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**Table C-1**  
**Summary of Fiscal Impact for Years 1 through 25 and at Buildout (in Constant \$\$)**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
<b>General Fund Revenues</b>								
Property Tax	\$75,793,266	\$98,109	\$195,460	\$292,062	\$387,922	\$483,047	\$602,126	\$1,696,364
Property Tax In-lieu of VLF	\$33,378,557	\$34,061	\$67,781	\$101,164	\$134,213	\$166,932	\$207,909	\$687,684
Sales Tax	\$5,858,186	\$26,180	\$35,942	\$45,704	\$55,466	\$65,228	\$81,535	\$300,763
Franchise Fees	\$2,868,693	\$7,759	\$15,518	\$23,277	\$31,035	\$38,794	\$48,493	\$171,235
Utility Users Tax	\$5,873,124	\$15,885	\$31,770	\$47,655	\$63,539	\$79,424	\$99,280	\$350,573
Business Tax	\$1,265,824	\$15,675	\$31,350	\$47,025	\$62,700	\$78,375	\$97,969	\$121,091
Fines, Forfeitures, and Penalties	\$87,091	\$0	\$0	\$0	\$0	\$0	\$0	\$4,293
Motor Vehicle License Fee	\$425,293	\$0	\$0	\$0	\$0	\$0	\$0	\$20,963
Gas Tax Transfer	\$1,183,088	\$0	\$0	\$0	\$0	\$0	\$0	\$58,315
Construction & Conveyance Tax Transfer	\$2,097,581	\$23,499	\$24,578	\$25,647	\$26,705	\$27,753	\$34,709	\$332,417
Library Parcel Tax for O&M Use	\$0	\$208	\$208	\$208	\$208	\$208	\$248	\$13,449
Subtotal Revenues	\$128,830,703	\$221,375	\$402,607	\$582,742	\$761,789	\$939,761	\$1,172,269	\$3,757,148
<b>General Fund Expenditures</b>								
<b>General Government</b>								
General Government	\$1,209,101	\$1,855	\$3,746	\$5,676	\$7,643	\$9,650	\$12,183	\$43,449
Finance	\$223,768	\$343	\$693	\$1,050	\$1,415	\$1,786	\$2,255	\$8,041
Economic Development	\$108,092	\$166	\$335	\$507	\$683	\$863	\$1,089	\$3,884
Total General Government	\$1,540,961	\$2,364	\$4,775	\$7,234	\$9,741	\$12,298	\$15,527	\$55,375
<b>Public Safety</b>								
Fire	\$14,663,336	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Police	\$14,828,134	\$1,237,500	\$1,249,875	\$1,262,374	\$1,274,997	\$1,287,747	\$1,300,625	\$1,319,183
Total Public Safety	\$29,491,470	\$1,237,500	\$1,249,875	\$1,262,374	\$1,274,997	\$1,287,747	\$1,300,625	\$1,319,183
<b>Capital Maintenance</b>								
General Service	\$2,266,744	\$3,477	\$7,023	\$10,641	\$14,329	\$18,091	\$22,839	\$81,456
Transportation	\$13,514,320	\$0	\$0	\$0	\$0	\$0	\$0	\$1,234,675
Total Capital Maintenance	\$15,781,064	\$3,477	\$7,023	\$10,641	\$14,329	\$18,091	\$22,839	\$1,316,131
<b>Community Services</b>								
Library	\$4,002,618	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Park, Recreation & Neighborhood Services	\$15,815,882	\$0	\$0	\$0	\$0	\$0	\$0	\$519,706
Planning, Building & Code Enforcement	\$758,279	\$1,163	\$2,350	\$3,559	\$4,793	\$6,052	\$7,640	\$27,249
Total Community Services	\$20,576,779	\$1,163	\$2,350	\$3,559	\$4,793	\$6,052	\$7,640	\$546,954
<b>Lake Maintenance</b>								
Lake Maintenance	\$2,152,245	\$0	\$0	\$0	\$0	\$0	\$0	\$1,295,691
Subtotal Expenditures	\$69,542,519	\$1,244,504	\$1,264,023	\$1,283,807	\$1,303,861	\$1,324,188	\$1,346,631	\$4,533,334
<b>Net Fiscal Balance</b>	<b>\$59,288,184</b>	<b>(\$1,023,128)</b>	<b>(\$861,415)</b>	<b>(\$701,066)</b>	<b>(\$542,072)</b>	<b>(\$384,427)</b>	<b>(\$174,362)</b>	<b>(\$776,186)</b>

Sources: City of San Jose; Economic & Planning Systems, Inc.

**Table C-1**  
**Summary of Fiscal Impact for Years 1 through 25 and at Buildout (in Constant \$\$)**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Item	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
<b>General Fund Revenues</b>								
Property Tax	\$2,936,708	\$4,235,610	\$5,575,480	\$7,001,325	\$8,421,986	\$9,909,622	\$11,565,565	\$13,303,516
Property Tax In-lieu of VLF	\$1,233,130	\$1,804,915	\$2,395,110	\$3,023,958	\$3,650,469	\$4,307,085	\$5,039,394	\$5,808,582
Sales Tax	\$511,486	\$722,513	\$931,156	\$1,280,615	\$1,477,951	\$1,680,784	\$1,882,503	\$2,083,264
Franchise Fees	\$293,834	\$416,432	\$538,977	\$665,394	\$787,866	\$910,274	\$1,032,653	\$1,155,380
Utility Users Tax	\$601,571	\$852,569	\$1,103,456	\$1,362,272	\$1,613,011	\$1,863,619	\$2,114,169	\$2,365,429
Business Tax	\$143,654	\$166,218	\$188,574	\$222,964	\$245,038	\$266,864	\$288,582	\$310,210
Fines, Forfeitures, and Penalties	\$8,586	\$12,878	\$17,171	\$21,464	\$25,757	\$30,049	\$34,342	\$38,649
Motor Vehicle License Fee	\$41,926	\$62,889	\$83,852	\$104,815	\$125,778	\$146,741	\$167,704	\$188,736
Gas Tax Transfer	\$116,630	\$174,945	\$233,260	\$291,575	\$349,890	\$408,206	\$466,521	\$525,028
Construction & Conveyance Tax Transfer	\$397,958	\$441,675	\$481,623	\$536,458	\$564,813	\$615,008	\$695,914	\$755,776
Library Parcel Tax for O&M Use	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Revenues	\$6,285,482	\$8,890,644	\$11,548,658	\$14,510,839	\$17,262,559	\$20,138,252	\$23,287,346	\$26,534,570
<b>General Fund Expenditures</b>								
<b>General Government</b>								
General Government	\$75,303	\$107,789	\$140,904	\$175,692	\$210,110	\$245,182	\$280,927	\$317,457
Finance	\$13,936	\$19,949	\$26,077	\$32,515	\$38,885	\$45,376	\$51,991	\$58,752
Economic Development	\$6,732	\$9,636	\$12,597	\$15,707	\$18,784	\$21,919	\$25,114	\$28,380
Total General Government	\$95,971	\$137,374	\$179,577	\$223,914	\$267,779	\$312,477	\$358,032	\$404,588
<b>Public Safety</b>								
Fire	\$0	\$4,502,518	\$4,547,543	\$4,593,019	\$4,638,949	\$4,685,338	\$4,732,192	\$4,779,514
Police	\$1,334,123	\$1,348,541	\$1,790,197	\$2,259,363	\$2,877,143	\$3,365,420	\$3,863,547	\$4,372,841
Total Public Safety	\$1,334,123	\$5,851,059	\$6,337,741	\$6,852,382	\$7,516,092	\$8,050,759	\$8,595,739	\$9,152,355
<b>Capital Maintenance</b>								
General Service	\$141,173	\$202,076	\$264,157	\$329,376	\$393,901	\$459,651	\$526,663	\$595,147
Transportation	\$1,635,958	\$1,891,646	\$2,495,739	\$2,981,642	\$3,466,064	\$3,786,632	\$4,195,996	\$4,613,169
Total Capital Maintenance	\$1,777,131	\$2,093,722	\$2,759,897	\$3,311,018	\$3,859,966	\$4,246,283	\$4,722,659	\$5,208,316
<b>Community Services</b>								
Library	\$0	\$390,045	\$547,061	\$552,532	\$558,057	\$563,638	\$569,274	\$1,405,255
Park, Recreation & Neighborhood Services	\$524,903	\$530,152	\$2,204,118	\$2,729,218	\$5,043,333	\$5,635,980	\$5,924,103	\$6,217,424
Planning, Building & Code Enforcement	\$47,226	\$67,599	\$88,367	\$110,184	\$131,769	\$153,764	\$176,181	\$199,091
Total Community Services	\$572,128	\$987,796	\$2,839,547	\$3,391,934	\$5,733,159	\$6,353,382	\$6,669,558	\$7,821,770
<b>Lake Maintenance</b>								
Lake Maintenance	\$1,308,648	\$1,321,735	\$1,334,952	\$1,348,302	\$1,361,785	\$1,375,403	\$1,389,157	\$1,403,048
Subtotal Expenditures	\$5,088,002	\$10,391,686	\$13,451,714	\$15,127,551	\$18,738,781	\$20,338,304	\$21,735,144	\$23,990,077
<b>Net Fiscal Balance</b>	<b>\$1,197,480</b>	<b>(\$1,501,042)</b>	<b>(\$1,903,056)</b>	<b>(\$616,712)</b>	<b>(\$1,476,222)</b>	<b>(\$200,051)</b>	<b>\$1,552,201</b>	<b>\$2,544,493</b>

