SCOTTS VALLEY FIRE PROTECTION DISTRICT
7 Erba Lane, Scotts Valley, CA 95066-4199 ● scottsvalleyfire.com ● 831-438-0211

Board of Directors
Regular Meeting Agenda
Wednesday, September 9, 2026 6:00 P.M.
Scotts Valley City Hall
1 Civic Center Drive, Scotts Valley CA 95066

Agendas and Board Packets are available on the Scotts Valley Fire Protection District (SVFPD) website at www.scottsvalleyfire.com.

Any person who requires a disability-related modification or accommodation in order to participate in a public meeting should make such a request to Mark Correira, Board Secretary, for immediate consideration.

1. Opening Business

1.1 Call to Order

1.2 Pledge of Allegiance and Moment of Silence

1.3 Roll Call

2. Public Comment (GC §54954.3)

This portion of the meeting is reserved for persons wishing to address the Board on any matter that is within the subject matter of the jurisdiction, and either on the agenda or not on the agenda. To ensure fair and equal treatment of all who appear before the Board, and to expedite Agency business, speakers will be limited to three minutes. The three-minute per speaker time limitation may be extended for good cause by the Board President, or by majority vote of the Board Members. Anyone wishing to be placed on the Agenda for a specific topic should contact the Fire Chief's Office and submit correspondence at least 10 days before the desired date of appearance. Any matter that requires Board action will be referred to staff for a report and action at a subsequent Board meeting.

3. Agenda Amendments (GC§54954.2) – Discussion/Action

4. Consent Calendar

(Consent calendar items will be considered and enacted upon by one motion. There will be no separate discussion on items unless a Board Member, Staff, or member of the public requests the removal of the item for separate action.)

4.1 Minutes: Regular Board Meeting Minutes of August 12, 2026

4.2 SVFPD Claims Disbursements for the Month of August 1, 2026 through August 31, 2026 in the Amount of:

Payroll and Benefits:	$ 751,430.84
General Fund:	$ 66,187.34
Capital Outlay:	$ 35,809.82
SCHMIT:	$ 0.00
TOTAL:	$ 853,428.00

4.3 Policy 400: Organizational Chart

4.4 CERBT and CEPPT Quarterly Report as of June 30, 2026

5. Discussion Items

5.1 La Madrona Fire Station Planning / Safety Measures to Address Seismic Concerns for Firefighters at Fire Station One, located at Erba Lane

5.2 Enhanced Infrastructure Financing District (EIFD) update

5.3 Ad Hoc Committee: Regionalization Study and Shared Services

5.4 Fire Chief's Evaluation Process (Policy Discussion)

6. Action Items

6.1 Policy 1700 Job Descriptions; Policy 1701 Fire Chiefs Job Description; Policy 1713 Paid Call Firefighter; Policy 1714 Volunteer Firefighter

6.2 Certification of Eligibility List: Captain

6.3 Resolution 2026-10: Adoption of the Enhanced Infrastructure Financing District Financing Plan

7. Board of Directors and Administrative Reports – Information/Discussion
(No action will be taken on any questions raised by the Board at this time.)

7.1 Board of Directors Report – Directors

7.2 Fire Chief / Administrative Report

8. Correspondence

8.1 Community Engagement: Thank You Card from Scotts Valley Police Chief Rutherford

9. Request for Future Agenda Items

10. Adjournment

Next Regularly Scheduled Board Meeting: Wednesday, October 14, 2026 at 6:00 p.m.

Note: Certain supporting documents for items on this agenda may be distributed at the Board meeting. Copies will be made available to the public at that time in accordance with Government Code Section 54957.5.

MINUTES OF THE
SCOTTS VALLEY FIRE PROTECTION DISTRICT
BOARD OF DIRECTORS
REGULAR MEETING OF
August 12, 2026

1. Opening Business

1.1 Call to Order

The Regular Meeting of the Board of Directors of the Scotts Valley Fire Protection District (SVFPD) was held on Wednesday, August 12, 2026 at the City of Scotts Valley Council Chambers. President Pisciotta called the meeting to order at 6:00 p.m.

1.2 Pledge of Allegiance and Moment of Silence

President Pisciotta called for the Pledge of Allegiance and a Moment of Silence to follow.

1.3 Roll Call

Director(s) Present:	President Daron Pisciotta (DP) Vice President Mike Weaver (MW) Director Kris Hurst (KH) Director Ron Whittle (RW)
Director(s) Virtual at Alternate Location:	N/A
Director(s) Absent:	N/A
Fire District Staff:	Chief Correira Battalion Chiefs McNeil, Stubendorff, and LoFranco Fire Marshal Collins Administrative Services Manager Rodriguez

2. Public Comment (GC §54954.3)

Lawrence Miller spoke in support of Alexander Titus's appointment to the Board of Directors. He described Mr. Titus as caring, driven, and engaged in local civic matters, and highlighted his professional background in meteorology and business administration.

Elana Titus spoke in support of her husband, Alexander Titus, for the Director vacancy emphasizing his leadership, humility, and commitment to the Scotts Valley community. She highlighted his background in meteorology and business administration, as well as his ability to remain calm under pressure, collaborate with others, and approach decisions thoughtfully.

Sarah Bartos spoke in support of Alexander Titus for the Director vacancy, describing him as kind, hardworking, approachable, and dedicated to serving others. She emphasized his commitment to the Scotts Valley community.

3. Agenda Amendments (GC§54954.2) – Discussion/Action

Chief Correira recommended moving Action Items 6.1 and 6.2 ahead of the Discussion Items so that, if the Board appointed a new Director, the appointee could be sworn in and participate in the remainder of the meeting. The Board agreed to hear Items 6.1 and 6.2 immediately following the Consent Calendar.

4. Consent Calendar

4.1 Minutes: Approve Regular Board Meeting Minutes of July 8, 2026

4.2 Minutes: Approve Special Board Meeting Minutes of July 8, 2026

4.3 Approve SVFPD Claims Disbursements for the Month of July 1, 2026 through July 31, 2026 in the Amount of:

Payroll and Benefits:	$ 2,607,217.21
General Fund:	$ 207,942.17
Capital Outlay:	$ 12,080.00
SCHMIT:	$ 12,178.70
TOTAL:	$ 2,839,418.08

4.4 Declaring District Property as Surplus

4.5 Resolution 2026-07 Dedicating the Branciforte Fire Station Community Room in honor of the Barnes Family

4.6 Second Amendment to the Fire Chief's Employment Contract: Section 4 Performance Evaluation

4.7 Policy 1610 Fire Facilities Impact Fee Policy

4.8 Addendum to the Marywood Lease Agreement between the District and the Pony People

Public Comment: None

Motion to approve Consent Calendar Items 4.1-4.8 was made by Director Weaver, seconded by Director Hurst, and approved unanimously by voice vote, with 4 ayes.

6. Action Items 6.1-6.2

6.1 Interviews for the Open Seat on the Board of Directors

The Board interviewed Ed Jenkins and Alexander Titus for the vacant Board position. Each candidate responded to questions regarding their background, interest in serving the District, relevant skills and experience, understanding of the role and responsibilities of a Board Director, and ability to meet the District's meeting commitments. The Board also asked follow-up questions regarding each candidate's interest in serving beyond the interim appointment.

No action was taken under this item.

6.2 Appointment of a Board Member to Vacant Position Pursuant to Government Code Section 1780

The Board discussed both candidates and expressed appreciation for their interest in serving the District and the qualifications each would bring to the Board. Board members discussed the importance of continuity and long-term commitment, noting Mr. Titus's intent to seek election and continue serving beyond the interim appointment.

Public Comment: None

Motion to Appoint Alexander Titus to the Vacant Board Position was made by Director Whittle, seconded by Director Hurst was approved unanimously by roll call vote, 4-0.

Following the vote, Mr. Titus was administered the oath of office and seated as a member of the Board.

5. Discussion Items

5.1 La Madrona Fire Station Planning / Safety Measures to Address Seismic Concerns for Firefighters at Fire Station One, located at Erba Lane

Chief Correira reported that he had no new updates regarding the La Madrona Fire Station project. The Board agreed to continue carrying the item as a standing discussion item on future agendas.

This item was presented for informational purposes only; no Board action was taken.

5.2 Enhanced Infrastructure Financing District (EIFD) Update

Chief Correira and Director Whittle provided an update on the proposed EIFD and recent discussions with the City and County. They reported that the draft financing plan identifies the fire station as a Tier 1 project and that additional public meetings are scheduled before participating agencies consider adoption of the plan. The Board is expected to consider the EIFD plan for approval at a future meeting.

This item was presented for informational purposes only; no Board action was taken.

5.3 Ad Hoc Committee: Regionalization Study and Shared Services

Chief Correira provided an update on ongoing shared services discussions with Central Fire and other local fire agencies, including opportunities for greater collaboration in EMS and training. He also reported that LAFCO had renewed discussions regarding a potential regionalization study involving Scotts Valley, Central, and Santa Cruz.

The Board expressed support for continuing the progress being made with Central Fire and agreed that pursuing another regionalization study was not appropriate at this time. Board members noted that previous studies had reached similar conclusions and expressed concern about the staff time and resources another study would require.

This item was presented for informational purposes only; no Board action was taken.

6. Action Items 6.3-6.4

6.3 Ad Hoc Committee – Regional Fire Districts Joint Powers Authority of Santa Cruz County

Chief Correira explained that, following establishment of the Regional Fire Districts Joint Powers Authority, the Board could establish an ad hoc committee to provide District representation as the JPA evaluates a potential analog radio system. He noted that the committee structure could be revisited in the future if the JPA's work develops into an ongoing regional effort.

Public Comment: None

Motion to Establish Ad Hoc Committee – Regional Fire Districts Joint Powers Authority of Santa Cruz County with Director Titus as primary representative and Director Weaver as the alternate was made by Director Weaver, seconded by Director Titus was approved unanimously by voice vote, with 5 ayes.

6.4 Resolution 2026-09: Adoption of the FY2026-FY2031 Capital Facilities & Equipment Plan

Chief Correira presented the FY2026-FY2031 Capital Facilities and Equipment Plan, explaining that it is a required planning document supporting the District's collection and use of fire facilities impact fees. He noted that the plan identifies anticipated capital facility, equipment, and apparatus needs and will be reviewed and updated annually. Chief Correira clarified that adoption of the plan does not authorize expenditures, which remain subject to the District's annual budget process.

The Board discussed several items within the plan, including technology improvements and funding designated for the future fire station.

Public Comment: None

Motion to Approve Resolution 2026-09 as presented was made by Director Hurst, seconded by Director Titus was approved unanimously by voice vote, with 5 ayes.

7. Public Hearing/Action 7.1-7.2

7.1 Scheduled Public Hearing for the SVFPD Final Budget for Fiscal Year 2026/2027:

685010	General Fund:	$19,776,966
685030	Capital Outlay Zone A:	$ 2,350,578
685040	SCHMIT:	$ 890,849

President Pisciotta opened the public hearing at 7:08 p.m. No public comments were received, and the public hearing was closed at 7:09 p.m.

7.2 Receive Public Comment and Adopt Resolution 2026-08: Resolution Adopting Final Budget for Fiscal Year 2026/2027

Chief Correira presented the final FY2026/2027 budget and summarized changes from the preliminary budget, including increases for shared services, overtime, and professional services, as well as adjustments to the Capital Outlay Fund. He reported an estimated General Fund balance of approximately $7.3 million.

The Board discussed the budget, including an approximately $200,000 revenue difference identified following the Branciforte consolidation that staff continues to evaluate with the County. Board members also commented positively on the District's fund balance and additional administrative support included in the budget.

Public Comment: None

Motion to Approve Resolution 2026-08 as presented was made by Director Whittle, seconded by Director Pisciotta was approved unanimously by voice vote, with 5 ayes.

8. Board of Directors and Administrative Reports – Information/Discussion

8.1 Board of Directors Report – Directors

Director Weaver recognized District personnel for their response to a recent structure fire and thanked Battalion Chief Stubendorff for providing a thorough and informative press release. He commended the responding crews for adapting to changing conditions and successfully managing the incident.

8.2 Fire Chief / Administrative Report

Battalion Chief LoFranco provided the following updates:
Personnel and Training: Reported that District personnel are currently assigned to the Timber Fire and recognized staff assisting with the upcoming joint Paid Call Firefighter Academy with Central Fire. He also reported that the Captain promotional exam is scheduled for August 24 and provided updates regarding Target Solutions and potential hazmat training opportunities.

Battalion Chief McNeil provided the following update:
Branciforte Station: Reported continued progress on improvements to the Branciforte Fire Station, including completion of the bathroom remodel, exterior painting and drainage repairs. Interior flooring was approximately 80% complete, with the current phase of improvements expected to be completed within the next few weeks.

Battalion Chief Stubendorff provided the following updates:
Operations: Reported that the District responded to 254 calls during the previous month and 1,258 calls year-to-date. He also provided an update on the District's server upgrade, noting that the project is being aligned with Central Fire's systems and will provide additional capabilities for training and personnel resources.
Incident Response: Recognized District personnel and mutual aid partners from Central Fire and the City of Santa Cruz for their response to a recent significant residential structure fire. He specifically commended the first-arriving crews for their coordinated response and quick actions in containing the fire despite challenging conditions.

Fire Chief Correira provided the following updates:
Operations: Also recognized District personnel and mutual aid partners for their response to the recent structure fire and emphasized the importance of joint training and aligned operational practices. He also reported that the District currently has three employees off work due to workers' compensation injuries, which, combined with out-of-county assignments, is placing additional strain on staffing.
125 Bethany Drive: Reported that the District continues to receive inquiries regarding the proposed project and is consulting with legal counsel regarding the District's authority and responsibilities under AB 2011. He also discussed potential impacts to property tax and fire facilities impact fee revenues associated with similar developments.

Wildfire Risk Reduction: Reported that a Measure Q grant application submitted jointly by Scotts Valley and Central Fire for wildfire risk modeling was not selected for direct funding. However, the County is now considering funding a similar countywide project using Measure Q funds. Chief Correira noted that the proposed project could help identify high-risk areas, prioritize defensible space efforts, and support future wildfire resilience grant applications.

9. Correspondence

9.1 Community Assistance Follow-Up: Thank you email from Nancy Ball

The Board received and filed the correspondence.

10. Request for Future Agenda Items

There were no future agenda items requested.

11. Closed Session: Government Code §54957

11.1 Closed Session Conference with Legal Counsel – Threatened/Anticipated Litigation Significant exposure to litigation pursuant to Government Code section 54956.9(d)(2): 1 case

The District is in receipt of information concerning facts and circumstances that might result in litigation against the District which are known to a potential plaintiff or plaintiffs concerning compensation.

11.2 Closed Session Conference with Legal Counsel – Threatened/Anticipated Litigation Significant exposure to litigation pursuant to Government Code section 54956.9(d)(2): 1 case

The District is in receipt of information concerning facts and circumstances that might result in litigation against the District which are known to a potential plaintiff concerning a FEHA Claim.

At 7:29 p.m., President Pisciotta announced the Board would be going into Closed Session for the purpose to discuss items listed in 11.1-11.2.

12. Open Session: Government Code §54957.1

12.1 Report on closed session items 11.1-11.2

At 8:01 p.m., the Board reconvened to Open Session and President Pisciotta reported on Items 11.1-11.2. Information was received, and direction was given. No action taken.

13. Adjournment

The meeting was adjourned at 8:01 p.m.

Attest ____________________________ ____________________________

Daron Pisciotta
Board President

Mark Correira
Board Secretary

Scotts Valley Fire Protection District (SVFPD)

Date: September 9, 2026

To: Board of Directors

From: SVFPD

Subject: Approve Claim Disbursements

SVFPD Claims have been approved for payment out of SVFPD Funds totaling $ 853,428.00

These payments have been approved by the Board of Directors during their meeting on September 9, 2026

August 2026/2027 F.Y.

685010- Payroll and Benefits:	**$ 751,430.84**
685010- General Fund:	**$ 66,187.34**
685030- Capital Outlay:	**$ 35,809.82**
685040- SCHMIT:	**$ 0.00**

ATTEST ______________________________ ______________________________

Daron Pisciotta
Board President

Mark Correira
Board Secretary

Actual Transactions

Transaction Type = Actual; Revenues/Expenditures = R,(E; Chart Fields = GLKey,Character,Object
Post On [@prior-month] and Revenues/Expenditures [XP] and GL Key [685010, 685020, 685030, 685040]

Fiscal Year	Fiscal Month	Post On	Document No	Doc Ref	Revenues/Expenditures	GL Key	Character	Object	Amount	Description	Vendor No	Warrant No
GL Key: 685010 – SCOTTS VALLEY FIRE PROT SVC												
Character: 50 – SALARIES AND EMPLOYEE BENEF												
Object: 51000 – REGULAR PAY-PERMANENT												
2027	02	8/05/2026	PAYPERIOD 16		Expenditures	685010	50	51000	-203,526.97	PAYPERIOD 16 PAYDATE 08072026		
2027	02	8/05/2026	PAYPERIOD 16		Expenditures	685010	50	51000	23,411.77	PAYPERIOD 16 PAYDATE 08072026		
2027	02	8/19/2026	PAYPERIOD 17		Expenditures	685010	50	51000	16,071.02	PAYPERIOD 17 PAYDATE 08212026		
2027	02	8/19/2026	PAYPERIOD 17		Expenditures	685010	50	51000	-197,434.25	PAYPERIOD 17 PAYDATE 08212026		
2027	02	8/25/2026	DU128474	DU128474	Expenditures	685010	50	51000	6,888.80	WC Todd/Post 7/24-8/6/2026	C99999	
2027	02	8/25/2026	DU128474	DU128474	Expenditures	685010	50	51000	1,575.34	WC Cahir 7/18-7/31/26	C99999	
Total 51000 – REGULAR PAY-PERMANENT									-353,014.29			
Object: 51005 – OVERTIME PAY-PERMANENT												
2027	02	8/05/2026	PAYPERIOD 16		Expenditures	685010	50	51005	-85,203.44	PAYPERIOD 16 PAYDATE 08072026		
2027	02	8/19/2026	PAYPERIOD 17		Expenditures	685010	50	51005	-53,272.09	PAYPERIOD 17 PAYDATE 08212026		
Total 51005 – OVERTIME PAY-PERMANENT									-138,475.53			
Object: 51010 – REGULAR PAY-EXTRA HELP												
2027	02	8/05/2026	PAYPERIOD 16		Expenditures	685010	50	51010	-5,536.33	PAYPERIOD 16 PAYDATE 08072026		
2027	02	8/19/2026	PAYPERIOD 17		Expenditures	685010	50	51010	-872.22	PAYPERIOD 17 PAYDATE 08212026		
Total 51010 – REGULAR PAY-EXTRA HELP									-6,408.55			
Object: 51035 – HOLIDAY PAY												
2027	02	8/05/2026	PAYPERIOD 16		Expenditures	685010	50	51035	1,183.90	PAYPERIOD 16 PAYDATE 08072026		
2027	02	8/05/2026	PAYPERIOD 16		Expenditures	685010	50	51035	-14,429.81	PAYPERIOD 16 PAYDATE 08072026		
2027	02	8/19/2026	PAYPERIOD 17		Expenditures	685010	50	51035	-14,429.81	PAYPERIOD 17 PAYDATE 08212026		
2027	02	8/19/2026	PAYPERIOD 17		Expenditures	685010	50	51035	1,183.90	PAYPERIOD 17 PAYDATE 08212026		
Total 51035 – HOLIDAY PAY									-26,491.82			
Object: 51040 – DIFFERENTIAL PAY												
2027	02	8/05/2026	PAYPERIOD 16		Expenditures	685010	50	51040	-10,261.38	PAYPERIOD 16 PAYDATE 08072026		
2027	02	8/05/2026	PAYPERIOD 16		Expenditures	685010	50	51040	1,065.84	PAYPERIOD 16 PAYDATE 08072026		
2027	02	8/19/2026	PAYPERIOD 17		Expenditures	685010	50	51040	-10,261.55	PAYPERIOD 17 PAYDATE 08212026		
2027	02	8/19/2026	PAYPERIOD 17		Expenditures	685010	50	51040	1,065.86	PAYPERIOD 17 PAYDATE 08212026		
Total 51040 – DIFFERENTIAL PAY									-18,391.23			
Object: 52010 – OASDI-SOCIAL SECURITY												
2027	02	8/05/2026	PAYPERIOD 16		Expenditures	685010	50	52010	-4,744.66	PAYPERIOD 16 PAYDATE 08072026		
2027	02	8/05/2026	PAYPERIOD 16		Expenditures	685010	50	52010	0.16	PAYPERIOD 16 PAYDATE 08072026		
2027	02	8/19/2026	PAYPERIOD 17		Expenditures	685010	50	52010	-4,146.53	PAYPERIOD 17 PAYDATE 08212026		
2027	02	8/19/2026	PAYPERIOD 17		Expenditures	685010	50	52010	0.16	PAYPERIOD 17 PAYDATE 08212026		
Total 52010 – OASDI-SOCIAL SECURITY									-8,890.87			
Object: 52015 – PERS												
2027	02	8/05/2026	PAYPERIOD 16		Expenditures	685010	50	52015	-41,412.46	PAYPERIOD 16 PAYDATE 08072026		
2027	02	8/19/2026	PAYPERIOD 17		Expenditures	685010	50	52015	-38,585.81	PAYPERIOD 17 PAYDATE 08212026		
Total 52015 – PERS									-79,998.27			
Object: 53010 – EMPLOYEE INSURANCE & BENEFITS												
2027	02	8/05/2026	PAYPERIOD 16		Expenditures	685010	50	53010	-500.00	PAYPERIOD 16 PAYDATE 08072026		
2027	02	8/05/2026	PAYPERIOD 16		Expenditures	685010	50	53010	3,240.47	PAYPERIOD 16 PAYDATE 08072026		
2027	02	8/10/2026	SDAUG26HLTH		Expenditures	685010	50	53010	-80,564.61	SV FIRE AUG 2026	V116512	17975
2027	02	8/17/2026	0926SVFD		Expenditures	685010	50	53010	-4,559.32	HEALTH CARE EMP SVFD Group 367	V108670	02017824
2027	02	8/17/2026	0926SVFD		Expenditures	685010	50	53010	-1,560.86	FIRE RISK MANAG SVFD	V45930	80104513
2027	02	8/19/2026	PAYPERIOD 17		Expenditures	685010	50	53010	-500.00	PAYPERIOD 17 PAYDATE 08212026		
2027	02	8/19/2026	PAYPERIOD 17		Expenditures	685010	50	53010	404.55	PAYPERIOD 17 PAYDATE 08212026		
2027	02	8/25/2026	DU128474	DU128474	Expenditures	685010	50	53010	50.89	M.Marsano Aug26 Dental	C99999	
2027	02	8/25/2026	DU128474	DU128474	Expenditures	685010	50	53010	96.34	S.Kovacs Sept26 Dental	C99999	
2027	02	8/25/2026	DU128474	DU128474	Expenditures	685010	50	53010	50.89	M.Pasquini Aug26Dental CK#1213	C99999	
2027	02	8/27/2026	0926SVFD		Expenditures	685010	50	53010	-693.26	WHITTLE, RONALD SVFD Health In	V102822	80106430
2027	02	8/27/2026	0926SVFD		Expenditures	685010	50	53010	-2,814.59	BIDDLE, MIKE SVFD Health Ins.	V105980	80106422
2027	02	8/27/2026	0926SVFD		Expenditures	685010	50	53010	-670.31	RONZANO, CHRIST SVFD Health In	V111324	80106426
2027	02	8/27/2026	0926SVFD		Expenditures	685010	50	53010	-672.45	PHINN, MIKE SVFD Health Ins. 9	V103782	80106425
2027	02	8/27/2026	0926SVFD		Expenditures	685010	50	53010	-1,147.45	WALTON, ALICIA SVFD Health Ins	V119128	80106429
2027	02	8/27/2026	0926SVFD		Expenditures	685010	50	53010	-1,115.76	LOFRANCO, SAL SVFD Health Ins.	V105221	80106423

Actual Transactions

Transaction Type = Actual; Revenues/Expenditures = R,(E; Chart Fields = GLKey,Character,Object
Post On [@prior-month] and Revenues/Expenditures [XP] and GL Key [685010, 685020, 685030, 685040]

