

Vineyard & Security FAQ's

Why a vineyard?

- To reduce fire danger, beautify the barren hill and our neighborhood.



What is the CFD #8?

- The CFD is a Community Facilities District is a fund we have been paying into since 2004 as part of our property taxes. When first started in 2004, each home paid \$300 into the fund and had a maximum rate of \$667. This maximum rate is adjusted for inflation using the Consumer Price Index each year. This fund can be used on enhanced landscaping of open areas. As of 2018, the fund has a reserve balance of \$1.9 million.

CFD Formation:

http://www3.sanjoseca.gov/clerk/agenda/8_20_02docs/8_20_02_5.5.htm

See Attachment B for uses:

http://www3.sanjoseca.gov/clerk/Agenda/02_17_04docs/02_17_04_4.3.doc

CFD Balance: <http://bit.ly/CFD8Funds>

Where will the grape vines be planted?

- The City of San Jose will plant the grape vines where there are large areas of barren landscape or dried grass. As a start to the project, we have suggested 25 acres where the vines can be planted for the City to review.

<https://www.sanjoseca.gov/home/showdocument?id=24753>

Is this the first vineyard on Communications Hill?

- No. Tuscany Hills HOA has a small vineyard on Casselino Drive. The grapes have been thriving since 2006 without any use of pesticides or sulfur.

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Will there be any pesticides used?

- No. The vineyard will continue sustainable practices used by the existing vineyard.

Will the vineyard be organic?

- Yes. The vineyard will be completely pesticide free and 100% organic.

Who pays for the installation and maintenance of the vineyard?

- This depends on which business model is selected by the City. Below are two models in discussion, however the City may propose another route.
- One model has the winery paying for installation and maintenance costs.
- Another model will use existing funds from CFD (Community Facilities District) #8 for installation while winery pays for the maintenance. The CFD fund is designed to be used for landscaping and maintenance. Homeowners have been paying into the fund since 2004 as part of their property taxes. This fund has been underutilized and has a reserve balance of approximately \$1.9 million.

Will my HOA fees go up if the vineyard goes in?

- No. There will not be any HOA funds used for the vineyard.

What does a “Yes” vote mean for the vineyard?

- A “Yes” vote would authorize funding to take the preliminary design to completion. It would give us the details on where each grape will be planted and the business model. It would authorize \$290,000 - \$400,000 to vet the design, architecture, business model, etc and get us to the final step of signing the contract between all parties involved (Winery, the city, and the residents).

Will my CFD property tax increase if we vote for the vineyard feasibility study?

- The CFD fund is a variable tax that changes annually. The proposed alterations to CFD #8 will add services to the district, but will not change the Maximum Tax. The Maximum Tax is adjusted for inflation annually by the Consumer Price Index and is currently set at \$989.19 per unit. Currently, based on the services being delivered, the actual tax is only \$323.74 per unit. This proposal for a vineyard feasibility study is a one-time cost, it is not an ongoing authorization. Reserves and current year special tax revenues will be used to cover these additional costs and provide existing authorized services, and cannot exceed the Maximum Tax. The annual actual tax will be approved each June by Council.

Tax Year	2015-16	2016-17	2017-18	2018-19	2019-20*
Tax Charged / Unit	\$385	\$331	\$301	\$311	\$323
Max Tax / Unit	\$872	\$895	\$922	\$952	\$989
Starting Balance	\$3.5m	\$3.1m	\$2.6m	\$2.1m	\$1.9m

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Will my view be blocked?

- No. In some areas, we can use half trellises to ensure the view isn't blocked. The slope of the hillside will also help ensure the view is complimented and not obscured.

Who gets the final approval on the vineyard?

- Once the City finishes our initial designs and selects the winery. The voters get the final approval on the project. There will be another election to approve the final project and business contract with the proposed winery.

What do I need to as a community member?

- Vote. Whether you are for or against.

Who can I ask questions?

- For questions, please reach out to
Tom Borden
Tom.Borden@sanjoseca.gov
Special District Program Manager
(408) 535-6831

Vineyard & Security FAQ's

Security Questions

Why do we need additional security?

- Over the years, Communications Hill increased in drug activity and crime, especially at night.

What type of security will be used?

- The City would allow us to use the funds on off-duty police officers, park rangers, private security, or community service officers.

Where will the new security patrol?

- Each HOA would have the power to decide how often and where the security will patrol. The initial plan is for the security to patrol the walking trails, staircase, major streets and parks during the night.

What does a "Yes" vote mean for security?

- Voting "Yes" allocates \$150,000 - \$200,000 a year on security. Currently some HOA's use off-duty police officers spending \$25,000 a year to patrol the neighborhood. By voting for security, an HOA would no longer have to pay this cost as it would be covered by the CFD. With the additional funding, the HOA's can add more patrol or types of security.

What do I need to do as a community member?

- Vote. Whether you are for or against.

Who can I ask questions?

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