Sources: City of San Jose; Economic & Planning Systems, Inc.

**Table C-1**  
**Summary of Fiscal Impact for Years 1 through 25 and at Buildout (in Constant \$\$)**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Item	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23
<b>General Fund Revenues</b>								
Property Tax	\$15,120,317	\$17,040,544	\$18,925,133	\$20,775,505	\$22,587,709	\$24,502,140	\$26,513,846	\$28,649,014
Property Tax In-lieu of VLF	\$6,613,230	\$7,464,396	\$8,297,414	\$9,116,704	\$9,919,316	\$10,767,909	\$11,660,255	\$12,608,132
Sales Tax	\$2,283,233	\$2,626,395	\$2,822,618	\$3,019,204	\$3,223,137	\$3,427,528	\$3,631,919	\$3,979,570
Franchise Fees	\$1,278,334	\$1,405,215	\$1,529,776	\$1,647,802	\$1,759,176	\$1,870,549	\$1,981,922	\$2,097,225
Utility Users Tax	\$2,617,155	\$2,876,921	\$3,131,936	\$3,373,574	\$3,601,590	\$3,829,607	\$4,057,623	\$4,293,685
Business Tax	\$331,766	\$365,569	\$392,812	\$416,619	\$438,575	\$460,531	\$482,487	\$516,701
Fines, Forfeitures, and Penalties	\$42,965	\$47,282	\$51,598	\$55,714	\$59,582	\$63,451	\$67,320	\$71,188
Motor Vehicle License Fee	\$209,814	\$230,892	\$251,970	\$272,066	\$290,959	\$309,851	\$328,743	\$347,636
Gas Tax Transfer	\$583,664	\$642,299	\$700,935	\$756,839	\$809,394	\$861,949	\$914,504	\$967,059
Construction & Conveyance Tax Transfer	\$816,589	\$887,274	\$917,309	\$949,397	\$979,151	\$1,048,445	\$1,118,626	\$1,199,548
Library Parcel Tax for O&M Use	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Revenues	\$29,897,064	\$33,586,787	\$37,021,501	\$40,383,424	\$43,668,590	\$47,141,961	\$50,757,246	\$54,729,758
<b>General Fund Expenditures</b>								
<b>General Government</b>								
General Government	\$354,752	\$393,863	\$433,063	\$471,140	\$508,014	\$545,578	\$583,843	\$623,987
Finance	\$65,654	\$72,892	\$80,147	\$87,194	\$94,018	\$100,970	\$108,052	\$115,481
Economic Development	\$31,714	\$35,211	\$38,715	\$42,119	\$45,416	\$48,774	\$52,195	\$55,784
Total General Government	\$452,120	\$501,966	\$551,926	\$600,453	\$647,448	\$695,322	\$744,089	\$795,252
<b>Public Safety</b>								
Fire	\$4,827,309	\$9,751,164	\$9,848,676	\$9,947,162	\$10,046,634	\$10,147,100	\$10,248,571	\$10,351,057
Police	\$4,892,972	\$5,423,079	\$5,966,097	\$6,493,600	\$7,002,483	\$7,520,896	\$8,048,976	\$8,586,865
Total Public Safety	\$9,720,281	\$15,174,243	\$15,814,773	\$16,440,762	\$17,049,117	\$17,667,996	\$18,297,547	\$18,937,922
<b>Capital Maintenance</b>								
General Service	\$665,066	\$738,388	\$811,879	\$883,263	\$952,391	\$1,022,814	\$1,094,550	\$1,169,810
Transportation	\$5,038,265	\$5,473,533	\$6,539,612	\$6,946,589	\$7,283,067	\$7,625,579	\$7,974,213	\$8,329,057
Total Capital Maintenance	\$5,703,332	\$6,211,922	\$7,351,491	\$7,829,852	\$8,235,458	\$8,648,393	\$9,068,763	\$9,498,868
<b>Community Services</b>								
Library	\$1,419,308	\$1,433,501	\$1,447,836	\$1,462,314	\$1,476,937	\$1,491,707	\$2,797,530	\$2,825,505
Park, Recreation & Neighborhood Services	\$6,516,019	\$6,808,665	\$8,852,685	\$9,498,150	\$9,593,132	\$9,689,063	\$9,785,954	\$9,883,813
Planning, Building & Code Enforcement	\$222,480	\$247,008	\$271,592	\$295,472	\$318,597	\$342,155	\$366,153	\$391,329
Total Community Services	\$8,157,807	\$8,489,174	\$10,572,114	\$11,255,936	\$11,388,666	\$11,522,925	\$12,949,636	\$13,100,647
<b>Lake Maintenance</b>								
Lake Maintenance	\$1,417,079	\$1,431,249	\$1,445,562	\$1,460,018	\$1,474,618	\$1,489,364	\$1,504,258	\$1,519,300
Subtotal Expenditures	\$25,450,620	\$31,808,554	\$35,735,865	\$37,587,021	\$38,795,307	\$40,023,999	\$42,564,292	\$43,851,989
<b>Net Fiscal Balance</b>	<b>\$4,446,445</b>	<b>\$1,778,234</b>	<b>\$1,285,636</b>	<b>\$2,796,403</b>	<b>\$4,873,283</b>	<b>\$7,117,961</b>	<b>\$8,192,954</b>	<b>\$10,877,769</b>

Sources: City of San Jose; Economic & Planning Systems, Inc.