Fiscal Year	Fiscal Month	Post On	Document No	Doc Ref	Revenues/Expenditures	GL Key	Character	Object	Amount	Description	Vendor No	Warrant No
GL Key: 685010 – SCOTTS VALLEY FIRE PROT SVC												
Character: 50 – SALARIES AND EMPLOYEE BENEF												
Object: 53010 – EMPLOYEE INSURANCE & BENEFITS												
2027	02	8/27/2026	0926SVFD		Expenditures	685010	50	53010	-838.00	THEILEN, LOTHAR SVFD Health In	V117701	80106427
2027	02	8/27/2026	0926SVFD		Expenditures	685010	50	53010	-1,169.00	MCMURRY, MICHAE SVFD Health In	V105430	80106424
2027	02	8/27/2026	0926SVFD		Expenditures	685010	50	53010	-787.11	VANDERVOORT, GR SVFD Health In	V122411	80106428
Total 53010 – EMPLOYEE INSURANCE & BENEFITS									-93,749.58			
Object: 53015 – UNEMPLOYMENT INSURANCE												
2027	02	8/05/2026	PAYPERIOD 16		Expenditures	685010	50	53015	-79.19	PAYPERIOD 16 PAYDATE 08072026		
2027	02	8/19/2026	PAYPERIOD 17		Expenditures	685010	50	53015	-13.95	PAYPERIOD 17 PAYDATE 08212026		
Total 53015 – UNEMPLOYMENT INSURANCE									-93.14			
Object: 55021 – OTHER BENEFITS MISC												
2027	02	8/05/2026	PAYPERIOD 16		Expenditures	685010	50	55021	-23,690.63	PAYPERIOD 16 PAYDATE 08072026		
2027	02	8/19/2026	PAYPERIOD 17		Expenditures	685010	50	55021	-2,226.93	PAYPERIOD 17 PAYDATE 08212026		
Total 55021 – OTHER BENEFITS MISC									-25,917.56			
Total 50 – SALARIES AND EMPLOYEE BENEF									-751,430.84			
Character: 60 – SERVICES AND SUPPLIES												
Object: 61110 – CLOTHING & PERSONAL SUPPLIES												
2027	02	8/17/2026	0726SVFD		Expenditures	685010	60	61110	-941.38	U S BANK CORPOR SVFD 4246-0445	V992019	80104530
2027	02	8/17/2026	1094929		Expenditures	685010	60	61110	-628.33	L N CURTIS & SO SVFD Cust 3627	V115989	80104515
2027	02	8/24/2026	1072988-1		Expenditures	685010	60	61110	-150.34	L N CURTIS & SO SVFD Cust 3627	V115989	80104831
2027	02	8/24/2026	40387		Expenditures	685010	60	61110	-5,200.85	SCOTTS PPE RECO SVFD	V118889	02018347
Total 61110 – CLOTHING & PERSONAL SUPPLIES									-6,920.90			
Object: 61125 – UNIFORM REPLACEMENT												
2027	02	8/17/2026	0726SVFD		Expenditures	685010	60	61125	-92.33	U S BANK CORPOR SVFD 4246-0445	V992019	80104530
2027	02	8/24/2026	390128		Expenditures	685010	60	61125	-375.64	HOOK FAST SPECI SVFD	V101394	02018345
Total 61125 – UNIFORM REPLACEMENT									-467.97			
Object: 61217 – RADIO												
2027	02	8/17/2026	0726SVFD		Expenditures	685010	60	61217	-2,500.00	U S BANK CORPOR SVFD 4246-0445	V992019	80104530
Total 61217 – RADIO									-2,500.00			
Object: 61221 – TELEPHONE-NON TELECOM 1099												
2027	02	8/17/2026	0726SVFD		Expenditures	685010	60	61221	-1,619.51	U S BANK CORPOR SVFD 4246-0445	V992019	80104530
Total 61221 – TELEPHONE-NON TELECOM 1099									-1,619.51			
Object: 61425 – OTHER HOUSEHOLD EXP-SERVICES												
2027	02	8/17/2026	0726SVFD		Expenditures	685010	60	61425	-149.34	U S BANK CORPOR SVFD 4246-0445	V992019	80104530
2027	02	8/24/2026	287807-1		Expenditures	685010	60	61425	-44.99	MID VALLEY SUPP SVFD	V481	80104832
Total 61425 – OTHER HOUSEHOLD EXP-SERVICES									-194.33			
Object: 61535 – OTHER INSURANCE												
2027	02	8/18/2026	275125		Expenditures	685010	60	61535	-4,770.00	ACRISURE WEST I SVFD	V47971	02017972
2027	02	8/25/2026	DU128474	DU128474	Expenditures	685010	60	61535	891.00	McNeil&Co. Insurance Overpay	C99999	
Total 61535 – OTHER INSURANCE									-3,879.00			
Object: 61720 – MAINT-MOBILE EQUIPMENT-SERV												
2027	02	8/17/2026	056403		Expenditures	685010	60	61720	-222.06	GOLDEN STATE EM SVFD PIE-0143	V129826	02017823
2027	02	8/17/2026	056449		Expenditures	685010	60	61720	-360.31	GOLDEN STATE EM SVFD PIE-0143	V129826	02017823
2027	02	8/17/2026	0726SVFD		Expenditures	685010	60	61720	-5,783.05	U S BANK CORPOR SVFD 4246-0445	V992019	80104530
2027	02	8/24/2026	56532		Expenditures	685010	60	61720	-294.70	GOLDEN STATE EM SVFD PIE-0143	V129826	02018344
2027	02	8/25/2026	DU128474	DU128474	Expenditures	685010	60	61720	1,000.00	Engine Transport ReimbCK#14808	C99999	
Total 61720 – MAINT-MOBILE EQUIPMENT-SERV									-5,660.12			
Object: 61725 – MAINT-OFFICE EQUIPMNT-SERVICES												
2027	02	8/24/2026	18452		Expenditures	685010	60	61725	-2,241.87	Pagoda Technolo SVFD	V125184	80104833
Total 61725 – MAINT-OFFICE EQUIPMNT-SERVICES									-2,241.87			
Object: 61848 – MAINT-STRUCT/GRDS-OTH-SRV												
2027	02	8/17/2026	0726SVFD		Expenditures	685010	60	61848	-583.97	U S BANK CORPOR SVFD 4246-0445	V992019	80104530

Actual Transactions

Transaction Type = Actual; Revenues/Expenditures = R,(E; Chart Fields = GLKey,Character,Object
Post On [@prior-month] and Revenues/Expenditures [XP] and GL Key [685010, 685020, 685030, 685040]

Fiscal Year	Fiscal Month	Post On	Document No	Doc Ref	Revenues/Expenditures	GL Key	Character	Object	Amount	Description	Vendor No	Warrant No
GL Key: 685010 – SCOTTS VALLEY FIRE PROT SVC												
Character: 60 – SERVICES AND SUPPLIES												
Object: 61848 – MAINT-STRUCT/GRDS-OTH-SRV												
2027	02	8/17/2026	37758-1		Expenditures	685010	60	61848	-750.00	PHIL ALLEGRI EL SVFD	V30435	80104472
Total 61848 – MAINT-STRUCT/GRDS-OTH-SRV									-1,333.97			
Object: 61920 – MEDICAL, DENTAL & LAB SUPPLIES												
2027	02	8/17/2026	0726SVFD		Expenditures	685010	60	61920	-984.46	U S BANK CORPOR SVFD 4246-0445	V992019	80104530
Total 61920 – MEDICAL, DENTAL & LAB SUPPLIES									-984.46			
Object: 62020 – MEMBERSHIPS												
2027	02	8/17/2026	0726SVFD		Expenditures	685010	60	62020	-520.00	U S BANK CORPOR SVFD 4246-0445	V992019	80104530
Total 62020 – MEMBERSHIPS									-520.00			
Object: 62219 – PC SOFTWARE PURCHASES												
2027	02	8/17/2026	0726SVFD		Expenditures	685010	60	62219	-1,253.70	U S BANK CORPOR SVFD 4246-0445	V992019	80104530
Total 62219 – PC SOFTWARE PURCHASES									-1,253.70			
Object: 62223 – SUPPLIES												
2027	02	8/17/2026	0726SVFD		Expenditures	685010	60	62223	-143.75	U S BANK CORPOR SVFD 4246-0445	V992019	80104530
Total 62223 – SUPPLIES									-143.75			
Object: 62301 – ACCOUNTING AND AUDITING FEES												
2027	02	8/21/2026	JE524649	SV FIRE	Expenditures	685010	60	62301	-11,756.16	2526 PAYROLL CHARGES		
Total 62301 – ACCOUNTING AND AUDITING FEES									-11,756.16			
Object: 62367 – MEDICAL SERVICES-OTHER												
2027	02	8/24/2026	260728		Expenditures	685010	60	62367	-1,380.00	BAYSPORT INC SVFD	V44180	02018342
2027	02	8/24/2026	CB260725		Expenditures	685010	60	62367	-1,380.00	BAYSPORT INC SVFD	V44180	02018342
Total 62367 – MEDICAL SERVICES-OTHER									-2,760.00			
Object: 62381 – PROF & SPECIAL SERV-OTHER												
2027	02	8/17/2026	445062		Expenditures	685010	60	62381	-187.50	VOYA RETIREMENT SVFD	V31933	02017825
2027	02	8/24/2026	1564845		Expenditures	685010	60	62381	-9,378.50	HANSON BRIDGETT SVFD	V30538	80104830
2027	02	8/24/2026	67453		Expenditures	685010	60	62381	-894.00	CSG CONSULTANTS SVFD	V121100	80104835
Total 62381 – PROF & SPECIAL SERV-OTHER									-10,460.00			
Object: 62826 – EDUCATION AND/OR TRAINING												
2027	02	8/17/2026	0726SVFD		Expenditures	685010	60	62826	-485.00	U S BANK CORPOR SVFD 4246-0445	V992019	80104530
Total 62826 – EDUCATION AND/OR TRAINING									-485.00			
Object: 62888 – SPEC DIST EXP-SERVICES												
2027	02	8/24/2026	2607		Expenditures	685010	60	62888	-750.00	CENTRAL COAST C SVFD	V15383	02018343
Total 62888 – SPEC DIST EXP-SERVICES									-750.00			
Object: 62914 – EDUCATION & TRAINING(REPT)												
2027	02	8/13/2026	SVF 2507		Expenditures	685010	60	62914	-37.00	EMT CERTIFICATI SVFD	V127457	02017592
2027	02	8/17/2026	0726SVFD		Expenditures	685010	60	62914	-1,056.00	U S BANK CORPOR SVFD 4246-0445	V992019	80104530
2027	02	8/17/2026	2507-1		Expenditures	685010	60	62914	-150.00	HEALTH SERVICES SVFD	V114232	02017673
Total 62914 – EDUCATION & TRAINING(REPT)									-1,243.00			
Object: 62920 – GAS, OIL, FUEL												
2027	02	8/17/2026	0726SVFD		Expenditures	685010	60	62920	-734.68	U S BANK CORPOR SVFD 4246-0445	V992019	80104530
2027	02	8/24/2026	869782		Expenditures	685010	60	62920	-4,166.68	WESTERN STATES SVFD	V39738	02018348
Total 62920 – GAS, OIL, FUEL									-4,901.36			
Object: 63074 – UTILITIES												
2027	02	8/17/2026	0726SVFD		Expenditures	685010	60	63074	-1,661.71	U S BANK CORPOR SVFD 4246-0445	V992019	80104530
2027	02	8/17/2026	0826SVFD1		Expenditures	685010	60	63074	-228.92	CITY OF SCOTTS SVFD	V102713	80104529
2027	02	8/17/2026	0826SVFD1		Expenditures	685010	60	63074	-1,652.74	PACIFIC GAS AND SVFD	V129169	02017732
2027	02	8/17/2026	0826SVFD2		Expenditures	685010	60	63074	-369.99	CITY OF SCOTTS SVFD	V102713	80104529
2027	02	8/17/2026	0826SVFD2		Expenditures	685010	60	63074	-1,809.56	PACIFIC GAS AND SVFD	V129169	02017732
2027	02	8/17/2026	0826SVFD4		Expenditures	685010	60	63074	-129.97	PACIFIC GAS AND SVFD	V129169	02017732
2027	02	8/17/2026	0826SVFD5		Expenditures	685010	60	63074	-174.12	PACIFIC GAS AND SVFD	V129169	02017732

Actual Transactions

Transaction Type = Actual; Revenues/Expenditures = R,(E; Chart Fields = GLKey,Character,Object
Post On [@prior-month] and Revenues/Expenditures [XP] and GL Key [685010, 685020, 685030, 685040]

Fiscal Year	Fiscal Month	Post On	Document No	Doc Ref	Revenues/Expenditures	GL Key	Character	Object	Amount	Description	Vendor No	Warrant No
GL Key: 685010 – SCOTTS VALLEY FIRE PROT SVC												
Character: 60 – SERVICES AND SUPPLIES												
Object: 63074 – UTILITIES												
2027	02	8/17/2026	0926SVFD3		Expenditures	685010	60	63074	-85.23	PACIFIC GAS AND SVFD	V129169	02017732
Total 63074 – UTILITIES									-6,112.24			
Total 60 – SERVICES AND SUPPLIES									-66,187.34			
Total 685010 – SCOTTS VALLEY FIRE PROT SVC									-817,618.18			

Actual Transactions

Transaction Type = Actual; Revenues/Expenditures = R,(E; Chart Fields = GLKey,Character,Object
Post On [@prior-month] and Revenues/Expenditures [XP] and GL Key [685010, 685020, 685030, 685040]

Fiscal Year	Fiscal Month	Post On	Document No	Doc Ref	Revenues/Expenditures	GL Key	Character	Object	Amount	Description	Vendor No	Warrant No
GL Key: 685030 – SCOTTS VLY FIRE DIST.-CAPITAL												
Character: 60 – SERVICES AND SUPPLIES												
Object: 62710 – FIELD EQUIPMENT												
2027	02	8/17/2026	0726SVFD		Expenditures	685030	60	62710	-559.82	U S BANK CORPOR SVFD 4246-0445	V992019	80104530
Total 62710 – FIELD EQUIPMENT									-559.82			
Total 60 – SERVICES AND SUPPLIES									-559.82			
Character: 80 – FIXED ASSETS												
Object: 86110 – BUILDINGS AND IMPROVEMENTS												
2027	02	8/24/2026	611		Expenditures	685030	80	86110	-35,250.00	MANDELLA, JOHN SVFD	V43108	02018346
Total 86110 – BUILDINGS AND IMPROVEMENTS									-35,250.00			
Total 80 – FIXED ASSETS									-35,250.00			
Total 685030 – SCOTTS VLY FIRE DIST.-CAPITAL									-35,809.82			
									-853,428.00			

Agenda Bill

Agenda Subject: *Revised Policy 400: Organizational Chart*		**Meeting Date:** 9/9/2026
Agenda Bill Number: **2026: 29** **Division:** Administration **Contact:** Fire Chief	**Attachments:** Policy 400 Policy 400 a	**Funding Source:** ☐ General Fund ☐ Capital/Zone A ☒ N/A **Amount Budgeted:**
Adopted Strategic Initiative: **Yes** ☒ **No** ☐	**Initiative Description:** Strengthen community engagement and awareness through outreach, marketing, and prevention to build a more involved, better-educated and safer community.	

PURPOSE/REQUIRED ACTION:
To revise Policy 400 to align with the 2026/27 Final Budget

BACKGROUND:
On August 12, 2026 the Board approved the FY 2026/27 Final Budget, which included the addition of a 0.5 full-time equivalent (FTE) Administrative Accounting Specialist position. This addition increased the total staffing allocation for this position from 1.6 FTEs to 2.0 FTEs.

Policy 400 identifies the District's organizational structure and the FTE allocation for each position. The policy has been revised to reflect the additional staffing allocation.

OPTIONS (*Including fiscal impacts*):
N/A

Administrative Recommendation: Approve

Board / Committee Recommendation: Approved as part of the budget adoption

Suggested Motion: Approve (Consent Agenda)

Submitted by: Mark Correira, Fire Chief

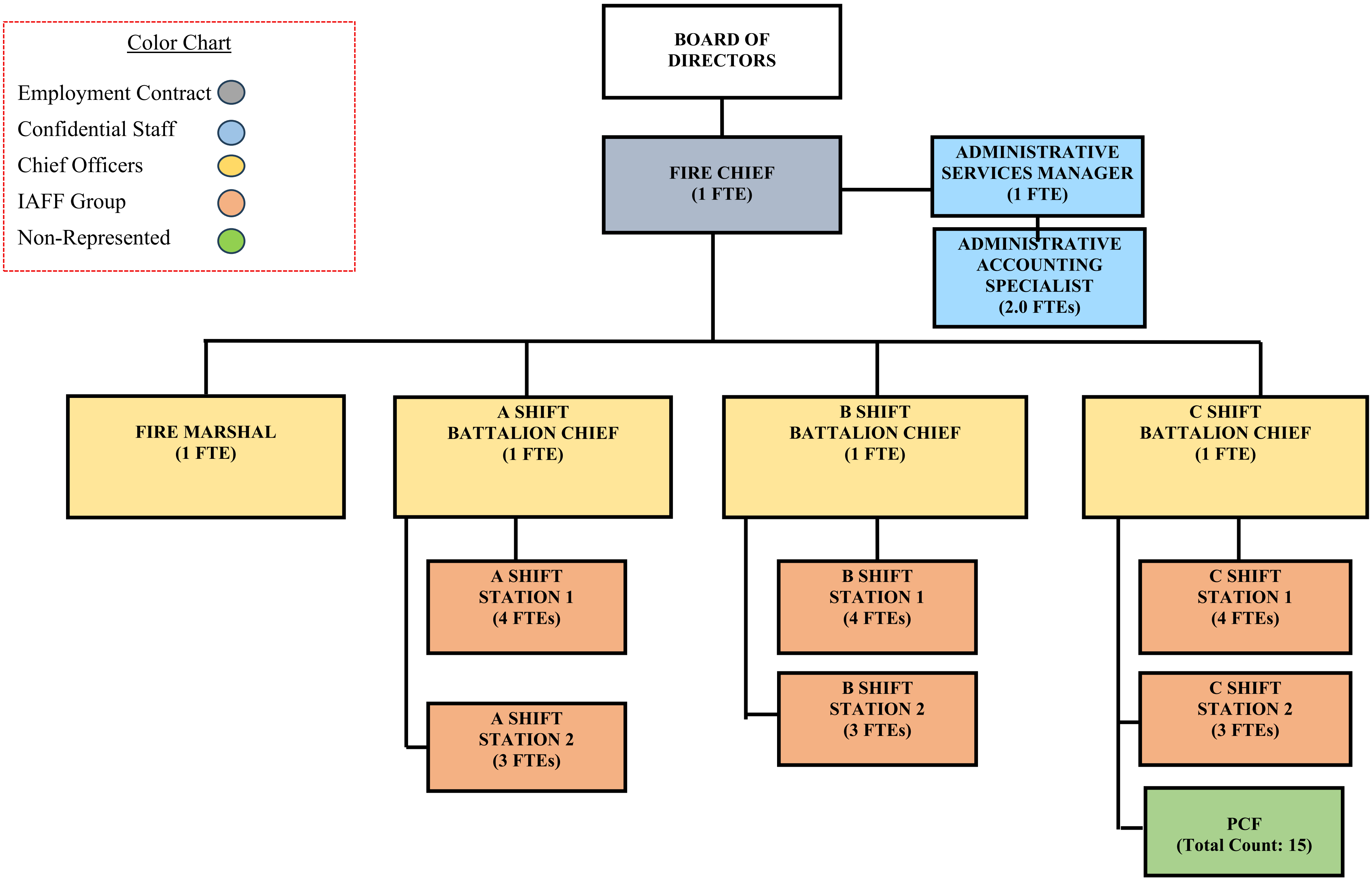
Today's Date: 09/01/2026	**Other:** N/A

Scotts Valley Fire Protection District	
POLICY: **400** **DATE APPROVED:** **9/9/2026** **BOARD PRESIDENT:** ____________	**SUBJECT:** **Organizational Chart** **FIRE CHIEF:** ____________

Policy 400: Organizational Chart

The positions on the attached organizational chart are authorized by the Board of Directors.

SCOTTS VALLEY FIRE PROTECTION DISTRICT
Organization Chart



CERBT & CEPPT Account Update

Scotts Valley Fire Protection District

CalPERS

CalPERS IRC Section 115 trust funds

CERBT	CEPPT
☑ Prefund OPEB liabilities	☑ Prefund pension liabilities
☑ Contributions offset liabilities	☑ Tax free investment earnings
☑ Tax free investment earnings	☑ Sub-Accounts
☑ Sub-Accounts	☑ Legally protected
☑ Legally protected	

107 CEPPT Employers

596 CERBT Employers

$30.2B+ in AUM

CERBT Account Summary

OPEB Valuation report summary

OPEB Actuarial Valuation Report by Total Compensation Systems, Inc.		
Valuation Date	6/30/2022	6/30/2024
Total Participants (Active + Retirees w/ Benefits + Retirees w/o Benefits = Total)	29 + 14 + 0 = 43	32 + 18 + 0 = 50
Present Value of Benefits (PVB)	$2,407,140	$2,679,090
Total OPEB Liability (TOL)	**$1,959,618**	**$2,104,680**
Valuation Assets	$447,642	$829,873
Net OPEB Liability (NOL)	$1,511,976	$1,274,807
Projected Retiree Premiums (Pay-Go Cost)	$115,695 (fye 2026)	$129,124 (fye 2027)
CERBT Asset Allocation Strategy	Strategy 2	Strategy 2
Discount Rate	6.25%	6.25%

CERBT Account summary

As of June 30, 2026	Strategy 2
Initial contribution (05/20/2021)	$350,000
Additional contributions	$775,000
Disbursements	($0)
Investment earnings	$275,367
CERBT expenses	($2,973)
Total assets	$1,397,394
Money-weighted annualized net rate of return (05/20/2021 – 06/30/2026 = 5.11 Years)	6.74%

CERBT agreement effective date: 10/23/2020

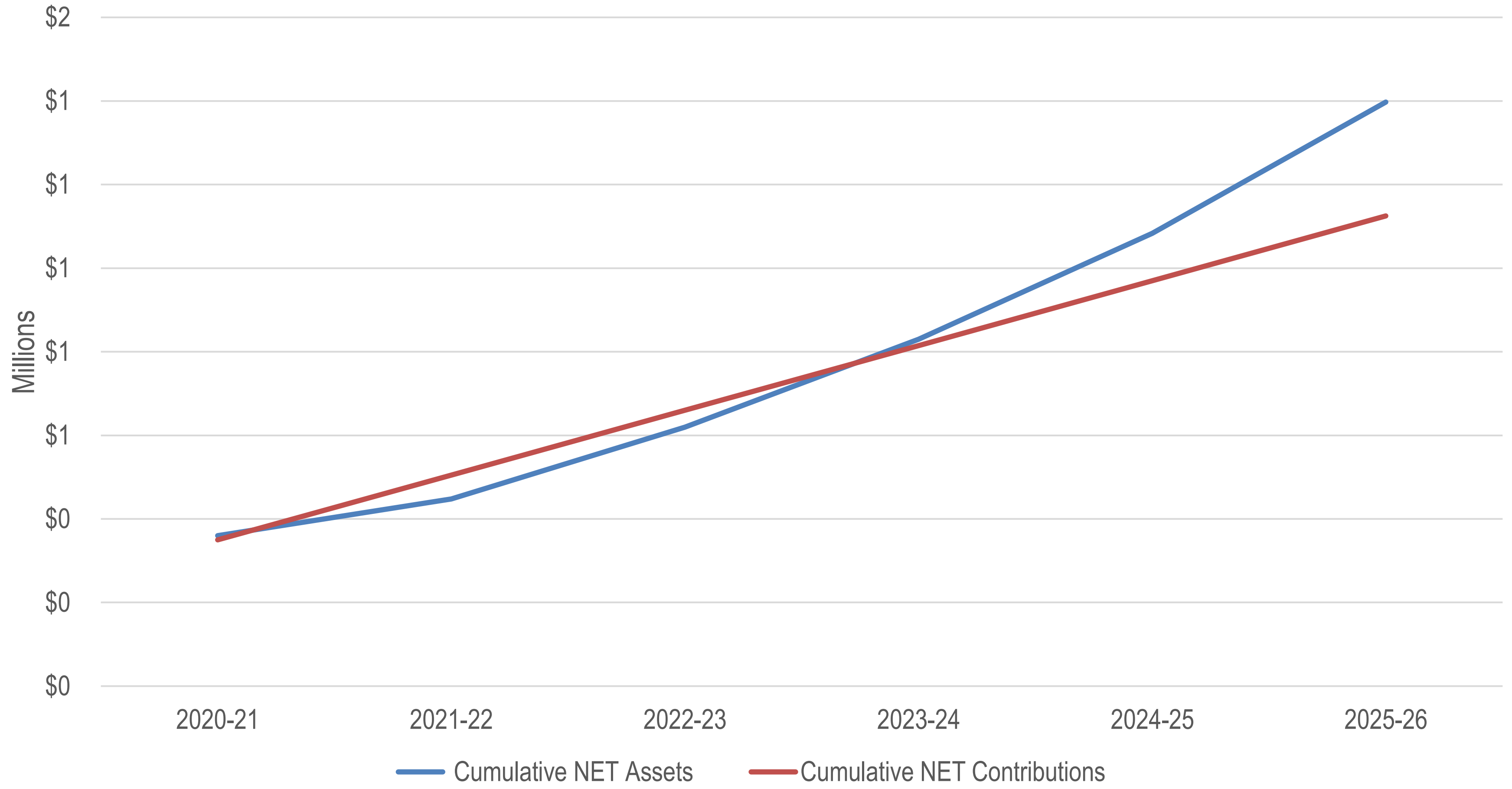
CERBT Investment performance

Measurement Date (as of 06/30//2026)	Cumulative Contributions	Cumulative Disbursements	Cumulative Investment Gains (Losses)	Cumulative Fees	Cumulative Net Rate of Return*
10 year	-	-	-	-	-
5 year	$775,000	($0)	$265,324	($2,939)	6.51%
3 year	$465,000	($0)	$314,909	($2,097)	11.64%

Measurement Date	Contributions	Disbursements	Cumulative Net Contributions	Cumulative Investment Gains (Losses)	Cumulative Fees	Cumulative Ending Assets	Fiscal Year Net Rate of Return*	Cumulative Net Rate of Return*
2020-21	$350,000	($0)	$350,000	$10,043	($34)	$360,009	-	29.45%
2021-22	$155,000	($0)	$505,000	($56,923)	($436)	$447,642	-13.89%	-11.19%
2022-23	$155,000	($0)	$660,000	($39,542)	($876)	$619,582	3.38%	9.05%
2023-24	$155,000	($0)	$815,000	$16,333	($1,459)	$829,873	8.39%	0.90%
2024-25	$155,000	($0)	$970,000	$115,620	($2,123)	$1,083,497	11.62%	4.16%
2025-26	$155,000	($0)	$1,125,000	$275,367	($2,973)	$1,397,394	14.16%	6.74%

* Money weighted annualized net rate of return

Investment performance



Funded status history

CEPPT Account Summary

CalPERS

District's CalPERS pension plans summary

Member Category	Funded Status (6/30/2024)	Unfunded Liability (6.8% Interest)	UAL Payment 2025-26	Normal Cost 2025-26	Total Contribution 2025-26
Miscellaneous	86.2%	$193,982	$16,333	$32,276	$48,609
Safety Fire	72.9%	$17,555,132	$1,637,958	$849,856	$2,487,814
Totals	**73.2%**	**$17,749,114**	**$1,654,291**	**$882,132**	**$2,536,423**

Effective with the June 30, 2024, Actuarial Valuations, separate amortization schedule for each tier of benefits are no longer necessary. Multiple amortization schedule, and thus multiple Section 1 reports, will be combined. We believe this gives the employer a clearer picture of the pension plan's financial health and long-term costs.

