humboldt, Lake, Marin, Mendocino, Monterey, Napa, San Benito, San Francisco, San Mateo, Santa Clara, Santa Cruz, Solano, and Sonoma.

//  
  
//  
  
//  
  
//  
  
//

Figure 1: Map of Santa Clara County Central Fire Protection District (CCFD)



## 2. History of Fire Services in the City of Los Altos

The City of Los Altos was incorporated on December 1, 1952. Prior to the city’s incorporation, fire services in the area were provided by the Los Altos County Fire District, which also served the area that would become the Town of Los Altos Hills. Soon after incorporation, the City withdrew its territory from the Fire District and formed a city fire department. Concurrently, the Los Altos County Fire District disbanded its fire department and contracted with the city fire department to provide service to the remaining fire district territory, which includes the Town of Los Altos Hills. This arrangement continued until 1996, when the City of Los Altos and the Los Altos County Fire District (since renamed the Los Altos Hills County Fire District) jointly contracted for service from the Santa Clara County Central Fire Protection District. Cost share between the City and the LAHCFD was originally based on a formula and the first version of the CCFD fire service contract carried that formula forward. The last version of the CCFD contract apportioned costs to the City and the LAHCFD based on the staffing assigned to the fire stations- two in Los Altos and one in LAHCFD. In addition to fire station staffing, LAHCFD also funds supplemental services and programs, including peak-load resource availability and Battalion Chief coverage.

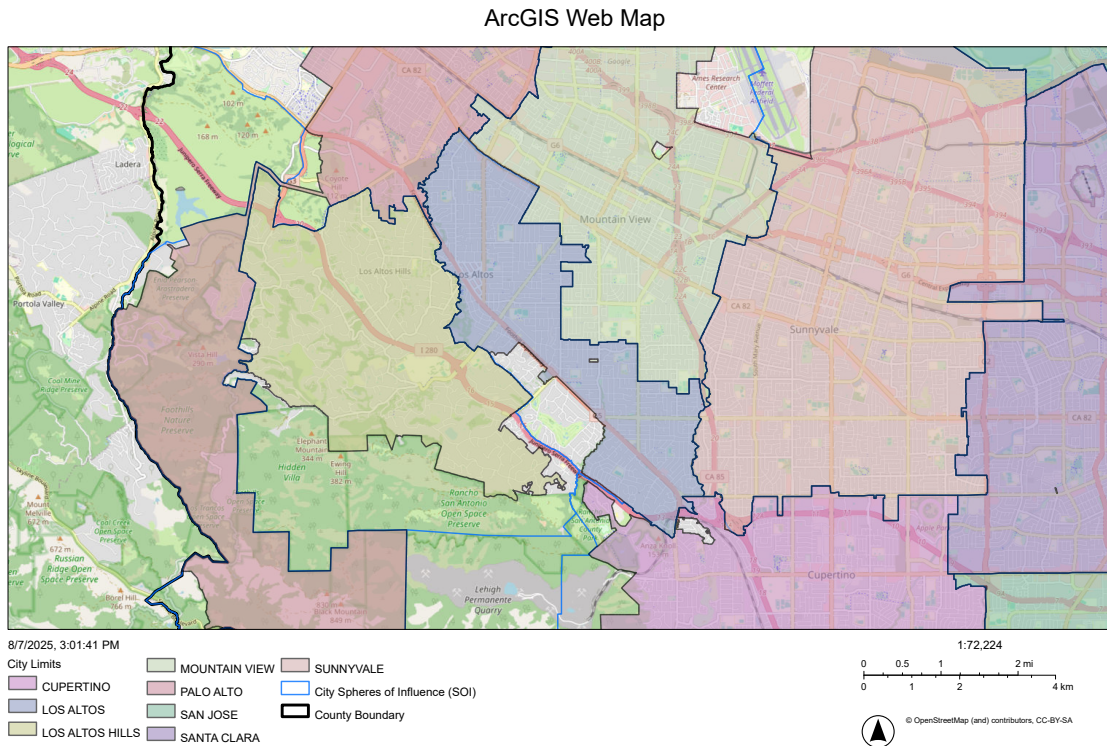
### Boundaries and Sphere of Influence

The City of Los Altos consists of approximately 6.52 square miles of urban territory in northern Santa Clara County. The California Department of Finance estimates the population at 30,864 as of January 1, 2025. The City is bordered by Cupertino to the south; the Town of Los Altos

Hills to the west; Palo Alto to the north; and Mountain View to the east. The predominant land use is residential, with a downtown core commercial area.

Los Altos' sphere of influence (SOI) is not coterminous with the existing boundaries of the city; the SOI includes one unincorporated island of approximately 627 acres. The island area is comprised primarily of private residential development and the Los Altos Golf and Country Club. This unincorporated island is within the boundary of the LAHCFD and is not included in this proposed annexation but is included in the SOI amendment to ensure consistent service in the event the area is annexed into the City of Los Altos. Following the annexation, the CFPD boundary will be coterminous with the City boundary, and the CFPD SOI will be coterminous with the City SOI.

Figure 2: Map of the City of Los Altos



//

//

//

//

Los Altos/CCFD Fire Service Contract

**Table 1: Increase in CCFD Costs to Los Altos from FY 2023 to FY 2027**

Revenue/Expenses	FY 2020 (Actual)	FY 2021 (Actual)	FY 2022 (Actual)	FY 2023 (Actual)	FY 2024 (Actual)
Contract	\$7,356,138	\$7,657,974	\$7,918,974	\$8,238,870	\$8,647,434
Percentage Increase	-	4.10%	3.41%	4.04%	4.96%

For Los Altos, property tax revenues are the most significant source of General Fund revenues, followed by sales tax revenue. Combined, these two sources account for over 70% of recurring revenues. Other sources of revenue include other local taxes, charges for services, licenses, fines and forfeitures, franchise fees, use of property and money, and others.

The average assessed value increase between FY 2022 and 2026 is 6.16%.

**Table 2: Los Altos General Fund Projected General Fund Revenues and Expenditures**

General Fund Revenue/Expenses	FY 2023	FY 2024	FY 2025 (Estimated)	FY 2026 (Budgeted)
Revenue	\$57,165,844	\$59,455,029	\$62,916,002	\$65,113,717
Expenditures	\$43,631,185	\$47,659,654	\$51,310,656	\$56,798,353
<b>Change in Fund Balances</b>	-	\$8,672,006	\$2,027,531	\$2,922,990
<b>Ending Fund Balances</b>	\$27,447,768	\$36,119,774	\$38,147,305	\$41,070,295

Source: City Staff, 08.20.2025

## I.B. Management and Governance

County Fire is a special district formed under and governed by the California Fire Protection District Law of 1987, also known as the Bergeson Fire District Law, California Health and Safety Code, Div.12, Part 2.7.

The Santa Clara County Board of Supervisors sits as CCFD’s Board of Directors and governs CCFD. As such, CCFD is classified as a dependent district.

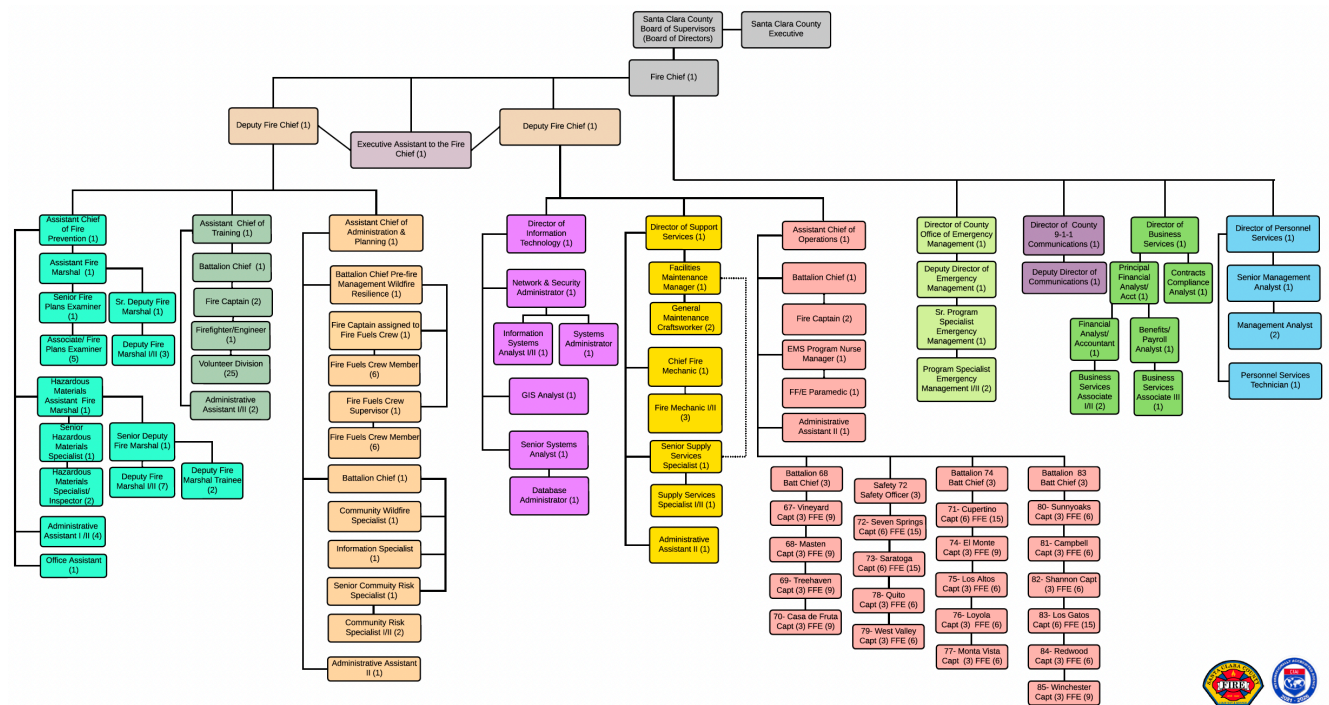
CCFD’s Fire Chief is appointed and reports to the BOD or its designee. The Fire Chief is the Chief Executive Officer of CCFD and is responsible for the proper administration of all CCFD affairs. The Fire Chief is responsible for the overall direction of CCFD, including the management, planning, organizing, and overseeing of all fire suppression, prevention, investigation, EMS, and administrative support functions of CCFD to ensure the effective and efficient delivery of such services to the communities served. Pursuant to their delegation of authority from the BOD, the Fire Chief receives general supervision by the County of Santa Clara County Executive. However, the Fire Chief can appear before or correspond directly with

the BOD whenever they deem it necessary. The Fire Chief consults with city and town managers within CCFD's service area to ensure local matters are addressed.

By contract, the CCFD Fire Chief serves as the fire chief for the Los Altos Hills County Fire District, City of Campbell, Saratoga Fire District, and City of Los Altos.

CCFD is contracted by the county for County Fire Marshal services and to provide executive leadership at County Communications and the Santa Clara County Office of Emergency Management. Figure 3 displays the organizational chart for CCFD.

Figure 3: Organizational Chart for CCFD



Dept. Org. Chart 02.02.26

## I.C. Operations

### 1. Existing Services

- CCFD
  - CCFD currently provides fire protection and EMS to a total population of 244,531 in 423 square miles. CCFD operates 19 fire stations with 339 safety and civilian personnel. Four of the fire stations have dual companies. Three battalion chiefs are on duty daily that cover each of the three battalions. CCFD's service

area population within the district is approximately 145,707, with an additional population of 99,947 served through contracts.

- CCFD provides all-risk, all-hazard fire and EMS service within CCFD’s service area, including the unincorporated areas in the Santa Cruz mountains and the south county; the cities of Cupertino, Los Gatos, Monte Sereno, and a portion of Saratoga as part of its inherent service area. CCFD also provides all-risk, all-hazard fire and EMS services by contract to the cities of Campbell and Los Altos; the Los Altos Hills County Fire Protection District (a dependent special district including the Town of Los Altos Hills), and the Saratoga Fire Protection District.
- CCFD has been a Commission on Fire Accreditation International (CFAI) accredited fire agency continuously since 2005, with the most recent accreditation awarded in 2026. The most recent Community Risk Assessment-Standards of Coverage (CRA-SOC), published in 2025 was a five-year review from 2020-2024. It outlines CCFD’s response time performance published by mean and 90<sup>th</sup> percentile by city, unit, station, and as an aggregate for CCFD. This document is available online on CCFD’s website. On March 10, 2026, CCFD was unanimously granted approval of reaccreditation for the years of 2026-2031 by the Commission for Fire Accreditation International.



## ***2. Proposed Services***

If the proposed annexation is approved by LAFCO, CCFD plans to provide service to the Los Altos territory in much the same way that it is currently configured, as described below.

Based on preliminary assessments, all fire facilities owned and operated by Los Altos are considered safe and serviceable. A full inspection by CCFD staff will confirm this prior to transition of ownership.

To assist with the transition and community outreach within the Los Altos area ahead of an official transition date, CCFD has secured office and meeting space at the Nuestra House at 181 Hillview Avenue, Los Altos to support transparency, communication, networking, and community outreach. CCFD will host weekly office hours and be available as needed for meetings throughout the community. In addition, Los Altos has posted informational content to their official City website and through social media channels.

- Fire Stations, Apparatus, and Staffing

Los Altos Fire Station

<https://www.sccfd.org/about-sccfd/facilities-and-fire-stations/#losaltos>

CCFD staffs the following equipment from this station year-round 24/7:

1. One Type 1 Engine (E-75) staffed with a fire captain, firefighter engineer paramedic, and firefighter or firefighter/engineer
2. Cross staffed Type 6 Engine (E-675)
3. Type 1 Reserve Engine (E-175)
4. Antique Fire Engine from Los Altos Fire Department



Loyola Fire Station

<https://www.sccfd.org/about-sccfd/facilities-and-fire-stations/#loyola>

CCFD staffs the following equipment year-round 24/7 from this station:

1. One Type 1 Engine (E-76) staffed with a fire captain, firefighter engineer paramedic, and firefighter or firefighter/engineer
2. Selectively staffed Water Tender (WT-76) fall in 2026

//

Table 4 summarizes staffing and apparatus for Los Altos and Loyola fire stations.

Table 4: CCFD Staffing and Apparatus for Los Altos and Loyola fire stations

Station	Daily Staffing	Unit Staffing	Additional Apparatus
Los Altos	3	Type 1 Fire Engine (3)	Type 6 Fire Engine (cross-staffed)
Loyola	3	Type 1 Fire Engine (3)	Type 1 Tactical Water Tender (select call)
Total	6		

• **Governance and Operations:**

Upon successful annexation of Los Altos to CCFD, fire service governance will be unified under the County Board of Supervisors, with elected supervisors from each district, acting as the Board of Directors for the fire district. Operationally, CCFD will:

- Assume all-risk, all-hazards emergency response, emergency medical response, dispatching services, fire prevention services, community education services, and emergency management within the Los Altos service area. Fire protection service levels will remain the same and be augmented with the Pre-Fire Management and Wildfire Resilience (PMWR) program under CCFD’s Administration and Planning division.
- Maintain or improve fire services in terms of response times and service levels, with Santa Clara County Communications playing a vital role by providing a new, updated computer-aided dispatch (CAD) system that went live in October of 2023, as well as automatic vehicle location (AVL) capabilities integrated within that CAD system was implemented in September of 2025.
- Provide all-risk, all-hazards protection and Advanced Life Support (ALS) first responder fire and EMS services from the existing Los Altos Fire Station and the Loyola Fire Station. CCFD will continue to provide all-risk, all-hazards protection and ALS first responder, fire and EMS services from the Los Altos Hills County Fire District El Monte Fire Station under terms of the LAHCFD/CCFD fire service 10-year contract that was recently renewed for the years of 2027-2037.
- Provide opportunities to expand community outreach, risk reduction, fuels mitigation, fire prevention, public education, and training programs to the annexed area.





#### **I.D. Pre-Fire Management and Wildfire Resilience**

At the direction of the BOD, CCFD has developed and continues to increase the capacity and capabilities of the Pre-Fire Management and Wildfire Resilience (PMWR) program under its Administration and Planning Division. The program is led by a full-time Battalion Chief and has one full-time Captain, one full-time crew supervisor, and twelve seasonal crew members. The program work includes fuels mitigation/reduction along public right-of-way areas, operational pre-positioning during high fire danger weather events, operational deployment in the response service area or as requested by agency partners. The fuels crew also performs hydrant/water supply inspections, and essential training to increase the program's capabilities.





## **I.E. Training, Safety, and Volunteers**

### ***1. Training and Safety***

The Training Division is a critical element of every fire service organization. The mission of CCFD's Training Division is to provide the highest quality training instruction, continuous education, and evaluation to our members. The goal is to prepare the district to serve its community in the most efficient and effective means possible and to ensure fire personnel safety. CCFD is one of only two Accredited Local Academy (ALA) in the County, with San José being the other. This ALA designation allows the organization to train its recruits based on the needs of the organization, which allows for agility and flexibility for the organization as it evolves.

The Training Division is responsible for developing and providing comprehensive fire suppression and EMS instruction to all members of CCFD, including ongoing training of all in-service companies and volunteer firefighters. The Training Division coordinates the training required to comply with the National Fire Protection Association (NFPA), International Organization for Standardization (ISO), Occupational Safety and Health Administration (OSHA), American National Standards Institute (ANSI), and California Code of Regulations (CCR).

The Training Division is managed by one assistant chief working under the supervision of a deputy fire chief. The Training Division staff includes one full-time battalion chief, two full-time captains, one full-time firefighter, and one full-time administrative assistant. One captain is the ALA coordinator, who works closely with collaborative Joint Fire Academies (JFAs) as the liaison for CCFD. The Training staff is also responsible for testing and mentoring all probationary firefighter/engineers throughout their probationary period.

The training assistant chief is also the Department Health and Safety Officer and is responsible for overseeing life safety for the organization. This includes accident reviews and annual physical fit/wellness tests through the department's "Healthy-In, Healthy-Out Initiatives."

## ***2. Volunteer Program***

CCFD has maintained a volunteer program since its formation in 1947. The program includes up to 40 volunteer firefighters organized into two functional groups of suppression and non-suppression. Suppression volunteers are fully qualified as FF I and are authorized to respond to structure fire incidents either in their privately owned vehicles (POVs) or on a CCFD apparatus during a ride-along. Non-suppression volunteers participate in community outreach and events and take part in public education opportunities. Both suppression and non-suppression volunteers are compensated with a small stipend for their response to incidents and their attendance at training drills and classes.

Within County Fire's volunteer program is a Chaplain program that is available to all members of the organization to support mental, emotional and spiritual needs of the employees of the organization.

### **I.F. Support Services**

The Support Services Division currently manages 198,380 square feet of building space, housing CCFD's 19 fire stations, CCFD headquarters and warehouse, and two training locations: one at CCFD's previous headquarters site, and the other at the McCormack Training Center in Campbell. The division maintains and repairs the fleet of approximately 80 light duty vehicles, 38 light duty vehicles equipped with code 3 emergency lights and 59 heavy duty and medium duty vehicles and antique apparatus housed throughout the district. The Support Services Division is overseen by a civilian division head and includes one facilities maintenance manager, two maintenance crafts workers, one chief fire mechanic, three fire apparatus mechanics, two supply specialists, and one administrative assistant.

CCFD recently purchased a 10-acre site in the unincorporated area of South Santa Clara County near San Martin. The site will be developed into a modern fleet maintenance facility and centralized operational logistics center. In addition, subject to feasibility studies, and, if necessary, further environmental review, the site has potential to be developed to serve as a training site with expansive training for multi-company training evolutions and academies, to house an expanded fire fuels crew with a heavy equipment program, and to provide expansion space for future CCFD needs.

CCFD has a full-service maintenance and repair shop that provides new vehicle upfit and testing and coordinates surplus vehicle disposition. This group of journey-level fire mechanics services and maintains vehicles by performing all regulatory inspections and preventive maintenance. The shop achieves an average of 96% vehicle availability for service. The fleet shop contributes operating cost and data on reliability to determine new vehicle specifications. This group can be deployed as needed to support mutual-aid responses.

The facilities group is responsible for onsite, day-to-day property management, inside and outside maintenance and repair, and coordination of custodial, grounds, and utility services. The

group coordinates third-party repairs and equipment replacement, assists with capital improvement projects, and provides the basis for the annual deferred maintenance projects plan.

The supply service division manages centralized receiving, storage, and shipping for much of CCFD's supply needs. This includes monthly resources distributed to the stations, personal protective equipment, high-value computer peripherals and materials, and durable goods. The group delivers directly to recipients to allow station staff to focus on operations and training.

The Support Services division utilizes a facility condition assessment to provide the information needed to make strategic decisions for capital improvement and maintenance projects. The division chairs the vehicle committees for new equipment purchases, which determine the specifications and manage the build processes, including delivery.

The division will integrate the facilities owned by Los Altos into CCFD at the direction and lead of a deputy fire chief.

### **I.G. Personnel Services**

Human resources are defined as all aspects of personnel administration except those of training and competency. The most valuable asset of any organization is its people. The effective management of human resources requires a balance between the maximum potential of the overall workforce and the experience of a high level of job satisfaction by individual workers. Management must combine reliability with a safe working environment, fair and equitable treatment, opportunity for advancement, and recognition of the individual's commitment.

CCFD's Personnel Service Division is led by a civilian director who is responsible for ensuring that CCFD complies with all local, state, and federal regulations and is using best practices for all human resources-related functions. The division has one senior management analyst, two management analysts, and one personnel services technician. The Personnel Services Division is responsible for all recruitment, promotional processes, employee relations, and labor relations.

### **I.H. Business Services**

CCFD has an internal Business Services Division with a business services director who is responsible for all business matters for the district. The division has one principal financial analyst/accountant, one financial analyst/accountant, one contract compliance analyst, one benefits/payroll analyst, and three business services associates. The division directs CCFD's programs of risk management, employee benefits, finance, and accounting. Payroll function is also performed in the division. The BOS acting as the BOD is CCFD's governing body. CCFD adheres to county fiscal policies, where feasible, and participates in the county's annual budgeting process. The annual budget is developed following the policies, guidelines, and processes developed by the County Office of Budget and Analysis (OBA).

CCFD's annual budget is posted and available for public comment at a regularly scheduled BOS meeting, in compliance with the Ralph Brown Act. The BOD formally adopts CCFD's proposed budget each year. CCFD annual budget, as included in the county's annual submission to the

Government Finance Officers Association (GFOA) has earned the Distinguished Budget Presentation award.

CCFD's final adopted budget is presented in CCFD's Annual Comprehensive Financial Report (ACFR). GFOA has awarded CCFD the Certificate of Achievement for Excellence in Financial Reporting for its ACFR annually for eleven consecutive years. To earn this certificate, the agency must publish an easily readable and efficiently organized ACFR that satisfies both generally accepted accounting principles and applicable legal requirements.

### **I.I. Information Technology**

Information technology is an essential resource for the fire service. Due to the increasing reliance and benefit of technology, CCFD created a separate Information Technology (IT) division in 2023. Prior to 2023, IT was a unit within the Business Services Division. This significant change for the organization allowed the IT Division to have more accountability and more agility to respond to the evolving tools available for operational readiness, situational awareness, and administrative efficiency. CCFD has established a strategic governance group for implementing information management activities in support of CCFD's needs. An IT strategic planning meeting is held monthly with the fire chief, deputy fire chiefs, business services director and operations assistant chief to prioritize and review the status of projects and their impact on CCFD's budget.

The Information Technology Division is led by a director and has one network and security administrator, one information systems analyst, one systems administrator, one geographic information systems (GIS) analyst, one senior systems analyst, and one database administrator. The network at CCFD is separate and distinct from the county system and has a robust firewall and system network security in place.

### **I.J. Community Education and Risk Reduction Services**

The Santa Clara County Community Education and Risk Reduction Services (CERRS) unit provides classes and events for the public, including safety booths at community events, educational programs in schools, and station visits for the public. CCFD provides a broad range of community outreach and education services, including fire station tours, school fire safety and life safety programs, adult and senior safety programs, CPR and automated external defibrillator (AED) training, and "Safe Sitter" babysitting training, among other initiatives. The CERRS unit resides within the Administration and Planning Division. CERRS aims to reach at least 20% of the population served each year with outreach and educational services. The CERRS unit has one senior community risk specialist, two community risk specialist, and one wildfire community wildfire specialist. The unit is supported by an administrative assistant II.

Additionally, CCFD supports a Community Emergency Response Team (CERT) program and conducts community meetings related to wildfire preparedness and mitigation efforts. The community facing programs are overseen by a 40-hour Battalion Chief.

## **I.K. Transfer of Assets**

The City of Los Altos (Applicant) has filed an application with LAFCO to amend the CCFD Sphere of Influence and annex the Los Altos territory to CCFD for the purpose of facilitating the efficient delivery of fire protection. In addition, the BOD passed a resolution in support of the annexation on March 10, 2026. The adopted resolutions include substantially similar terms and conditions for the proposed annexation, including but not limited to the financial terms for the proposed annexation. The CCFD and the City agreed to negotiate and authorize a property tax transfer to CCFD upon annexation of the territory, consistent with long-standing guidelines for property tax exchanges and negotiations (California Revenue and Taxation Code section 99). Additionally, the resolution included a condition for the City and CCFD to negotiate and execute an agreement for the transfer of the Loyola Fire Station (765 Fremont Avenue) and the Los Altos Fire Station (10 Almond Avenue) to the Central Fire District, subject to standard representations, warranties, and due diligence, and shall mutually agree upon terms for related capital and facility needs.

The formal transfer of property will be outlined in a Property Transfer Agreement, which is currently being negotiated between the City and CCFD. This agreement is anticipated to be presented to the governing bodies for approval on or before May 12, 2026.

Key components of the Property Transfer Agreement include:

1. Lot Line Subdivisions:

- Los Altos Station: The City will retain ownership of the portion of the parcel that encompasses North San Antonio Road.
- Loyola Fire Station: CCFD will receive additional space behind the station to support future remodeling or replacement of the 73-year-old facility, subject to feasibility studies and environmental review, as necessary.

2. Supporting Agreements: The Property Transfer Agreement will provide a framework for the following additional agreements prior to the transfer date.

- License Agreement: Subject to agreed-upon terms and conditions, the City's police department will be granted a temporary license to continue using existing space on the Almond Property as an evidentiary locker until a new location is secured.
- Easement Agreement: Subject to agreed-upon terms and conditions, the parties will establish an easement to maintain the City's driveway to preserve the City's access to its northeast yard.

//

### 3. Financial and Standard Requirements:

- Financial Transfer: The City will transfer \$1.5 million to the CCFD to fund future capital needs.
- Standard Requirements: The City will provide standard representations and warranties and authorize CCFD to conduct due diligence prior to the transfer

CCFD utilizes various reserve funds for the staggered replacement of apparatus, capital equipment, and building improvements. These reserves are funded by an annual transfer from CCFD's general fund to an allocated committed fund allotment based on a 10-year replacement schedule for capital items. The CCFD and City have agreed to a one-time lump sum payment of \$1.5 million dedicated to capital costs necessary for the maintenance and future replacement of facilities, fire apparatus and specialized equipment.

#### **I.L. Transfer of Fixed Assets**

All fixed assets, including, but not limited to, the Fire Stations, mobile fire equipment, and specialized emergency equipment, will remain as currently assigned and be transferred subject to agreement by the City and CCFD as the real and personal property of CCFD. The proposed annexation is intended to be transparent and seamless for all involved.

#### **1. Infrastructure and Resources – Los Altos Facilities**

Los Altos Fire Station  
10 Almond Avenue  
Los Altos, CA 94022



Loyola Fire Station  
765 Fremont Avenue  
Los Altos, CA 94024



Table 3 summarizes the City station configurations and conditions.

**Table 3: City Station Configuration and Condition**

Station	Apparatus Bays	Staffing Capacity	General Condition	Station Age
Los Altos Station	3	3	Fair	57 years Renovated in the 2000's
Loyola Station	2	3	Fair	73 years Renovated in 2000's
<b>Totals:</b>	<b>5</b>	<b>6</b>		

Facility Analysis

In 2016 CCFD produced a Space Needs Analysis & Facilities Master Plan (appendix), followed by a Facilities Conditions Assessment performed in 2020. The two Los Altos Stations were included in the facilities condition assessment (appendix).

Equipment

- All apparatus and equipment are owned by CCFD and are replaced as needed through the department's capital replacement program in accordance with Policy 500 (appendix).

**I.M. Transfer of Personnel**

The City of Los Altos has no employees assigned to fire service duties. All fire service personnel are employees of CCFD. No employee changes will be made as a result of the annexation.

**I.N. Transfer of No Cost Agreements**

- All of the Automatic and Mutual Aid agreements between CCFD and surrounding agencies will remain in force; the city is not a party to the agreements.

**I.O. Los Altos Hills County Fire District Agreement**

CCFD, the City of Los Altos, and the Los Altos Hills County Fire District (LAHCFD) entered into a tri-party 10-year Agreement for the provision of Fire and EMS services in 2017. The 2017 agreement superseded the 1996 agreement and will expire on December 31, 2026. In February 2026, the CCFD and LAHCFD entered into a new 2027 Master Services Agreement containing substantially the same terms and conditions of the 2017 Agreement, with modifications made to reflect the term extension, updates to the costs and practices, removal of the City of Los Altos as a party to the Agreement, and elimination of obsolete language. The [2027 Agreement is effective January 1, 2027](#), with no interruption in service to the LAHCFD. Under the terms of

the 2027 Agreement, CCFD continues full responsibility for all fire protection services within the LAHCFD. Services provided to LAHCFD include a 4-person fire company at the El Monte Fire Station along with the full range of CCFD services. In addition to the Agreement, amendments for additional services that apply specifically to the LAHCFD were approved, including the provision of a 24-hour Battalion Chief at the El Monte Station.