**Table C-1**  
**Summary of Fiscal Impact for Years 1 through 25 and at Buildout (in Constant \$\$)**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Item	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
<b><u>General Fund Revenues</u></b>						
Property Tax	\$30,836,157	\$32,281,026	\$39,516,490	\$50,049,024	\$63,100,197	\$75,793,266
Property Tax In-lieu of VLF	\$13,579,387	\$14,216,777	\$17,409,163	\$22,021,622	\$27,766,934	\$33,378,557
Sales Tax	\$4,175,646	\$4,380,037	\$5,185,315	\$5,428,738	\$5,672,161	\$5,858,186
Franchise Fees	\$2,208,599	\$2,321,048	\$2,591,015	\$2,690,869	\$2,790,723	\$2,868,693
Utility Users Tax	\$4,521,702	\$4,751,921	\$5,304,629	\$5,509,062	\$5,713,495	\$5,873,124
Business Tax	\$538,657	\$560,613	\$690,070	\$897,114	\$1,104,157	\$1,265,824
Fines, Forfeitures, and Penalties	\$75,057	\$78,967	\$87,091	\$87,091	\$87,091	\$87,091
Motor Vehicle License Fee	\$366,528	\$385,621	\$425,293	\$425,293	\$425,293	\$425,293
Gas Tax Transfer	\$1,019,614	\$1,072,729	\$1,183,088	\$1,183,088	\$1,183,088	\$1,183,088
Construction & Conveyance Tax Transfer	\$1,260,474	\$1,090,005	\$1,103,048	\$1,389,424	\$1,749,194	\$2,097,581
Library Parcel Tax for O&M Use	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Revenues	\$58,581,820	\$61,138,746	\$73,495,204	\$89,681,325	\$109,592,334	\$128,830,703
<b><u>General Fund Expenditures</u></b>						
<b><u>General Government</u></b>						
General Government	\$663,695	\$704,462	\$826,514	\$948,171	\$1,086,237	\$1,209,101
Finance	\$122,830	\$130,374	\$152,963	\$175,478	\$201,029	\$223,768
Economic Development	\$59,333	\$62,978	\$73,889	\$84,765	\$97,108	\$108,092
Total General Government	\$845,859	\$897,814	\$1,053,365	\$1,208,413	\$1,384,374	\$1,540,961
<b><u>Public Safety</u></b>						
Fire	\$10,454,568	\$10,559,113	\$11,097,734	\$12,258,803	\$13,541,345	\$14,663,336
Police	\$9,134,708	\$9,697,607	\$11,222,459	\$12,396,577	\$13,693,533	\$14,828,134
Total Public Safety	\$19,589,276	\$20,256,720	\$22,320,193	\$24,655,379	\$27,234,878	\$29,491,470
<b><u>Capital Maintenance</u></b>						
General Service	\$1,244,253	\$1,320,679	\$1,549,494	\$1,777,568	\$2,036,405	\$2,266,744
Transportation	\$8,690,201	\$9,057,735	\$10,228,118	\$11,298,206	\$12,480,248	\$13,514,320
Total Capital Maintenance	\$9,934,454	\$10,378,414	\$11,777,612	\$13,075,774	\$14,516,653	\$15,781,064
<b><u>Community Services</u></b>						
Library	\$2,853,760	\$2,882,298	\$3,029,324	\$3,346,258	\$3,696,351	\$4,002,618
Park, Recreation & Neighborhood Services	\$9,982,651	\$10,082,478	\$11,185,315	\$12,788,949	\$14,366,329	\$15,815,882
Planning, Building & Code Enforcement	\$416,232	\$441,798	\$518,342	\$594,638	\$681,225	\$758,279
Total Community Services	\$13,252,643	\$13,406,573	\$14,732,981	\$16,729,845	\$18,743,905	\$20,576,779
<b><u>Lake Maintenance</u></b>						
Lake Maintenance	\$1,534,493	\$1,549,838	\$1,628,895	\$1,799,314	\$1,987,562	\$2,152,245
Subtotal Expenditures	\$45,156,724	\$46,489,360	\$51,513,048	\$57,468,726	\$63,867,371	\$69,542,519
<b>Net Fiscal Balance</b>	<b>\$13,425,097</b>	<b>\$14,649,386</b>	<b>\$21,982,156</b>	<b>\$32,212,600</b>	<b>\$45,724,963</b>	<b>\$59,288,184</b>

Sources: City of San Jose; Economic & Planning Systems, Inc.

**Table C-2**  
**Annual Project Description**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

	<b>Buildout</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>	<b>Year 6</b>	<b>Year 7</b>
<b>Residential Units</b>								
Single Family	15,261	0	0	0	0	0	0	840
Low-Rise Multifamily	5,870	0	0	0	0	0	0	240
Mid/High-Rise Multifamily	1,522	0	0	0	0	0	0	80
Mixed Use Low-Rise	3,620	0	0	0	0	0	0	80
Mixed Use High-Rise	265	0	0	0	0	0	0	0
Total Units	26,538	0	0	0	0	0	0	1,240
Cumulative		0	0	0	0	0	0	1,240
<b>Retail SqFt</b>								
Single Use Retail	536,837	0	0	0	0	0	0	0
Mixed Use Retail	1,107,648	0	0	0	0	0	0	41,581
Total SqFt	1,644,485	0	0	0	0	0	0	41,581
Cumulative		0	0	0	0	0	0	41,581
<b>Workplace SqFt</b>								
Low-Rise Office	11,750,372	220,000	220,000	220,000	220,000	220,000	237,194	69,343
Mid/High-Rise Office	1,604,044	0	0	0	0	0	37,806	125,000
Light Industrial	135,023	0	0	0	0	0	0	0
Mixed Use Office	2,246,930	0	0	0	0	0	0	80,657
Total SqFt	15,736,369	220,000	220,000	220,000	220,000	220,000	275,000	275,000
Cumulative		220,000	440,000	660,000	880,000	1,100,000	1,375,000	1,650,000
<b>Population</b>								
Population	71,623	0	0	0	0	0	0	3,530
Cumulative		0	0	0	0	0	0	3,530
<b>Workplace Employees</b>								
Workplace Employees	51,887	733	733	733	733	733	917	903
Cumulative		733	1,467	2,200	2,933	3,667	4,583	5,487
<b>Retail Employees</b>								
Retail Employees	4,382	0	0	0	0	0	0	107
Cumulative		0	0	0	0	0	0	107
<b>Daytime Population (1)</b>								
Daytime Population (1)	90,379	244	244	244	244	244	306	3,867
Cumulative		244	489	733	978	1,222	1,528	5,395
<b>Backbone Infrastructure Increments</b>								
Backbone Infrastructure Increments		0	---	---	---	---	---	1,2,3
<b>Park Acreage</b>								
Park Acreage	322	0	0	0	0	0	0	29
Cumulative		0	0	0	0	0	0	29
<b>Backbone Road Miles</b>								
Backbone Road Miles	33	0	0	0	0	0	0	11
Cumulative		0	0	0	0	0	0	11
<b>Lake surface acres (wet area)</b>								
Lake surface acres (wet area)	53	0	0	0	0	0	0	53
Cumulative		0	0	0	0	0	0	53
<b>Elementary Schools</b>								
Elementary Schools	100%	0%	0%	0%	0%	0%	0%	0%
Cumulative		0%	0%	0%	0%	0%	0%	0%

1) Defined as the total population plus one-third of the total employees.

Source: Dahlin Group, HMM Engineers, and Economic & Planning Systems, Inc.

**Table C-2**  
**Annual Project Description**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
<b>Residential Units</b>								
Single Family	840	840	840	840	840	840	840	840
Low-Rise Multifamily	240	240	240	240	240	240	240	240
Mid/High-Rise Multifamily	80	80	80	80	80	80	80	80
Mixed Use Low-Rise	80	80	80	80	80	80	80	80
Mixed Use High-Rise	0	0	0	0	0	0	0	0
Total Units	1,240	1,240	1,240	1,240	1,240	1,240	1,240	1,240
Cumulative	2,480	3,720	4,960	6,200	7,440	8,680	9,920	11,160
<b>Retail SqFt</b>								
Single Use Retail	0	0	0	130,000	0	0	0	0
Mixed Use Retail	34,997	34,997	32,547	29,922	29,236	26,309	25,024	23,981
Total SqFt	34,997	34,997	32,547	159,922	29,236	26,309	25,024	23,981
Cumulative	76,578	111,575	144,122	304,044	333,280	359,589	384,613	408,594
<b>Workplace SqFt</b>								
Low-Rise Office	89,098	89,098	96,445	104,321	144,187	115,161	119,040	122,196
Mid/High-Rise Office	125,000	125,000	125,000	125,000	87,194	125,000	125,000	125,000
Light Industrial	0	0	0	0	0	0	0	0
Mixed Use Office	60,902	60,902	53,555	45,679	43,619	34,839	30,960	27,804
Total SqFt	275,000	275,000	275,000	275,000	275,000	275,000	275,000	275,000
Cumulative	1,925,000	2,200,000	2,475,000	2,750,000	3,025,000	3,300,000	3,575,000	3,850,000
Population	3,530	3,530	3,530	3,530	3,530	3,530	3,530	3,542
Cumulative	7,061	10,591	14,121	17,652	21,182	24,712	28,243	31,784
Workplace Employees	907	907	908	909	909	911	912	912
Cumulative	6,393	7,300	8,207	9,116	10,026	10,937	11,848	12,760
Retail Employees	90	90	84	448	75	68	64	62
Cumulative	197	287	371	819	894	962	1,026	1,088
Daytime Population (1)	3,862	3,862	3,861	3,983	3,859	3,856	3,856	3,867
Cumulative	9,257	13,120	16,981	20,963	24,822	28,678	32,534	36,400
Backbone Infrastructure Increments	4	---	5	6	7	8,9	10	11
Park Acreage	0	0	0	21	11	23	11	11
Cumulative	29	29	29	51	62	85	95	106
Backbone Road Miles	2	0	4	2	2	0	1	1
Cumulative	12	12	16	18	20	20	21	23
Lake surface acres (wet area)	0	0	0	0	0	0	0	0
Cumulative	53	53	53	53	53	53	53	53
Elementary Schools	0%	0%	0%	20%	0%	20%	7%	7%
Cumulative	0%	0%	0%	20%	20%	40%	47%	53%

1) Defined as the total population plus one-third of the total employees.