CEPPT Account Summary

As of June 30, 2026	Strategy 2
Initial contribution (05/20/2021)	$150,000
Additional contributions	$450,000
Disbursements	($0)
Investment earnings	$98,114
CEPPT expenses	($4,669)
Total assets	$693,445
Money-weighted annualized net rate of return (05/20/2021 – 06/30/2026 = 5.11 Years)	4.55%

CEPPT agreement effective date: 10/23/2020

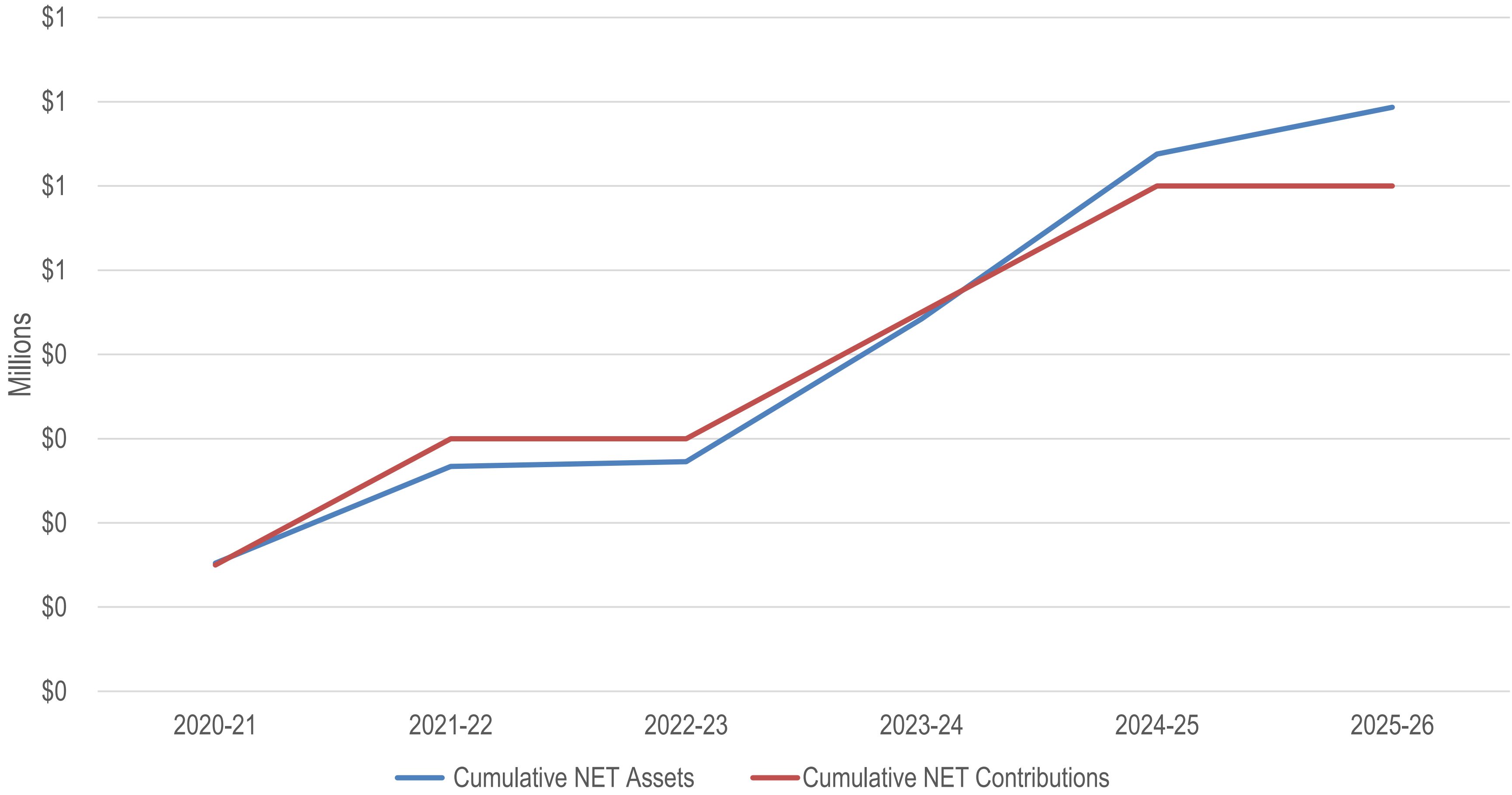
CEPPT Investment performance

Measurement Date (as of MM/DD/2026)	Cumulative Contributions	Cumulative Disbursements	Cumulative Investment Gains (Losses)	Cumulative Fees	Cumulative Net Rate of Return*
5 year	$450,000	($0)	$95,883	($4,630)	4.47%
3 year	$300,000	($0)	$124,067	($3,417)	8.63%

Measurement Date	Contributions	Disbursements	Cumulative Net Contributions	Cumulative Investment Gains (Losses)	Cumulative Fees	Cumulative Ending Assets	Fiscal Year Net Rate of Return*	Cumulative Net Rate of Return*
2020-21	$150,000	($0)	$150,000	$2,231	($39)	$152,192	-	14.42%
2021-22	$150,000	($0)	$300,000	($32,332)	($639)	$267,029	-12.77%	-11.38%
2022-23	$0	($0)	$300,000	($25,953)	($1,252)	$272,795	2.40%	-4.55%
2023-24	$150,000	($0)	$450,000	($5,649)	($2,007)	$442,344	6.30%	-0.61%
2024-25	$150,000	($0)	$600,000	$40,891	($3,122)	$637,769	9.96%	2.80%
2025-26	$0	($0)	$600,000	$98,114	($4,669)	$693,445	9.01%	4.55%

* Money weighted annualized net rate of return

Investment performance



Portfolio details

Portfolios		CERBT Strategy 1	CERBT Strategy 2	CERBT Strategy 3	CEPPT Strategy 1	CEPPT Strategy 2
Expected Return		6.4%	**6.1%**	5.8%	5.4%	**4.9%**
Standard Deviation		11.5%	**9.5%**	8.1%	8.4%	**5.9%**
Asset Classification	**Benchmark**					
Global Equity	MSCI All Country World Index IMI (Net)	49%	**34%**	23%	37%	**21%**
Fixed Income	Bloomberg Long Liability Index (CERBT) Bloomberg US Aggregate Bond Index (CEPPT)	23%	**41%**	51%	44%	**61%**
Real Estate Investment Trusts ("REITs")	FTSE EPRA/NAREIT Developed Index (Net)	20%	**17%**	14%	14%	**9%**
Treasury Inflation Protected Securities (TIPS)	Bloomberg US TIPS Index, Series L	5%	**5%**	9%	5%	**9%**
Commodities	S&P GSCI Total Return Index	3%	**3%**	3%	N/A	**N/A**

CERBT & CEPPT Time-weighted Investment Returns

Periods Ended June 30, 2026

CERBT OPEB	Assets	1 Month	3 Months	FYTD	1 Year	3 Years	5 Years	10 Years	ITD
CERBT Strategy 1 (Inception June 1, 2007)	$26,348,815,662	-0.28%	9.17%	17.40%	17.40%	13.56%	6.20%	8.52%	6.27%
Benchmark		-0.33%	9.11%	17.06%	17.06%	13.24%	5.93%	8.19%	5.88%
CERBT Strategy 2 (Inception October 1, 2011)	**$2,321,527,838**	**-0.14%**	**6.95%**	**14.22%**	**14.22%**	**11.00%**	**4.38%**	**6.68%**	**7.05%**
Benchmark		**-0.18%**	**6.91%**	**13.98%**	**13.98%**	**10.77%**	**4.20%**	**6.41%**	**6.79%**
CERBT Strategy 3 (Inception January 1, 2012)	$1,175,335,731	-0.07%	5.24%	11.74%	11.74%	9.10%	3.33%	5.23%	5.46%
Benchmark		-0.10%	5.22%	11.58%	11.58%	8.92%	3.20%	5.01%	5.21%
CERBT Total	**$29,845,679,231**								

CEPPT PENSION	Assets	1 Month	3 Months	FYTD	1 Year	3 Years	5 Years	10 Years	ITD
CEPPT Strategy 1 (Inception October 1, 2019)	$289,704,077	-0.01%	7.11%	12.77%	12.77%	10.74%	4.60%	-	6.50%
Benchmark		-0.04%	7.05%	12.54%	12.54%	10.57%	4.41%	-	6.36%
CEPPT Strategy 2 (Inception January 1, 2020)	**$100,053,520**	**0.07%**	**4.43%**	**8.98%**	**8.98%**	**7.99%**	**2.82%**	**-**	**3.81%**
Benchmark		**0.04%**	**4.39%**	**8.80%**	**8.80%**	**7.84%**	**2.70%**	**-**	**3.68%**
CEPPT Total	**$389,757,597**								

Time weighted return reports the performance of the investment vehicle, not of the employer assets. Returns are gross. Historical performance is not necessarily indicative of actual future investment performance or of future total program cost. Current and future performance may be lower or higher than the historical performance data reported here. Investment return and principal value may fluctuate so that your investment, when redeemed, may be worth more or less than the original cost. The value of an employer's fund shares will go up and down based on the performance of the underlying funds in which the assets are invested. The value of the underlying funds' assets will, in turn, fluctuate based on the performance and other factors generally affecting the securities market.

CalPERS

CERBT & CEPPT Time-weighted investment results

Fiscal Year	CERBT Strategy 1 (Inception June 1, 2007)	CERBT Strategy 2 (Inception October 1, 2011)	CERBT Strategy 3 (Inception January 1, 2012)	CEPPT Strategy 1 (Inception October 1, 2019)	CEPPT Strategy 2 (Inception January 1, 2020)
2007-2008	-4.80%	**N/A**	N/A	N/A	**N/A**
2008-2009	-23.03%	**N/A**	N/A	N/A	**N/A**
2009-2010	15.87%	**N/A**	N/A	N/A	**N/A**
2010-2011	24.96%	**N/A**	N/A	N/A	**N/A**
2011-2012	0.15%	**N/A**	N/A	N/A	**N/A**
2012-2013	11.78%	**8.87%**	5.21%	N/A	**N/A**
2013-2014	18.52%	**15.58%**	12.86%	N/A	**N/A**
2014-2015	-0.11%	**-0.34%**	-0.03%	N/A	**N/A**
2015-2016	1.04%	**2.95%**	4.18%	N/A	**N/A**
2016-2017	10.62%	**7.28%**	4.16%	N/A	**N/A**
2017-2018	8.00%	**6.22%**	4.74%	N/A	**N/A**
2018-2019	6.22%	**7.07%**	7.24%	N/A	**N/A**
2019-2020	3.58%	**5.46%**	6.37%	N/A	**N/A**
2020-2021	27.54%	**19.71%**	13.60%	18.31%	**8.00%**
2021-2022	-13.35%	**-12.54%**	-10.72%	-12.41%	**-10.94%**
2022-2023	6.46%	**3.60%**	1.61%	5.25%	**2.43%**
2023-2024	11.02%	**8.25%**	6.32%	8.76%	**6.14%**
2024-2025	12.35%	**10.62%**	9.31%	10.72%	**8.88%**

Time weighted return reports the performance of the investment vehicle, not of the employer assets. Returns are gross. Historical performance is not necessarily indicative of actual future investment performance or of future total program cost. Current and future performance may be lower or higher than the historical performance data reported here. Investment return and principal value may fluctuate so that your investment, when redeemed, may be worth more or less than the original cost. The value of an employer's CERBT and CEPPT fund shares will go up and down based on the performance of the underlying funds in which the assets are invested. The value of the underlying funds' assets will, in turn, fluctuate based on the performance and other factors generally affecting the securities market.

Total participation cost fee rate

- All-inclusive cost of participation
  - CERBT: 8.5 basis points (bps) fee on asset balance
  - CEPPT: 25 basis points (bps) fee on asset balance
  - Full fee Transparency
  - No multi-layered management fees
  - Includes all administrative, custodial, and investment fees
  - Self-funded, not-for-profit
  - Zero cost to join

Asset Value on Deposit*	Fee Rate	Annual Cost
$1,000,000	8.5 Basis Points (0.085%)	$850
$1,000,000	25 Basis Points (0.25%)	$2,500

*Asset values shown assume the amount is deposited on the first day of a 12-month calendar year and remains constant the entire 12 months ending on the last day with the exact same amount. No investment gains/losses, or contribution additions/withdrawals are experienced at any time during the 12 months.

There are **no** additional fees of any kind. No set-up, joining, renewal, contribution, disbursement, termination fees. No minimum contribution amount.

Employer-controlled participation

Voluntary contributions

- No minimum amount
- Schedule is employer determined
- Funds under employer control

Investment portfolio

- Employer defined investment options
- Professionally managed

Liquidity/reimbursement

- CERBT: PAYGO expenses & Implicit rate subsidy for
- CEPPT: Normal Cost, Annual UAL, & ADP's
- Supports long-term planning
- Helps stabilize budgets

Financial reporting

- CEPPT is reported in compliance with GASB 84
- CERBT provides audited and compliant GASB 74 report in a Schedule of Changes in Fiduciary Net Position (FNP)
  - Published in January each year

CERBT FNP Fiscal Year	Availability
2022-23 2023-24 2024-25	Available at https://www.calpers.ca.gov/cerbt

Support services

Contributions

Disbursements

24/7 Account access

Personalized updates

Educational webinars

Statements & reporting

Questions?

Phone:
(916) 795-8454

Email:
CEPPT4U@calpers.ca.gov

Website:
https://www.calpers.ca.gov/CEPPT

Agenda Bill

Agenda Subject: Adopted Revised Job Description Policies		**Meeting Date:** 9/9/2026
Agenda Bill Number: 2026: 31 **Division:** Administration **Contact:** Mark Correira	**Attachments:** Policies: 1700 Job Description (JD) 1701 Fire Chief JD 1713 Volunteer FF JD 1714 Paid Call FF JD	**Funding Source:** ☐ General Fund ☐ Capital/Zone A ☒ N/A **Amount Budgeted:**
Adopted Strategic Initiative: Yes ☐ No ☒	**Initiative Description:** NA	

PURPOSE/REQUIRED ACTION:
Approve revised job description policies.

BACKGROUND (*Include prior Council action & discussion*):
Staff have been working to revise the job descriptions so they follow a consistent format, remain uniform across similar ranks, and include job-related information that was not contained in previous versions.

Contemporary job descriptions should identify the position's primary duties and responsibilities, required skills and abilities, qualifications, working conditions, and physical requirements. These elements support recruitment, performance evaluations, medical-clearance determinations, and return-to-work evaluations. Some existing job descriptions do not include all of this information, while others contain hiring or promotional provisions that are more appropriately addressed in separate policies.

Staff's goal is to centralize hiring and promotional information in Policies 1500 and 1505. This will help prevent conflicts between job descriptions and related policies when revisions are made.

Staff used a neighboring agency's job descriptions as a guide in developing the proposed versions. Information not included in those documents was added based on commonly accepted industry standards. Examples include physical and special requirements and the work environment.

The proposed versions have been reviewed by the Organizational and Personnel Committee, which recommended their adoption. The remaining job descriptions are being reviewed by the respective groups and will be presented to the Committee for consideration.

Once all job descriptions have been revised, the Board may wish to consider adopting them under a single policy, Policy 1700, rather than maintaining separate policies for each position. Under the current structure, Policy 1700 must be revised whenever an individual job-description policy is adopted.

Staff recommends approval as to form.

OPTIONS (*Including fiscal impacts*):
Revise and adopt, or retain previous versions.

Administrative Recommendation: Approve	
Board Committee Recommendation: Organization and Personnel – Approve	
Suggested Motion: Move to approve Policy 1700, 1701, 1713, and 1714.	
Submitted by: Mark Correira, Fire Chief	
Today's Date: 9/3/2026	**Other: NA**

Scotts Valley Fire Protection District	
POLICY: 1700 **DATE APPROVED: 06/12/2024** **BOARD PRESIDENT:** ____________	**SUBJECT: Job Descriptions** **FIRE CHIEF:** ____________

Policy:		***Revised:***
1701	Fire Chief……………………………..	8~~2~~/20264
1703	Battalion Chief……………………….	2/2024
1704	Deputy Fire Marshal………………….	3/2022
1705	Fire Captain…………………………..	4/2021
1706	Engineer……………………………...	4/2021
1708	Firefighter……………………………	4/2021
1709	Paramedic……………………………	11/2007
1711	Administrative Services Manager……	4/2021
1712	Administrative Accounting Specialist..	4/2021
1713	Paid Call Firefighter………………….	8~~2~~/2026~~17~~
1714	~~Temporary~~Volunteer Firefighter	~~9/2003~~
1715	~~Inspector~~…………….	9/2003
1716	Fire Hydrant Maintenance Worker…..	11/2005
~~1717~~	Fire Marshal………………………….	~~4/2006~~
1718	~~Fire Corps Volunteer…………………~~	6/2008
	Fire Inspector…………………………	

Scotts Valley Fire Protection District	
POLICY: 1700 **DATE APPROVED: 09/09/2026** **BOARD PRESIDENT:** ______	**SUBJECT: Job Descriptions** **FIRE CHIEF:** ______

Policy #	***Position***	***Version***
1701	Fire Chief	09/2026
1703	Battalion Chief	02/2024
1704	Deputy Fire Marshal	03/2022
1705	Fire Captain	04/2021
1706	Engineer	04/2021
1708	Firefighter	04/2021
1709	Paramedic	11/2007
1711	Administrative Services Manager	04/2021
1712	Administrative Accounting Specialist	04/2021
1713	Paid Call Firefighter	09/2026
1714	Volunteer Firefighter	09/2026
1715	Fire Hydrant Maintenance Worker	11/2025
1716	Fire Marshal	02/2025
1718	Fire Inspector	06/2008

Scotts Valley Fire Protection District	
POLICY: 1701 **DATE APPROVED:** 9/09/2026 **BOARD PRESIDENT:** ________	**SUBJECT:** **Fire Chief Job Description** **FIRE CHIEF:** ________

Policy 1701: Fire Chief Job Description

The attached job description is adopted as Policy 1701.

FIRE CHIEF

Definition:

Under the direction of the Board of Directors, the Fire Chief provides leadership and oversees the general management of the District, including the operations of all Divisions. The Fire Chief is responsible for creating and developing the vision and strategy of the District within the goals and objectives established by the Board of Directors. The Fire Chief is responsible for the planning, organizing, directing, and evaluating the day-to-day operations of the District. The Fire Chief acts as the Board Secretary, General Manager, Personnel Director and Chief Finance officer of the District. The Fire Chief develops the executive staff, assures effective performance, and ensures quality customer service.

Minimum Requirements:

- As defined in Policy 1500 - General Requirements (All Positions)
- Equivalent to possession of a Bachelor of Science degree from an accredited college or university with significant coursework in fire science, public or business administration, or other related field of study
- Ten years of increasingly responsible experience in governmental fire suppression and prevention, with a minimum of three years in an administrative or management capacity.

Desirable Qualifications:

- Possession of a master's degree
- Graduate of the National Fire Academy Executive Fire Officers (EFO) Program
- Commission on Professional Credentialing Chief Fire Officers (CFO) credential

Typical Duties, may include but not limited to:

- Respond to stations and incidents when requested.
- Administers and directs the activities of the Fire District relating to fire suppression, fire prevention and administration.
- Directs and oversees the selection, training, development and evaluation of District personnel.
- Oversees the maintenance and performance of all District equipment, apparatus and facilities.
- Directs and coordinates preparation and implementation of the annual budget.
- May assume command at major fires and emergencies.

- Develops, evaluates, and implements plans for the organization, direction, and improvement of departmental operations, services and standards.
- Appears before the Board of Directors to present plans, projects and other reports.
- Attends all Board of Director meetings unless excused.
- Serves as the Board's Secretary and carries out other duties as directed by the Board of Directors.
- Prepares periodic reports concerning the various operations of the District.
- Meets and confers with residents, visitors, and public officials on matters pertaining to the needs of the Community.
- Plans, organizes, manages and reviews goals, objectives and activities of the assigned division(s) of the District in order to meet District goals and objectives.
- Administers and enforces the policies, procedures, programs and projects of the District.
- Is responsible for the supervision of assigned personnel including selection, assignment, evaluations, motivation, training development, and discipline.
- Develops, implements, and maintains programs related to District activities.
- May act as the Santa Cruz County Zone Coordinator.

Knowledge of:

- Basic firefighting and rescue techniques.
- Principles, practices, techniques, codes and ordinances associated with modern fire suppression, prevention, and emergency medical treatment and rescue.
- General knowledge of Special Fire District law.
- Knowledge of government financing and budgeting procedures.
- Knowledge of District practices, policies, programs, and procedures.
- Involvement in community events and activities within the District.
- Active in legislative activities at Federal, State and local levels of government as needed.
- Principles of organization, supervision, management and administration.

Ability to:

- Lead personnel and maintain high morale.
- Exercise initiative, ingenuity and sound judgment in solving administrative, technical and personnel problems.
- Review and evaluate District policies, programs, and practices; define problem areas; develop and direct the implementation of policy decisions and practices to improve operations.

- Prepare clear and concise administrative and technical reports and express ideas effectively in oral and written form.
- Maintain physical health, strength, stature, and ability to meet the demands of the position.

Physical Requirements:

- General Demands:
  - Sit, stand, and walk for extended periods during meetings and emergency operations
  - Lift/carry materials up to 50 pounds
  - Manual dexterity for computers and communication equipment
  - Physical stamina for extended work hours during major emergencies
- Emergency Response:
  - Maintain command presence at emergency scenes for multiple hours
  - Navigate uneven terrain and various emergency environments
  - Adequate vision/hearing for scene assessment and communication
  - Decision-making capability under high-stress conditions

Work Environment:

- Primary Settings:
  - Climate-controlled administrative offices with standard lighting/noise
  - Active emergency scenes with exposure to smoke, extreme temperatures, loud noise
  - Community venues for public speaking and meetings
  - Command vehicles and outdoor command posts
- Environmental Exposure:
  - All weather conditions during emergency response
  - Potential hazardous materials and fire scene contamination
  - High-stress situations requiring critical decision-making
  - Media scrutiny and public pressure
  - Flexible schedule for emergency response and community obligations

Special Requirements:

- Technology Use:
  - Computers, tablets, mobile devices, emergency communication systems
  - Video conferencing and emergency management software
  - Command vehicle operation and communication equipment

- Leadership Demands:
  - High-pressure decision-making affecting public safety
  - Media interactions and public representation
  - Personnel management and departmental oversight
  - Political navigation in municipal environment

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE

This job description describes the general nature and level of work performed. It is not intended to be an exhaustive list of all duties, responsibilities, and qualifications required. The organization will make reasonable accommodations for qualified individuals with disabilities in accordance with the ADA.

Scotts Valley Fire Protection District	
POLICY: 1713 **DATE APPROVED:** 9/9/2026 **BOARD PRESIDENT:** ______________	**SUBJECT:** **Paid Call Firefighter Job Description** **FIRE CHIEF:** ______________

Policy 1713: Paid Call Firefighter Job Description

The attached job description is adopted as Policy 1713.

