SANTA CLARA LAFCO

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

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

Executive Officer
Neelima Palacherla

SPECIAL MEETING

Board of Supervisors' Chambers, 70 West Hedding Street, First Floor, San Jose

OCTOBER 7, 2026 ▪ 1:30 PM

Chairperson: Rosemary Kamei ▪ Vice Chairperson: Yoriko Kishimoto

AGENDA

PUBLIC ACCESS AND PARTICIPATION

This meeting will be held in person at the location listed above. As a courtesy, and technology permitting, members of the public may also attend virtual teleconference. However, LAFCO cannot guarantee that the public's access to teleconferencing technology will be uninterrupted, and technical difficulties may occur from time to time. Unless required by the Brown Act, the meeting will continue despite technical difficulties for participants using the teleconferencing option. To attend the meeting by virtual teleconference, access the meeting at https://sccgov-org.zoom.us/j/86723019690 or by dialing (669) 900-6833 and entering Meeting ID Webinar ID 867 2301 9690# when prompted.

PUBLIC COMMENT INSTRUCTIONS

Written public comments may be submitted by email to LAFCO@ceo.sccgov.org. Written comments will be distributed to the Commission and posted to the agenda on the LAFCO website as quickly as possible but may take up to 24 hours.

Spoken public comments may be provided in-person at the meeting. Persons who wish to address the Commission on an item are requested to complete a Request to Speak Form and place it in the designated tray near the dais. Request to Speak Forms must be submitted prior to the start of public comment for the desired item. For items on the Consent Calendar or items added to the Consent Calendar, Request to Speak Forms must be submitted prior to the call for public comment on the Consent Calendar. Individual speakers will be called to speak in turn. Speakers are requested to limit their comments to the time limit allotted.

Spoken public comments may also be provided through the teleconference meeting. To address the Commission virtually, click on the link https://sccgov-org.zoom.us/j/86723019690 to access the meeting and follow the instructions below:

- You will be asked to enter an email address and name. We request that you identify yourself by name as this will be visible online and will be used to notify you when it is your turn to speak.
- When the Chairperson calls for the item on which you wish to speak, click on "raise hand" icon. The Clerk will activate and unmute speakers in turn. Speakers will be

notified shortly before they are called to speak. Call-in attendees press *9 to request to speak, and *6 to unmute when prompted.

- When called to speak, please limit your remarks to the time limit allotted.

1. ROLL CALL

2. PUBLIC COMMENTS

This portion of the meeting provides an opportunity for members of the public to address the Commission on matters not on the agenda, provided that the subject matter is within the jurisdiction of the Commission. No action may be taken on off-agenda items unless authorized by law. Speakers are limited to THREE minutes. All statements that require a response will be referred to staff for reply in writing.

3. APPROVE CONSENT CALENDAR

The Consent Calendar includes Agenda Items marked with an asterisk (*). The Commission may add to or remove agenda items from the Consent Calendar.

All items that remain on the Consent Calendar are voted on in one motion. If an item is approved on the Consent Calendar, the specific action recommended by staff is adopted. Members of the public who wish to address the Commission on Consent Calendar items should comment under this item.

*4. APPROVE MINUTES OF THE JUNE 3, 2026 LAFCO MEETING

*5. APPROVE MINUTES OF THE AUGUST 28, 2026 LAFCO SPECIAL MEETING

ITEMS FOR ACTION / INFORMATION

6. INFORMAL COMPETITIVE PROCUREMENT PROCESS FOR OBTAINING PROFESSIONAL SERVICES TO PREPARE SANTA CLARA COUNTY MOSQUITO AND VECTOR CONTROL DISTRICT SERVICE REVIEW AND ALTERNATIVELY INITIATE A NEW REQUEST FOR PROPOSALS PROCESS

Recommended Action:

1. Approve the utilization of an Informal Competitive Procurement (ICP) process to seek a proposal from Sjoberg Evashenk Consulting (SEC) to prepare the Santa Clara County Mosquito and Vector Control Service Review.
2. If the Ad-Hoc Committee finds it necessary to seek additional proposals following the consideration of Sjoberg Evashenk Consulting's proposal, authorize staff to initiate a new Request for Proposals (RFP) process.
3. Delegate authority to the LAFCO Chair to enter into an agreement with the most qualified consultant, as determined by the Ad-Hoc Committee, in an amount not to exceed $90,000, which may be amended with a contingency amount of up to $10,000; and to execute any necessary amendments subject to LAFCO Counsel's review and approval.

7. RESULT OF THE PROTEST PROCEEDINGS FOR THE SANTA CLARA COUNTY CENTRAL FIRE PROTECTION DISTRICT ANNEXATION 2026

For Information Only.

*8. UPDATE ON COUNTYWIDE WATER AND WASTEWATER SERVICE REVIEW

Recommended Action: Accept report and provide direction, as necessary.

9. SANTA CLARA COUNTY CENTRAL FIRE PROTECTION DISTRICT IMPLEMENTATION OF PLAN FOR SERVICES 2026 ANNUAL REPORT

Recommended Action: Accept report and provide direction, as necessary.

*10. ADOPTION OF AMENDED CONFLICT OF INTEREST CODE

Recommended Action: Approve and adopt Resolution No. 2026-02 adopting LAFCO's amended Conflict of Interest Code.

11. FY 2025-2026 LAFCO ANNUAL REPORT

Recommended Action: Accept the FY 2025-2026 LAFCO Annual Report.

12. EXECUTIVE OFFICER'S REPORT

Recommended Action: Accept report and provide direction, as necessary.

12.1 Bay Area Agricultural Resiliency Collaborative Planning Project

12.2 Meetings with the Town of Los Altos Hills on Inquiry About Out of Agency Service Contracts and Annexation of Mora Drive Sewer Project Area

12.3 Meetings Concerning Potential Milpitas/San Jose Annexation/Detachment Application

12.4 Meeting with Midpeninsula Regional Open Space District Staff

12.5 Meeting with State Water Resource Control Board Central Control Staff

12.6 Meeting on Potential West Bay Sanitary District Sphere of Influence Amendment and Annexation Application

12.7 Quarterly Special Districts Association Meetings

12.8 Quarterly Meeting with County Planning Department

12.9 Santa Clara County Association of Planning Officials' Meeting

12.10 LAFCO Presentation to Managers at the County Executive's Office

12.11 LAFCO Orientation Session

12.12 Los Gatos Request for LAFCO Determination on Government Code §56133(e) Exemption

12.13 Comment Letters to County on Notices of Preparation for Draft Environmental Impact Reports for Various Projects

*13. CALAFCO RELATED ACTIVITIES

For Information Only.

13.1 CALAFCO Board Meeting and Legislative Committee Meetings

14. PENDING APPLICATIONS / UPCOMING PROJECTS

For Information Only.

- Annexation to the City of San Jose: 1587 N. Capitol Avenue
- Sphere of Influence Amendment and Annexation to the Cupertino Sanitary District: Pierce Road, Saratoga

15. COMMISSIONER REPORTS

This portion of the meeting provides an opportunity for commissioners to comment on items not listed on the agenda, provided that the subject is within the jurisdiction of the Commission. No action or discussion by a quorum of the Commission may be taken on off-agenda items unless authorized by law.

16. NEWSPAPER ARTICLES / NEWSLETTERS

17. WRITTEN CORRESPONDENCE

For information only.

17.1 Letters from Special District Risk Management Authority Regarding President's Special Acknowledgement Awards

CLOSED SESSION

18. PERFORMANCE EVALUATION

Public Employee Performance Evaluation (Government Code §54957)

Title: LAFCO Executive Officer

19. REPORT OUT OF CLOSED SESSION

20. ADJOURN

Adjourn to the regular LAFCO meeting on December 2, 2026 at 1:15 PM in the Board of Supervisors' Chambers, 70 West Hedding Street, San Jose.

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Executive Officer
Neelima Palacherla

LAFCO MEETING

WEDNESDAY, JUNE 3, 2026

DRAFT MINUTES

The meeting was called to order at 1:17 PM

1. ROLL CALL

Commissioners

- Rosemary Kamei, Chairperson
- Yoriko Kishimoto, Vice Chairperson (Absent)
- Sylvia Arenas (Absent)
- Jim Beall
- Otto Lee
- Terry Trumbull
- Mark Turner

Alternate Commissioners

- Pamela Campos (Absent)
- Helen Chapman (Voting for Yoriko Kishimoto - Arrived at 1:20 PM)
- Betty Duong (Absent)
- Zach Hilton (Participated remotely under the Just Cause provision of the Brown Act due to travel while on official business of another local agency)
- Teresa O'Neill

Staff

- Neelima Palacherla, Executive Officer
- Dunia Noel, Assistant Executive Officer
- Emmanuel Abello, Analyst
- Sonia Humphrey, Clerk
- Mala Subramanian, Counsel

2. PUBLIC COMMENTS

There were none.

3. APPROVE CONSENT CALENDAR

Commission Action: The Commission approved the consent calendar including agenda item numbers 4, 8, 9 and 10.

MOTION: Lee

SECOND: Beall

AYES: Beall, Chapman, Kamei, Lee, Trumbull, Turner

NOES: None

ABSENT: Arenas

ABSTAIN: None

4. *TAKEN ON CONSENT:* APPROVE MINUTES OF APRIL 1, 2026 LAFCO MEETING

Commission Action: The Commission approved the minutes of the April 1, 2026 meeting.

PUBLIC HEARING

5. SANTA CLARA COUNTY CENTRAL FIRE PROTECTION DISTRICT SPHERE OF INFLUENCE AMENDMENT / ANNEXATION 2026

(Requires disclosure of ex-parte communication pursuant to LAFCO Bylaws Section1.3.3.)

Ex-Parte Communications:

- Chairperson Kamei disclosed that she received an email inquiring if she had any questions, and she noted that she did not have any questions.
- Commissioner Turner disclosed that he had a brief conversation with a resident on his way into the meeting.

Chairperson Kamei opened the public hearing.

- Jon Maginot, Assistant City Manager, City of Los Altos provided a presentation on the proposed annexation.

Five individuals addressed the Commission:

- Maria Bautista, Los Altos Resident
- Jon Baer, Los Altos Resident
- Lynette Lee Eng, Los Altos Resident
- Alice Mansel, Los Altos Resident
- Jonathan Weinberg, Los Altos City Council Member

Chairperson Kamei closed the public hearing.

Commission Action:

1. The Commission determined that the proposal is categorically exempt from the provisions of the CEQA pursuant to State CEQA Guidelines §15320, Class 20.

2. The commission approved LAFCO Resolution 2026-01 which:
   a. approved 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 adopted SOI determinations, and
   b. approved the annexation of the City of Los Altos to CCFD, subject to the listed terms and conditions.
3. The commission directed the LAFCO Executive Officer to conduct protest proceedings pursuant to GC §57000.

   MOTION: Turner

   SECOND: Trumbull

   AYES: Beall, Chapman, Kamei, Lee, Trumbull, Turner

   NOES: None

   ABSENT: Arenas

   ABSTAIN: None

6. PROPOSED FY 2027 FINAL BUDGET AND AB 2561 DISCUSSION ON STATUS OF EMPLOYEE VACANCIES AND RECRUITMENT AND RETENTION EFFORTS

Commission Action:

1. The Commission adopted the Proposed Work Plan for Fiscal Year 2026-2027.
2. The Commission adopted the Proposed Budget for Fiscal Year 2026-2027.
3. The Commission found the Proposed Budget for Fiscal Year 2027 is adequate to allow the Commission to fulfill its statutory responsibilities.
4. The Commission authorized staff to transmit the Proposed Budget adopted by the Commission including the estimated agency costs as well as the LAFCO public hearing notice for adoption of the Fiscal Year 2027 Final Budget to the cities, special districts, the County, the Cities Association of Santa Clara County and the Santa Clara County Special Districts Association.

   MOTION: Beall

   SECOND: Lee

   AYES: Beall, Chapman, Kamei, Lee, Trumbull, Turner

   NOES: None

   ABSENT: Arenas

   ABSTAIN: None

ITEMS FOR ACTION / INFORMATON

7. SANTA CLARA COUNTY MOSQUITO AND VECTOR CONTROL DISTRICT SERVICE REVIEW REQUEST FOR PROPOSALS

There was one speaker: Vincent Ushikubo

Commission Action:

1. The Commission authorized staff to issue a Request for Proposals (RFP) for a professional services firm to prepare a Service Review of the Santa Clara County Mosquito and Vector Control District.
2. The Commission delegated authority to the LAFCO Chair to enter into an agreement with the most qualified consultant, in an amount not to exceed $90,000, and to execute any necessary amendments subject to LAFCO Counsel's review and approval.
3. The Commission appointed Alternate Commissioner Chapman and Commissioner Turner to serve on the Santa Clara County Mosquito and Vector Control District Service Review Ad-Hoc Committee.

MOTION: Beall

SECOND: Lee

AYES: Beall, Chapman, Kamei, Lee, Trumbull, Turner

NOES: None

ABSENT: Arenas

ABSTAIN: None

8. *TAKEN ON CONSENT:* AMENDMENT NO. 2 TO MOU BETWEEN COUNTY OF SANTA CLARA AND LAFCO OF SANTA CLARA COUNTY REGARDING WEBCASTING SERVICES FOR LAFCO MEETINGS

Commission Action: The Commission approved the proposed second amendment to the Memorandum of Understanding (MOU) between County of Santa Clara and LAFCO regarding the County's provision of webcasting services for LAFCO meetings held in the County Board Chambers, extending the term, and updating the rates for reimbursable expenses.

9. *TAKEN ON CONSENT:* UPDATE ON COUNTYWIDE WATER AND WASTEWATER SERVICE REVIEW

Commission Action: The Commission accepted the report.

10. *TAKEN ON CONSENT:* CALAFCO RELATED ACTIVIES

10.1 2026 CALAFCO ANNUAL CONFERENCE (OCTOBER 21 – 23, 2026)

The Commission authorized commissioners and staff to attend the Annual Conference and directed that associated travel expenses be funded by the LAFCO Budget for Fiscal Year 2027.

10.2 REPORT ON THE 2026 CALAFCO STAFF WORKSHOP (MAY 6 – 8, 2026)

For information only

10.3 CALAFCO BOARD MEETING AND LEGISLATIVE COMMITTEE MEETING

For information only

10.4 CALAFCO NOW OFFERS SB 827 COMPLIANCE TRAINING

For information only

11. NEWSPAPER ARTICLES / NEWSLETTERS

There were none.

12. WRITTEN CORRESPONDENCE

There were none.

CLOSED SESSION

The Commission adjourned to Closed Session at 2:13 PM

13. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Initiation of Litigation – pursuant to Government Code §54956.9(d)(4) (1 case)

14. PERFORMANCE EVALUATION

Public Employee Performance Evaluation (Government Code §54957)

Title: LAFCO Executive Officer

15. REPORT OUT OF CLOSED SESSION

The Commission reconvened at 3:00 PM and LAFCO Counsel reported that there was an unanimous authorization by a vote of six-zero to intervene in an action conditionally. She noted that the defendants and the other particulars shall be disclosed to any person upon inquiry, once the proceedings are formally commenced.

16. ADJOURN

The Commission adjourned at 3:01 PM to the next regular LAFCO meeting on August 5, 2026, at 1:15 PM, in the Board of Supervisors' Chambers, 70 West Hedding Street, San Jose.

Approved on October 7, 2026

_____

Rosemary Kamei, LAFCO Chairperson

Prepared by:

_____

Sonia Humphrey, LAFCO Clerk

ITEM # 5

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Executive Officer
Neelima Palacherla

LAFCO SPECIAL MEETING

FRIDAY, AUGUST 28, 2026

DRAFT MINUTES

The meeting was called to order at 9:33 AM

1. ROLL CALL

Commissioners

- Rosemary Kamei, Chairperson
- Yoriko Kishimoto, Vice Chairperson
- Sylvia Arenas (Arrived at 9:36 AM)
- Jim Beall (Absent)
- Otto Lee
- Terry Trumbull
- Mark Turner (Absent)

Alternate Commissioners

- Pamela Campos (Absent)
- Helen Chapman (Voting for Jim Beall)
- Betty Duong (Absent)
- Zach Hilton (Absent)
- Teresa O'Neill

Staff

- Neelima Palacherla, Executive Officer
- Emmanuel Abello, Analyst
- Sonia Humphrey, Clerk
- Mala Subramanian, Counsel

2. PUBLIC COMMENTS

There was one written Public Comment submitted by email (dated August 27, 2026) from Lynette Lee Eng, Former Los Altos Mayor and Maria Bautista, Former Los Altos PARC Commissioner.

3. CALAFCO RELATED ACTIVITIES

3.1 Nominations to the CALAFCO Board of Directors

Commission Action: The Commission nominated Chairperson Rosemary Kamei for a two-year term on the CALAFCO Board.

MOTION: Lee

SECOND: Chapman

AYES: Arenas, Chapman, Kamei, Kishimoto, Lee, Trumbull

NOES: None

ABSENT: None

ABSTAIN: None

3.2 Designate Voting Delegate and Alternate for 2026 CALAFCO Board of Directors Election

Commission Action: The Commission appointed Chairperson Kamei as the delegate and Alternate Commissioner O'Neill as the alternate delegate.

MOTION: Kishimoto

SECOND: Arenas

AYES: Arenas, Chapman, Kamei, Kishimoto, Lee, Trumbull

NOES: None

ABSENT: None

ABSTAIN: None

4. ADJOURN

The Commission adjourned at 9:39 AM

Approved on October 7, 2026

_____

Rosemary Kamei, LAFCO Chairperson

Prepared by:

_____

Sonia Humphrey, LAFCO Clerk

ITEM # 6

SANTA CLARA LAFCO

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Executive Officer
Neelima Palacherla

LAFCO MEETING: **October 7, 2026**

TO: **LAFCO**

FROM: **Neelima Palacherla, Executive Officer**
Dunia Noel, Asst. Executive Officer

SUBJECT: **INFORMAL COMPETITIVE PROCUREMENT PROCESS FOR OBTAINING PROFESSIONAL SERVICES TO PREPARE SANTA CLARA COUNTY MOSQUITO AND VECTOR CONTROL DISTRICT SERVICE REVIEW AND ALTERNATIVELY INITIATE A NEW REQUEST FOR PROPOSALS PROCESS**

AD HOC COMMITTEE / STAFF RECOMMENDATION

1. Approve the utilization of an Informal Competitive Procurement (ICP) process to seek a proposal from Sjoberg Evashenk Consulting (SEC) to prepare the Santa Clara County Mosquito and Vector Control Service Review.
2. If the Ad-Hoc Committee finds it necessary to seek additional proposals following the consideration of Sjoberg Evashenk Consulting's proposal, authorize staff to initiate a new Request for Proposals (RFP) process.
3. Delegate authority to the LAFCO Chair to enter into an agreement with the most qualified consultant, as determined by the Ad-Hoc Committee, in an amount not to exceed $90,000, which may be amended with a contingency amount of up to $10,000; and to execute any necessary amendments subject to LAFCO Counsel's review and approval.

BACKGROUND

At the June 3, 2026 LAFCO meeting, the Commission authorized LAFCO staff to issue a Request for Proposals (RFP) for a professional services firm to prepare a Service Review of the Santa Clara County Mosquito and Vector Control District; and delegated authority to the LAFCO Chair to enter into an agreement with the most qualified consultant, in an amount not to exceed $90,000.

The Commission also appointed Commissioner Turner and Alternate Commissioner Chapman to serve on the Santa Clara County Mosquito and Vector Control District Service Review Ad-Hoc Committee to provide advice as needed on the service review and to assist in selecting the consultant for the service review.

Release of RFP and Revision of RFP

On June 12, 2026, LAFCO staff released the RFP to firms on LAFCO's consultant list and posted it on the LAFCO and CALAFCO websites, with proposals due by July 10, 2026.

On July 1, 2026, LAFCO staff revised the RFP to streamline the service review process based on LAFCO's most recent community engagement experience and to ensure that consultant's resources are more clearly focused on addressing the issues identified in the Scope of Services. The revised RFP was similarly released, with proposals due by July 10, 2026.

Ad-Hoc Committee Recommendation

LAFCO received one proposal before the RFP deadline. On July 24, 2026, the Ad-Hoc Committee and EO Palacherla interviewed this firm and the Ad-Hoc Committee declined to award the contract and rejected the bid.

Based on Santa Clara LAFCO's recent experience it appears that very few firms are qualified, interested, and available to conduct a service review as complex as the proposed Santa Clara County Mosquito and Vector Control District Service Review. Therefore, the Ad-Hoc Committee recommended that LAFCO staff seek approval from the Commission to reissue the RFP to a targeted firm through an informal competitive procurement (ICP) process.

An ICP is one of several processes that the County of Santa Clara utilizes to procure professional services in certain situations. In general, LAFCO follows the County's administrative processes and policies as a best practice.

In contrast with an RFP process, which is an open competitive process, an ICP is a streamlined and targeted competitive selection process in which staff contacts at least three prospective firms qualified to perform the work described in the Scope of Work, and requests that they provide proposals.

While an ICP allows for an expedited and targeted solicitation process, it maintains the integrity and objectivity of the consultant evaluation steps of the RFP process.

As part of the circulation of the original RFP, LAFCO staff had reached out to specific firms, particularly those that appeared to be most qualified, to encourage them to consider submitting a response to the RFP. LAFCO staff contacted Harvey M. Rose, the firm that conducted LAFCO's 2012 Audit and Service Review of the El Camino Hospital District, who informed us that they would not be submitting a bid for the project as it was not the right fit for their business at that time. LAFCO staff also spoke with a representative of QK Inc., who informed us that they had reviewed the RFP, but did not believe that the project was something that they could take on. LAFCO staff also discussed the RFP with a representative of Economic & Planning Systems (EPS) Inc., who confirmed that they had conducted a service review for a mosquito vector control district in the past, however the lead staff person for that project had left the company. LAFCO staff contacted Sjoberg Evashenk Consulting

(SEC) Inc. who informed us that they were not available until Fall 2026 and therefore could not submit a proposal.

More recently, LAFCO staff reached out again to SEC who stated that the firm would be interested in conducting the service review for LAFCO and could begin in late Fall 2026.

SEC is uniquely qualified, with a diverse team that has extensive experience conducting performance audits and reviews, internal audits, management consulting, and training services for local government agencies across the state. SEC prides itself on "providing practical solutions for improving state and local government operations, programs, service delivery and public accountability." LAFCO staff have reviewed recent work products completed by SEC and found that they are of the quality we require. While SEC does not have prior LAFCO experience, LAFCO staff can readily lend its subject matter expertise, as needed.

Therefore, the Ad-Hoc Committee recommends that LAFCO seek a proposal solely from SEC at this time through the ICP process, given the situation.

Recommended Updates to the Proposed RFP

The proposed RFP for the Santa Clara County Mosquito and Vector Control District remains substantially the same as the revised version issued on July 1, 2026. However, LAFCO staff is proposing changes to:

- Update the background information to reflect that Santa Clara County property owners voted to approve the proposed ballot measure for the Santa Clara County Mosquito and Vector Control District and that the assessment became effective July 1, 2026,
- Update the estimated timelines, including the due date for a proposal, tentative dates for interview, start date for project, etc., and
- Revise the budget to include a contingency amount of $10,000 to address the potential need to delve deeper into any unforeseen critical issues.

As noted previously, the LAFCO budget includes sufficient funding to complete the Service Review.

See **Attachment A** for the RFP which includes these minor changes.

Next Steps and Timeline

Upon LAFCO authorization, staff will invite Sjoberg Evashenk Consulting (SEC) to submit a proposal to prepare the Santa Clara County Mosquito and Vector Control District Service Review as specified in the RFP, with an interview to follow. The Ad-Hoc Committee, along with LAFCO staff, will evaluate the proposal submitted by SEC and interview the firm's team and make their recommendation on whether to select SEC to conduct the Santa Clara County Mosquito and Vector Control District Service Review, or to seek additional proposals through a new RFP process.