Los Altos County Fire District Facilities

El Monte Fire Station  
12355 El Monte Rd  
Los Altos Hills CA 94024  
Owned by LAHCFD



**II. EXTENDING SERVICE TO THE AFFECTED TERRITORY**

**An indication of when the service can feasibly be extended to the affected territory.**

If the proposed annexation is approved by LAFCO, CCFD will be prepared to provide services on the effective date of the annexation and as early as July 1, 2026.

## **II.A Geographic Risk Areas**

The proposed annexation area comprises several geographic areas, all with their own unique risks:

- **Wilderness Area:** An area of sparse population of usually less than ten persons per square mile. General use is a conservation area for the protection of natural resources or limited low-impact recreational use.
- **Rural Area:** All areas outside of urban areas or urban clusters. Has a higher population density than that of a wilderness area.
- **Suburban Area:** A mix of commercial and residential buildings with a higher population than wilderness or rural areas. Also includes the coastal residential areas.
- **Urban Area:** A cluster or clusters of high-density population. To qualify as an urban area, the territory must encompass at least 2,000 housing units or have a population of at least 5,000.

## **II.B. Deployment**

The deployment of equipment and personnel will not change from the current response structure from the Los Altos and Loyola fire stations. In addition, units from surrounding stations (both CCFD and allied agencies) will continue to respond in accordance with existing plans.

## **II.C. Expectations**

The annexation will cause no reduction in service levels to the affected areas. In fact, streamlining the management and administrative structures will free up resources to enhance current services levels, particularly in the areas of community risk reduction, wildfire preparedness, and emergency response.

## **II.D. Staffing**

One of the primary responsibilities of a fire department's administration is to ensure that the fiscal, infrastructure, and support elements are in place and functioning smoothly and effectively so that the core mission – responding to and mitigating emergencies – can be accomplished in a safe and efficient manner.

The location of CCFD's new headquarters in Campbell allows chief officers assigned there to provide surge capacity during the workweek, which coincides with hours of peak incident

activity.

The 19 front-line units that are part of the northern CCFD response service area are available when needed to augment response to large-scale incidents quickly and efficiently.

## **II.E. Timing for Extending Services**

There will be no interruption of services provided to the affected territory.

### **Timeline**

- March 10, 2026: City Council and Board of Directors adopted resolutions initiating or in support of the annexation of the City into the CCFD
  - April 2, 2026: Application materials submitted to LAFCO
  - April 14, 2026: Adoption of the Property Tax Exchange Resolutions by the City and Board of Supervisors on behalf of CCFD
  - April – May 2026: Approval of the Property Transfer Agreement by the City and CCFD
  - June 2026: LAFCO public hearing of the proposed annexation
  - May and June 2026: Establish regular meetings with IAFF Local 1165 to address impacts of annexation
  - May and June 2026: Evaluation and preparations for integration of data, facilities, equipment, apparatus, and assets into CCFD
  - January 1, 2027: Formal commencement of services by CCFD to Los Altos as territory within CCFD
- **Staff Integration**
    - Not applicable, as Los Altos has no staff assigned to fire services
  - **Administrative Transition**
    - Transfer of all records, contracts, data, and agreements to CCFD

## **III. ENVIRONMENTAL CONSIDERATIONS**

- The proposed annexation is exempt from environmental review pursuant to Section 15320 of the CEQA Guidelines, which exempts changes of organization of local agencies “where the changes do not change the geographical area in which previously existing powers are exercised.” The City of Los Altos currently exercises power to provide fire and emergency medical services within its territory—these services are provided by contract with CCFD. As explained above, the proposed annexation would expand CCFD’s boundaries to include the City of Los Altos, but would not modify the geographic area in which existing powers are exercised. There is no reasonable possibility that the proposed annexation will have a significant effect on the environment due to unusual circumstances that would preclude the use of this exemption.

- Infrastructure and facilities projects and upgrades will be subject to approval from CCFD’s BOD or its designees. These project will be subject to compliance with City regulatory review and authorities having jurisdiction, and environmental review in compliance with CEQA and its implementing regulations.

**IV. IMPROVEMENTS**

**Identification of any improvement or upgrading of structures, roads, other infrastructures, or other conditions the affected agency would impose upon the affected territory.**

The proposed action is an annexation of existing services that will maintain current service levels.

Any infrastructure upgrading will be limited to localized general impacts associated with the construction of future fire service facilities, such as fire stations, training centers, and support facilities.

**V. COSTS AND FINANCING**

**The estimated cost of extending service and a description of how the service or required improvement will be financed. A discussion of the sufficiency of revenues for anticipated service extensions and operations is also required.**

The estimated direct cost (excluding overhead, debt and capital costs) for CCFD to extend services into Los Altos is \$10.1 million for Fiscal Year 2025-2026. This estimate includes CCFD continuing with a similar service delivery model of staffing two Type 1 ALS engines each day.

The existing separate agreement with LAHCFD to staff the El Monte Station and to fund the majority of the cost of Battalion 74, is not impacted by this project.

Table 4 presents the revenues and expenditures for the current CCFD FY 2025-2026 contract, the projected CCFD ongoing amounts if annexed, and the difference in cost.

Table 4: Los Altos Contract Revenue and Expenses

Description	Current CCFD FY 2025-2026 Contract	Projected CCFD Amount if Annexed	Difference
Revenue	\$9,373,524	\$9,833,750	\$(460,226)
Expenses	\$10,067,831	\$10,067,831	\$0
Difference	\$(694,307)	\$(234,081)	\$(460,226)

Representatives for the City and CCFD have tentatively agreed on an anticipated approach and methodology for the property tax allocation and exchange. The transfer of property tax revenue must be formally negotiated and approved in accordance with Revenue and Taxation Code section 99. Once a negotiated agreement is reached, the property tax revenue exchange will be memorialized in Resolutions adopted by the Board of Supervisors and by the City Council. The Resolutions will specify the effective date of the reallocation<sup>1</sup>.

Pursuant to the anticipated exchange, the amount of property tax revenue allocated to County Fire will fluctuate annually based on property tax roll growth. Specifically, the anticipated exchange will establish a base amount of approximately \$9.8 million. Then, annual property tax revenue to County Fire will be calculated each year by adjusting this amount based on property tax roll growth since Fiscal Year 2025-2026. This formula takes into account County Fire's estimated direct costs for service delivery cost in Fiscal Year 2025-2026—\$10.1 million (excluding overhead, debt and capital costs)—and the contract compensation for Fiscal Year 2025-2026 of \$9.4 million.

County Fire is projected to experience a funding gap of roughly \$7.5 million during the first 12 years following annexation, based on a comparison of projected property tax revenue and the department's direct costs. After year 12, however, the projected property tax revenue is anticipated to be sufficient to cover direct costs entirely, and subsequently fund indirect, debt, and capital costs.

To address, evaluate, and mitigate the effects of the annexation, CCFD has taken the following into consideration:

### **Revenue Sources**

- a. Property taxes previously allocated to Los Altos will transfer to CCFD; see Item VI: Inclusion of Existing Tax Revenue (Ad Valorem Tax) below.
- b. Increases in property assessments due to changes in ownership and new construction development in Los Altos will generate increases in the assessed value and ad valorem property tax revenue to further close the funding gap. The City's property tax revenue increased by \$1.8 million or 5.2% in FY 2024-2025. The change was due to a continued increase in property values, with residential properties making up 93% of the assessed value.

### **Expenditures**

- a. Maintenance and upgrade of existing Los Altos facilities. CCFD has a facility condition assessment to prioritize infrastructure improvements in a staggered approach to minimize impact to CCFD general fund.
- b. Explore other administrative and operational costs associated with the transition.

---

<sup>1</sup> Pursuant to Revenue and Taxation Code section 99(b)(1)(B)(5), the County of Santa Clara Board of Supervisors has authority to negotiate the property tax revenue exchange on behalf of CCFD.

## **Other Considerations**

- The qualitative value of a coordinated, countywide strategic approach to fire service delivery that increases the effectiveness of risk mitigation strategies locally, leverages the continuous improvement model that CCFD has earned for over 20 years as a CFAI-accredited fire agency that capitalizes on the fluidity and flexibility of local resources while supporting the regional approach for fire services will be tangible for all communities served by CCFD and create consistency for all district community residents in Santa Clara County.
- CCFD's proven capacity to absorb and integrate personnel services, logistics, business services, training, information technology, administration and planning, fire prevention, community education, wildfire mitigation, support services, operations, and command functions within the organization.

## **VI. INCLUSION OF EXISTING TAX REVENUE**

Upon annexation, the portion of Ad Valorem property tax previously directed to the City will be received by CCFD and used to provide fire protection services to the residents of the City. Pursuant to California Revenue and Taxation Code section 99, the Board of Supervisors is required to negotiate on behalf of special districts for any transfer of property tax revenues necessary as part of a jurisdictional change that will affect the service area or service responsibility of a special district in the county. CCFD and the City plan to bring the Property Tax Exchange Resolutions to the BOS and City Council for consideration and adoption at their April 14, 2026 meeting.

## **VII. COMMUNITY IMPACT**

### **Benefits**

- a. Operational stability; eliminates the 10-year contract renewal cycle and attendant uncertainty.
- b. Financial stability: property tax transfer from Los Altos to CCFD insulates critical fire service funding from economic cycles that can affect more reactive revenue sources such as sales taxes.
- c. Long-term financial planning for infrastructure.
- d. Access to CCFD's enhanced training, technology, community education and risk reduction services, pre-fire management and wildfire resilience program inclusive of the fire fuels crew mitigation/operational work, emergency management, dispatch services, and fire prevention efforts.
- e. Regional fire and emergency services delivery model that provides streamlined and consistent training, fire prevention, and operational response throughout the fire district.

## Community Engagement

- a. Members of the public will be able to connect with Los Altos City staff and CCFD staff at the Neutra House located at the Los Altos Community Center 181 Hillview Ave, Los Altos, CA 94022 to gather input and address concerns. Dates will be posted online and distributed via social media and posted at the fire stations and city hall.
- b. For questions or the latest information, please visit the following website: <https://www.losaltosca.gov/sccfd>.
- c. Any additional public meetings required by the LAFCO process will be scheduled as needed, and information about those meetings will be posted on the websites below and noticed in accordance with the LAFCO process.
- d. Regular updates to residents are available via the LAFCO website [www.santaclaralafco.org](http://www.santaclaralafco.org) and CCFD website [www.sccfd.org](http://www.sccfd.org).
- e. Joint social media messaging on Instagram and Facebook.

## VIII. CONCLUSION



The annexation of the City of Los Altos territory into CCFD is a strategic decision by both the Los Altos City Council and the Board of Supervisors of Santa Clara County serving as the Board of Directors for the CCFD. This decision aligns with the goal of delivering high-quality, equitable and sustainable fire protection and emergency services throughout the county. This

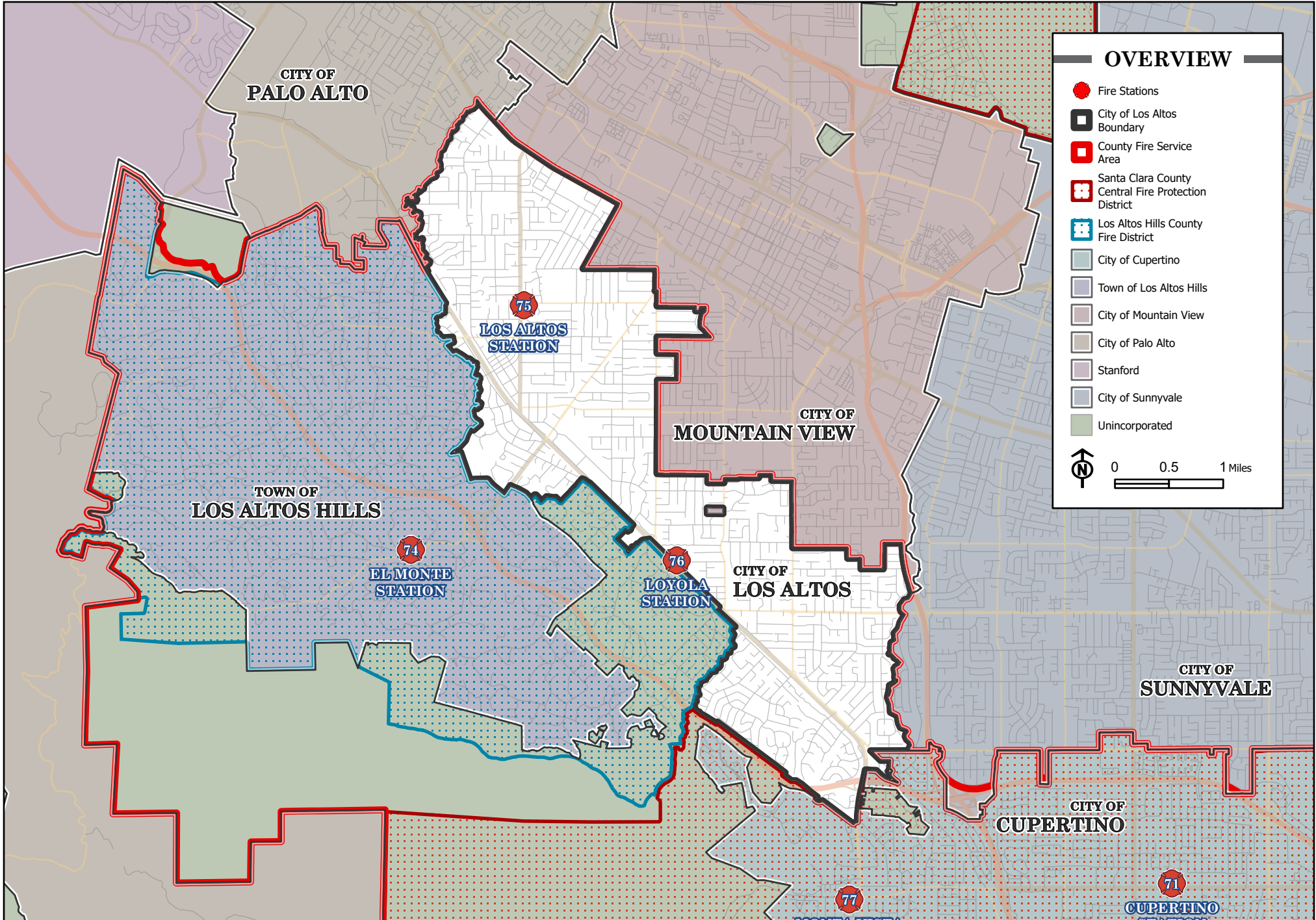
Plan for Services demonstrates the feasibility and benefits of the proposed change. We respectfully request Santa Clara County LAFCO's approval of this proposal.

## **Appendixes**

- Appendix A – Supplemental maps
- Appendix B – Santa Clara County Fire Department Space Needs Analysis & Facilities Master Plan 2016
- Appendix C – Facilities Condition Assessment – Asset Detail Report, Asset List Report and Asset Overview Report for the Los Altos Fire Stations 2020
- Appendix D - Santa Clara County Fire Department Fire Policy Manual No. 500 – Vehicle Replacement
- 2025 CCFD Community Risk Assessment-Standards of Cover (CRA-SOC)  
[https://www.sccfd.org/wp-content/uploads/documents/key\\_reports\\_documents/SCCFD\\_CRA\\_SOC\\_Digital.v1.pdf](https://www.sccfd.org/wp-content/uploads/documents/key_reports_documents/SCCFD_CRA_SOC_Digital.v1.pdf)
- 2023-2027 CCFD Strategic Plan  
[https://www.sccfd.org/wp-content/uploads/2023/04/2023.4.26\\_SCCFD\\_StrategicPlan2023\\_FINAL\\_WEB.pdf](https://www.sccfd.org/wp-content/uploads/2023/04/2023.4.26_SCCFD_StrategicPlan2023_FINAL_WEB.pdf)
- 2023 Santa Clara County LAFCO Fire Service Review  
<https://santaclaralafco.org/sites/default/files/FireSRReview-FinalReport-2023.pdf>

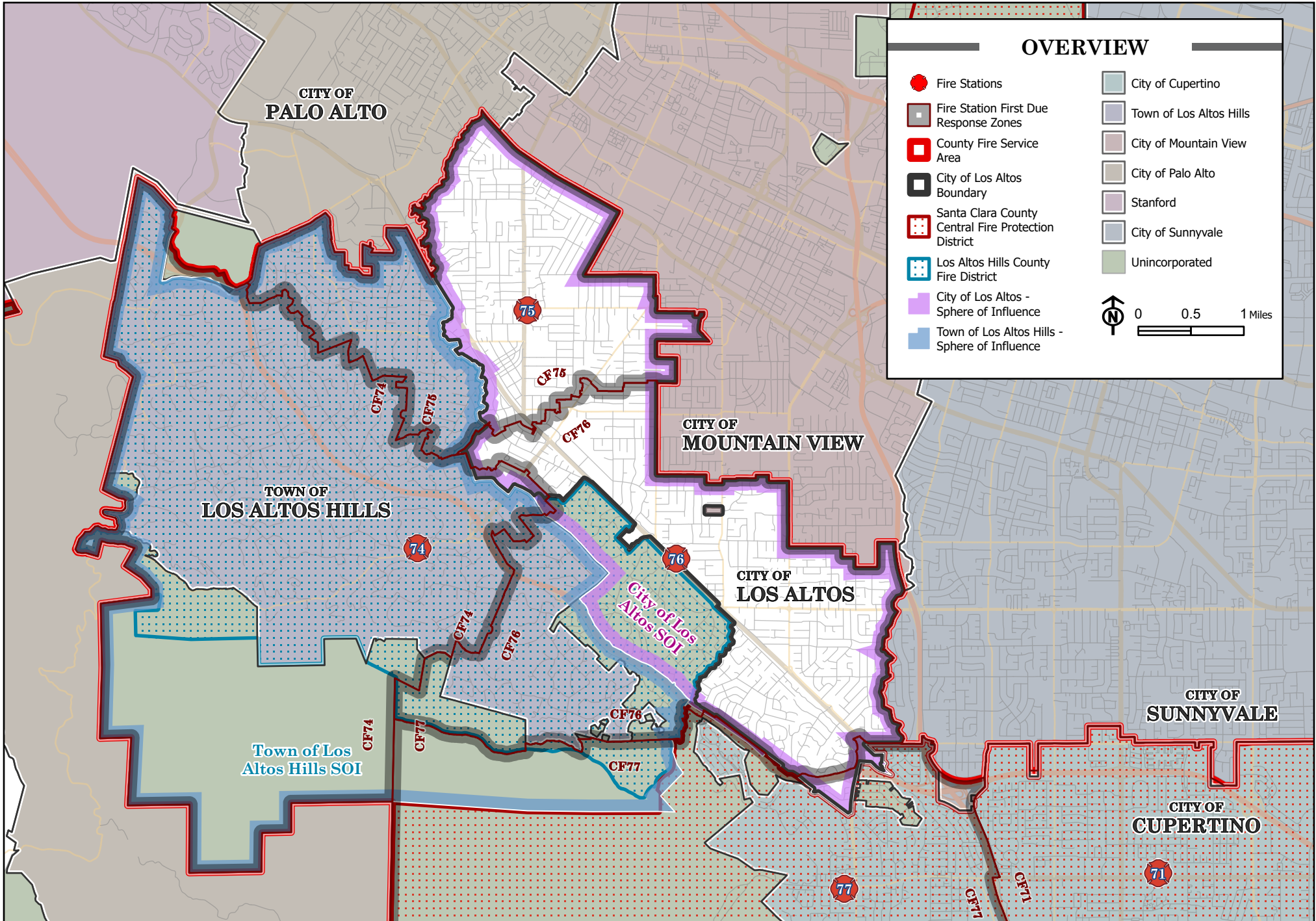


# GENERAL OVERVIEW





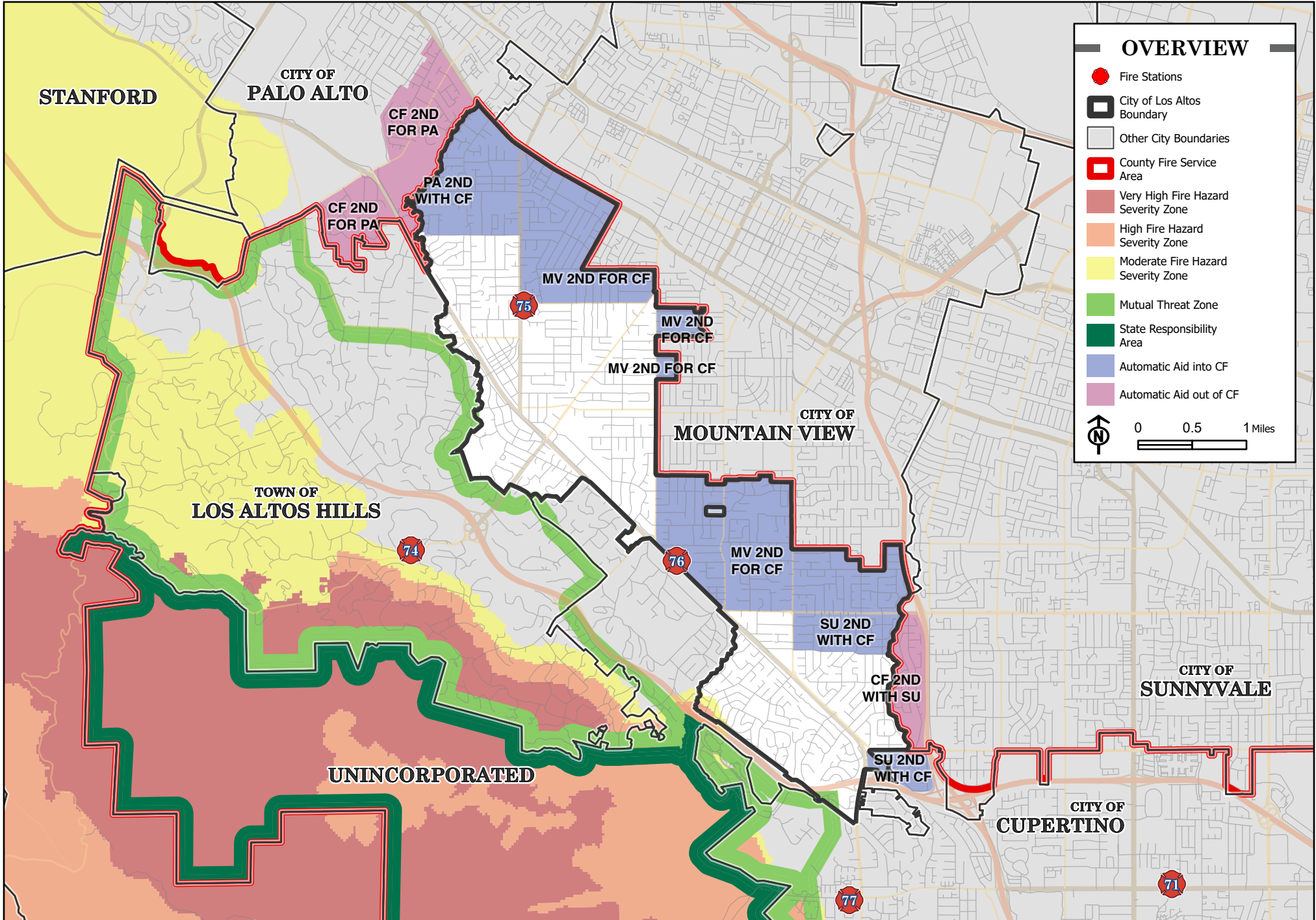
# FIRST DUE RESPONSE ZONES

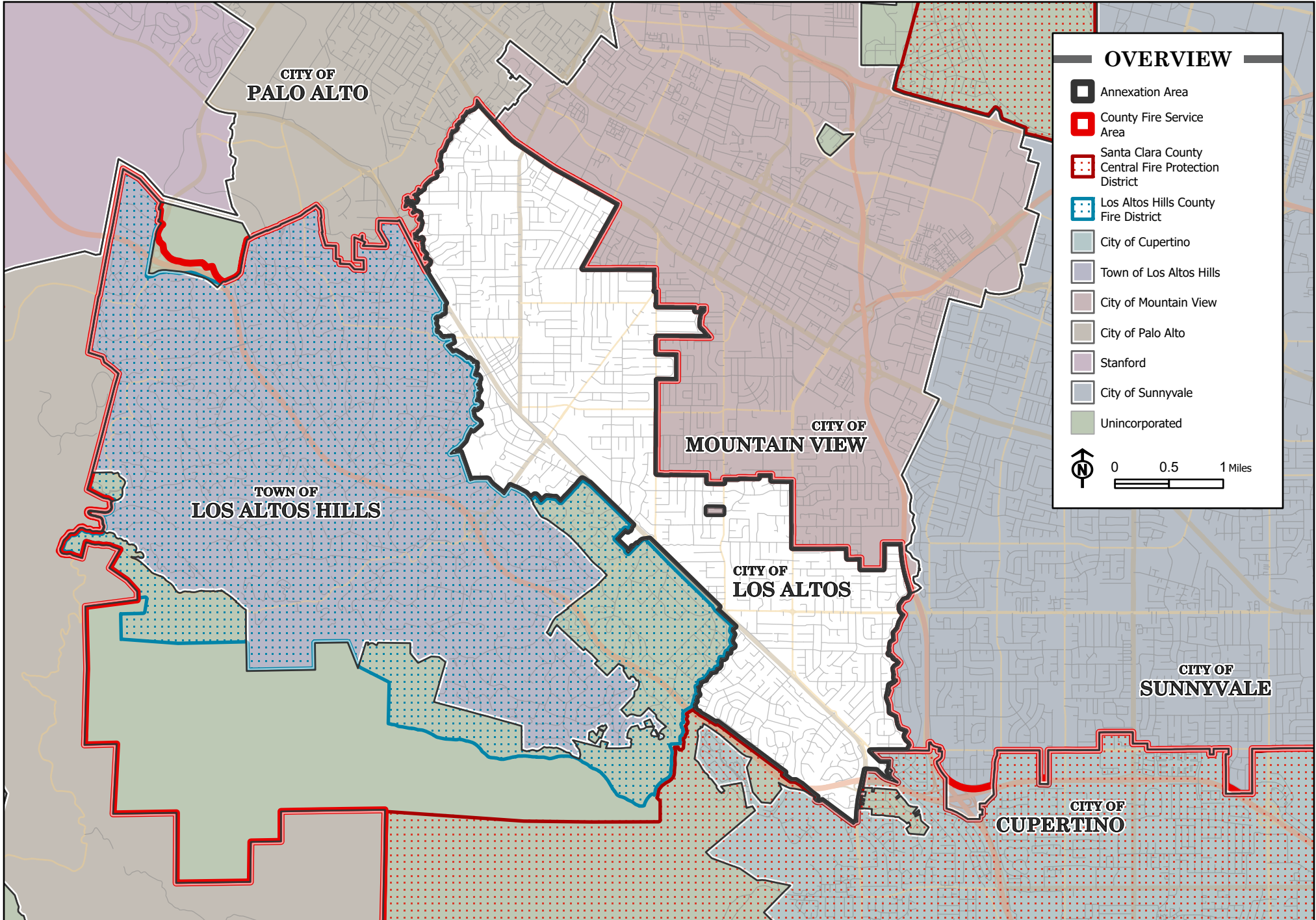


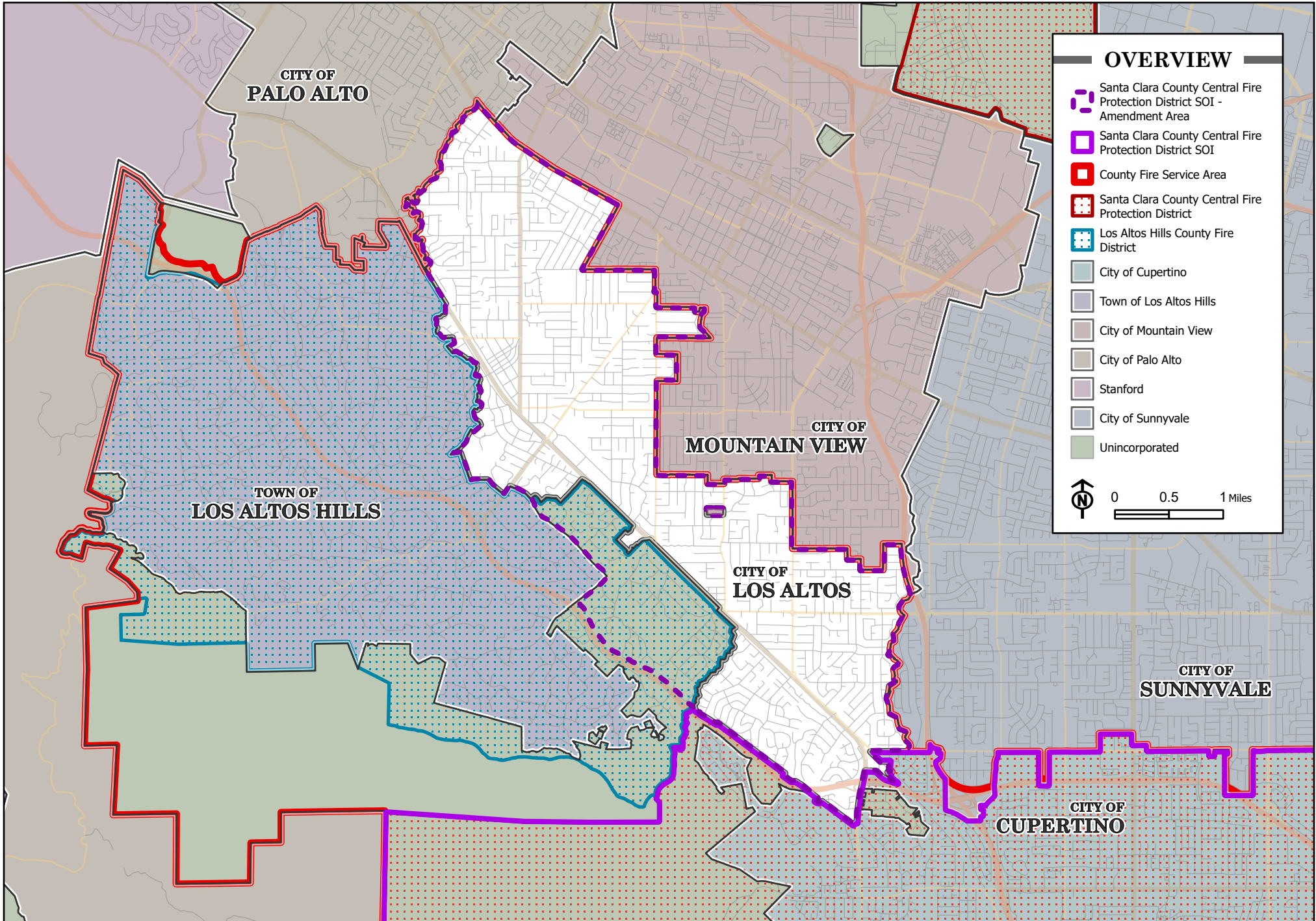


# HAZARDOUS FIRE AREA, MUTUAL THREAT ZONE, AUTOMATIC AID

OCTOBER 2025









# SANTA CLARA COUNTY FIRE DEPARTMENT SPACE NEEDS ANALYSIS & FACILITIES MASTER PLAN VOL. 1: FACILITIES MASTER PLAN

Final Report | June 2016





**GROUP 4**

ARCHITECTURE  
RESEARCH +  
PLANNING, INC

211 LINDEN AVENUE  
SO. SAN FRANCISCO  
CA 94080 USA  
T: 650.871.0709  
F: 650.871.7911



TABLE OF CONTENTS

**VOLUME 1**

EXECUTIVE SUMMARY	1
INTRODUCTION	3

**NEEDS AND RECOMMENDATIONS**

SHARED FACILITIES	7
STATION SUMMARY	9

**VOLUME 1 APPENDICES**

ACKNOWLEDGEMENTS	
CURRENT AND RECOMMENDED SHARED FACILITY SPACE PROGRAMS	
MEMO: POTENTIAL MAINTENANCE SHOP PROPERTY REVIEW - 480 VANDELL WAY	
MEMO: POTENTIAL MAINTENANCE SHOP PROPERTY REVIEW - 561 DIVISION	
SCCFD STATION DESIGN PROTOTYPE ELEMENTS DOCUMENT	

**VOLUME 2**

FACILITY ASSESSMENT INTRODUCTION: ASSESSMENT AREAS	1
--	---

**SHARED FACILITIES ASSESSMENTS**

HEADQUARTERS	9
McCORMACK TRAINING CENTER	17
WINCHESTER MAINTENANCE SHOP	20

**FIRE STATION ASSESSMENTS**

CUPERTINO STATION	25
SEVEN SPRINGS STATION	29
SARATOGA STATION	33
EL MONTE STATION	37
LOS ALTOS STATION	41
LOYOLA STATION	45
MONTA VISTA STATION	49
QUITO STATION	53
WEST VALLEY STATION	59
SUNNYOAKS STATION	63
CAMPBELL STATION	67
SHANNON STATION	71
LOS GATOS STATION	75
REDWOOD STATION	79
WINCHESTER STATION	83

**VOLUME 2 APPENDICES**

DEGENKOLB ENGINEERS SEISMIC EVALUATIONS: HEADQUARTERS & QUITO STN	
CAPITAL MAINTENANCE PLANS (CMPs) FOR SCCFD FACILITIES	
FACILITY & PERSONNEL SURVEYS	
NEW CONSTRUCTION DIAGRAMS: HEADQUARTERS, QUITO & WINCHESTER	

TABLE OF CONTENTS

---

This page is intentionally left blank.