Source: Dahlin Group, HMM Engineers, and Economic & Planning Systems, Inc.

**Table C-2  
Annual Project Description  
Scenario III: 5,000 jobs first, then market-based development  
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23
<b>Residential Units</b>								
Single Family	840	840	840	840	840	840	840	840
Low-Rise Multifamily	240	240	240	240	240	240	240	240
Mid/High-Rise Multifamily	80	80	80	80	80	80	80	80
Mixed Use Low-Rise	80	80	80	80	80	80	80	80
Mixed Use High-Rise	0	0	0	0	0	0	0	0
Total Units	1,240	1,240	1,240	1,240	1,240	1,240	1,240	1,240
Cumulative	12,400	13,640	14,880	16,120	17,360	18,600	19,840	21,080
<b>Retail SqFt</b>								
Single Use Retail	0	130,000	0	0	0	0	0	130,000
Mixed Use Retail	23,117	23,008	22,120	21,892	27,841	27,841	27,841	27,841
Total SqFt	23,117	153,008	22,120	21,892	27,841	27,841	27,841	157,841
Cumulative	431,711	584,719	606,839	628,731	656,573	684,414	712,255	870,097
<b>Workplace SqFt</b>								
Low-Rise Office	124,810	125,157	127,900	128,583	235,735	235,735	235,735	235,735
Mid/High-Rise Office	125,000	125,000	125,000	104,044	0	0	0	0
Light Industrial	0	0	81,014	54,009	0	0	0	0
Mixed Use Office	25,190	24,843	22,100	21,417	39,265	39,265	39,265	39,265
Total SqFt	275,000	275,000	356,014	308,053	275,000	275,000	275,000	275,000
Cumulative	4,125,000	4,400,000	4,756,014	5,064,067	5,339,067	5,614,067	5,889,067	6,164,067
Population	3,550	3,550	3,550	3,384	3,182	3,182	3,182	3,182
Cumulative	35,334	38,884	42,434	45,818	49,000	52,181	55,363	58,544
Workplace Employees	912	913	1,067	946	910	910	910	910
Cumulative	13,673	14,585	15,652	16,598	17,508	18,418	19,328	20,238
Retail Employees	59	431	57	56	72	72	72	443
Cumulative	1,147	1,578	1,635	1,691	1,763	1,834	1,906	2,349
Daytime Population (1)	3,874	3,997	3,924	3,718	3,509	3,509	3,509	3,633
Cumulative	40,274	44,272	48,196	51,914	55,423	58,932	62,441	66,074
Backbone Infrastructure Increments	12	1318,19,20,21	22,23	0	0	0	0	0
Park Acreage	11	11	98	27	0	0	0	0
Cumulative	117	128	226	254	254	254	254	254
Backbone Road Miles	1	1	7	1	0	0	0	0
Cumulative	24	25	32	33	33	33	33	33
Lake surface acres (wet area)	0	0	0	0	0	0	0	0
Cumulative	53	53	53	53	53	53	53	53
Elementary Schools	7%	3%	29%	8%	0%	0%	0%	0%
Cumulative	60%	63%	92%	100%	100%	100%	100%	100%

1) Defined as the total population plus one-third of the total employees.

Source: Dahlin Group, HMM Engineers, and Economic & Planning Systems, Inc.

**Table C-2**  
**Annual Project Description**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
<b>Residential Units</b>						
Single Family	840	141	0	0	0	0
Low-Rise Multifamily	240	939	0	0	0	0
Mid/High-Rise Multifamily	80	80	0	0	0	0
Mixed Use Low-Rise	80	80	0	0	0	0
Mixed Use High-Rise	0	0	0	0	0	0
Total Units	1,240	1,240	0	0	0	0
Cumulative	22,320	23,560	26,538	26,538	26,538	26,538
<b>Retail SqFt</b>						
Single Use Retail	0	0	0	0	0	0
Mixed Use Retail	27,841	27,841	13,088	13,088	13,088	10,580
Total SqFt	27,841	27,841	13,088	13,088	13,088	10,580
Cumulative	897,938	925,779	1,280,538	1,411,415	1,542,291	1,644,485
<b>Workplace SqFt</b>						
Low-Rise Office	235,735	235,735	235,735	235,735	235,735	190,563
Mid/High-Rise Office	0	0	0	0	0	0
Light Industrial	0	0	0	0	0	0
Mixed Use Office	39,265	39,265	39,265	39,265	39,265	31,740
Total SqFt	275,000	275,000	275,000	275,000	275,000	222,303
Cumulative	6,439,067	6,714,067	8,089,066	10,839,066	13,589,066	15,736,369
<b>Population</b>						
Population	3,182	3,216	0	0	0	0
Cumulative	61,726	64,942	71,623	71,623	71,623	71,623
<b>Workplace Employees</b>						
Workplace Employees	910	910	910	910	910	736
Cumulative	21,149	22,059	26,578	35,679	44,780	51,887
<b>Retail Employees</b>						
Retail Employees	72	72	34	34	34	27
Cumulative	2,420	2,492	3,446	3,783	4,119	4,382
<b>Daytime Population (1)</b>						
Daytime Population (1)	3,509	3,543	315	315	315	254
Cumulative	69,582	73,125	81,630	84,776	87,922	90,379
<b>Backbone Infrastructure Increments</b>						
Backbone Infrastructure Increments	0	0	0	0	0	0
<b>Park Acreage</b>						
Park Acreage	0	0	0	0	0	0
Cumulative	254	254	283	303	313	322
<b>Backbone Road Miles</b>						
Backbone Road Miles	0	0	0	0	0	0
Cumulative	33	33	33	33	33	33
<b>Lake surface acres (wet area)</b>						
Lake surface acres (wet area)	0	0	0	0	0	0
Cumulative	53	53	53	53	53	53
<b>Elementary Schools</b>						
Elementary Schools	0%	0%	0%	0%	0%	0%
Cumulative	100%	100%	100%	100%	100%	100%

1) Defined as the total population plus one-third of the total employees.

Source: Dahlin Group, HMM Engineers, and Economic & Planning Systems, Inc.

**Table C-3**  
**Property Tax Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Land Use	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
<b>Secured Property Tax</b>								
Cumulative Assessed Value (See Table C-4)	\$67,463,294,914	\$68,842,327	\$136,996,230	\$204,468,594	\$271,266,235	\$337,395,899	\$420,215,690	\$1,389,916,233
Total Secured Property Tax (1%)	\$674,632,949	\$688,423	\$1,369,962	\$2,044,686	\$2,712,662	\$3,373,959	\$4,202,157	\$13,899,162
City's Share of Secured Property Tax (11%)	\$74,209,624	\$75,727	\$150,696	\$224,915	\$298,393	\$371,135	\$462,237	\$1,528,908
<b>Unsecured Property Tax</b>								
Non-retail Jobs from the Project (cumulative)	51,887	733	1,467	2,200	2,933	3,667	4,583	5,487
Total Unsecured Property Tax from the Project (1)	\$1,583,641	\$22,382	\$44,764	\$67,147	\$89,529	\$111,911	\$139,889	\$167,456
<b>Total Property Tax</b>	<b>\$75,793,266</b>	<b>\$98,109</b>	<b>\$195,460</b>	<b>\$292,062</b>	<b>\$387,922</b>	<b>\$483,047</b>	<b>\$602,126</b>	<b>\$1,696,364</b>

(1) According to the City of San Jose 2005-2006 Adopted Budget, the City received \$10,300,000 in unsecured property tax, which translates to approximately \$31 per non-retail job (ABAG estimates 337,470 non-retail jobs in the City as of 2005). This per non-retail job rate is applied to the number of non-retail jobs generated in Coyote Valley.