The following is an estimated timeline for the consultant selection process through this ICP process.

- Issue RFP to SEC: October 9, 2026
- Proposal due: October 26, 2026
- Consultant interview: early November 2026
- Consultant begins Service Review: December 2026

If the ICP process is not successful, then the new RFP process would add an additional 30-45 days to this timeline.

ATTACHMENT

Attachment A:	Request for Proposals for the Santa Clara County Mosquito and Vector Control District Service Review (to be issued on October 9, 2026)

ITEM 6
Attachment A

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REQUEST FOR PROPOSALS

SERVICE REVIEW FOR THE SANTA CLARA COUNTY MOSQUITO AND VECTOR CONTROL DISTRICT

(Issued on October 9, 2026)

1. Objective

Santa Clara LAFCO is seeking proposals from professional service firms to prepare a Service Review for the Santa Clara County Mosquito and Vector Control District (the District). The work must be completed in compliance with applicable California Government Code sections and Santa Clara LAFCO policies.

Service reviews help LAFCO, the public, and other agencies understand how public services are governed and delivered, evaluate options for efficient and effective service delivery, and develop information used to update spheres of influence. LAFCO is not required to initiate boundary changes based on a service review, but LAFCO, local agencies, or the public may use service reviews together with additional research and analysis where necessary, to pursue changes to jurisdictional boundaries or spheres of influence.

2. Background

The Cortese-Knox-Hertzberg Local Government Reorganization Act (CKH Act) requires LAFCO to conduct service reviews prior to or in conjunction with sphere of influence updates, and to review and update the sphere of influence of each city and special district once every five years as necessary [Government Code § 56430]. Santa Clara LAFCO is responsible for establishing, reviewing, and updating spheres of influence for 41 public agencies in Santa Clara County (15 cities and 26 special districts). LAFCO's Service Review Policies provide guidance for preparing and conducting service reviews.

2.1 Santa Clara County Mosquito and Vector Control District (SCMVCD)

The Santa Clara County Mosquito and Vector Control District was formed in May 1998 as a dependent special district and is governed by the Santa Clara County Board of Supervisors. The principal act that governs the District is the Mosquito Abatement and Vector Control District Law, originally called the Mosquito Abatement Act of California of 1915, that was significantly revised in 2003 (SB 1588) to become the "Mosquito Abatement and Vector Control District Law." The District is part of the County's Consumer and Environmental Protection Agency (CEPA). The boundary of the District is countywide and includes 1,304 square miles.

The District provides mosquito, rat, and other vector and wildlife control services throughout Santa Clara County. More specifically, these services include: 1) detection of the presence and prevalence of vector-borne diseases such as plague, West Nile Virus, rabies and Lyme Disease through ongoing and comprehensive vector surveillance and testing, 2) reducing vectors or exposure to vectors that transmit diseases, 3) conducting routine inspections and treatment as necessary of known mosquito

and rodent sources, 4) responding to public service requests for identification, advice and/or initiation of control measures for mosquitoes, rodents, wildlife, and miscellaneous invertebrates (e.g., ticks, yellow jackets, cockroaches, bees, fleas, flies, etc.), 5) providing public information through a variety of channels, including a website, social media and educational presentations for schools, homeowners associations, private businesses, civic groups and other interested groups regarding vectors and vector-borne diseases, and 6) preventing disease and illness by identifying, inventorying, inspecting, and treating sources of vector development.

The District provides vital public health services, which have become even more crucial with the presence of Aedes aegypti mosquitoes in the county, which can transmit dengue, Zika, chikungunya, and yellow fever.

The District is currently funded by two benefit assessments on properties located within the District (approved in 1996 and in 2005).

The most recent LAFCO service review for the District was completed in 2013 and did not identify any pressing issues for the District.

In January 2026, the District reported that it is facing a significant structural deficit as revenues have not kept pace with rising operational costs. In response, the District staff recommended pursuing a 2026 assessment ballot to increase revenue. For FY 2025-2026, the District projected a $2.77 million shortfall, primarily due to payroll costs that have risen 32% since 2020, while assessment revenue increased only 12%. In January 2026, the County Board of Supervisors, acting as the District's governing board, initiated a mail-in ballot process to seek property owner approval of a new benefit assessment. In Spring 2026, Santa Clara County property owners voted to approve the proposed 2026 Mosquito, Vector, and Disease Control Assessment following the Proposition 218 balloting process. On June 2, 2026, the County Board of Supervisors, acting as the District's Board of Trustees, received the certified results of the mail-in ballot and voted to authorize the 2026 assessment to begin July 1, 2026, for Fiscal Year 2026-2027.

At the Santa Clara LAFCO's December 3, 2025 meeting and February 4, 2026 meeting, speakers identifying themselves as SEIU 521 stewards and/or District staff shared concerns about the District's financial transparency and reduced ability to deliver essential public health services and requested LAFCO's assistance. The group also submitted written materials (see Agenda Item # 6, February 4, 2026 LAFCO Meeting) detailing their concerns and requested LAFCO to initiate an assessment of the District's financial practices, operational capacity, and public reporting. In response, the Commission directed LAFCO staff to initiate a service review for the District to examine the issues raised.

3. Project Scope

The selected firm will conduct a service review for the Santa Clara County Mosquito and Vector Control District to address certain issues, as specified in greater detail below. Using the information gathered during the service review, the firm will also prepare service review determinations and sphere of influence determinations for the District.

3.1 Focus Issues

The consultant will examine a set of focus issues, which closely correspond to concerns raised when LAFCO initiated this service review, and provide recommendations/options for addressing these issues, as necessary. These focus issues require analytical depth and include the following:

a. Organizational Structure and Service Efficiency

The Service Review will examine (a) management practices, organizational structure, internal accountability mechanisms, and staff feedback channels; and (b) operational efficiency in core services (surveillance, abatement, public communication, emergency response, coordination with the County Public Health Department and the California Department of Public Health, etc.). Detection of the invasive Aedes aegypti mosquito and West Nile virus in the county provide specific reference points for this assessment. The review will benchmark the District against comparable California mosquito and/or vector control districts, as feasible.

b. Fiscal Stewardship and Funding Adequacy

The Service Review will evaluate the District's budget management, the alignment of staffing and resource allocation with the District's mandate/mission, and the alignment of funding sources with the District's operational plans considering current and emerging vector threats. The review will identify funding constraints, opportunities, and cost-avoidance opportunities. Findings will be benchmarked against comparable California mosquito and/or vector control districts, as feasible.

c. Governance Structure and Service Delivery Models

The Service Review will examine the District's current governance arrangement, including its status as a dependent district within the County's Consumer and Environmental Protection Agency, and any structural factors that bear on the concerns raised. The review will evaluate the advantages and disadvantages of potential government structure options. The review will benchmark the District against comparable California mosquito and/or vector control districts, as feasible.

d. Public Accountability and Transparency

The Service Review will also examine the public accountability and transparency of the District as it relates to its decisions, actions, and use of public funds.

e. Climate Adaptation

The Service Review will evaluate how the District is adapting to a changing climate baseline and identify any potential adaptation needs.

f. Coordination and Shared Services

The Service Review will examine any current coordination, mutual-aid, and shared-facility arrangements between the District and adjacent mosquito and/or vector control agencies, opportunities for new shared-services arrangements, and coordination with relevant county agencies such as the County Public Health Department, as well as state-level coordination with the California Department of Public Health.

3.2 Prepare a written statement of determinations for the District regarding each of the following considerations required by California Government Code §56430

- Growth and population projections for the affected area.
- Location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.
- Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies — including needs or deficiencies related to sewers,

municipal and industrial water, and structural fire protection in any disadvantaged unincorporated communities.

- Financial ability of agencies to provide services.
- Status of, and opportunities for, shared facilities.
- Accountability for community service needs, including governmental structure and operational efficiencies.
- Any other matter related to effective or efficient service delivery, as required by Commission policy.

3.3 Prepare a recommendation for the update of the District's sphere of influence, including a written statement of determinations for each of the following considerations required by California Government Code §56425:

- Present and planned land uses in the area, including agricultural and open-space lands.
- Present and probable need for public facilities and services in the area.
- Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
- Existence of any social or economic communities of interest in the area, if the Commission determines they are relevant to the agency.
- Nature, location, and extent of any functions or classes of services provided by existing districts.

4. Service Review Tasks and Deliverables

The Service Review will be conducted in accordance with LAFCO's Service Review Policies. The schedule will be negotiated with the selected firm and will be based on the following key tasks. Other activities may be necessary.

4.1 Kickoff

- Attend kickoff meeting with LAFCO staff and the Ad-Hoc Committee.

4.2 Evaluation Criteria and Data Collection

- Develop evaluation criteria for the Service Review determinations, as necessary.
- Compile data from available public records
- Develop a questionnaire to fill-in any data gaps, aligned to the evaluation categories and the identified issues.
- Conduct follow-up interviews with the District, the County, and adjacent mosquito and/or vector control agencies as needed.
- Compile a draft profile of the District and distribute the draft profile to the District for accuracy review.

Deliverable: Complete profile of the District and a comparator memo summarizing relevant operating practices/governance of mosquito and/or vector control agencies.

4.3 — Data Analysis and Preliminary Findings

- Analyze data to make preliminary findings for the District addressing the identified issues and develop any recommendations, where appropriate.
- Discuss preliminary findings and recommendations with LAFCO staff.

- Present preliminary findings to Ad-Hoc Committee.

Deliverable: Preliminary findings to LAFCO staff.

4.4 — Administrative Draft Report

- Prepare an Administrative Draft Report for LAFCO staff review, in accordance with the project schedule.
- LAFCO staff will review and provide comments on Administrative Draft Report, in accordance with the schedule.

Deliverable: Deliver Administrative Draft Report to LAFCO staff.

4.5 — LAFCO Public Workshop/Hearing

- Address LAFCO staff comments and prepare a Draft Service Review Report.
- LAFCO staff will distribute the Draft Report for a 21-day public review and comment period.
- Provide written responses to comments received during the public review period.
- Present the Draft Report at the LAFCO workshop/public hearing.

Deliverable: Consultant must deliver a MS Word and a PDF version of the Draft Report (Both versions must comply with ADA Title II accessibility requirements, including WCAG 2.1, Level AA as may be amended or superseded by applicable law).

4.6 — Revised Draft Report and LAFCO Hearing

- Revise the Draft Report to address comments and submit the Revised Draft Report to LAFCO staff.
- LAFCO staff will distribute the Revised Draft Report for a 21-day public review and comment period.
- Provide written responses to comments received during the public review period.
- Present the Revised Draft Report at the LAFCO public hearing.

Deliverable: Consultant must deliver a MS Word version and a PDF version of the Revised Draft Report. (Both versions must comply with ADA Title II accessibility requirements, including WCAG 2.1, Level AA as may be amended or superseded by applicable law).

4.7 — Final Report

- Following LAFCO adoption of the Service Review, prepare the Final Report.

Deliverable: Consultant must deliver a MS Word version and a PDF version (Both versions must comply with ADA Title II accessibility requirements, including WCAG 2.1, Level AA as may be amended or superseded by applicable law), and three (3) hard copies of the Final Report.

5. Schedule and Budget

Project cost is not to exceed $90,000, which may be amended with a contingency amount of up to $10,000 to address the potential need to delve deeper into any unforeseen critical issues. The final budget will be negotiated with the selected firm prior to contract execution.

It is anticipated that the firm will start work in December 2026 and that the service review will be conducted over the next 8 months or so. The final schedule for this project will be negotiated with the firm selected prior to reaching an agreement and will be based on the key steps listed in Section 4. of the RFP.

6. Proposal Requirements

Each proposal must address each of the following sections.

6.1 Firm and Team Qualifications

Provide a description of the firm, including its history, the principal, and resumes for each professional who will be involved in the work. Identify the lead professional responsible for the project and the professional(s) performing day-to-day work. Identify any associate consultant firms, the work each will perform, and provide the same information for those firms.

Address the firm's level of expertise in each of the following areas.

General Expertise

- Familiarity with the CKH Act, the role and functions of LAFCO, and the service review process.
- Ability to analyze and present information in an organized format.
- Ability to quickly interpret varied budget and planning documents.
- Ability to facilitate and synthesize input from a variety of stakeholders.
- Familiarity with public input processes and experience managing the presentation and dissemination of public information for review and comment.
- Experience fostering multi-agency partnerships and cooperative problem-solving.
- Ability to provide flexible and creative alternatives to resolve service and policy issues.

Subject-Matter Expertise: Management, Operations, Budget and Fiscal Analysis of Public Agencies and Special Districts

Required:

- Experience evaluating, organizational effectiveness, management practices, and operational efficiency in California public agencies, including peer-benchmarking methodologies.
- Experience analyzing public agency and special district funding structures and fiscal stewardship, including cost-effectiveness analysis and the alignment of resource allocation with mission requirements under shifting service demand.
- Experience evaluating special district governance arrangements and analyzing alternative governance structures.

Preferred:

- Familiarity with mosquito and vector control district operations, such as arbovirus and vector-borne disease surveillance, integrated pest management, invasive mosquito response programs, public communication during disease detections, etc.
- Familiarity with California special district law, including the Mosquito Abatement and Vector Control District Law (Health & Safety Code § 2000 et seq.).
- Experience evaluating climate-adaptation needs in public-health and environmental health contexts.

6.2 Related Experience and References

Provide a statement of related experience, with references for each project including contact name, address, and telephone number.

6.3 Proposed Approach

Describe the anticipated approach for this project and explicitly discuss and identify any suggested changes to the project scope in Section 3.

Identify any information, materials, or work assistance required from LAFCO, the District, or the County. The expectation is that the consultant will use all available data sources to develop the District profile in order to minimize the workload for the District.

6.4 Proposed Project Schedule

Provide an overall project schedule, including the timing of each work task, and information about the availability of all professionals (including any associate consultants) who will be involved.

6.5 Cost Proposal

- Not-to-exceed total budget amount.
- Cost for each major sub-task identified in Section 4.
- Hourly rates for each person involved in the work, including any associate consultants.

6.6 Comments on the Draft Services Agreement

Provide comments on the draft services agreement (Attachment A), specifically including the firm's ability to meet the insurance requirements and other provisions.

7. Submission Instructions

A proposal will be accepted by email only at lafco@ceo.sccgov.org and should be addressed to Neelima Palacherla, LAFCO Executive Officer. Proposals must be submitted as a single, complete electronic file.

Due: Monday, October 26, 2026 by 5:00 PM. Late proposals will not be considered.

LAFCO reserves the right to reject any or all proposals, to issue addenda to the RFP, to modify the RFP, or to cancel the RFP.

8. Evaluation Criteria and Selection Process

The firm will be evaluated on relevant work experience, completeness of response, overall project approach, and proposed project budget. A consultant selection committee will conduct the interview and make their decision soon after.

The interview is anticipated to be held during the **week of November 2nd (date and time TBD)**. The selection committee is expected to make a decision soon after. Following selection, a final services agreement — including budget, schedule, and scope — will be negotiated before executing the contract.

LAFCO reserves the right to reject any or all proposals, to issue addenda to the RFP, to modify the RFP, or to cancel the RFP.

9. LAFCO Contact

Neelima Palacherla, Executive Officer
LAFCO of Santa Clara County
Email: lafco@ceo.sccgov.org

10. Reference Information

General information about Santa Clara LAFCO is available at SantaClaraLAFCO.org. Additional references:

- LAFCO Policies and Procedures Manual (See Chapter 3.10 Service Review Policies)
- LAFCO's 2013 Service Review for the Santa Clara County Mosquito and Vector Control District
- Website for Santa Clara County Mosquito and Vector Control District

11. Attachment

Attachment A — Draft Professional Services Agreement and Insurance

SERVICES AGREEMENT BETWEEN THE LOCAL AGENCY FORMATION COMMISSION OF SANTA CLARA COUNTY AND _____ FOR THE SANTA CLARA COUNTY MOSQUITO AND VECTOR CONTROL DISTRICT SERVICE REVIEW

This Services Agreement ("Agreement") is made effective _____, 2026 ("Effective Date"), by and between the Local Agency Formation Commission of Santa Clara County ("LAFCO") and _____ ("Contractor") to provide consulting services for the Santa Clara County Mosquito and Vector Control District Service Review.

WHEREAS, pursuant to the Cortese-Knox-Hertzberg Act, Government Code section 56000 et seq., LAFCO is an independent body; and

WHEREAS, LAFCO needs assistance with the preparation of the Santa Clara County Mosquito and Vector Control District Service Review; and

WHEREAS, Contractor has experience and expertise necessary to provide such services; and

WHEREAS, at the June 3, 2026 meeting of LAFCO, the Commission delegated authority to the LAFCO Chair to enter into an agreement with the most qualified consultant for preparation of the Santa Clara County Mosquito and Vector Control District Service Review;

THEREFORE, the parties agree as follows:

1. Nature of Services.

Contractor will provide to LAFCO the services described in Exhibit A1, Scope of Services, which is attached hereto and incorporated herein by this reference. Contractor shall perform the services in accordance with the project timeline as described in Exhibit A2, which is attached hereto and incorporated herein by this reference.

2. Term of Agreement.

This Agreement is effective from the Effective Date to, and including, December 31, 2027, unless terminated earlier in accordance with Section 4. The parties may, by mutual, written consent, extend the term of this Agreement if necessary to complete the services. Time is of the essence and Contractor shall perform its services in a prompt and timely manner within the term of this Agreement. Delays shall not entitle Contractor to any additional compensation regardless of the party responsible for the delay.

3. Compensation.

A. Contractor will be compensated for services provided under this Agreement in accordance with the rate schedule included in Exhibit A3, which is attached hereto and incorporated herein by this reference. Contractor will complete all the work and tasks described in Exhibit A1 for an amount not to exceed $90,000 ("Contract Price"), which may be amended with a contingency amount of up to $10,000. Contractor shall be paid based on the rate schedule indicated in Exhibit A3, and the percentage of sub-tasks completed monthly, but compensation and expenses shall not exceed the Contract Price or the individual sub-task amount.

B. Contractor will provide LAFCO with monthly invoices specifying the percentage of completion for each sub-task based on tasks described in Exhibit A1. Contractor shall submit its final invoice to LAFCO within thirty (30) days from the last date of providing services or expiration or termination of this Agreement and failure by the Contractor to submit a timely invoice may constitute a waiver of its right to final payment.

C. Contractor shall deliver the administrative draft report, the draft report addressing staff comments for public review and comment, the revised draft report for public review and comment, and the final report adopted by LAFCO in accordance with the project timeline provided in Exhibit A2. or as otherwise determined by mutual written agreement of the parties. If the foregoing reports are not delivered according to the timeline in Exhibit A2 or as otherwise mutually agreed or if they do not comply with the requirements in the Scope of Services, it is understood, acknowledged and agreed that LAFCO will suffer damage. As fixed and liquidated damages, LAFCO shall withhold from Contractor the payment of the sum of $200 per calendar day for each and every calendar day of delay beyond the date that each report is due in accordance with the timeline in Exhibit A2, or as otherwise mutually agreed.

4. Termination.

A. Termination Without Cause. LAFCO may terminate this Agreement without cause by giving Contractor ten (10) days written notice. Contractor may terminate this Agreement without cause, if approved by the Executive Officer in consultation with LAFCO Counsel, in her or his sole and absolute discretion, by giving LAFCO ten (10) days written notice.

B. Termination for Cause. LAFCO may terminate this Agreement for cause upon ten (10) days written notice to Contractor. For purposes of this Agreement, cause includes, but is not limited to, any of the following: (1) material breach of this Agreement by Contractor, (b) violation by Contractor of any applicable laws, (c) assignment by Contractor of this Agreement without the written consent of LAFCO pursuant to Section 13, or (d) failure to provide services in a satisfactory manner. The termination notice shall specify the reason for termination and shall indicate the effective date of such termination.

C. In the event of termination with or without cause, Contractor will deliver to LAFCO copies of all Documents & Data whether complete or incomplete, and upon receipt thereof, Contractor will be compensated based on the completion of services provided prior to termination, as solely and reasonably determined by LAFCO. Contractor shall not be entitled to payment for unperformed services, and shall not be entitled to damages or compensation for termination of the Agreement.

5. Project Managers; Substitution

A. Contractor designates _____ as the Contractor's Project Manager for the purpose of performing the services under this Agreement. _____ will serve as day-to-day contact for LAFCO and work directly with staff.

B. LAFCO designates the LAFCO Executive Officer as its Project Manager for the purpose of managing the services performed under this Agreement.

C. Contractor may not substitute anyone to replace _____ to serve as Project Manager without the written permission and the sole discretion of the LAFCO

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Executive Officer or their authorized representative. Any such substitution shall be with a person or firm of commensurate experience and knowledge necessary for the tasks to be undertaken.

6. Conflicts of Interest.

Contractor covenants that it presently has no interest, and will not acquire any interest, direct or indirect, financial or otherwise, which would conflict in any manner or degree with the performance of the services.

Contractor further covenants that, in the performance of this Agreement, it will not employ any contractor or person having such an interest.

7. Indemnification/Insurance.

Contractor's indemnification and insurance obligations with respect to this Agreement are set forth in Exhibit B, attached hereto and incorporated herein by this reference.

8. Accessibility Compliance (Web/Digital Content)

Contractor shall ensure that any website, web content, mobile application content, and electronic documents, including PDF, Word, spreadsheet, and presentation files, provided to or for LAFCO under this Agreement comply with applicable ADA Title II accessibility requirements, including WCAG 2.1, Level AA as may be amended or superseded by applicable law. Contractor shall, at its sole cost, promptly remediate any non-compliant content upon notice from LAFCO. If Contractor fails to timely remediate, LAFCO may perform or obtain remediation, and Contractor shall reimburse LAFCO for LAFCO's reasonable remediation costs. Contractor shall provide reasonable documentation of accessibility compliance upon LAFCO's request.

9. Compliance with all Laws; Standard of Care.

Contractor shall, during the term of this Agreement, comply with all applicable federal, state, and local rules, regulations, and laws. Contractor's services will be performed in accordance with generally accepted professional practices and principles and in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions.

10. Maintenance of Records.

Contractor shall maintain books, documents, financial records, and other evidence pertaining to costs incurred and adequate to show that LAFCO funds paid under this Agreement were used for purposes consistent with the terms of this Agreement. These records shall be maintained and made available at all reasonable times during the term of this Agreement and for a period of three (3) years from expiration or termination of this Agreement or until all claims, if any, have been resolved, whichever period is longer, or longer if otherwise required under other provisions of this Agreement.

11. Nondiscrimination.

Contractor will comply with all applicable federal, state, and local laws and regulations including Santa Clara County's equal opportunity requirements. Such laws include but are not limited to the following: Title VII of the Civil Rights Act of 1964 as

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amended; Americans with Disabilities Act of 1990; The Rehabilitation Act of 1973 (Sections 503 and 504); California Fair Employment and Housing Act (Government Code sections 12900 et seq.); California Labor Code sections 1101 and 1102. Contractor will not discriminate against any subcontractor, employee, or applicant for employment because of age, race, color, national origin, ancestry, religion, sex/gender, sexual orientation, mental disability, physical disability, medical condition, political beliefs, organizational affiliations, or marital status in the recruitment, selection for training including apprenticeship, hiring, employment, utilization, promotion, layoff, rates of pay or other forms of compensation. Nor will Contractor discriminate in providing services under this Agreement because of age, race, color, national origin, ancestry, religion, sex/gender, sexual orientation, mental disability, physical disability, medical condition, political beliefs, organizational affiliations, or marital status.

12. Notices.

All notices required by this Agreement shall be given in writing and delivered by email, personally, or deposited in the United States mail, postage prepaid, return receipt requested, addressed to the other party at the address set forth below or at such other address as the party may designate in writing in accordance with this section and shall be effective upon receipt thereof.