PAID CALL FIREFIGHTER

Definition:

A Paid Call Firefighter (PCF), under the direction of the Fire Captain and PCF Coordinator(s), responds to emergency calls to protect life, property, and the environment from fires, medical emergencies, vehicle accidents, natural disasters, and other hazardous situations. This position requires individuals to provide emergency services on a paid call / part-time basis, working alongside career firefighters and other volunteers and PCFs to serve the community through fire suppression, emergency medical services, rescue operations, and fire prevention activities.

Minimum Requirements:

- As specified in Policy 1500: Hiring Practices

Typical Duties, may include but not limited to:

- Respond to stations and incidents when requested.
- Attend drills and training sessions as required.
- Participate in District events such as fire prevention, public education, and community events.
- Perform work as assigned by the Fire Chief or designated representative(s) relative to firefighting, its equipment and related facilities and grounds.
- May work temporary assignments and callbacks.
- Must be in good standing with the District.

Knowledge of:

- Basic firefighting and rescue techniques.
- Emergency first aid and CPR using resuscitators and other emergency medical equipment.
- District's policies, procedures, guidelines, and programs.
- District vehicle and apparatus inventory.

Ability to:

- Maintain the knowledge and skills necessary to adequately perform the typical duties outlined above.
- Maintain physical health, strength, stature, and ability to meet the demands of the position.

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- Become a State Fire Training (SFT) Certified Firefighter I within 12 months of obtaining PCF I status.

Physical Requirements:

- Strength & Lifting:
  - Lift/carry up to 100 lbs with assistance, 50 lbs independently
  - Drag victims and equipment weighing 200+ lbs
  - Work while wearing 40-60 lbs of protective equipment
- Endurance & Mobility:
  - Work continuously for 2-6 hours in strenuous conditions
  - Climb ladders, crawl in confined spaces, navigate uneven terrain
  - Maintain cardiovascular fitness for demanding emergency operations
- Sensory & Motor Skills:
  - Adequate vision/hearing for low-visibility, high-noise environments
  - Fine motor control to operate equipment while wearing protective gloves
  - Color discrimination for hazard identification

Work Environment:

- Hazardous Conditions:
  - Extreme temperatures (up to 1,000°F), dense smoke, toxic gases
  - Structural collapse risk, electrical hazards, traffic dangers
  - Exposure to infectious diseases, hazardous materials, loud noise (100+ decibels)
- **Environmental Exposures:**
  - All weather conditions (heat, cold, rain, snow, wind)
  - Darkness, artificial lighting, smoke-filled environments
  - Uneven terrain, heights, confined spaces

- **Schedule Demands:**
  - Scheduled duty shifts
  - 24/7 emergency response availability
  - Incident duration: 30 minutes to several hours
  - Mandatory evening/weekend training sessions

Special Requirements:

- Equipment Use:
  - Self-Contained Breathing Apparatus (SCBA)
  - Full protective gear (turnouts, helmet, boots, gloves)
  - Emergency vehicle operation

- Psychological Demands:

- Decision-making under extreme stress
- Exposure to traumatic situations
- Team coordination in high-pressure environments

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE

This job description describes the general nature and level of work performed. It is not intended to be an exhaustive list of all duties, responsibilities, and qualifications required. The organization will make reasonable accommodations for qualified individuals with disabilities in accordance with the ADA.

Scotts Valley Fire Protection District	
POLICY: 1714 DATE APPROVED: 9/09/2026	SUBJECT: Volunteer Firefighter Job Description
BOARD PRESIDENT: ____________	FIRE CHIEF: ____________

Policy 1714: Volunteer Firefighter Job Description

The attached job description is adopted as Policy 1714.

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VOLUNTEER FIREFIGHTER
(ENTRY LEVEL)

Definition:

A Volunteer Firefighter responds to emergency calls to protect life, property, and the environment from fires, medical emergencies, vehicle accidents, natural disasters, and other hazardous situations. This position requires individuals to provide emergency services on a voluntary basis, working alongside career firefighters and other volunteers to serve the community through fire suppression, emergency medical services, rescue operations, and fire prevention activities.

Minimum Requirements:

- As specified in Policy 1500: Hiring Practices

Typical Duties, may include but not limited to:

- Respond to stations and incidents when requested.
- Attend drills and training sessions as required.
- Participate in District events such as fire prevention, public education, and community events.
- Perform work as assigned by the Fire Chief or designated representative(s) relative to firefighting, its equipment and related facilities and grounds.

Knowledge of:

- Basic firefighting and rescue techniques.
- Emergency first aid and CPR using resuscitators and other emergency medical equipment.
- District's policies, procedures, guidelines, and programs.
- District vehicle and apparatus inventory.

Ability to:

- Maintain the knowledge and skills necessary to adequately perform the typical duties outlined above.
- Maintain physical health, strength, stature, and ability to meet the demands of the position.
- Become certified as an Emergency Medical Technician within twelve (12) months of appointment.
- Attend drills and training sessions as required.

- Respond to emergency incidents when called during the day and/or night.
- Commit to two 12-hour ride along per month during the last 6 months of probation.
- Become a State Fire Training (SFT) Certified Firefighter I within 24 months of appointment.

Desirable Qualifications:

- EMT or EMT-P (National Registry).
- California Public Safety First Aid certification (meets Title 22 requirements).
- Courses toward, or a degree in, Fire Protection Technology or a related field.
- Successful completion of a full-time fire academy

Physical Requirements:

- Strength & Lifting:
  - Lift/carry up to 200 lbs with assistance, 50 lbs independently
  - Drag victims and equipment weighing 200+ lbs
  - Work while wearing 40-60 lbs of protective equipment
- Endurance & Mobility:
  - Work continuously for 2-6 hours in strenuous conditions
  - Climb ladders, crawl in confined spaces, navigate uneven terrain
  - Maintain cardiovascular fitness for demanding emergency operations
- Sensory & Motor Skills:
  - Adequate vision/hearing for low-visibility, high-noise environments
  - Fine motor control to operate equipment while wearing protective gloves
  - Color discrimination for hazard identification

Work Environment:

- Hazardous Conditions:
  - Extreme temperatures (up to 1,000°F), dense smoke, toxic gases
  - Structural collapse risk, electrical hazards, traffic dangers
  - Exposure to infectious diseases, hazardous materials, loud noise (100+ decibels)
- Environmental Exposures:
  - All weather conditions (heat, cold, rain, snow, wind)
  - Darkness, artificial lighting, smoke-filled environments
  - Uneven terrain, heights, confined spaces
- Schedule Demands:
  - Scheduled duty shifts
  - Voluntary recall for emergency incidents
  - Incident duration: 30 minutes to several hours
  - Mandatory evening/weekend training sessions

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE

This job description describes the general nature and level of work performed. It is not intended to be an exhaustive list of all duties, responsibilities, and qualifications required. The organization will make reasonable accommodations for qualified individuals with disabilities in accordance with the ADA.

Agenda Bill

Agenda Subject: *Certification of Eligibility List: Captain*		**Meeting Date:** **9/9/2026**
Agenda Bill Number: **2026: 30** **Division:** Administration **Contact:** Mark Correira	**Attachments:** Eligibility List: Captain	**Funding Source:** ☐ General Fund ☐ Capital/Zone A ☒ N/A **Amount Budgeted:**
Adopted Strategic Initiative: Yes ☒ No ☐	**Initiative Description:** Prioritize human capital to attract and retain the highest quality and professional workforce to meet community expectations in service delivery.	

PURPOSE/REQUIRED ACTION:
To certify the Eligibility list for the position of Captain

BACKGROUND (*Include prior Council action & discussion*):
On September 1, 2026, a captain retired, creating a vacancy in the rank. To establish an eligibility list for filling this vacancy and future vacancies, the District conducted a competitive promotional examination on August 24, 2026.

Nine acting captains met the qualifications to participate, and eight applied to take the test. The exam consisted of three components:

- Written, knowledge-based examination: 20%
- Incident command scenario: 30%
- Panel interview: 50%

The evaluation panel consisted of officers from neighboring agencies who hold the rank of captain or higher, along with two internal chief officers. All eight candidates passed the examination.

The attached eligibility list is presented for adoption. Once adopted, the list will be used to fill the immediate vacancy and future long-term acting captain assignments. The list will remain effective for one year from the date of adoption, unless the Board extends it before its expiration.

OPTIONS (*Including fiscal impacts*):

N/A	
Administrative Recommendation: Approve	
Board Committee Recommendation: N/A	
Suggested Motion: Move to approve the September 9th Captain's Eligibility List	
Submitted by: Mark Correira, Fire Chief	
Today's Date: 9/1/2026	**Other: N/A**

SCOTTS VALLEY FIRE PROTECTION DISTRICT

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September 9, 2026

Captain Promotional Eligibility List

Candidate	Ranking
Brian Green	1
Josh Nehf	2
Kevin Laine	3
Casey Avila	4
Jared Vandiver	5
John Bridges	6
Terre Rothweiler	7
Nate Lackey	8

Agenda Bill

Agenda Subject: Adoption of Resolution 2026-10, *Enhanced Infrastructure Financing District (EIFD) Plan Adoption*.		**Meeting Date:** **9/9/2026**
Agenda Bill Number: **2026: 32** **Division:** Administration **Contact:** Mark Correira	**Attachments:** Resolution 2026-10 EIFD Plan (Draft)	**Funding Source:** ☐ General Fund ☐ Capital/Zone A ☒ N/A **Amount Budgeted:**
Adopted Strategic Initiative: Yes ☒ No ☐	**Initiative Description:** Systematically upgrade and expand our capital assets include fire stations, vehicles, and equipment enduring they meet current safety standards and effectively support our emergency response capability.	

PURPOSE/REQUIRED ACTION:
The purpose of this item is for the Board to consider adopting Resolution 2026-10*, Enhanced Infrastructure Financing District (EIFD) Plan Adoption*. Adoption of the resolution would approve the EIFD Plan and authorize the District's participation in the EIFD. Through this participation, the District would contribute a portion of the property tax increment generated within the EIFD boundaries to fund the eligible uses identified in the plan.

BACKGROUND (*Include prior Council action & discussion*):
An Enhanced Infrastructure Financing District (EIFD) is a public financing tool that allows local governments to fund infrastructure and other public projects through tax increment financing (TIF). TIF uses increases in property tax revenue generated by new development within the district to fund eligible projects.

In 2025, the City of Scotts Valley contracted with Kosmont Companies to evaluate the potential formation of an EIFD. As part of that analysis, the City included the Fire District and the County because participation by multiple public agencies could provide additional revenue for the EIFD.

The financial analysis allocated property tax growth within the proposed EIFD as follows: 50% to the City, 25% to the County, and 30% to the Fire District. These allocations would apply only to properties located within the proposed EIFD boundaries. The proposed boundaries include several areas within the City and encompass less than 4% of the Fire District's total taxing area.

Also in 2025, the Fire District received presentations from Kosmont Companies regarding its analysis. Because an EIFD could fund projects benefiting the Fire District—including fire facilities and wildfire mitigation efforts—the Board agreed to participate in evaluating the potential formation of an EIFD.

On January 14, 2026, the Board adopted nonbinding Resolution 2026-03, *A Resolution of Intent to Participate in the Proposed City of Scotts Valley Enhanced Infrastructure Financing District and Newly Formed Public Financing Authority*. The resolution authorized the District to appoint a representative to the EIFD Planning Board. Since its adoption, the City and County have agreed to continue exploring the formation of the EIFD.

Kosmont Companies and the City have prepared a draft EIFD Infrastructure Financing Plan identifying projects that could be considered for EIFD funding. In response to concerns raised by the Fire District, the draft plan establishes two funding tiers:

- **Tier 1**: Near-term priorities
- **Tier 2**: Mid- to long-term projects

At this time, only two projects are identified as Tier 1 priorities:

- Town Center mixed-use supportive infrastructure, such as new traffic signals
- Fire facilities

All other projects are categorized as Tier 2, or mid- to long-term, projects.

At the August 12, 2026, Board meeting, the Board discussed the proposed EIFD and Infrastructure Financing Plan. The Board directed staff to prepare a resolution for consideration at a future meeting.

Attached is Resolution 2026-10, prepared by the District's legal counsel. Adoption of the resolution would approve the EIFD Infrastructure Financing Plan and authorize the District's participation in the EIFD. Through this participation, the District would contribute 30% of the property tax growth generated by parcels within the EIFD to fund eligible projects identified in the plan. As noted above, the proposed EIFD encompasses less than 4% of the District's total taxing area.

Staff recommends adoption of Resolution 2026-10.

OPTIONS (*Including fiscal impacts*):
The Board may approve the Plan as presented, direct revisions, or table the matter for consideration at a later date. The City and County plan to consider adopting the Plan at one of their September meetings. Because the Fire District's October meeting will occur before the adoption deadline, the Board may defer consideration until October if desired.

Administrative Recommendation: Approve to form	
Board Committee Recommendation: NA –	
Suggested Motion: Move to approve Resolution 2026-10	
Submitted by: Mark Correira, Fire Chief	
Today's Date: 9/3/2026	**Other:** NA

SCOTTS VALLEY
ENHANCED INFRASTRUCTURE FINANCING DISTRICT

INFRASTRUCTURE FINANCING PLAN

Prepared For:

City of Scotts Valley
County of Santa Cruz
Scotts Valley Fire Protection District

Prepared by:
Kosmont Companies

AUGUST 2026

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1.0 Introduction

1.1 Background & Purpose

The proposed Scotts Valley Enhanced Infrastructure Financing District ("Scotts Valley EIFD" or "District") will serve as a catalyst for private development and critical regional infrastructure with transformative potential for the City of Scotts Valley ("City") and larger County of Santa Cruz ("County") region. The Scotts Valley EIFD encompasses approximately 236 acres of land, representing approximately 8% of the total land area within the City and approximately 4% of the total current taxable assessed property value within the City. The Scotts Valley EIFD includes the Town Center property and other specific Housing Element opportunity sites and other economic development opportunity sites within the City that stand to benefit from catalytic infrastructure improvements with communitywide and regional benefit.

The District represents a partnership between the City, the Scotts Valley Fire Protection District ("Fire District"), and the County, and as such, will be funded by property tax increment from all three taxing entities.

1.2 Contents and Overview of this Infrastructure Financing Plan ("IFP")

Pursuant to Government Code Sections 53398.59 through 53398.74, this IFP comprises the following information:

a) A map and legal description of the District, included herein as Appendix A and Appendix B, respectively.

b) A description of the public facilities and other forms of development or financial assistance that is proposed in the area of the district, including those to be provided by the private sector, those to be provided by governmental entities without assistance under this chapter, those public improvements and facilities to be financed with assistance from the proposed district, and those to be provided jointly. The description shall include the proposed location, timing, and costs of the development and financial assistance. This information is included in Section 3 of this IFP.

c) If funding from affected taxing entities is incorporated into the financing plan, a finding that the development and financial assistance are of communitywide significance and provide significant benefits to an area larger than the area of the district. This information is included in Section 4 of this IFP.

d) A financing section (included in Section 5 of this IFP), which shall contain all of the following information:

a. A specification of the maximum portion of the incremental tax revenue of the city or county and of each affected taxing entity proposed to be committed to the district for each year during which the district will receive incremental tax revenue. The portion need not be the same for all affected taxing entities. The portion may change over time. The maximum portion of the City's property tax increment to be committed to the District will be 50% throughout the duration of the District lifetime. Beyond the City's standard "AB8" property tax, this includes the City's allocation of incremental property tax in lieu of motor vehicle license fees ("MVLF") and incremental successor agency Redevelopment Property Tax Trust Fund ("RPTTF") residual revenues. The maximum portion of the Fire District's property tax increment to be committed to the District will be 30% throughout the duration of the District lifetime. This includes the Fire District's standard AB8 property tax and incremental RPTTF residual revenues (Fire District does not receive property tax in lieu of MVLF). The maximum portion of the County's property tax increment to be committed to the District will be 25% for the first 30 years of the District lifetime and 0% thereafter. This includes the County's incremental standard AB8 property tax (general fund apportionment) and incremental RPTTF residual revenues, but not the County's incremental property tax in lieu of MVLF.

b. A projection of the amount of tax revenues expected to be received by the district in each year during which the district will receive tax revenues, including an estimate of the amount of tax revenues attributable to each affected taxing entity for each year. Section 5.3 of this IFP includes a projection of tax revenues to be received by the District from each participating taxing entity by year over the course of the projected District lifetime. These projections are based on research and analysis of available data at the time of IFP preparation for purposes of illustration. Actual results may differ from those expressed in this document. Appendix C provides additional detail for the projected revenue analysis.

c. A plan for financing the public facilities to be assisted by the district, including a detailed description of any intention to incur debt. Section 5.4 of this IFP includes a plan for financing the public facilities to be assisted by the District. The Public Financing Authority ("PFA") governing the District intends to incur debt only when it is financially prudent to do so. It is estimated at this time that the Scotts Valley EIFD will contribute approximately $40 million in present-value dollars to public improvements and affordable housing projects from a combination of bond or loan proceeds (multiple issuances may be necessary) and pay-as-you-go funding over the District lifetime. This is equivalent to approximately $91 million in nominal dollars (i.e., not adjusting for inflation).

d. A limit on the total number of dollars of taxes that may be allocated to the district pursuant to the plan. The total number of dollars or taxes that may be allocated to the District shall not exceed $250,000,000 (nominal dollars) over the District lifetime. This represents a maximum allocation of $100,000,000 from the City, a maximum allocation of $100,000,000 from the Fire District, and a maximum allocation of $50,000,000 from the County over the District lifetime (nominal dollars). This cap is intended to provide capacity for future financings in a scenario where actual revenues exceed projections.

e. A date on which the district will cease to exist, by which time all tax allocation to the district will end. The date shall not be more than 45 years from the date on which the issuance of bonds is approved pursuant to subdivision (a) of Section 53398.81, or the issuance of a loan is approved by the governing board of a local agency pursuant to Section 53398.87. The District will cease to exist the earlier of: (i) forty five (45) years from the date on which the first issuance of bonds or acquisition of a loan is approved by the PFA, or (ii) June 30, 2090. This IFP assumes that the base year for the District will be Fiscal Year 2026-2027 and that the District will begin receiving tax revenues in Fiscal Year 2027-2028.

f. An analysis of the costs to the city or county of providing facilities and services to the area of the district while the area is being developed and after the area is developed. The plan shall also include an analysis of the tax, fee, charge, and other revenues expected to be received by the city or county as a result of expected development in the area of the district. Appendix D to this IFP includes, as part of the Fiscal Impact Analysis, an analysis of the costs to the City, Fire District, and County for providing facilities and services to the area of the District, as well as revenues. It is estimated that, at Year 20 of the District lifetime (assumed stabilized buildout of District area), annual costs to the City will be approximately $4.5 million, and annual revenues the City will be approximately $5.5 million. It is estimated that annual costs to the Fire District will be approximately $680,000, and annual revenues to the Fire District will be approximately $1.1 million. It is estimated that annual costs to the County will be approximately $1.3 million, and annual revenues to the County will be approximately $1.9 million.

g. An analysis of the projected fiscal impact of the district and the associated development upon each affected taxing entity. Appendix D to this IFP includes an analysis of the projected fiscal impact of the District and the associated development upon the City, Fire District, and the County, as the affected taxing entities that are allocating tax increment revenues to the District. It is estimated that, at Year 20 of the District lifetime, the District area will generate an annual net fiscal surplus of approximately $1.0 million to the City, an annual net fiscal surplus of approximately $367,000 to the Fire District, and an annual net fiscal surplus of approximately $608,000 to the County.

h. A plan for financing any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of that district and qualifies for the Transit Priority Project Program, pursuant to Section 65470, including any permit and affordable housing expenses related to the project. At this time, the City does not contain a transit station that qualifies for the Transit Priority Project Program, and therefore, the PFA does not intend to finance any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of the District and qualifies for the Transit Priority Project Program, pursuant to Section 65470.

e) If any dwelling units within the territory of the district are proposed to be removed or destroyed in the course of public works construction within the area of the district or private development within the area of the district that is subject to a written agreement with the district or that is financed in whole or in part by the district, a plan providing for replacement of those units and relocation of those persons or families consistent with the requirements of Section 53398.56. The PFA does not anticipate that any housing units will be removed as a result of any project identified in this IFP. However, if any relocation of dwelling units is deemed to be required in the future for a project financed by the District, the PFA will comply with the requirements of Government Code Section 53398.56.

f) The goals the district proposes to achieve for each project financed pursuant to Section 53398.52. Section 7 of this IFP summarizes the goals of each project to be financed by the District.

2.0 Description of the Proposed District

The Scotts Valley EIFD encompasses approximately 236 acres of land, representing approximately 8% of the total land area within the City and approximately 4% of the total current taxable assessed property value within the City. The Scotts Valley EIFD includes the Town Center property and other specific Housing Element opportunity sites and other economic development opportunity sites within the City that stand to benefit from catalytic infrastructure improvements with communitywide and regional benefit. Appendix A includes a map of the proposed District, and Appendix B is a legal description of the District.

3.0 Description of Proposed Facilities and Development

3.1 Anticipated Future Private Development

Anticipated future private development within the EIFD boundary is summarized in Table 1 below. Buildout and absorption of these land uses are forecasted in the first 20 years of the District lifetime.

Table 1: Anticipated Future Development

Development Type	SF / Units	AV Per SF / Unit	Estimated AV at Buildout (2025$)
Residential – Market Rate For-Sale	431 units	$950,000 per unit	$409 million
Residential – Market Rate Rental	850 units	$450,000 per unit	$383 million
Residential – Affordable	318 units	*Property tax exempt*	$0
Hotel	300 rooms	$400,000 per room	$120 million
Commercial	70,000 SF	$350 per SF	$25 million
Industrial / Flex	87,592 SF	$200 per SF	$18 million
Estimated Total			**$954 million**

3.2 Public Facilities to be Financed with Assistance from the Scotts Valley EIFD

The PFA intends to utilize the District to contribute approximately $40 million (in present value dollars) of funding to infrastructure and affordable housing projects of communitywide and regional significance over the District lifetime. This is equivalent to approximately $91 million in nominal dollars (i.e., not accounting for inflation). Table 2 outlines an estimate of anticipated EIFD budget allocation over the District's lifetime.

Table 2: Estimated EIFD Funding Allocation

#	**PROJECT** *(within City of Scotts Valley with tangible benefit to properties within EIFD)*	**ESTIMATED ALLOCATION** *(present-value)*	**ESTIMATED TIMING**
1	**<u>Tier One / Near-Term</u>** • Town Center blended-use supportive infrastructure (e.g., new traffic signals) • Fire facilities **<u>Tier Two / Mid-to-Longer Term</u>** • Mount Hermon and Granite Creek roadway improvements (e.g., interchanges) • Water and sewer improvements (e.g., sewer line along Mount Hermon Road) • Wildfire risk reduction efforts (e.g., shaded fuel breaks, prescribed burning, structure hardening, vegetation control) • Affordable housing gap financing • Community facilities (e.g., senior center / community center / emergency shelter) • Stormwater management (e.g., culverts)	$40,000,000	Ongoing, over District lifetime 2027-2090
	Estimated Total EIFD Budget Allocation	**$40,000,000**	***(present value dollars)***

Funds allocated under category #1 above may be allocated to any eligible projects under the IFP and EIFD law based on future infrastructure needs. It is anticipated that Tier One improvements will be more near-term in nature, based on planning work that has already been conducted for these projects to date. Specific project funding will be subject to approval by the PFA.

Additional expenditures by the EIFD not reflected in Table 2 above, including any use of potential future EIFD bond proceeds, will be subject to approval by the PFA. Targeted improvements would conform to established guidelines in existing, adopted planning documentation, such as the City General Plan. Eligible expenditures in accordance with Government code sections 53398.52 and 53398.56 include the purchase, construction, expansion, improvement, seismic retrofit, or rehabilitation of any real or other tangible property with an estimated useful life of 15 years or and are projects of communitywide significance that provide significant benefits to the district or the surrounding community.