Sources: City of San Jose, ABAG Projections 2005, Economic & Planning Systems, Inc.

**Table C-3**  
**Property Tax Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Land Use	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
<b>Secured Property Tax</b>								
Cumulative Assessed Value (See Table C-4)	\$2,492,348,362	\$3,648,016,040	\$4,840,892,744	\$6,111,892,465	\$7,378,170,276	\$8,705,293,276	\$10,185,404,290	\$11,740,054,467
Total Secured Property Tax (1%)	\$24,923,484	\$36,480,160	\$48,408,927	\$61,118,925	\$73,781,703	\$87,052,933	\$101,854,043	\$117,400,545
City's Share of Secured Property Tax (11%)	\$2,741,583	\$4,012,818	\$5,324,982	\$6,723,082	\$8,115,987	\$9,575,823	\$11,203,945	\$12,914,060
<b>Unsecured Property Tax</b>								
Non-retail Jobs from the Project (cumulative)	6,393	7,300	8,207	9,116	10,026	10,937	11,848	12,760
Total Unsecured Property Tax from the Project (1)	\$195,124	\$222,792	\$250,498	\$278,243	\$305,999	\$333,800	\$361,620	\$389,456
<b>Total Property Tax</b>	<b>\$2,936,708</b>	<b>\$4,235,610</b>	<b>\$5,575,480</b>	<b>\$7,001,325</b>	<b>\$8,421,986</b>	<b>\$9,909,622</b>	<b>\$11,565,565</b>	<b>\$13,303,516</b>

(1) According to the City of San Jose 2005-2006 Adopted Budget, the City received \$10,300,000 in unsecured property tax, which translates to approximately \$31 per non-retail job (ABAG estimates 337,470 non-retail jobs in the City as of 2005). This per non-retail job rate is applied to the number of non-retail jobs generated in Coyote Valley.

Sources: City of San Jose, ABAG Projections 2005, Economic & Planning Systems, Inc.

**Table C-3**  
**Property Tax Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Land Use	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23
<b>Secured Property Tax</b>								
Cumulative Assessed Value (See Table C-4)	\$13,366,373,249	\$15,086,714,996	\$16,770,374,760	\$18,426,286,712	\$20,048,492,267	\$21,763,631,294	\$23,567,201,944	\$25,483,010,482
Total Secured Property Tax (1%)	\$133,663,732	\$150,867,150	\$167,703,748	\$184,262,867	\$200,484,923	\$217,636,313	\$235,672,019	\$254,830,105
City's Share of Secured Property Tax (11%)	\$14,703,011	\$16,595,386	\$18,447,412	\$20,268,915	\$22,053,341	\$23,939,994	\$25,923,922	\$28,031,312
<b>Unsecured Property Tax</b>								
Non-retail Jobs from the Project (cumulative)	13,673	14,585	15,652	16,598	17,508	18,418	19,328	20,238
Total Unsecured Property Tax from the Project (1)	\$417,306	\$445,158	\$477,721	\$506,590	\$534,368	\$562,146	\$589,924	\$617,702
<b>Total Property Tax</b>	<b>\$15,120,317</b>	<b>\$17,040,544</b>	<b>\$18,925,133</b>	<b>\$20,775,505</b>	<b>\$22,587,709</b>	<b>\$24,502,140</b>	<b>\$26,513,846</b>	<b>\$28,649,014</b>

(1) According to the City of San Jose 2005-2006 Adopted Budget, the City received \$10,300,000 in unsecured property tax, which translates to approximately \$31 per non-retail job (ABAG estimates 337,470 non-retail jobs in the City as of 2005). This per non-retail job rate is applied to the number of non-retail jobs generated in Coyote Valley.

Sources: City of San Jose, ABAG Projections 2005, Economic & Planning Systems, Inc.

**Table C-3**  
**Property Tax Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Land Use	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
<b>Secured Property Tax</b>						
Cumulative Assessed Value (See Table C-4)	\$27,446,069,655	\$28,734,334,859	\$35,186,647,323	\$44,509,149,683	\$56,121,325,008	\$67,463,294,914
Total Secured Property Tax (1%)	\$274,460,697	\$287,343,349	\$351,866,473	\$445,091,497	\$561,213,250	\$674,632,949
City's Share of Secured Property Tax (11%)	\$30,190,677	\$31,607,768	\$38,705,312	\$48,960,065	\$61,733,458	\$74,209,624
<b>Unsecured Property Tax</b>						
Non-retail Jobs from the Project (cumulative)	21,149	22,059	26,578	35,679	44,780	51,887
Total Unsecured Property Tax from the Project (1)	\$645,480	\$673,258	\$811,178	\$1,088,959	\$1,366,740	\$1,583,641
<b>Total Property Tax</b>	<b>\$30,836,157</b>	<b>\$32,281,026</b>	<b>\$39,516,490</b>	<b>\$50,049,024</b>	<b>\$63,100,197</b>	<b>\$75,793,266</b>

(1) According to the City of San Jose 2005-2006 Adopted Budget, the City received \$10,300,000 in unsecured property tax, which translates to approximately \$31 per non-retail job (ABAG estimates 337,470 non-retail jobs in the City as of 2005). This per non-retail job rate is applied to the number of non-retail jobs generated in Coyote Valley.

Sources: City of San Jose, ABAG Projections 2005, Economic & Planning Systems, Inc.