To Contractor: _____
_____
_____
_____

To LAFCO: LAFCO Executive Officer
777 North First Street, Suite 410
San Jose, CA 95112

13. Governing Law.

This Agreement has been executed and delivered in, and will be construed and enforced in accordance with, the laws of the State of California. Venue shall be in Santa Clara County or the federal Northern District of California.

14. Assignment.

Contractor has been selected to perform services under this Agreement based upon the qualifications and experience of Contractor's personnel. Contractor may not assign, sublet, or transfer this Agreement or any rights or obligations hereunder without the specific written consent of LAFCO, which may be withheld for any reason. Any attempted assignment or subcontract without prior written consent will be null and void and will be cause, in LAFCO's sole and absolute discretion, for immediate termination of the Agreement. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

15. Relationships of Parties; Independent Contractor.

Contractor will perform all work and services described herein as an independent

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contractor and not as an officer, agent, servant or employee of LAFCO. None of the provisions of this Agreement is intended to create, nor shall be deemed or construed to create, any relationship between the parties other than that of independent parties contracting with each other for purpose of effecting the provisions of this Agreement. The parties are not, and will not be construed to be in a relationship of joint venture, partnership or employer-employee. Neither party has the authority to make any statements, representations or commitments of any kind on behalf of the other party, or to use the name of the other party in any publications or advertisements, except with the written consent of the other party or as is explicitly provided herein. Contractor will be solely responsible for the acts and omissions of its officers, agents, employees, contractors, and subcontractors, if any. LAFCO reserves its right to employ other consultants, in connection with this project or other projects. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than LAFCO and the Contractor.

16. Entire Agreement.

This document represents the entire Agreement between the parties with respect to the subject matter hereof and supersedes and cancels any prior or contemporaneous oral or written understanding, promises or representations with respect to those matters covered hereunder. Each party acknowledges that no representations, inducements, promises or agreements have been made by any person which are not incorporated herein, and that any other agreements shall be void. This is an integrated Agreement.

17. Amendments.

This Agreement may be amended only by an instrument signed by the parties.

18. Counterparts; Authority.

This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument. The persons executing this Agreement on behalf of the parties hereto warrant that they are duly authorized to execute this Agreement on behalf of said parties and that by doing so, the parties hereto are formally bound to the provisions of this Agreement.

19. Severability.

If any provision of this Agreement is found by a court of competent jurisdiction to be void, invalid or unenforceable, the same will either be reformed to comply with applicable law or stricken if not so conformable, so as not to affect the validity or enforceability of this Agreement, and the remaining provisions of this Agreement shall remain in full force and effect.

20. Waiver.

No delay or failure to require performance of any provision of this Agreement shall constitute a waiver of that provision as to that or any other instance. Any waiver granted by a party must be in writing and shall apply to the specific instance expressly stated.

21. Ownership of Materials and Confidentiality.

A. Documents & Data; Licensing of Intellectual Property. This Agreement creates a non-exclusive and perpetual license for LAFCO to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in

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plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Contractor under this Agreement ("Documents & Data"). Contractor shall require all sub consultants to agree in writing that LAFCO is granted a non-exclusive and perpetual license for any Documents & Data the sub consultant prepares under this Agreement. Contractor represents and warrants that Contractor has the legal right to license any and all Documents & Data. Contractor makes no such representation and warranty in regard to Documents & Data which were prepared by design professionals other than Contractor or provided to Contractor by LAFCO. LAFCO shall not be limited in any way in its use of the Documents & Data at any time, provided that any such use not within the purposes intended by this Agreement shall be at LAFCO's sole risk.

B. Confidentiality. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents & Data either created by or provided to Contractor in connection with the performance of this Agreement shall be held confidential by Contractor. Such materials shall not, without the prior written consent of Contractor, be used by Contractor for any purposes other than the performance of the Agreement. Nor shall such materials be disclosed to any person or entity not connected with the performance of the Agreement. Nothing furnished to Contractor which is otherwise known to Contractor or is generally known, or has become known, to the related industry shall be deemed confidential. Contractor shall not use LAFCO's name or insignia, photographs of the Services, or any publicity pertaining to the Services in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of LAFCO.

C. Confidential Information. LAFCO shall refrain from releasing Contractor's proprietary information ("Proprietary Information") unless LAFCO's legal counsel determines that the release of the Proprietary Information is required by the California Public Records Act or other applicable state or federal law, or order of a court of competent jurisdiction, in which case LAFCO shall notify Contractor of its intention to release Proprietary Information. Contractor shall have five (5) working days after receipt of the Release Notice to give LAFCO written notice of Contractor's objection to LAFCO's release of Proprietary Information. Contractor shall indemnify, defend and hold harmless LAFCO, and its officers, directors, employees, and agents from and against all liability, loss, cost or expense (including attorney's fees) arising out of a legal action brought to compel the release of Proprietary Information. LAFCO shall not release the Proprietary Information after receipt of the Objection Notice unless either: (1) Contractor fails to fully indemnify, defend (with LAFCO's choice of legal counsel), and hold LAFCO harmless from any legal action brought to compel such release; and/or (2) a final and non-appealable order by a court of competent jurisdiction requires that LAFCO release such information.

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SIGNATURE PAGE FOR SERVICES AGREEMENT BETWEEN THE LOCAL AGENCY FORMATION COMMISSION OF SANTA CLARA COUNTY AND _____ FOR THE SANTA CLARA COUNTY MOSQUITO AND VECTOR CONTROL DISTRICT SERVICE REVIEW

IN WITNESS WHEREOF, LAFCO and Contractor have executed this Agreement as follows:

LAFCO	Contractor
Rosemary Kamei, LAFCO Chair Santa Clara LAFCO Date: _____	_____ _____ Date: _____

APPROVED AS TO FORM:

_____

Malathy Subramanian, LAFCO Counsel

Exhibits to this Agreement:

Exhibit A1 -	Scope of Services
Exhibit A2 -	Project Timeline
Exhibit A3 -	Rate Schedule
Exhibit B -	Indemnification and Insurance

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INSURANCE REQUIREMENTS FOR STANDARD SERVICE CONTRACTS BETWEEN $50,001 AND $100,000

Indemnity

During the term of this contract, the Contractor shall indemnify, defend, and hold harmless the Local Agency Formation Commission of Santa Clara County (hereinafter "LAFCO"), its officers, agents and employees from any claim, liability, loss, injury or damage arising out of, or in connection with, performance of this Agreement by Contractor and/or its agents, employees or sub-contractors, excepting only loss, injury or damage caused by the sole negligence or willful misconduct of personnel employed by LAFCO. It is the intent of the parties to this Agreement to provide the broadest possible coverage for LAFCO. The Contractor shall reimburse LAFCO for all costs, attorneys' fees, expenses and liabilities incurred with respect to any litigation in which the Contractor contests its obligation to indemnify, defend and/or hold harmless the LAFCO under this Agreement and does not prevail in that contest.

Insurance

Without limiting the Contractor's indemnification of LAFCO, the Contractor shall provide and maintain at its own expense, during the term of this Agreement, or as may be further required herein, the following insurance coverages and provisions:

A. Evidence of Coverage

Prior to commencement of this Agreement, the Contractor shall provide a Certificate of Insurance certifying that coverage as required herein has been obtained. Individual endorsements executed by the insurance carrier shall accompany the certificate. In addition, a copy of the policy or policies shall be provided by the Contractor upon request.

This verification of coverage shall be sent to the LAFCO Executive Officer, unless otherwise directed. The Contractor shall not receive a Notice to Proceed with the work under the Agreement until it has obtained all insurance required and such insurance has been approved by LAFCO Executive Officer. This approval of insurance shall neither relieve nor decrease the liability of the Contractor.

B. Qualifying Insurers

All coverages, except surety, shall be issued by companies which hold a current policyholder's alphabetic and financial size category rating of not less than A- V, according to the current Best's Key Rating Guide or a company of equal financial stability that is approved by the LAFCO Executive Officer.

C. Notice of Cancellation

All coverage as required herein shall not be canceled or changed so as to no longer meet the specified insurance requirements without 30 days' prior written notice of such cancellation or change being delivered to the LAFCO Executive Officer.

D. Insurance Required

1. Commercial General Liability Insurance

Coverage at least as broad as Insurance Services Office (“ISO”) Form CG 00 01 covering commercial general liability on an “occurrence” basis, including products and completed operations, property damage, bodily injury and personal and

advertising injury with limits no less than $2,000,000.00 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

2. Automobile Liability Insurance

Coverage at least as broad as ISO Form Number CA 0001 covering, Code 1 (any auto), of if Contractor has no owned autos, Code 8 (hired) and 9 (non-owned), with limits no less than $1,000,000.00 combined single limit for bodily injury and property damage.

3 Workers' Compensation and Employer's Liability Insurance

Workers' Compensation Insurance as required by the State of California, with statutory limits, and Employer's Liability Insurance with limit of no less than $1,000,000.00 per accident for bodily injury or disease. *(Not required if Contractor provides written verification it has no employees)*

E. Special Provisions

The following provisions shall apply to this Agreement:

1. The foregoing requirements as to the types and limits of insurance coverage to be maintained by the Contractor and any approval of said insurance by the LAFCO Executive Officer or insurance consultant(s) are not intended to and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Contractor pursuant to this Agreement, including but not limited to the provisions concerning indemnification.

2. LAFCO acknowledges that some insurance requirements contained in this Agreement may be fulfilled by self-insurance on the part of the Contractor. However, this shall not in any way limit liabilities assumed by the Contractor under this Agreement. Any self-insurance shall be approved in writing by LAFCO upon satisfactory evidence of financial capacity. Contractors obligation hereunder may be satisfied in whole or in part by adequately funded self-insurance programs or self-insurance retentions.

3. Contractor's general liability and automobile liability policies shall be primary and shall not seek contribution from the LAFCO's coverage and be endorsed to add the LAFCO and its officers, officials, employees, and agents as additional insureds under such policies using Insurance Services Office form CG 20 10 (or equivalent) on the general liability policy.

4. Contractor hereby grants to LAFCO a waiver of any right to subrogation which any insurer of said Contractor may acquire against the LAFCO by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the LAFCO has received a waiver of subrogation endorsement from the insurer. The Workers' Compensation Policy shall be endorsed with a waiver of subrogation in favor of the LAFCO for all work performed by Contractor, its employees, agents and subcontractors.

5. Should any of the work under this Agreement be sublet, the Contractor shall require each of its subcontractors of any tier to carry the aforementioned coverages, or Contractor may insure subcontractors under its own policies.

6. LAFCO reserves the right to withhold payments to the Contractor in the event of material noncompliance with the insurance requirements outlined above.

F. Fidelity Bonds (Required only if contractor will be receiving advanced funds or payments)

Before receiving compensation under this Agreement, Contractor will furnish LAFCO with evidence that all officials, employees, and agents handling or having access to funds received or disbursed under this Agreement, or authorized to sign or countersign checks, are covered by a BLANKET FIDELITY BOND in an amount of AT LEAST fifteen percent (15%) of the maximum financial obligation of the LAFCO cited herein. If such bond is canceled or reduced, Contractor will notify LAFCO immediately, and LAFCO may withhold further payment to Contractor until proper coverage has been obtained. Failure to give such notice may be cause for termination of this Agreement, at the option of LAFCO.

ITEM # 7

SANTA CLARA LAFCO

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

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

Executive Officer
Neelima Palacherla

LAFCO MEETING: **October 7, 2026**

TO: **LAFCO**

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

SUBJECT: **RESULT OF THE PROTEST PROCEEDINGS FOR THE SANTA CLARA COUNTY CENTRAL FIRE PROTECTION DISTRICT ANNEXATION 2026**

FOR INFORMATION ONLY

LAFCO Approved Annexation to CCFD

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 Santa Clara County Central Fire Protection District (CCFD). The application includes annexation of the entire City of Los Altos to CCFD, and the addition of all lands located within the City of Los Altos' SOI to CCFD's SOI.

At a public hearing on June 3, 2026, the Commission approved the annexation proposal subject to terms and conditions, as specified in LAFCO Resolution 2026-01, effective January 1, 2027. The Commission directed EO Palacherla to conduct protest proceedings pursuant to GC §57000 whereby landowners and registered voters within the subject territory (i.e., within City of Los Altos) may file written protest to the Commission's approval.

Notice of Protest Proceeding

In compliance with State law, a Notice of Protest Hearing was posted on the LAFCO website and on the County Clerk's Notice Board on June 10, 2026; and published in the *San Jose Post Record* on June 12, 2026; and in the *Los Altos Town Crier* on June 17, 2026.

Staff created a dedicated LAFCO Protest Proceeding webpage designed to help landowners, registered voters, and other stakeholders understand the protest proceeding process. The webpage included instructions on how to file a timely written protest against the annexation and information/weblinks to the following: Notice of Protest Hearing, downloadable Protest Form, LAFCO Staff Report, and the approved Resolution for the annexation. The public hearing notice included a link to the LAFCO Protest Proceeding webpage.

Results of Protest Proceeding

On July 9, 2026, EO Palacherla conducted a public hearing to receive protests against the proposed annexation.

LAFCO received written protests in the mail as well as at the protest hearing. In total, LAFCO received 542 protests from landowners and 563 protests from registered voters. Following the conclusion of the protest hearing, LAFCO staff evaluated the protests and made the following determinations:

1. A total of 542 protests were submitted by landowners within the area. Assuming all 542 protests are valid, this represents less than 25% of landowners owning less than 25% of the assessed land value within the City of Los Altos.
2. A total of 563 protests were submitted by registered voters within the area. Assuming all 563 protests are valid, this represents less than 25% of the total number of registered voters residing within the City of Los Altos.

Based on these determinations and Government Code §57091, EO Palacherla ordered the change or organization without an election. On July 30, 2026, LAFCO staff recorded a Certificate of Completion (**Attachment A**) for the annexation. The annexation will be effective on January 1, 2027.

In the days leading up to the protest hearing, LAFCO received emails/letters (**Attachment B**) from City of Los Altos residents voicing opposition and raising various concerns about the proposed annexation. LAFCO staff also responded to email/phone inquiries and met in person with City residents to answer questions concerning the protest proceeding process.

ATTACHMENTS

Attachment A:	LAFCO Certificate of Completion: Santa Clara County Central Fire Protection District SOI Amendment and Annexation 2026, including the LAFCO Resolution No. 2026-01 and Executive Officer Determination and Order No. 2026-01
Attachment B:	Emails/Letters from Los Altos residents re. July 9, 2026 LAFCO Protest Hearing for Santa Clara County Central Fire Protection District SOI Amendment / Annexation 2026

ITEM # 7

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26030322

ITEM 7
Attachment A

Louis Chiaramonte
Santa Clara County - Clerk-Recorder
07/30/2026 10:03 AM

CONFORMED COPY

Copy of document recorded.
Has not been compared with original.

COPY

WHEN RECORDED, PLEASE **MAIL**
THIS TO:

LAFCO
777 N. First St., Suite 410
San Jose, CA 95112

CERTIFICATE OF COMPLETION:
SANTA CLARA COUNTY CENTRAL FIRE PROTECTION DISTRICT SOI AMENDMENT AND ANNEXATION 2026

DOCUMENT TITLE

SANTA CLARA LAFCO

Local Agency Formation Commission of Santa Clara County
777 North First Street
Suite 410
San Jose, CA 95112
SantaClaraLAFCO.org

Commissioners
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Helen Chapman
Betty Duong
Zach Hilton
Teresa O'Neill

Executive Officer
Neelima Palacherla

CERTIFICATE OF COMPLETION

I, Neelima Palacherla, Executive Officer of the Santa Clara County Local Agency Formation Commission, issue this Certificate of Completion pursuant to Government Code Sections 57200 and 57201.

The name of the district is **Santa Clara County Central Fire Protection District**.

The district is entirely located in Santa Clara County.

The proceedings completed are a Sphere of Influence (SOI) amendment for the Santa Clara County Central Fire Protection District (CCFD) and a change of organization which includes an **ANNEXATION** to CCFD. The Resolution, along with the map showing the boundaries of the SOI amendment and annexation, is appended hereto.

The title of the proceeding is: **Santa Clara County Central Fire Protection District Sphere of Influence Amendment and Annexation 2026**.

The change of organization was ordered subject to terms and conditions as noted in **LAFCO Resolution No. 2026-01**. **The effective date of the change of organization is January 1, 2027**.

The date of adoption of **LAFCO Resolution No. 2026-01** ordering the SOI amendment and annexation is **06/03/2026**.

I declare under the penalty of perjury in the State of California that the foregoing is true and correct.

Dated: 7/29/26

npalacherla

Neelima Palacherla, Executive Officer
LAFCO of Santa Clara County

Attachments: LAFCO Resolution No. 2026-01 with Exhibit A (Map of Annexation / SOI Amendment Boundaries) and Exhibit B (Sphere of Influence Determinations); and EO Determination & Order No. 2026-01.

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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.

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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: KAMEI, BEALL, CHAPMAN, LEE, TRUMBULL, TURNER

NOES: None

ABSENT: ARENAS, KISHIMOTO

ABSTAIN: None

DocuSigned by:
Rosemary Kamei
F33AEF9C84CC498...

Rosemary Kamei, Chairperson
LAFCO of Santa Clara County

ATTEST:

DocuSigned by:
Sonia Humphrey
7B34D12E6BC6412...

Sonia Humphrey, LAFCO Clerk

APPROVED AS TO FORM:

Signed by:
Malathy Subramanian
0BF2DA8CFE254DA...

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

CERTIFICATION

This is to certify that this document is a true and correct copy of the original.

Emmanuel Abello 6/30/2026
LAFCO Analyst

Exhibit A

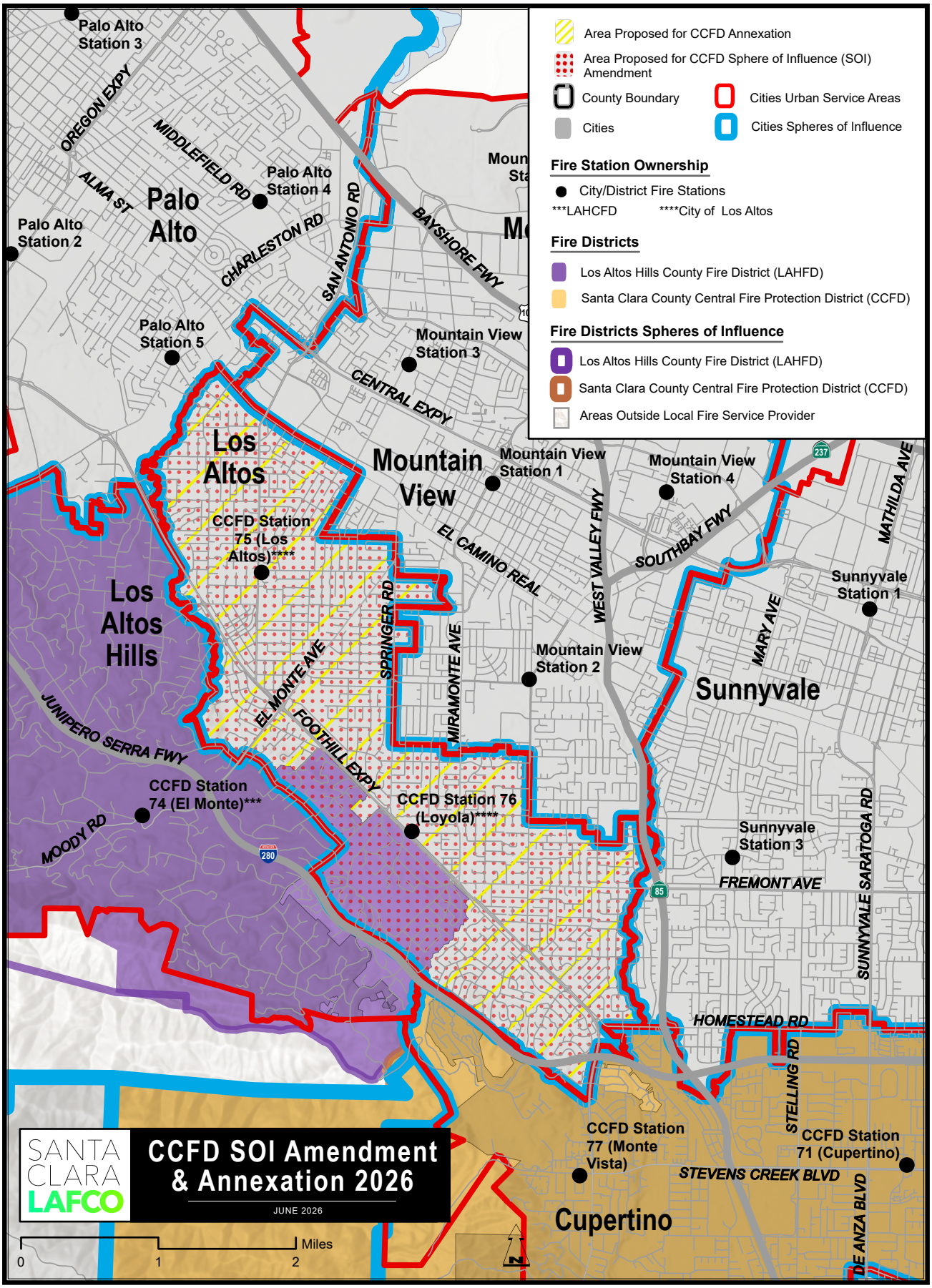
Area Proposed for CCFD Annexation
Area Proposed for CCFD Sphere of Influence (SOI) Amendment
County Boundary
Cities
Cities Urban Service Areas
Cities Spheres of Influence
Fire Station Ownership
City/District Fire Stations
***LAHCFD
****City of Los Altos
Fire Districts
Los Altos Hills County Fire District (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
Palo Alto Station 3
Palo Alto Station 4
Palo Alto Station 2
Palo Alto Station 5
Palo Alto
Mountain View Station 3
Mountain View Station 1
Mountain View Station 4
Mountain View Station 2
Mountain View
Los Altos
Los Altos Hills
CCFD Station 75 (Los Altos)****
CCFD Station 74 (El Monte)***
CCFD Station 76 (Loyola)****
Sunnyvale Station 1
Sunnyvale Station 3
Sunnyvale
CCFD Station 77 (Monte Vista)
CCFD Station 71 (Cupertino)
Cupertino
OREGON EXPY
MIDDLEFIELD RD
ALMA ST
CHARLESTON RD
SAN ANTONIO RD
BAYSHORE FWY
CENTRAL EXPY
EL CAMINO REAL
WEST VALLEY FWY
SOUTHBAY FWY
MATHILDA AVE
MARY AVE
SPRINGER RD
MIRAMONTE AVE
EL MONTE AVE
FOOTHILL EXPY
JUNIPERO SERRA FWY
MOODY RD
FREMONT AVE
SARATOGA RD
SUNNYVALE
HOMESTEAD RD
STELLING RD
STEVENS CREEK BLVD
DE ANZA BLVD
SANTA CLARA LAFCO
CCFD SOI Amendment & Annexation 2026
JUNE 2026
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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.

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Executive Officer
Neelima Palacherla

EXECUTIVE OFFICER DETERMINATION AND ORDER NO. 2026-01

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

DETERMINATION OF THE EXECUTIVE OFFICER
OF THE LOCAL AGENCY FORMATION COMMISSION ORDERING THE ANNEXATION OF THE CITY OF LOS ALTOS TO THE SANTA CLARA COUNTY CENTRAL FIRE PROTECTION DISTRICT

1. This action is taken pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (Government Code Section 56000 et seq.) and the policies of the Local Agency Formation Commission of Santa Clara County (hereafter Commission).
2. The annexation was initiated by Los Altos City Council Resolution No. 2026-18.
3. On June 3, 2026, the Commission, following a noticed public hearing, adopted LAFCO Resolution No. 2026-01 making determinations and approving the annexation proposal subject to terms and conditions.
4. Acting on authority delegated by the Commission, on June 3, 2026, I conducted a noticed public hearing to receive protests against the proposed annexation and, following the conclusion of the hearing, have made the following determinations:
   a. A total of 563 protests were submitted by registered voters within the City of Los Altos. Assuming all 563 protests are valid, this represents less than 25% of the total number of registered voters residing within the area.
   b. A total of 542 protests were submitted by landowners within the City of Los Altos. Assuming all 542 protests are valid, this represents less than 25% of landowners owning less than 25% of the assessed land value within the area.
5. Based on the determinations above and Government Code §57091, I hereby order the annexation without an election.