The Scotts Valley EIFD may also finance the ongoing or capitalized costs to maintain public capital facilities financed in whole or in part by the Scotts Valley EIFD. Facilities funded may be located outside the boundaries of the Scotts Valley EIFD, as long as they have a tangible connection to the work of the Scotts Valley EIFD. The Scotts Valley EIFD will also finance planning and design activities that are directly related to the purchase, construction, expansion, or rehabilitation of these projects. Projects financed by the Scotts Valley EIFD may include, but not be limited to, all of the following:

- Highways, interchanges, ramps and bridges, arterial streets, parking facilities, and transit facilities;
- Sewage treatment and water reclamation plants and interceptor pipes;
- Facilities for the collection and treatment of water for urban uses;
- Flood control levees and dams, retention basins, and drainage channels;
- Childcare facilities;
- Libraries;
- Parks, recreational facilities, and open space;
- Bicycle facilities;
- Governmental and administrative facilities;
- Facilities for the transfer and disposal of solid waste, including transfer stations and vehicles;
- Brownfield restoration and other environmental mitigation;
- Affordable housing as authorized under the EIFD Law;
- Acquisition, construction, or repair of commercial structures by the small business occupant of such structures, if such acquisition, construction, or repair is for purposes of fostering economic recovery from the COVID-19 pandemic and of ensuring the long-term economic sustainability of small businesses;
- Projects that enable the community to become more resilient and adapt to the impacts of climate change, including, but not limited to, higher average temperatures, decreased air and water quality, the spread of infectious and vector-borne diseases, other public health impacts, extreme weather events, flooding, heat waves, wildfires, and drought;
- Broadband and telecommunications infrastructure;
- Projects that implement a sustainable communities strategy and transit priority projects;
- Acquisition, construction, or repair of industrial structures for private use;
- Facilities in which nonprofit community organizations provide health, youth, homeless, and social services.
- Project development, environmental compliance and permitting for wildfire risk reduction projects (to the extent eligible under EIFD law)
- For areas at least partially in high or very high fire hazard severity zones designated by the State Fire Marshal pursuant to Article 9 (commencing with Section 4201) of Chapter 1 of Part 2 of Division 4 of the Public Resources Code, facilities including heavy equipment to be used for vegetation clearance and wildfire risk reduction activities such as shaded fuel breaks, undergrounding of local publicly owned electric utilities, as defined in Section 224.3 of the Public Utilities Code, against wildfires, and equipment used for fire watch, prevention, and fighting, including, but not limited to, fire engines, fire prevention or

response ground apparatus, and technological advancements to weather and wind science infrastructure, risk modeling, and prediction (with the exception that bond proceeds may not be used to finance equipment), to the extent eligible under EIFD law).

In addition, the Scotts Valley EIFD may finance any other expenses incidental to the formation, administration[1] and implementation of the Scotts Valley EIFD and to the construction, completion, inspection and acquisition of the authorized facilities, including, but not limited to, the costs of creation and administration of the Scotts Valley EIFD; costs of issuance of bonds or other debt of the Scotts Valley EIFD or of any other public agency (including a community facilities district) that finances authorized facilities, and payment of debt service thereon; financing costs of improvements incurred by developers until reimbursement for the costs of the improvements from the Scotts Valley EIFD; costs incurred by the City, County, Fire District, or the Scotts Valley EIFD in connection with the division of taxes pursuant to Government Code section 53398.75; and legal costs.

In accordance with Government Code Section 53398.69, the Scotts Valley EIFD may expend up to 10 percent of any accrued tax increment in the first two years of the effective date of the Scotts Valley EIFD on planning and dissemination of information to the residents within the Scotts Valley EIFD boundaries about the IFP and planned activities to be funded by the Scotts Valley EIFD, including reimbursement of the City's advanced funding of such eligible costs.

Ongoing administration costs are estimated in the range of $15,000 to $40,000, with expectations that such costs would increase in proportion to available revenues during the EIFD lifetime.

The PFA intends to continue to identify, evaluate, and pursue additional funding sources and financing mechanisms aside from District tax increment to implement the improvements identified above, potentially including grant sources, impact fees, private sector investment incentivized by the formation of the EIFD itself, and/or other sources.

Private sector developers will be responsible for funding project-specific / fair-share / in-tract infrastructure, unless otherwise outlined in this IFP. Some public facilities included in the EIFD area are anticipated to be provided by governmental entities without assistance from the District. There may be public facilities anticipated to be provided jointly by the private sector and

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[1] Administration costs refer to the actual or reasonably estimated costs directly related to the administration of the Scotts Valley EIFD, including, but not limited to, the following: the costs of computing annual tax increment revenues and preparing the required annual reporting; the costs of allocation tax increment revenues (whether by the County, the City, the Fire District, or otherwise); the costs to the City, Scotts Valley EIFD, or any designee thereof in complying with disclosure requirements; the costs associated with preparing required disclosure statements and responding to public inquiries regarding the Scotts Valley EIFD; and the costs of the City, Scotts Valley EIFD, or any designee thereof related to any appeal of the implementation of the Scotts Valley EIFD. Administration costs shall also include amounts estimated or advanced by the City for any other administrative purposes, including, but not limited to, attorney's fees or any other expenses incidental to the implementation of the Scotts Valley EIFD.

governmental entities, and it is possible that private sector developers may advance funding for improvements such as public infrastructure, with anticipation to be partially reimbursed with EIFD proceeds. Such case-specific agreements would come before the PFA for approval at the appropriate time.

4.0 Finding of Communitywide Significance

Implementation of the District promotes the goals of and is consistent with the City's General Plan, serves as a catalyst for private sector investment and critical public infrastructure with transformative potential for the Scotts Valley EIFD area and the larger region. The District supports job creation, housing production, and improvement of quality of life.

Specific communitywide and regional benefits anticipated to be generated by the District include:

- Approximately $9 million in net fiscal surplus to the City over 50 years (on a present-value basis)
- Approximately $8 million in net fiscal surplus to the Fire District over 50 years (on a present-value basis)
- Approximately $18 million in net fiscal impact to County over 50 years (on a present-value basis)
- Approximately $27 million in new sales tax funding for County transportation, Metropolitan Transit District, and Santa Cruz Public Libraries over 50 years (on a present-value basis)
- Approximately 2,345 housing units within the District, including significant portion of affordable housing units
- Approximately 15,136 direct, indirect, and induced temporary, construction-related jobs in the City and County
- Approximately 612 direct, indirect and induced permanent jobs in the City and County
- Approximately $2.1 billion in economic output from construction in the City and County
- Approximately $7 million in annual ongoing economic output in the City and County.

5.0 Financing Section

The Scotts Valley EIFD represents a partnership between the City, Fire District, and County, and as such, will be funded by property tax increment from all three taxing entities. No other taxing entity is contributing property tax increment to the District. It is anticipated that property tax increment will be utilized on both a "pay-as-you-go" basis as well as security for tax increment bond issuance or loan acquisition.

Portions of the Scotts Valley EIFD are located within the boundaries of the former Redevelopment Project Area of the former Redevelopment Agency of Scotts Valley, and so property tax revenues generated by the properties within the overlapping area will flow according to the Redevelopment Agency dissolution statutes the Successor Agency's obligations are retired. Redevelopment Property Tax Trust Fund (RPTTF) residual revenues are intended to be contributed by the City, Fire District, and County to the District as part of the maximum allocations outlined in the following sections.

5.1 Maximum Portion of Incremental Tax Revenue Dedicated to the District

The maximum portion of the City's property tax increment to be committed to the District will be 50% throughout the duration of the District lifetime. Beyond the City's standard AB8 property tax, this includes the City's allocation of incremental property tax in lieu of MVLF and incremental successor agency RPTTF residual revenues.

The maximum portion of the Fire District's property tax increment to be committed to the District will be 30% throughout the duration of the District lifetime. This includes the Fire District's standard AB8 property tax and incremental RPTTF residual revenues (Fire District does not receive property tax in lieu of MVLF).

The maximum portion of the County's property tax increment to be committed to the District will be 25% for the first 30 years of the District lifetime and 0% thereafter. This includes the County's incremental standard AB8 property tax (general fund apportionment) and incremental RPTTF residual revenues, but not the County's incremental property tax in lieu of MVLF.

5.2 Projection of District Tax Revenues by Year

Table 3 provides an overview of the projected growth of assessed value, property tax increment, and City, Fire District, and County allocations to the District over the District lifetime. It is expected that a total of approximately $42.7 million of incremental tax revenues will be allocated to the District by the City, a total of approximately $35.4 million of incremental tax revenues will be allocated to the District by the Fire District, and a total of approximately $12.0 million of incremental tax revenues will be allocated to the District by the County, for a total allocation of taxes revenues to the EIFD of approximately $90.0 million over approximately 50 years.

Table 3: Projection of District Revenues by Year

				City Allocation (AB8 + MVLF)				County Allocation (AB8 Only / no MVLF)				Fire District Allocation (AB8 Only / No MVLF)				
	Fiscal Year	**Incremental Assessed Value**	**Property Tax Increment @ 1% General Levy**	**Average City Share Available**	**Increment Available**	**Portion of Share Allocated**	**Increment Allocated to EIFD**	**Average County Share Available**	**Increment Available**	**Portion of Share Allocated**	**Increment Allocated to EIFD**	**Average Fire Share Available**	**Increment Available**	**Portion of Share Allocated**	**Increment Allocated to EIFD**	**Total Taxes Allocated to EIFD**
0	2026 / 2027	$0	$0	10.6%	$0	50%	$0	14.0%	$0	25%	$0	14.6%	$0	30%	$0	$0
1	2027 / 2028	$66,731,601	$667,316	10.6%	$70,464	50%	$35,232	14.0%	$93,424	25%	$23,356	14.6%	$97,428	30%	$29,228	$87,816
2	2028 / 2029	$191,286,214	$1,912,862	10.6%	$201,985	50%	$100,993	14.0%	$267,801	25%	$66,950	14.6%	$279,278	30%	$83,783	$251,726
3	2029 / 2030	$264,419,900	$2,644,199	10.6%	$279,209	50%	$139,605	14.0%	$370,188	25%	$92,547	14.6%	$386,053	30%	$115,816	$347,967
4	2030 / 2031	$340,343,213	$3,403,432	10.6%	$359,379	50%	$179,689	14.0%	$476,480	25%	$119,120	14.6%	$496,901	30%	$149,070	$447,880
5	2031 / 2032	$434,330,417	$4,343,304	10.6%	$458,623	50%	$229,311	14.0%	$608,063	25%	$152,016	14.6%	$634,122	30%	$190,237	$571,564
6	2032 / 2033	$516,385,996	$5,163,860	10.6%	$545,268	50%	$272,634	14.0%	$722,940	25%	$180,735	14.6%	$753,924	30%	$226,177	$679,546
7	2033 / 2034	$601,490,860	$6,014,909	10.6%	$635,133	50%	$317,566	14.0%	$842,087	25%	$210,522	14.6%	$878,177	30%	$263,453	$791,541
8	2034 / 2035	$775,780,824	$7,757,808	10.6%	$819,171	50%	$409,586	14.0%	$1,086,093	25%	$271,523	14.6%	$1,132,640	30%	$339,792	$1,020,901
9	2035 / 2036	$868,974,986	$8,689,750	10.6%	$917,578	50%	$458,789	14.0%	$1,216,565	25%	$304,141	14.6%	$1,268,703	30%	$380,611	$1,143,541
10	2036 / 2037	$965,527,396	$9,655,274	10.6%	$1,019,530	50%	$509,765	14.0%	$1,351,738	25%	$337,935	14.6%	$1,409,670	30%	$422,901	$1,270,601
11	2037 / 2038	$1,013,606,947	$10,136,069	10.6%	$1,070,299	50%	$535,150	14.0%	$1,419,050	25%	$354,762	14.6%	$1,479,866	30%	$443,960	$1,333,872
12	2038 / 2039	$1,063,164,264	$10,631,643	10.6%	$1,122,628	50%	$561,314	14.0%	$1,488,430	25%	$372,107	14.6%	$1,552,220	30%	$465,666	$1,399,088
13	2039 / 2040	$1,114,239,224	$11,142,392	10.6%	$1,176,560	50%	$588,280	14.0%	$1,559,935	25%	$389,984	14.6%	$1,626,789	30%	$488,037	$1,466,300
14	2040 / 2041	$1,166,872,712	$11,668,727	10.6%	$1,232,137	50%	$616,069	14.0%	$1,633,622	25%	$408,405	14.6%	$1,703,634	30%	$511,090	$1,535,564
15	2041 / 2042	$1,221,106,638	$12,211,066	10.6%	$1,289,404	50%	$644,702	14.0%	$1,709,549	25%	$427,387	14.6%	$1,782,816	30%	$534,845	$1,606,934
16	2042 / 2043	$1,276,983,966	$12,769,840	10.6%	$1,348,407	50%	$674,204	14.0%	$1,787,778	25%	$446,944	14.6%	$1,864,397	30%	$559,319	$1,680,467
17	2043 / 2044	$1,334,548,739	$13,345,487	10.6%	$1,409,192	50%	$704,596	14.0%	$1,868,368	25%	$467,092	14.6%	$1,948,441	30%	$584,532	$1,756,220
18	2044 / 2045	$1,393,846,104	$13,938,461	10.6%	$1,471,805	50%	$735,903	14.0%	$1,951,385	25%	$487,846	14.6%	$2,035,015	30%	$610,505	$1,834,253
19	2045 / 2046	$1,454,922,338	$14,549,223	10.6%	$1,536,298	50%	$768,149	14.0%	$2,036,891	25%	$509,223	14.6%	$2,124,187	30%	$637,256	$1,914,628
20	2046 / 2047	$1,517,824,877	$15,178,249	10.6%	$1,602,718	50%	$801,359	14.0%	$2,124,955	25%	$531,239	14.6%	$2,216,024	30%	$664,807	$1,997,405
21	2047 / 2048	$1,551,141,658	$15,511,417	10.6%	$1,637,899	50%	$818,949	14.0%	$2,171,598	25%	$542,900	14.6%	$2,264,667	30%	$679,400	$2,041,249
22	2048 / 2049	$1,585,124,773	$15,851,248	10.6%	$1,673,783	50%	$836,891	14.0%	$2,219,175	25%	$554,794	14.6%	$2,314,282	30%	$694,285	$2,085,970
23	2049 / 2050	$1,619,787,551	$16,197,876	10.6%	$1,710,384	50%	$855,192	14.0%	$2,267,703	25%	$566,926	14.6%	$2,364,890	30%	$709,467	$2,131,585
24	2050 / 2051	$1,655,143,585	$16,551,436	10.6%	$1,747,718	50%	$873,859	14.0%	$2,317,201	25%	$579,300	14.6%	$2,416,510	30%	$724,953	$2,178,112
25	2051 / 2052	$1,691,206,739	$16,912,067	10.6%	$1,785,798	50%	$892,899	14.0%	$2,367,689	25%	$591,922	14.6%	$2,469,162	30%	$740,749	$2,225,570
26	2052 / 2053	$1,727,991,157	$17,279,912	10.6%	$1,824,640	50%	$912,320	14.0%	$2,419,188	25%	$604,797	14.6%	$2,522,867	30%	$756,860	$2,273,977
27	2053 / 2054	$1,765,511,262	$17,655,113	10.6%	$1,864,258	50%	$932,129	14.0%	$2,471,716	25%	$617,929	14.6%	$2,577,646	30%	$773,294	$2,323,352
28	2054 / 2055	$1,803,781,770	$18,037,818	10.6%	$1,904,669	50%	$952,335	14.0%	$2,525,294	25%	$631,324	14.6%	$2,633,521	30%	$790,056	$2,373,715
29	2055 / 2056	$1,842,817,688	$18,428,177	10.6%	$1,945,888	50%	$972,944	14.0%	$2,579,945	25%	$644,986	14.6%	$2,690,514	30%	$807,154	$2,425,085
30	2056 / 2057	$1,882,634,324	$18,826,343	10.6%	$1,987,932	50%	$993,966	14.0%	$2,635,688	25%	$658,922	14.6%	$2,748,646	30%	$824,594	$2,477,482
31	2057 / 2058	$1,923,247,294	$19,232,473	10.6%	$2,030,817	50%	$1,015,408	14.0%	$2,692,546	0%	$0	14.6%	$2,807,941	30%	$842,382	$1,857,791
32	2058 / 2059	$1,964,672,522	$19,646,725	10.6%	$2,074,559	50%	$1,037,279	14.0%	$2,750,542	0%	$0	14.6%	$2,868,422	30%	$860,527	$1,897,806
33	2059 / 2060	$2,006,926,255	$20,069,263	10.6%	$2,119,176	50%	$1,059,588	14.0%	$2,809,697	0%	$0	14.6%	$2,930,112	30%	$879,034	$1,938,622
34	2060 / 2061	$2,050,025,063	$20,500,251	10.6%	$2,164,685	50%	$1,082,343	14.0%	$2,870,035	0%	$0	14.6%	$2,993,037	30%	$897,911	$1,980,254
35	2061 / 2062	$2,093,985,847	$20,939,858	10.6%	$2,211,105	50%	$1,105,552	14.0%	$2,931,580	0%	$0	14.6%	$3,057,219	30%	$917,166	$2,022,718
36	2062 / 2063	$2,138,825,846	$21,388,258	10.6%	$2,258,453	50%	$1,129,226	14.0%	$2,994,356	0%	$0	14.6%	$3,122,686	30%	$936,806	$2,066,032
37	2063 / 2064	$2,184,562,646	$21,845,626	10.6%	$2,306,748	50%	$1,153,374	14.0%	$3,058,388	0%	$0	14.6%	$3,189,461	30%	$956,838	$2,110,212
38	2064 / 2065	$2,231,214,181	$22,312,142	10.6%	$2,356,008	50%	$1,178,004	14.0%	$3,123,700	0%	$0	14.6%	$3,257,573	30%	$977,272	$2,155,276
39	2065 / 2066	$2,278,798,747	$22,787,987	10.6%	$2,406,254	50%	$1,203,127	14.0%	$3,190,318	0%	$0	14.6%	$3,327,046	30%	$998,114	$2,201,241
40	2066 / 2067	$2,327,335,005	$23,273,350	10.6%	$2,457,505	50%	$1,228,753	14.0%	$3,258,269	0%	$0	14.6%	$3,397,909	30%	$1,019,373	$2,248,125
41	2067 / 2068	$2,376,841,987	$23,768,420	10.6%	$2,509,781	50%	$1,254,891	14.0%	$3,327,579	0%	$0	14.6%	$3,470,189	30%	$1,041,057	$2,295,947
42	2068 / 2069	$2,427,339,110	$24,273,391	10.6%	$2,563,103	50%	$1,281,551	14.0%	$3,398,275	0%	$0	14.6%	$3,543,915	30%	$1,063,175	$2,344,726
43	2069 / 2070	$2,478,846,174	$24,788,462	10.6%	$2,617,491	50%	$1,308,745	14.0%	$3,470,385	0%	$0	14.6%	$3,619,115	30%	$1,085,735	$2,394,480
44	2070 / 2071	$2,531,383,381	$25,313,834	10.6%	$2,672,966	50%	$1,336,483	14.0%	$3,543,937	0%	$0	14.6%	$3,695,820	30%	$1,108,746	$2,445,229
45	2071 / 2072	$2,584,971,331	$25,849,713	10.6%	$2,729,552	50%	$1,364,776	14.0%	$3,618,960	0%	$0	14.6%	$3,774,058	30%	$1,132,217	$2,496,993
46	2072 / 2073	$2,639,631,040	$26,396,310	10.6%	$2,787,268	50%	$1,393,634	14.0%	$3,695,483	0%	$0	14.6%	$3,853,861	30%	$1,156,158	$2,549,793
47	2073 / 2074	$2,695,383,943	$26,953,839	10.6%	$2,846,140	50%	$1,423,070	14.0%	$3,773,538	0%	$0	14.6%	$3,935,261	30%	$1,180,578	$2,603,648
48	2074 / 2075	$2,752,251,905	$27,522,519	10.6%	$2,906,188	50%	$1,453,094	14.0%	$3,853,153	0%	$0	14.6%	$4,018,288	30%	$1,205,486	$2,658,581
49	2075 / 2076	$2,810,257,225	$28,102,572	10.6%	$2,967,438	50%	$1,483,719	14.0%	$3,934,360	0%	$0	14.6%	$4,102,976	30%	$1,230,893	$2,714,612
50	2076 / 2077	$2,869,422,653	$28,694,227	10.6%	$3,029,913	50%	$1,514,956	14.0%	$4,017,192	0%	$0	14.6%	$4,189,357	30%	$1,256,807	$2,771,763
	Total				**$86,663,908**	**50%**	**$43,331,954**		**$114,902,830**	**11%**	**$12,147,635**		**$119,827,237**	**30%**	**$35,948,171**	**$91,427,760**
	Present Value	**@ 3.0%**			**$36,146,443**	**50%**	**$18,073,221**		**$47,924,548**	**15%**	**$7,004,300**		**$49,978,457**	**30%**	**$14,993,537**	**$40,071,058**

Note: Present value at 3% discount rate.

These projections are based on research and analysis of available data at the time of IFP preparation for purposes of illustration. Actual results may differ from those expressed in this document. Appendix C provides additional detail for the projected revenue analysis.

5.3 Plan for Financing Public Facilities

The PFA intends to utilize numerous funding sources and financing mechanisms to implement the projects identified in Section 3.2, potentially including District tax increment, grant sources, impact fees, private sector investment, and/or other sources.

As it pertains to the use of District tax increment, the PFA intends to incur debt only when it is financially prudent to do so. It is estimated at this time that approximately $40 million of EIFD funding (in present value dollars) will be made available through bond or loan proceeds and pay-as-you-go proceeds over the District lifetime. It may be the case that multiple debt issuances will be necessary to achieve the targeted funding capacity.

5.4 Limit on Total Dollars Allocated to the District

The total number of dollars or taxes that may be allocated to the District shall not exceed $250,000,000 (nominal dollars) over the District lifetime. This represents a maximum allocation of $100,000,000 from the City, a maximum allocation of $100,000,000 from the Fire District, and a maximum allocation of $50,000,000 from the County over the District lifetime (nominal dollars). This cap is intended to provide capacity for future financings in a scenario where actual revenues exceed projections.

The limit on the total number of dollars that the City, Fire District, and County will contribute to the EIFD shall be defined as the annual amount of the City, Fire District, and County contributions that is needed to pay bond payments, or otherwise fund the approved list of infrastructure and other projects and expenses of the District, with an estimated allocation of approximately $40 million (in present value dollars) over the entire District lifetime. The infrastructure and other projects shall be considered fully funded when all projects have been financed by bonds, excess tax increment, or other funds. In the following fiscal year after the projects have been fully funded, and any year thereafter up to the time limit, any City, Fire District, and County contributions in excess of remaining bond payments shall be returned by the EIFD to the City, Fire District, and County according to their respective proportions. The EIFD shall provide the City, Fire District, County an annual accounting of the status of the funding of the approved infrastructure projects and notify the City, Fire District, and County when they have been fully funded.

5.5 District Termination Date

The District will cease to exist the earlier of: (i) forty five (45) years from the date on which the first issuance of bonds or acquisition of a loan is approved by the PFA, or (ii) June 30, 2090. This IFP assumes that that the base year for the District will be Fiscal Year 2026-2027 and that the District will begin receiving tax revenues in Fiscal Year 2027-2028.

5.6 Analysis of Costs to Provide Facilities and Services, and Analysis of Revenues

Appendix D to this IFP includes, as part of the Fiscal Impact Analysis, an analysis of the costs to the City, Fire District, and County for providing facilities and services to the area of the District, as well as revenues. It is estimated that, at Year 20 of the District lifetime (assumed stabilized buildout of District area), annual costs to the City will be approximately $4.5 million, and annual revenues the City will be approximately $5.5 million. It is estimated that annual costs to the Fire District will be approximately $680,000, and annual revenues to the Fire District will be approximately $1.1 million. It is estimated that annual costs to the County will be approximately $1.3 million, and annual revenues to the County will be approximately $1.9 million

5.7 Fiscal Impact Analysis

Appendix D to this IFP includes an analysis of the projected fiscal impact of the District and the associated development upon the City, Fire District, and the County, as the three affected taxing entities that are contributing tax increment revenues to the District. Table 5 presents an overview of fiscal impacts to the City and County.

Table 5: Overview of Fiscal Impacts to City and County

	Annual @ Year 10	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
City of Scotts Valley			
Estimated Fiscal Revenues (Net of EIFD Allocation)	$5,518,227	$602,836,800	$233,002,300
Estimated Fiscal Expenditures	($4,487,800)	($589,068,600)	($224,456,000)
Estimated Net Fiscal Impact to City	**$1,030,427**	**$13,768,200**	**$8,546,300**
County of Santa Cruz			
Estimated Fiscal Revenues (Net of EIFD Allocation)	$1,902,800	$220,345,400	$83,324,900
Estimated Fiscal Expenditures	($1,295,100)	($170,522,600)	($64,959,300)
Estimated Net Fiscal Impact to County	**$607,700**	**$49,822,800**	**$18,365,600**
Scotts Valley Fire Protection District			
Estimated Fiscal Revenues (Net of EIFD Allocation)	$1,051,300	$107,392,600	$41,778,400
Estimated Fiscal Expenditures	($684,700)	($89,859,700)	($34,239,700)
Estimated Net Fiscal Impact to Fire	**$366,600**	**$17,532,900**	**$7,538,700**
County Measure D Sales Tax - Transportation	**$207,300**	**$28,323,600**	**$10,760,700**
Sales Tax - Metropolitan Transit District	**$207,300**	**$28,323,600**	**$10,760,700**
Sales Tax - Santa Cruz Public Libraries	**$103,600**	**$14,161,600**	**$5,380,200**

It is estimated that, at Year 20 of the District lifetime, the District area will generate an annual net fiscal surplus of approximately $1.0 million to the City, an annual net fiscal surplus of approximately $608,000 to the County, and an annual net fiscal surplus of approximately $367,000 to the Fire District.