**Table C-4**  
**Project Assessed Value Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Product Type	Base Market Value per Unit/SF (1)	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5
<b>RESIDENTIAL</b>							
<u>For-Sale Residential</u>							
SF Detached (10/acre)	\$981,000	\$0	\$0	\$0	\$0	\$0	\$0
SF Detached (12/acre)	\$858,000	\$0	\$0	\$0	\$0	\$0	\$0
SF Detached (14/acre)	\$766,000	\$0	\$0	\$0	\$0	\$0	\$0
SF Detached Edge Estate	\$1,839,000	\$0	\$0	\$0	\$0	\$0	\$0
Townhouses (2)	\$637,220	\$0	\$0	\$0	\$0	\$0	\$0
9-Story Mid-Rise	\$644,000	\$0	\$0	\$0	\$0	\$0	\$0
High-Rise	\$889,000	\$0	\$0	\$0	\$0	\$0	\$0
Mixed use high-rise	\$569,288	\$0	\$0	\$0	\$0	\$0	\$0
Live work loft/townhome (on-site parking)	\$644,000	\$0	\$0	\$0	\$0	\$0	\$0
Live work loft/townhome (parking within building)	\$644,000	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Residential Over Regional/District Parked Retail	\$613,579	\$0	\$0	\$0	\$0	\$0	\$0
2 Floors Residential Over Office w/ No District Parking	\$734,536	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal		\$0	\$0	\$0	\$0	\$0	\$0
<u>Rental Residential</u>							
Frame with Surface Parking (2)	\$87,257	\$0	\$0	\$0	\$0	\$0	\$0
Frame with Podium Parking (2)	\$111,417	\$0	\$0	\$0	\$0	\$0	\$0
3 Fl. Residential Over Local Comm. w/ No District Parking	\$364,019	\$0	\$0	\$0	\$0	\$0	\$0
3 Fl. Residential Over Office w/ No District Parking	\$355,473	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal		\$0	\$0	\$0	\$0	\$0	\$0
TOTAL RESIDENTIAL/AVERAGE	\$566,406	\$0	\$0	\$0	\$0	\$0	\$0
<b>COMMERCIAL</b>							
<u>Retail</u>							
Local	\$260	\$0	\$0	\$0	\$0	\$0	\$0
Regional	\$260	\$0	\$0	\$0	\$0	\$0	\$0
3 Fl. Office Over District Parked Retail	\$266	\$2,505,585	\$0	\$0	\$0	\$0	\$0
3 Fl. Office Over Local Retail w/ No District Parking	\$240	\$280,439	\$0	\$0	\$0	\$0	\$0
3 Fl. Residential Over Regional/District Parked Retail	\$423	\$0	\$0	\$0	\$0	\$0	\$0
3 Fl. Residential Over Local Comm. w/ No District Parking	\$251	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal		\$2,786,024	\$0	\$0	\$0	\$0	\$0
<u>Workplace</u>							
Office							
Corporate/Tech (4-story w/ 1 story parking)	\$271	\$19,427,797	\$3,801,664	\$3,801,664	\$3,801,664	\$3,801,664	\$3,801,664
Corporate/Tech (4-story w/ 4 story parking)	\$316	\$34,469,492	\$65,040,663	\$65,040,663	\$65,040,663	\$65,040,663	\$65,040,663
Corporate/Tech (7-story w/ 4 story parking)	\$317	\$0	\$0	\$0	\$0	\$0	\$0
Corporate/Tech (2-story w/ 1 story parking)	\$229	\$493,456	\$0	\$0	\$0	\$0	\$0
Downtown Professional Service (20-story)	\$341	\$0	\$0	\$0	\$0	\$0	\$0
Downtown Professional Service (4-story)	\$283	\$1,513,648	\$0	\$0	\$0	\$0	\$0
Downtown Professional Service (7-story)	\$322	\$0	\$0	\$0	\$0	\$0	\$0
18 Floor High Rise Residential Over Office	\$380	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$266	\$7,516,970	\$0	\$0	\$0	\$0	\$0
3 Floors Office Over Local Retail w/ No District Parking	\$240	\$841,421	\$0	\$0	\$0	\$0	\$0
3 Floors Residential Over Office w/ No District Parking	\$245	\$0	\$0	\$0	\$0	\$0	\$0
2 Floors Residential Over Office w/ No District Parking	\$432	\$0	\$0	\$0	\$0	\$0	\$0
R&D/Lab	\$346	\$738,148	\$0	\$0	\$0	\$0	\$0
Subtotal		\$65,000,932	\$68,842,327	\$68,842,327	\$68,842,327	\$68,842,327	\$68,842,327
Industrial							
Light	\$176	\$0	\$0	\$0	\$0	\$0	\$0
Manufacturing	\$194	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal		\$0	\$0	\$0	\$0	\$0	\$0
Total Workplace		\$65,000,932	\$68,842,327	\$68,842,327	\$68,842,327	\$68,842,327	\$68,842,327
TOTAL COMMERCIAL		\$67,786,956	\$68,842,327	\$68,842,327	\$68,842,327	\$68,842,327	\$68,842,327
AV FROM NEW DEVELOPMENT							
Residential		\$0	\$0	\$0	\$0	\$0	\$0
Commercial		\$67,786,956	\$68,842,327	\$68,842,327	\$68,842,327	\$68,842,327	\$68,842,327
AV FROM PREVIOUS DEVELOPMENT (3)							
Residential		\$63,558,874,257	--	\$0	\$0	\$0	\$0
Commercial		\$3,836,633,701	--	\$68,153,903	\$135,626,268	\$202,423,908	\$268,553,573
<b>TOTAL AV (CUMULATIVE)</b>		<b>\$67,463,294,914</b>	<b>\$68,842,327</b>	<b>\$136,996,230</b>	<b>\$204,468,594</b>	<b>\$271,266,235</b>	<b>\$337,395,899</b>
<b>Conveyance Taxable AV</b>							
Resold Properties							
Residential	10%	\$6,355,887,426	0	\$0	\$0	\$0	\$0
Commercial	5%	\$191,831,685	0	\$3,407,695	\$6,781,313	\$10,121,195	\$13,427,679
New Developments Sold		\$67,786,956	\$68,842,327	\$68,842,327	\$68,842,327	\$68,842,327	\$68,842,327
Total		\$6,615,506,067	\$68,842,327	\$72,250,022	\$75,623,640	\$78,963,522	\$82,270,005

(1) Assumes 3% appreciation above inflation for the new units being sold in a given year based on the last 20-year trend for the area and no real appreciation of value for commercial properties. Assumes that the affordable rental units would be tax exempt, and therefore their values are not included in this assessed value estimate.  
(2) Represents decrease in the overall weighed average of per unit value based on the assumption that 1,000 of the R5 units would be affordable to moderate and very low income households, and 4,000 units would be affordable rental units priced for extremely low, very low and low income households. Assumes the rental affordable units are tax exempt and thus not included in the estimate.  
(3) Previous residential developments are assumed to increase in value by 2.4% (above inflation) year-over-year based on annual 6% appreciation in housing value, 3% inflation, 10% turnover, and 2% appreciation cap mandated by Proposition 13 (i.e., 1% depreciation in constant dollars) while previous commercial developments are assumed to depreciate by 1% below inflation.

Source: HMM, Dahlin Group, and Economic & Planning Systems, Inc.