This order is made on July29, 2026.

npalacherla

Neelima Palacherla, Executive Officer
Local Agency Formation Commission of Santa Clara County

ITEM 7
Attachment B

RE: Request to Review:

Santa Clara County Central Fire Protection District Sphere of Influence Amendment/ Annexation 2026" and City of Los Altos Transfer of Land Ownership

To Santa Clara County Local Agency Formation Commission (LAFCO),

As Los Altos voters, we respectfully requests that LAFCO review and reconsider the proposed transfer of city-owned fire station land and assets from the City of Los Altos to the Santa Clara County Central Fire Protection District (CCFD) as part of the proposed annexation of Los Altos fire services.

The annexation was approved on June 3, 2026 by LAFCO, but raises significant concerns regarding fiduciary duty, unjust enrichment, lack of transparency, inadequate public process, and the potential disposal of valuable public assets without fair consideration or proper public oversight.

The City of Los Altos authorized ownership transfer of two city-owned fire station properties to CCFD without a public hearing, with no competitive bidding, with no demonstrated fair market valuation or compensation analysis, and with no binding obligation that the properties will continue to serve Los Altos residents in perpetuity.

Key concerns include the following:

1. Los Altos City Council authorized the real property transfer on April 28, 2026 on a Consent Calendar with no public discussion regarding the details of the real property transfer of 10 Almond Avenue and 765 Fremont Avenue. At the same meeting, on Consent, the properties were deemed Surplus Land. The Los Altos City Council has not held a public hearing specifically addressing the Surplus Land designation or the permanent transfer of the City's fire station facilities and land to CCFD. Residents have not been provided a meaningful opportunity to evaluate or comment on the loss of these public assets.
    a. The City held five public meetings on the potential annexation, but never provided details of the transfer of land ownership.
    b. As community outreach, the City is hosting four public Q&A sessions together with CCFD, all of which take place <u>after</u> Council authorization and LAFCO approval of the land transfer

2. No appraisal or independent fair market valuation of the fire station properties had been presented to the public.

3. Improvements to the both fire stations are part of the adopted Los Altos 5-year CIP Budget. No review was conducted by the Financial Commission prior to City Council's action to transfer land.

4. No review was conducted by the Planning Commission to determine nexus with the Los Altos General Plan for land use change or disposition prior to City Council's action to designate land Surplus Land and transfer land.

5. Los Altos City Council did not seek competitive bids for fire services from other fire service agencies that serve the region. Council, therefore, did not provide a public-reviewed analysis of alternative fire service models and options that did not include land ownership transfer.

6. CCFD and the City of Los Altos have represented the fire station facilities as in a state of deferred maintenance and without value, while simultaneously acknowledging that the facilities remain functional and capable of continued operation. These conflicting statements are not substantiated with data. City staff have cited projected repair costs ranging from roof repairs to estimates approaching $50 million, yet no comprehensive engineering assessment or repair study had been publicly provided.

7. The LAFCO Staff Report for June 3, 2026 includes only one mention of the real property transfer in Conclusion (p12): "The City will transfer its two fire stations to the CCFD and make lump-sum payment to offset deferred maintenance."

8. With annexation approval, CCFD has no contractual obligation to improve, maintain, or preserve the fire stations. CCFD also retains the authority to reduce staffing levels, close stations, or sell the properties. There is no requirement that CCFD return the land to the City of Los Altos under any circumstance, including failure to provide acceptable service.

9. With annexation approval, decisions regarding the fire stations and associated land will no longer be made by the Los Altos City Council or Los Altos residents. Instead, future decisions are under the jurisdiction of the SCCFPD Board of Supervisors and Santa Clara County, and certain future property decisions may not even require public meetings.

10. CCFD has indicated that land, once owned by CCFD, will be used by County Fire as collateral for future bonds or financing. Los Altos residents permanently lose valuable city-owned assets while CCFD gains financial leverage and borrowing capacity from those assets without compensation to the City.

11. The City has provided questionable justifications citing only "long-term stability and financial sustainability without the need for contract negotiation" while also suggesting the land transfer is tied to a proposed Police Station project. This raises legitimate public concerns regarding whether the City intentionally deferred fire station maintenance in order to justify disposing of public assets.

12. CCFD data indicates that land transfers are not standard practice or necessary for annexation arrangements. CCFD reportedly owns only six of the nineteen stations it currently operates. Furthermore, regional coordination of fire services already exists independent of annexation or station ownership, undermining City claims that property transfer is necessary for public safety coordination.

13. The fire services-related portion of Los Altos property tax revenue are also permanently transferred to CCFD, while the City simultaneously loses ownership and control of the station properties.

14. County Fire is projected to experience an estimated $7.5 million funding gap during the first 12 years following annexation while relying on continued increase in Los Altos property values. Los Altos residents bear the burden of both uncertainties.

Given these facts, we respectfully request that LAFCO review and make pubic comment on the following as to whether or not:

- the proposed transaction constitutes an improper transfer of public assets;
- the City has fulfilled its fiduciary obligations to taxpayers;
- adequate public notice and transparency requirements have been met;
- the transaction could result in unjust enrichment to CCFD at the expense of Los Altos residents; and
- additional safeguards, appraisals, public hearings, or voter approval should be required before any transfer of city-owned land occurs.

The residents of Los Altos deserve transparency, accountability, and full public discussion before permanently surrendering valuable city-owned assets and local control.

Thank you for your attention and careful conisderation.

Sincerely,

Lynette Lee Eng, Former Los Altos Mayor

Maria Bautista, Former Los Altos PARC Commissioner

From:	Lynette L
To:	LAFCO; Abello, Emmanuel
Subject:	[EXTERNAL] Request to Extend the Protest Period for the Proposed Annexation of the Los Altos Fire Station Properties
Date:	Wednesday, July 8, 2026 10:49:29 PM

Dear Chair and Honorable Members of the Santa Clara Local Agency Formation Commission:

We respectfully request that the Commission exercise any procedural discretion available under the Cortese-Knox-Hertzberg Local Government Reorganization Act to extend or continue the protest period for the proposed annexation of the Los Altos Fire Station properties.

This request is made in the interest of fairness, transparency, meaningful public participation, and maintaining public confidence in the Commission's proceedings. It is not intended to challenge the integrity of LAFCO or its staff. Rather, it reflects the sincere desire of many residents to better understand a proposal that will have lasting consequences for the City of Los Altos and its publicly owned assets.

Many residents have only recently become aware of the significance of the proposed annexation, the transfer of the City's fire station properties, and the statutory protest process. A significant reason for this delayed awareness is that the Los Altos City Council approved the transfer of the fire station properties during its April 28, 2026 meeting as part of the Consent Calendar, without separate discussion or deliberation. As a result, many residents did not recognize the significance of the proposed transfer until after the Council's action and the commencement of the LAFCO protest proceeding. For many members of the community, this protest period represents the first meaningful opportunity to understand the proposal and participate in the decision-making process.

Unlike many routine jurisdictional changes, this proposal involves the transfer of publicly owned land and fire station facilities that have served Los Altos residents for decades. These properties are valuable public assets held in trust for the benefit of the community. Decisions involving the transfer of public assets deserve the highest degree of transparency, public engagement, and public confidence. Providing additional time would help ensure that residents have a meaningful opportunity to understand the proposal and its long-term implications before the protest period concludes.

Fundamental principles of due process support providing meaningful notice and a reasonable opportunity for affected individuals to participate before significant governmental actions become final. While we recognize that the Commission is required to administer the protest proceeding in accordance with state law, extending the protest period where substantial public interest and recent public awareness exist would further these principles and reinforce the Commission's commitment to an open, transparent, and inclusive process.

California has long recognized the importance of meaningful public participation in governmental decision-making. Although the protest procedures are established by statute, we respectfully submit that, where procedural discretion exists, it should be exercised in a manner that maximizes public understanding and participation. Providing additional time would not alter the statutory protest thresholds or prejudice any interested party. Instead, it would provide residents with a fair opportunity to review the proposal, ask questions, and make informed decisions regarding their protest rights.

Importantly, granting an extension would not prejudice the City of Los Altos, the Santa Clara County Central Fire Protection District, or any affected property owner. Rather, it would simply provide additional time for the community to become informed about a proposal involving publicly owned land and facilities held in trust for current and future generations. Where no party is materially disadvantaged by allowing additional time, the interests of fairness and public confidence weigh strongly in favor of extending the protest period.

While the circumstances leading to the annexation proposal originated with the applicant agencies, the Commission has an independent responsibility to administer a protest proceeding that is fair, transparent, and inspires public confidence. This request is not intended to revisit or challenge the actions taken by the Los Altos City Council. Instead, it respectfully asks the Commission to exercise its independent judgment in determining whether additional

time is appropriate to ensure that the public has a meaningful opportunity to understand the proposal and exercise its statutory rights before the protest period closes.

An extension would enhance public confidence regardless of the ultimate outcome. Whether the annexation ultimately proceeds or not, the community will have greater trust in the process if residents believe they were afforded sufficient time to understand the proposal and participate in an informed manner. Public confidence is especially important where the decision concerns the future ownership, stewardship, and governance of valuable public assets.
Our request is driven by the desire for an informed process, not opposition to LAFCO's administration. We appreciate the professionalism and dedication of the Commission and its staff and recognize the responsibility of administering proceedings established by state law. We simply ask that the Commission consider whether, under these unique circumstances, additional time would better serve the interests of fairness, transparency, meaningful public participation, and public confidence.

For these reasons, we respectfully request that the Commission exercise any available procedural discretion under the Cortese-Knox-Hertzberg Local Government Reorganization Act to extend or continue the protest period, or take any other action authorized by law that would provide affected property owners and the community with additional time to become informed and meaningfully participate in this important public decision.

Thank you for your thoughtful consideration of this request and for your continued service to the residents of Santa Clara County.

Respectfully submitted,
Lynette Lee Eng

On behalf of concerned community members

July 9, 2026

Santa Clara Local Agency Formation Commission

70 West Hedding Street, 11th Floor

San José, California 95110

RE: LAFCO Protest Hearing July 9, 2026: Request to Address Advocacy and Accuracy of Public Information During the Los Altos Annexation Protest Period

Dear Chair and Members of the Commission:

In advance of the July 9, 2026 protest hearing on the proposed annexation of the City of Los Altos into the Santa Clara County Central Fire Protection District, we ask the Commission to address the June 17, 2026 joint statement issued by Los Altos Mayor Sally Meadows and Santa Clara County Fire Chief Suwanna Kerdkaew. On the record before the hearing concludes, LAFCO should review the accuracy of the statement claims and the impact of the joint statement on the integrity of the statutory protest process, and determine whether an extended protest period, or a vote, is warranted.

During the active protest period, the statement was published as an official City News Flash through the City's taxpayer-funded communications infrastructure jointly by the City and the Fire District that stands to benefit from the annexation and the fire station properties. The statement was also published in the Los Altos Town Crier [June 24, 2026 p 8] and appeared on the City's Nextdoor account.

Our concern is twofold: (1) government resources/city funds were used to advocate for the annexation at the time voters and landowners were deciding whether to exercise statutory protest rights, and (2) the statement makes categorical, unsupported assurances about permanent property protection, guaranteed future coverage, and financial fairness; these are the very issues of public concern.

- **The June 17 Statement Is Advocacy, Not Neutral Public Information**

The statement does not report the City Council's decision, describe LAFCO's action, or explain the public's protest rights. Instead, the Mayor and Fire Chief state they are "proud to stand together in support" of annexation, call it a "critical step" and a "true collaborative success," and assert that it "locks in" permanent fire protection on "fair financial terms." It further asserts,

categorically, that the station properties are “fully protected,” “completely insulated” from housing or commercial development, and “permanently committed” to public safety, and that “there is no future scenario in which Los Altos will receive less coverage.”

The concern here is that the City and the Fire District jointly used official communications infrastructure to promote a pending reorganization during the statutory window in which the public decides whether or not to protest it.

- **The Protest Period Is an Outcome-Determinative Statutory Proceeding**

The Cortese-Knox-Hertzberg Act makes the protest period a formal, consequential stage of the annexation proceeding, not an advisory comment period. Government Code section 57051 gives registered voters and landowners the right to file protests. Section 57050 requires LAFCO to receive protests and evidence at the hearing, and permits withdrawal of a protest. Section 57052 requires LAFCO to tabulate the value of protests filed. Depending on the count, the annexation either proceeds without an election, proceeds to an election, or is terminated.

The June 17 statement was issued while a determination was being actively considered by voters and landowners, and while protests already filed remained subject to withdrawal. We are not contending the CKH Act bars all comments by affected officials during a protest proceeding, but our narrower point is that the City and the Fire District jointly used official government channels to publish persuasive advocacy during an outcome-determinative statutory process that LAFCO administers, and that the Commission has an institutional interest in the integrity of that process.

- **Categorical Claims That Require Verification Against the Operative Documents**

A. Property Protection

The statement calls the properties “fully protected,” “completely insulated” from other development, and “permanently committed” to public safety. LAFCO must identify what restrictions are actually recorded, whether they run with the land, who may enforce them, whether they can be amended or released, and what happens if a station is later relocated, consolidated, or declared unnecessary.

B. Right of First Refusal

A right of first refusal is not equivalent to continued ownership, a reversionary interest, or a fixed-price repurchase right; its value depends entirely on its terms. LAFCO must identify what triggers the right, how any repurchase price is set, whether it survives transfers between public agencies, and whether the City has any automatic right to recover the properties if fire station use ends. Without that detail, “fully protected” materially overstates what the City retains.

C. Guaranteed Service Coverage

The statement offers an “absolute assurance” that Los Altos will never receive less fire coverage. LAFCO must identify any enforceable provision in the Plan for Services or annexation agreement that guarantees this. If staffing, deployment, and resource allocation instead remain within the Fire District's ongoing discretion, the public record should say so plainly.

D. “Fair Financial Terms”

LAFCO must identify the findings and evidentiary basis for the “fair financial terms” assertion: the fair market value of the parcels and improvements, the consideration the City is receiving, the liabilities the Fire District is assuming, and whether an independent valuation supports the conclusion that the exchange is fair to Los Altos taxpayers.

E. Clarification on Jurisdictional Control

LAFCO must make clear the jurisdictional relationship between the Fire District and Santa Clara County. Mayor Meadows asserts that the fire district is a separate legal entity from Santa Clara County when in fact the City’s own Annexation FAQ states that the Santa Clara County Board of Supervisors “acts as the districts Board of Directors.”

The Statement Omits the Consequences It Should Disclose

The statement emphasizes relief from future maintenance and modernization costs, but not the corresponding loss of City ownership and control of strategically located city-owned land. It emphasizes a right of first refusal without saying whether repurchase would be at future market value or whether any reversionary interest exists. It promises permanent protection and guaranteed coverage without identifying the legal instruments that would make those promises enforceable. LAFCO must ensure the record distinguishes enforceable legal protections from policy expectations and undocumented intentions.

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We respectfully request that LAFCO, before concluding the July 9 proceeding:

1. Place this letter and the June 17 joint statement in the administrative record for the annexation and protest proceeding.
2. Review the statement's factual representations against the LAFCO resolution, Plan for Services, annexation agreement, and property-transfer instruments.
3. Identify, on the record, the legal basis for the claims that the properties are “fully protected,” “completely insulated,” and “permanently committed” to public safety.
4. Clarify the economic terms of the City's right of first refusal, including whether any reversionary interest or automatic recovery right exists.

5. Identify any enforceable provision supporting the claim that Los Altos can never receive less fire-service coverage.
6. Identify the valuation or financial analysis supporting the claim that the transaction is on "fair financial terms."
7. Determine whether the June 17 statement was prepared or distributed using City or Fire District staff time, consultants, or other public resources.

If any representation in the June 17 statement proves inaccurate or unsupported, LAFCO should require a prompt public correction through channels comparable to those used for the original statement. Further, LAFCO should restart the protest proceedings to ensure a fair process. A restart should allow for the inclusion of protests already submitted in addition to any submitted during the new protest period. The protest period should run for the maximum allowed 60 days in order to make most residents are aware of and informed about this major and irreversible decision.

Again, this letter questions whether the City and the district used official communications infrastructure to jointly promote the annexation transaction while voters and landowners exercise outcome-determinative statutory protest rights, particularly through categorical assurances about permanent land protection, future coverage, and financial fairness that may exceed what the operative documents actually guarantee. The integrity of the protest process depends on accurate information and genuine access to the annexation's actual terms.

We respectfully ask the Commission to address these matters on the record before concluding the July 9 hearing. We further request that LAFCO move to restart the protest period with a 60-day duration or put the matter on the November ballot.

Respectfully submitted,

Los Altos Residents

Jon Baer, Alice Mansell and Nancy Martin

July 9, 2026

Santa Clara Local Agency Formation Commission

70 West Hedding Street, 11th Floor

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Respectfully submitted,

Los Altos Residents

Jon Baer, Alice Mansell and Nancy Martin

ITEM # 8

SANTA CLARA LAFCO

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

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

Executive Officer
Neelima Palacherla

LAFCO MEETING: **October 7, 2026**

TO: **LAFCO**

FROM: **Neelima Palacherla, Executive Officer**
Dunia Noel, Asst. Executive Officer

SUBJECT: **UPDATE ON COUNTYWIDE WATER AND WASTEWATER SERVICE REVIEW**

STAFF RECOMMENDATION

1. Accept report and provide direction, as necessary.

COUNTYWIDE WATER AND WASTEWATER SERVICE REVIEW

The report provides a brief summary of the service review related work that has been completed over the last few months and the anticipated next steps.

THREE COMMUNITY MEETINGS HELD AND COMMUNITY SURVEY COMPLETE

Meeting Announcements and Getting the Word Out to the Community

In early May 2026, LAFCO staff designed the invitations/postcards for the three community meetings that LAFCO held on its Countywide Water and Wastewater Service Review. Invitations/postcards for Community Meeting #2 were provided in English and in Spanish to encourage broader community participation, consistent with LAFCO's public education and outreach goals.

LAFCO staff then emailed the invitations/postcards to the affected agencies and interested parties on the project email list and posted them on the LAFCO website and in certain local newspapers (i.e. Gilroy Dispatch and Morgan Hill Times).

In mid-May 2026, LAFCO staff requested and received a great deal of help from the Service Review Technical Advisory Committee (TAC) members, LAFCO Commissioners, partner agencies, and other local agencies in getting the word out about these meetings to their constituents and local communities. Meeting information was distributed through multiple agencies' websites, social media feeds (i.e. Nextdoor, Facebook, Instagram, X), direct email blasts and reminders to various subscriber lists, weekly newsletters, and community web calendars.

Community Meetings

On June 8, 2026, and June 9, 2026, LAFCO staff organized and held three Community Meetings on the Countywide Water and Wastewater Service Review which were co-hosted by and in partnership with other local water and wastewater service providers. Each meeting included similar content but was targeted to communities in different parts of the county:

- Community Meeting #1 (Sunnyvale, City Hall, for communities in north Santa Clara County)
- Community Meeting #2 (Morgan Hill City Hall, for communities in south Santa Clara County)
- Community Meeting #3 (Santa Clara Valley Water District Headquarters, for communities in San Jose and west Santa Clara County)

The meetings were an opportunity for the public and local agencies to learn more about LAFCO's Countywide Water and Wastewater Service Review and to provide input on water and sewer service in their community. At each meeting, attendees received a brief presentation on LAFCO and its service review program and a brief presentation on the Countywide Service Review, the project timeline/process, and how community members may provide feedback and comment on the project. Attendees were then given an opportunity to ask questions and share their thoughts. Spanish interpretation services were provided at Community Meeting #2, which was held in Morgan Hill, to allow for broader community participation.

Each meeting also included a presentation from Mike Potter, Community Outreach Program Supervisor for the Santa Clara Valley Water District, on the county's overall water system, including its history, different water sources and uses; and the District's conservation programs for homes and landscapes and other available community resources. We thank Mr. Potter and the District for their participation.

Although the three meetings were well advertised across the county, attendance was limited at all three meetings. Community Meeting #1 consisted primarily of local agency staff who participated remotely and in-person. Community Meeting #2 consisted of primarily residents who participated remotely and in-person. Community Meeting #3 was canceled due to a lack of attendance at the meeting.

We thank TAC members and LAFCO Commissioners for their community and agency outreach efforts, active participation, and attendance at the meetings.

Input received at the meetings will be incorporated in the Service Review, as appropriate.

Very Limited Response to Community Survey on Water and Wastewater Service Released

In mid-May 2026, LAFCO staff released the online community survey on water and wastewater service on the LAFCO website. The purpose of the survey was to evaluate water and wastewater service in the local community. The

invitations/postcards for the three community meetings included information on how to take the survey, including a direct link to the survey. The survey, which is now closed, was provided in both English and Spanish to engage a broader section of the community.

The survey was officially open from mid-May 2026 to mid-June 2026, during which time only 48 responses were received. Results of the survey will be considered in the service review, as appropriate.

TECHNICAL ADVISORY COMMITTEE (TAC) MEETING #2

The Technical Advisory Committee (TAC) for LAFCO's Countywide Water and Wastewater Service Review held its second meeting on June 22, 2026. At the meeting the TAC continued its prior discussion on the proposed evaluation criteria for the required service review determinations and recommended specific changes to the criteria to provide greater clarity and to utilize a consistent set of data points. These changes have been incorporated into the final criteria.

The TAC also received an update on the data collection process, including information on the service providers that have not yet responded to LAFCO's data request, including those agencies that remain non-responsive in spite of multiple attempts to reach them by email and phone (i.e. Lake Canyon Community Services District and Lions Gate Community Services District).

The TAC also received an update on the initial community meetings that were held in early June and the community survey, as discussed in greater detail above.

TAC meetings are open to the public and LAFCO staff provide meeting notices to affected agencies and individuals that have signed up to receive notifications about the Countywide Water and Wastewater Service Review.

DATA COLLECTION

In April 2026, LAFCO's consultant for the project, RSG, began their data collection process which will result in the creation of a service provider validated profile for each agency. This process continued through the summer months and included LAFCO staff attending RSG's interviews with affected agencies/departments to learn more about them, build and foster relationships, and inquire about certain matters, as necessary.

NEXT STEPS

With data collection nearing completion, RSG has begun preparing draft profiles for affected agencies. LAFCO staff will review and provide comments to RSG on the draft profiles as they become available. After which, RSG will send each affected agency their draft profile for verification. RSG will use the verified profiles to conduct their analysis and prepare preliminary findings for LAFCO staff's review. RSG will then present their preliminary findings at the next TAC meeting, before preparing the

Draft Report. Staff will continue to provide the Commission with updates on this project as it progresses.

ITEM # 9

SANTA CLARA LAFCO

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

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

Executive Officer
Neelima Palacherla

LAFCO MEETING: **October 7, 2026**

TO: **LAFCO**

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

SUBJECT: **SANTA CLARA COUNTY CENTRAL FIRE PROTECTION DISTRICT IMPLEMENTATION OF PLAN FOR SERVICES 2026 ANNUAL REPORT**

STAFF RECOMMENDATION

Accept report and provide direction, as necessary.

BACKGROUND

On April 2, 2025, LAFCO approved a reorganization of Santa Clara County Central Fire Protection District (CCFD) and the South Santa Clara County Fire Protection District (SCFD) that included dissolution of the SCFD, and concurrent annexation of its territory to the CCFD; and a Sphere of Influence (SOI) amendment for the CCFD to include the SCFD SOI, subject to terms and conditions as specified in LAFCO Resolution 2025-01.