## EXECUTIVE SUMMARY

The Santa Clara County Fire Department (SCCFD, or Department) has for nearly 80 years protected public safety and coordinated public safety resources across a diverse region of Silicon Valley through a custom model of internal collaboration and community service. In 2014, in conjunction with the development of a five-year Strategic Plan and Business Plan, SCCFD contracted Group 4 Architecture, Research + Planning (Group 4) to develop recommendations for the maintenance, renovation, and/or relocation of Department facilities.

### STATE OF THE DEPARTMENT TODAY

SCCFD operates 15 fire stations, a training center, a maintenance shop, storage facilities, and a headquarters facility that work together as an integrated system sharing resources, personnel, and more. The Department's individual facilities vary greatly in age and size as well as in how well they support modern emergency services and operations. On average, the Department's fire stations are 38 years old, and many were built by cities to serve their own needs prior to the Department's current role of providing contract service to those municipalities. Over the years, maintenance needs have surpassed what the Department's budget has been able to support. Several of the buildings have not had significant renovations since their inception. Newer and renovated facilities need to continue to evolve to meet changing operational practices and requirements.

### PLAN PURPOSE

The purpose of this plan is to provide the Department with a 10-year facilities road map. Maintenance and renovation recommendations, developed from a series of assessments and surveys, accompany itemized, categorized, and calendarized action items. These recommendations account for dynamic realities of facility maintenance, Department priorities, and use and wear patterns that have been identified during the assessment process.

This plan is also intended as a tool for communicating maintenance needs and priorities with Department stakeholders, partners, and communities.

### ASSESSMENT SUMMARY

This assessment was carried out with the intent of sustaining modern operations for the Department, by recognizing and responding to community needs as they exist today and the evolving scope of Department services. The assessment evaluates each Department facility's ability to sustain a strong workforce and to attract and retain quality personnel. The assessment also evaluates each facility's value and Return on Investment (ROI), and the ability to preserve and maintain capital assets.



#### SCCFD Vision Statement:

We, the members of the Santa Clara County Fire Department, envision an agency that continues to be widely known as an internationally accredited department that reflects best practices in the delivery of services to our community. Through the pursuit of our goals, we will demonstrate continuous improvement, guided by our values of trust, integrity, respect, and excellence....

## EXECUTIVE SUMMARY

---

### SUMMARY OF RECOMMENDATIONS

This Master Plan recommends that the Department pursue a series of actions to efficiently and effectively sustain and enhance Department facilities in order to improve Department service and accessibility even further, streamline its operations, and allow for growth over the next 10 years.

The following recommendations were established based upon the assessments performed by the Project Management Team:

- Expand the Headquarters facility to locate all administrative divisions within one building. Such action would require either a significant renovation and expansion of both building square footage and parking at the existing Headquarters property, or relocation to a new property.
- Expand the McCormack Training Facility by relocating it to a larger property and establishing permanent and expanded facilities to support training and academy functions, including co-location with a new Headquarters facility.
- Expand the Maintenance Shop facility to support ongoing and enhanced operations, including the additional secured space needed for reserve and historic apparatus storage.
- Centralize program elements that support Department-wide needs (e.g., the Personal Protective Equipment program at Campbell Station and the Small Tools and Equipment program at Los Altos Station) into one location with the Station Supply program. This expanded Central Supply program could continue to be located with Headquarters, at one of the shared facilities, or independently at its own location.
- Perform a detailed structural assessment of each station and create an action plan to address any found deficiencies.
- Consider the renovation of stations that do not currently meet the criteria outlined in the Department's adopted Station Design prototype elements document. If the renovation costs exceed 40% of the cost of constructing a new station, consider all new construction.
- Consider facility-specific observations of each facility's compliance with the current California Building Code (CBC) and Americans with Disabilities Act (ADA). Even if upgrades are not mandated, voluntary upgrades may provide benefits. Details are discussed later in this report.
- Complementing diligent efforts by Department personnel to maintain facilities and equipment, enact a proactive Capital Maintenance Plan (CMP) that, for each facility, identifies and coordinates timing of replacing aged equipment and building components. The CMP is a powerful tool for allocating staff and budget resources for strategic upgrades at specific intervals according to industry standards for expected service life. It is recommended that SCCFD budget, on average, approximately \$0.77 million per year to address deferred and life cycle maintenance needs at its existing facilities. On a year-to-year basis, SCCFD staff may accelerate or defer projects based on actual conditions, opportunities for cost savings by bundling projects, or other factors. The CMP should be updated as maintenance projects and capital improvements are implemented.

### NEXT STEPS

SCCFD will evaluate its budgetary allocations and deferred facility maintenance. The next phases of planning for larger interventions such as at Headquarters will confirm project scope, develop design concepts, and refine project budgets.

## INTRODUCTION

The SCCFD is a Special Fire Protection District that provides service to the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Saratoga, and adjacent unincorporated areas of Santa Clara County. The SCCFD is an all hazard department that has evolved through fire consolidations and contracts beginning in 1947 and developing continuously to the present. The Department provides fire protection services to one of the most diverse areas in California – from high-rises and downtown commercial areas, large retail areas, and business centers, to manufacturing zones dealing with hazardous materials, to wildland protection. The Department prides itself on its flexibility, professionalism, and regional approach to service that maximizes utilization of personnel and equipment, eliminates redundancies, and standardizes services and programs across a large sector of Santa Clara County.

## SCCFD PLANNING HISTORY

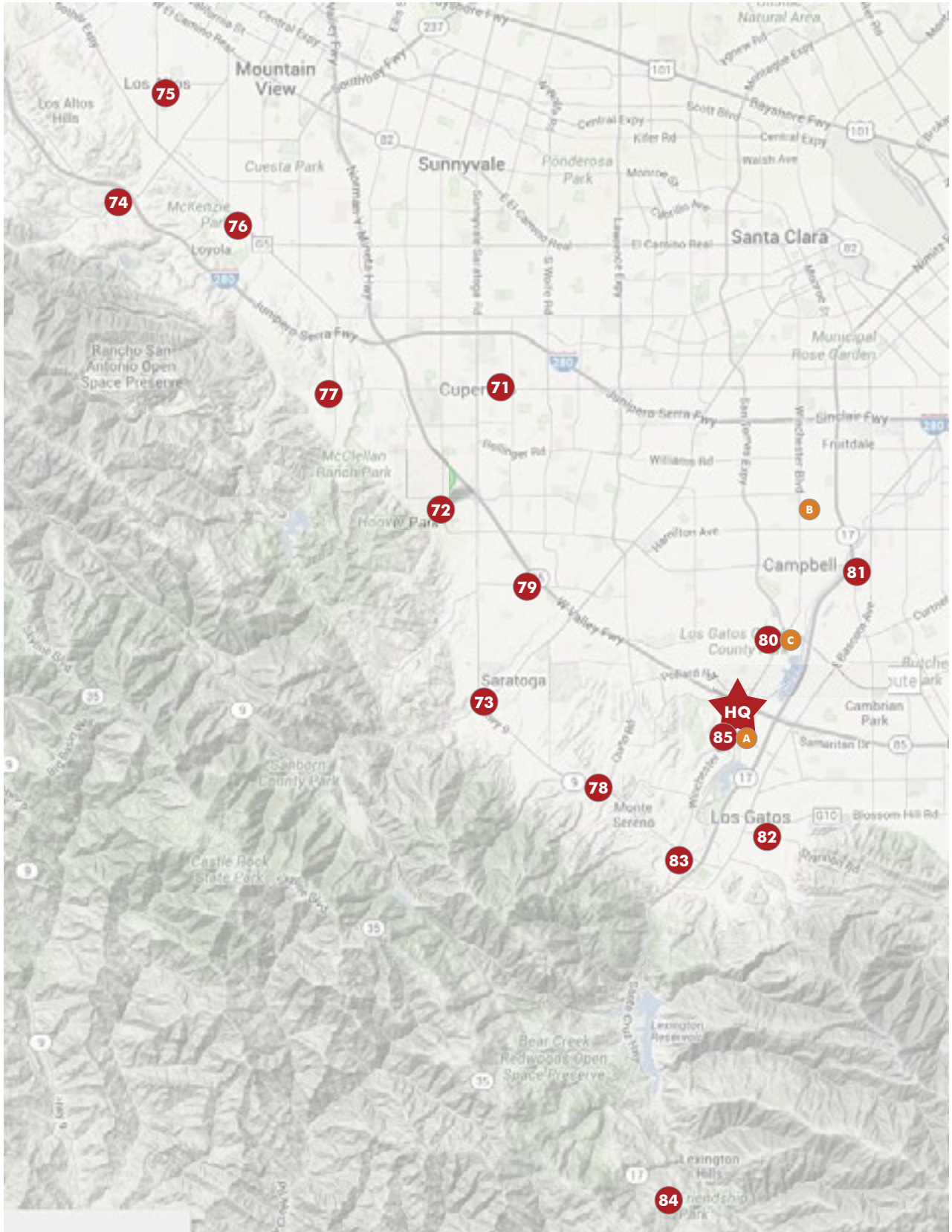
In recent years the Department has conducted exercises and output to identify and pursue a five-year vision of service. In 2013 the Department engaged in internal and external stakeholder visioning and input that led to its 2014-2019 Strategic Plan. The Plan identified eight goals to continuing and enhancing the excellence of its service:

- Improve external communications with emphasis on timelines, transparency, and constructive feedback.
- Improve internal communications.
- Provide facilities service and materials in support of SCCFD’s future and current organizational demands.
- Build and maintain an effective workforce to support the Department’s mission, vision, and values.
- Improve workforce training through continual program development.
- Redefine the fire prevention organization to achieve unity and consistency in delivery of service to our customers.
- Develop comprehensive emergency management, preparedness, and community education programs to support the community.
- Maintain and enhance current levels of service.

In January 2015, the Department released a five-year Business Plan that carries the findings of the Strategic Plan into a comprehensive public document profiling resources, organizational structure, and performance measurements for the Department.

Concurrently, Department personnel have developed an internal working document of prototype elements for new station design.

INTRODUCTION



INTRODUCTION



**Headquarters (HQ)**  
Built: 1984; 19,030 SF



**Cupertino Fire Station #71**  
Built: 1948, remodeled 2001;  
12,775 SF



**Seven Springs Fire Station #72**  
Built: 1992, remodeled 2003;  
9,120 SF



**Saratoga Fire Station #73**  
Built: 1923, rebuilt 2004; 15,435 SF



**El Monte Fire Station #74**  
Built: 1996; 9,650 SF



**Los Altos Fire Station #75**  
Built: 1968, remodeled 2002;  
9,350 SF



**Loyola Fire Station #76**  
Built: 1953, rebuilt: 1998; 2,400 SF



**Monta Vista Fire Station #77**  
Built: 1966, Replaced 1997-1998;  
7,100 SF



**Quito Fire Station #78**  
Built: 1948; 5,400 SF



**West Valley Fire Station #79**  
Built: 1965, Remodeled: 2003;  
3,140 SF



**Sunnyoaks Fire Station #80**  
Built: 1969; 6,040 SF



**Campbell Fire Station #81**  
Built: 1982; 9,290 SF



**Shannon Fire Station #82**  
Built: 1960, remodeled 1997;  
3,150 SF



**Los Gatos Fire Station #83**  
Built: 1964, remodeled 2002;  
6,810 SF



**Repair Shop**  
Built: 1980,  
remodeled 2009



**Union Hall**  
Built: 1966,  
converted: 1993



**Redwood Fire Station #84**  
Built: 1979; 3,600 SF



**Winchester Fire Station #85**  
Built: 1965; 2,810 SF



**McCormack Training Center**  
Drill Tower Built: 1969  
Classrooms Built: 1996

## INTRODUCTION

---

### MASTER PLAN METHODOLOGY

This Master Plan project was completed over a 14-month period from June 2014 to August 2015. Data gathering included review of documents for each of SCCFD's current facilities, such as building plans, staff surveys from each facility/department, and site visits/walkthroughs of each facility.

Together with Group 4's project team, SCCFD's Support Services leadership team formed the core Project Management Team (PMT) for the Master Plan. The PMT met as a group at regular intervals over the course of the project to review project progress and provide direction.

The PMT toured every facility, meeting with many SCCFD personnel on site as part of that process. Prior to the site visits, survey forms were distributed to staff at each facility, as well as all of the Divisions of the Headquarters facility to gain a better understanding of the current and anticipated future needs at each site. Group 4 led two charrettes that were open to all personnel: one to review and confirm the findings of the maintenance and operations impact survey, and one to review and confirm recommendations for each facility.

Individual project participant names and members of the consultant team are listed in the Acknowledgements section of this report.

### PLAN ORGANIZATION

This report has been divided into two volumes, and their accompanying appendices: "Volume One: Facilities Master Plan," and "Volume Two: Facilities Conditions Assessment." Volume One addresses the overall needs and recommendations for the next 10 years of SCCFD facility service, for both shared resources and individual fire stations; Volume Two discusses the criteria of the assessments and details findings for each Department facility.

## NEEDS AND RECOMMENDATIONS

### SHARED DEPARTMENT RESOURCES

In addition to 15 fire stations, the Department operates a number of support facilities in what could best be described as a distributed network of Shared Facilities. The major shared support facilities include: the administrative core located at Headquarters; the Winchester Maintenance Shop; McCormack Training Center; Shannon Shop; training for Community Emergency Response Teams (CERT); and Station Supply Services. Fire Prevention has staff in the offices of Santa Clara County; the rest of this Division has recently relocated from Headquarters to a leased office space down the street.

Additionally, an array of essential Department-wide programs are supported directly out of the fire stations themselves. Many of these programs are located at specific facilities for strategic reasons. However, some would ideally be located centrally, if space was available. These programs are marked with a star (\*):

- Cupertino – Office of Emergency Services (OES) 289
- Seven Springs – Safety Equipment Cleaning; Special Operations Task Force; Air Refill; 4 Gas; HazMat
- Los Gatos – Safety Equipment Cleaning; Special Operations Task Force
- Winchester – Special Operations Task Force
- Shannon – Hose Repair / Inventory
- Monta Vista – Fire Weather; GIS \*
- West Valley – Ladder Testing / Maintenance
- Sunnyoaks – Air Refill
- Campbell – Safety Equipment Cleaning; Personal Protective Equipment (PPE) / Inventory \*
- El Monte – SCBA Maintenance / Inventory \*; Safety Equipment Cleaning; Air Refill; CERT Team Pods
- Los Altos – Small Tools and Equipment / Inventory \*
- Loyola Station – Strike Team Staffing
- Saratoga – Fire Investigation Unit

The decentralized nature of these programs and shared facilities is reflective of the organic nature in which the Department has grown and the physical space challenges it faces as it continues to creatively find ways to fulfill its mission within the available facilities and manpower. As part of the assessment process, Group 4 worked with the Department to develop an understanding of current physical program, space needs and operational criteria for each of these facilities, as well as look forward to project those same needs 10 years from now. Staffing

# NEEDS AND RECOMMENDATIONS

levels were analyzed in the same fashion.

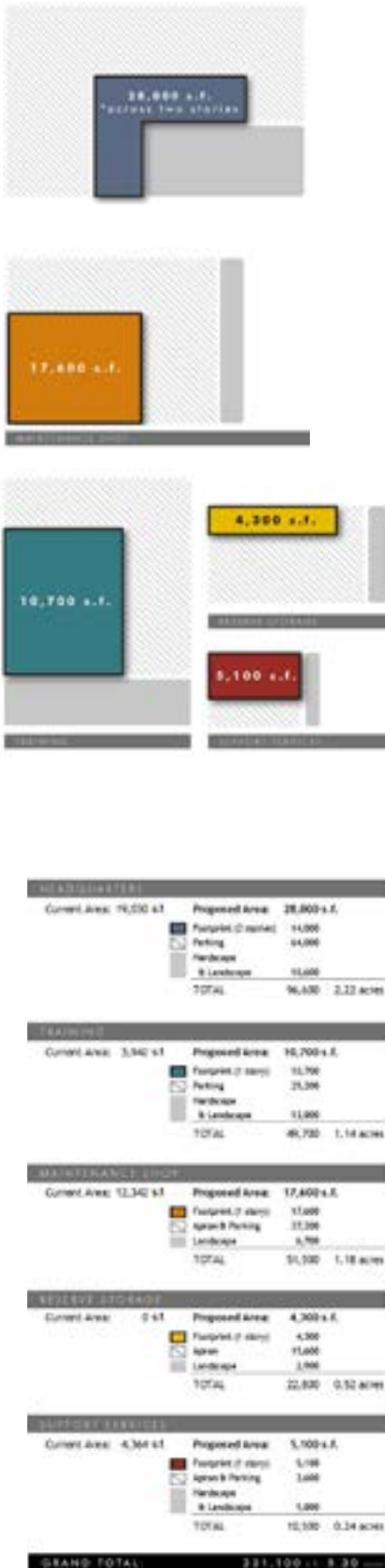
The space needs program for each shared facility was created independently, so that as the opportunity to enhance a specific facility presents itself, its program can be referenced, updated, and implemented. Additionally, this review took the opportunity to look at all of the Department’s programs and facilities holistically and explore what opportunities may exist for co-location or other forms of consolidation both in programs and facilities. Other fire departments have been successful in bringing all of their department-wide functions onto one campus. The potential operational benefits and synergies to this approach cannot be overestimated, so this study aggregated the individual programs to study the feasibility of a comprehensive Department campus.

A consolidated Department campus would require approximately 6.5 acres of land and include the following elements:

- **Headquarters** (28,000 SF on 2.22 acres) – additional space provided by a new Headquarters building and its site could comfortably accommodate all of the departmental Divisions with room for projected growth, as well as large group and public meeting needs, storage needs, and parking needs.
- **Training** (10,700 SF on 2.30 acres) – a program that triples the number of classrooms, allows for simultaneous sessions, and creates a resource that could be rented out to other departments and organizations when not in use by SCCFD. The lot size accounts for a training tower and the space needed for the Department to sufficiently practice staging and apparatus maneuvering.
- **Maintenance Shop** (17,600 SF on 1.18 acres) – an enlarged and centralized Shop would provide Department technicians with the space they need to work on apparatus.
- **Reserve Apparatus Storage** (4,300 SF on 0.52 acres) – a dedicated space for reserve apparatus would also free up apparatus bays at many of the fire stations to be re-employed for active use.
- **Expanded Support Services Station Supply** (5,100 SF on 0.24 acres) – the space needed to store and supply equipment and goods to the entire Department and meet future departmental demands.

A larger **Headquarters** building would include additional staff space for Department personnel and divisions that do not fit within the current building, including Fire Prevention, GIS, and Arson Investigation. Parking would be included for staff’s personal vehicles, Department fleet vehicles, administrative staff vehicles, and visitor parking. Additional conference and meeting rooms would provide space for internal and external groups to meet, which is not possible now. With the proper additional support spaces, storage, and exterior site area, Headquarters could also serve as SCCFD’s CERT training center.

As part of this analysis, studies were performed to determine the viability of



either an expansion of the current facility or an entirely new facility. Because of building height limits in the City of Los Gatos for the current property and the projected parking requirements for the enlarged building, an expansion of the current Headquarters facility is not possible. Construction of a new facility on the current property would require a very large underground garage in order to meet the projected parking needs.

The **Training Center** could increase significantly to meet ongoing needs of the Department, and include three independent classrooms for simultaneous sessions, a larger break room, and restrooms with showers and lockers. Given the cost and complexity of this component, it is recommended that the Department explore opportunities to create a facility that can be shared with other agencies.

The **Maintenance Shop** services all of the Department’s vehicles – both apparatus and fleet vehicles. Relocating the Maintenance Shop to a larger facility on a different property would give technicians the space and number of repair bays necessary to service Department vehicles. Co-location of the Department’s **Reserve Apparatus Storage** – currently decentralized, with vehicles housed in various fire stations – would greatly simplify the process of taking a piece of active apparatus in for services and returning its crew to active duty quickly. Similarly, the storage of some of the Department’s historic vehicles at the Maintenance Shop would further unburden fire stations like Campbell Station to use their extra apparatus bays for active duty vehicles.

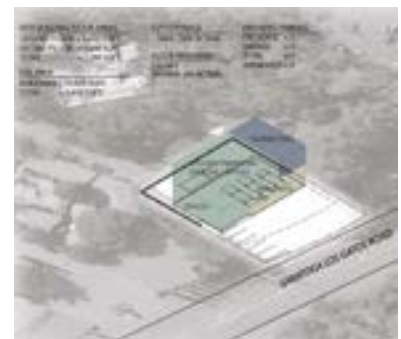
Group 4 also reviewed the individual programs shared among the Department’s stations, and looked for opportunities to centralize these programs at a more robust Headquarters facility. These programs include: the current Headquarters’ Station Supply function; Personal Protective Equipment (PPE – new and surplus uniforms, repair, radios, etc.); Small Tools; and Self-Contained Breathing Apparatus (SCBA) Maintenance and Testing. It is proposed that Station Supply Services expand to accommodate newly centralized programs, and that its staff increase as necessary to be dedicated to these programs. Programs to remain decentralized include: SCBA refill; 4 Gas; Hazardous Materials; Hose Repair; CERT team pods; and Ladder Testing and Maintenance.

**Facility Replacement Studies**

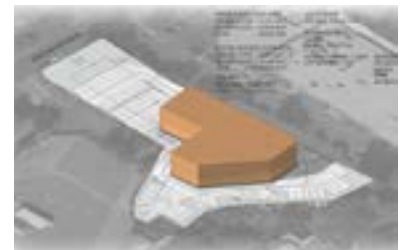
Group 4 also explored reconstruction and expansion of two of the Department’s older facilities, Winchester and Quito, as well as Headquarters. The Redwood Estates station is also in need of replacement but had already been studied outside of this Master Plan effort. Details of these studies are located with the respective facility assessments in Volume 2 of this report.

STATIONS SUMMARY

The Department maintains a Station Design Prototype Elements working document of ideal programmatic and space attributes for a hypothetical new fire station. The document includes ideal space measurements as well as detailed descriptions and objectives for 12 elements of a typical fire station.



*Quito Study Alternates*



*Headquarters Study Alternates*

## NEEDS AND RECOMMENDATIONS

---

Currently, a majority of SCCFD's stations fall short of the expressed preferred attributes, along with other elements necessary for station modernization. While the 15 fire stations range widely in age and architecture, several common recommendations for retrofit emerged from the assessment process:

- Increase storage and apparatus stationing space to meet Department specifications and practical needs.
- Provide more PPE storage space and anticipate an increasing amount of equipment assigned to personnel over the next 10 years.
- Replace electrical, mechanical, and fuel systems at stations that have exceeded their recommended service lives. Fuel systems replacement should explore above ground fuel storage to minimize the risk of underground storage tank leaks.
- Modify station sites to improve vehicular movement and/or accommodation of space and storage needs; develop station-specific interventions to improve site use and functionality.
- Provide dedicated exercise rooms at all stations.
- Increase accessibility accommodations at any and all stations undergoing significant retrofit.
- Remodel restrooms and locker areas to accommodate gender-diverse crews.
- Modify dormitories to better accommodate privacy needs and acoustic separation.
- Provide dedicated meeting spaces to support Battalion Chief offices.

Additionally, it is recommended the Department revise its Station Design prototype elements document to include the following:

- Pre-wire and -plumb all new facilities for PPE extractors.
- Set aside 200 to 400 SF of space for future station programs, in the anticipation of continued evolution of SCCFD services and equipment.
- Because a station serving as a Battalion Headquarters has additional space needs that differ from a standard station, break out the Battalion Chief (BC) related program elements as an expanded version of a Station Design prototype, including parking for the BC vehicle.

The Volume One appendix includes the Station Design document as it stands at the submittal of this report, August 2015.



# **Asset Detail Report**

*By Asset Name*



# Asset Detail Report

*By Asset Name*

**Region:** Santa Clara County Fire Department **Asset:** Los Altos Fire Station  
**District:** Los Altos Fire Station **Asset Number:** 075

**Assets are ordered by Asset Name** **Currency:** USD

**Statistics**

<b>FCI Cost:</b>	1,676,027	<b>FCI:</b>	0.54
<b>RI Cost:</b>	2,088,184	<b>RI:</b>	0.68
<b>Total Requirements Cost:</b>	2,088,185		
<b>Current Replacement Value:</b>	3,075,498	<b>Date of most Recent Assessment:</b>	Sep 14, 2020

<b>Type</b>	Building	<b>Construction Type</b>	IBC - Type V A
<b>Area</b>	9,350 SF	<b>Historical Category</b>	None
<b>Use</b>	Fire Station	<b>City</b>	Los Altos
<b>Floors</b>	2	<b>State/Province/Region</b>	UNITED STATES OF AMERICA
<b>Address 1</b>	10 Almond Avenue	<b>Zip/Postal Code</b>	04002
<b>Address 2</b>	-	<b>Architect</b>	-
<b>Year Constructed</b>	1968	<b>Commission Date</b>	-
<b>Year Renovated</b>	-	<b>Decommission Date</b>	-
<b>Ownership</b>	Client Owned		

**Number of Apparatus Bays:** 3 **Station Number:** 75

**Photo**



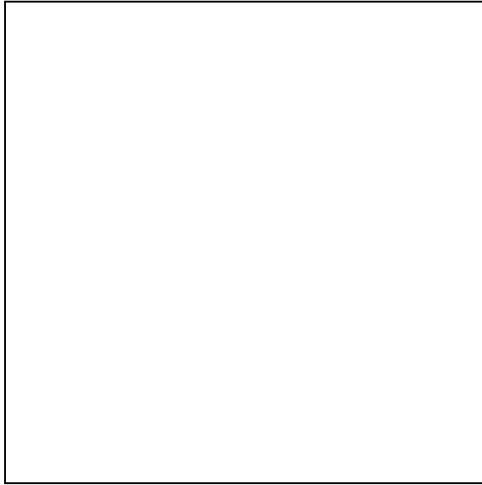
Los Altos Fire Station



# Asset Detail Report

## By Asset Name

### Los Altos Fire Station



### Asset Description

#### Description

The Los Altos Fire Station is located at 10 Almond Avenue Los Altos, CA. The building built in 1968 with 9,350 square feet of occupied space in a one story plus partial basement wood and steel framed structure. The building exterior walls are brick veneer, the pitched roof is covered with asphalt shingles. The fire station contains three truck bays, locker room, kitchen, sleeping area and common room.