Over 50 years, District activity will generate a positive net fiscal impact of approximately $8.5 million for the City, approximately $18.4 million for the County, and approximately $7.5 million for the Fire District on a present-value basis.

5.8 Developer Reimbursement for Transit Priority Project

At this time, the City does not contain a transit station that qualifies for the Transit Priority Project Program, and therefore, the PFA does not intend to finance any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of the District and qualifies for the Transit Priority Project Program, pursuant to Section 65470. To the extent that a developer is willing to fund Transit Priority Project infrastructure expenditures beyond and in advance of said developer's fair share (not contemplated at this time), the PFA may consider and evaluate such reimbursement at the appropriate time.

6.0 Removal of Dwelling Units and Replacement Housing Plan

The PFA does not anticipated that any housing units will be removed as a result of any project identified in this IFP. However, if any relocation of dwelling units is deemed to be required in the future for a project financed by the District, the PFA will comply with the requirements of Government Code Section 53398.56.

7.0 Goals of the District

As stated in the Resolution of Intention, the goal of the Scotts Valley EIFD is to assist in the provision of public facilities of communitywide significance that provide significant benefits and promote economic development within the boundaries of the Scotts Valley EIFD and the surrounding community and, for those facilities located outside the Scotts Valley EIFD boundaries which also have a tangible connection to the Scotts Valley EIFD.

The goals of the District's implementation of the public facilities outlined in Section 3.2 are to support the City's General Plan and serve as a catalyst for private sector investment and critical public infrastructure with transformative potential for the Scotts Valley EIFD area and the region as a whole. The District additionally aims to implement Statewide policy goals of housing supply and sustainable infrastructure investment.

Additional objectives include economic development in the form of fiscal revenue generation for the City, County, Fire District, and other taxing entities, job creation, housing production, improvement of quality of life, and promotion of environmental sustainability. The District will be utilized to address critical infrastructure funding needs, which are are critical to catalyze private sector investment and development.

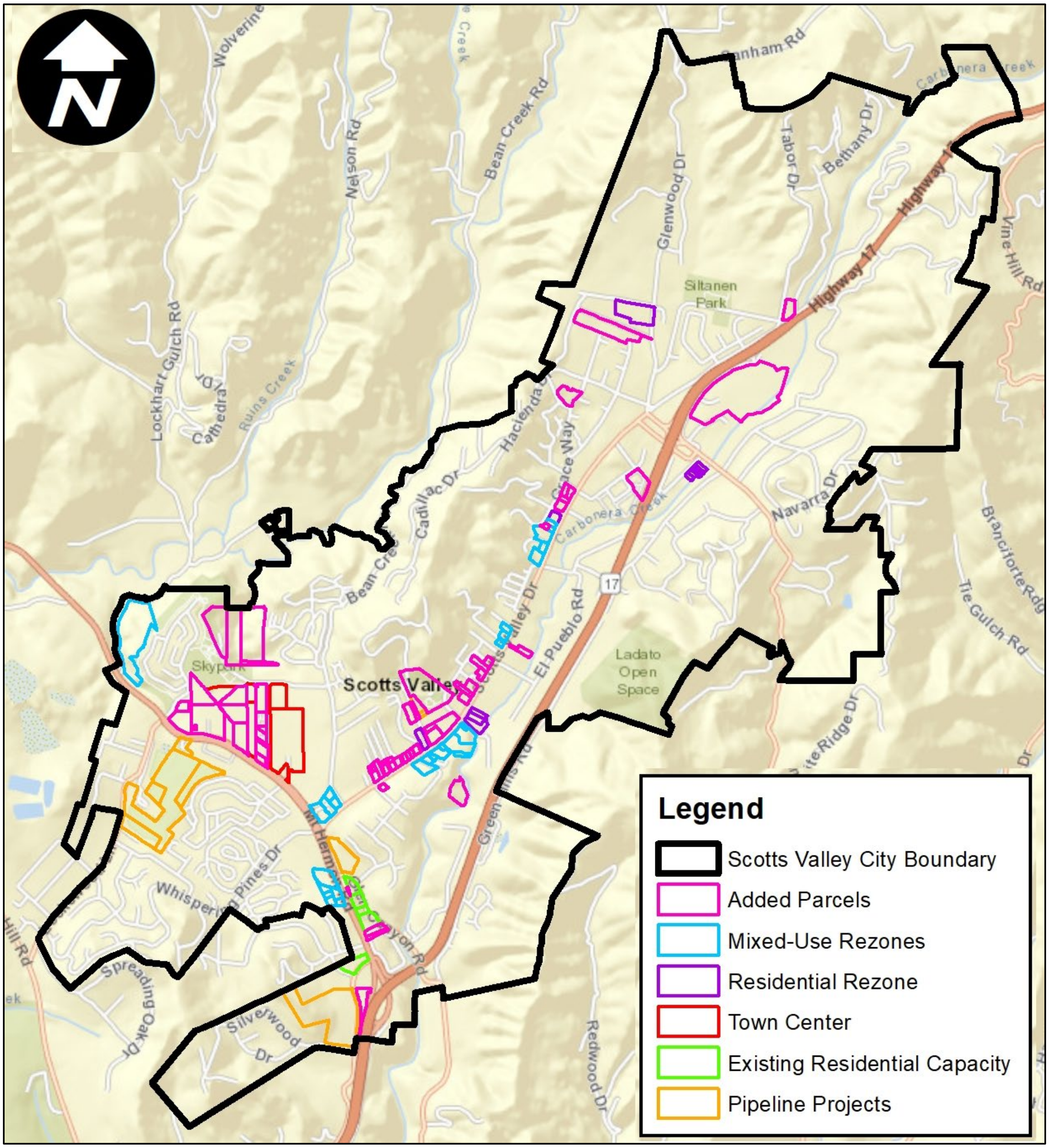
8.0 Appendices

Appendix A: Map of Boundaries of the Scotts Valley EIFD
Appendix B: Legal Description of the Scotts Valley EIFD
Appendix C: Projected Tax Increment Revenue Analysis
Appendix D: Fiscal Impact Analysis

Appendix A:

EIFD Map

APPENDIX A
Map of Scotts Valley Enhanced Infrastructure Financing District (EIFD) Boundaries



EIFD parcels are highlighted in color above and total approx. 236 acres.
Scotts Valley City boundaries are noted for reference only

Appendix B:

EIFD Legal Description

021-141-05
021-141-20
021-221-02
021-231-02
021-231-04
021-231-07
021-231-08
021-271-04
021-281-07
021-281-08
021-281-09
021-281-14
021-281-15
021-321-04
022-022-06
022-022-61
022-022-62
022-031-01
022-031-09
022-031-11
022-031-12
022-031-13
022-031-14
022-031-16
022-042-29
022-072-33
022-072-41
022-082-16
022-082-34
022-082-64
022-082-66
022-082-76
022-082-77
022-091-58
022-151-03
022-151-04
022-151-05
022-151-07
022-151-08
022-151-10
022-151-11
022-162-76
022-212-16
022-212-17
022-212-18
022-212-19
022-212-20
022-221-01
022-221-02
022-221-03
022-221-04
022-231-15
022-231-16
022-231-17
022-231-18
022-231-22
022-231-25
022-351-13
022-481-05
022-481-06
022-481-08
022-481-17
022-481-18
022-481-21
022-481-22
022-481-23
022-491-04
022-491-05
022-491-06
022-491-07
022-491-08
022-491-09
022-491-12
022-491-23
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022-601-02
022-601-03
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022-601-18
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022-721-08
022-721-09
022-741-01
022-741-02
022-741-20
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022-741-22
022-741-23
022-741-24
022-741-25
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022-861-25
022-871-01
022-891-10
022-891-11
022-902-04
022-902-05
022-902-06
022-902-13
022-902-15
022-902-18
023-102-15
023-113-31
023-113-36
023-172-01
024-031-16
024-152-25
024-152-27
024-152-28
024-152-29
024-152-30

Appendix C:

Tax Increment Revenue Projection Detail

			0	1	2	3	4	5	6	7
		Total	**2026-2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**
Construction inflator			1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172
New Development										
Residential - Lower Density Market Rate		431 units		43 units	43 units	43 units	43 units	43 units	43 units	43 units
$950,000 per unit		$466,449,114		$42,599,178	$43,451,162	$44,320,185	$45,206,588	$46,110,720	$47,032,935	$47,973,593
Residential - Higher Density Market Rate		850 units		43 units	43 units	43 units	43 units	43 units	43 units	43 units
$450,000 per unit		$483,460,560		$19,897,650	$20,295,603	$20,701,515	$21,115,545	$21,537,856	$21,968,613	$22,407,986
Residential - Affordable		1,064 units		53 units	53 units	53 units	53 units	53 units	53 units	53 units
$0 per unit		$0		$0	$0	$0	$0	$0	$0	$0
Hotel		300 rooms			120 rooms					
$350,000 per room		$119,861,568		$0	$44,570,736	$0	$0	$0	$0	$0
Industrial / Flex		87,592 SF			20,142 SF			67,450 SF		
$200 PSF		$19,466,901		$0	$4,274,970	$0	$0	$15,191,931	$0	$0
Commercial		70,000 SF		3,500 SF	3,500 SF	3,500 SF	3,500 SF	3,500 SF	3,500 SF	3,500 SF
$350 PSF		$30,966,755		$1,274,490	$1,299,980	$1,325,979	$1,352,499	$1,379,549	$1,407,140	$1,435,283
Subtotal Value Add		$1,120,204,898		$63,771,318	$113,892,451	$66,347,679	$67,674,633	$84,220,057	$70,408,688	$71,816,862
Total Assessed Value			$148,014,129	$214,745,729	$332,933,095	$405,939,436	$481,732,857	$575,587,571	$657,508,010	$742,475,032
Incremental AV				$66,731,601	$184,918,966	$257,925,307	$333,718,729	$427,573,442	$509,493,882	$594,460,904
Total tax increment @ 1%				$667,316	$1,849,190	$2,579,253	$3,337,187	$4,275,734	$5,094,939	$5,944,609
City Average AB8 Share Available	6.50%	$52,539,083		$43,376	$120,197	$167,651	$216,917	$277,923	$331,171	$386,400
Percent Allocated to EIFD	50.0%	$26,269,541		$21,688	$60,099	$83,826	$108,459	$138,961	$165,586	$193,200
City Equivalent Share of MVLF Property Tax	4.06%	$32,811,150		$27,088	$75,064	$104,700	$135,467	$173,565	$206,819	$241,310
Percent Allocated to EIFD	50.0%	$16,405,575		$13,544	$37,532	$52,350	$67,733	$86,783	$103,410	$120,655
County Average AB8 Share Available	14.00%	$113,161,101		$93,424	$258,887	$361,095	$467,206	$598,603	$713,291	$832,245
Percent Allocated to EIFD	25.0%	$11,952,597		$23,356	$64,722	$90,274	$116,802	$149,651	$178,323	$208,061
Fire District Average AB8 Share Available	14.60%	$118,010,862		$97,428	$269,982	$376,571	$487,229	$624,257	$743,861	$867,913
Percent Allocated to EIFD	30.0%	$35,403,259		$29,228	$80,995	$112,971	$146,169	$187,277	$223,158	$260,374
Total Revenues Allocated to EIFD		**$90,030,971**		**$87,816**	**$243,347**	**$339,421**	**$439,162**	**$562,672**	**$670,476**	**$782,290**

			8	9	10	11	12	13	14	15
		Total	2035	2036	2037	2038	2039	2040	2041	2042
Construction inflator			1.195	1.219	1.243	1.268	1.294	1.319	1.346	1.373
New Development										
Residential - Lower Density Market Rate		431 units	43 units	43 units	43 units					
$950,000 per unit		$466,449,114	$48,933,065	$49,911,727	$50,909,961	$0	$0	$0	$0	$0
Residential - Higher Density Market Rate		850 units	43 units	43 units	43 units	43 units	43 units	43 units	43 units	43 units
$450,000 per unit		$483,460,560	$22,856,145	$23,313,268	$23,779,534	$24,255,124	$24,740,227	$25,235,031	$25,739,732	$26,254,527
Residential - Affordable		1,064 units	53 units	53 units	53 units	53 units	53 units	53 units	53 units	53 units
$0 per unit		$0	$0	$0	$0	$0	$0	$0	$0	$0
Hotel		300 rooms	180 rooms							
$350,000 per room		$119,861,568	$75,290,832	$0	$0	$0	$0	$0	$0	$0
Industrial / Flex		87,592 SF								
$200 PSF		$19,466,901	$0	$0	$0	$0	$0	$0	$0	$0
Commercial		70,000 SF	3,500 SF	3,500 SF	3,500 SF	3,500 SF	3,500 SF	3,500 SF	3,500 SF	3,500 SF
$350 PSF		$30,966,755	$1,463,988	$1,493,268	$1,523,134	$1,553,596	$1,584,668	$1,616,361	$1,648,689	$1,681,662
Subtotal Value Add		$1,120,204,898	$148,544,031	$74,718,263	$76,212,628	$25,808,721	$26,324,895	$26,851,393	$27,388,421	$27,936,189
Total Assessed Value			$905,868,564	$998,704,198	$1,094,890,910	$1,142,597,449	$1,191,774,293	$1,242,461,172	$1,294,698,816	$1,348,528,981
Incremental AV			$757,854,435	$850,690,069	$946,876,781	$994,583,320	$1,043,760,164	$1,094,447,043	$1,146,684,687	$1,200,514,852
Total tax increment @ 1%			$7,578,544	$8,506,901	$9,468,768	$9,945,833	$10,437,602	$10,944,470	$11,466,847	$12,005,149
City Average AB8 Share Available	6.50%	$52,539,083	$492,605	$552,949	$615,470	$646,479	$678,444	$711,391	$745,345	$780,335
Percent Allocated to EIFD	50.0%	$26,269,541	$246,303	$276,474	$307,735	$323,240	$339,222	$355,695	$372,673	$390,167
City Equivalent Share of MVLF Property Tax	4.06%	$32,811,150	$307,637	$345,322	$384,367	$403,732	$423,695	$444,270	$465,475	$487,326
Percent Allocated to EIFD	50.0%	$16,405,575	$153,818	$172,661	$192,183	$201,866	$211,847	$222,135	$232,737	$243,663
County Average AB8 Share Available	14.00%	$113,161,101	$1,060,996	$1,190,966	$1,325,627	$1,392,417	$1,461,264	$1,532,226	$1,605,359	$1,680,721
Percent Allocated to EIFD	25.0%	$11,952,597	$265,249	$297,742	$331,407	$348,104	$365,316	$383,056	$401,340	$420,180
Fire District Average AB8 Share Available	14.60%	$118,010,862	$1,106,467	$1,242,008	$1,382,440	$1,452,092	$1,523,890	$1,597,893	$1,674,160	$1,752,752
Percent Allocated to EIFD	30.0%	$35,403,259	$331,940	$372,602	$414,732	$435,627	$457,167	$479,368	$502,248	$525,826
Total Revenues Allocated to EIFD		**$90,030,971**	**$997,310**	**$1,119,479**	**$1,246,057**	**$1,308,837**	**$1,373,552**	**$1,440,255**	**$1,508,998**	**$1,579,836**

		Total	16	17	18	19	20	21	22	23
			2043	2044	2045	2046	2047	2048	2049	2050
Construction inflator			1.400	1.428	1.457	1.486	1.516	1.546	1.577	1.608
New Development										
Residential - Lower Density Market Rate		431 units								
$950,000 per unit		$466,449,114	$0	$0	$0	$0	$0	$0	$0	$0
Residential - Higher Density Market Rate		850 units	43 units	43 units	43 units	43 units	43 units			
$450,000 per unit		$483,460,560	$26,779,617	$27,315,209	$27,861,514	$28,418,744	$28,987,119	$0	$0	$0
Residential - Affordable		1,064 units	53 units	53 units	53 units	53 units	53 units			
$0 per unit		$0	$0	$0	$0	$0	$0	$0	$0	$0
Hotel		300 rooms								
$350,000 per room		$119,861,568	$0	$0	$0	$0	$0	$0	$0	$0
Industrial / Flex		87,592 SF								
$200 PSF		$19,466,901	$0	$0	$0	$0	$0	$0	$0	$0
Commercial		70,000 SF	3,500 SF	3,500 SF	3,500 SF	3,500 SF	3,500 SF			
$350 PSF		$30,966,755	$1,715,296	$1,749,602	$1,784,594	$1,820,286	$1,856,691	$0	$0	$0
Subtotal Value Add		$1,120,204,898	$28,494,913	$29,064,811	$29,646,107	$30,239,030	$30,843,810	$0	$0	$0
Total Assessed Value			$1,403,994,474	$1,461,139,174	$1,520,008,065	$1,580,647,256	$1,643,104,011	$1,675,966,091	$1,709,485,413	$1,743,675,121
Incremental AV			$1,255,980,345	$1,313,125,045	$1,371,993,936	$1,432,633,127	$1,495,089,882	$1,527,951,963	$1,561,471,284	$1,595,660,993
Total tax increment @ 1%			$12,559,803	$13,131,250	$13,719,939	$14,326,331	$14,950,899	$15,279,520	$15,614,713	$15,956,610
City Average AB8 Share Available	6.50%	$52,539,083	$816,387	$853,531	$891,796	$931,212	$971,808	$993,169	$1,014,956	$1,037,180
Percent Allocated to EIFD	50.0%	$26,269,541	$408,194	$426,766	$445,898	$465,606	$485,904	$496,584	$507,478	$518,590
City Equivalent Share of MVLF Property Tax	4.06%	$32,811,150	$509,841	$533,038	$556,935	$581,550	$606,903	$620,243	$633,850	$647,728
Percent Allocated to EIFD	50.0%	$16,405,575	$254,921	$266,519	$278,467	$290,775	$303,452	$310,122	$316,925	$323,864
County Average AB8 Share Available	14.00%	$113,161,101	$1,758,372	$1,838,375	$1,920,792	$2,005,686	$2,093,126	$2,139,133	$2,186,060	$2,233,925
Percent Allocated to EIFD	25.0%	$11,952,597	$439,593	$459,594	$480,198	$501,422	$523,281	$534,783	$546,515	$558,481
Fire District Average AB8 Share Available	14.60%	$118,010,862	$1,833,731	$1,917,163	$2,003,111	$2,091,644	$2,182,831	$2,230,810	$2,279,748	$2,329,665
Percent Allocated to EIFD	30.0%	$35,403,259	$550,119	$575,149	$600,933	$627,493	$654,849	$669,243	$683,924	$698,900
Total Revenues Allocated to EIFD		**$90,030,971**	**$1,652,827**	**$1,728,027**	**$1,805,497**	**$1,885,296**	**$1,967,487**	**$2,010,732**	**$2,054,842**	**$2,099,835**

Appendix C to IFP - Tax Increment Analysis Detail - Scotts Valley EIFD

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			24	25	26	27	28	29	30	31
		Total	**2051**	**2052**	**2053**	**2054**	**2055**	**2056**	**2057**	**2058**
Construction inflator			1.641	1.673	1.707	1.741	1.776	1.811	1.848	1.885
New Development										
Residential - Lower Density Market Rate		431 units								
$950,000 per unit		$466,449,114	$0	$0	$0	$0	$0	$0	$0	$0
Residential - Higher Density Market Rate		850 units								
$450,000 per unit		$483,460,560	$0	$0	$0	$0	$0	$0	$0	$0
Residential - Affordable		1,064 units								
$0 per unit		$0	$0	$0	$0	$0	$0	$0	$0	$0
Hotel		300 rooms								
$350,000 per room		$119,861,568	$0	$0	$0	$0	$0	$0	$0	$0
Industrial / Flex		87,592 SF								
$200 PSF		$19,466,901	$0	$0	$0	$0	$0	$0	$0	$0
Commercial		70,000 SF								
$350 PSF		$30,966,755	$0	$0	$0	$0	$0	$0	$0	$0
Subtotal Value Add		$1,120,204,898	$0	$0	$0	$0	$0	$0	$0	$0
Total Assessed Value			$1,778,548,624	$1,814,119,596	$1,850,401,988	$1,887,410,028	$1,925,158,229	$1,963,661,393	$2,002,934,621	$2,042,993,313
Incremental AV			$1,630,534,495	$1,666,105,468	$1,702,387,859	$1,739,395,899	$1,777,144,100	$1,815,647,264	$1,854,920,492	$1,894,979,185
Total tax increment @ 1%			$16,305,345	$16,661,055	$17,023,879	$17,393,959	$17,771,441	$18,156,473	$18,549,205	$18,949,792
City Average AB8 Share Available	6.50%	$52,539,083	$1,059,847	$1,082,969	$1,106,552	$1,130,607	$1,155,144	$1,180,171	$1,205,698	$1,231,736
Percent Allocated to EIFD	50.0%	$26,269,541	$529,924	$541,484	$553,276	$565,304	$577,572	$590,085	$602,849	$615,868
City Equivalent Share of MVLF Property Tax	4.06%	$32,811,150	$661,885	$676,324	$691,052	$706,075	$721,398	$737,028	$752,970	$769,231
Percent Allocated to EIFD	50.0%	$16,405,575	$330,942	$338,162	$345,526	$353,037	$360,699	$368,514	$376,485	$384,615
County Average AB8 Share Available	14.00%	$113,161,101	$2,282,748	$2,332,548	$2,383,343	$2,435,154	$2,488,002	$2,541,906	$2,596,889	$2,652,971
Percent Allocated to EIFD	25.0%	$11,952,597	$570,687	$583,137	$595,836	$608,789	$622,000	$635,477	$649,222	
Fire District Average AB8 Share Available	14.60%	$118,010,862	$2,380,580	$2,432,514	$2,485,486	$2,539,518	$2,594,630	$2,650,845	$2,708,184	$2,766,670
Percent Allocated to EIFD	30.0%	$35,403,259	$714,174	$729,754	$745,646	$761,855	$778,389	$795,254	$812,455	$830,001
Total Revenues Allocated to EIFD		**$90,030,971**	**$2,145,727**	**$2,192,537**	**$2,240,284**	**$2,288,985**	**$2,338,660**	**$2,389,329**	**$2,441,011**	**$1,830,485**

			32	33	34	35	36	37	38	39
		Total	**2059**	**2060**	**2061**	**2062**	**2063**	**2064**	**2065**	**2066**
Construction inflator			1.922	1.961	2.000	2.040	2.081	2.122	2.165	2.208
New Development										
Residential - Lower Density Market Rate		431 units								
$950,000 per unit		$466,449,114	$0	$0	$0	$0	$0	$0	$0	$0
Residential - Higher Density Market Rate		850 units								
$450,000 per unit		$483,460,560	$0	$0	$0	$0	$0	$0	$0	$0
Residential - Affordable		1,064 units								
$0 per unit		$0	$0	$0	$0	$0	$0	$0	$0	$0
Hotel		300 rooms								
$350,000 per room		$119,861,568	$0	$0	$0	$0	$0	$0	$0	$0
Industrial / Flex		87,592 SF								
$200 PSF		$19,466,901	$0	$0	$0	$0	$0	$0	$0	$0
Commercial		70,000 SF								
$350 PSF		$30,966,755	$0	$0	$0	$0	$0	$0	$0	$0
Subtotal Value Add		$1,120,204,898	$0	$0	$0	$0	$0	$0	$0	$0
Total Assessed Value			$2,083,853,180	$2,125,530,243	$2,168,040,848	$2,211,401,665	$2,255,629,698	$2,300,742,292	$2,346,757,138	$2,393,692,281
Incremental AV			$1,935,839,051	$1,977,516,115	$2,020,026,719	$2,063,387,536	$2,107,615,570	$2,152,728,164	$2,198,743,009	$2,245,678,152
Total tax increment @ 1%			$19,358,391	$19,775,161	$20,200,267	$20,633,875	$21,076,156	$21,527,282	$21,987,430	$22,456,782
City Average AB8 Share Available	6.50%	$52,539,083	$1,258,295	$1,285,385	$1,313,017	$1,341,202	$1,369,950	$1,399,273	$1,429,183	$1,459,691
Percent Allocated to EIFD	50.0%	$26,269,541	$629,148	$642,693	$656,509	$670,601	$684,975	$699,637	$714,591	$729,845
City Equivalent Share of MVLF Property Tax	4.06%	$32,811,150	$785,817	$802,735	$819,992	$837,593	$855,547	$873,859	$892,538	$911,591
Percent Allocated to EIFD	50.0%	$16,405,575	$392,909	$401,368	$409,996	$418,797	$427,773	$436,930	$446,269	$455,795
County Average AB8 Share Available	14.00%	$113,161,101	$2,710,175	$2,768,523	$2,828,037	$2,888,743	$2,950,662	$3,013,819	$3,078,240	$3,143,949
Percent Allocated to EIFD	25.0%	$11,952,597								
Fire District Average AB8 Share Available	14.60%	$118,010,862	$2,826,325	$2,887,174	$2,949,239	$3,012,546	$3,077,119	$3,142,983	$3,210,165	$3,278,690
Percent Allocated to EIFD	30.0%	$35,403,259	$847,898	$866,152	$884,772	$903,764	$923,136	$942,895	$963,049	$983,607
Total Revenues Allocated to EIFD		**$90,030,971**	**$1,869,954**	**$1,910,212**	**$1,951,276**	**$1,993,161**	**$2,035,884**	**$2,079,461**	**$2,123,910**	**$2,169,248**