The reorganization became effective on July 1, 2025.

The terms and conditions of the reorganization, as specified in LAFCO Resolution 2025-01, require CCFD to provide LAFCO annually and for the next 2 years, a written update on how the Plan for Services included with the LAFCO application is being implemented.

On July 24, 2026, CCFD provided its first annual report for LAFCO's consideration. Some key items implemented by CCFD following the reorganization include the following:

- CCFD has negotiated a two-party automatic aid agreement with the Gilroy Fire Department following termination by CALFIRE of the existing three-party automatic aid agreement governing emergency response into and out of the cities of Morgan Hill, Gilroy, and the area of the former South Santa Clara County Fire Protection District.
- CCFD has leased multiple buildings at Casa de Fruta and established a fully functional all-risk response fire station there. This station now provides

year-round fire suppression, rescue, emergency medical, and Advance Life Support response along the Highway 152 corridor and within the surrounding service area. This fills the service gap created by CAL FIRE's rejection of the County's request to continue the existing Amador Agreement at the Pacheco Pass Fire Station.

- CCFD established a temporary fire station at 10675 Vineyard Boulevard in Morgan Hill through a lease agreement, while they locate and secure a more permanent site.
- CCFD purchased property on Sycamore Avenue (former Camping World property) for future potential development of a training center and fleet/logistics center and are currently in the site planning phase.

For more details, please see report from CCFD (**Attachment A**).

Public Comment Received

Please see attached letter (**Attachment B**) from Allan Epstein, Los Altos Hills resident, requesting that CCFD provide fiscal information related to implementation of the Plan for Services.

ATTACHMENT

Attachment A:	CCFD on Implementation of Plan for Services 2026 Annual Report (covers July 1, 2025 through July 1, 2026)
Attachment B:	Public Comment Letter (October 3, 2026)

CCFD on Implementation of Plan for Services
2026 Annual Report

Prepared for:

LAFCO of Santa Clara County

Background

Update on Resolution No. 2025-01. Resolution of the Local Agency Formation Commission of Santa Clara County amending the sphere of influence (SOI) of the Santa Clara County Central Fire Protection District (CCFD aka SCCFD), dissolving the South Santa Clara County Fire Protection District (SCFD) and annexing its territory to CCFD. This resolution was registered as complete by the clerk recorder on 5/16/2025. As part of the terms and conditions requirement for Resolution No. 2025-01, CCFD is directed to provide annual written updates for two years on the implementation of CCFD's Plan for Services.

This report covers the time frame from July 1, 2025 through July 1, 2026.

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   - Governance – Board of Directors
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   - Fire Marshal/Fire Prevention Inspection Data: July 1, 2025 – June 30, 2026
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5. **Conclusion**

1. Update on the Items Identified in the Terms and Conditions

Successor Agency

Upon the effective date of the reorganization, the SCFD shall be dissolved, terminated, and all of its corporate powers shall cease. All rights, responsibilities, and functions of the SCFD will be transferred to CCFD, as the successor agency. CCFD, as successor agency to SCFD, shall function under and carry out all authorized duties and responsibilities assigned to a fire protection district as provided in the Health and Safety Code ((§13800 et seq.).

At 0800 hours on July 1, 2025, operational responsibility for fire and emergency services within the former South County Fire District (SCFD) service area formally transferred from the previous contract provider, CAL FIRE, to the Santa Clara County Central Fire Protection District (CCFD), consistent with the transition plan developed jointly by both agencies. The transfer was completed successfully, ensuring uninterrupted service delivery and operational readiness from four strategically located fire stations.

Of the four stations supporting service delivery, only the Masten Station was directly transferred to CCFD ownership and operation. Treehaven Station, located on the western edge of the city of Gilroy, continues to be occupied and operated by CCFD under a lease agreement with the City. To maintain service levels and eliminate potential coverage gaps, CCFD rapidly established and staffed two additional facilities: the temporary Vineyard Station in Morgan Hill and the Casa de Fruta Station along Highway 152, approximately three miles west of the Pacheco Pass State CAL FIRE station. Both facilities were developed and equipped to provide full all-risk emergency response capabilities.

Since assuming responsibility for service delivery, CCFD has made substantial progress in enhancing operational readiness, response capabilities, and infrastructure throughout the former SCFD service area. These efforts have included targeted fleet modernization initiatives, apparatus and equipment upgrades, facility repairs, deferred maintenance projects, and other infrastructure improvements designed to strengthen service reliability, firefighter safety, and long-term operational sustainability. Collectively, these investments have improved the department's ability to meet community expectations while positioning the organization for continued growth and service excellence in the south county area.

Revenue Transfer

Upon the effective date of the reorganization, CCFD shall levy, collect, track and administer all revenue, income, and previously authorized funds, charges, fees, assessments, and taxes currently in effect, levied, or collected by SCFD, including, but not limited to, property and other taxes.

Beginning July 1, 2025, CCFD assumed responsibility for the administration and receipt of all revenues, income, and previously authorized charges, taxes, and assessments collected by SCFD. This includes property taxes, mitigation impact fees, grant funding, mutual-aid deployment reimbursements, Emergency Medical Services Advanced Life Support first responder fees, and various other fiscal charges.

The first full fiscal year following the SCFD reorganization into CCFD concluded on June 30, 2026. Financial statements for this period, which are currently being prepared, will offer the initial formal assessment of the reorganization's fiscal impact.

Transfer of Assets & Liabilities

Upon the effective date of the reorganization, all assets and liabilities, including but not limited to debts, obligations, equipment, facilities, property, cash, fund balances or other fiscal matters of SCFD shall become the assets and liabilities of CCFD.

Effective July 1, 2025, CCFD became the successor agency to SCFD, taking control of all former SCFD assets and liabilities. These acquisitions include the Masten Station real property, equipment, and various vehicles or apparatus with an approximate value of $1.2 million. Additionally, CCFD assumed all former obligations, outstanding debts, cash holdings, fund balances, and related fiscal items.

As of June 30, 2026 CCFD has eliminated SCFD's long-term debt obligations and consolidated insurance policies to provide comprehensive coverage for both SCFD and CCFD, including general liability, automobile liability and physical damage, property damage, and public officials' errors and omissions liability.

Successor Agency Revenue Sources

CCFD, as successor agency, will continue to be financed through property taxes, benefit assessments, special assessments and taxes, fees and charges, and all other revenue currently in effect and being collected by CCFD and SCFD. Until otherwise determined by the CCFD Board of Directors, pursuant to GC §56886(t), any previously authorized charge, fee, assessment, or tax within the SCFD territory shall be extended or continued by CCFD, as successor agency.

When CCFD became the successor agency to SCFD on July 1, 2025, it assumed control over all revenue streams formerly managed by SCFD, primarily comprised of property taxes, but also including fire mitigation impact fees. The fire mitigation impact fees were originally established by SCFD to fund essential fire protection services for new developments. These fees are regulated by the Mitigation Fee Act (Government Code. 66000 et seq.) and County Ordinance Code Division C19.

To ensure the uninterrupted collection of mitigation fees across the previous SCFD jurisdiction—encompassing San Martin and the unincorporated regions adjacent to Morgan Hill and Gilroy—CCFD created Service Zone 4 on April 22, 2025. These funds

are managed within a specific special revenue account, which mandates that spending be restricted to eligible capital projects benefiting fire protection services in Zone 4. Through this dedicated fiscal management, CCFD guarantees that these assets are used solely for authorized capital improvements within the Service Zone 4 boundaries.

Governance – Board of Directors

The total composition of the CCFD Board of Directors will remain the same.

The Santa Clara County Central Fire Protection District (CCFD aka SCCFD) derives its authority from the California Health and Safety Code, Division 12, Part 2.7, known as the Fire Protection District Law of 1987 (Bergeson Fire District Law). Governance of the District is provided by the Santa Clara County Board of Supervisors, which serves as the District's Board of Directors. Accordingly, CCFD is classified as a dependent special district.

The July 1, 2025, transition of fire and emergency service responsibilities within the former South County Fire District service area did not result in any changes to the District's governance structure, reporting relationships, or organizational authority. CCFD remains a dependent fire protection district, and the Santa Clara County Board of Supervisors continues to serve as the District's Board of Directors, providing policy direction, fiscal oversight, and governance consistent with its statutory authority.

Use of Funds

CCFD will ensure that all funds derived from the territory of the former SCFD are accounted for and expended for the provision of fire services within the reorganized CCFD in compliance with all applicable measures, ordinances, statues and regulations of CCFD.

Effective July 1, 2025, CCFD assumed control of SCFD's funds, managing and spending them to provide fire services within the newly reorganized CCFD in compliance with all applicable regulations.

Following the dissolution of SCFD on July 1, 2025, CCFD prepared, coordinated and managed the Fiscal Year 2025 (FY 2025) financial audit, for the period of July 1, 2024, to June 30, 2025. The FY 2025 audit was organized, prepared, and managed in accordance with Generally Accepted Accounting Principles (GAAP) and in compliance with Government Code 26909. CCFD also fulfilled the requirements of Government Code 53891 by completing the Special District Financial Transaction Report. Although SCFD's external auditors delivered a clean, unmodified opinion on the FY 2025 financial statements, the Management Report and Required Communications highlighted a continuous deficiency in SCFD's financial oversight and GAAP expertise, which caused the following issues:

- A lack of formal close processes and balance sheet reconciliations, causing frequent misclassifications, inappropriate balances, and extensive audit adjustments.

- No personnel taking full responsibility for GAAP reporting, including a failure to implement a recent Governmental Accounting Standards Board pronouncements (GASB) lease pronouncement.

- A majority of sampled credit card charges lacked supporting receipts.

These oversight deficiencies will be resolved as CCFD incorporates financial reporting for SCFD into its own established, compliant reporting system starting July 1, 2025. Backed by comprehensive GAAP expertise, CCFD has been awarded the Government Finance Officers' Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting for eleven straight years. Copies of the complete SCFD Fiscal Year 2025 financial audit reports can be reviewed at CCFD Headquarters.

Plan for Services

Upon the effective date of the reorganization, CCFD as the successor agency shall serve the dissolved SCFD service territory through implementation of the Plan for Services until and unless it is determined by the CCFD Board of Directors that fiscal or service requirements justify changes to the Plan for Services.

The Plan for Service, as submitted as part of the application for dissolution of SCFD and annexation of the territory into CCFD, was implemented as written. Any augmentations and improvements are also identified below.

- Assumption of all-risk, all-hazards emergency response, emergency medical response inclusive of Advanced Life Support (ALS) capabilities, dispatching services, fire prevention services, community education services, and emergency management within the expanded CCFD service area.

- Fire services were maintained or improved response times and service levels were achieved with Santa Clara County Communications playing a vital role as they provided a new updated Computer Aided Dispatch (CAD) system that went live in September 2023, as well as Automatic Vehicle Location (AVL) capabilities within that CAD system.

- Santa Clara County Fire Department provided all-hazards all-risk protection and Advanced Life Support (ALS) first responder fire and EMS services from the existing Masten Fire Station owned by the fire district and the Treehaven Fire Station located in the city of Gilroy, and serving both the city and adjacent unincorporated communities through a lease agreement for the station facility.

The evaluation and implementation of fire and emergency response services from two new strategically located facilities within the reorganized Santa Clara County Central Fire Protection District (CCFD) were undertaken to ensure compliance with the then existing no-cost automatic aid agreements, including the automatic aid agreement with the City of Morgan Hill, while maintaining comparable levels of service and response performance throughout the expanded fire district.

The operational alternative plan that was implemented also addressed the service delivery gap created by the non-renewal of the Amador Agreement with the County of Santa Clara. Through the deployment of resources from existing and newly established station locations, CCFD implemented a service delivery model designed to preserve emergency response capabilities, maintain operational readiness, and support continued partnership with regional automatic aid commitments.

- Vineyard Fire Station: As an interim measure to ensure uninterrupted emergency response coverage within the reorganized District, CCFD established a temporary fire station at 10675 Vineyard Boulevard, Suite C, in Morgan Hill through a license agreement with the County of Santa Clara through the end of March 2029, with a potential for a lease extension if needed. Significant improvements and modifications were completed to transform portions of the commercial building into a fully functional fire station, replicating the operational, residential, and support amenities typically found in a modern fire service facility. The station provides strategically located all-risk response capabilities that support service delivery within the expanded District and surrounding areas.

  Recognizing the importance of a long-term solution, CCFD is actively evaluating opportunities for a permanent fire station within the service area. Discussions are underway with a property owner regarding either a long-term land lease or property acquisition, and the feasibility of constructing a permanent station that would further enhance operational effectiveness, firefighter safety, and community service capabilities.

  Following the reorganization of the CCFD, the fire service provider for the City of Morgan Hill (CALFIRE) terminated the existing three-party automatic aid agreement governing emergency response into and out of the cities of Morgan Hill, Gilroy, and the area of the former SCFD. While this decision altered the historical deployment model within the region, CCFD remains committed to regional cooperation and continues to support the development, renewal, or establishment of mutually beneficial response agreements and has successfully negotiated a two-party automatic aid agreement with the Gilroy Fire Department. Santa Clara County Central Fire Protection District remains open to collaborative partnerships that leverage available fire and emergency resources, like the former three-party agreement, which would improve operational efficiency, and enhance service delivery throughout the affected geographic area. Such agreements would promote a more cohesive regional response system and maximize the

effectiveness of limited public safety resources for the benefit of all communities served.

- Casa de Fruta Fire Station: The County of Santa Clara had anticipated continuing year-round fire protection and Advanced Life Support (ALS) emergency medical response coverage within the Highway 152 corridor through a Cooperative Agreement with CAL FIRE under the Amador Program. Authorized by California Public Resources Code Section 4144, Amador Agreements allow local governments to contract with CAL FIRE for year-round fire protection services from stations that would otherwise be staffed only during the declared fire season. The County Administration requested continuation of this service model; however, CAL FIRE formally rejected this request.

  In response to the resulting service gap, CCFD rapidly developed and implemented an alternative service delivery strategy outlined in the plan for service, to ensure continued fire, rescue, and ALS emergency medical coverage for residents, businesses, and the significant commuter and traveling public utilizing the Highway 152 corridor. CCFD secured a lease for multiple buildings located on the Casa de Fruta property, approximately three miles west of the CAL FIRE Pacheco Pass State Fire Station. CCFD completed substantial facility improvements and modifications to support emergency response operations and established a fully functional all-risk response fire station.

  The Casa de Fruta Station provides year-round fire suppression, rescue, emergency medical, and ALS response capabilities along the Highway 152 corridor and within the surrounding service area. Since its establishment, the station has maintained uninterrupted operational readiness and continues to provide critical emergency services throughout the year.

  Historically, CAL FIRE maintained a year-round staffed response resource at the Pacheco Pass Fire Station along the Highway 152 corridor. In late 2025, CAL FIRE elected to relocate this resource during the non-fire season, resulting in the station not being staffed year-round. Consequently, the Casa de Fruta Fire Station became the sole year-round all-risk Fire, Rescue, and Advanced Life Support (ALS) response resource serving the Highway 152 corridor within Santa Clara County, providing coverage from its location eastward to the county boundary. This includes unprotected areas of the County with no designated fire protection provider or services which are outside of the CCFD jurisdiction.

  This change significantly increased the importance of the Casa de Fruta Fire Station in maintaining emergency response capabilities along this critical transportation corridor. The station now serves as the primary year-round response resource for fire suppression, rescue incidents, medical emergencies, and other all-hazard events occurring within the eastern portion of the Highway 152 corridor.

The District's proactive response to the loss of the anticipated Amador Agreement demonstrates its commitment to maintaining service continuity, protecting life and property, and ensuring reliable emergency response capabilities throughout the expanded service area. The establishment of the Casa de Fruta Station has strengthened regional preparedness and provided a sustainable operational solution to address both daily emergency response demands and seasonal fire protection needs.

Table 1: Summarizes all-year staffing for CCFD stations within the annexed region

Fire Station	Daily Staffing	Unit (Staffing model)	Additional Apparatus
Masten	4	Type 1 Engine 68 (ALS 3) Battalion Chief B68 (Chief Officer)	Water Tender 68 (Tandem) Utility U-68 UTV-68 (select call) Reserve B168 Reserve WT168 Reserve E168
Treehaven	3	Type 1 Engine 69 (ALS 3)	Water Tender 69 (Tandem) Type 3 Engine 369 Utility U-69 (select call)
Vineyard (Temporary)	3	Type 1 Engine 67 (ALS 3)	Type 6 Engine 667 (tandem vehicle)
Casa De Fruta	3	Type 3 Engine 370 (ALS 3)	Utility U-70 (tandem vehicle)
Total	13	*Type 3 and Type 6 engines have offroad capabilities	

Identification of Any Improvement or Upgrading of Structures, Roads, Other Infrastructure Improvements Within the Affected Territory

Fleet

A total of 3 fire engines, 1 water tender, and a utility vehicle were procured and put into service and improvements to three of the four fire facilities occurred over the past 12 months in the reorganized fire district territory.

Fire Stations and Facilities

All fire station facilities received updated modern signage (see pages 20-23) in January 2026. Primary radio “ring-down” systems were installed at all fire stations via fiber connections, with low earth orbit (LEO) satellite connectivity as a backup.

Vineyard Station (67)

- The Fire District is working diligently to procure a replacement site for a permanent fire station to replace this temporary fire station.
- Engine 67, a new type 1 structural firefighting engine capable of operating in the wildland-urban interface (WUI), was placed in service at Vineyard Fire Station in June 2026, serving the area around rural Morgan Hill.
- An all-season carport canopy was installed to house/protect E67.
- This fire station is not assigned to provide response coverage within the city of Morgan Hill for the area previously served by the CAL FIRE SCU Headquarters station. This response assignment is established at the request of the Morgan Hill Fire Department, which contracts with CAL FIRE for fire protection services.

Masten Station (68)

- Masten Fire station underwent significant station improvements (new flooring, improved dormitory space, etc.) and it was recently repainted.
- A new Water Tender 68 was placed into service at Masten Fire Station in November 2025, which brought the total to two water tenders in the south county area for the reorganized fire district.
- Masten Fire Station will receive a replacement Type 1 fire engine in July/August of 2026 that is newer and better suited for the response area, with capabilities for WUI firefighting and motor vehicle accidents on Highways 101 and 152.

Treehaven Station (69)

- Treehaven Fire Station received E369, a new, modern wildland firefighting Type 3 fire engine in June 2026 and a new modern structure firefighting Type 1 fire engine is anticipated to be delivered at the end of 2026/early 2027.

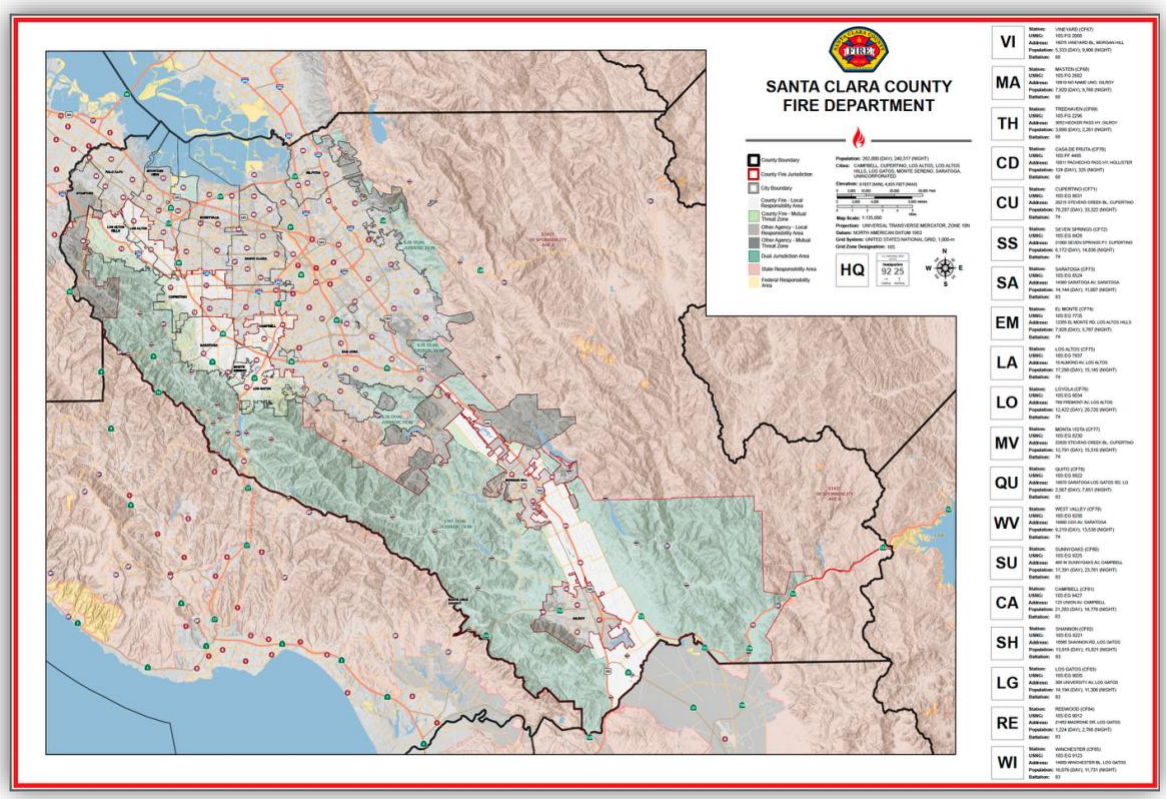
Casa de Fruta Station (70)

- Completed the addition of expanded crew quarters (Tank House Project).
- Replaced a wildland capable Type 3 fire engine at Casa de Fruta Station in April 2026 with the new unit capable of wildland firefighting and responding to motor vehicle accidents on Highway 152.
- Added a newer utility pickup (chase vehicle U-70) in September 2025 to enhance firefighter safety during freeway responses.
- Added a Butler Building to house E370, U-70, and serve to house fire fighter turnout personal protective equipment (PPE) storage.

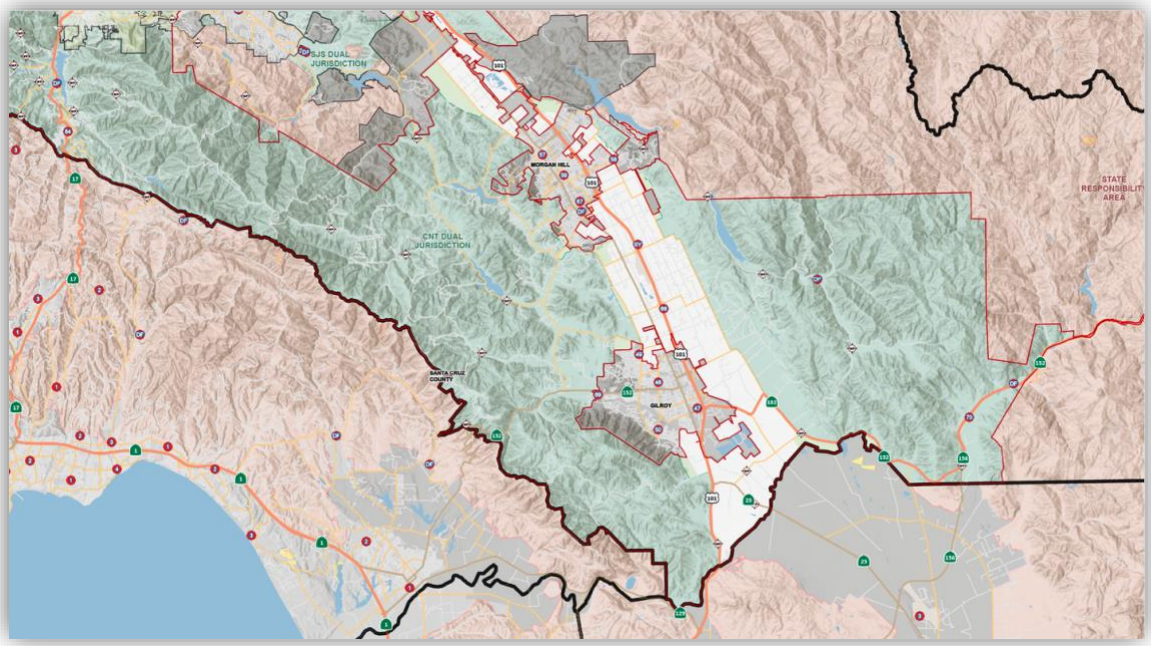
Sycamore Facility (10-acre site off of Hwy 101)

- Purchased (with Board approval) two 5-acre parcels for a total of 10 acres on Sycamore Avenue (former Camping World property, see photo page 24) for future potential development of a training center and fleet/logistics center; currently in the site planning phase.