### Requirements

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
ACT System Renewal	Yes	C3030 - Ceiling Finishes	Lifecycle	4- Recommended	Sep 14, 2026	161,190
Accordion Doors - 3.5' x 7' Renewal	Yes	C1010 - Partitions	Lifecycle	4- Recommended	Sep 14, 2027	1,148
Aluminum Windows Renewal	Yes	B2020 - Exterior Windows	Lifecycle	2- Potentially Critical	Sep 14, 2022	205,643
Asphalt Shingled Roofing Renewal	Yes	B30 - Roofing	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	94,710
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	54,754
Ceramic Floor Tile Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	24,344
Ceramic Wall Tile Renewal	Yes	C3010 - Wall Finishes	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	14,580



## Asset Detail Report

### By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Custodial/Utility Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	12,707
DDC System - Electronic Thermostats Renewal	Yes	D3060 - Controls and Instrumentation	Lifecycle	4- Recommended	Sep 14, 2030	11,695
Distribution Ductwork - Constant Volume Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	98,717
Distribution Equipment, Panelboards, and Feeders - 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	150,264
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	93,990
Door Assembly - 3 x 7 HM Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	8,176
Door Assembly - 3 x 7 Storefront Renewal	Yes	B2030 - Exterior Doors	Lifecycle	2- Potentially Critical	Sep 14, 2022	15,352
Door Assembly - 6 x 7 HM Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	15,617
Door Assembly - 6 x 7 Sliding Renewal	Yes	B2030 - Exterior Doors	Lifecycle	2- Potentially Critical	Sep 14, 2022	19,185
Exhaust System - Vehicle Bay with Tail Pipe Attachments Renewal	Yes	D3040 - Distribution Systems	Lifecycle	4- Recommended	Sep 14, 2030	58,619
Exterior Stairs - Concrete Renewal	Yes	B1015 - Exterior Stairs and Fire Escapes	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	41,750
Fixed Casework - 84" Cabinets Renewal	Yes	E - Equipment and Furnishings	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	62,254
Fixed Casework - Kitchen Cabinets Renewal	Yes	E - Equipment and Furnishings	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	65,871
GWB Ceiling Finish Renewal	Yes	C3030 - Ceiling Finishes	Lifecycle	4- Recommended	Sep 14, 2030	82,240
GWB Walls - Standard (Non-Painted) Renewal	Yes	C1010 - Partitions	Lifecycle	4- Recommended	Sep 14, 2027	44,243
Gypsum Drywall - Interior Surface of Exterior Wall Renewal	Yes	C3011 - Wall Finishes to Inside Exterior Walls	Lifecycle	4- Recommended	Sep 14, 2027	33,300



## Asset Detail Report

### By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
LAN System Renewal	Yes	D5039 - Local Area Networks	Lifecycle	4- Recommended	Sep 14, 2030	80,866
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	9,770
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Lifecycle	2- Potentially Critical	Sep 14, 2022	66,702
Main Electrical Service - 600A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	82,252
Overhead Sectional Doors - Electric Operation Renewal	Yes	B2034 - Overhead Doors	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	49,112
Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal	Yes	C3010 - Wall Finishes	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	63,000
Public Address System Renewal	Yes	D5031 - Public Address and Music Systems	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	26,425
Restroom Accessories - Shower Room Renewal	Yes	C1030 - Fittings	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	8,443
Restroom Fixtures - Showers Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	35,210
Restroom Fixtures Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	58,405
Sanitary Waste - Gravity Discharge Renewal	Yes	D2030 - Sanitary Waste	Lifecycle	2- Potentially Critical	Sep 14, 2022	42,839
Skylights Renewal	Yes	B3021 - Glazed Roof Openings	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	2,713
Split AC System - 3 Ton Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	19,335
Split AC System - 7.5 Ton Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	31,419
Swinging Doors - 3 x 7 Wd - NR Renewal	Yes	C1020 - Interior Doors	Lifecycle	4- Recommended	Sep 14, 2027	100,046
Toilet Partitions Renewal	Yes	C1030 - Fittings	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2024	4,203
Unit Heaters - Gas Fired Renewal	Yes	D3050 - Terminal and Package	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	12,746



# Asset Detail Report

## *By Asset Name*

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
		Units				
Water Heater - Gas - 75 Gal Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	4- Recommended	Sep 14, 2026	18,098
Wood Siding Renewal	Yes	B2010 - Exterior Walls	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	6,252
<b>Total</b>						<b>2,088,185</b>



# Asset Detail Report

*By Asset Name*

**Region:** Santa Clara County Fire Department **Asset:** Los Altos Fire Station - Site  
**District:** Los Altos Fire Station **Asset Number:** 075 - Site

**Assets are ordered by Asset Name** **Currency:** USD

**Statistics**

<b>FCI Cost:</b>	511,076	<b>FCI:</b>	1.14
<b>RI Cost:</b>	560,984	<b>RI:</b>	1.25
<b>Total Requirements Cost:</b>	560,985		
<b>Current Replacement Value:</b>	448,787	<b>Date of most Recent Assessment:</b>	Sep 14, 2020

**Type** Site Development  
**Area** 1 SF

<b>Address 1</b>	10 Almond Avenue	<b>City</b>	Los Altos
<b>Address 2</b>	-	<b>State/Province/Region</b>	UNITED STATES OF AMERICA
<b>Year Constructed</b>	1968	<b>Zip/Postal Code</b>	94022
<b>Year Renovated</b>	-	<b>Architect</b>	-
<b>Ownership</b>	Client Owned	<b>Commission Date</b>	-
		<b>Decommission Date</b>	-

**Station Number:** 75

**Photo**



Los Altos Fire Station - Site

**Asset Description**

Description

The Los Altos Fire Station is located at 10 Almond Avenue, Los Altos California. The site components consists of an asphalt



# Asset Detail Report

## *By Asset Name*

paved parking lot, poured concrete driveway and walkways.

### Requirements

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Asphalt Parking Lot Renewal	Yes	G2012 - Paving and Surfacing	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	194,801
Concrete Pavement Renewal	Yes	G2031 - Paving and Surfacing	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	77,558
Fuel Dispensing Station Renewal	Yes	G3060 - Fuel Distribution	Lifecycle	4- Recommended	Sep 14, 2029	49,908
Sanitary Sewer Piping Renewal	Yes	G3020 - Sanitary Sewer	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	117,010
Site Domestic Water Supply Piping Renewal	Yes	G3010 - Water Supply	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	121,708
<b>Total</b>						<b>560,985</b>

**Asset List Report  
By Name**



Reporting Currency: USD

Adjustment Factor: 0%

Region Name: Santa Clara County Fire Department

District Name: Los Altos Fire Station

Asset	Number	Age	Use	Size	Replacement Value	Cost/ Unit	FCI Cost	FCI	RI Cost	RI	Asset Primary Photo
<b>Asset Type: Building</b>											
Los Altos Fire Station	075	58	Fire Station	9,350	3,611,169	386	2,420,946	0.67	2,481,367	0.69	No photo available
<b>Subtotal for Building</b>				<b>9,350</b>	<b>3,611,169</b>	<b>386</b>	<b>2,420,946</b>	<b>0.67</b>	<b>2,481,367</b>	<b>0.69</b>	
<b>Asset Type: Site Development</b>											
Los Altos Fire Station - Site	075 - Site	58		1	543,373	543,373	679,217	1.25	679,217	1.25	No photo available
<b>Subtotal for Site Development</b>				<b>1</b>	<b>543,373</b>	<b>543,373</b>	<b>679,217</b>	<b>1.25</b>	<b>679,217</b>	<b>1.25</b>	
<b>District Name: Los Altos Fire Station</b>					<b>4,154,542</b>		<b>3,100,162</b>	<b>0.75</b>	<b>3,160,583</b>	<b>0.76</b>	
<b>Region Name: Santa Clara County Fire Department</b>					<b>4,154,542</b>		<b>3,100,162</b>	<b>0.75</b>	<b>3,160,583</b>	<b>0.76</b>	
<b>Summary</b>					<b>4,154,542</b>		<b>3,100,162</b>	<b>0.75</b>	<b>3,160,583</b>	<b>0.76</b>	



# Asset Overview Report

## By Asset Name

**Region:** Santa Clara County Fire Department **Asset:** Los Altos Fire Station

**District:** Los Altos Fire Station **Asset Number:** 075

Assets are ordered by Asset Name Currency: USD

### Statistics

FCI Cost:	2,420,946	FCI:	0.67
RI Cost:	2,481,367	RI:	0.69
Total Requirement Cost:	2,481,364	Size:	9,350 SF
Current Replacement Value:	3,611,169		

**Address 1**  
City 10 Almond Avenue  
Los Altos

**Address 2**  
State/Province/Region -  
CA



# Asset Overview Report

## *By Asset Name*

### Photo



Los Altos Fire Station



# Asset Overview Report

## By Asset Name

### Photo



Los Altos Fire Station

### System Description

System Name	Description
A - Substructure-Concrete Footings	Concrete spread footings.
A - Substructure-Foundation Wall and Footings - No Basement	Basic foundation for building without basement - to include strip footing, 4-ft foundation wall and damp proofing. Also included are underdrains.
A - Substructure-Foundation Wall and Footings 8-Ft - Full Basement	Full basement wall and foundation with a 8-Ft. height to include strip footing, foundation walls and damp proofing. Also included are the underdrains.
A - Substructure-Structural Slab on Grade - Light Industrial	The building substructure includes a light industrial type structural slab on grade.
B10 - Superstructure-Single-Story - Wood	Wood framed, single-story building with wood wall and roof framing.



# Asset Overview Report

## By Asset Name

System Name	Description
B1015 - Exterior Stairs and Fire Escapes-Exterior Stairs - Concrete	Exterior concrete stairs with railing. The system is well maintained and in good condition resulting in an extended observed life. OYR has been increased based on condition at time of assessment.
B2010 - Exterior Walls-Brick Veneer Walls	The exterior wall construction is of brick veneer walls with wood stud backup.
B2010 - Exterior Walls-Wood Siding	The exterior walls are of wood clapboard and wood stud exterior wall framing. The system is well maintained and in good condition resulting in an extended observed life.
B2020 - Exterior Windows-Aluminum Windows	The building includes aluminum framed exterior units with insulating glass.
B2030 - Exterior Doors-Door Assembly - 3 x 7 HM	Exterior doors include 3 x 7 steel door and steel frame with hinges, lockset (lever), exit hardware and closer. Includes painted door and painted frame. The system is well maintained and in good condition resulting in an extended observed life.
B2030 - Exterior Doors-Door Assembly - 3 x 7 Storefront	The exterior doors include swinging glazed aluminum storefront leaf plus glazed transom, aluminum frame, hardware including closer.
B2030 - Exterior Doors-Door Assembly - 6 x 7 HM	Exterior doors include pr. 3 x 7 steel doors and steel frame with hinges, locksets (lever), exit hardware and closers. Includes painted doors and painted frame. The system is well maintained and in good condition resulting in an extended observed life.
B2030 - Exterior Doors-Door Assembly - 6 x 7 Sliding	The exterior doors include aluminum sliding units.
B2034 - Overhead Doors-Overhead Sectional Doors - Electric Operation	Exterior openings include overhead sectional doors with electric operation. The system is well maintained and in good condition resulting in an extended observed life.
B30 - Roofing-Asphalt Shingled Roofing	The roof covering is comprised of asphalt strip shingles over asphalt felt sheathing paper. Used 1.118 pitch factor.
B3021 - Glazed Roof Openings-Skylights	Skylights, plastic domes, insulated curbs, double glazing.
C1010 - Partitions-Accordion Doors - 3.5' x 7'	Interior openings are protected with folding accordion doors, 3-1/2' x 7', including track and frame. The system is well maintained and in good condition resulting in an extended observed life.
C1010 - Partitions-GWB Walls - Standard (Non-Painted)	The building interior includes standard GWB partitions, taped and finished, but not painted, with no insulation. The system is well maintained and in good condition resulting in an extended observed life.
C1020 - Interior Doors-Swinging Doors - 3 x 7 Wd - NR	Interior doors include non-rated 3 x 7 wood door and steel frame with hinges, lockset and closer. Includes finished door and painted frame. The system is well maintained and in good condition resulting in an extended observed life.
C1030 - Fittings-Restroom Accessories - Shower Room	The restroom accessories include towel dispenser, mirror, soap dispenser, toilet tissue dispenser, toilet seat, shower doors, vanities and plastic laminate countertop.
C1030 - Fittings-Toilet Partitions	Restrooms are equipped with standard quality, floor mounted partitions. OYR has been increased based on condition at time of assessment.
C20 - Stairs-Stairs - Concrete	The interior stairs include concrete stairs leading to the basement.
C3010 - Wall Finishes-Ceramic Wall Tile	Interior wall finishes located in the restrooms include 4-in. x 4-in. thin set ceramic tiles. OYR has been increased based on condition at time of assessment. The system is well maintained and in good condition resulting in an extended observed life.



## Asset Overview Report

### *By Asset Name*

System Name	Description
C3010 - Wall Finishes-Painted Finish - Average (1 Coat Prime - 2 Coats Finish)	Interior wall finishes include standard paint finish.
C3011 - Wall Finishes to Inside Exterior Walls-Gypsum Drywall - Interior Surface of Exterior Wall	Wall finishes on inside face of exterior walls include gypsum drywall. The system is well maintained and in good condition resulting in an extended observed life.
C3020 - Floor Finishes-Ceramic Floor Tile	Floor finishes include ceramic tile and base in restrooms. The system is well maintained and in good condition resulting in an extended observed life.
C3020 - Floor Finishes-Polished Concrete	Interior floors are polished concrete.
C3030 - Ceiling Finishes-ACT System	Standard suspended ACT ceiling system with 2 x 2 or 2 x 4 regular tiles in 15/16 or 9/16-in. grids. The system is well maintained and in good condition resulting in an extended observed life.
C3030 - Ceiling Finishes-GWB Ceiling Finish	GWB ceiling system over 8-ft above floor taped, finished and painted with primer and 2 finish coats. Ceiling on suspension system or fastened to metal or wood furring. The system is well maintained and in good condition resulting in an extended observed life.
D2010 - Plumbing Fixtures-Custodial/Utility Sinks	The plumbing fixtures include wall mounted custodial/utility sinks. Sinks are located in custodial closets.
D2010 - Plumbing Fixtures-Restroom Fixtures	Restroom fixtures include vitreous china water closets, urinals and lavatories.
D2010 - Plumbing Fixtures-Restroom Fixtures - Showers	The restroom fixtures include tiled individual shower stalls.
D2020 - Domestic Water Distribution-Domestic Water Distribution	Domestic water is distributed throughout the facility by copper piping.
D2020 - Domestic Water Distribution-Water Heater - Gas - 75 Gal	The domestic hot water is provided by a 75-gallon residential-grade natural gas water heater.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system. Piping appeared to be primarily cast iron.
D3012 - Gas Supply System-Natural Gas Supply for Bldg	The building includes a natural gas supply and distribution system. The gas main is 2" in size and is distributed through black pipe to all devices. Lifetime extended due to visual condition of system.
D3040 - Distribution Systems-Distribution Ductwork - Constant Volume	The HVAC system includes constant volume distribution ductwork, with diffusers and plenum return.
D3040 - Distribution Systems-Exhaust System - Vehicle Bay with Tail Pipe Attachments	The building includes a Plymovent tail pipe connection exhaust system. The system is activated by truck mounted sensors for on/off control, there are also CO sensors for a general exhaust fan activation.
D3050 - Terminal and Package Units-Split AC System - 3 Ton	The HVAC system includes a split AC system with a small air handler or furnace and remote air cooled condenser.
D3050 - Terminal and Package Units-Split AC System - 7.5 Ton	The HVAC system includes a split AC system with a small air handler or furnace and remote air cooled condenser.



## Asset Overview Report

### *By Asset Name*

System Name	Description
D3050 - Terminal and Package Units-Unit Heaters - Gas Fired	Heating is provided by suspended, gas-fired unit heaters.
D3060 - Controls and Instrumentation-DDC System - Electronic Thermostats	HVAC controls include economy DDC system for simple HVAC control, no PC interface, large component control, minimal sensing devices.
D5012 - Low Tension Service and Dist.-Distribution Equipment, Panelboards, and Feeders - 208Y/120V	The electrical distribution system for this building includes an average concentration of panelboards, feeders, and associated equipment.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 600A 208Y/120V	The building includes a typical 600A electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of lighting in the soffits and several flood lights.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for the facility includes a light concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	Interior lighting throughout the building consists of fluorescent fixtures of varying styles including 1 x 4 and 2 X 4 lights with acrylic lenses. All light fixtures utilize T8 lamps and electronic ballasts.
D5022 - Lighting Equipment-Lighting Fixtures - Vehicle Bay	Interior lighting in the vehicle bay consists of LED lighting tubes in fluorescent fixtures.
D5031 - Public Address and Music Systems-Public Address System	The building includes an average density public address system. The public address system includes as a minimum: amplifier, intercom/monitor, volume control, speakers (ceilings or walls), conduit and shielded wiring.
D5039 - Local Area Networks-LAN System	The building is equipped with data equipment which includes fiber optic connectivity, routers and punch down terminal blocks with data ports distributed throughout the facility.
D5090 - Other Electrical Systems-Emergency Generator - 18 KW	The buildings Emergency power system includes: a 18 KW Diesel Emergency Generator, battery charger, muffler, feeder, panel and fuel tank.
E - Equipment and Furnishings-Fixed Casework - 84" Cabinets	Building includes average wood casework including 84" tall cabinets.
E - Equipment and Furnishings-Fixed Casework - Kitchen Cabinets	Building includes kitchen cabinets with stainless steel countertops, without appliances.



## Asset Overview Report

### *By Asset Name*

### Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A - Substructure	Structural Slab on Grade - Light Industrial	75	6	1968	2043	8,841	147,356
A - Substructure	Foundation Wall and Footings - No Basement	75	6	1968	2043	10,140	168,996
A - Substructure	Foundation Wall and Footings 8-Ft - Full Basement	75	6	1968	2043	7,145	119,088
A - Substructure	Concrete Footings	75	6	1968	2043	2,416	40,265
B10 - Superstructure	Single-Story - Wood	75	6	1968	2043	16,010	266,840
B1015 - Exterior Stairs and Fire Escapes	Exterior Stairs - Concrete	50	125	1968	2025	50,211	40,169
B2010 - Exterior Walls	Wood Siding	50	12	1968	2025	10,552	87,936
B2010 - Exterior Walls	Brick Veneer Walls	75	12	1968	2043	59,520	496,000
B2020 - Exterior Windows	Aluminum Windows	30	125	1968	2022	253,348	202,678
B2030 - Exterior Doors	Door Assembly - 6 x 7 HM	30	125	1968	2025	22,657	18,125
B2030 - Exterior Doors	Door Assembly - 3 x 7 HM	30	125	1968	2025	12,117	9,694
B2030 - Exterior Doors	Door Assembly - 6 x 7 Sliding	30	125	1968	2022	22,066	17,653
B2030 - Exterior Doors	Door Assembly - 3 x 7 Storefront	30	125	1968	2022	28,014	22,411
B2034 - Overhead Doors	Overhead Sectional Doors - Electric Operation	30	125	1990	2025	61,179	48,943
B30 - Roofing	Asphalt Shingled Roofing	20	125	2000	2023	106,260	85,008
B3021 - Glazed Roof Openings	Skylights	25	125	2000	2025	3,482	2,785
C1010 - Partitions	Accordion Doors - 3.5' x 7'	50	62	1968	2027	3,011	4,857
C1010 - Partitions	GWB Walls - Standard (Non-Painted)	50	62	1968	2027	49,898	80,480



## Asset Overview Report

### *By Asset Name*

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
C1020 - Interior Doors	Swinging Doors - 3 x 7 Wd - NR	50	125	1968	2027	114,739	91,791
C1030 - Fittings	Toilet Partitions	40	125	1968	2024	7,301	5,841
C1030 - Fittings	Restroom Accessories - Shower Room	25	125	2000	2025	11,879	9,503
C20 - Stairs	Stairs - Concrete	75	37	1968	2043	2,470	6,675
C3010 - Wall Finishes	Painted Finish - Average (1 Coat Prime - 2 Coats Finish)	10	125	2000	2023	75,900	60,720
C3010 - Wall Finishes	Ceramic Wall Tile	25	125	1968	2025	16,490	13,192
C3011 - Wall Finishes to Inside Exterior Walls	Gypsum Drywall - Interior Surface of Exterior Wall	50	125	1968	2027	39,825	31,860
C3020 - Floor Finishes	Ceramic Floor Tile	25	125	1968	2025	27,779	22,223
C3020 - Floor Finishes	Polished Concrete	40	125	2000	2040	60,858	48,687
C3030 - Ceiling Finishes	ACT System	20	125	2000	2026	193,455	154,764
C3030 - Ceiling Finishes	GWB Ceiling Finish	30	125	1968	2030	92,800	74,240
D2010 - Plumbing Fixtures	Custodial/Utility Sinks	30	125	1968	2023	13,513	10,811
D2010 - Plumbing Fixtures	Restroom Fixtures - Showers	30	125	1995	2025	39,801	31,841
D2010 - Plumbing Fixtures	Restroom Fixtures	30	125	1995	2025	65,640	52,512
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1968	2023	92,870	82,551
D2020 - Domestic Water Distribution	Water Heater - Gas - 75 Gal	10	112	2016	2026	16,032	14,314
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1968	2022	43,309	34,647
D3012 - Gas Supply System	Natural Gas Supply for Bldg	40	125	1995	2035	60,421	48,337
D3040 - Distribution Systems	Distribution Ductwork - Constant Volume	25	125	1995	2025	114,067	91,254



## Asset Overview Report

### *By Asset Name*

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D3040 - Distribution Systems	Exhaust System - Vehicle Bay with Tail Pipe Attachments	20	125	2010	2030	61,322	49,057
D3050 - Terminal and Package Units	Unit Heaters - Gas Fired	15	112	1995	2023	14,025	12,523
D3050 - Terminal and Package Units	Split AC System - 3 Ton	15	125	2005	2023	23,073	18,459
D3050 - Terminal and Package Units	Split AC System - 7.5 Ton	15	125	2010	2025	37,494	29,995
D3060 - Controls and Instrumentation	DDC System - Electronic Thermostats	20	125	2010	2030	16,542	13,234
D5012 - Low Tension Service and Dist.	Main Electrical Service - 600A 208Y/120V	30	125	1995	2025	101,954	81,564
D5012 - Low Tension Service and Dist.	Distribution Equipment, Panelboards, and Feeders - 208Y/120V	30	125	1995	2025	171,360	137,088
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	1995	2023	11,725	9,380
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1995	2025	66,120	52,896
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1995	2022	82,614	66,091
D5022 - Lighting Equipment	Lighting Fixtures - Vehicle Bay	20	125	2019	2039	101,903	81,523
D5031 - Public Address and Music Systems	Public Address System	15	125	2000	2023	32,849	26,279
D5039 - Local Area Networks	LAN System	15	106	2015	2030	106,099	99,858
D5090 - Other Electrical Systems	Emergency Generator - 18 KW	20	125	2017	2037	127,647	102,118
E - Equipment and Furnishings	Fixed Casework - Kitchen Cabinets	25	125	2000	2025	62,790	50,232
E - Equipment and Furnishings	Fixed Casework - 84" Cabinets	25	125	2000	2025	44,781	35,825
<b>Subtotal</b>							<b>3,611,169</b>



# Asset Overview Report

## *By Asset Name*

Overhead:	0
Subtotal	0

<b>Total Replacement Value Based on System Costs with Overheads</b>	<b>3,611,169</b>
---	------------------

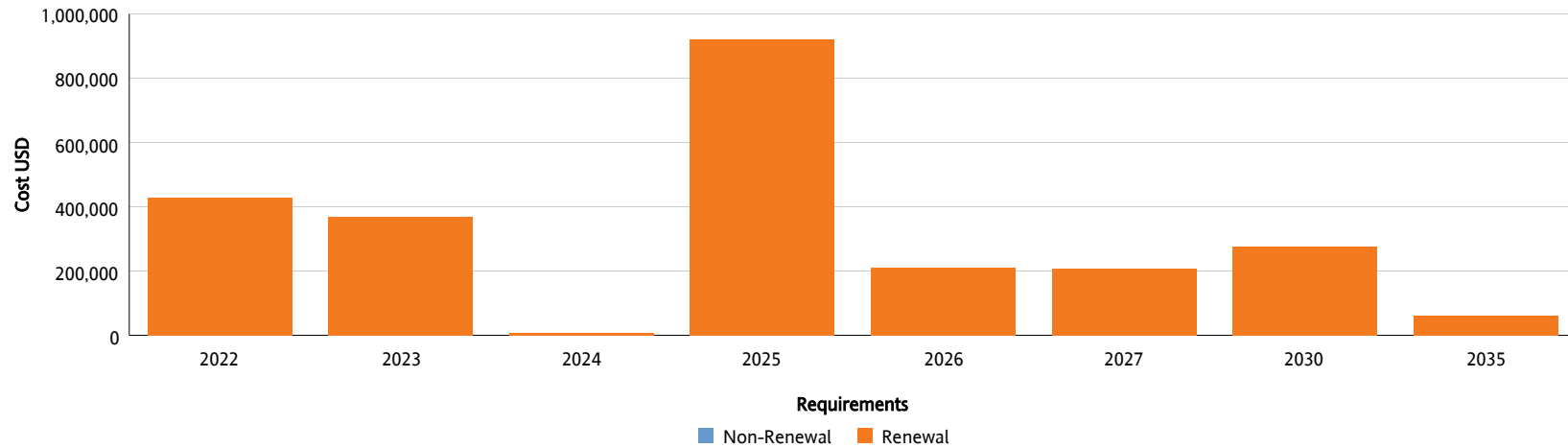
### Requirements including Renewals



# Asset Overview Report

## By Asset Name

Costs by Requirement Type



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
ACT System Renewal	Yes	C3030 - Ceiling Finishes	Lifecycle	4- Recommended	Sep 14, 2026	193,455
Accordion Doors - 3.5' x 7' Renewal	Yes	C1010 - Partitions	Lifecycle	4- Recommended	Sep 14, 2027	3,011
Aluminum Windows Renewal	Yes	B2020 - Exterior Windows	Lifecycle	2- Potentially Critical	Sep 14, 2022	253,348
Asphalt Shingled Roofing Renewal	Yes	B30 - Roofing	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	106,260
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	66,120
Ceramic Floor Tile Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	27,779
Ceramic Wall Tile Renewal	Yes	C3010 - Wall Finishes	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	16,490
Custodial/Utility Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	13,513



## Asset Overview Report

### *By Asset Name*

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
DDC System - Electronic Thermostats Renewal	Yes	D3060 - Controls and Instrumentation	Lifecycle	4- Recommended	Sep 14, 2030	16,542
Distribution Ductwork - Constant Volume Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	114,067
Distribution Equipment, Panelboards, and Feeders - 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	171,360
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	92,870
Door Assembly - 3 x 7 HM Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	12,117
Door Assembly - 3 x 7 Storefront Renewal	Yes	B2030 - Exterior Doors	Lifecycle	2- Potentially Critical	Sep 14, 2022	28,014
Door Assembly - 6 x 7 HM Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	22,657
Door Assembly - 6 x 7 Sliding Renewal	Yes	B2030 - Exterior Doors	Lifecycle	2- Potentially Critical	Sep 14, 2022	22,066
Exhaust System - Vehicle Bay with Tail Pipe Attachments Renewal	Yes	D3040 - Distribution Systems	Lifecycle	4- Recommended	Sep 14, 2030	61,322
Exterior Stairs - Concrete Renewal	Yes	B1015 - Exterior Stairs and Fire Escapes	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	50,211
Fixed Casework - 84" Cabinets Renewal	Yes	E - Equipment and Furnishings	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	44,781
Fixed Casework - Kitchen Cabinets Renewal	Yes	E - Equipment and Furnishings	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	62,790
GWB Ceiling Finish Renewal	Yes	C3030 - Ceiling Finishes	Lifecycle	4- Recommended	Sep 14, 2030	92,800
GWB Walls - Standard (Non-Painted) Renewal	Yes	C1010 - Partitions	Lifecycle	4- Recommended	Sep 14, 2027	49,898
Gypsum Drywall - Interior Surface of Exterior Wall Renewal	Yes	C3011 - Wall Finishes to Inside Exterior Walls	Lifecycle	4- Recommended	Sep 14, 2027	39,825
LAN System Renewal	Yes	D5039 - Local Area Networks	Lifecycle	4- Recommended	Sep 14, 2030	106,099
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	11,725
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Lifecycle	2- Potentially Critical	Sep 14, 2022	82,614
Main Electrical Service - 600A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	101,954
Natural Gas Supply for Bldg Renewal	Yes	D3012 - Gas Supply System	Lifecycle	4- Recommended	Sep 14, 2035	60,421
Overhead Sectional Doors - Electric Operation Renewal	Yes	B2034 - Overhead Doors	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	61,179
Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal	Yes	C3010 - Wall Finishes	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	75,900
Public Address System Renewal	Yes	D5031 - Public Address and Music Systems	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	32,849
Restroom Accessories - Shower Room Renewal	Yes	C1030 - Fittings	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	11,879



# Asset Overview Report

## By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Restroom Fixtures - Showers Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	39,801
Restroom Fixtures Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	65,640
Sanitary Waste - Gravity Discharge Renewal	Yes	D2030 - Sanitary Waste	Lifecycle	2- Potentially Critical	Sep 14, 2022	43,309
Skylights Renewal	Yes	B3021 - Glazed Roof Openings	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	3,482
Split AC System - 3 Ton Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	23,073
Split AC System - 7.5 Ton Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	37,494
Swinging Doors - 3 x 7 Wd - NR Renewal	Yes	C1020 - Interior Doors	Lifecycle	4- Recommended	Sep 14, 2027	114,739
Toilet Partitions Renewal	Yes	C1030 - Fittings	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2024	7,301
Unit Heaters - Gas Fired Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	14,025
Water Heater - Gas - 75 Gal Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	4- Recommended	Sep 14, 2026	16,032
Wood Siding Renewal	Yes	B2010 - Exterior Walls	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	10,552
<b>Total</b>						<b>2,481,364</b>



# Asset Overview Report

## By Asset Name

**Region:** Santa Clara County Fire Department **Asset:** Los Altos Fire Station - Site

**District:** Los Altos Fire Station **Asset Number:** 075 - Site

Assets are ordered by Asset Name Currency: USD

### Statistics

FCI Cost:	679,217	FCI:	1.25
RI Cost:	679,217	RI:	1.25
Total Requirement Cost:	679,217	Size:	1 SF
Current Replacement Value:	543,373		

**Address 1**  
City 10 Almond Avenue  
Los Altos

**Address 2**  
State/Province/Region -  
CA



# Asset Overview Report

## By Asset Name

### Photo



Los Altos Fire Station - Site

### System Description

System Name	Description
G2012 - Paving and Surfacing-Asphalt Parking Lot	Parking lot, 3" asphalt binder, 1" topping on 12" crushed stone, painted stripe, concrete parking barrier
G2031 - Paving and Surfacing-Concrete Pavement	Exterior includes 5" thick cast-in-place concrete driveway and sidewalks with gravel base.
G3010 - Water Supply-Site Domestic Water Supply Piping	The domestic water piping consists of buried piping used for potable supply.
G3020 - Sanitary Sewer-Sanitary Sewer Piping	The site sanitary sewer system includes underground piping. Estimated length and material based on 8" piping, including excavation, for budgetary purposes only.
G3060 - Fuel Distribution-Fuel Dispensing Station	The site is served by a fuel dispensing station and an underground fuel tank.