		Total	40	41	42	43	44	45	46	47
			2067	2068	2069	2070	2071	2072	2073	2074
Construction inflator			2.252	2.297	2.343	2.390	2.438	2.487	2.536	2.587
New Development										
Residential - Lower Density Market Rate		431 units								
$950,000 per unit		$466,449,114	$0	$0	$0	$0	$0	$0	$0	$0
Residential - Higher Density Market Rate		850 units								
$450,000 per unit		$483,460,560	$0	$0	$0	$0	$0	$0	$0	$0
Residential - Affordable		1,064 units								
$0 per unit		$0	$0	$0	$0	$0	$0	$0	$0	$0
Hotel		300 rooms								
$350,000 per room		$119,861,568	$0	$0	$0	$0	$0	$0	$0	$0
Industrial / Flex		87,592 SF								
$200 PSF		$19,466,901	$0	$0	$0	$0	$0	$0	$0	$0
Commercial		70,000 SF								
$350 PSF		$30,966,755	$0	$0	$0	$0	$0	$0	$0	$0
Subtotal Value Add		$1,120,204,898	$0	$0	$0	$0	$0	$0	$0	$0
Total Assessed Value			$2,441,566,127	$2,490,397,449	$2,540,205,398	$2,591,009,506	$2,642,829,696	$2,695,686,290	$2,749,600,016	$2,804,592,016
Incremental AV			$2,293,551,998	$2,342,383,320	$2,392,191,269	$2,442,995,377	$2,494,815,567	$2,547,672,161	$2,601,585,887	$2,656,577,888
Total tax increment @ 1%			$22,935,520	$23,423,833	$23,921,913	$24,429,954	$24,948,156	$25,476,722	$26,015,859	$26,565,779
City Average AB8 Share Available	6.50%	$52,539,083	$1,490,809	$1,522,549	$1,554,924	$1,587,947	$1,621,630	$1,655,987	$1,691,031	$1,726,776
Percent Allocated to EIFD	50.0%	$26,269,541	$745,404	$761,275	$777,462	$793,973	$810,815	$827,993	$845,515	$863,388
City Equivalent Share of MVLF Property Tax	4.06%	$32,811,150	$931,024	$950,846	$971,065	$991,688	$1,012,723	$1,034,179	$1,056,065	$1,078,388
Percent Allocated to EIFD	50.0%	$16,405,575	$465,512	$475,423	$485,532	$495,844	$506,362	$517,090	$528,032	$539,194
County Average AB8 Share Available	14.00%	$113,161,101	$3,210,973	$3,279,337	$3,349,068	$3,420,194	$3,492,742	$3,566,741	$3,642,220	$3,719,209
Percent Allocated to EIFD	25.0%	$11,952,597								
Fire District Average AB8 Share Available	14.60%	$118,010,862	$3,348,586	$3,419,880	$3,492,599	$3,566,773	$3,642,431	$3,719,601	$3,798,315	$3,878,604
Percent Allocated to EIFD	30.0%	$35,403,259	$1,004,576	$1,025,964	$1,047,780	$1,070,032	$1,092,729	$1,115,880	$1,139,495	$1,163,581
Total Revenues Allocated to EIFD		**$90,030,971**	**$2,215,492**	**$2,262,662**	**$2,310,774**	**$2,359,849**	**$2,409,906**	**$2,460,964**	**$2,513,042**	**$2,566,163**

		Total	48 2075	49 2076	50 2077
	Construction inflator		2.639	2.692	2.745
New Development					
Residential - Lower Density Market Rate		431 units			
$950,000 per unit		$466,449,114	$0	$0	$0
Residential - Higher Density Market Rate		850 units			
$450,000 per unit		$483,460,560	$0	$0	$0
Residential - Affordable		1,064 units			
$0 per unit		$0	$0	$0	$0
Hotel		300 rooms			
$350,000 per room		$119,861,568	$0	$0	$0
Industrial / Flex		87,592 SF			
$200 PSF		$19,466,901	$0	$0	$0
Commercial		70,000 SF			
$350 PSF		$30,966,755	$0	$0	$0
Subtotal Value Add		$1,120,204,898	$0	$0	$0
Total Assessed Value			$2,860,683,857	$2,917,897,534	$2,976,255,484
Incremental AV			$2,712,669,728	$2,769,883,405	$2,828,241,356
Total tax increment @ 1%			$27,126,697	$27,698,834	$28,282,414
City Average AB8 Share Available	6.50%	$52,539,083	$1,763,235	$1,800,424	$1,838,357
Percent Allocated to EIFD	50.0%	$26,269,541	$881,618	$900,212	$919,178
City Equivalent Share of MVLF Property Tax	4.06%	$32,811,150	$1,101,157	$1,124,382	$1,148,071
Percent Allocated to EIFD	50.0%	$16,405,575	$550,578	$562,191	$574,036
County Average AB8 Share Available	14.00%	$113,161,101	$3,797,738	$3,877,837	$3,959,538
Percent Allocated to EIFD	25.0%	$11,952,597			
Fire District Average AB8 Share Available	14.60%	$118,010,862	$3,960,498	$4,044,030	$4,129,232
Percent Allocated to EIFD	30.0%	$35,403,259	$1,188,149	$1,213,209	$1,238,770
Total Revenues Allocated to EIFD		**$90,030,971**	**$2,620,345**	**$2,675,612**	**$2,731,984**

Appendix D:

Fiscal Impact Analysis Detail

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Overview of Fiscal Impacts

	Annual @ Year 10	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
City of Scotts Valley			
Estimated Fiscal Revenues (Net of EIFD Allocation)	$5,518,227	$602,836,800	$233,002,300
Estimated Fiscal Expenditures	($4,487,800)	($589,068,600)	($224,456,000)
Estimated Net Fiscal Impact to City	**$1,030,427**	**$13,768,200**	**$8,546,300**
County of Santa Cruz			
Estimated Fiscal Revenues (Net of EIFD Allocation)	$1,902,800	$220,345,400	$83,324,900
Estimated Fiscal Expenditures	($1,295,100)	($170,522,600)	($64,959,300)
Estimated Net Fiscal Impact to County	**$607,700**	**$49,822,800**	**$18,365,600**
Scotts Valley Fire Protection District			
Estimated Fiscal Revenues (Net of EIFD Allocation)	$1,051,300	$107,392,600	$41,778,400
Estimated Fiscal Expenditures	($684,700)	($89,859,700)	($34,239,700)
Estimated Net Fiscal Impact to Fire	**$366,600**	**$17,532,900**	**$7,538,700**
County Measure D Sales Tax - Transportation	**$207,300**	**$28,323,600**	**$10,760,700**
Sales Tax - Metropolitan Transit District	**$207,300**	**$28,323,600**	**$10,760,700**
Sales Tax - Santa Cruz Public Libraries	**$103,600**	**$14,161,600**	**$5,380,200**

Key Land Use Assumptions (Buildout)

Project Component	
Residential - Market Rate Rental	850 DU
Residential - Market Rate For-Sale	431 DU
Residential - Affordable Housing	1,064 DU
Hotel	300 rooms
Industrial / Flex	87,592 SF
Commercial / Retail	70,000 SF

Notes:
Assumes installation of necessary public infrastructure
Assumes 10-20 year absorption and 50-year financing district duration
Actual absorption will depend on market conditions and other factors
Values in 2026 dollars

Summary of Estimated Fiscal Impacts to City

Stabilized

	Year 5 2031	Year 10 2036	Year 20 2046	Year 30 2056	Year 40 2066	Year 50 2076	Year 55 2081	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
City of Scotts Valley General Fund Revenues										
Property / Possessory Interest Tax	$285,700	$668,700	$1,139,000	$1,530,721	$2,057,161	$2,764,652	$3,204,989	3.0%	$68,304,400	$26,572,000
Property Tax Allocation to EIFD	($142,900)	($334,300)	($569,500)	($765,360)	($1,028,580)	($1,382,326)	$0	3.0%	($34,152,400)	($13,286,200)
Property Tax In-Lieu of MVLF	$175,100	$409,400	$699,400	$939,935	$1,263,194	$1,697,627	$1,968,015	3.0%	$41,930,200	$16,307,800
Property Tax In-Lieu of MVLF Allocation to EIFD	($87,550)	($204,700)	($349,700)	($469,968)	($631,597)	($848,814)	$0	3.0%	($20,965,100)	($8,153,900)
Property Transfer Tax	$5,300	$12,600	$27,000	$36,286	$48,765	$65,536	$75,974	3.0%	$1,586,900	$606,700
Sales and Use Tax - Direct / On-Site	$113,800	$263,900	$709,300	$953,240	$1,281,075	$1,721,657	$1,995,873	3.0%	$40,994,800	$15,441,900
Measure Z Sales Tax - Direct / On-Site	$76,100	$176,400	$474,100	$637,151	$856,277	$1,150,765	$1,334,052	3.0%	$27,401,200	$10,321,400
Sales and Use Tax - Indirect / Off-Site	$218,900	$511,200	$1,106,100	$1,486,506	$1,997,740	$2,684,795	$3,112,413	3.0%	$64,935,900	$24,803,300
Measure Z Sales Tax - Indirect / Off-Site	$146,300	$341,700	$739,400	$993,692	$1,335,439	$1,794,718	$2,080,570	3.0%	$43,407,500	$16,580,000
Transient Occupancy Tax	$782,000	$2,266,200	$3,045,600	$4,093,032	$5,500,692	$7,392,471	$8,569,899	3.0%	$187,233,400	$74,327,500
Utility Users Tax	$175,900	$406,700	$911,800	$1,225,383	$1,646,812	$2,213,178	$2,565,680	3.0%	$53,380,800	$20,340,000
Business License Tax	$22,600	$49,900	$86,700	$116,518	$156,590	$210,444	$243,962	3.0%	$5,195,600	$2,020,400
Charges for Services	$0	$0	$0	$0	$0	$0	$0	3.0%	$0	$0
Fines & Forfeitures	$3,800	$8,700	$19,600	$26,341	$35,400	$47,574	$55,152	3.0%	$1,147,300	$437,000
Franchise Fees	$175,200	$405,200	$908,400	$1,220,814	$1,640,671	$2,204,925	$2,556,113	3.0%	$53,181,500	$20,264,000
Intergovernmental	$0	$0	$0	$0	$0	$0	$0	3.0%	$0	$0
Investment Earnings	$21,465	$54,327	$99,716	$134,010	$180,098	$242,037	$280,587	3.0%	$5,935,000	$2,293,900
Rents & Concessions	$5,600	$12,900	$29,200	$39,242	$52,738	$70,876	$82,165	3.0%	$1,708,300	$650,500
Interfund Transfer in	$81,800	$189,100	$424,000	$569,821	$765,791	$1,029,159	$1,193,078	3.0%	$24,822,500	$9,458,200
Other Revenues	$121,200	$280,300	$628,400	$844,517	$1,134,960	$1,525,292	$1,768,231	3.0%	$36,789,000	$14,017,800
Estimated Total Revenues	**$2,180,315**	**$5,518,227**	**$10,128,516**	**$13,611,879**	**$18,293,227**	**$24,584,567**	**$31,086,753**		**$602,836,800**	**$233,002,300**
City of Scotts Valley General Fund Expenditures										
Legislative	$9,100	$21,100	$47,300	$63,567	$85,429	$114,810	$133,096	3.0%	$2,769,300	$1,055,300
Legal	$22,200	$51,300	$115,000	$154,550	$207,703	$279,135	$323,594	3.0%	$6,732,600	$2,565,300
City Manager's Office	$81,300	$188,000	$421,400	$566,326	$761,095	$1,022,848	$1,185,762	3.0%	$24,670,800	$9,400,500
Administrative Services	$343,900	$795,200	$1,782,900	$2,396,069	$3,220,116	$4,327,566	$5,016,835	3.0%	$104,378,600	$39,771,800
Police	$977,800	$2,261,000	$5,069,300	$6,812,715	$9,155,720	$12,304,522	$14,264,313	3.0%	$296,779,400	$113,083,400
Community Development	$123,500	$285,600	$640,400	$860,644	$1,156,634	$1,554,419	$1,801,998	3.0%	$37,491,900	$14,285,800
Public Works	$383,000	$885,600	$1,985,600	$2,668,480	$3,586,214	$4,819,572	$5,587,205	3.0%	$116,246,000	$44,293,900
Estimated Total Expenditures	**$1,940,800**	**$4,487,800**	**$10,061,900**	**$13,522,352**	**$18,172,911**	**$24,422,872**	**$28,312,803**		**$589,068,600**	**$224,456,000**
Estimated Annual Net Fiscal Impact	**$239,515**	**$1,030,427**	**$66,616**	**$89,526**	**$120,316**	**$161,695**	**$2,773,951**		**$13,768,200**	**$8,546,300**
Revenue / Cost Ratio	*1.12*	*1.23*	*1.01*	*1.01*	*1.01*	*1.01*	*1.10*		*1.02*	*1.04*

Notes:
Assumes installation of necessary public infrastructure
Values in 2026 dollars
Select years shown for illustration

Summary of Estimated Fiscal Impacts to County

Stabilized

	Year 5 2031	Year 10 2036	Year 20 2046	Year 30 2056	Year 40 2066	Year 50 2076	Year 55 2081	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
County of Santa Cruz Revenues										
Property Tax	$615,400	$1,440,200	$2,453,100	$3,296,761	$4,430,571	$5,954,318	$6,902,686	3.0%	$147,110,700	$57,229,900
Property Tax - County Allocation to EIFD	($153,800)	($360,000)	($613,300)	($824,224)	$0	$0	$0	3.0%	($13,967,300)	($7,714,300)
Property Tax in Lieu of MVLF	$313,100	$732,300	$1,250,900	$1,681,105	$2,259,265	$3,036,263	$3,519,861	3.0%	$74,993,900	$29,167,400
Property Tax in Lieu of MVLF - County Allocation to EIFD	$0	$0	$0	$0	$0	$0	$0	3.0%	$0	$0
Property Transfer Tax	$5,300	$12,600	$27,000	$36,286	$48,765	$65,536	$75,974	3.0%	$1,586,900	$606,700
Sales Tax - Direct / On-Site	$11,400	$26,475	$71,100	$95,552	$128,415	$172,578	$200,066	3.0%	$4,109,400	$1,548,000
Sales Tax - Indirect / Off-Site	$21,975	$51,225	$110,925	$149,074	$200,343	$269,244	$312,128	3.0%	$6,511,800	$2,487,200
Estimated County Revenues	**$813,375**	**$1,902,800**	**$3,299,725**	**$4,434,554**	**$7,067,358**	**$9,497,939**	**$11,010,714**		**$220,345,400**	**$83,324,900**
County of Santa Cruz Expenditures										
Public Protection - Incorporated Jurisdiction Estimate	$254,000	$587,400	$1,317,000	$1,769,938	$2,378,648	$3,196,705	$3,705,857	3.0%	$77,103,000	$29,379,000
General Government	$98,200	$227,100	$509,200	$684,322	$919,672	$1,235,962	$1,432,819	3.0%	$29,810,400	$11,358,600
Public Assistance	$112,200	$260,100	$590,700	$793,851	$1,066,870	$1,433,784	$1,662,149	3.0%	$34,546,700	$13,151,500
Health and Sanitation	$56,700	$131,200	$294,200	$395,380	$531,358	$714,101	$827,838	3.0%	$17,223,700	$6,562,800
Recreation and Cultural Services	$29,300	$67,900	$154,100	$207,098	$278,322	$374,041	$433,616	3.0%	$9,012,500	$3,431,000
Public Ways and Facilities	$4,400	$10,100	$22,600	$30,373	$40,818	$54,856	$63,593	3.0%	$1,323,400	$504,300
Education	$4,900	$11,300	$25,700	$34,539	$46,417	$62,381	$72,316	3.0%	$1,502,900	$572,100
Estimated County Expenditures	**$559,700**	**$1,295,100**	**$2,913,500**	**$3,915,500**	**$5,262,105**	**$7,071,829**	**$8,198,188**		**$170,522,600**	**$64,959,300**
Estimated County Net Fiscal Impact	**$253,675**	**$607,700**	**$386,225**	**$519,054**	**$1,805,253**	**$2,426,110**	**$2,812,526**		**$49,822,800**	**$18,365,600**
County Measure D Sales Tax - Transportation	**$88,900**	**$207,300**	**$485,400**	**$652,337**	**$876,686**	**$1,178,193**	**$1,365,849**	**3.0%**	**$28,323,600**	**$10,760,700**
Sales Tax - Metropolitan Transit District	**$88,900**	**$207,300**	**$485,400**	**$652,337**	**$876,686**	**$1,178,193**	**$1,365,849**	**3.0%**	**$28,323,600**	**$10,760,700**
Sales Tax - Santa Cruz Public Libraries	**$44,500**	**$103,600**	**$242,700**	**$326,169**	**$438,343**	**$589,097**	**$682,924**	**3.0%**	**$14,161,600**	**$5,380,200**
Revenue / Expenditure Ratio	1.45	1.47	1.13	1.13	1.34	1.34	1.34		1.29	1.28

Notes:
Assumes installation of necessary public infrastructure
Values in 2026 dollars
Select years shown for illustration

Summary of Estimated Fiscal Impacts to Fire District

Stabilized

	Year 5 2031	Year 10 2036	Year 20 2046	Year 30 2056	Year 40 2066	Year 50 2076	Year 55 2081	Stabilized Escalation Rate	Year 0-50 Nominal Total	Year 0-50 Present Value @ 3.0%
Fire District Revenues										
Property Tax	$641,700	$1,501,900	$2,558,300	$3,438,141	$4,620,574	$6,209,666	$7,198,704	3.0%	$153,418,800	$59,683,700
Property Tax - Fire Allocation to EIFD	($192,500)	($450,600)	($767,500)	($1,031,456)	($1,386,190)	($1,862,924)	$0	3.0%	($46,026,200)	($17,905,300)
Estimated Fire Revenues	**$449,200**	**$1,051,300**	**$1,790,800**	**$2,406,685**	**$3,234,384**	**$4,346,742**	**$7,198,704**		**$107,392,600**	**$41,778,400**
Fire District Expenditures										
Salaries & Benefits	$186,800	$432,100	$968,700	$1,301,852	$1,749,580	$2,351,289	$2,725,789	3.0%	$56,711,900	$21,609,200
Services & Supplies	$61,300	$141,800	$318,000	$427,365	$574,343	$771,869	$894,808	3.0%	$18,616,700	$7,093,500
Other Charges	$11,500	$26,600	$59,500	$79,963	$107,464	$144,422	$167,425	3.0%	$3,483,800	$1,327,600
Fixed Assets	$36,400	$84,200	$188,700	$253,597	$340,813	$458,024	$530,976	3.0%	$11,047,300	$4,209,400
Estimated Fire Expenditures	**$296,000**	**$684,700**	**$1,534,900**	**$2,062,777**	**$2,772,200**	**$3,725,605**	**$4,318,997**		**$89,859,700**	**$34,239,700**
Estimated Fire Net Fiscal Impact	**$153,200**	**$366,600**	**$255,900**	**$343,908**	**$462,184**	**$621,136**	**$2,879,707**		**$17,532,900**	**$7,538,700**
Revenue / Expenditure Ratio	1.52	1.54	1.17	1.17	1.17	1.17	1.67		1.20	1.22

Notes:
Assumes installation of necessary public infrastructure
Values in 2026 dollars
Select years shown for illustration

Project Description

Project Component		Year 5 2031	Year 10 2036	Year 20 2046
Residential - Market Rate Rental		213 DU	425 DU	850 DU
Residential - Market Rate For-Sale		216 DU	431 DU	431 DU
Residential - Affordable Housing		266 DU	532 DU	1,064 DU
Hotel		120 rooms	300 rooms	300 rooms
Industrial / Flex		87,592 SF	87,592 SF	87,592 SF
Commercial / Retail		17,500 SF	35,000 SF	70,000 SF
Annual Escalation Factor	*3.0%*	1.16	1.34	1.81
Estimated A/V - Residential - Market Rental	$450K Per Unit	$110,855,583	$257,024,008	$690,837,547
Estimated A/V - Residential - Market For Sale	$950K Per Unit	$237,332,385	$550,266,562	$739,512,245
Estimated A/V - Affordable Housing	$0K Per Unit	$0	$0	$0
Estimated A/V - Hotel	$400K Per Room	$55,645,156	$161,269,966	$216,733,348
Estimated A/V - Industrial / Flex	$200 PSF	$20,308,627	$23,543,265	$31,640,179
Estimated A/V - Commercial / Retail	$350 PSF	$7,100,554	$16,462,976	$44,249,725
Total Estimated Assessed Value		**$431,242,304**	**$1,008,566,775**	**$1,722,973,045**

Notes:
Adjusted for value appreciation assuming 2% annual escalation rate (statuatory maximum).
Conservatively assuming no mark-to-market valuations above 2% growth to account for property transfers
Select years shown for illustration
Values in 2026 dollars

Project Employment and Occupants

Project Component		Year 5 2031	Year 10 2036	Year 20 2046
Residential - Market Rate Rental		213 DU	425 DU	850 DU
Residential - Market Rate For-Sale		216 DU	431 DU	431 DU
Residential - Affordable Housing		266 DU	532 DU	1,064 DU
Hotel		120 Rooms	300 Rooms	300 Rooms
Industrial / Flex		87,592 SF	87,592 SF	87,592 SF
Commercial / Retail		17,500 SF	35,000 SF	70,000 SF
Estimated # Employees (FTE)				
Residential - Market Rate Rental	50 DU / emp	4	9	17
Residential - Market Rate For-Sale	0 DU / emp	0	0	0
Residential - Affordable Housing	50 DU / emp	5	11	21
Hotel	1.5 room / emp	80	200	200
Industrial / Flex	1,500 SF / emp	58	58	58
Commercial / Retail	400 SF / emp	44	88	175
Total Estimated # Employees (FTE)		**192**	**365**	**472**
Occupied Dwelling Units	93%	645 DU	1,291 DU	2,181 DU
Residents	2.51 per DU	1,620	3,240	5,474
Employees Weighted at 50%	50%	96	183	236
Total Service Population (Residents + Empl.)		**1,716**	**3,423**	**5,710**
Occupied Hotel Rooms	70%	84 rooms	210 rooms	210 rooms
Hotel Guests	1.5 per room	126	315	315

Notes:
Average household size reflects City average household size
Select years shown for illustration
Values in 2026 dollars

Property Tax

			Year 5 2031	Year 10 2036	Year 20 2046
Estimated Assessed Value - Residential			$348,187,968	$807,290,569	$1,430,349,792
Estimated Assessed Value - Non-Residential			$83,054,336	$201,276,206	$292,623,252
Total Estimated Assessed Value			**$431,242,304**	**$1,008,566,775**	**$1,722,973,045**
Total Secured Property Tax General Levy		1.00%	$4,312,423	$10,085,668	$17,229,730
Estimated Unsecured Property Tax as % of Secured Non-Residential Value		10.00%	$83,054	$201,276	$292,623
Total Estimated Secured + Unsecured Property Tax			$4,395,477	$10,286,944	$17,522,354
Distributions to Taxing Entities					
City of Scotts Valley		6.50%	$285,700	$668,700	$1,139,000
City Allocation to EIFD	50%	(3.25%)	($142,900)	($334,300)	($569,500)
Net Property Tax to City		**3.25%**	**$142,800**	**$334,400**	**$569,500**
Santa Cruz County General		14.00%	$615,400	$1,440,200	$2,453,100
County Allocation to EIFD	25%	(3.50%)	($153,800)	($360,000)	($613,300)
Net Property Tax to County		**10.50%**	**$461,600**	**$1,080,200**	**$1,839,800**
Santa Cruz Fire Protection District		14.60%	$641,700	$1,501,900	$2,558,300
Fire Allocation to EIFD	30%	(4.38%)	($192,500)	($450,600)	($767,500)
Net Property Tax to Fire District		**10.22%**	**$449,200**	**$1,051,300**	**$1,790,800**

Notes:
General levy distributions represent tax rate area (TRA) average within boundary
Does not include property tax overrides above 1% general levy or allocations to fire districts, County Library, or other entity distributions
Select years shown for illustration
Values in 2026 dollars

Source: Santa Cruz County Auditor-Controller (2026)

Property Tax In-Lieu of Motor Vehicle License Fees (MVLF)

Total AV within **CITY**	$3,416,274,402
Current Property Tax In-Lieu of MVLF	$1,386,772
Prop Tax In-Lieu of MVLF per $1M of AV	$406

	Year 1	*Year 5*	*Year 10*	*Year 20*
	2027	**2031**	**2036**	**2046**
Estimated Project Assessed Value	$63,133,850	$431,242,304	$1,008,566,775	$1,722,973,045
Incremental Property Tax In-Lieu of MVLF to City	$25,600	$175,100	$409,400	$699,400
City Allocation to EIFD	($12,800)	($87,550)	($204,700)	($349,700)
Net Incremental Property Tax In-Lieu of MVLF to City	**$12,800**	**$87,550**	**$204,700**	**$349,700**