2. Updated Map



Map Zoomed into the former South Santa Clara County Fire District



3. Positive Community Impact

Community Outreach: July 1, 2026 – June 30, 2026

Active Engagement in South County Events
- San Martin Lion's Club Pancake Breakfast
- San Martin Neighborhood Association Meeting

Citizen Recognition
- Pediatric Full Arrest Save – July 1, 2025

Events
- National Night Out – August 5, 2025
- Gilroy Rodeo (Masten/Engine Visit) – August 8, 2025
- California Trucking Association 2025 Truck Driver Appreciation Day (California Highway Patrol facility in San Martin) – September 9, 2025
- San Martin Food Truck Fly-In Event – November 1, 2025
- Hands-Only CPR Event – November 13, 2025
- Rucker Elementary School (Masten/Engine Visit) – December 3, 2025
- San Martin Home & School Club's Santa's Breakfast (Masten/Engine Visit) – December 12, 2025
- Vineyard Station Tour (Residents) – February 10, 2026
- St. Patrick's Day Pancake Breakfast – March 15, 2026
- San Martin Lion's Club Easter Event (Masten/Engine Visit) – April 5, 2026
- Community Wildfire Preparedness Workshop – May 2, 2026
- Hands-Only CPR Class – May 2, 2026
- Santa Clara County Youth Shoot Safety Event (Vineyard/Engine Visit) – May 3, 2026
- Sportsman Banquet (Access Check) – May 19, 2026
- Rucker Elementary School's Career Day (Masten/Engine Visit) – May 28, 2026
- Embark Behavioral Health, Vineyard Station Tour – June 13, 2026
- Svedal Midsummer Festival – June 20, 2026
- San Martin Gwinn Go Kids, Inc., Summer Camp program (Masten/Engine Visit) – June 22, 2026

Upcoming Events
- San Martin National Night Out – August 4, 2026
- SCC/San Martin Animal Shelter "Clear the Shelters" Event – August 29, 2026
- San Martin Food Truck Fly-In Event – October 17, 2026

Fuels Mitigation in South County Area
- May 11 – May 15, 2026
- May 18 – May 22, 2026

2026 Spring County Chipping Schedule						
Chipping Event	Event Dates	ChipperDay Zone	Zone Name	Registration Opens	Registration Closes	Capacity
1	April 13 - April 17	2	Cupertino	March 2	April 6	50
		3	Saratoga			
		4	Monte Sereno / Greenwood Ln. / Mountain Wy. / Bainter Ave. / Overlook Rd.			
2	April 20 - April 24	5	Montevina Rd.		April 13	25
		6	Beardsley / Black Rd. / Thompson / Gist Rd.			
		7	Brush Rd. / Hillside Dr. / Bear Creek Rd. / Chase Rd.			
		8	Idylwild Rd. / Oakmont / Wright Dr. / OSCH between Holy City			
3	April 27 - May 1	11	Chemekata Park		April 20	25
		12	Aldercroft Heights / Lupin Lodge / Soda Springs			
		13	Morrill Rd. / Cothran Rd. / Cathermola Rd. by Lake Elsman / Lago Lomita Wy.			
4	May 11 - May 15	22	Las Animas Rd. / Blue Ridge / Single Valley Rd. / North of Henry Coe		May 4	25
		23	San Jose East Foothills / Mt. Hamilton			
		14	Los Gatos Foothills / South Monte Sereno			
		10	Summit Rd. / Melody Ln. / Mt. Charlie Rd.			
5	May 18 - May 22	17	West Morgan Hill / Llagas - Uvas / Croy Rd. / Sveadal		May 11	35
		18	West Gilroy			
		19	East Gilroy			
		15	Loma Prieta / Loma Chiquita / Mt. Chual Spur / Cathermola Rd. East			
		20	Jackson Oaks / Holiday Lake Estates			
6	June 1 - June 5	1	Palo Alto		May 25	35
Depot 1 & 2	Work with RESA to set dates	9	Redwood Estates	N/A	N/A	N/A

South County Volunteers (Company 70)

Program Overview

Deputy Fire Chief Glass and Deputy Fire Chief Shumate conducted multiple meetings with Company 70 leadership to provide a comprehensive overview of the SCCFD Volunteer Program.

A recruitment meeting was held at the Masten Fire Station on July 16, 2025 to engage interested personnel

- 12 former Company 70 personnel signed the initial roster
- 9 personnel successfully joined the SCCFD Volunteer program

Current Personnel Status

The volunteer roster currently stands as follows:

- 6 Active Personnel: Actively serving as volunteer firefighters. This group includes:
  - 2 personnel with Firefighter I qualifications
  - 2 personnel qualified as driver/operators for the reserve water tender located at the Masten Fire Station

Additionally

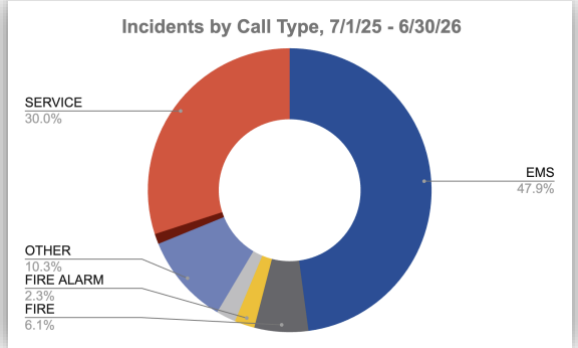
- One member is currently on leave: Temporarily inactive while attending paramedic school
- Two career transitions: Successfully transitioned into full-time, permanent fire service positions with other agencies
- One member failed to complete the mandatory SCCFD background check and was dropped from the program

Response Data: July 1, 2025 – June 30, 2026

Unique Incidents by Call Type

Zone 4 - July 1, 2025 - June 30, 2026

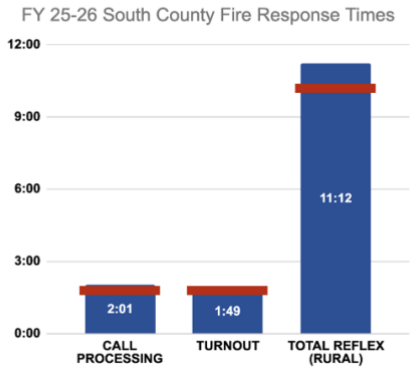
Call Type	Number of Calls	Percentage of Calls
EMS	1238	47.87%
FIRE	159	6.15%
FIRE ALARM	59	2.28%
HAZARDOUS CONDITION	58	2.24%
OTHER	266	10.29%
RESCUE	30	1.16%
SERVICE	776	30.01%
TOTAL CALLS	2586	100.00%



Fire Data

Average time for fire apparatus responding to fire emergencies in South County when first on scene

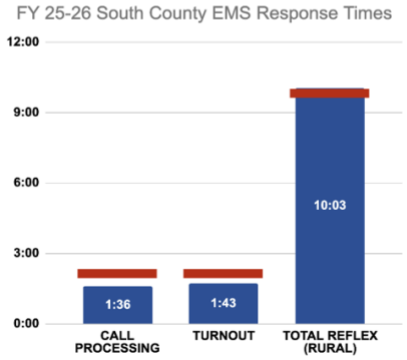
	Source: Policy 1003	Source: PSR (FIRESTATS)
	Time Standard	July 1, 2025 - June 30, 2026
CALL PROCESSING	2:00	2:01
TURNOUT	2:00	1:49
TOTAL REFLEX (RUAL)	9:30	11:12
NUMBER OF FIRE CALLS	159	



EMS Data

Average time for fire apparatus responding to fire emergencies in South County when first on scene

	Source: Policy 1003	Source: PSR (FIRESTATS)
	Time Standard	July 1, 2025 - June 30, 2026
CALL PROCESSING	2:00	1:36
TURNOUT	2:00	1:43
TOTAL REFLEX (RUAL)	9:30	10:03
NUMBER OF FIRE CALLS	1238	



Fire Marshal/Fire Prevention Inspection Data: July 1, 2025 – June 30, 2026
Since the reorganization, we have seen a significant increase in Fire and Life Safety inspection activity and engagement within these communities. SCCFD is pleased to report that we have completed 100% of the inspections identified by SCFD. Our team is now proactively canvassing these areas to identify additional businesses that may not have been included in the original records so they can be added to our inspection program.

Fire and Life Safety Inspections completed in unincorporated areas of:

- Gilroy: 122
- Morgan Hill: 60
- San Martin: 119
- Total Inspections Completed: 301

Fire Investigation/Arson Arrest Data: July 1, 2025 – June 30, 2026

Table 2: Fire Investigations Responded to by Our Duty Investigators

Station Area	Total Investigations	Classification	Pertinent Information
Vineyard	3	2 accidental 1 incendiary	N/A
Masten	12	7 accidental 4 undetermined 1 incendiary	1 arrest
Treehaven	5	1 accidental 2 undetermined 2 incendiary	1 arrest
Casa de Fruta	2	1 undetermined 1 incendiary	1 arrest

5. Conclusion

The reorganized Santa Clara County Central Fire Protection District (CCFD) provides stable local fire service to the community residing in the area, as well as to the over 150,000 commuters that travel through the southern end of the reorganized fire district daily, which includes the following:

- Improved response time and local resource availability
- Access to SCCFD'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 inspection/mitigation work
- Regional fire and emergency services delivery model that provides streamlined and consistent training, community risk reduction, fire prevention inspections, and operational response throughout the fire districts
- Direct access to CCFD's Type 1 Hazmat and Type 1 Urban Search and Rescue (US&R) capabilities.

The reorganization of the Santa Clara County Central Fire Protection District has strengthened collaborative fire agency relationships. Fire personnel from CCFD and surrounding agencies consistently report that joint training initiatives, coordinated responses, and area coverage efforts have enhanced operational effectiveness and interoperability during emergency incidents. Feedback from both County Fire personnel and automatic aid and mutual aid partners has been overwhelmingly positive, noting that the strong working relationships, shared training opportunities, and regular interaction have significantly improved coordination, communication, and overall incident management on critical events.

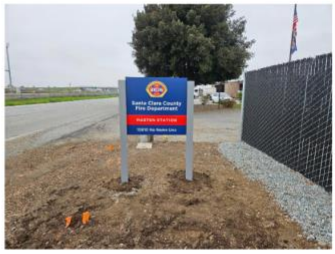
CCFD remains committed to providing service beyond jurisdictional boundaries whenever resources are available and assistance is needed. This regional approach recognizes that emergencies do not adhere to political boundaries and that effective public safety is best achieved through collaboration and shared commitment to community protection.

Through ongoing communication, cooperative planning, and operational partnerships with neighboring agencies, including the City of San José to the north, Pajaro Valley Fire Protection District to the west, and the Gilroy and Hollister Fire Departments to the south, CCFD continues to strengthen regional response capabilities. These partnerships enhance resource availability, improve situational awareness, and support coordinated emergency response efforts, ultimately providing greater service reliability and improved outcomes for the communities served throughout the region.

The dissolution of SCFD and annexation into CCFD (Santa Clara County Central Fire Protection District) was a strategic decision by the Board of Supervisors of Santa Clara County, who serve as the Board of Directors, that aligns with the goal of delivering high-quality, equitable, and sustainable fire protection and emergency services throughout the County. The update to the Plan for Services demonstrates the feasibility and benefits of the recent change.

Vineyard Station 67

Masten Station 68



Treehaven Station 69

Casa de Fruta Station 70

Planned SCCFD Training/Fleet/Logistics Facility

Sycamore Site
13575 Sycamore Avenue
San Martin, CA 95046

ITEM 9
Attachment B

From: allan epstein
To: Palacherla, Neelima
Cc: EXT.911-Suwanna.Kerdkaew; EXT.Veronica.Niebla; Mills, John; Brian Glass
Subject: [EXTERNAL] Item 9: CCFD on Implementation of Plan for Services 2026
Date: Saturday, October 3, 2026 2:49:05 PM
Attachments: AEpstein Letter to LAFCO Commission October 7, 2026.pdf

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Hi Neelima,

Attached is a letter for inclusion in the October 7, 2026 Commission Meeting.
Unfortunately, I will not be able to attend.

Let me know if you have any comments or questions.

Thank you.
Best,
Allan
[redacted]

Santa Clara Local Agency Formation Commission
Attn: Executive Officer and Commissioners
70 West Hedding Street
San José, CA 95110

Subject: October 7, 2026 Agenda Item 9 – Santa Clara County Central Fire Protection District 2026 Plan for Services Annual Report

Concern: Fiscal Transparency and Oversight Responsibilities Related to the CCFD Reorganization and Annexation

Dear Commissioners,

I attended the April 2025 LAFCO meeting at which the Commission considered and approved the reorganization of the South Santa Clara County Fire Protection District (SCFD) into the Santa Clara County Central Fire Protection District (CCFD). At that time, I recommended against the reorganization because I believed it would exacerbate the structural deficit and that the financial information presented was insufficient.

Prior to the reorganization, fire protection services in the SCFD were provided by CalFire under an Amador agreement, under which the local government funds staffing during the non-declared fire season. CalFire personnel operate under a different compensation structure than local agency firefighters, and service studies found CalFire's service levels to be adequate for the area. The transition from CalFire to CCFD operations therefore represented a **substantial and predictable increase in operating costs**. Combined with SCFD's predominantly agricultural tax base, which historically generated insufficient revenue to support a full-service local fire agency, the reorganization **effectively transferred these unfunded service obligations** to CCFD. These factors formed the basis of my concern that the reorganization lacked a viable long-term fiscal foundation.

Subsequent budget documents and staff reports have confirmed that those concerns were well founded. The LAFCO staff report prepared for the reorganization stated that the annexation was expected to increase CCFD's annual operating expenses by approximately $16 million, while tax revenue would increase by only $7.5 million, **resulting in an $8.5 million annual deficit.** No multi-year projections were provided, and anticipated capital costs for stations and apparatus were not defined.

The adopted CCFD FY 2026 budget reflected a $9.2 million net cost. The FY 2027 recommended budget shows a $14 million net cost, representing a **$23 million drawdown in fund balance over just two fiscal years.** These losses appear closely correlated with the reorganization and its associated cost structure. The budget omits disclosure of available CCFD fund balance—information required under Government Code § 29006—and does not include a multi-year financial plan. The Board of Supervisors approved a budget that relies on substantial reserve depletion without documentation demonstrating

that sufficient reserves exist to support that level of spending or how expenses will be aligned with available revenue in future fiscal years.

As a condition of approving the reorganization, LAFCO imposed a two-year reporting requirement under which annual Plan for Services updates must be provided. A Plan for Services is defined by statute to include a financing plan and fiscal analysis. Reporting on implementation of the Plan for Services therefore necessarily must address whether the financial assumptions remain feasible. **The 2026 Plan for Services Annual Report submitted by CCFD does not address the District's financial condition or provide any of the fiscal information required to demonstrate that the Plan for Services remains feasible. This omission underscores the need for LAFCO to obtain complete fund-balance disclosure and multi-year projections.**

Similarly, the LAFCO staff report for the Los Altos annexation approved in June 2026 also omitted essential fiscal data. It references a projected **twelve-year operating shortfall of $7.5 million** but provides no underlying assumptions, sensitivity analyses, or long-range financial plans to substantiate that projection. **This shortfall is in addition to the South County-related losses described above**. Given that CCFD's audited financial statements already show liabilities exceeding assets, the absence of transparent fund-balance disclosure and multi-year projections raises significant concerns about fiscal sustainability and long-term service reliability.

CCFD's overall revenue structure further constrains its ability to absorb the substantial additional costs associated with recent reorganizations. Approximately half of CCFD's operating revenue comes from property-tax allocations, which cannot be adjusted under State law to meet rising service obligations. The remainder is derived largely from long-term fee-for-service contracts with neighboring jurisdictions, where annual increases are limited to CPI and labor-cost adjustments necessary to support rising costs in those service areas. The County annually receives more than $250 million from the statewide one-half-cent public-safety sales tax established by Proposition 172, which was promoted to voters as supporting fire protection as well as other public-safety activities, yet Santa Clara County does not distribute any portion of this revenue to fire districts**. These combined constraints underscore the importance of transparent fund-balance disclosure and multi-year financial planning to ensure that CCFD can sustainably meet its expanded service obligations.**

Under the Cortese-Knox-Hertzberg Act, LAFCO retains authority to monitor compliance with conditions of approval and request supplemental fiscal information when necessary to ensure that reorganizations remain financially feasible and that service delivery remains stable and equitable. In light of the continuing deficits and missing financial disclosures, I respectfully request that LAFCO direct staff to obtain and present a complete fiscal dataset—including fund-balance detail, five-year revenue and expenditure projections, and capital replacement schedules for CCFD—at its next meeting as part of LAFCO's ongoing monitoring responsibilities for these two reorganizations.

Transparent financial documentation is essential for informed decision-making and public accountability. I appreciate the Commission's continued attention to these matters and its commitment to ensuring that reorganizations serve the long-term interests of all communities affected.

Sincerely,

Allan Epstein

Los Altos Hills Resident

ITEM # 10

SANTA CLARA LAFCO

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

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

Executive Officer
Neelima Palacherla

LAFCO MEETING: **October 7, 2026**

TO: **LAFCO**

FROM: **Neelima Palacherla, Executive Officer**
Mala Subramanian, LAFCO Counsel
Emmanuel Abello, Anlyst

SUBJECT: **ADOPTION OF AMENDED CONFLICT OF INTEREST CODE**

STAFF RECOMMENDATION

Approve and adopt Resolution No. 2026-02 adopting LAFCO's amended Conflict of Interest Code.

BACKGROUND

Pursuant to Section 87306.5 of the Political Reform Act, the Board of Supervisors, LAFCO'S code-reviewing body, directed LAFCO to conduct a review of its Conflict of Interest Code to determine if a change in the Code was necessitated, file a statement of review with the County no later than October 1, 2026, reflecting the results of that review, and, if necessary, amend LAFCO's Conflict of Interest Code based upon such review and submit it to the Board of Supervisors for approval in accordance with Government Code §87303.

Staff conducted the biennial review of LAFCO's Conflict of Interest Code as required under Government Code §87306.5 and as directed by the Board of Supervisors, LAFCO's code-reviewing body; and filed the biennial notice with the County.

A conflict of interest code designates those employees, members, officers and consultants who make or participate in the making of decisions which may affect financial interests and who must disclose those interests in financial disclosure statements.

An amendment is being done to update the language to reflect newly passed SB 852 revising Form 700 filing requirements for Public Officials who manage public investments.

ATTACHMENTS

Attachment A: Amended Conflict of Interest Code (Clean)

Attachment B: Legislative Version (Redline) of Amended Code Showing Changes

Attachment C: Resolution of Adoption of Amendment and Clean Version of Amended Code

ITEM 10
Attachment A

CHAPTER 4.3
CONFLICT OF INTEREST CODE

The Political Reform Act, California Government Code sections 81000, et seq. (the "Act"), requires each state and local government agency to adopt and promulgate a conflict of interest code. The Fair Political Practices Commission has adopted a regulation (2 California Code of Regulations section 18730), that contains the terms of a standard conflict of interest code, which can be incorporated by reference into an agency's code. After public notice and hearing Regulation 18730 may be amended by the Fair Political Practices Commission to conform to amendments to the Political Reform Act. Therefore, the terms of 2 California Code of Regulations section 18730 and any amendments to it duly adopted by the Fair Political Practices Commission are hereby incorporated by reference. This incorporation page, Regulation 18730, and the attached Appendix designating positions and establishing disclosure categories, shall collectively constitute the Conflict of Interest Code (the "Code") of the Local Agency Formation Commission of Santa Clara County ("LAFCO").

Officials Who Manage Public Investments shall electronically file their statements of economic interests directly with the Fair Political Practices Commission. Persons in designated positions shall file their statements of economic interests with the LAFCO Clerk, as LAFCO's Filing Official. If a statement is received in signed paper format, the LAFCO Clerk shall make and retain a copy and forward the original of this statement to the filing officer, the County of Santa Clara Clerk of the Board of Supervisors. If a statement is electronically filed using the County of Santa Clara's Form 700 e-filing system, both the LAFCO Clerk and the County of Santa Clara Clerk of the Board of Supervisors will receive access to the e-filed statement simultaneously. The LAFCO Clerk will make all retained statements available for public inspection and reproduction during regular business hours. (GC §81008.)

Amended per County Counsel Notice dated July 18, 2022.

Approved by the County of Santa Clara Board of Supervisors Date: January 10, 2023.

EXHIBIT 4.3-A: OFFICIALS WHO MANAGE PUBLIC INVESTMENTS

LAFCO Officials who manage public investments, as defined by 2 California Code of Regulations section 18700.3, are NOT subject to LAFCO's Code, but must file disclosure statements under Government Code section 87200, et seq. (2 California Code Regulations. §18730(b)(3).) If LAFCO had any such positions, they would be listed here for informational purposes only.

It has been determined that LAFCO currently has no officials who manage public investments.

DESIGNATED POSITIONS GOVERNED BY THE CONFLICT OF INTEREST CODE

DESIGNATED POSITIONS' TITLE OR FUNCTION	DISCLOSURE CATEGORY ASSIGNED
Commissioner	1
Alternate Commissioner	1
Executive Officer	1
Assistant Executive Officer / Senior LAFCO Analyst	1
LAFCO Analyst	1
Consultant	2
Newly Created Position	*

*Newly Created Positions

A newly created position that makes or participates in the making of decisions that may foreseeably have a material effect on any financial interest of the position-holder, and which specific position title is not yet listed in an agency's conflict of interest code is included in the list of designated positions and shall disclose pursuant to the broadest disclosure category in the code, subject to the following limitation: The Executive Officer may determine in writing that a particular newly created position, although a "designated position," is hired to perform a range of duties that are limited in scope and thus is not required to fully comply with the broadest disclosure requirements, but instead must comply with more tailored disclosure requirements specific to that newly created position. Such written determination shall include a description of the newly created position's duties and, based upon that description, a statement of the extent of disclosure requirements. The Executive Officer's determination is a public record and shall be

retained for public inspection in the same manner and location as this conflict-of-interest code. (GC §81008.)

As soon as the Commission has a newly created position that must file statements of economic interests, the Commission shall contact the County of Santa Clara Clerk of the Board of Supervisors Form 700 division to notify it of the new position title to be added in the County's electronic Form 700 record management system, known as eDisclosure. Upon this notification, the Clerk's office shall enter the actual position title of the newly created position into eDisclosure and the Commission shall ensure that the name of any individual(s) holding the newly created position is entered under that position title in eDisclosure.

Additionally, within 90 days of the creation of a newly created position that must file statements of economic interests, the Commission shall update this conflict-of-interest code to add the actual position title in its list of designated positions, and submit the amended conflict of interest code to the County of Santa Clara Office of the County Counsel for code-reviewing body approval by the County Board of Supervisors. (GC §87306.)

EXHIBIT 4.3-B: DISCLOSURE CATEGORIES

The disclosure categories listed below identify the types of economic interests that the designated position must disclose for each disclosure category to which he or she is assigned.