## Asset Overview Report By Asset Name

### Replacement Value Based on System Costs with Overheads

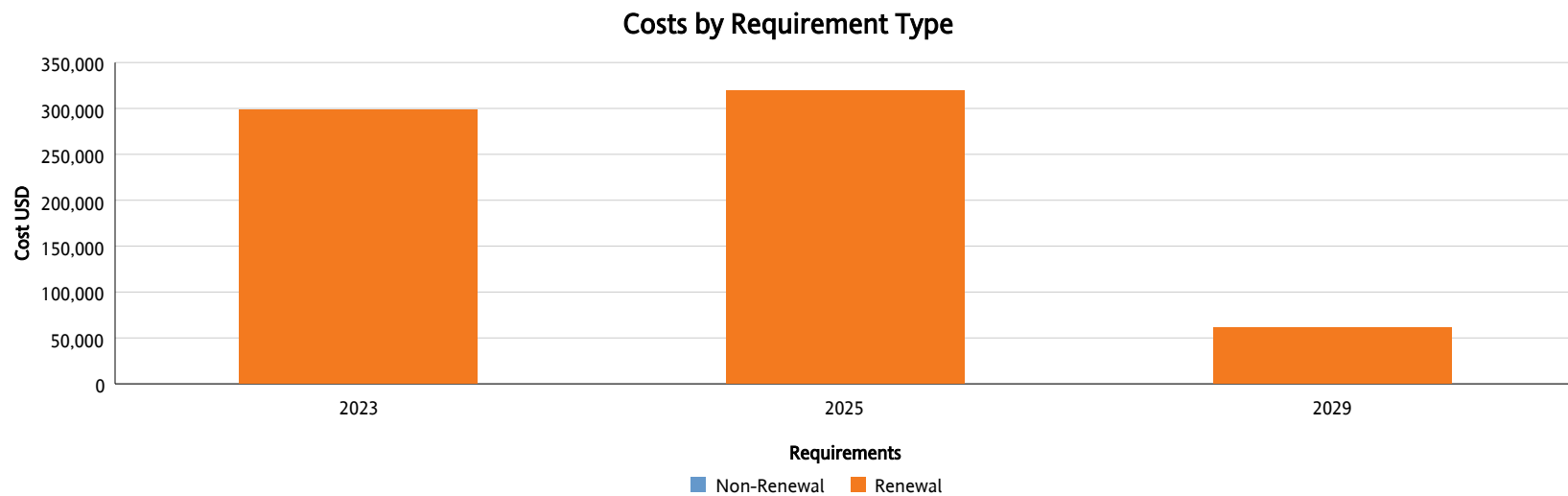
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
G2012 - Paving and Surfacing	Asphalt Parking Lot	25	125	2000	2025	230,854	184,683
G2031 - Paving and Surfacing	Concrete Pavement	25	125	2000	2025	88,286	70,629
G3010 - Water Supply	Site Domestic Water Supply Piping	50	125	1968	2023	170,450	136,360
G3020 - Sanitary Sewer	Sanitary Sewer Piping	50	125	1968	2023	128,220	102,576
G3060 - Fuel Distribution	Fuel Dispensing Station	30	125	1999	2029	61,407	49,126
<b>Subtotal</b>							<b>543,373</b>
Overhead:							0
<b>Subtotal</b>							<b>0</b>
<b>Total Replacement Value Based on System Costs with Overheads</b>							<b>543,373</b>



# Asset Overview Report

## By Asset Name

### Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Asphalt Parking Lot Renewal	Yes	G2012 - Paving and Surfacing	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	230,854
Concrete Pavement Renewal	Yes	G2031 - Paving and Surfacing	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	88,286
Fuel Dispensing Station Renewal	Yes	G3060 - Fuel Distribution	Lifecycle	4- Recommended	Sep 14, 2029	61,407
Sanitary Sewer Piping Renewal	Yes	G3020 - Sanitary Sewer	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	128,220
Site Domestic Water Supply Piping Renewal	Yes	G3010 - Water Supply	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	170,450
<b>Total</b>						<b>679,217</b>



# **Asset Detail Report**

*By Asset Name*



# Asset Detail Report

*By Asset Name*

**Region:** Santa Clara County Fire Department **Asset:** Loyola Fire Station  
**District:** Loyola Fire Station **Asset Number:** 076

**Assets are ordered by Asset Name** **Currency:** USD

**Statistics**

<b>FCI Cost:</b>	511,361	<b>FCI:</b>	0.42
<b>RI Cost:</b>	864,412	<b>RI:</b>	0.71
<b>Total Requirements Cost:</b>	864,417		
<b>Current Replacement Value:</b>	1,209,695	<b>Date of most Recent Assessment:</b>	Sep 14, 2020

<b>Type</b>	Building	<b>Construction Type</b>	IBC - Type V A
<b>Area</b>	2,400 SF	<b>Historical Category</b>	None
<b>Use</b>	Fire Station	<b>City</b>	Los Altos
<b>Floors</b>	1	<b>State/Province/Region</b>	UNITED STATES OF AMERICA
<b>Address 1</b>	765 Freemont Avenue	<b>Zip/Postal Code</b>	94024
<b>Address 2</b>	-	<b>Architect</b>	-
<b>Year Constructed</b>	1953	<b>Commission Date</b>	-
<b>Year Renovated</b>	2000	<b>Decommission Date</b>	-
<b>Ownership</b>	Client Owned		

**Number of Apparatus Bays:** 2 **Station Number:** 76

**Photo**



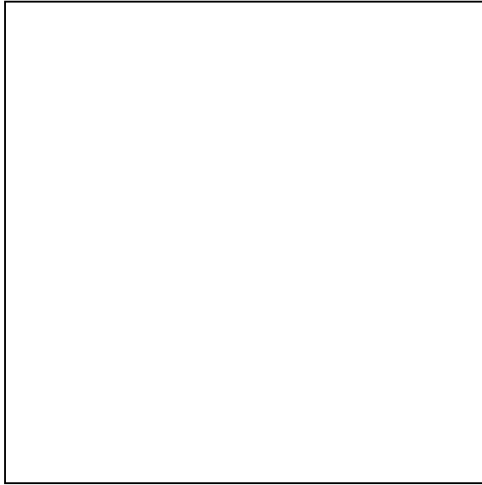
Loyola Fire Station



# Asset Detail Report

## By Asset Name

### Loyola Fire Station



### Asset Description

#### Description

The Loyola Fire Station is located at 765 Fremont Avenue, Los Altos Ca. The building built in 1953 and renovated in 2000 with 2400 square feet of occupied space in a one story wood and steel framed structure with exterior walls of wood siding on wood studs, and a pitch roof with terra cotta tile. The fire station contains two truck bays, locker room, kitchen, sleeping area and common room.

### Requirements

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Lifecycle	4- Recommended	Sep 14, 2030	14,055
Ceramic Floor Tile Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	6,086
Ceramic Wall Tile Renewal	Yes	C3010 - Wall Finishes	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	14,580
Custodial/Utility Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	4- Recommended	Sep 14, 2030	12,707
DDC System - Electronic Thermostats Renewal	Yes	D3060 - Controls and Instrumentation	Lifecycle	4- Recommended	Sep 14, 2030	7,007
Distribution Ductwork - Constant Volume Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	31,174
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	4- Recommended	Sep 14, 2030	24,126



## Asset Detail Report

### By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Door Assembly - 3 x 7 Wood Renewal	Yes	B2030 - Exterior Doors	Lifecycle	4- Recommended	Sep 14, 2030	20,681
Door Assembly - 6 x 7 Sliding Renewal	Yes	B2030 - Exterior Doors	Lifecycle	4- Recommended	Sep 14, 2030	9,593
Door Assembly - 6 x 7 Wood Renewal	Yes	B2030 - Exterior Doors	Lifecycle	4- Recommended	Sep 14, 2030	12,402
Emergency Battery Pack Lights Renewal	Yes	D5092 - Emergency Light and Power Systems	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	8,693
Emergency Generator - 40 KW Renewal	Yes	D5090 - Other Electrical Systems	Lifecycle	2- Potentially Critical	Sep 14, 2022	128,543
Exhaust System - Vehicle Bay with Tail Pipe Attachments Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2024	41,548
Exit Signs Renewal	Yes	D5092 - Emergency Light and Power Systems	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	4,278
Fixed Casework - 84" Cabinets Renewal	Yes	E - Equipment and Furnishings	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	12,451
Fixed Casework - Kitchen Cabinets Renewal	Yes	E - Equipment and Furnishings	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	42,158
Fixed Casework Renewal	Yes	E - Equipment and Furnishings	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	26,158
Foundation Wall and Footings - No Basement Renewal	Yes	A - Substructure	Lifecycle	4- Recommended	Sep 14, 2028	5,818
GWB Ceiling Finish Renewal	Yes	C3030 - Ceiling Finishes	Lifecycle	4- Recommended	Sep 14, 2030	46,260
LAN System Renewal	Yes	D5039 - Local Area Networks	Lifecycle	4- Recommended	Sep 14, 2030	20,757
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	12,213
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Lifecycle	2- Potentially Critical	Sep 14, 2022	21,064
Main Electrical Service - 200A 208Y/120V + Distribution Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	4- Recommended	Sep 14, 2030	46,328



# Asset Detail Report

## By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Overhead Sectional Doors - Electric Operation Renewal	Yes	B2034 - Overhead Doors	Lifecycle	4- Recommended	Sep 14, 2030	24,184
Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal	Yes	C3010 - Wall Finishes	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	26,250
Public Address System Renewal	Yes	D5031 - Public Address and Music Systems	Lifecycle	2- Potentially Critical	Sep 14, 2022	6,783
Restroom Accessories - Shower Room Renewal	Yes	C1030 - Fittings	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	10,551
Restroom Fixtures - Showers Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	4- Recommended	Sep 14, 2030	35,210
Restroom Fixtures Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	4- Recommended	Sep 14, 2030	35,175
Rubber Tile Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	17,239
Single-Story - Wood Renewal	Yes	B10 - Superstructure	Lifecycle	4- Recommended	Sep 14, 2028	3,957
Split AC System - 3 Ton Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	2- Potentially Critical	Sep 14, 2022	19,335
Split AC System - 3 Ton Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	19,335
Structural Slab on Grade - Light Industrial Renewal	Yes	A - Substructure	Lifecycle	4- Recommended	Sep 14, 2028	3,637
Unit Heaters - Gas Fired Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	2- Potentially Critical	Sep 14, 2022	25,492
Water Heater - Gas - 75 Gal Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	2- Potentially Critical	Sep 14, 2022	18,098
Wood Windows Renewal	Yes	B2020 - Exterior Windows	Lifecycle	4- Recommended	Sep 14, 2030	31,156
<b>Total</b>						<b>845,082</b>



# Asset Detail Report

## By Asset Name

**Region:** Santa Clara County Fire Department **Asset:** Loyola Fire Station - Site  
**District:** Loyola Fire Station **Asset Number:** 076 - Site

**Assets are ordered by Asset Name** **Currency:** USD

**Statistics**

<b>FCI Cost:</b>	338,531	<b>FCI:</b>	1.20
<b>RI Cost:</b>	351,617	<b>RI:</b>	1.25
<b>Total Requirements Cost:</b>	351,618		
<b>Current Replacement Value:</b>	281,294	<b>Date of most Recent Assessment:</b>	Sep 14, 2020

**Type** Site Development  
**Area** 1 SF

<b>Address 1</b>	765 Fremont Avenue	<b>City</b>	Los Altos
<b>Address 2</b>	-	<b>State/Province/Region</b>	UNITED STATES OF AMERICA
<b>Year Constructed</b>	1953	<b>Zip/Postal Code</b>	94024
<b>Year Renovated</b>	-	<b>Architect</b>	-
<b>Ownership</b>	Client Owned	<b>Commission Date</b>	-
		<b>Decommission Date</b>	-

**Station Number:** 76

**Photo**



Loyola Fire Station - Site

**Asset Description**

Description

The Loyola Fire Station is located at 765 Fremont Avenue, Los Altos California. The site components consists of an asphalt



## Asset Detail Report

*By Asset Name*

paved parking lot, poured concrete driveway and concrete and walkways, wood fencing and stone wall.

### Requirements

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Asphalt Parking Lot Renewal	Yes	G2012 - Paving and Surfacing	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	120,298
Concrete Pavement Renewal	Yes	G2031 - Paving and Surfacing	Lifecycle	2- Potentially Critical	Sep 14, 2022	28,375
Sanitary Sewer Piping Renewal	Yes	G3020 - Sanitary Sewer	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	87,758
Site Development - Fencing - Wood Renewal	Yes	G2041 - Fences and Gates	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	10,820
Site Development - Retaining Wall - Dry Set Stone Renewal	Yes	G2042 - Retaining Walls	Lifecycle	4- Recommended	Sep 14, 2028	13,086
Site Domestic Water Supply Piping Renewal	Yes	G3010 - Water Supply	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	91,281
<b>Total</b>						<b>351,618</b>

**Asset List Report  
By Name**



Reporting Currency: USD

Adjustment Factor: 0%

Region Name: Santa Clara County Fire Department

District Name: Loyola Fire Station

Asset	Number	Age	Use	Size	Replacement Value	Cost/ Unit	FCI Cost	FCI	RI Cost	RI	Asset Primary Photo
<b>Asset Type: Building</b>											
Loyola Fire Station	076	73	Fire Station	2,400	1,464,808	610	1,027,783	0.70	1,027,783	0.70	No photo available
<b>Subtotal for Building</b>				<b>2,400</b>	<b>1,464,808</b>	<b>610</b>	<b>1,027,783</b>	<b>0.70</b>	<b>1,027,783</b>	<b>0.70</b>	
<b>Asset Type: Site Development</b>											
Loyola Fire Station - Site	076 - Site	73		1	343,031	343,031	428,789	1.25	428,789	1.25	No photo available
<b>Subtotal for Site Development</b>				<b>1</b>	<b>343,031</b>	<b>343,031</b>	<b>428,789</b>	<b>1.25</b>	<b>428,789</b>	<b>1.25</b>	
<b>District Name: Loyola Fire Station</b>					<b>1,807,839</b>		<b>1,456,571</b>	<b>0.81</b>	<b>1,456,571</b>	<b>0.81</b>	
<b>Region Name: Santa Clara County Fire Department</b>					<b>1,807,839</b>		<b>1,456,571</b>	<b>0.81</b>	<b>1,456,571</b>	<b>0.81</b>	
<b>Summary</b>					<b>1,807,839</b>		<b>1,456,571</b>	<b>0.81</b>	<b>1,456,571</b>	<b>0.81</b>	



# Asset Overview Report

## By Asset Name

**Region:** Santa Clara County Fire Department **Asset:** Loyola Fire Station

**District:** Loyola Fire Station **Asset Number:** 076

Assets are ordered by Asset Name Currency: USD

### Statistics

FCI Cost:	1,027,783	FCI:	0.70
RI Cost:	1,027,783	RI:	0.70
Total Requirement Cost:	1,027,782	Size:	2,400 SF
Current Replacement Value:	1,464,808		

**Address 1**  
City 765 Fremont Avenue  
Los Altos

**Address 2**  
State/Province/Region -  
CA

# Asset Overview Report

*By Asset Name*



## Photo



Loyola Fire Station



# Asset Overview Report

## By Asset Name

### Photo



Loyola Fire Station

### System Description

System Name	Description
A - Substructure-Foundation Wall and Footings - No Basement	Basic foundation for building without basement - to include strip footing, stone foundation wall and damp proofing. Also included are underdrains.
A - Substructure-Structural Slab on Grade - Light Industrial	The building substructure includes a light industrial type structural slab on grade.
B10 - Superstructure-Single-Story - Wood	Wood framed, single-story building with wood wall and roof framing.
B2010 - Exterior Walls-Wood Siding	The exterior walls are of wood siding and wood stud exterior wall framing.
B2020 - Exterior Windows-Wood Windows	The building includes wood framed exterior window units. with exterior storm sash.
B2030 - Exterior Doors-Door Assembly - 3 x 7 Wood	Exterior doors include 3 x 7 wood door and wood frame with hinges, lockset (lever), exit hardware and closer. Includes painted door and painted



# Asset Overview Report

## By Asset Name

System Name	Description
	frame.
B2030 - Exterior Doors-Door Assembly - 6 x 7 Sliding	The exterior doors include aluminum sliding units.
B2030 - Exterior Doors-Door Assembly - 6 x 7 Wood	Exterior doors include pr. 3 x 7 wood doors and wood frame with hinges, locksets (lever), exit hardware and closers. Includes painted doors and painted frame.
B2034 - Overhead Doors-Overhead Sectional Doors - Electric Operation	Exterior double bay openings include overhead sectional doors with electric operation.
B30 - Roofing-Terra Cotta and Clay Tile Roofing	The roof covering consists of terra cotta or clay tile roof covering.
C1010 - Partitions-GWB Walls - Standard (Non-Painted)	The building interior includes standard GWB partitions, taped and finished, but not painted, with no insulation.
C1020 - Interior Doors-Swinging Doors - 3 x 7 Wd - NR	Interior doors include non-rated 3 x 7 wood door and steel frame with hinges, lockset and closer. Includes finished door and painted frame.
C1030 - Fittings-Restroom Accessories - Shower Room	The restroom accessories include towel dispenser, mirror, soap dispenser, toilet tissue dispenser, toilet seat, shower doors, vanities and plastic laminate countertop.
C3010 - Wall Finishes-Ceramic Wall Tile	Interior wall finishes located in the restrooms include 4-in. x 4-in. thin set ceramic tiles.
C3010 - Wall Finishes-Painted Finish - Average (1 Coat Prime - 2 Coats Finish)	Interior wall finishes include standard paint finish.
C3011 - Wall Finishes to Inside Exterior Walls-Gypsum Drywall - Interior Surface of Exterior Wall	Wall finishes on inside face of exterior walls include gypsum drywall.
C3020 - Floor Finishes-Ceramic Floor Tile	Floor finishes include ceramic tile and base in restrooms.
C3020 - Floor Finishes-Polished Concrete	Interior floors are polished concrete.
C3020 - Floor Finishes-Rubber Tile	Non-slip rubber flooring, sheet or tile, with raised standard pastilles and colors. OYR has been increased based on condition at time of assessment.
C3030 - Ceiling Finishes-GWB Ceiling Finish	GWB ceiling system over 8-ft above floor taped, finished and painted with primer and 2 finish coats. Ceiling on suspension system or fastened to metal or wood furring.
D2010 - Plumbing Fixtures-Custodial/Utility Sinks	The plumbing fixtures include wall mounted custodial/utility sinks. Sinks are located in custodial closets.
D2010 - Plumbing Fixtures-Restroom Fixtures	Restroom fixtures include vitreous china water closets and lavatories.
D2010 - Plumbing Fixtures-Restroom Fixtures - Showers	The restroom fixtures include tiled individual shower stalls.
D2020 - Domestic Water Distribution-Domestic Water Distribution	Domestic water is distributed throughout the facility by copper piping.
D2020 - Domestic Water Distribution-Water Heater - Gas - 75 Gal	The domestic hot water is provided by a 75-gallon residential-grade natural gas water heater.



## Asset Overview Report

### *By Asset Name*

System Name	Description
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system. Piping appeared to be primarily cast iron.
D3012 - Gas Supply System-Natural Gas Supply for Bldg	The building includes a natural gas supply and distribution system. The gas main is 2" in size and is distributed through black pipe to all devices.
D3040 - Distribution Systems-Distribution Ductwork - Constant Volume	The HVAC system includes constant volume distribution ductwork, with diffusers and plenum return.
D3040 - Distribution Systems-Exhaust System - Vehicle Bay with Tail Pipe Attachments	The building includes a Plymovent tail pipe connection exhaust system. The system is activated by truck mounted sensors for on/off control, there are also CO sensors for a general exhaust fan activation.
D3050 - Terminal and Package Units-Split AC System - 3 Ton	The HVAC system includes a split AC system with a small air handler or furnace and remote air cooled condenser.
D3050 - Terminal and Package Units-Split AC System - 3 Ton	The HVAC system includes a split AC system with a small air handler or furnace and remote air cooled condenser.
D3050 - Terminal and Package Units-Split AC System - 3 Ton	The HVAC system includes a split AC system with a small air handler or furnace and remote air cooled condenser.
D3050 - Terminal and Package Units-Unit Heaters - Gas Fired	Heating is provided by suspended, gas-fired unit heaters.
D3060 - Controls and Instrumentation-DDC System - Electronic Thermostats	HVAC controls include economy DDC system for simple HVAC control, no PC interface, large component control, minimal sensing devices.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 200A 208Y/120V + Distribution	The building includes a typical electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of HID lighting.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for the facility includes a light concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	Interior lighting throughout the building consists of fluorescent fixtures of varying styles including 1 x 4 and 2 X 4 lights with acrylic lenses. All light fixtures utilize T8 lamps and electronic ballasts.
D5022 - Lighting Equipment-Lighting Fixtures - Vehicle Bay	Interior lighting in the vehicle bay consists of LED lighting tubes in fluorescent fixtures.
D5031 - Public Address and Music Systems-Public Address System	The building includes an average density public address system. The public address system includes as a minimum: amplifier, intercom/monitor, volume control, speakers (ceilings or walls), conduit and shielded wiring.
D5039 - Local Area Networks-LAN System	The building is equipped with data equipment which includes fiber optic connectivity, routers and punch down terminal blocks with data ports distributed throughout the facility.
D5090 - Other Electrical Systems-Emergency Generator - 40 KW	The buildings Emergency power system includes: a 30 KW Diesel Emergency Generator, battery charger, muffler, feeder, panel and fuel tank.
D5092 - Emergency Light and Power Systems-Emergency Battery Pack Lights	The emergency lighting system includes self-contained battery packs and lights.
D5092 - Emergency Light and Power Systems-Exit Signs	The emergency lighting system includes the installation of LED exit signs on a low density level. Installation includes: single exit signs, conduit, wire,



# Asset Overview Report

## By Asset Name

System Name	Description
	boxes, conduit bends, connections and circuit breakers.
E - Equipment and Furnishings-Fixed Casework	Building includes average plastic laminate faced lockers.
E - Equipment and Furnishings-Fixed Casework - 84" Cabinets	Building includes average wood casework including 84" tall cabinets.
E - Equipment and Furnishings-Fixed Casework - Kitchen Cabinets	Building includes kitchen cabinets with stainless steel countertops, without appliances.

### Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A - Substructure	Structural Slab on Grade - Light Industrial	75	6	1953	2028	4,539	75,648
A - Substructure	Foundation Wall and Footings - No Basement	75	6	1953	2028	7,265	121,087
B10 - Superstructure	Single-Story - Wood	75	6	1953	2028	4,110	68,494
B2010 - Exterior Walls	Wood Siding	50	12	2000	2050	16,396	136,638
B2020 - Exterior Windows	Wood Windows	30	125	2000	2030	47,925	38,340
B2030 - Exterior Doors	Door Assembly - 6 x 7 Wood	30	125	2000	2030	19,627	15,701
B2030 - Exterior Doors	Door Assembly - 3 x 7 Wood	30	125	2000	2030	31,637	25,310
B2030 - Exterior Doors	Door Assembly - 6 x 7 Sliding	30	125	2000	2030	11,033	8,827
B2034 - Overhead Doors	Overhead Sectional Doors - Electric Operation	30	125	2000	2030	26,896	21,517
B30 - Roofing	Terra Cotta and Clay Tile Roofing	50	125	2000	2050	127,494	101,995
C1010 - Partitions	GWB Walls - Standard (Non-Painted)	50	62	2000	2050	14,969	24,144



## Asset Overview Report

### *By Asset Name*

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
C1020 - Interior Doors	Swinging Doors - 3 x 7 Wd - NR	50	125	2000	2050	57,370	45,896
C1030 - Fittings	Restroom Accessories - Shower Room	25	125	2000	2025	14,521	11,617
C3010 - Wall Finishes	Painted Finish - Average (1 Coat Prime - 2 Coats Finish)	10	125	2000	2023	31,625	25,300
C3010 - Wall Finishes	Ceramic Wall Tile	25	125	2000	2025	16,490	13,192
C3011 - Wall Finishes to Inside Exterior Walls	Gypsum Drywall - Interior Surface of Exterior Wall	50	125	2000	2050	13,275	10,620
C3020 - Floor Finishes	Polished Concrete	40	125	2000	2040	17,388	13,910
C3020 - Floor Finishes	Rubber Tile	15	125	2000	2025	12,234	9,788
C3020 - Floor Finishes	Ceramic Floor Tile	25	125	2000	2025	6,945	5,556
C3030 - Ceiling Finishes	GWB Ceiling Finish	30	125	2000	2030	52,200	41,760
D2010 - Plumbing Fixtures	Custodial/Utility Sinks	30	125	2000	2030	13,513	10,811
D2010 - Plumbing Fixtures	Restroom Fixtures	30	125	2000	2030	39,354	31,483
D2010 - Plumbing Fixtures	Restroom Fixtures - Showers	30	125	2000	2030	39,801	31,841
D2020 - Domestic Water Distribution	Water Heater - Gas - 75 Gal	10	112	2005	2022	16,032	14,314
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	2000	2030	23,838	21,190
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	2000	2050	20,788	16,631
D3012 - Gas Supply System	Natural Gas Supply for Bldg	40	125	2000	2040	15,509	12,407
D3040 - Distribution Systems	Exhaust System - Vehicle Bay with Tail Pipe Attachments	20	125	2000	2024	45,271	36,217
D3040 - Distribution Systems	Distribution Ductwork - Constant Volume	25	125	2000	2025	36,021	28,817
D3050 - Terminal and Package Units	Split AC System - 3 Ton	15	125	2010	2025	23,073	18,459



# Asset Overview Report

## By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D3050 - Terminal and Package Units	Split AC System - 3 Ton	15	125	2000	2022	23,073	18,459
D3050 - Terminal and Package Units	Split AC System - 3 Ton	15	125	2010	2025	23,073	18,459
D3050 - Terminal and Package Units	Unit Heaters - Gas Fired	15	112	1990	2022	28,051	25,045
D3060 - Controls and Instrumentation	DDC System - Electronic Thermostats	20	125	2010	2030	10,064	8,051
D5012 - Low Tension Service and Dist.	Main Electrical Service - 200A 208Y/120V + Distribution	30	125	2000	2030	53,626	42,901
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	2000	2023	14,656	11,725
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	2000	2030	16,972	13,578
D5022 - Lighting Equipment	Lighting Fixtures	20	125	2000	2022	26,089	20,871
D5022 - Lighting Equipment	Lighting Fixtures - Vehicle Bay	20	125	2019	2039	22,233	17,787
D5031 - Public Address and Music Systems	Public Address System	15	125	2000	2022	8,432	6,746
D5039 - Local Area Networks	LAN System	15	106	2015	2030	27,234	25,632
D5090 - Other Electrical Systems	Emergency Generator - 40 KW	20	125	2000	2022	177,480	141,984
D5092 - Emergency Light and Power Systems	Exit Signs	10	125	2000	2023	5,031	4,025
D5092 - Emergency Light and Power Systems	Emergency Battery Pack Lights	10	125	2000	2023	10,039	8,031
E - Equipment and Furnishings	Fixed Casework - Kitchen Cabinets	25	125	2000	2025	40,186	32,148
E - Equipment and Furnishings	Fixed Casework	25	125	2000	2025	30,870	24,696
E - Equipment and Furnishings	Fixed Casework - 84" Cabinets	25	125	2000	2025	8,956	7,165
<b>Subtotal</b>							<b>1,464,808</b>



# Asset Overview Report

## *By Asset Name*

Overhead:	0
Subtotal	0

<b>Total Replacement Value Based on System Costs with Overheads</b>	<b>1,464,808</b>
---	------------------

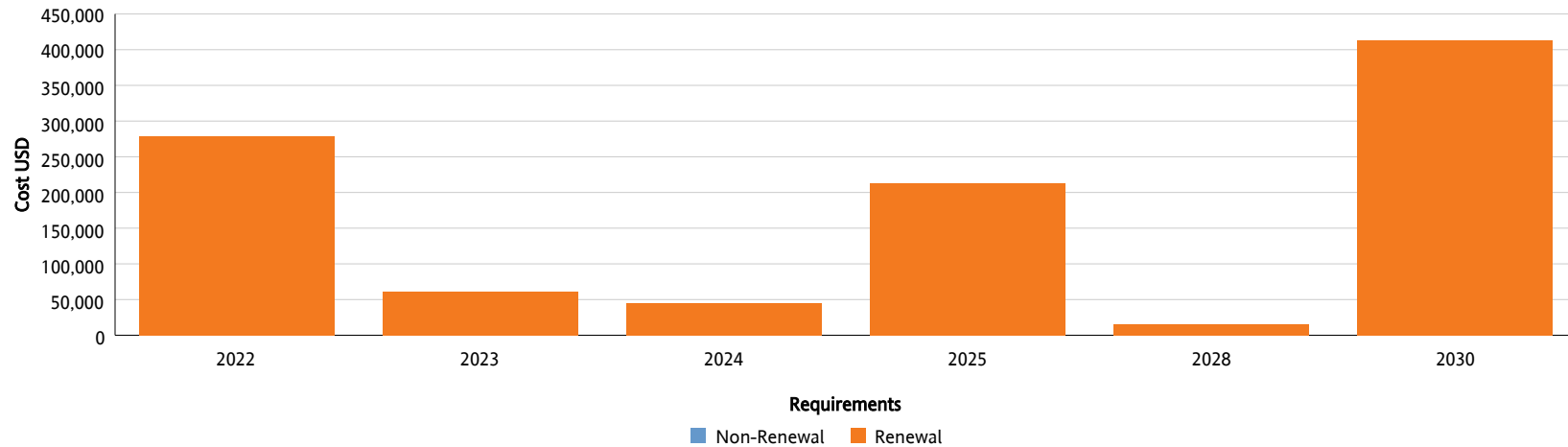
### Requirements including Renewals



# Asset Overview Report

## By Asset Name

Costs by Requirement Type



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Lifecycle	4- Recommended	Sep 14, 2030	16,972
Ceramic Floor Tile Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	6,945
Ceramic Wall Tile Renewal	Yes	C3010 - Wall Finishes	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	16,490
Custodial/Utility Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	4- Recommended	Sep 14, 2030	13,513
DDC System - Electronic Thermostats Renewal	Yes	D3060 - Controls and Instrumentation	Lifecycle	4- Recommended	Sep 14, 2030	10,064
Distribution Ductwork - Constant Volume Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	36,021
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	4- Recommended	Sep 14, 2030	23,838
Door Assembly - 3 x 7 Wood Renewal	Yes	B2030 - Exterior Doors	Lifecycle	4- Recommended	Sep 14, 2030	31,637



## Asset Overview Report

### *By Asset Name*

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Door Assembly - 6 x 7 Sliding Renewal	Yes	B2030 - Exterior Doors	Lifecycle	4- Recommended	Sep 14, 2030	11,033
Door Assembly - 6 x 7 Wood Renewal	Yes	B2030 - Exterior Doors	Lifecycle	4- Recommended	Sep 14, 2030	19,627
Emergency Battery Pack Lights Renewal	Yes	D5092 - Emergency Light and Power Systems	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	10,039
Emergency Generator - 40 KW Renewal	Yes	D5090 - Other Electrical Systems	Lifecycle	2- Potentially Critical	Sep 14, 2022	177,480
Exhaust System - Vehicle Bay with Tail Pipe Attachments Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2024	45,271
Exit Signs Renewal	Yes	D5092 - Emergency Light and Power Systems	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	5,031
Fixed Casework - 84" Cabinets Renewal	Yes	E - Equipment and Furnishings	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	8,956
Fixed Casework - Kitchen Cabinets Renewal	Yes	E - Equipment and Furnishings	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	40,186
Fixed Casework Renewal	Yes	E - Equipment and Furnishings	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	30,870
Foundation Wall and Footings - No Basement Renewal	Yes	A - Substructure	Lifecycle	4- Recommended	Sep 14, 2028	7,265
GWB Ceiling Finish Renewal	Yes	C3030 - Ceiling Finishes	Lifecycle	4- Recommended	Sep 14, 2030	52,200
LAN System Renewal	Yes	D5039 - Local Area Networks	Lifecycle	4- Recommended	Sep 14, 2030	27,234
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	14,656
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Lifecycle	2- Potentially Critical	Sep 14, 2022	26,089
Main Electrical Service - 200A 208Y/120V + Distribution Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	4- Recommended	Sep 14, 2030	53,626
Overhead Sectional Doors - Electric Operation Renewal	Yes	B2034 - Overhead Doors	Lifecycle	4- Recommended	Sep 14, 2030	26,896
Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal	Yes	C3010 - Wall Finishes	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	31,625
Public Address System Renewal	Yes	D5031 - Public Address and Music Systems	Lifecycle	2- Potentially Critical	Sep 14, 2022	8,432
Restroom Accessories - Shower Room Renewal	Yes	C1030 - Fittings	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	14,521
Restroom Fixtures - Showers Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	4- Recommended	Sep 14, 2030	39,801
Restroom Fixtures Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	4- Recommended	Sep 14, 2030	39,354
Rubber Tile Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	12,234
Single-Story - Wood Renewal	Yes	B10 - Superstructure	Lifecycle	4- Recommended	Sep 14, 2028	4,110
Split AC System - 3 Ton Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	2- Potentially Critical	Sep 14, 2022	23,073



## Asset Overview Report *By Asset Name*

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Split AC System - 3 Ton Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	23,073
Structural Slab on Grade - Light Industrial Renewal	Yes	A - Substructure	Lifecycle	4- Recommended	Sep 14, 2028	4,539
Unit Heaters - Gas Fired Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	2- Potentially Critical	Sep 14, 2022	28,051
Water Heater - Gas - 75 Gal Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	2- Potentially Critical	Sep 14, 2022	16,032
Wood Windows Renewal	Yes	B2020 - Exterior Windows	Lifecycle	4- Recommended	Sep 14, 2030	47,925
<b>Total</b>						<b>1,004,709</b>



# Asset Overview Report

## By Asset Name

**Region:** Santa Clara County Fire Department **Asset:** Loyola Fire Station - Site

**District:** Loyola Fire Station **Asset Number:** 076 - Site

Assets are ordered by Asset Name Currency: USD

### Statistics

FCI Cost:	428,789	FCI:	1.25
RI Cost:	428,789	RI:	1.25
Total Requirement Cost:	428,790	Size:	1 SF
Current Replacement Value:	343,031		

**Address 1**  
City 765 Fremont Avenue  
Los Altos

**Address 2**  
State/Province/Region -  
CA



# Asset Overview Report

## By Asset Name

### Photo



Loyola Fire Station - Site

### System Description

System Name	Description
G2012 - Paving and Surfacing-Asphalt Parking Lot	Parking lot, 3" asphalt binder, 1" topping on 12" crushed stone, painted stripe, concrete parking barrier
G2031 - Paving and Surfacing-Concrete Pavement	Exterior includes 5" thick cast-in-place concrete driveway and sidewalks with gravel base. Multiple cracks in the surface was noted reducing the observed life of the system.
G2041 - Fences and Gates-Site Development - Fencing - Wood	Site development includes 6' high wood board fencing with 4"x4" post.
G2042 - Retaining Walls-Site Development - Retaining Wall - Dry Set Stone	Site development includes retaining wall (insert number)-ft. high consisting of dry set stone. Observed life has been extended based on the condition of the system.
G3010 - Water Supply-Site Domestic Water Supply Piping	The domestic water piping consists of buried piping used for potable supply.



# Asset Overview Report

## By Asset Name

System Name	Description
G3020 - Sanitary Sewer-Sanitary Sewer Piping	The site sanitary sewer system includes underground piping. Estimated length and material based on 8" piping, including excavation, for budgetary purposes only.

### Replacement Value Based on System Costs with Overheads

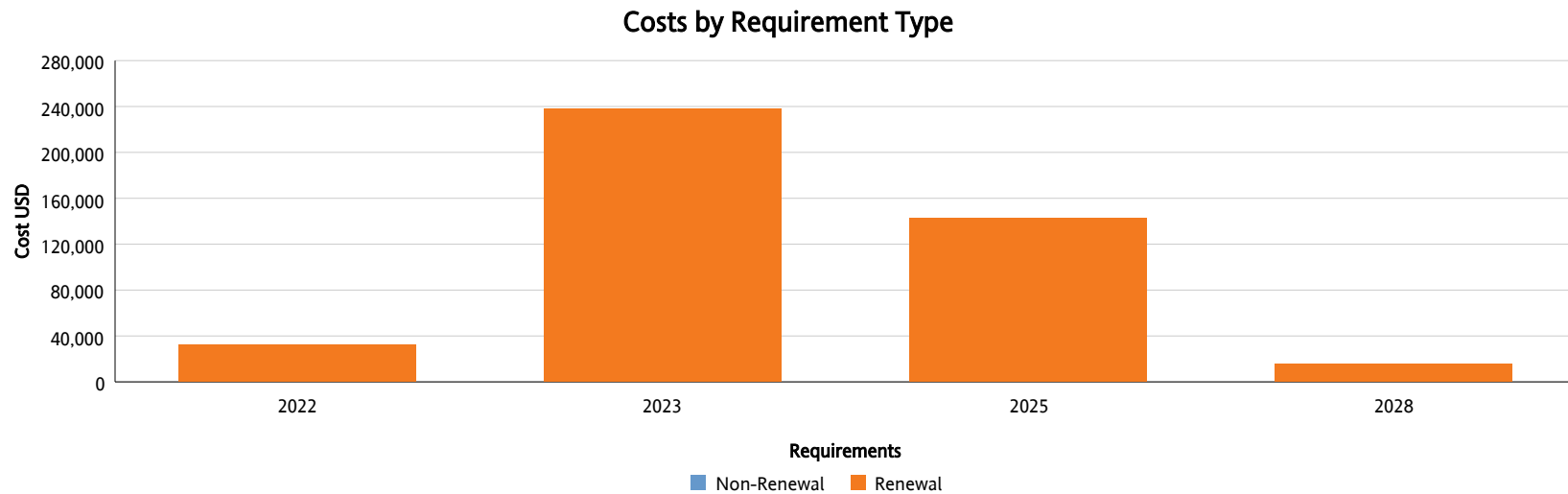
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
G2012 - Paving and Surfacing	Asphalt Parking Lot	25	125	2000	2025	142,562	114,050
G2031 - Paving and Surfacing	Concrete Pavement	25	125	2000	2022	32,300	25,840
G2041 - Fences and Gates	Site Development - Fencing - Wood	20	125	2000	2023	14,262	11,410
G2042 - Retaining Walls	Site Development - Retaining Wall - Dry Set Stone	40	125	1953	2028	15,662	12,529
G3010 - Water Supply	Site Domestic Water Supply Piping	50	125	1953	2023	127,838	102,270
G3020 - Sanitary Sewer	Sanitary Sewer Piping	50	125	1953	2023	96,165	76,932
<b>Subtotal</b>							<b>343,031</b>
Overhead:							0
<b>Subtotal</b>							<b>0</b>
<b>Total Replacement Value Based on System Costs with Overheads</b>							<b>343,031</b>



# Asset Overview Report

## By Asset Name

### Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Asphalt Parking Lot Renewal	Yes	G2012 - Paving and Surfacing	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2025	142,562
Concrete Pavement Renewal	Yes	G2031 - Paving and Surfacing	Lifecycle	2- Potentially Critical	Sep 14, 2022	32,300
Sanitary Sewer Piping Renewal	Yes	G3020 - Sanitary Sewer	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	96,165
Site Development - Fencing - Wood Renewal	Yes	G2041 - Fences and Gates	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	14,263
Site Development - Retaining Wall - Dry Set Stone Renewal	Yes	G2042 - Retaining Walls	Lifecycle	4- Recommended	Sep 14, 2028	15,662
Site Domestic Water Supply Piping Renewal	Yes	G3010 - Water Supply	Lifecycle	3- Necessary - Not Yet Critical	Sep 14, 2023	127,838



# Asset Overview Report

## *By Asset Name*

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Total						428,790

## Vehicle Replacement

### 500.1 PURPOSE AND SCOPE

The purpose of this policy is to establish a guideline for replacement of vehicles. This guideline will be updated as needed. Some of the factors used to determine the replacement of the fleet are:

- Age
- Mileage
- Availability of parts
- Manufacturer out of business
- Annual cost of repairs
- Type and amount of use
- Personnel safety
- Accident replacement
- Retention of Certification

Some vehicles may exceed both mileage and age criteria and remain serviceable far beyond parameters. Some vehicles may require replacement prior to predetermined replacement criteria. As such the guideline should be used only for forecasting purposes.

### 500.2 REPLACEMENT GUIDELINES

Automobile Fleet	8 years or 100,000 miles
Command Vehicles	5 years front line, 5 years reserve
Wildland Engines, Water Tenders	15 years or 100,000 miles
Rescues, Haz Mat, Engines and Engines with an elevated waterway	12 years or 100,000 miles
Aerials	10 years or 75,000 miles

Older apparatus and automobiles will be maintained in the Reserve Fleet as long as there is a need, they remain in good condition, and parts remain available (apparatus that cannot meet current NFPA 1500 guidelines for personnel safety are scheduled for replacement). All apparatus are given annual NFPA in-service pump tests and receive California / Federal safety guideline inspections, as well as District bi-monthly safety inspections. All aerials are re-certified at least annually.

**ITEM # 5**  
**Supplemental Information No. 1**

**From:** [Laura Fay](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] LAFCO Public Hearing June 3, 2026 Item # 5 SCC Central Fire Protection District Annexation 2026/City of Los Altos  
**Date:** Sunday, May 31, 2026 2:27:18 AM

---

*Dear LAFCO,*

*As a resident of Los Altos, I oppose the transfer of public land and facilities as part of the City of Los Altos's annexation into the Santa Clara County Central Fire Protection District at this time.*

*The Los Altos City Council has not held a single public meeting to discuss the transfer of the Almond and Loyola Fire Stations and the associated lands. The fire station sites were declared surplus land, and the transfer of that land was authorized by the City Council on a Consent Calendar on April 28, 2026. Despite residents' requests to have the item pulled for discussion, their concerns were ignored.*

*The residents of Los Altos have been provided with no detailed information about the fire stations' land transfer beyond a brief mention in an FAQ on a city-sponsored annexation promotion website. While it is true that the permanent disposition of public land requires broad notice and serious consideration, the residents deserve more comprehensive information and opportunities to participate in the decision-making process.*

*Furthermore, the City of Los Altos has not offered any alternatives to the current annexation proposal. There have been no requests for bids from other service providers, and there are no options for annexation or services agreements with the SCCFPD that do not include the transfer of public land.*

*The annexation process must be transparent, clear, and involve the broad awareness and input of Los Altos residents. Until these conditions are met, LAFCO cannot allow the annexation process to proceed.*

Sincerely,  
Laura Fay  
Los Altos Resident

**From:** [Laura Fay](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] LAFCO Public Hearing June 3, 2026 Item # 5 SCC Central Fire Protection District Annexation 2026/City of Los Altos  
**Date:** Sunday, May 31, 2026 2:27:18 AM

---

*Dear LAFCO,*

*As a resident of Los Altos, I oppose the transfer of public land and facilities as part of the City of Los Altos's annexation into the Santa Clara County Central Fire Protection District at this time.*

*The Los Altos City Council has not held a single public meeting to discuss the transfer of the Almond and Loyola Fire Stations and the associated lands. The fire station sites were declared surplus land, and the transfer of that land was authorized by the City Council on a Consent Calendar on April 28, 2026. Despite residents' requests to have the item pulled for discussion, their concerns were ignored.*

*The residents of Los Altos have been provided with no detailed information about the fire stations' land transfer beyond a brief mention in an FAQ on a city-sponsored annexation promotion website. While it is true that the permanent disposition of public land requires broad notice and serious consideration, the residents deserve more comprehensive information and opportunities to participate in the decision-making process.*

*Furthermore, the City of Los Altos has not offered any alternatives to the current annexation proposal. There have been no requests for bids from other service providers, and there are no options for annexation or services agreements with the SCCFPD that do not include the transfer of public land.*

*The annexation process must be transparent, clear, and involve the broad awareness and input of Los Altos residents. Until these conditions are met, LAFCO cannot allow the annexation process to proceed.*

Sincerely,  
Laura Fay  
Los Altos Resident

**From:** [Cindy Andrews](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] LAFCO Public Hearing June 3, 2026 Item # 5 SCC Central Fire Protection District Annexation 2026/City of Los Altos  
**Date:** Sunday, May 31, 2026 10:08:38 AM

---

Dear LAFCO,

I am flabbergasted that our city is giving away our Los Altos Fire Stations, as well as the land on which they are located.

The public land transfer has been done without adequate and detailed information being made available to the public. I stay informed of City of Los Altos developments and have seen almost no meaningful information on the annexation transfer of land.

Even the village idiot knows the value of land, as well as the value of response time in an emergency. This significant public land use decision was moved through City Council quickly and on consent with no room for public input.

I implore you to offer solutions to study the land transfer proposal publicly and thoroughly. I do not support the decision to transfer Los Altos Fires Stations.

Thank you

Cindy Andrews  
[1630 Holt Avenue](#)  
[Los Altos](#)

**From:** [glide\\_alpine.1w@icloud.com](mailto:glide_alpine.1w@icloud.com)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] LAFCO  
**Date:** Sunday, May 31, 2026 10:54:54 AM

---

*Dear LAFCO,*

*I am a resident of Los Altos and I do not support the transfer of public land and facilities as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District.*

*The Los Altos City Council has not held even one public meeting to discuss the transfer of the Almond and Loyola Fire Stations and lands. The fire station sites were declared Surplus Land and the transfer of that land was authorized by City Council on a Consent Calendar on April 28, 2026; residents asked to have the item pulled for discussion to no avail.*

*The residents of Los Altos have been provided no details on the fire stations land transfer beyond a brief mention in an FAQ on a city-sponsored annexation promotion web site. In fairness to the residents of Los Altos, the permanent disposition of public land requires broad noticing and the opportunity for serious consideration.*

*Further, the City of Los Altos has not provided residents alternatives to the current annexation proposal: no requests for bids from other service providers, and no options for annexation or services agreements with SCCFPD that do not include public land transfer.*

*The process for annexation must be clear, transparent and with the broad awareness of and input from Los Altos residents. Until such time, LAFCO cannot allow the annexation process to move forward.*

*Sincerely,*

*Cheryl H.*

**From:** [Pat Kassner](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] Annexation Plan  
**Date:** Sunday, May 31, 2026 10:59:22 AM

---

Dear LAFCO,

I am a resident of Los Altos and I do not support the transfer of public land and facilities as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District.

The Los Altos City Council has not held even one public meeting to discuss the transfer of the Almond and Loyola Fire Stations and lands. The fire station sites were declared Surplus Land and the transfer of that land was authorized by City Council on a Consent Calendar on April 28, 2026; residents asked to have the item pulled for discussion to no avail.

The residents of Los Altos have been provided no details on the fire stations land transfer beyond a brief mention in an FAQ on a city-sponsored annexation promotion web site. In fairness to the residents of Los Altos, the permanent disposition of public land requires broad noticing and the opportunity for serious consideration.

Further, the City of Los Altos has not provided residents alternatives to the current annexation proposal: no requests for bids from other service providers, and no options for annexation or services agreements with SCCFPD that do not include public land transfer.

The process for annexation must be clear, transparent and with the broad awareness of and input from Los Altos residents. Until such time, LAFCO cannot allow the annexation process to move forward.

Sincerely,

**Patricia Kassner**  
**1023 Seena Ave.**  
**Los Altos, CA 94024**  
**(650) 248-7917**

**From:** [carolovelman](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] LAFCO Public Hearing June 3, 2026 Item # 5 SCC Central Fire Protection District Annexation 2026/City of Los Altos  
**Date:** Sunday, May 31, 2026 11:45:12 AM

---

Dear LAFCO,

*I am a resident of Los Altos and I do not support the transfer of public land and facilities as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District.*

*The Los Altos City Council has not held even one public meeting to discuss the transfer of the Almond and Loyola Fire Stations and lands. The fire station sites were declared Surplus Land and the transfer of that land was authorized by City Council on a Consent Calendar on April 28, 2026; residents asked to have the item pulled for discussion to no avail.*

*The residents of Los Altos have been provided no details on the fire stations land transfer beyond a brief mention in an FAQ on a city-sponsored annexation promotion web site. In fairness to the residents of Los Altos, the permanent disposition of public land requires broad noticing and the opportunity for serious consideration.*

*Further, the City of Los Altos has not provided residents alternatives to the current annexation proposal: no requests for bids from other service providers, and no options for annexation or services agreements with SCCFPD that do not include public land transfer.*

*The process for annexation must be clear, transparent and with the broad awareness of and input from Los Altos residents. Until such time, LAFCO cannot allow the annexation process to move forward.*

*Sincerely,*

Carol Ovelman

Los Altos resident

**From:** [Linda Palmor](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] The future of the Los Altos fire stations  
**Date:** Sunday, May 31, 2026 3:17:45 PM

---

*Dear LAFCO,*

*I am a resident of Los Altos and I do not support the transfer of public land and facilities as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District.*

*The Los Altos City Council has not held even one public meeting to discuss the transfer of the Almond and Loyola Fire Stations and lands. The fire station sites were declared Surplus Land and the transfer of that land was authorized by City Council on a Consent Calendar on April 28, 2026; residents asked to have the item pulled for discussion to no avail.*

*The residents of Los Altos have been provided no details on the fire stations land transfer beyond a brief mention in an FAQ on a city-sponsored annexation promotion web site. In fairness to the residents of Los Altos, the permanent disposition of public land requires broad noticing and the opportunity for serious consideration.*

*Further, the City of Los Altos has not provided residents alternatives to the current annexation proposal: no requests for bids from other service providers, and no options for annexation or services agreements with SCCFPD that do not include public land transfer.*

*The process for annexation must be clear, transparent and with the broad awareness of and input from Los Altos residents. Until such time, LAFCO cannot allow the annexation process to move forward.*

*Sincerely,*

Linda Palmor  
[lindapalmor@gmail.com](mailto:lindapalmor@gmail.com)  
650-380-6402

**From:** [Roger Heyder](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] Los Altos Fire Department Land Sale - oppose  
**Date:** Sunday, May 31, 2026 3:30:01 PM

---

Hello,

I am a resident of Los Altos and I do not support the transfer of public land and facilities as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District.

Los Altos is going rampant on selling public land, with the Fire Department being only the latest casualty. The city is planning to sell / repurpose pretty much all of the downtown parking lots, generally for purposes the residents do not support. To oppose the downtown parking lot elimination, the residents collected sufficient signatures to place a ballot measure in November opposing any such actions by the city without public vote.

Once these public lands are disposed of, or put to an alternate purpose, they cannot be recovered. There is a good reason that there was no city public meeting to discuss the Fire Department action, since it no doubt would have been broadly opposed by the residents.

While it is not likely your responsibility in a broad sense, it seems pretty clear that the City of Los Altos is not capable of competently managing any service or asset. The validation is that a majority of city services have apparently been outsourced, as well as the work most would consider that the numerous city employees should be doing.

Fire and police services are a fundamental requirement for any functioning city. Permanently eliminating the ability for the city to provide these services in the future, by selling the land on which these services are supported, is clearly not in the interest of the residents. If the City of Los Altos contends that they are competent to negotiate any service or contract, just look at how they handled the Mission Trail Garbage contract.

regards -- Roger Heyder

**From:** [McNulty, Pat](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] Transfer of fire station lands  
**Date:** Sunday, May 31, 2026 6:53:31 PM

---

Dear LAFCO, I am a resident of Los Altos and I do not support the transfer of public land and facilities as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District. The Los Altos City Council has not held even one public meeting to discuss the transfer of the Almond and Loyola Fire Stations and lands. The fire station sites were declared Surplus Land and the transfer of that land was authorized by City Council on a Consent Calendar on April 28, 2026; residents asked to have the item pulled for discussion to no avail. The residents of Los Altos have been provided no details on the fire stations land transfer beyond a brief mention in an FAQ on a city-sponsored annexation promotion web site. In fairness to the residents of Los Altos, the permanent disposition of public land requires broad noticing and the opportunity for serious consideration. Further, the City of Los Altos has not provided residents alternatives to the current annexation proposal: no requests for bids from other service providers, and no options for annexation or services agreements with SCCFPD that do not include public land transfer. The process for annexation must be clear, transparent and with the broad awareness of and input from Los Altos residents. Until such time, LAFCO cannot allow the annexation process to move forward. Sincerely, Joan McNulty

**\*Wire Fraud is Real\*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions.** Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

**From:** [Wendy](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] Losing Los Altos Fire Stations  
**Date:** Sunday, May 31, 2026 7:18:37 PM

---

I am against this. I don't think many Los Altos residents would be happy with this.

Thank you, Wendy  
Sent from my iPhone

**From:** [H Keith Nishihara](#)  
**To:** [LAFCO](#)  
**Cc:** [Catherine Lu](#)  
**Subject:** [EXTERNAL] LAFCO Public Hearing June 3, 2026 Item # 5 SCC Central Fire Protection District Annexation 2026/City of Los Altos  
**Date:** Sunday, May 31, 2026 9:26:46 PM

---

Dear LAFCO, I am a resident of Los Altos and I do not support the transfer of public land and facilities as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District. The Los Altos City Council has not held even one public meeting to discuss the transfer of the Almond and Loyola Fire Stations and lands. The fire station sites were declared Surplus Land and the transfer of that land was authorized by City Council on a Consent Calendar on April 28, 2026; residents asked to have the item pulled for discussion to no avail. The residents of Los Altos have been provided no details on the fire stations land transfer beyond a brief mention in an FAQ on a city-sponsored annexation promotion web site. In fairness to the residents of Los Altos, the permanent disposition of public land requires broad noticing and the opportunity for serious consideration. Further, the City of Los Altos has not provided residents alternatives to the current annexation proposal: no requests for bids from other service providers, and no options for annexation or services agreements with SCCFPD that do not include public land transfer. The process for annexation must be clear, transparent and with the broad awareness of and input from Los Altos residents. Until such time, LAFCO cannot allow the annexation process to move forward. Sincerely,

H Keith Nishihara

--

1468 Richardson Ave, Los Altos, CA 94024-6140

office: 650-960-1901 voice mail only  
cell: 650-740-8459  
email: [mail@nishihara.org](mailto:mail@nishihara.org)

**From:** [Anne Roberts](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] Opposed to transfer of Almond Fire Station  
**Date:** Sunday, May 31, 2026 10:49:33 PM

---

Dear LAFCO,

*I am a resident of Los Altos and I do not support the transfer of public land and facilities as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District.*

*The Los Altos City Council has not held even one public meeting to discuss the transfer of the Almond and Loyola Fire Stations and lands. The fire station sites were declared Surplus Land and the transfer of that land was authorized by City Council on a Consent Calendar on April 28, 2026; residents asked to have the item pulled for discussion to no avail.*

*The residents of Los Altos have been provided no details on the fire stations land transfer beyond a brief mention in an FAQ on a city-sponsored annexation promotion web site. In fairness to the residents of Los Altos, the permanent disposition of public land requires broad noticing and the opportunity for serious consideration.*

*Further, the City of Los Altos has not provided residents alternatives to the current annexation proposal: no requests for bids from other service providers, and no options for annexation or services agreements with SCCFPD that do not include public land transfer.*

*The process for annexation must be clear, transparent and with the broad awareness of and input from Los Altos residents. Until such time, LAFCO cannot allow the annexation process to move forward.*

*Sincerely,*

*Anne Roberts*

Sent from my iPad

**From:** [Pankaj Raghuvanshi](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] LAFCO Public Hearing June 3, 2026 Item # 5 SCC Central Fire Protection District Annexation 2026/City of Los Altos  
**Date:** Monday, June 1, 2026 8:18:45 AM

---

Dear LAFCO, I am a resident of Los Altos and I do not support the transfer of public land and facilities as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District. The Los Altos City Council has not held even one public meeting to discuss the transfer of the Almond and Loyola Fire Stations and lands. The fire station sites were declared Surplus Land and the transfer of that land was authorized by City Council on a Consent Calendar on April 28, 2026; residents asked to have the item pulled for discussion to no avail. The residents of Los Altos have been provided no details on the fire stations land transfer beyond a brief mention in an FAQ on a city-sponsored annexation promotion web site. In fairness to the residents of Los Altos, the permanent disposition of public land requires broad noticing and the opportunity for serious consideration. Further, the City of Los Altos has not provided residents alternatives to the current annexation proposal: no requests for bids from other service providers, and no options for annexation or services agreements with SCCFPD that do not include public land transfer. The process for annexation must be clear, transparent and with the broad awareness of and input from Los Altos residents. Until such time, LAFCO cannot allow the annexation process to move forward. Sincerely,  
Pankaj

**From:** [Kranti Singh](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] LAFCO Public Hearing June 3, 2026 Item # 5 SCC Central Fire Protection District Annexation 2026/City of Los Altos  
**Date:** Monday, June 1, 2026 8:20:04 AM

---

Dear LAFCO, I am a resident of Los Altos and I do not support the transfer of public land and facilities as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District. The Los Altos City Council has not held even one public meeting to discuss the transfer of the Almond and Loyola Fire Stations and lands. The fire station sites were declared Surplus Land and the transfer of that land was authorized by City Council on a Consent Calendar on April 28, 2026; residents asked to have the item pulled for discussion to no avail. The residents of Los Altos have been provided no details on the fire stations land transfer beyond a brief mention in an FAQ on a city-sponsored annexation promotion web site. In fairness to the residents of Los Altos, the permanent disposition of public land requires broad noticing and the opportunity for serious consideration. Further, the City of Los Altos has not provided residents alternatives to the current annexation proposal: no requests for bids from other service providers, and no options for annexation or services agreements with SCCFPD that do not include public land transfer. The process for annexation must be clear, transparent and with the broad awareness of and input from Los Altos residents. Until such time, LAFCO cannot allow the annexation process to move forward. Sincerely,  
Kranti

**From:** [Anne Scott](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] Fire Land Dispute  
**Date:** Monday, June 1, 2026 12:59:19 PM

---

I am concerned that this idea was given traction without proper thought and research. Please extend the processing time for this as it need better vetting.