**Table C-4**  
**Project Assessed Value Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Product Type	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
<b>RESIDENTIAL</b>						
<u>For-Sale Residential</u>						
SF Detached (10/acre)	\$0	\$9,860,983	\$84,951,753	\$87,500,306	\$167,182,426	\$147,901,219
SF Detached (12/acre)	\$0	\$50,310,114	\$118,946,161	\$122,514,546	\$126,908,971	\$112,272,515
SF Detached (14/acre)	\$0	\$450,438,866	\$300,092,995	\$309,095,784	\$283,591,336	\$330,772,878
SF Detached Edge Estate	\$0	\$0	\$109,301,566	\$112,580,613	\$53,457,168	\$47,291,935
Townhouses (2)	\$0	\$190,218,395	\$195,924,947	\$201,802,695	\$207,856,776	\$214,092,479
9-Story Mid-Rise	\$0	\$61,517,574	\$63,363,102	\$65,263,995	\$67,221,914	\$69,238,572
High-Rise	\$0	\$0	\$0	\$0	\$0	\$0
Mixed use high-rise	\$0	\$0	\$0	\$0	\$0	\$0
Live work loft/townhome (on-site parking)	\$0	\$23,069,090	\$23,761,163	\$24,473,998	\$28,320,344	\$29,169,954
Live work loft/townhome (parking within building)	\$0	\$7,689,697	\$7,920,388	\$8,157,999	\$5,290,614	\$5,449,332
3 Floors Residential Over Regional/District Parked Retail	\$0	\$53,684,129	\$55,294,653	\$56,953,492	\$58,822,031	\$60,586,692
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$846,788,849	\$959,556,727	\$988,343,429	\$998,651,581	\$1,016,775,576
<u>Rental Residential</u>						
Frame with Surface Parking (2)	\$0	\$8,663,491	\$9,406,870	\$9,689,076	\$5,927,013	\$6,347,309
Frame with Podium Parking (2)	\$0	\$20,866,811	\$20,875,479	\$21,501,743	\$27,321,637	\$27,831,661
3 Fl. Residential Over Local Comm. w/ No District Parking	\$0	\$2,923,364	\$3,011,065	\$3,101,397	\$3,099,554	\$3,192,541
3 Fl. Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$32,453,666	\$33,293,414	\$34,292,216	\$36,348,204	\$37,371,511
TOTAL RESIDENTIAL/AVERAGE	\$0	\$879,242,516	\$992,850,141	\$1,022,635,645	\$1,034,999,784	\$1,054,147,087
<b>COMMERCIAL</b>						
<u>Retail</u>						
Local	\$0	\$0	\$0	\$0	\$0	\$10,109,195
Regional	\$0	\$0	\$0	\$0	\$0	\$23,731,395
3 Fl. Office Over District Parked Retail	\$0	\$6,939,991	\$5,102,270	\$5,102,270	\$4,486,802	\$3,684,068
3 Fl. Office Over Local Retail w/ No District Parking	\$0	\$195,096	\$271,893	\$271,893	\$239,095	\$332,965
3 Fl. Residential Over Regional/District Parked Retail	\$0	\$5,689,717	\$5,689,717	\$5,689,717	\$5,705,229	\$5,705,229
3 Fl. Residential Over Local Comm. w/ No District Parking	\$0	\$314,054	\$314,054	\$314,054	\$304,726	\$304,726
Subtotal	\$0	\$13,138,858	\$11,377,934	\$11,377,934	\$10,735,851	\$43,867,578
<u>Workplace</u>						
Office						
Corporate/Tech (4-story w/ 1 story parking)	\$4,098,781	\$8,188,459	\$7,618,655	\$7,618,655	\$6,876,698	\$8,572,082
Corporate/Tech (4-story w/ 4 story parking)	\$70,123,886	\$12,346,309	\$15,804,330	\$15,804,330	\$19,405,399	\$20,133,929
Corporate/Tech (7-story w/ 4 story parking)	\$11,971,082	\$39,580,629	\$39,580,629	\$39,580,629	\$27,839,573	\$27,839,573
Corporate/Tech (2-story w/ 1 story parking)	\$0	\$0	\$0	\$0	\$0	\$0
Downtown Professional Service (20-story)	\$0	\$0	\$0	\$0	\$0	\$0
Downtown Professional Service (4-story)	\$0	\$0	\$3,082,330	\$3,082,330	\$2,710,519	\$2,225,581
Downtown Professional Service (7-story)	\$0	\$0	\$0	\$0	\$11,927,805	\$11,927,805
18 Floor High Rise Residential Over Office	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$0	\$20,820,569	\$15,307,247	\$15,307,247	\$13,460,789	\$11,052,520
3 Floors Office Over Local Retail w/ No District Parking	\$0	\$585,360	\$815,779	\$815,779	\$717,375	\$999,020
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
R&D/Lab	\$0	\$0	\$0	\$0	\$0	\$354,016
Subtotal	\$86,193,750	\$81,521,326	\$82,208,971	\$82,208,971	\$82,938,158	\$83,104,526
Industrial						
Light	\$0	\$0	\$0	\$0	\$0	\$0
Manufacturing	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0
Total Workplace	\$86,193,750	\$81,521,326	\$82,208,971	\$82,208,971	\$82,938,158	\$83,104,526
TOTAL COMMERCIAL	\$86,193,750	\$94,660,184	\$93,586,904	\$93,586,904	\$93,674,009	\$126,972,105
AV FROM NEW DEVELOPMENT						
Residential	\$0	\$879,242,516	\$992,850,141	\$1,022,635,645	\$1,034,999,784	\$1,054,147,087
Commercial	\$86,193,750	\$94,660,184	\$93,586,904	\$93,586,904	\$93,674,009	\$126,972,105
AV FROM PREVIOUS DEVELOPMENT (3)						
Residential	\$0	\$0	\$900,344,336	\$1,938,631,144	\$3,032,337,193	\$4,164,953,064
Commercial	\$334,021,940	\$416,013,533	\$505,566,980	\$593,162,346	\$679,881,757	\$765,820,209
<b>TOTAL AV (CUMULATIVE)</b>	<b>\$420,215,690</b>	<b>\$1,389,916,233</b>	<b>\$2,492,348,362</b>	<b>\$3,648,016,040</b>	<b>\$4,840,892,744</b>	<b>\$6,111,892,465</b>
<b>Conveyance Taxable AV</b>						
Resold Properties						
Residential	\$0	\$0	\$90,034,434	\$193,863,114	\$303,233,719	\$416,495,306
Commercial	\$16,701,097	\$20,800,677	\$25,278,349	\$29,658,117	\$33,994,088	\$38,291,010
New Developments Sold	\$86,193,750	\$973,902,700	\$1,086,437,045	\$1,116,222,549	\$1,128,673,794	\$1,181,119,192
Total	\$102,894,847	\$994,703,377	\$1,201,749,828	\$1,339,743,781	\$1,465,901,601	\$1,635,905,509

(1) Assumes % appreciation above inflation for the new units being sold in a given year based on the last 20-year trend for the area and no real appreciation of value for commercial properties.

Assumes that the affordable rental units would be tax exempt, and therefore their values are not included in this assessed value estimate.

(2) Represents decrease in the overall weighed average of per unit value based on the assumption that 1,000 of the R5 units would be affordable to moderate and very low income households, and 4,000 units would be affordable rental units priced for extremely low, very low and low income households. Assumes the rental affordable units are tax exempt and thus not included in the estimate.

(3) Previous residential developments are assumed to increase in value by 2.4% year-over-year based on annual 6% appreciation in housing value, 3% inflation, 10% turnover, and 2% appreciation cap mandated by Proposition 13 (i.e., 1% depreciation in constant dollars) while previous commercial developments are assumed to depreciate by 1% below inflation.

Source: HMM, Dahlin Group, and Economic & Planning Systems, Inc.