Disclosure Category 1: (a) All investments and business positions in business entities, and sources of income, including gifts, loans and travel payments, that are located in, that do business in, or own real property within the jurisdiction of LAFCO; and (b) All interests in real property which is located in whole or in part within, or not more than two miles outside, the jurisdiction of LAFCO, or of any land owned or used by LAFCO.

Disclosure Category 2: Individuals serving as a consultant as defined in FPPC Reg 18700.3 must file under the broadest disclosure set forth in this Code subject to the following limitation:

The Executive Officer may determine that, due to the range of duties or contractual obligations, it is more appropriate to designate a limited disclosure requirement. A clear explanation of the duties and a statement of the extent of the disclosure requirements must be in a written document. The Executive Officer's determination is a public record and shall be retained for public inspection in the same manner and location as this Conflict of Interest Code.

CHAPTER 4.3
CONFLICT OF INTEREST CODE

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~~All officials~~ Officials Who Manage Public Investments shall electronically file their statements of economic interests directly with the Fair Political Practices Commission. ~~and designated~~ Persons in ~~D~~designated positions shall file their statements of economic interests with the LAFCO Clerk, as LAFCO's Filing Official. If a statement is received in signed paper format, the LAFCO Clerk shall make and retain a copy and forward the original of this statement to the filing officer, the County of Santa Clara Clerk of the Board of Supervisors. If a statement is electronically filed using the County of Santa Clara's Form 700 e-filing system, both the LAFCO Clerk and the County of Santa Clara Clerk of the Board of Supervisors will receive access to the e-filed statement simultaneously. The LAFCO Clerk will make all retained statements available for public inspection and reproduction during regular business hours. (GC §81008.)

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Approved by the County of Santa Clara Board of Supervisors Date: January 10, 2023.

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A newly created position that makes or participates in the making of decisions that may foreseeably have a material effect on any financial interest of the position-holder, and which specific position title is not yet listed in an agency's conflict of interest code is included in the list of designated positions and shall disclose pursuant to the broadest disclosure category in the code, subject to the following limitation: The Executive Officer may determine in writing that a particular newly created position, although a "designated position," is hired to perform a range of duties that are limited in scope and thus is not required to fully comply with the broadest disclosure requirements, but instead must comply with more tailored disclosure requirements specific to that newly created position. Such written determination shall include a description of the newly created position's

duties and, based upon that description, a statement of the extent of disclosure requirements. The Executive Officer's determination is a public record and

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Additionally, within 90 days of the creation of a newly created position that must file statements of economic interests, the Commission shall update this conflict-of-interest code to add the actual position title in its list of designated positions, and submit the amended conflict of interest code to the County of Santa Clara Office of the County Counsel for code-reviewing body approval by the County Board of Supervisors. (GC §87306.)

RESOLUTION NO. 2026-02

RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF SANTA CLARA COUNTY AMENDING ITS CONFLICT OF INTEREST CODE PURSUANT TO THE POLITICAL REFORM ACT OF 1974

WHEREAS, the State of California enacted the Political Reform Act of 1974, Government Code Section 81000 et seq. (the "Act"), which contains provisions relating to conflicts of interest which potentially affect all officers, employees and consultants of the Local Agency Formation Commission of Santa Clara County ("LAFCO"), and requires all public agencies to adopt and promulgate a Conflict of Interest Code; and,

WHEREAS, LAFCO adopted a Conflict of Interest Code ("Code") which was previously amended, in compliance with Government Code Section 81000 et seq.; and,

WHEREAS, notice of the time and place of a public meeting on, and of consideration by the Commission of, the proposed amended Code was publicly posted for review at the offices of LAFCO; and,

WHEREAS, a public meeting was held upon the proposed amended Code at a regular meeting of the Commission on October 7, 2026, at which all present were given an opportunity to be heard on the proposed amended Conflict of Interest Code.

NOW, THEREFORE, BE IT RESOLVED by the Local Agency Formation Commission of Santa Clara County that the Commission does hereby adopt the proposed amended Conflict of Interest Code, a copy of which is attached hereto and shall be on file with the LAFCO Clerk and available for inspection to the public during regular business hours; and,

BE IT FURTHER RESOLVED that the said amended Conflict of Interest Code shall be submitted to the Board of Supervisors of the County of Santa Clara for approval and said amendment shall become effective immediately upon approval by the Board of Supervisors.

RESOLUTION NO. 2026-02

PASSED AND ADOPTED by the Local Agency Formation Commission of Santa Clara County, State of California, on October 7, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Rosemary Kamei, Chairperson
LAFCO of Santa Clara County

ATTEST:

_____
Sonia Humphrey, LAFCO Clerk

APPROVED AS TO FORM:

_____
Malathy Subramanian, LAFCO Counsel

Attachment to Resolution No. 2026-02:

Amended Conflict of Interest Code (Exhibit "A")

CHAPTER 4.3
CONFLICT OF INTEREST CODE

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ITEM # 11

ANNUAL REPORT 2025-2026

SANTA CLARA LAFCO

MISSION

The Local Agency Formation Commission (LAFCO) is a state mandated local agency established to oversee the boundaries of cities and special districts.

The mission of LAFCO is to promote sustainable growth and good governance in Santa Clara County by:

- preserving agricultural lands and open space,
- curbing urban sprawl,
- encouraging efficient delivery of services,
- exploring and facilitating regional opportunities for fiscal sustainability, and
- promoting accountability and transparency of local agencies.

LAFCO will be proactive in raising awareness and building partnerships to accomplish this through its special studies, programs and actions.

COMMISSIONERS

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

ALTERNATE COMMISSIONERS

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

STAFF

Emmanuel Abello
Sonia Humphrey
Dunia Noel
Neelima Palacherla

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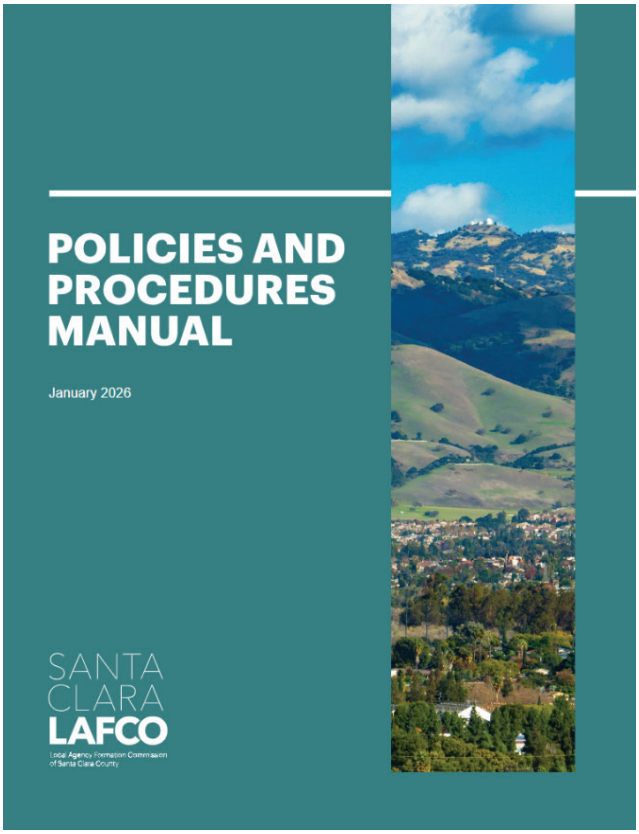
MAJOR ACCOMPLISHMENTS

LAFCO COMPLETES MULTI-YEAR REVIEW AND UPDATE OF ITS POLICIES AND PUBLISHES COMPREHENSIVE MANUAL

Clearer Guidance for All

In December 2025, LAFCO completed Phase 2 of its project, concluding a multi-year comprehensive review and update of its policies and procedures. This final phase focused on revising the remaining policies and procedures which are primarily administrative in nature. Previously, in December 2024, LAFCO completed Phase 1 of the project which focused on reviewing and updating, as necessary, the key LAFCO policies that apply to processing typical LAFCO applications.

These efforts aligned LAFCO's policies and procedures with recent changes to the Cortese-Knox-Hertzberg (CKH) Act, documented current and long-standing practices, and provided clearer guidance to agencies, applicants, and the public. At its core, this major initiative reflects LAFCO's ongoing commitment to transparency and good governance.



These updated policies and procedures have been assembled into a comprehensive Policies and Procedures Manual that is posted on the LAFCO website. This milestone represents more than a technical update; it marks a significant step towards a clearer, more consistent, and more accessible policy framework for all who engage with LAFCO.

MAJOR ACCOMPLISHMENTS

COUNTYWIDE WATER AND WASTEWATER SERVICE REVIEW UNDERWAY

In October 2025, the Commission initiated a Countywide Water and Wastewater Service Review to provide a comprehensive overview of all agencies that provide water services, wastewater services, and stormwater management in the County; evaluate the provision of these services; and recommend actions to promote efficient service delivery. The study will review and provide an analysis of options for addressing current and emerging issues identified by LAFCO.

In December 2025, LAFCO authorized staff to issue a Request for Proposals for a professional service firm to prepare a Countywide Water and Wastewater Service Review. In March 2026, LAFCO retained RSG, Inc. to conduct the service review which is scheduled to be completed in late April 2027.

A Technical Advisory Committee (TAC) composed of two LAFCO Commissioners, and representatives from the Santa Clara County/Cities Managers' Association, Santa Clara County Water Retailers Group, Santa Clara County Municipal Public Works Officials' Association, and Santa Clara County Special Districts Association will serve as a liaison between LAFCO and the affected agencies and provide technical expertise/advice throughout the service review process.

Stakeholder and public engagement and outreach are very important to LAFCO and are an important part of the Countywide Water and Wastewater Services Review. Please visit the **project webpage** for more comprehensive information on the service review and how to get involved.

MAJOR ACCOMPLISHMENTS

LAFCO HOLDS WORKSHOP ON ENVIRONMENTAL JUSTICE

On April 20, 2026, LAFCO held a strategic planning workshop for commissioners to develop a strategic framework for LAFCO's role in environmental justice that will support the development of LAFCO environmental justice policies. The workshop, facilitated by MIG, was both informative and interactive.

The workshop began with LAFCO staff providing an overview of LAFCO law and LAFCO activities related to environmental justice; and a presentation from MTC-ABAG staff on the Plan Bay Area 2050+, including the equity component of the Plan and how the Plan overlaps LAFCO's mission to curb sprawl, preserve agricultural and open space lands, and encourage efficient delivery of services.

Dr. Khalid Osman, Assistant Professor of Civil and Environmental Engineering, Stanford University, provided a presentation on the roots of environmental justice issues in water/sanitation systems, highlighting lessons learned from his work in disadvantaged communities.

The workshop facilitators then provided an overview of the different ways that disadvantaged communities are defined by agencies such as MTC, BCDC, and California EPA, and presented maps showing the nature and extent of environmental justice issues in Santa Clara County. The commissioners discussed which elements of these different definitions are most important for Santa Clara LAFCO as it seeks to develop its policies. Finally, through facilitated exercises and discussions, the commissioners helped create rough draft vision statements and guiding principles for LAFCO's role in environmental justice, based on LAFCO's authority and work.

The workshop was an important first step towards LAFCO's plans to strategically integrate an environmental justice lens into its policies and procedures.

PROGRAM HIGHLIGHTS

APPLICATIONS REVIEW AND PROCESSING

The number of applications LAFCO processes varies each year.

In June 2026, LAFCO approved a Sphere of Influence Amendment (SOI) for the Santa Clara County Central Fire Protection District (CCFD) to include all lands contained in the SOI of the City of Los Altos, and annexation of the City of Los Altos to CCFD, subject to terms and conditions as specified in LAFCO Resolution 2026-01.

A protest hearing was held on July 9, 2026 for the annexation. A significant number of protests were received. Because protest thresholds were not met, the annexation was ordered without an election, in accordance with State law. The annexation will become effective on January 1, 2027.

PRE-APPLICATION MEETINGS

Staff conducts pre-application meetings to inform prospective applicants of the LAFCO policies and procedures that apply to their anticipated projects and to discuss any potential concerns. This allows the applicant to consider and address these concerns before applying to LAFCO. Pre-application meetings were held for various potential proposals involving Gilroy, Milpitas, Morgan Hill, San Jose, Santa Clara, Santa Clara County Central Fire Protection District, and West Valley Sanitation District. These very comprehensive meetings do not always result in a subsequent LAFCO application.

PUBLIC INFORMATION AND CUSTOMER SERVICE

Staff routinely responds to numerous inquiries from the general public, property owners, developers, real estate agents, and attorneys about a variety of topics, including location of boundaries, annexation dates and records, property tax bills and special assessments, nearest or appropriate service providers, and LAFCO policies and procedures. Staff also responds to Public Records Act (PRA) Requests, most of which require a significant amount of research and records gathering. This past year LAFCO staff responded to an unusually high number of PRA requests.

COMMENT LETTERS

Staff provides written comments on various proposed projects to ensure that LAFCO's concerns are known and considered early in an agency's project review process. LAFCO submitted comment letters on the following:

- Notice of Preparation for a Draft Environmental Impact Report (DEIR) for the Petal Fields Project (County of Santa Clara, May 2026)
- Notice of Preparation for a Draft Environmental Impact Report (DEIR) for 1515 Half Road "Mariani Ranch" Project (County of Santa Clara, June 2026)

PROGRAM HIGHLIGHTS

COLLABORATION AND PARTNERSHIP EFFORTS

REGIONAL AGENCIES AND SPECIAL PROJECTS

In January 2026, LAFCO staff met with San Francisco Bay Regional Water Quality Control Board (RWQCB) staff to discuss recent requests for onsite wastewater treatment service required for proposed large scale housing developments in the unincorporated area. Discussions centered on the unique challenges and options of ensuring sustainable service delivery for such projects in the long term.

In April 2026, LAFCO staff met with the consultants for the Bay Area Agricultural Resiliency Collaborative Planning Project (a project being led by Alameda LAFCO and funded through a SALC grant) to support the development of a Bay Area-wide LAFCO Agricultural Preservation Policy Blueprint to better coordinate regional LAFCOs in updating policies to protect farmland and promote orderly growth. LAFCO staff participation in additional working group meetings is expected over the next year or longer.

COUNTYWIDE ASSOCIATIONS AND WORKING GROUPS

Staff attends the meetings of pertinent countywide associations to provide updates on LAFCO activities that are of interest tolocal agencies, including special districts, cities and the County. Staff regularly attend and participate in the following:

- Santa Clara County Special Districts Association quarterly meetings
- Santa Clara County Association of Planning Officials monthly meetings, as feasible
- Santa Clara County Planning Department Director quarterly meetings

OUTREACH AND EDUCATION EFFORTS

COUNTYWIDE ASSOCIATIONS AND WORKING GROUPS

As part of LAFCO's ongoing outreach efforts, staff conducts presentations on LAFCO to increase awareness about LAFCO's goals and actions. Staff made presentations providing an overview of LAFCO to:

- Leadership Sunnyvale, as part of their program curriculum on special districts and LAFCO (December 2025)
- Leadership Morgan Hill, as part of its "Regional Government Day 2026" (March 2026)
- Commissioner Lee's and Chair Kamei's new respective staff to orient them to LAFCO (February and April 2026)

PROGRAM HIGHLIGHTS

CALAFCO ACTIVITIES

Santa Clara LAFCO participates in CALAFCO activities, time permitting.

CHAIR KAMEI ELECTED TO CALAFCO BOARD AS ORGANIZATION CONTINUES TO REBUILD

In October 2025, Commissioner Kamei was elected to a CALAFCO Board of Directors seat from the Coastal Region to serve a two-year term. CALAFCO's Coastal Region includes the following counties: Alameda, Contra Costa, Marin, Monterey, San Benito, San Francisco, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Solano, Sonoma and Ventura. San Benito, San Francisco, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Solano, Sonoma and Ventura.

This is a particularly critical time at CALAFCO, as the organization is in the process of rebuilding itself, and as part of that effort the CALAFCO Board is working on organizational restructuring and reforms, improving communications, and promoting member engagement, while ensuring the delivery of important CALAFCO services like legislative advocacy and providing education opportunities to member LAFCOs. Chair Kamei also serves on the CALAFCO Legislative Committee.

In these capacities she regularly attends CALAFCO meetings. EO Palacherla also attends these meetings and provides support, as necessary.

ANNUAL CALAFCO CONFERENCE & WORKSHOP

In October 2025, Commissioners Arenas and Kamei, Alternate Commissioner O'Neill, EO Palacherla, Assistant EO Noel, and Analyst Abello attended the Annual CALAFCO Conference in San Diego. The annual conference provided an opportunity for LAFCOs across the state to share some of their best practices and learn new techniques and approaches from other LAFCOs.

PROGRAM HIGHLIGHTS

ANNUAL CALAFCO CONFERENCE & WORKSHOP (Continued)

In May 2026, LAFCO staff attended the Annual CALAFCO Staff Workshop in Pismo Beach. This Workshop provided practical and hands-on courses, as well as roundtable discussion and professional development sessions.

statements to present fairly, in all material aspects, the financial position of LAFCO.

DESIGN AND DEVELOPMENT OF NEW LAFCO DATABASE

In October 2024, LAFCO approved a contract with Assura Software, LLC, for the design and development of a customized database to process LAFCO applications, track public inquiries, and manage the LAFCO contacts directory. Building on the successful launch of our contacts directory and public inquiry tracking modules in June 2025, we are now designing a LAFCO application tracking database which is scheduled to be completed by the end of the calendar year.

ADMINISTRATIVE ACTIVITIES

INDEPENDENT ANNUAL FINANCIAL AUDIT

On December 3, 2025, LAFCO accepted the **Annual Financial Audit** for FY 2025 ending on June 30, 2025. The audit was conducted by Chavan & Associates, LLP (C&A) in accordance with the generally accepted auditing standards as specified in the report. The auditors found LAFCO's financial

UPCOMING PROJECTS

SERVICE REVIEW OF THE SANTA CLARA COUNTY MOSQUITO AND VECTOR CONTROL DISTRICT

At its February 4, 2026 meeting the Commission authorized the preparation of a service review of the Santa Clara County Mosquito and Vector Control District to examine issues raised about the District's financial transparency and its ability to deliver essential public health services.

It is anticipated that LAFCO will retain a consultant and begin a service review of the District in Fall of 2026, as part of its third round of service reviews.

DEVELOPMENT OF ENVIRONMENTAL JUSTICE POLICIES

Staff will draft a vision and guiding principles for LAFCO's role in environmental justice, based on the input received from commissioners at LAFCO's Spring 2026 Environmental Justice Workshop; and prepare draft environmental justice policies for the Commission's consideration in Spring 2027.

IMPLEMENTATION OF LAFCO'S ELECTRONIC DOCUMENTS MANAGEMENT SYSTEM

Since 2010, LAFCO has maintained and utilized an electronic documents management system in Laserfiche which contains LAFCO's official records/files from 1963 to 2009.

It is anticipated that LAFCO staff will review its remaining records/files and begin working with a consultant to scan and load these documents in LAFCO's electronic documents management system in late 2026.

NO CHANGE IN LAFCO MEMBERSHIP

There has been substantial turnover in LAFCO membership over the last decade. However, this year saw no changes in LAFCO membership. This continuity helps preserve vital institutional knowledge and provides steady leadership.

LAFCO APPLICATION PROCESSING RECORD

JULY 1, 2025 TO JUNE 30, 2026

SPHERE OF INFLUENCE AMENDMENT AND SPECIAL DISTRICT ANNEXATION

AGENCY	PROPOSAL NAME	LAFCO ACTION	DOCUMENT # DATE RECORDED	ACREAGE APPROVED
Santa Clara County Central Fire Protection District	Central Fire Protection District SOI Amendment and Annexation 2026	Approved 06/03/2026	26030322 07/30/26	4,173 acres (approx.)
			District Total	4,173 acres
			Special District Annexation Total Acreage	4,173 acres (approx.)

SANTA
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LAFCO

FOR THE GOOD OF THE WHOLE

Local Agency Formation Commission
of Santa Clara County

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SantaClaraLAFCO.org

ITEM # 12

SANTA CLARA LAFCO

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Yoriko Kishimoto
Otto Lee
Terry Trumbull
Mark Turner

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

Executive Officer
Neelima Palacherla

LAFCO MEETING: **October 7, 2026**

TO: **LAFCO**

FROM: **Neelima Palacherla, Executive Officer**
Dunia Noel, Asst. Executive Officer

SUBJECT: **EXECUTIVE OFFICER'S REPORT**

STAFF RECOMMENDATION

Accept report and provide direction, as necessary.

12.1 BAY AREA AGRICULTURAL RESILIENCY COLLABORATIVE PLANNING PROJECT

On April 30, 2026, LAFCO staff met with the consultants for the Bay Area Agricultural Resiliency Collaborative Planning Project (a project being led by Alameda LAFCO and funded through a SALC grant) to support the development of a Bay Area-wide LAFCO Agricultural Preservation Policy Blueprint to better coordinate regional LAFCOs in updating policies to protect farmland and promote orderly growth.

On August 18, 2026, LAFCO staff provided a response to the Bay Area Agricultural Resiliency Collaborative Planning survey on LAFCO agricultural preservation, growth management, and mitigation practices. The survey will help inform the Policy Blueprint and provide valuable insights into current LAFCO practices, emerging approaches, and potential strategies to support agricultural resilience and long-term land preservation.

On September 14, 2026, EO Palacherla attended the first Bay Area LAFCO Working Group Meeting where the Bay Area LAFCO EOs reviewed the findings of the assessment of the region's LAFCO policies (trends, gaps, etc.) and reviewed a proposed framework for drafting the Bay Area Regional LAFCO Blueprint. Santa Clara LAFCO staff participation in additional working group meetings is expected over the next year plus.

12.2 MEETINGS WITH TOWN OF LOS ALTOS HILLS ON INQUIRY ABOUT OUT OF AGENCY SERVICE CONTRACTS AND ANNEXATION OF MORA DRIVE SEWER PROJECT AREA

On July 14, 2026, EO Palacherla and Assistant EO Noel met with the Town of Los Altos Hill's Community Development Director and staff, at their request, concerning an inquiry from a Town resident about LAFCO's 2001 approval of Out of Agency

Service Contracts in the Mora Drive Sewer Project Area and the resident's interest in encouraging the Town to annex the remaining parcels in the Area. After conducting further research on this matter, LAFCO staff and Town staff met again on August 19, 2026 to share their findings. At that meeting, LAFCO staff also informed Town staff of the applicable laws and processes that would apply to such annexations. LAFCO staff continue to address further questions from Town staff and residents.

12.3 MEETINGS CONCERNING POTENTIAL MILPITAS/SAN JOSE ANNEXATION/DETACHMENT APPLICATION

On August 6, 2026, LAFCO staff met with City of Milpitas staff concerning a potential Milpitas/San Jose Urban Service Area/Sphere of Influence amendment and reorganization (detachment from San Jose and annexation to Milpitas) for a property currently within the City of San Jose, and discussed in detail the applicable LAFCO processes, application filing requirements, associated fees for such a proposal. LAFCO staff continue to respond to follow-up questions from City staff in anticipation of a future application.

Prior to this and over the last two years, LAFCO staff have met multiple times with the landowner's representatives and consultants concerning this potential LAFCO application.

12.4 MEETING WITH MIDPENINSULA REGIONAL OPEN SPACE DISTRICT STAFF

On August 25, 2026, at their request, EO Palacherla had a preliminary meeting with Midpeninsula Regional Open Space District staff to discuss the general process for annexing areas located within the District's Sphere of Influence. Annexation of lands within the District's SOI was one of the recommendations from LAFCO's 2013 service review for the District.

12.5 MEETING WITH STATE WATER RESOURCE CONTROL BOARD CENTRAL COAST STAFF

On September 11, 2026, at their request, EO Palacherla and Analyst Abello met with Central Coast Regional Water Quality Control Board's Wastewater Division staff regarding recent requests for onsite wastewater treatment service required for proposed large scale housing developments in the unincorporated area. The discussion centered on the unique challenges and options of ensuring sustainable service delivery for such projects in the long term.