Thank you,

Anne W Scott  
Los Altos resident

**From:** [Nathan Godderis](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] Asking for clarity  
**Date:** Monday, June 1, 2026 12:29:10 PM

---

Dear Local Agency Formation Commission (LAFCO),

I am a resident of Los Altos and I do not support the transfer of public land and facilities as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District.

The Los Altos City Council has not held a public meeting to discuss details of the transfer of the Almond and Loyola Fire Stations and lands. The fire station sites were declared Surplus Land and the land transfer was authorized by City Council on a Consent Calendar on April 28, 2026 with no discussion.

The residents of Los Altos have been provided no details on the fire stations land transfer beyond a brief mention in an FAQ on a city-sponsored annexation promotion web site. In fairness to the residents of Los Altos, the permanent disposition of public land requires broad noticing and the opportunity for serious consideration.

Further, the City of Los Altos has not provided residents alternatives to the current annexation proposal: no requests for bids from other service providers, and no options for annexation or services agreements with SCCFPD that do not include public land transfer.

The process for annexation must be clear, transparent and with the broad awareness of and input from Los Altos residents. Until such time, LAFCO cannot allow the annexation process to move forward.

Thank you for your consideration,

Nathan Godderis

**From:** [Annie S](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] LAFCO Public Hearing June 3, 2026 Item # 5 SCC Central Fire Protection District Annexation 2026/City of Los Altos  
**Date:** Monday, June 1, 2026 12:17:37 PM

---

Dear Local Agency Formation Commission (LAFCO),

I am a resident of Los Altos and I do not support the transfer of public land and facilities as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District for reasons as follows:

--> The Los Altos City Council has not held a public meeting to discuss the details of the transfer of the Almond and Loyola Fire Stations.

--> The residents of Los Altos have been provided no details on the fire stations land transfer beyond a brief mention in an FAQ on a city-sponsored annexation promotion web site. In fairness to Los Altos residents, the permanent disposition of public land requires broad noticing and the opportunity for serious consideration.

-->The City of Los Altos has not provided residents alternatives to the current annexation proposal: no requests for bids from other service providers, and no options for annexation or services agreements with SCCFPD that do not include public land transfer.

Until the process for annexation has been made clear, transparent and with the broad awareness of and input from Los Altos residents, LAFCO should not allow the annexation process to move forward.

Best,

Annie Specker

**From:** [Davy Davidson](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] Oppose transfer of public land and facilities  
**Date:** Monday, June 1, 2026 12:07:18 PM

---

Dear Local Agency Formation Commission (LAFCO),

I am a resident of Los Altos Hills and I do not support the transfer of public land and facilities as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District.

The Los Altos City Council has not held a public meeting to discuss details of the transfer of the Almond and Loyola Fire Stations and lands. The fire station sites were declared Surplus Land and the land transfer was authorized by City Council on a Consent Calendar on April 28, 2026 with no discussion.

The residents of Los Altos have been provided no details on the fire stations land transfer beyond a brief mention in an FAQ on a city-sponsored annexation promotion web site. In fairness to the residents of Los Altos, the permanent disposition of public land requires broad noticing and the opportunity for serious consideration.

Further, the City of Los Altos has not provided residents alternatives to the current annexation proposal: no requests for bids from other service providers, and no options for annexation or services agreements with SCCFPD that do not include public land transfer.

The process for annexation must be clear, transparent and with the broad awareness of and input from Los Altos residents. Until such time, LAFCO cannot allow the annexation process to move forward.

Sincerely,

Ms. Davy Davidson  
PO Box 1939  
Los Altos, CA 94023

**From:** [Catherine Nunes](#)  
**To:** [LAFCO](#)  
**Cc:** [Mike Plasterer](#)  
**Subject:** [EXTERNAL] LAFCO Public Hearing June 3, 2026 Public Comment – Item 5: SCC Central Fire Protection District Annexation / City of Los Altos  
**Date:** Monday, June 1, 2026 1:08:04 PM

---

Subject: LAFCO Public Hearing June 3, 2026 – Item 5: SCC Central Fire Protection District Annexation / City of Los Altos

Dear Chair and Commissioners,

We urge LAFCO to delay approval of or deny the SCC Central Fire District annexation with the City of Los Altos until the City and the public have received a full and transparent review of the proposed transfer of the Almond and Loyola Fire Station properties and associated public assets.

The City of Los Altos declared these taxpayer-funded fire station properties Surplus Land and authorized their transfer through a Consent Calendar action on April 28, 2026, without a dedicated public hearing regarding the permanent disposition of these public lands.

Residents have received few details regarding the proposed transfer beyond limited information in public records.

To date:

- The City has not demonstrated that transferring public land is necessary to accomplish annexation.
- The City has not demonstrated that transferring public land is the least costly or least impactful option for fire services and capital improvements.
- The City has not presented alternatives that would preserve public land ownership while providing the same or better fire protection services.
- Public assets should not be transferred simply to free up funds for unrelated capital projects, as has been publicly expressed by a sitting Councilmember Dailey (June 1, Nextdoor post), to fund proposed police station construction.
- The public deserves clear and detailed protections and justification, as well as transparent, short- and long-term financial analysis before permanent public assets are conveyed.

Public land is a community asset acquired, maintained, and improved with taxpayer funds for the benefit of current and future residents. Annexation

should not be used as a vehicle to transfer public land, and shift public dollars from one taxpayer pocket to another without clarification.

The City has failed to demonstrate why these properties must be conveyed, what alternatives were considered, or why residents were denied a meaningful opportunity to participate in a decision involving the permanent transfer of public assets.

These circumstances raise serious concerns at the City and County level regarding public stewardship, fiscal accountability, transparency, and the adequacy of public participation in decisions affecting publicly owned land.

We oppose the transfer of the Almond and Loyola fire station properties. LAFCO should not approve the conveyance of taxpayer-funded public land when the necessity of the transfer has not been demonstrated, alternatives have not been analyzed, the fiscal impacts have not been fully disclosed, and the public has not been provided a meaningful opportunity to participate in the decision.

We respectfully urge LAFCO to either reject this proposal or continue it until the necessity of the land transfer, available alternatives, long-term ownership and control, fiscal impacts, service implications, and public benefits have been fully disclosed, independently evaluated, and publicly debated.

Sincerely,

Catherine Nunes  
Michael Plasterer  
Los Altos Residents

**From:** [Sólveig Kjartansdóttir](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] LAFCO Public Hearing June 3, 2026 Item # 5 SCC Central Fire Protection District Annexation 2026/City of Los Altos  
**Date:** Monday, June 1, 2026 1:30:49 PM

---

Dear Local Agency Formation Commission (LAFCO),

I am a resident of Los Altos and I do not support the transfer of public land and facilities as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District.

The Los Altos City Council has not held a public meeting to discuss details of the transfer of the Almond and Loyola Fire Stations and lands. The fire station sites were declared Surplus Land and the land transfer was authorized by City Council on a Consent Calendar on April 28, 2026 with no discussion.

The residents of Los Altos have been provided no details on the fire stations land transfer beyond a brief mention in an FAQ on a city-sponsored annexation promotion web site. In fairness to the residents of Los Altos, the permanent disposition of public land requires broad noticing and the opportunity for serious consideration.

Further, the City of Los Altos has not provided residents alternatives to the current annexation proposal: no requests for bids from other service providers, and no options for annexation or services agreements with SCCFPD that do not include public land transfer.

The process for annexation must be clear, transparent and with the broad awareness of and input from Los Altos residents. Until such time, LAFCO cannot allow the annexation process to move forward.

Sincerely,  
-Solveig Kjartansdottir

**From:** [judy.dodge](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] ANnexation of Los Altos Land by SCCCFPD  
**Date:** Monday, June 1, 2026 2:39:49 PM

---

NO need to repeat the ForLosAltos concerns.....sure you will receive copies....they definitely seem real to me. I have lived in Los Altos long enough to remember when the Fire Stations were city run. Technology changes, at some time might be more economical for the fire stations to return to city control. I live several blocks from the Almond station....can envision uses of the land which would not be what most of us would choose, The city council may be irritating at times, but they are voted in and responsible to the town residents; the SCCCFOD has none of that.

JUdith Dodge  
478 Valencia Drive  
Los Altos  
Sent from my iPad

**From:** [Debbie Crouse](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] In favor of Los Altos fire consolidation  
**Date:** Monday, June 1, 2026 1:42:48 PM

---

Hello - You are getting letters against this decision made by the city council and I want to express my support! I like the idea of SCALE. I would like you to share with the community the POV of the fire fighters. :)

Regards,

Debbie Crouse  
Los Altos resident

**From:** [Hank Gauthier](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] Los Altos annexation Fire Stations  
**Date:** Monday, June 1, 2026 3:16:43 PM

---

Dear Local Agency Formation Commission,

I am a 59 year resident of Los Altos and I do **not support** the transfer of public land and facilities as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District. This is a non-reversible action with no long-term benefit.

The Los Altos City Council has not held a public meeting to discuss details of the transfer of the Almond and Loyola Fire Stations and lands. The fire station sites were declared Surplus Land and the land transfer was authorized by City Council on a Consent Calendar on April 28, 2026 with **no discussion**.

The City of Los Altos has not provided residents alternatives to the current annexation proposal: no requests for bids from other service providers, and no options for annexation or services agreements with SCCFPD that do not include public land transfer. The process for annexation must be clear, transparent and with the broad awareness of and input from Los Altos residents. Until such time, LAFCO cannot allow the annexation process to move forward.

Sincerely,

Henry E. Gauthier

1359 Chelsea Dr, Los Altos

**From:** [Debbie Crouse](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] In favor of Los Altos fire consolidation  
**Date:** Monday, June 1, 2026 1:42:48 PM

---

Hello - You are getting letters against this decision made by the city council and I want to express my support! I like the idea of SCALE. I would like you to share with the community the POV of the fire fighters. :)

Regards,

Debbie Crouse  
Los Altos resident

**From:** [judy.dodge](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] ANnexation of Los Altos Land by SCCCFPD  
**Date:** Monday, June 1, 2026 2:39:49 PM

---

NO need to repeat the ForLosAltos concerns.....sure you will receive copies....they definitely seem real to me. I have lived in Los Altos long enough to remember when the Fire Stations were city run. Technology changes, at some time might be more economical for the fire stations to return to city control. I live several blocks from the Almond station....can envision uses of the land which would not be what most of us would choose, The city council may be irritating at times, but they are voted in and responsible to the town residents; the SCCCFOD has none of that.

JUdith Dodge  
478 Valencia Drive  
Los Altos  
Sent from my iPad

**From:** [Robert Specker](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] LAFCO Public Hearing June 3, 2026 Item # 5 SCC Central Fire Protection District Annexation  
2026/City of Los Altos  
**Date:** Monday, June 1, 2026 4:24:30 PM

---

I am opposed to the transfer of the two Los Altos fire stations and the associated land.



**ITEM # 5**  
**Supplemental Information No. 2**

**From:** [Lizebeth Burch](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] Transfer of fire stations  
**Date:** Monday, June 1, 2026 6:06:03 PM

---

We are longtime residents of Los Altos, served by the fire station on Almond Avenue. We read with dismay about the proposed transfer of Los Altos fire stations to the central Santa Clara Fire Protection District.

There has been no public consultation, or input, on this decision. And we have grave concerns about the future of Los Altos-dedicated fire response after this move.

There are no guarantees that station premises would not be sold off in future, nor that fire staff serving locally would not be reduced. This is part of an overall move to deprive the residents of individual cities within the County of their rights to a local and individually approved government system.

No alternatives have been proposed, and no hearing allowed, before this move might be taken without our consent.

Please DO NOT approve this transfer.

Thank you for your attention.

Don and Lizebeth Burch  
130 2nd Street  
Los Altos, 94022

Sent from my iPad

**From:** [Leo Torreano](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] Los Altos Fire Station  
**Date:** Monday, June 1, 2026 6:06:31 PM

---

Dear LAFCO,

I am a resident of Los Altos and I do not support the transfer of public land and facilities as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District.

The Los Altos City Council has not held even one public meeting to discuss the transfer of the Almond and Loyola Fire Stations and lands. The fire station sites were declared Surplus Land and the transfer of that land was authorized by City Council on a Consent Calendar on April 28, 2026; residents asked to have the item pulled for discussion to no avail.

The residents of Los Altos have been provided no details on the fire stations land transfer beyond a brief mention in an FAQ on a city-sponsored annexation promotion web site. In fairness to the residents of Los Altos, the permanent disposition of public land requires broad noticing and the opportunity for serious consideration.

Further, the City of Los Altos has not provided residents alternatives to the current annexation proposal: no requests for bids from other service providers, and no options for annexation or services agreements with SCCFPD that do not include public land transfer.

The process for annexation must be clear, transparent and with the broad awareness of and input from Los Altos residents. Until such time, LAFCO cannot allow the annexation process to move forward.

Sincerely,

Leo Torreano

**From:** [Danielle Schmitz](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] LAFCO Public Hearing June 3, 2026 Item # 5 SCC Central Fire Protection District Annexation 2026/City of Los Altos  
**Date:** Monday, June 1, 2026 7:25:18 PM

---

Dear Local Agency Formation Commission (LAFCO),

I am a resident of Los Altos and oppose the transfer of public land and facilities proposed as part of the City of Los Altos' annexation into the Santa Clara County Central Fire Protection District (SCCFPD).

To date, the Los Altos City Council has not held a public meeting dedicated to discussing the proposed transfer of the Almond and Loyola Fire Stations and their associated properties. These fire station sites were declared Surplus Land, and authorization for their transfer was approved by the City Council on April 28, 2026, through the Consent Calendar without substantive public discussion.

Residents of Los Altos have received very limited information regarding the proposed transfer. Beyond a brief reference in a Frequently Asked Questions section on a city-sponsored annexation website, no meaningful details have been provided. The permanent disposition of public land is a significant public policy decision that warrants broad public notice, transparency, and meaningful community engagement before any action is taken.

In addition, the City has not presented residents with alternative approaches to maintaining fire and emergency services. There has been no public evaluation of proposals from other service providers, nor have residents been offered options for annexation or service agreements with SCCFPD that do not require the transfer of public land.

The annexation process must be transparent, fully informed, and supported by meaningful opportunities for public participation. Until residents have been provided complete information regarding the proposed land transfers and viable alternatives have been publicly considered, LAFCO should not approve or advance the annexation process.

Sincerely,

Danielle Schmitz

--

Danielle Schmitz  
(650) 996-1608

**From:** [Juno Szalay](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] LAFCO Public Hearing June 3, 2026 – Item #5 SCC Central Fire Protection District Annexation / City of Los Altos  
**Date:** Monday, June 1, 2026 10:47:22 PM

---

Dear Commissioners,

As a Los Altos resident and taxpayer, I am deeply concerned that public land and facilities owned by our community for decades could be permanently transferred without residents ever having a meaningful opportunity to discuss or evaluate that decision.

I support maintaining high-quality fire protection services, but I do not support transferring public land without transparency, alternatives analysis, and meaningful public discussion.

Los Altos residents have always been thoughtful stewards of community assets. Decisions involving the permanent transfer of public land deserve the same level of transparency and public engagement that we would expect for any major community asset.

The proposed annexation would transfer ownership of the Almond and Loyola Fire Stations and their associated land from the residents of Los Altos to the Santa Clara County Central Fire Protection District.

**Residents have received very little information about why transferring these public assets is necessary or whether other options were considered.**

The City Council approved the transfer through a Consent Calendar item on April 28, 2026, without public discussion. No public analysis has been presented comparing alternative service models, annexation structures that preserve City ownership of the properties, or proposals from other providers. Residents have also not been shown what protections exist should future circumstances change after the transfer is completed.

Once these assets leave City ownership, decisions regarding their future use, financing, or disposition will no longer be made by the Los Altos City Council or directly accountable to Los Altos residents.

Before approving an annexation that includes the permanent transfer of valuable public assets, I respectfully ask LAFCO to pause approval and require a transparent public review of the land transfer, the alternatives considered, and the long-term implications for our community.

Thank you for your consideration.

Sincerely,  
Juno Szalay  
Los Altos Resident

Juno Szalay  
JuPeLi@comcast.net  
(650) 796-9165

**From:** [Maria Bautista](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] Public Comment LAFCO Hearing June 3, 2026, ITEM #5- Annexation 2026  
**Date:** Monday, June 1, 2026 9:37:45 PM

---

Dear LAFCO Commissioners,

Below please find a Public Comment I submitted to Los Altos City Council prior to their April 28, 2026 meeting where the authorization to transfer Los Altos fire stations took place on the Consent Calendar.

I do not support an annexation that includes the transfer of real property.

You may not be aware that on May 26, 2026, a citizen-led initiative that prohibits the disposition of public land in Downtown Los Altos without voter approval qualified for the November 2026 ballot with over 3,000 signatures gathered in just 30 days. Los Altos Municipal Code already contains two provisions that prohibit the disposition of parks and open space and all 18 acres of our Civic Center without voter approval. Los Altos residents care deeply about our limited public lands and have chosen to safeguard ownership decisions from any one City Council.

Please respect Los Altos residents: Do not approve the LAFCO Resolution 2026-01 and instead require that a duly-noticed public hearing with a comprehensive presentation of all details, with any and all options, of a potential annexation be conducted by the Los Altos City Council.

Please confirm receipt of this email.

Thank you,

Maria Bautista

----- Forwarded message -----

**From:** Maria Bautista <[maria@specker.com](mailto:maria@specker.com)>  
**Date:** Tue, Apr 28, 2026 at 2:57 PM  
**Subject:** Public Comment: City Council Meeting April 28, 2026 ITEM #4-Fire Protection Services  
**To:** <[PublicComment@losaltosca.gov](mailto:PublicComment@losaltosca.gov)>, City Council <[council@losaltosca.gov](mailto:council@losaltosca.gov)>

Dear Los Altos City Council,

I have serious concerns regarding the proposed transfer of City-owned fire station properties at 765 Fremont Avenue and 10 Almond Avenue to the Santa Clara County Central Fire Protection District as part of the proposed annexation.

The fire station properties are irreplaceable public assets. The proposed resolutions transfer properties without analysis, without an appraisal, without reversionary protections, without competitive solicitation, and with a CEQA exemption that may not withstand scrutiny.

The Consent Calendar agenda item title mischaracterizes this April 28<sup>th</sup> action as a “service” when it is the designation of “exempt surplus land” and approval of land transfer. Further, the Staff Report is incomplete, discussing only the first action— the declaration of exempt surplus land, but failing to address the approval and terms of land transfer.

Please pull Item #4 from the agenda and move it to a future City Council Discussion in order to provide adequate public noticing and an opportunity to provide the public a complete explanation and analysis of conveying irreplaceable public land.

The proposed resolutions authorize a conveyance of public land with no reference to an appraisal or fair market valuation. These are valuable, strategically-located properties in one of the most expensive real estate markets in the country. Transferring them without establishing their value even in an agency-to-agency context is inconsistent with the fiduciary duty Council owes Los Altos residents. An independent appraisal should be completed and made public before committing to any conveyance.

The annexation is a new arrangement for Los Altos fire services, one that is not time-tested, does not have the benefit of comparison to comparable services from other fire service providers, and without reversionary protections. If the District were to consolidate operations, cease providing fire services from these sites, or eventually seek to redevelop the properties, there is nothing in the resolutions that would return the land to the City.

Public assets transferred for a specific public purpose should carry an explicit reversionary clause requiring that title revert to the City of Los Altos if the properties ceases to be used for fire protection and emergency response services. The absence of such a provision is a significant and unnecessary risk to the community.

Further, the resolution deems this action exempt from CEQA review because it is “administrative.” Transferring interest in two properties to a separate agency with no conditions on future use is not purely administrative. Future redevelopment or change in use of these sites could have significant environmental and land use implications, and the community deserves an opportunity for an analysis to occur before ownership is permanently transferred.

The resolutions assume the District is the only viable provider of services. The City did not issue a solicitation to explore interest from other potential service providers. Agencies such as Cal Fire may have operational interest in these strategically located facilities. A competitive process would demonstrate due diligence.

And any final agreement must include a structured, transparent cost escalation framework to protect taxpayers from unforeseen financial burdens.

The Council and the community should be aware that California’s Cortese-Knox-Hertzberg Local Government Reorganization Act (Government Code § 56000 et seq.) provides statutory rights to registered voters to file protests with LAFCO during the annexation proceedings. Residents who share these concerns should be informed of these rights before the LAFCO hearing that is currently scheduled for June 3, 2026.

The fire station properties at 765 Fremont Avenue and 10 Almond Avenue are irreplaceable public assets. I respectfully urge the Council to secure property valuations, include a

reversionary clause, open the process to broader competition, and to require a staff report that provides a comprehensive and complete analysis before irreversible decisions are made and our public assets leave City ownership.

Thank you for your time and consideration.

Sincerely,

Maria Bautista

**From:** [Ford Johnson](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] Fire Station Annex -Opposed!  
**Date:** Tuesday, June 2, 2026 9:57:41 AM

---

Dear Sirs,

We are Los Altos residents and we opposed to the transfer of the Los Altos fire stations and land as part of the proposed annexation. We request that you stop this process immediately to allow the residents the opportunity to weigh in on whether or not they want their public land given away.

Our City Council did no public outreach on this decision and 99.9% of the residents are unaware that this happening.

Where are the reports on the due diligence done on the long term consequences of this action by our City Council or City Manager? There are none that we can find.

The residents are prepared to take this up with the courts and file suit because once again, our City Council overstepped their power and omitted resident outreach.

Thank you,  
The Ford Johnson family  
Los Altos

Mail to:

[LAFCO@ceo.sccgov.org](mailto:LAFCO@ceo.sccgov.org)

Subject: LAFCO Public Hearing June 3, 2026 Item # 5 SCC Central Fire Protection District Annexation 2026/City of Los Altos

**From:** [CourtLand Bound](#)  
**To:** [LAFCO](#); [Palachetia, Neelima](#)  
**Subject:** [EXTERNAL] NO on LAFCO Public Hearing June 3, 2026 Item # 5 SCC Central Fire Protection District Annexation 2026/City of Los Altos  
**Date:** Tuesday, June 2, 2026 10:36:21 AM

---

Dear Neelima Palachetia and LAFCO staff,

Many of the Los Altos residents, including myself, have just discovered that our City Council and City Manager have agreed to the irresponsible act of giving away our fire stations and the public land below them. This is not a decision we support!

As a Los Altos resident and I am opposed to the transfer of the Los Altos fire stations and land as part of the proposed annexation.

Our City Manager and City Council should never have been allowed to consent to this without public input and we are calling for their resignation and requesting this process be stopped immediately. Who gave them the right to do this? Certainly not the residents.

I look forward to hearing from you on this matter and your acknowledgement as to the receipt of this letter.

Sincerely,

Robert Harris

**From:** [Santa Clara LAFCO](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] Webform submission from: Contact Us  
**Date:** Tuesday, June 2, 2026 12:06:44 PM

---

Submitted on Tue, 06/02/2026 - 12:06

Submitted by: Anonymous

Submitted values are:

**First Name**

Nancy

**Last Name**

Powers

**Email Address**

[ohnancygirl@gmail.com](mailto:ohnancygirl@gmail.com)

**Phone Number**

6505158970

**Comments or Questions**

My husband and I are opposed to letting the city of Los Altos annex our fire stations to Santa Clara County, essentially giving them along with our city land away! This should not be allowed without approval from the residents, who are just now finding out about this. Worst city council and City Manager we've ever had! Thank you.

**From:** [carol@curran.com](mailto:carol@curran.com)  
**To:** [LAFCO](#)  
**Cc:** [Carol](#)  
**Subject:** [EXTERNAL] Item #5 at FCO Public Hearing June 3, 2026 re Los Altos Fire District Annexation etc.  
**Date:** Tuesday, June 2, 2026 12:55:21 PM  
**Attachments:** [Fire stations NO ANNEX letter 060226.docx](#)

---

Please find attached my letter (I am opposed to this transfer) regarding the proposed transfer of public land and facilities (meaning the Almond and Loyola Fire Stations, land and facilities) as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District, **item #5 at LAFCO Public Hearing June 3, 2026.**

----- Below is the content of my attached letter/memo, for your convenience -  
-----

I am a resident of Los Altos and I do **not** support the transfer of public land and facilities (meaning the Almond and Loyola Fire Stations, land and facilities) as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District. As I understand it, the LAFCO meeting on 6/3/2026 will consider this issue – the transfer of the Almond and Loyola Fire Stations and lands, public land and facilities. And again, as a long-term resident of Los Altos, I do NOT support this transfer at this time. Please hear my voice.

This proposed transfer/annexation has been a quick affair with little or no involvement of the residents of Los Altos. Regardless of any opinion (including my own), the process for annexation must be clear, transparent **and with the broad awareness of and input from Los Altos residents, which has not happened.**

The Los Altos City Council has **not held a public meeting** to discuss details of the transfer of the Almond and Loyola Fire Stations and lands. The fire station sites were declared Surplus Land and the land transfer was authorized by City Council on a Consent Calendar on April 28, 2026 with no discussion. Note that April 28, 2026 is recent date and events are moving quite quickly.

The residents of Los Altos have been **not been provided any details** on the fire stations land transfer beyond a brief mention in an FAQ on a city-sponsored annexation promotion web site. In fairness to the residents of Los Altos, the permanent disposition of public land requires broad noticing and the opportunity for serious consideration.

Further, the City of Los Altos has **not provided residents any alternatives** to the current annexation proposal: no requests for bids from other service providers, and no options for annexation or services agreements with SCCFPD that do not include public land transfer.

The process for annexation must be clear, transparent and with the broad awareness

of and input from Los Altos residents. Until such time, LAFCO must **not** allow the annexation process to move forward.

Thank you for hearing my voice.

*Carol W Curran*

Carol W Curran

Los Altos, CA 94024

650-941-6840 office and home

650-492-0872 cell

[carol@curran.com](mailto:carol@curran.com)

**From:** [Alice Mansell](#)  
**To:** [LAFCO](#)  
**Cc:** [forlosaltos@gmail.com](mailto:forlosaltos@gmail.com)  
**Subject:** [EXTERNAL] LAFCO Meeting 6/3/2026 Item #5 SCC CFPD Los Altos Annexation  
**Date:** Tuesday, June 2, 2026 2:43:38 PM

---

June 2, 2026 (emailed by 2:45pm)

Dear LAFO Commissioners,

*My Irish American forbear Bridget of Brooklyn preached, "Give a beggar a horse and he'll ride it straight to Hell."*

This annexation plan is at heart about the escalating desperation concerning the County deficit thanks to decades of grossly negligent budget management such as believing the County government could run longtime financially failing hospitals which now consume about 50%+ of all County revenues. Now, our Supervisors are blaming their budget woes on the current federal administration for closing the firehose spigot of non-Congressionally-authorized federal medical cash while in our County about 70% of hospital patients don't have any insurance or pay much of anything at our public hospitals, not even token amounts.