Total AV within **COUNTY**	$58,522,924,161
Current Property Tax In-Lieu of MVLF	$42,490,000
Prop Tax In-Lieu of MVLF per $1M of AV	$726

	Year 1	*Year 5*	*Year 10*	*Year 20*
	2027	**2031**	**2036**	**2046**
Estimated Project Assessed Value	$63,133,850	$431,242,304	$1,008,566,775	$1,722,973,045
Incremental Property Tax In-Lieu of MVLF to County	$45,800	$313,100	$732,300	$1,250,900
County Allocation to EIFD	$0	$0	$0	$0
Incremental Property Tax In-Lieu of MVLF to County	**$45,800**	**$313,100**	**$732,300**	**$1,250,900**

Notes:
Select years shown for illustration
Values in 2026 dollars

Source: Santa Cruz County Auditor-Controller (2026)

Property Transfer Tax

		Year 5 2031	Year 10 2036	Year 20 2046
Estimated Assessed Value - For-Sale Residential		$237,332,385	$550,266,562	$739,512,245
Estimated Property Turnover Rate		15.0%	15.0%	15.0%
Estimated Value of Property Transferred		$35,599,858	$82,539,984	$110,926,837
Estimated Assessed Value - Other Land Uses		$193,909,920	$458,300,213	$983,460,800
Estimated Property Turnover Rate		5.0%	5.0%	5.0%
Estimated Value of Property Transferred		$9,695,496	$22,915,011	$49,173,040
Estimated Total Value of Property Transferred		**$45,295,354**	**$105,454,995**	**$160,099,877**
Total Transfer Tax	$1.10 per $1,000	$10,700	$25,200	$54,100
Transfer Tax to City	$0.55 per $1,000	**$5,300**	**$12,600**	**$27,000**
Transfer Tax to County	$0.55 per $1,000	**$5,300**	**$12,600**	**$27,000**

Notes:
Select years shown for illustration
Values in 2026 dollars

Source: Santa Cruz County Auditor-Controller (2026)

Sales Tax - Direct / On-Site

Project Component		Year 5 2031	Year 10 2036	Year 20 2046
Retail SF		17,500 SF	35,000 SF	70,000 SF
Portion of Industrial Buildings Generating Local Taxable Sales	75.0%	0 SF	0 SF	0 SF
Total Sales-Generating SF		17,500 SF	35,000 SF	70,000 SF
Estimated Taxable Sales	$300 PSF	$6,086,189	$14,111,122	$37,928,336
Sales Tax to City (incl. Measure L/S)	1.75%	$106,508	$246,945	$663,746
Use Tax as % of 1% Bradley Burns Sales Tax	12.00%	$7,303	$16,933	$45,514
Sales and Use Tax to City - Direct		**$113,800**	**$263,900**	**$709,300**
Measure Z Sales Tax to City - Direct	**1.25%**	**$76,100**	**$176,400**	**$474,100**
Sales Tax to County	0.25%	$15,200	$35,300	$94,800
Net of Sales Transfer within County	(25%)	($3,800)	($8,825)	($23,700)
Sales Tax to County		**$11,400**	**$26,475**	**$71,100**
Additional Restricted Sales Tax Allocations:				
County Measure D Sales Tax - Transportation	**0.50%**	**$30,400**	**$70,600**	**$189,600**
Sales Tax - Metropolitan Transit District	**0.50%**	**$30,400**	**$70,600**	**$189,600**
Sales Tax - Santa Cruz Public Libraries	**0.25%**	**$15,200**	**$35,300**	**$94,800**

Notes:
County General Fund sales tax for Revenue and Taxation Code Section 7203.1
Taxable sales PSF factor escalated 3% annually
Select years shown for illustration.
Values in 2026 dollars.

Sales Tax - Indirect / Off-Site

		Year 5 2031	Year 10 2036	Year 20 2046
Estimated # Employees		192	365	472
Estimated Annual Taxable Retail Spending / Empl. Near Work		$6,956	$8,063	$10,837
Estimated Employee Taxable Retail Spending Within City		$1,333,499	$2,943,456	$5,111,381
Estimated # Occupied Dwelling Units		645 DU	1,291 DU	2,181 DU
Estimated Annual Taxable Retail Spending / HH		$48,931	$56,724	$76,233
Estimated Resident Taxable Retail Spending		$31,580,977	$73,222,015	$166,252,164
Estimated Capture within City	35.0%	$11,053,342	$25,627,705	$58,188,257
Estimated # Occupied Hotel Rooms		84 rooms	210 rooms	210 rooms
Estimated Annual Taxable Retail Spending / Room		$21,157	$24,526	$32,962
Estimated Resident Taxable Retail Spending		$1,777,167	$5,150,560	$6,921,921
Estimated Capture within City	35.0%	$622,009	$1,802,696	$2,422,672
Total Estimated Indirect Taxable Sales		**$13,008,849**	**$30,373,858**	**$65,722,311**
Less Estimated Capture Within District Retail	(10%)	($1,300,885)	($3,037,386)	($6,572,231)
Net Indirect Taxable Sales		$11,707,965	$27,336,472	$59,150,080
Sales Tax to City (incl. Measure L/S)	1.75%	$204,889	$478,388	$1,035,126
Use Tax as % of 1% Bradley Burns Sales Tax	12.00%	$14,050	$32,804	$70,980
Sales and Use Tax to City - Indirect		**$218,900**	**$511,200**	**$1,106,100**
Measure Z Sales Tax to City - Indirect	**1.25%**	**$146,300**	**$341,700**	**$739,400**
Sales Tax to County	0.25%	$29,300	$68,300	$147,900
Net of Sales Transfer within County	(25%)	($7,325)	($17,075)	($36,975)
Sales Tax to County		**$21,975**	**$51,225**	**$110,925**
Additional Restricted Sales Tax Allocations:				
County Measure D Sales Tax - Transportation	**0.50%**	**$58,500**	**$136,700**	**$295,800**
Sales Tax - Metropolitan Transit District	**0.50%**	**$58,500**	**$136,700**	**$295,800**
Sales Tax - Santa Cruz Public Libraries	**0.25%**	**$29,300**	**$68,300**	**$147,900**

Notes:
County General Fund sales tax for Revenue and Taxation Code Section 7203.1
Employee spending estimates based on "Office Worker Retail Spending Patterns: A Downtown and Suburban Area Study," ICSC.
Household spending based on average houshold income within City.
Hotel guest spending estimated based on American Hotel and Lodging Association (AHLA) data.
Adjusted for inflation assuming 3% annual inflation rate.
Select years shown for illustration.
Values in 2026 dollars.

Transient Occupancy Tax ("TOT")

		Year 5 2031	Year 10 2036	Year 20 2046
Estimated # Hotel Rooms		120 rooms	300 rooms	300 rooms
Average Daily Room Rate (ADR)		$232	$269	$361
Average Occupancy Rate		70%	70%	70%
Annual Hotel Room Receipts		$7,108,669	$20,602,238	$27,687,685
TOT to City	**11.0%**	**$782,000**	**$2,266,200**	**$3,045,600**

Notes:
Adjusted for inflation assuming 3% annual inflation rate.
Select years shown for illustration.
Values in 2026 dollars.

City Service Population

Approximate City Population	11,831
Approximate City Employment Population	6,876
Employee Weighting for Service Population	0.5
Weighted # Employees	3,438
Total City Service Population	**15,269**

Source: CA Department of Finance, U.S. Census Bureau Center for Economic Studies

City Multipler Revenue and Expenditure Factors

Budget Category	Adopted City Budget	Allocation Basis	Relevant City Population	Percent Fixed	Per Capita Factor	Annual Escalation	Year 5 2031	Year 10 2036	Year 20 2046
General Fund Revenues									
Property Taxes (incl. Tax Equity Allocation)	$2,146,976	*Estimated Separately via Case Study Method*							
Property Taxes in lieu of MVLF	$1,600,000	*Estimated Separately via Case Study Method*							
Sales & Use Taxes	$2,775,000	*Estimated Separately via Case Study Method*							
Sales Tax - Measure Z	$4,300,000	*Estimated Separately via Case Study Method*							
Transient Occupancy Tax	$2,250,000	*Estimated Separately via Case Study Method*							
Real Property Transfer Tax	$100,000	*Estimated Separately via Case Study Method*							
Utility Users Tax	$1,350,000	Service Population	15,269	0%	$88.41	3.0%	$102.50	$118.82	$159.69
Business License Tax	$700,000	Employment Base	6,876	0%	$101.80	3.0%	$118.02	$136.82	$183.87
Charges for Services	$1,156,000	*N/A - Non-Recurring Revenue*							
Fines & Forfeitures	$29,000	Service Population	15,269	0%	$1.90	3.0%	$2.20	$2.55	$3.43
Franchise Fees	$1,345,000	Service Population	15,269	0%	$88.09	3.0%	$102.12	$118.38	$159.09
Intergovernmental	$424,500	*N/A - Non-Recurring Revenue*							
Investment Earnings	$200,000	As % of other revenues	20,114,726	N/A	0.99%	3.0%	0.99%	0.99%	0.99%
Rents & Concessions	$70,000	Residents	11,831	50%	$2.96	3.0%	$3.43	$3.98	$5.34
Interfund Transfer in	$627,750	Service Population	15,269	0%	$41.11	3.0%	$47.66	$55.25	$74.25
Other Revenues	$1,240,500	Service Population	15,269	25%	$60.93	3.0%	$70.64	$81.89	$110.05
Total General Fund Revenues	**$20,314,726**								
General Fund Expenditures									
Legislative	$140,165	Service Population	15,269	50%	$4.59	3.0%	$5.32	$6.17	$8.29
Legal	$340,500	Service Population	15,269	50%	$11.15	3.0%	$12.93	$14.98	$20.14
City Manager's Office	$1,247,950	Service Population	15,269	50%	$40.87	3.0%	$47.37	$54.92	$73.81
Administrative Services	$5,279,560	Service Population	15,269	50%	$172.88	3.0%	$200.42	$232.34	$312.25
Police	$8,339,791	Service Population	15,269	10%	$491.57	3.0%	$569.87	$660.63	$887.83
Community Development	$1,896,434	Service Population	15,269	50%	$62.10	3.0%	$71.99	$83.46	$112.16
Public Works	$3,919,968	Service Population	15,269	25%	$192.55	3.0%	$223.21	$258.76	$347.76
Total General Fund Expenditures	**$21,164,368**								

Notes:
Adjusted for inflation assuming 3% annual inflation rate.
Select years shown for illustration.
Values in 2026 dollars.

Source: City of Scotts Valley 2025-2026 Adopted Budget

City Multipler Revenues and Expenditures

	Year 5 2031	Year 10 2036	Year 20 2046
Estimated # Residents	1,620	3,240	5,474
Estimated # Employees	192	365	472
Total Project Service Population	1,716	3,423	5,710
Budget Category	**2031**	**2036**	**2046**
General Fund Revenues			
Utility Users Tax	$175,900	$406,700	$911,800
Business License Tax	$22,600	$49,900	$86,700
Charges for Services	$0	$0	$0
Fines & Forfeitures	$3,800	$8,700	$19,600
Franchise Fees	$175,200	$405,200	$908,400
Intergovernmental	$0	$0	$0
Investment Earnings	$21,465	$54,327	$99,716
Rents & Concessions	$5,600	$12,900	$29,200
Interfund Transfer in	$81,800	$189,100	$424,000
Other Revenues	$121,200	$280,300	$628,400
Total Multiplier Revenues	**$607,565**	**$1,407,127**	**$3,107,816**
General Fund Expenditures			
Legislative	$9,100	$21,100	$47,300
Legal	$22,200	$51,300	$115,000
City Manager's Office	$81,300	$188,000	$421,400
Administrative Services	$343,900	$795,200	$1,782,900
Police	$977,800	$2,261,000	$5,069,300
Community Development	$123,500	$285,600	$640,400
Public Works	$383,000	$885,600	$1,985,600
Total Multiplier Expenditures	**$1,940,800**	**$4,487,800**	**$10,061,900**

Notes:
Major case study revenues not shown include property tax, sales tax, transient occupancy tax
Adjusted for inflation assuming 3% annual inflation rate.
Select years shown for illustration.
Values in 2026 dollars.

Source: City of Scotts Valley 2025-2026 Adopted Budget

County Service Population

Approximate County Population	263,710
Approximate County Employment Population	96,917
Employee Weighting for Service Population	0.5
Weighted # Employees	48,459
Total County Service Population	**312,169**

Source: CA Department of Finance, CA Employment Development Department

County Multipler Expenditure Factors

Budget Category	Adopted County Budget	Allocation Basis	Relevant County Population	Percent Fixed Costs	Per Capita Factor	Annual Escalation	Year 5 2031	Year 10 2036	Year 20 2046
Primary Expenditures - Net County Cost									
Public Protection - Incorporated Jurisdiction Estimate	$79,734,000	Service Population	312,169	50%	$127.71	3.0%	$148.05	$171.63	$230.66
Public Protection - Unincorporated Jurisdiction Estimate	$53,156,000	N/A - Unincorporated							
General Government	$61,650,000	Service Population	312,169	75%	$49.37	3.0%	$57.24	$66.35	$89.17
Public Assistance	$31,510,000	Resident Population	263,710	50%	$59.74	3.0%	$69.26	$80.29	$107.90
Health and Sanitation	$17,810,000	Service Population	312,169	50%	$28.53	3.0%	$33.07	$38.34	$51.52
Recreation and Cultural Services	$8,220,000	Resident Population	263,710	50%	$15.59	3.0%	$18.07	$20.95	$28.15
Debt Service	$8,220,000	N/A							
Reserves	$10,960,000	N/A							
Public Ways and Facilities	$1,370,000	Service Population	312,169	50%	$2.19	3.0%	$2.54	$2.95	$3.96
Education	$1,370,000	Resident Population	263,710	50%	$2.60	3.0%	$3.01	$3.49	$4.69
Total Net County Cost	$274,000,000								

Notes:
Public Protection services in incorporated jurisdictions estimated at 60% of total County Public Protection services expenditures
Adjusted for inflation assuming 3% annual inflation rate.
Select years shown for illustration.
Values in 2026 dollars.

Source: County of Santa Cruz 2024-2025 Adopted Budget

County Multipler Expenditures

	Year 5	Year 10	Year 20
	2031	**2036**	**2046**
Estimated # Residents	1,620	3,240	5,474
Estimated # Employees	192	365	472
Total Project Service Population	1,716	3,423	5,710
Budget Category	**2031**	**2036**	**2046**
Primary Expenditures - Net County Cost			
Public Protection - Incorporated Jurisdiction Esti	$254,000	$587,400	$1,317,000
General Government	$98,200	$227,100	$509,200
Public Assistance	$112,200	$260,100	$590,700
Health and Sanitation	$56,700	$131,200	$294,200
Recreation and Cultural Services	$29,300	$67,900	$154,100
Public Ways and Facilities	$4,400	$10,100	$22,600
Education	$4,900	$11,300	$25,700
Total Primary Expenditures	**$559,700**	**$1,295,100**	**$2,913,500**

Notes:
Adjusted for inflation assuming 3% annual inflation rate.
Select years shown for illustration.
Values in 2026 dollars.

Source: County of Santa Cruz 2024-2025 Adopted Budget

Fire Protection District Service Population

Approximate Fire District Population	22,000
Approximate Fire District Employment Population	10,652
Employee Weighting for Service Population	0.5
Weighted # Employees	5,326
Total Fire District Service Population	**27,326**

Source: CA Department of Finance, CA Employment Development Department

Fire Protection District Multipler Expenditure Factors

Budget Category	Adopted County Budget	Allocation Basis	Relevant County Population	Percent Fixed Costs	Per Capita Factor	Annual Escalation	Year 5 2031	Year 10 2036	Year 20 2046
Primary Operating Expenditures									
Salaries & Benefits	$10,267,226	Service Population	27,326	75%	$93.93	3.0%	$108.89	$126.24	$169.65
Services & Supplies	$1,123,387	Service Population	27,326	25%	$30.83	3.0%	$35.74	$41.44	$55.69
Other Charges	$315,500	Service Population	27,326	50%	$5.77	3.0%	$6.69	$7.76	$10.43
Fixed Assets	$1,000,000	Service Population	27,326	50%	$18.30	3.0%	$21.21	$24.59	$33.05
Total Primary Operating Expenditures	$12,706,113								

Notes:
Adjusted for inflation assuming 3% annual inflation rate.
Select years shown for illustration.
Values in 2026 dollars.

Source: Fire Protection District 2024-2025 Amended Budget

Fire Protection District Multipler Expenditures

	Year 5 2031	Year 10 2036	Year 20 2046
Estimated # Residents	1,620	3,240	5,474
Estimated # Employees	192	365	472
Total Project Service Population	1,716	3,423	5,710

Budget Category	**2031**	**2036**	**2046**
Primary Operating Expenditures			
Salaries & Benefits	$186,800	$432,100	$968,700
Services & Supplies	$61,300	$141,800	$318,000
Other Charges	$11,500	$26,600	$59,500
Fixed Assets	$36,400	$84,200	$188,700
Total Primary Operating Expenditures	**$296,000**	**$684,700**	**$1,534,900**

Notes:
Adjusted for inflation assuming 3% annual inflation rate.
Select years shown for illustration.
Values in 2026 dollars.

Source: Fire Protection District 2024-2025 Amended Budget

IMPLAN Inputs

Construction Inputs

Industry NAICS Category	Approximate Inputs (Industry Spending)
58 - Construction of new multifamily residential structures	$1,209,332,500
55 - Construction of new commercial structures, including farm structures	$144,500,000
51 - Construction of new manufacturing structures	$17,518,400

Ongoing Operation Inputs

Industry NAICS Category	Approximate Inputs (Employment Change)
507 - Hotels and motels, including casino hotels	200 Jobs
412 - Retail - Miscellaneous store retailers	175 Jobs
422 - Warehousing and storage	58 Jobs
476 - Services to buildings	38 Jobs

Summary of IMPLAN Economic Benefits

Economic Benefits from Construction (One-Time / Temporary)

	Employment	Labor Income	Economic Output
Direct (On-Site)	11,611	$869,352,685	$1,371,350,900
Indirect	885	$63,509,131	$200,950,356
Induced	2,641	$161,730,040	$485,714,553
Total Countywide	**15,136**	**$1,094,591,856**	**$2,058,015,809**
Estimated City Capture	**11,787**	**$880,614,643**	**$1,405,684,145**

Economic Benefits from Ongoing Operation (Annual)

	Employment	Labor Income	Economic Output
Direct (On-Site)	472	$22,471,954	$51,442,665
Indirect	67	$4,858,333	$12,547,043
Induced	73	$4,497,007	$13,503,387
Total Countywide	**612**	**$31,827,294**	**$77,493,094**
Estimated City Capture	**479**	**$22,939,721**	**$52,745,187**

Notes
100% of direct benefits estimated to be captured on-site within the City.
5% of indirect and induced benefits estimated to be captured off-site within the City.
Estimated ongoing benefits upon build-out and stabilization.

SCOTTS VALLEY FIRE PROTECTION DISTRICT

RESOLUTION NO. 2026-10

RESOLUTION OF THE SCOTTS VALLEY FIRE PROTECTION DISTRICT APPROVING THE INFRASTRUCTURE FINANCING PLAN FOR THE SCOTTS VALLEY ENHANCED INFRASTRUCTURE FINANCING DISTRICT AND THE ALLOCATION OF THE SCOTTS VALLEY FIRE PROTECTION DISTRICT'S INCREMENTAL PROPERTY TAX REVENUE WITHIN THE SCOTTS VALLEY ENHANCED INFRASTRUCTURE FINANCING DISTRICT PURSUANT TO GOVERNMENT CODE SECTIONS 53398.68 AND 53398.75

WHEREAS, the California Legislature enacted California Government Code sections 53398.50 through 53398.88 ("EIFD Law") authorizing cities and counties to form enhanced infrastructure financing districts within defined areas and use incremental property tax revenue generated from the growth in property taxes collected from within such districts to finance certain infrastructure and community benefit projects; and

WHEREAS, in enacting the EIFD Law, the California Legislature found and determined that with the dissolution of redevelopment agencies, public benefits will accrue if local agencies are provided a means to finance certain public infrastructure and community benefit projects authorized under the EIFD Law; and

WHEREAS, on December 3, 2025, the City of Scotts Valley ("City") City Council adopted Resolution No. 2080, authorizing the initiation of a process to establish an Enhanced Infrastructure Financing District ("EIFD") known as the Scotts Valley Enhanced Infrastructure Financing District ("Scotts Valley EIFD"); and

WHEREAS, on January 14, 2026, the Board of Directors of the Scotts Valley Fire Protection District ("Board") adopted Resolution No. 2026-03 ("Resolution of Intention"), which initiated the process for the Scotts Valley Fire Protection District ("SVFPD") to join the Scotts Valley EIFD pursuant to EIFD Law; and

WHEREAS, pursuant to the Resolution of Intention, the Board declared that, pursuant to the EIFD Law, if the Board subsequently approved an Infrastructure Financing Plan ("IFP") for the Scotts Valley EIFD and SVPFD's participation as a taxing entity in the Scotts Valley EIFD, then incremental property tax revenue from SVPFD within the Scotts Valley EIFD may be used to finance the activities described in the Resolution of Intention; and

WHEREAS, pursuant to the Resolution of Intention, the Board established the Scotts Valley EIFD Public Financing Authority ("PFA") to serve as the governing board of the Scotts Valley EIFD; and

WHEREAS, on May 5, 2026, pursuant to Government Code Section 53398.63, the PFA directed staff to prepare a draft Infrastructure Financing Plan ("IFP") for the Scotts Valley EIFD, which IFP is attached hereto as "Exhibit A" and is available for inspection at Scotts Valley City Hall, 1 Civic Center Drive, Scotts Valley, CA 95066; and

WHEREAS, the IFP, among other things, includes a description of the public facilities to be financed by the Scotts Valley EIFD and a financing section that includes, among other things, a specification of the maximum portion of the incremental tax revenue of the SVFPD proposed to be committed to the Scotts Valley EIFD for each year during which the Scotts Valley EIFD will receive incremental tax revenue, and a projection of the amount of tax revenues expected to be received by the Scotts Valley EIFD in each year during which the Scotts Valley EIFD will receive tax revenues, including an estimate of the amount of tax revenues attributable to the District for each year; and

WHEREAS, on August 10, 2026, the PFA held a public meeting to present the IFP; and

WHEREAS, the Board now desires to adopt this Resolution pursuant to Government Code Section 53398.68 to approve the IFP, substantially in the form prepared by the PFA, including the allocation of incremental tax revenue of the District in accordance with Government Code Section 53398.75 as set forth in the IFP.

NOW, THEREFORE, the Board of Directors of the Scotts Valley Fire Protection District does hereby find, determine, conclude and resolve as follows:

Section 1. The facts set forth in the Recitals of this Resolution are true and correct.

Section 2. The Board hereby approves the IFP for the Scotts Valley EIFD substantially in the form presented to the Board and attached hereto as "Exhibit A", including, but not limited to, the specification of the maximum portion of the incremental tax revenue of the District to be committed to the Scotts Valley EIFD for each year during which the Scotts Valley EIFD will receive incremental tax revenue.

Section 3. The Fire Chief, or designee, are hereby authorized and directed to take all actions necessary or advisable to give effect to the transactions contemplated by this Resolution.

Section 4. This Resolution shall take effect upon the PFA's adoption of the IFP in accordance with Government Code Section 53398.66 and shall have no force or effect unless and until such adoption occurs. The District Secretary shall cause a copy thereof to be forwarded to the PFA.

Section 5. The District Secretary of the Scotts Valley Fire Protection District shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 9th day of September, 2026, by the following vote:

	AYES	NOES	ABSENT	ABSTAIN
Director Kris Hurst				
Director Daron Pisciotta				
Director Mike Weaver				
Director Ron Whittle				
Director Alex Titus				

I, Mark Correira, District Secretary of the Scotts Valley Fire Protection District, do hereby certify that the foregoing Resolution was duly passed, approved, and adopted by the Board of Directors of the Scotts Valley Fire Protection District, at a Regular Meeting of said Board held on the 9th day of September, 2026.

ATTEST: ________________________ ________________________

Mark Correira
Board Secretary

Daron Pisciotta
Board President

THANKS SVFD!!

August 11, 2026

Dear Chief Correira & Scotts Valley Fire District Staff,

All of us at the Scotts Valley Police Department want to thank you and your staff who participated in our National Night Out event. We appreciate your team of dedicated, loyal, and compassionate first responders who helped make our event a success!

This annual community-building campaign promotes police-community partnerships, neighborhood unity, and crime prevention awareness through positive interactions with our first responders.

Thank you again for supporting a valuable community cause that brings us all together for a positive impact.

Sincerely,

Jayson Rutherford
Chief of Police
SCOTTS VALLEY POLICE DEPARTMENT