12.6 MEETING ON POTENTIAL WEST BAY SANITARY DISTRICT SPHERE OF INFLUENCE AMENDMENT AND ANNEXATION APPLICATION

On September 17, 2026, at their request, EO Palacherla and Analyst Abello met with San Mateo LAFCO staff concerning a potential West Bay Sanitary District Sphere of Influence amendment and annexation request from a landowner in the City of Palo

Alto. San Mateo LAFCO is the Principal LAFCO for the District regarding the LAFCO application process. Since the property is located in Santa Clara County, San Mateo LAFCO would refer the application to Santa Clara LAFCO for its consideration and a recommendation. San Mateo LAFCO would consider Santa Clara LAFCO's recommendation as part of its final decision-making process. The discussion centered on the applicable processes, policies, and any additional research that is required to better advise the landowner. Santa Clara LAFCO staff is conducting this research, as necessary.

12.7 QUARTERLY SPECIAL DISTRICTS ASSOCIATION MEETINGS

Commissioners Beall and Kishimoto, and Alternate Commissioner Chapman, and EO Palacherla attended the June 1, 2026 and September 14, 2026 quarterly meetings of the Santa Clara County Special Districts Association which were held by video conference.

At the June 1st meeting, EO Palacherla provided updates on LAFCO activities, including the Countywide Water and Wastewater Service Review, the upcoming LAFCO service review for the Santa Clara County Mosquito and Vector Control District, and the adoption of the FY 2027 LAFCO budget. The meeting also included an update from the staff of the Santa Clara Valley Open Space Authority, Peninsula Open Space Trust, and the Santa Clara Valley Transportation Authority on their wildlife corridor work in Coyote Valley.

At the September 14th meeting, EO Palacherla provided further updates on LAFCO activities, including the Countywide Water and Wastewater Service Review, and the upcoming LAFCO service review for the Santa Clara County Mosquito and Vector Control District. The meeting also included an update from the Santa Clara County Mosquito and Vector Control District staff on the District's services and emerging threats.

At both meetings, Association members discussed various administrative matters. Attendees, including various district staff and board members, and a representative of the California Special Districts Association (CSDA), provided reports and shared information on current projects or issues of interest. The next meeting is scheduled for December 7, 2026.

12.8 QUARTERLY MEETING WITH COUNTY PLANNING DEPARTMENT

At the July 13, 2026 quarterly meeting, County Planning staff provided an update on the various Builder's Remedy applications proposed in the unincorporated county and noted that CEQA review is now underway for several of them.

Beginning in December 2018, LAFCO staff and County Planning Department staff began having quarterly meetings to discuss issues of common interest or concern.

12.9 SANTA CLARA COUNTY ASSOCIATION OF PLANNING OFFICIALS' MEETING

EO Palacherla participated in the virtual meeting of the Santa Clara County Association of Planning Officials (SCCAPO) held on August 5, 2026. This meeting included updates and announcements from MTC/ABAG representatives and Santa Clara County Planning Collaborative representatives, an update on this year's housing/land use bills; and a discussion on the implementation of SB 79, among other items. Attendees also shared updates on various matters and discussed potential future agenda items.

12.10 LAFCO PRESENTATION TO MANAGERS AT THE COUNTY EXECUTIVE'S OFFICE

On August 24, 2026, EO Palacherla gave a presentation on Santa Clara LAFCO at the Managers' Meeting of the County Executive's Office. The 30-minute presentation included an overview of LAFCO and was followed by a question-and-answer session.

12.11 LAFCO ORIENTATION SESSION

On September 11, 2026, LAFCO staff conducted a one-hour orientation session for Commissioner Lee's new Chief of Staff. LAFCO staff conducts an orientation program to educate incoming commissioners and their staff about the history of LAFCO, its State mandate, the role of Commissioners and staff, key boundaries, its policies and the application review process, special programs, and current and upcoming projects.

12.12 LOS GATOS REQUEST FOR LAFCO DETERMINATION ON GOVERNMENT CODE §56133(E) EXEMPTION

On August 24, 2026, EO Palacherla received an inquiry by email from the Los Gatos Town Manager as to whether the potential extension of law enforcement services by the Town to the City of Saratoga is eligible for an exemption from LAFCO approval, pursuant to Government Code §56133(e). In response, EO Palacherla informed him that the exemption is applicable given that the law enforcement services to be provided by the Town would be an alternative to the law enforcement services already being provided by an existing public service provider (i.e. City of Saratoga – through a contract with the County) and the level of service to be provided would be consistent with the level of service contemplated by the existing service provider; and therefore, LAFCO approval is not required for the Town to proceed further with the service extension.

LAFCO policy requires the EO to inform the Commission of the determination at the next available meeting, unless it is an exploratory and not a formal inquiry.

12.13 COMMENT LETTERS TO COUNTY ON NOTICES OF PREPARATION FOR DRAFT ENVIRONMENTAL IMPACT REPORTS FOR VARIOUS PROJECTS

The County of Santa Clara is currently processing several proposals for large scale housing developments under SB 330 in the unincorporated area. Over the last few months, the County has sent several Notices of Preparation of Draft Environmental Impact Reports for these proposals to LAFCO staff soliciting written comments.

LAFCO staff has sent comment letters to the County of Santa Clara Planning Office in response to the following:

- Notice of Preparation for a Draft Environmental Impact Report for the Petal Fields Project (May 2026)
- Notice of Preparation for a Draft Environmental Impact Report for 1515 Half Road "Mariani Ranch" Project (June 2026)
- Notice of Preparation for a Draft Environmental Impact Report for the 600 West Edmundson Avenue Project (August 2026)
- Notice of Preparation for a Draft Environmental Impact Report for the Fountain Oaks Ranch Project (August 2026)
- Notice of Preparation for a Draft Environmental Impact Report for the 1320 North Diana Avenue Project (August 2026)

Please see **Attachment A** for LAFCO's comment letters.

ATTACHMENT

Attachment A: LAFCO Comment Letters to County on Notices of Preparation for Draft Environmental Impact Reports for Various Projects

ITEM 12
Attachment A

SANTA CLARA LAFCO

Local Agency Formation Commission of Santa Clara County

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Executive Officer
Neelima Palacherla

May 14, 2026

VIA-EMAIL [Joanna.wilk@pln.sccgov.org]

Joanna Wilk, Principal Planner
County of Santa Clara, Planning Office
County Government Center
70 West Hedding Street, 7th Floor, East Wing
San Jose, CA 95110

RE: Notice of Preparation of a Draft Environmental Impact Report for Petal Fields Project

Dear Ms. Wilk,

Thank you for sending Santa Clara LAFCO as copy of the Notice of Preparation (NOP) of a Draft Environmental Impact Report for the Petal Fields Project via mail on April 3, 2026, and for providing us with an opportunity to comment on the NOP. As generally described in the NOP, the project would include development of 838 residential dwelling units. The project would also include construction of a 3.5-mile-long water line extension and onsite wastewater facility. The project would be constructed in multiple phases over a total of two years and seven months from 2028 to 2030 and would be concentrated within an approximately 134.52-acre project area.

Santa Clara LAFCO offers the following comments for the County's consideration:

Please clarify whether Santa Clara LAFCO is a Responsible Agency as it relates to the EIR. If so, please indicate the types of LAFCO approvals that the County anticipates seeking. We also suggest that an additional section be included in the Draft EIR briefly identifying all Responsible Agencies for the EIR and providing brief information on the types of approvals or permits that the County anticipates seeking from the identified agencies. While Santa Clara LAFCO has no further comments at this time, it may have additional comments should the County determine that the proposed project will require LAFCO approval.

We respectfully request that the County consider this letter. If you have any questions, please contact me at (408) 993-4704. Thank you again for providing us with the opportunity to comment on this project.

Sincerely,

Dunia Noel
Assistant Executive Officer

Cc: LAFCO Members
Jacqueline Onciano, Planning Director
Anastasia Aziz, Deputy Director of Planning Services

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Executive Officer
Neelima Palacherla

June 29, 2026

VIA-EMAIL [parya.seif@pln.sccgov.org]

Parya Seif, Senior Planner
County of Santa Clara, Planning Office
County Government Center
70 West Hedding Street, 7th Floor, East Wing
San Jose, CA 95110

RE: Notice of Preparation of a Draft Environmental Impact Report for 1515 Half Road "Mariani Ranch" Project

Dear Ms. Seif,

Thank you for sending Santa Clara LAFCO a copy of the Notice of Preparation (NOP) of a Draft Environmental Impact Report for the 1515 Half Road "Mariani Ranch" Project via mail on June 8, 2026, and for providing us with an opportunity to comment on the NOP. As generally described in the NOP, the project would include development of 162 single-family detached homes, 138 detached clustered homes, and 76 duet units and residential amenities such as two parks for residents, all on a 58.62-acres site in the unincorporated area. The project would also include a new detention pond, a public water system, a community onsite wastewater treatment system, and 2.74 acres of leach fields. Construction is anticipated to occur in six phases.

Santa Clara LAFCO offers the following comments for the County's consideration:

Please clarify whether Santa Clara LAFCO is a Responsible Agency as it relates to the EIR. If so, please indicate the types of LAFCO approvals that the County anticipates seeking. We also suggest that an additional section be included in the Draft EIR briefly identifying all Responsible Agencies for the EIR and providing brief information on the types of approvals or permits that the County anticipates seeking from the identified agencies. While Santa Clara LAFCO has no further comments at this time, it may have additional comments should the County determine that the proposed project will require LAFCO approval.

We respectfully request that the County consider this letter. If you have any questions, please contact me at (408) 993-4704. Thank you again for providing us with the opportunity to comment on this project.

Sincerely,

Dunia Noel
Assistant Executive Officer

Cc: LAFCO Members
Jacqueline Onciano, Planning Director
Anastasia Aziz, Deputy Director of Planning Services

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Executive Officer
Neelima Palacherla

August 14, 2026

VIA-EMAIL [lara.tran@pln.sccgov.org]

Lara Tran, Senior Planner
County of Santa Clara, Planning Office
County Government Center
70 West Hedding Street, 7th Floor, East Wing
San Jose, CA 95110

RE: Notice of Preparation of a Draft Environmental Impact Report for the 600 West Edmundson Avenue Project

Dear Ms. Tran,

Thank you for sending Santa Clara LAFCO a copy of the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the 600 West Edmundson Avenue Project via mail on July 13, 2026, and for providing us with an opportunity to comment on the NOP. As generally described in the NOP, the project consists of development of a residential subdivision with a total of 52 housing units, including 40 single-family detached units and 12 duet (attached) units; an on-site public water system consisting of two wells and two water storage tanks; on-site wastewater treatment and disposal facilities, including treatment units, septic tanks, lift station components, and leach fields; on-site stormwater management infrastructure; open space; utility infrastructure; fire protection infrastructure; and circulation and parking. Construction is anticipated to occur in a single phase over approximately two years.

Santa Clara LAFCO offers the following comments for the County's consideration:

The NOP must be sent to each responsible agency, each trustee agency, and each federal agency involved in funding or approving the Project. (Public Res. Code §21080.4(a); California Environmental Quality Act ("CEQA") Guidelines §15082(a).) Please clarify whether, per CEQA Guidelines section 15381, the County has determined that Santa Clara LAFCO is a Responsible Agency for the Project. If so, please also ensure that the Draft EIR Project Description includes, per CEQA Guidelines §15124(d), a list of the agencies that are expected to use the EIR in their decision-making process, a list of permits and other approvals, including those needed from Santa Clara LAFCO, that will be required to implement the Project, and a list of related environmental review and consultation requirements imposed by Federal, State, or local laws, regulations, or policies. While Santa Clara LAFCO has no further comments at this time, it may have additional comments should the County determine that the proposed project will require Santa Clara LAFCO approval.

We respectfully request that the County consider this letter. If you have any questions, please contact me at (408) 993-4704. Thank you again for providing us with the opportunity to comment on this project.

Sincerely,

Dunia Noel
Assistant Executive Officer

Cc: LAFCO Members
Jacqueline Onciano, Planning Director
Anastasia Aziz, Deputy Director of Planning Services

SANTA CLARA LAFCO

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

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

Executive Officer
Neelima Palacherla

August 14, 2026

VIA-EMAIL [charu.ahluwalia@pln.sccgov.org]

Charu Ahluwalia, Senior Planner
County of Santa Clara, Planning Office
County Government Center
70 West Hedding Street, 7th Floor, East Wing
San Jose, CA 95110

RE: Notice of Preparation of a Draft Environmental Impact Report for the Fountain Oaks Ranch Project

Dear Ms. Ahluwalia,

Thank you for sending Santa Clara LAFCO a copy of the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Fountain Oaks Ranch Project via mail on July 29, 2026, and for providing us with an opportunity to comment on the NOP. As generally described in the NOP, the project consists of development of a residential subdivision with a total of 219 housing units, including 175 single-family detached units and 44 duet (attached) units; an on-site public water system consisting of groundwater wells and water storage tanks; community on-site wastewater treatment and disposal facilities, including a treatment system and leach field; on-site stormwater management infrastructure; utility infrastructure; and circulation and parking improvements. The project includes construction of private internal streets and sidewalks to provide access to residential lots and common areas. Common area improvements would include landscaped private open spaces, a private neighborhood park, and stormwater detention basins. Construction is anticipated to occur in a single phase over approximately three years.

Santa Clara LAFCO offers the following comments for the County's consideration:

The NOP must be sent to each responsible agency, each trustee agency, and each federal agency involved in funding or approving the Project. (Public Res. Code §21080.4(a); California Environmental Quality Act ("CEQA") Guidelines §15082(a).) Please clarify whether, per CEQA Guidelines section 15381, the County has determined that Santa Clara LAFCO is a Responsible Agency for the Project. If so, please also ensure that the Draft EIR Project Description includes, per CEQA Guidelines section 15124(d), a list of the agencies, including Santa Clara LAFCO, that are expected to use the EIR in their decision-making process, a list of the permits and other approvals, including those needed from Santa Clara LAFCO, that will be required to implement the Project, and a list of related environmental review and consultation requirements imposed by Federal, State, or local laws, regulations, or policies, including those of Santa Clara LAFCO. While Santa Clara LAFCO has no further comments at this time, it may have additional comments should the County determine that the proposed project will require LAFCO approval.

We respectfully request that the County consider this letter. If you have any questions, please contact me at (408) 993-4704. Thank you again for providing us with the opportunity to comment on this project.

Sincerely,

Dunia Noel
Assistant Executive Officer

Cc: LAFCO Members
Jacqueline Onciano, Planning Director
Anastasia Aziz, Deputy Director of Planning Services

SANTA CLARA LAFCO

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Betty Duong
Zach Hilton
Teresa O'Neill

Executive Officer
Neelima Palacherla

August 14, 2026

VIA-EMAIL [samuel.gutierrez@pln.sccgov.org]

Samuel Gutierrez, Senior Planner
County of Santa Clara, Planning Office
County Government Center
70 West Hedding Street, 7th Floor, East Wing
San Jose, CA 95110

RE: Notice of Preparation of a Draft Environmental Impact Report for the 1320 North Diana Avenue Housing Project

Dear Mr. Gutierrez,

Thank you for sending Santa Clara LAFCO a copy of the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the 1320 North Diana Avenue Housing Project via mail on August 3, 2026, and for providing us with an opportunity to comment on the NOP. As generally described in the NOP, the project would include development of 86 housing units, consisting of 68 single-family detached homes and 18 duet homes. Two existing residences would remain, while one existing residence and associated structures, including greenhouses, sheds, and ancillary buildings, would be demolished. The project is being processed by the County pursuant to Senate Bill (SB) 330.

Per the NOP, the project would require site grading and installation of water, wastewater, storm drain, electrical, gas, and telecommunications infrastructure. Access would be provided from North Diana Avenue and connecting local streets within the surrounding neighborhood.

Per the NOP, water service is proposed to be provided by a new public water system consisting of on-site groundwater production wells, water storage of approximately 43,500 gallons, and distribution infrastructure. Wastewater would be collected, treated, and disposed of onsite through a new wastewater treatment system. The water system and wastewater treatment system are proposed to be maintained privately for the development. Stormwater infrastructure would include drainage pipes, inlets, water quality treatment facilities, detention features, and related appurtenances. And landscaping would be incorporated along internal roadways, within residential areas, and adjacent to stormwater management facilities. Furthermore, site preparation would include grading and removal of 31 trees.

Per the NOP, construction is anticipated to occur in multiple phases over approximately two years.

Santa Clara LAFCO offers the following comments for the County's consideration:

The NOP must be sent to each responsible agency, each trustee agency, and each federal agency involved in funding or approving the Project. (Public Res. Code §21080.4(a); California Environmental Quality Act ("CEQA") Guidelines §15082(a).) Please clarify whether, per CEQA Guidelines section 15381, the County has determined that Santa Clara LAFCO is a Responsible Agency for the Project. If so, please also ensure that the Draft EIR Project Description includes, per CEQA Guidelines §15124(d), a list of the agencies that are expected to use the EIR in their decision-making process, a list of permits and other approvals, including those needed from Santa Clara LAFCO, that will be required to implement the Project, and a list of related environmental review and consultation requirements imposed by Federal, State, or local laws, regulations, or policies. While Santa Clara LAFCO has no further comments at this time, it may have additional comments should the County determine that the proposed project will require Santa Clara LAFCO approval.

We respectfully request that the County consider this letter. If you have any questions, please contact me at (408) 993-4704. Thank you again for providing us with the opportunity to comment on this project.

Sincerely,

Dunia Noel
Assistant Executive Officer

Cc: LAFCO Members
Jacqueline Onciano, Planning Director
Anastasia Aziz, Deputy Director of Planning Services

ITEM #13

SANTA CLARA LAFCO

Local Agency Formation Commission of Santa Clara County
777 North First Street
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SantaClaraLAFCO.org

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Helen Chapman
Betty Duong
Zach Hilton
Teresa O'Neill

Executive Officer
Neelima Palacherla

LAFCO MEETING: **October 7, 2026**

TO: **LAFCO**

FROM: **Neelima Palacherla, Executive Officer**
Emmanuel Abello, Analyst

SUBJECT: **CALAFCO RELATED ACTIVITIES**

13.1 CALAFCO BOARD MEETING AND LEGISLATIVE COMMITTEE MEETINGS

For Information Only.

As previously reported, Chair Kamei was elected to serve on the CALAFCO Board and also serves as an Alternate (for the Coastal Region) on the CALAFCO Legislative Committee. In these capacities she regularly attends CALAFCO meetings. Executive Officer Palacherla also attends these meetings and provides support, as necessary.

CALAFCO Board Meeting

On August 7, 2026, Chair Kamei attended the CALAFCO Board of Directors Regular Meeting via Zoom. At that meeting, the CALAFCO Board received updates from various committees including, the Conference Planning Committee, the Membership and Dues Review Committee; the Staff Mentorship Program coordinators; and the Legislative Committee. The Board approved various service contracts and received other updates.

The next regular CALAFCO Board Meeting will take place on December 11, 2026.

CALAFCO Legislative Committee Meeting

Chair Kamei and EO Palacherla attended two Legislative Committee Meetings, on August 20 and September 17. The Committee reviewed various legislative proposals from the membership. CALAFCO's Legislative Committee Guidelines provides a process for submission and review of legislative proposals from member LAFCOs.

The next Committee meeting will be on October 15, 2026.

ITEM # 17.1

SDRMA
SPECIAL DISTRICT RISK MANAGEMENT AUTHORITY

July 14, 2026

Neelima Palacherla
Executive Officer
Local Agency Formation Commission of Santa Clara County
777 North First Street, Suite 410,
San Jose, California 95112

Re: President's Special Acknowledgement Award – Property/Liability Program

Dear Neelima,

On behalf of SDRMA Board of Directors and staff, it is my great pleasure to extend our congratulations to you, your governing body at Local Agency Formation Commission of Santa Clara County management, and staff on achieving no paid claims for the Property/Liability Program years 2021-2026. A paid claim for the purposes of this recognition represents the first payment on an open claim during the prior program year and excludes property claims.

As a symbol of our appreciation and acknowledgment of your exceptional performance, we are pleased to present Local Agency Formation Commission of Santa Clara County with the *President's Special Acknowledgement Award*, representing your outstanding achievement. In addition to this annual recognition, members with no paid claims receive the following, all resulting in a reduction to their annual contribution amount:

- earned one credit incentive point (CIP) for the 2025-26 program year
- for the prior five consecutive program years earned three additional bonus CIPs

This accomplishment is a testament to your agency's commitment to risk management excellence and a culture of safety and proactive governance. By consistently prioritizing risk management and fostering an environment where safety is essential, your agency has set a standard of excellence that is truly commendable.

Your commitment to safety and continuous improvement helps inspire and encourage fellow SDRMA members, and we are proud to partner with Adin Community Services District as part of our SDRMA community.

Once again, congratulations on this achievement. Please do not hesitate to reach out if there is anything we can do to support your continued success.

Sincerely,

Robert J. Swan

Robert J. Swan, President
Board of Directors
Special District Risk Management Authority

SDRMA
SPECIAL DISTRICT RISK MANAGEMENT AUTHORITY

President's Special Acknowledgement Award

The President of the Special District Risk Management Authority

Hereby gives special recognition to

Local Agency Formation Commission of Santa Clara County

The President's Special Acknowledgement Award is to recognize members with no "paid" claims during the prior five consecutive program years in the Property/Liability Program. A "paid" claim for the purposes of this recognition represents the first payment on an open claim during that same period and excludes property claims. Congratulations on your excellent claims record!

Robert J. Swan

Robert J. Swan, SDRMA Board President

7/14/2026

Date

SDRMA
SPECIAL DISTRICT RISK MANAGEMENT AUTHORITY

July 14, 2026

Neelima Palacherla
Executive Officer
Local Agency Formation Commission of Santa Clara County
777 North First Street, Suite 410,
San Jose, California 95112

Re: President's Special Acknowledgement Award – Workers' Compensation Program

Dear Neelima,

On behalf of SDRMA Board of Directors and staff, it is my great pleasure to extend our congratulations to you, your governing body at Local Agency Formation Commission of Santa Clara County, management, and staff on achieving no paid claims for the Workers' Compensation Program years 2021-2026. A paid claim for the purposes of this recognition represents the first payment on an open claim during the prior program year.

As a symbol of our appreciation and acknowledgment of your exceptional performance, we are pleased to present Local Agency Formation Commission of Santa Clara County with the *President's Special Acknowledgement Award*, representing your outstanding achievement. In addition to this annual recognition, members with no paid claims receive the following, all resulting in a reduction to their annual contribution amount:

- earned one credit incentive point (CIP) for the 2025-26 program year
- for the prior five consecutive program years earned three additional bonus CIPs
- receive a lower "experience modification factor" (EMOD)

This accomplishment is a testament to your agency's commitment to risk management excellence and a culture of safety and proactive governance. By consistently prioritizing risk management and fostering an environment where safety is essential, your agency has set a standard of excellence that is truly commendable.

Your commitment to safety and continuous improvement helps inspire and encourage fellow SDRMA members, and we are proud to partner with Adin Cemetery District as part of our SDRMA community.

Once again, congratulations on this achievement. Please do not hesitate to reach out if there is anything we can do to support your continued success.

Sincerely,

Robert J. Swan

Robert J. Swan, President
Board of Directors
Special District Risk Management Authority

SDRMA
SPECIAL DISTRICT RISK MANAGEMENT AUTHORITY

President's Special Acknowledgement Award

The President of the Special District Risk Management Authority

Hereby gives special recognition to

Local Agency Formation Commission of Santa Clara County

The President's Special Acknowledgement Award is to recognize members with no "paid" claims during the prior five consecutive program years in the Workers' Compensation Program. A "paid" claim for the purposes of this recognition represents the first payment on an open claim during that same period. Congratulations on your excellent claims record!

Robert J. Swan

Robert J. Swan, SDRMA Board President

7/14/2026

Date