I note one Los Altos City Hall rationale for its offer of a sale/annexation is having a "broader safety network" for emergency response. I served for decades as an interagency liaison with FEMA Region 9 and the federal joint military/civilian Interagency National Search & Rescue Committee, as well as doing legal work with the California State Governor's Office of Emergency Services. I've also served as a liaison for state and federal workers emergency workers compensation as well as the US Dept. of Justice's Public Safety Officer Benefit program for officers killed or injured in the line of duty. I've flown countless hours on search and counterdrug sorties and performed national air search intel duty. I've done disaster service liaison duty for the American Red Cross with former Palo Alto Fire Chief Nick Marinaro.

That kind of in the field and multi-agency experience is what it means to understand our towns, cities, counties, states, and Nation's Mutual Aid system, otherwise known as the Incident Command System, to respond to any police, fire or other emergency when local responders are overwhelmed. This is a well-greased and effective existing system which also involves state and federal military aid-in-support-of-civilian-authorities as well as USCG. We in California originated this multi-agency system after the 1989 Loma Prieta earthquake and added substantial military resources after the September 11 attacks. It is stunning how much military and USCG medical services and equipment there is even in the San Francisco Bay Area. I've participated in many field and tabletop exercises with them. They are ready, willing and able to help with real emergencies like a lack of needed ambulance services. And, why never any local discussions about using volunteer paramedics as depended upon in many rural communities?

I note recent stories in newspapers about one local contracted ambulance company being so short of staff many of our local cities and counties are relying ever more on firefighters doing paramedic tasks even if not yet fully trained. Wait times in Los Altos can approach 20 minutes now for a full coronary or stroke, longer in many places outside our city borders. Where is the public discussion and full transparency on all those realities in the new County plan to buy Los Altos firehouses? I have lived blocks away from local firehouses in Los Altos and Palo Alto and noticed a dramatic increase in fire and ambulance vehicle sirens by February 2021

but fewer siren callouts by this calendar year. Where is the trend data for local ambulance contractors v union firefighters v volunteer budgets and an analysis for public discussion? Without that transparency this land sale/transfer appears to be like the Dutch boy sticking a finger in a leaking dike, leaking not water but cash and emergency services quality. Like giving more money to a beggar...

Either all local political leaders must honor their oaths of office to follow all promulgated laws including due care of public assets, our meaningful rights to petition our government, and timely Brown Act transparency, or continue hide-the-ball procedural maneuvers such as this week's poorly noticed LAFCO agenda item about Los Altos. This reeks of closed door budgeting and negotiations for a land sales contract (qua "annexation") for which your reputations today and in future will be metaphorically tarred & feathered or as one Los Altos Council member was quoted weeks ago in the "New York Post" in his own choice of vocabulary about someone he doesn't like politically to be "86"d.

Next month on July 4, 2026 is the 250th birthday of the USA. What would Thomas Paine, Ben Franklin, Thomas Jefferson, and Samuel Adams say to you today after they worked and fought so hard for every American to have true freedom from unaccountable officials in London whose top-down, intermarried, favors given/favors owed, closed door negotiations, and aristocratic money & legislative control games over non-insider people triggered the American Revolution.

Alice Mansell  
Los Altos, California

**ITEM # 5**  
**Supplemental Information No. 3**

**From:** [Pat Marriott](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] LAFCO Public Hearing June 3, 2026 Item # 5 SCC Central Fire Protection District Annexation 2026/City of Los Altos  
**Date:** Tuesday, June 2, 2026 5:22:28 PM

---

To the Local Agency Formation Commission (LAFCO):

I'm a Los Altos resident opposed to the transfer of two city-owned properties to Santa Clara County Central Fire Protection District.

I know this is part of the deal for the city's annexation into the county fire district, but I don't know that it's a requirement.

Giving up public land to an outside agency is short-sighted. It may seem reasonable today, but who knows what will happen in 10 or 20 or 50 years? What if Los Altos is not satisfied with county service at some point? What if the county decides to have only one fire station in our city? What if a future city council decides it would be better to provide its own service and not rely on the county?

Once gone, our land is gone forever regardless of what the city or county do regarding emergency services.

Thank you for considering my comments.

Pat Marriott

**From:** [Kaiyu Ren](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] LAFCO Public Hearing June 3, 2026 Item # 5 SCC Central Fire Protection District Annexation 2026/City of Los Altos  
**Date:** Tuesday, June 2, 2026 8:51:27 PM

---

Dear LAFCO,

I am a resident of Los Altos and I do not support the transfer of public land and facilities as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District.

The Los Altos City Council has not held even one public meeting to discuss the transfer of the Almond and Loyola Fire Stations and lands. The fire station sites were declared Surplus Land and the transfer of that land was authorized by City Council on a Consent Calendar on April 28, 2026; residents asked to have the item pulled for discussion to no avail.

The residents of Los Altos have been provided no details on the fire stations land transfer beyond a brief mention in an FAQ on a city-sponsored annexation promotion web site. In fairness to the residents of Los Altos, the permanent disposition of public land requires broad noticing and the opportunity for serious consideration.

Further, the City of Los Altos has not provided residents alternatives to the current annexation proposal: no requests for bids from other service providers, and no options for annexation or services agreements with SCCFPD that do not include public land transfer.

The process for annexation must be clear, transparent and with the broad awareness of and input from Los Altos residents. Until such time, LAFCO cannot allow the annexation process to move forward.

Sincerely,

**Kaiyu Ren**

Broker Associate  
BRE#01800852  
m 408.394.4174

**From:** [Walter Eng](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] Public Hearing June 3, 2026 - request to not approve the transfer of Los Altos Public Land  
**Date:** Tuesday, June 2, 2026 9:23:43 PM

---

Dear LAFCO Commissioners,

I am a resident of Los Altos and respectfully urge LAFCO not to approve the transfer of public land and facilities as part of the proposed annexation of the City of Los Altos into the Santa Clara County Central Fire Protection District.

To date, the Los Altos City Council has not held a single public discussion dedicated to the proposed transfer of the Almond Avenue and Loyola fire station properties. Instead, the fire station sites were declared surplus land and their transfer was authorized on the Consent Calendar at the April 28, 2026 City Council meeting. Residents requested that the item be pulled for public discussion, but that request was denied.

The public has been provided virtually no information regarding the proposed transfer of these valuable community assets. Aside from a brief reference in a city-sponsored annexation FAQ, there has been no meaningful public outreach, analysis, or discussion concerning the permanent disposition of public land and facilities. Such significant decisions deserve broad public notice, transparency, and the opportunity for thoughtful community input.

Additionally, residents have not been presented with alternative options. The City has not demonstrated that it explored proposals from other service providers, nor has it evaluated potential annexation or service agreement structures with the Santa Clara County Central Fire Protection District that would not require the transfer of public land. Without a thorough review of alternatives, residents cannot be assured that the proposed arrangement is in the community's best interest.

The annexation process should be transparent, fully informed, and

conducted with meaningful public participation. Before any transfer of public land or facilities is approved, residents deserve a clear understanding of the proposal, its long-term consequences, and the alternatives that were considered.

For these reasons, I respectfully request that LAFCO delay any action on the annexation until a transparent public process has occurred and the residents of Los Altos have had a meaningful opportunity to review and comment on the proposed transfer of public assets.

Sincerely,

Walter Eng

Los Altos Resident

**From:** [Corinne Finegan Machatzke](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] LAFCO Public Hearing June 3, 2026 Item # 5 SCC Central Fire Protection District Annexation  
2026/City of Los Altos  
**Date:** Tuesday, June 2, 2026 10:02:53 PM

---

Dear LAFCO Commissioners,

I am a Los Altos resident and I am opposed to the transfer of the Los Altos fire stations and land as part of the proposed annexation.

Best regards,  
Corinne Finegan

**From:** [Lillian Stadler](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] LAFCO Public Hearing June 3, 2026 Item # 5 SCC Central Fire Protection District Annexation 2026/City of Los Altos  
**Date:** Tuesday, June 2, 2026 10:03:48 PM

---

Dear Local Agency Formation Commission (LAFCO),

I am a resident of Los Altos and I do not support the transfer of Los Altos public **land** as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District. In fairness to the residents of Los Altos, the permanent disposition of public land requires broad noticing and the opportunity for serious consideration of the loss of such valuable assets.

The Los Altos City Council has not held a public meeting to discuss details of the transfer of the Almond and Loyola Fire Stations and lands. The fire station sites were declared Surplus Land and the land transfer was authorized by City Council on a Consent Calendar on April 28, 2026 with no discussion.

Further, the City of Los Altos has not provided residents alternatives to the current annexation proposal: no requests for bids from other service providers, and no options for annexation or services agreements with SCCFPD that do not include public land transfer.

The process for annexation should be clear, transparent and with the broad awareness of and input from Los Altos residents. Until such time, I respectfully request that LAFCO not allow the annexation process to move forward.

Sincerely,

Lillian Stadler

Los Altos resident

**From:** [Amelie Machatzke](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] LAFCO Public Hearing June 3, 2026 Item # 5 SCC Central Fire Protection District Annexation  
2026/City of Los Altos  
**Date:** Tuesday, June 2, 2026 10:09:26 PM

---

Dear LAFCO Commissioners,

I am a Los Altos resident and I am opposed to the transfer of the Los Altos fire stations and land as part of the proposed annexation.

Sincerely,  
Amelie Machatzke

**From:** [Haiyun.you](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] Concerned about Los Altos Fire Station land usage  
**Date:** Tuesday, June 2, 2026 10:09:32 PM

---

Dear LAFCO,

I am a resident of Los Altos and I do not support the transfer of public land and facilities as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District.

The Los Altos City Council has not held even one public meeting to discuss the transfer of the Almond and Loyola Fire Stations and lands. The fire station sites were declared Surplus Land and the transfer of that land was authorized by City Council on a Consent Calendar on April 28, 2026; residents asked to have the item pulled for discussion to no avail.

The residents of Los Altos have been provided no details on the fire stations land transfer beyond a brief mention in an FAQ on a city-sponsored annexation promotion web site. In fairness to the residents of Los Altos, the permanent disposition of public land requires broad noticing and the opportunity for serious consideration.

Further, the City of Los Altos has not provided residents alternatives to the current annexation proposal: no requests for bids from other service providers, and no options for annexation or services agreements with SCCFPD that do not include public land transfer.

The process for annexation must be clear, transparent and with the broad awareness of and input from Los Altos residents. Until such time, LAFCO cannot allow the annexation process to move forward.

Sincerely,  
Haiyun

**From:** [Jennifer Walker](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] LAFCO Public Hearing June 3, 2026 Item # 5 SCC Central Fire Protection District Annexation 2026/City of Los Altos  
**Date:** Wednesday, June 3, 2026 8:17:15 AM

---

Dear LAFCO Commissioners,

I am a Los Altos resident, and I am opposed to the transfer of the Los Altos fire stations and land as part of the proposed annexation.

Please stop this proposal. As a resident, I have seen no efforts by the city to gather community input around transferring this land, nor have I been given any compelling reason why we would give this land away.

Sincerely,  
Jennifer Walker

**From:** [R.D](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] LAFCO Public Hearing June 3, 2026 Item # 5 SCC Central Fire Protection District Annexation 2026/City of Los Altos  
**Date:** Wednesday, June 3, 2026 1:03:08 AM

---

Dear LAFCO,

I am a resident of Los Altos and I do not support the transfer of public land and facilities as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District.

The Los Altos City Council has not held even one public meeting to discuss the transfer of the Almond and Loyola Fire Stations and lands. The fire station sites were declared Surplus Land and the transfer of that land was authorized by City Council on a Consent Calendar on April 28, 2026; residents asked to have the item pulled for discussion to no avail.

The residents of Los Altos have been provided no details on the fire stations land transfer beyond a brief mention in an FAQ on a city-sponsored annexation promotion web site. In fairness to the residents of Los Altos, the permanent disposition of public land requires broad noticing and the opportunity for serious consideration.

Further, the City of Los Altos has not provided residents alternatives to the current annexation proposal: no requests for bids from other service providers, and no options for annexation or services agreements with SCCFPD that do not include public land transfer.

The process for annexation must be clear, transparent and with the broad awareness of and input from Los Altos residents. Until such time, LAFCO cannot allow the annexation process to move forward.

Sincerely,

Dora R.D Sent from my iPhone

**From:** [julia.freda-eskenazi](mailto:julia.freda-eskenazi)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] LAFCO Public Hearing June 3, 2026 Item # 5 SCC Central Fire Protection District Annexation 2026/City of Los Altos  
**Date:** Wednesday, June 3, 2026 12:25:33 AM

---

Dear Local Agency Formation Commission (LAFCO),

I am a resident of Los Altos and I do not support the transfer of public land and facilities as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District.

The Los Altos City Council has not held a public meeting to discuss details of the transfer of the Almond and Loyola Fire Stations and lands. The fire station sites were declared Surplus Land and the land transfer was authorized by City Council on a Consent Calendar on April 28, 2026 with no discussion.

The residents of Los Altos have been provided no details on the fire stations land transfer beyond a brief mention in an FAQ on a city-sponsored annexation promotion web site. In fairness to the residents of Los Altos, the permanent disposition of public land requires broad noticing and the opportunity for serious consideration.

Further, the City of Los Altos has not provided residents alternatives to the current annexation proposal: no requests for bids from other service providers, and no options for annexation or services agreements with SCCFPD that do not include public land transfer.

The process for annexation must be clear, transparent and with the broad awareness of and input from Los Altos residents. Until such time, LAFCO cannot allow the annexation process to move forward.

Julia Freda-Eskenazi

**From:** [Peter Szalay \(PDF\)](#)  
**To:** [LAFCO](#)  
**Cc:** [PETER SZALAY](#)  
**Subject:** [EXTERNAL] LAFCO Public Hearing June 3, 2026 Item # 5 SCC Central Fire Protection District Annexation  
2026/City of Los Altos  
**Date:** Tuesday, June 2, 2026 11:04:59 PM

---

Dear LAFCO Commissioners,

I am a Los Altos resident and I am opposed to the transfer of the Los Altos fire stations and land as part of the proposed annexation.

Sincerely,

**Peter Szalay**

This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately permanently delete it and all attachments to it from your systems. If you are not the intended recipient, do not read, copy, disclose or otherwise use this message or any attachments to it. The sender disclaims any liability for such unauthorized use. PLEASE NOTE that all incoming emails sent to PDF e-mail accounts will be archived and may be scanned by us and/or by external service providers to detect and prevent threats to our systems, investigate illegal or inappropriate behavior, and/or eliminate unsolicited promotional emails ("spam"). If you have any concerns about this process, please contact us at [legal.department@pdf.com](mailto:legal.department@pdf.com).

**From:** [Macy Lee](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] LAFCO Public Hearing June 3, 2026 Item # 5 SCC Central Fire Protection District Annexation 2026/City of Los Altos  
**Date:** Tuesday, June 2, 2026 10:43:47 PM

---

Dear LAFCO,

I am a resident of Los Altos and I do not support the transfer of public land and facilities as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District.

The Los Altos City Council has not held even one public meeting to discuss the transfer of the Almond and Loyola Fire Stations and lands. The fire station sites were declared Surplus Land and the transfer of that land was authorized by City Council on a Consent Calendar on April 28, 2026; residents asked to have the item pulled for discussion to no avail.

The residents of Los Altos have been provided no details on the fire stations land transfer beyond a brief mention in an FAQ on a city-sponsored annexation promotion web site. In fairness to the residents of Los Altos, the permanent disposition of public land requires broad noticing and the opportunity for serious consideration.

Further, the City of Los Altos has not provided residents alternatives to the current annexation proposal: no requests for bids from other service providers, and no options for annexation or services agreements with SCCFPD that do not include public land transfer.

The process for annexation must be clear, transparent and with the broad awareness of and input from Los Altos residents. Until such time, LAFCO cannot allow the annexation process to move forward.

Sincerely,  
Macy Lee

**From:** [Dongping Zhang](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] LAFCO Public Hearing June 3, 2026 Item # 5 SCC Central Fire Protection District Annexation 2026/City of Los Altos  
**Date:** Tuesday, June 2, 2026 10:42:20 PM

---

Dear LAFCO,

I am a resident of Los Altos and I do not support the transfer of public land and facilities as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District.

The Los Altos City Council has not held even one public meeting to discuss the transfer of the Almond and Loyola Fire Stations and lands. The fire station sites were declared Surplus Land and the transfer of that land was authorized by City Council on a Consent Calendar on April 28, 2026; residents asked to have the item pulled for discussion to no avail.

The residents of Los Altos have been provided no details on the fire stations land transfer beyond a brief mention in an FAQ on a city-sponsored annexation promotion web site. In fairness to the residents of Los Altos, the permanent disposition of public land requires broad noticing and the opportunity for serious consideration.

Further, the City of Los Altos has not provided residents alternatives to the current annexation proposal: no requests for bids from other service providers, and no options for annexation or services agreements with SCCFPD that do not include public land transfer.

The process for annexation must be clear, transparent and with the broad awareness of and input from Los Altos residents. Until such time, LAFCO cannot allow the annexation process to move forward.

Sincerely,

Dong Ping

**From:** [Lantao Mei](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] LAFCO Public Hearing June 3, 2026 Item # 5 SCC Central Fire Protection District Annexation 2026/City of Los Altos  
**Date:** Tuesday, June 2, 2026 10:26:05 PM

---

Dear LAFCO,

I am a resident of Los Altos and I do not support the transfer of public land and facilities as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District.

The Los Altos City Council has not held even one public meeting to discuss the transfer of the Almond and Loyola Fire Stations and lands. The fire station sites were declared Surplus Land and the transfer of that land was authorized by City Council on a Consent Calendar on April 28, 2026; residents asked to have the item pulled for discussion to no avail.

The residents of Los Altos have been provided no details on the fire stations land transfer beyond a brief mention in an FAQ on a city-sponsored annexation promotion web site. In fairness to the residents of Los Altos, the permanent disposition of public land requires broad noticing and the opportunity for serious consideration.

Further, the City of Los Altos has not provided residents alternatives to the current annexation proposal: no requests for bids from other service providers, and no options for annexation or services agreements with SCCFPD that do not include public land transfer.

The process for annexation must be clear, transparent and with the broad awareness of and input from Los Altos residents. Until such time, LAFCO cannot allow the annexation process to move forward.

Sincerely,  
Lantao Mei

**From:** [Ophelia Skiver](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] LAFCO Public Hearing June 3, 2026 Item # 5 SCC Central Fire Protection District Annexation 2026/City of Los Altos  
**Date:** Wednesday, June 3, 2026 9:12:36 AM

---

Dear Local Agency Formation Commission (LAFCO),

I am a resident of Los Altos and I do not support the transfer of public land and facilities as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District.

The Los Altos City Council has not held a public meeting to discuss details of the transfer of the Almond and Loyola Fire Stations and lands. The fire station sites were declared Surplus Land and the land transfer was authorized by City Council on a Consent Calendar on April 28, 2026 with no discussion.

The residents of Los Altos have been provided no details on the fire stations land transfer beyond a brief mention in an FAQ on a city-sponsored annexation promotion web site. In fairness to the residents of Los Altos, the permanent disposition of public land requires broad noticing and the opportunity for serious consideration.

Further, the City of Los Altos has not provided residents alternatives to the current annexation proposal: no requests for bids from other service providers, and no options for annexation or services agreements with SCCFPD that do not include public land transfer.

The process for annexation must be clear, transparent and with the broad awareness of and input from Los Altos residents. Until such time, LAFCO cannot allow the annexation process to move forward.

Sincerely,

Ophelia Skiver  
561 Panchita Way  
Los Altos, CA 94022

**From:** [Jenny Yuan](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] LAFCO Public Hearing June 3, 2026 Item # 5 SCC Central Fire Protection District Annexation 2026/City of Los Altos  
**Date:** Wednesday, June 3, 2026 9:59:05 AM

---

Dear LAFCO,

I am a resident of Los Altos and I do not support the transfer of public land and facilities as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District.

The Los Altos City Council has not held even one public meeting to discuss the transfer of the Almond and Loyola Fire Stations and lands. The fire station sites were declared Surplus Land and the transfer of that land was authorized by City Council on a Consent Calendar on April 28, 2026; residents asked to have the item pulled for discussion to no avail.

The residents of Los Altos have been provided no details on the fire station's land transfer beyond a brief mention in an FAQ on a city-sponsored annexation promotion website. In fairness to the residents of Los Altos, the permanent disposition of public land requires broad noticing and the opportunity for serious consideration.

Further, the City of Los Altos has not provided residents alternatives to the current annexation proposal: no requests for bids from other service providers, and no options for annexation or services agreements with SCCFPD that do not include public land transfer.

The process for annexation must be clear, transparent and with the broad awareness of and input from Los Altos residents. Until such time, LAFCO cannot allow the annexation process to move forward.

Sincerely,

Jenny Yuan

**From:** [Brian Elkin](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] No on Los Altos Land Transfer  
**Date:** Wednesday, June 3, 2026 9:42:48 AM

---

Dear Local Agency Formation Commission (LAFCO),

I am a resident of Los Altos and I do not support the transfer of public land and facilities as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District.

The Los Altos City Council has not held a public meeting to discuss details of the transfer of the Almond and Loyola Fire Stations and lands. The fire station sites were declared Surplus Land and the land transfer was authorized by City Council on a Consent Calendar on April 28, 2026 with no discussion.

The residents of Los Altos have been provided no details on the fire stations land transfer beyond a brief mention in an FAQ on a city-sponsored annexation promotion web site. In fairness to the residents of Los Altos, the permanent disposition of public land requires broad noticing and the opportunity for serious consideration.

Further, the City of Los Altos has not provided residents alternatives to the current annexation proposal: no requests for bids from other service providers, and no options for annexation or services agreements with SCCFPD that do not include public land transfer.

The process for annexation must be clear, transparent and with the broad awareness of and input from Los Altos residents. Until such time, LAFCO cannot allow the annexation process to move forward.

**From:** [Sara Elkin](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] No public land transfer!  
**Date:** Wednesday, June 3, 2026 9:38:22 AM

---

Dear Local Agency Formation Commission (LAFCO),

I am a resident of Los Altos and I do not support the transfer of public land and facilities as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District.

The Los Altos City Council has not held a public meeting to discuss details of the transfer of the Almond and Loyola Fire Stations and lands. The fire station sites were declared Surplus Land and the land transfer was authorized by City Council on a Consent Calendar on April 28, 2026 with no discussion.

The residents of Los Altos have been provided no details on the fire stations land transfer beyond a brief mention in an FAQ on a city-sponsored annexation promotion web site. In fairness to the residents of Los Altos, the permanent disposition of public land requires broad noticing and the opportunity for serious consideration.

Further, the City of Los Altos has not provided residents alternatives to the current annexation proposal: no requests for bids from other service providers, and no options for annexation or services agreements with SCCFPD that do not include public land transfer.

The process for annexation must be clear, transparent and with the broad awareness of and input from Los Altos residents. Until such time, LAFCO cannot allow the annexation process to move forward.

Thank you,

Sara Elkin

**From:** [Xiu, Siyu](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] LAFCO Public Hearing June 3, 2026 Item # 5 SCC Central Fire Protection District Annexation 2026/City of Los Altos  
**Date:** Wednesday, June 3, 2026 10:02:37 AM

---

Dear LAFCO,

I am a resident of Los Altos and I do NOT support the transfer of public land and facilities as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District.

The Los Altos City Council has not held even one public meeting to discuss the transfer of the Almond and Loyola Fire Stations and lands. The fire station sites were declared Surplus Land and the transfer of that land was authorized by City Council on a Consent Calendar on April 28, 2026; residents asked to have the item pulled for discussion to no avail.

The residents of Los Altos have been provided no details on the fire stations land transfer beyond a brief mention in an FAQ on a city-sponsored annexation promotion web site. In fairness to the residents of Los Altos, the permanent disposition of public land requires broad noticing and the opportunity for serious consideration.

Further, the City of Los Altos has not provided residents alternatives to the current annexation proposal: no requests for bids from other service providers, and no options for annexation or services agreements with SCCFPD that do not include public land transfer.

The process for annexation must be clear, transparent and with the broad awareness of and input from Los Altos residents. Until such time, LAFCO cannot allow the annexation process to move forward.

Sincerely,  
Siyu Xiu

**From:** [Shumiao Wang](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] LAFCO Public Hearing 06/03/2026 #5 SCCentral Fire protection District Annexation 2026  
**Date:** Wednesday, June 3, 2026 10:23:39 AM

---

Dear LAFCO

I am writing as a concerned resident regarding the proposed drug rehabilitation facility in our residential neighborhood. The Los Altos City Council has not held even one public meeting to discuss the transfer of Almond and Loyola Fire Stations and lands. The fire station sites were declared Surplus Land and the transfer of that land was authorized by City Council on a Consent calendar on 04/28/26, residents asked to have the item pulled for discussion to no avail.

The process for annexation must be clear, transparent and with the broad awareness of and input from Los Altos residents, Until such time, LAFCO cannot allow the annexation process to move forward.

Sincerely

Yu

**From:** [Yi Wu](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] LAFCO Public Hearing June 3, 2026 Item # 5 SCC Central Fire Protection District Annexation 2026/City of Los Altos  
**Date:** Wednesday, June 3, 2026 10:40:20 AM

---

Dear LAFCO,

I am a resident of Los Altos and I do not support the transfer of public land and facilities as part of the City of Los Altos annexation into the Santa Clara County Central Fire Protection District.

The Los Altos City Council has not held even one public meeting to discuss the transfer of the Almond and Loyola Fire Stations and lands. The fire station sites were declared Surplus Land and the transfer of that land was authorized by City Council on a Consent Calendar on April 28, 2026; residents asked to have the item pulled for discussion to no avail.

The residents of Los Altos have been provided no details on the fire stations land transfer beyond a brief mention in an FAQ on a city-sponsored annexation promotion web site. In fairness to the residents of Los Altos, the permanent disposition of public land requires broad noticing and the opportunity for serious consideration.

Further, the City of Los Altos has not provided residents alternatives to the current annexation proposal: no requests for bids from other service providers, and no options for annexation or services agreements with SCCFPD that do not include public land transfer.

The process for annexation must be clear, transparent and with the broad awareness of and input from Los Altos residents. Until such time, LAFCO cannot allow the annexation process to move forward.

Sincerely,  
Yi Wu

**From:** [Zoe Hu](#)  
**To:** [LAFCO](#)  
**Cc:** [Liren Cheng](#)  
**Subject:** [EXTERNAL] LAFCO Public Hearing June 3, 2026 Item # 5 SCC Central Fire Protection District Annexation 2026/City of Los Altos  
**Date:** Wednesday, June 3, 2026 10:44:04 AM

---

**Dear LAFCO Commissioners,**

As residents of Los Altos, we strongly oppose the transfer of the Almond and Loyola Fire Station properties as part of the annexation into the Santa Clara County Central Fire Protection District.

These public facilities sit directly adjacent to local elementary, middle, and high schools. Declaring them "surplus" opens the door for drastic rezoning—including potential use for rehabilitation centers or halfway houses—without any local control. Introducing these high-risk environments into a dense school zone poses an immediate threat to the safety, well-being, and development of our neighborhood youth.

We are deeply alarmed that a decision with such massive potential for adverse community impact is being pushed through in total secrecy:

**Bypassing the Public:** The Los Altos City Council authorized the surplus declaration and land transfer on a Consent Calendar on April 28, 2026, deliberately ignoring residents' explicit requests to pull the item for public discussion.

**Zero Impact Assessment:** Not a single public meeting has been held to evaluate how changing the use of these properties will impact the surrounding school environments and student safety.

**Complete Lack of Transparency:** Residents have been left entirely in the dark, with no formal details provided about the future disposition of these critical neighborhood sites.

Decisions that directly impact the environment where our children learn and grow require rigorous scrutiny, broad public notice, and deep community consideration. We urge LAFCO to halt the transfer of the Almond and Loyola sites until the City of Los Altos holds dedicated public hearings to address the serious safety and neighborhood impacts of this plan.

**Respectfully submitted,**

Zoe and Steve

Residents of Los Altos

Sent from my iPhone

**From:** [Haiyun.you](#)  
**To:** [LAFCO](#)  
**Subject:** [EXTERNAL] Deep concern about Los Altos Fire Station land usage  
**Date:** Wednesday, June 3, 2026 10:48:28 AM

---

Dear LAFCO Commissioners,

As residents of Los Altos, we strongly oppose the transfer of the Almond and Loyola Fire Station properties as part of the annexation into the Santa Clara County Central Fire Protection District.

These public facilities sit directly adjacent to local elementary, middle, and high schools. Declaring them "surplus" opens the door for drastic rezoning—including potential use for rehabilitation centers or halfway houses—without any local control. Introducing these high-risk environments into a dense school zone poses an immediate threat to the safety, well-being, and development of our neighborhood youth.

We are deeply alarmed that a decision with such massive potential for adverse community impact is being pushed through in total secrecy:

**Bypassing the Public:** The Los Altos City Council authorized the surplus declaration and land transfer on a Consent Calendar on April 28, 2026, deliberately ignoring residents' explicit requests to pull the item for public discussion.

**Zero Impact Assessment:** Not a single public meeting has been held to evaluate how changing the use of these properties will impact the surrounding school environments and student safety.

**Complete Lack of Transparency:** Residents have been left entirely in the dark, with no formal details provided about the future disposition of these critical neighborhood sites.

Decisions that directly impact the environment where our children learn and grow require rigorous scrutiny, broad public notice, and deep community consideration. We urge LAFCO to halt the transfer of the Almond and Loyola sites until the City of Los Altos holds dedicated public hearings to address the serious safety and neighborhood impacts of this plan.

Respectfully submitted,  
Haiyun