**Table C-4**  
**Project Assessed Value Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Product Type	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
<b>RESIDENTIAL</b>						
<u>For-Sale Residential</u>						
SF Detached (10/acre)	\$93,491,849	\$96,296,605	\$354,184,943	\$387,198,488	\$403,868,329	\$378,866,902
SF Detached (12/acre)	\$145,743,155	\$150,115,450	\$204,592,197	\$215,117,430	\$222,561,384	\$230,324,121
SF Detached (14/acre)	\$374,172,524	\$385,397,700	\$129,337,165	\$109,721,029	\$107,708,595	\$143,373,161
SF Detached Edge Estate	\$14,135,167	\$14,559,222	\$72,362,499	\$79,569,938	\$83,093,995	\$74,975,089
Townhouses	\$220,515,254	\$227,130,711	\$233,944,633	\$264,095,417	\$287,902,559	\$296,539,635
9-Story Mid-Rise	\$71,315,729	\$73,455,201	\$75,658,857	\$77,928,623	\$80,266,481	\$82,674,476
High-Rise	\$0	\$0	\$0	\$0	\$0	\$0
Mixed use high-rise	\$0	\$0	\$0	\$0	\$0	\$0
Live work loft/townhome (on-site parking)	\$30,045,053	\$30,946,404	\$31,874,796	\$13,132,416	\$0	\$0
Live work loft/townhome (parking within building)	\$5,612,812	\$5,781,196	\$5,954,632	\$2,453,308	\$0	\$0
3 Floors Residential Over Regional/District Parked Retail	\$62,404,293	\$64,276,422	\$63,120,140	\$61,947,058	\$60,757,948	\$60,135,375
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$1,017,435,836	\$1,047,958,911	\$1,171,029,862	\$1,211,163,707	\$1,246,159,291	\$1,266,888,759
<u>Rental Residential</u>						
Frame with Surface Parking	\$5,742,819	\$5,915,103	\$12,097,645	\$15,979,012	\$18,729,880	\$17,546,176
Frame with Podium Parking	\$29,681,612	\$30,572,061	\$23,821,469	\$20,043,504	\$17,744,389	\$20,505,635
3 Floors Residential Over Local Commercial w/ No District Parking	\$3,288,317	\$3,386,966	\$5,318,567	\$7,297,502	\$9,324,435	\$11,054,903
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$38,712,748	\$39,874,130	\$41,237,680	\$43,320,018	\$45,798,704	\$49,106,714
TOTAL RESIDENTIAL/AVERAGE	\$1,056,148,584	\$1,087,833,041	\$1,212,267,542	\$1,254,483,725	\$1,291,957,995	\$1,315,995,473
<b>COMMERCIAL</b>						
<u>Retail</u>						
Local	\$0	\$0	\$0	\$0	\$0	\$11,739,837
Regional	\$0	\$0	\$0	\$0	\$0	\$22,100,753
3 Floors Office Over District Parked Retail	\$3,517,970	\$2,809,791	\$2,496,951	\$2,242,396	\$2,031,576	\$2,003,618
3 Floors Office Over Local Retail w/ No District Parking	\$317,954	\$253,948	\$225,674	\$202,667	\$183,614	\$181,087
3 Floors Residential Over Regional/District Parked Retail	\$5,705,229	\$5,705,229	\$5,439,414	\$5,182,838	\$4,935,291	\$4,742,447
3 Floors Residential Over Local Commercial w/ No District Parking	\$304,726	\$304,726	\$464,575	\$618,868	\$767,731	\$883,699
Subtotal	\$9,845,878	\$9,073,694	\$8,626,614	\$8,246,769	\$7,918,212	\$41,651,441
<u>Workplace</u>						
Office						
Corporate/Tech (4-story w/ 1 story parking)	\$12,599,886	\$10,063,485	\$11,060,429	\$11,871,635	\$12,543,466	\$12,579,445
Corporate/Tech (4-story w/ 4 story parking)	\$28,151,462	\$22,484,475	\$22,706,506	\$22,887,172	\$23,036,796	\$23,128,320
Corporate/Tech (7-story w/ 4 story parking)	\$5,145,199	\$0	\$0	\$0	\$0	\$0
Corporate/Tech (2-story w/ 1 story parking)	\$0	\$0	\$0	\$0	\$0	\$0
Downtown Professional Service (20-story)	\$21,880,387	\$42,673,788	\$42,673,788	\$42,673,788	\$42,673,788	\$42,673,788
Downtown Professional Service (4-story)	\$2,125,239	\$1,697,421	\$1,508,432	\$1,354,653	\$1,227,295	\$1,210,405
Downtown Professional Service (7-story)	\$2,204,449	\$0	\$0	\$0	\$0	\$0
18 Floor High Rise Residential Over Office	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$10,554,212	\$8,429,613	\$7,491,068	\$6,727,380	\$6,094,903	\$6,011,026
3 Floors Office Over Local Retail w/ No District Parking	\$953,978	\$761,939	\$677,106	\$608,077	\$550,909	\$543,327
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
R&D/Lab	\$338,055	\$270,004	\$326,081	\$371,712	\$409,502	\$403,867
Subtotal	\$83,952,869	\$86,380,725	\$86,443,410	\$86,494,417	\$86,536,660	\$86,550,178
Industrial						
Light	\$0	\$0	\$0	\$0	\$0	\$0
Manufacturing	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0
Total Workplace	\$83,952,869	\$86,380,725	\$86,443,410	\$86,494,417	\$86,536,660	\$86,550,178
TOTAL COMMERCIAL	\$93,798,747	\$95,454,419	\$95,070,024	\$94,741,186	\$94,454,872	\$128,201,619
AV FROM NEW DEVELOPMENT						
Residential	\$1,056,148,584	\$1,087,833,041	\$1,212,267,542	\$1,254,483,725	\$1,291,957,995	\$1,315,995,473
Commercial	\$93,798,747	\$95,454,419	\$95,070,024	\$94,741,186	\$94,454,872	\$128,201,619
AV FROM PREVIOUS DEVELOPMENT (3)						
Residential	\$5,344,358,555	\$6,554,119,310	\$7,825,359,208	\$9,254,529,792	\$10,761,229,842	\$12,342,464,345
Commercial	\$883,864,390	\$967,886,506	\$1,052,707,516	\$1,136,299,764	\$1,218,730,541	\$1,300,053,558
<b>TOTAL AV (CUMULATIVE)</b>	<b>\$7,378,170,276</b>	<b>\$8,705,293,276</b>	<b>\$10,185,404,290</b>	<b>\$11,740,054,467</b>	<b>\$13,366,373,249</b>	<b>\$15,086,714,996</b>
<b>Conveyance Taxable AV</b>						
Resold Properties						
Residential	\$534,435,856	\$655,411,931	\$782,535,921	\$925,452,979	\$1,076,122,984	\$1,234,246,434
Commercial	\$44,193,220	\$48,394,325	\$52,635,376	\$56,814,988	\$60,936,527	\$65,002,678
New Developments Sold	\$1,149,947,331	\$1,183,287,460	\$1,307,337,567	\$1,349,224,911	\$1,386,412,867	\$1,444,197,093
Total	\$1,728,576,406	\$1,887,093,716	\$2,142,508,863	\$2,331,492,878	\$2,523,472,378	\$2,743,446,205

(1) Assumes % appreciation above inflation for the new units being sold in a given year based on the last 20-year trend for the area and no real appreciation of value for commercial properties.

Assumes that the affordable rental units would be tax exempt, and therefore their values are not included in this assessed value estimate.

(2) Represents decrease in the overall weighted average of per unit value based on the assumption that 1,000 of the R5 units would be affordable to moderate and very low income households, and 4,000 units would be affordable rental units priced for extremely low, very low and low income households. Assumes the rental affordable units are tax exempt and thus not included in the estimate.

(3) Previous residential developments are assumed to increase in value by 2.4% year-over-year based on annual 6% appreciation in housing value, 3% inflation, 10% turnover, and 2% appreciation cap mandated by Proposition 13 (i.e., 1% depreciation in constant dollars) while previous commercial developments are assumed to depreciate by 1% below inflation.

Source: HMM, Dahlin Group, and Economic & Planning Systems, Inc.

**Table C-4**  
**Project Assessed Value Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Product Type	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23
<b>RESIDENTIAL</b>						
<u>For-Sale Residential</u>						
SF Detached (10/acre)	\$176,411,100	\$99,790,654	\$0	\$0	\$0	\$0
SF Detached (12/acre)	\$175,169,343	\$55,308,287	\$0	\$0	\$0	\$0
SF Detached (14/acre)	\$397,345,786	\$266,297,563	\$0	\$0	\$0	\$0
SF Detached Edge Estate	\$11,677,862	\$3,687,189	\$0	\$0	\$0	\$0
Townhouses	\$305,435,824	\$582,550,375	\$938,589,543	\$966,747,230	\$995,749,647	\$1,025,622,136
9-Story Mid-Rise	\$85,154,710	\$87,709,351	\$90,340,632	\$34,894,069	\$0	\$0
High-Rise	\$0	\$0	\$0	\$80,281,644	\$132,304,150	\$136,273,274
Mixed use high-rise	\$0	\$0	\$0	\$0	\$0	\$0
Live work loft/townhome (on-site parking)	\$0	\$0	\$0	\$0	\$0	\$0
Live work loft/townhome (parking within building)	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Residential Over Regional/District Parked Retail	\$51,265,066	\$52,803,018	\$54,387,109	\$56,018,722	\$57,699,283	\$59,430,262
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$1,202,459,692	\$1,148,146,438	\$1,083,317,284	\$1,137,941,665	\$1,185,753,080	\$1,221,325,672
<u>Rental Residential</u>						
Frame with Surface Parking	\$12,341,887	\$12,712,143	\$13,093,508	\$13,486,313	\$13,890,902	\$14,307,629
Frame with Podium Parking	\$28,438,166	\$29,291,311	\$30,170,050	\$31,075,151	\$32,007,406	\$32,967,628
3 Floors Residential Over Local Commercial w/ No District Parking	\$17,719,352	\$18,250,933	\$18,798,461	\$19,362,415	\$19,943,287	\$20,541,586
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$58,499,404	\$60,254,387	\$62,062,018	\$63,923,879	\$65,841,595	\$67,816,843
<b>TOTAL RESIDENTIAL/AVERAGE</b>	<b>\$1,260,959,096</b>	<b>\$1,208,400,825</b>	<b>\$1,145,379,302</b>	<b>\$1,201,865,543</b>	<b>\$1,251,594,675</b>	<b>\$1,289,142,515</b>
<b>COMMERCIAL</b>						
<u>Retail</u>						
Local	\$0	\$0	\$0	\$0	\$0	\$17,237,210
Regional	\$0	\$0	\$0	\$0	\$0	\$16,603,380
3 Floors Office Over District Parked Retail	\$1,759,656	\$1,690,655	\$3,099,535	\$3,099,535	\$3,099,535	\$3,099,535
3 Floors Office Over Local Retail w/ No District Parking	\$181,652	\$189,228	\$346,917	\$346,917	\$346,917	\$346,917
3 Floors Residential Over Regional/District Parked Retail	\$3,925,155	\$3,925,155	\$3,925,155	\$3,925,155	\$3,925,155	\$3,925,155
3 Floors Residential Over Local Commercial w/ No District Parking	\$1,375,181	\$1,375,181	\$1,375,181	\$1,375,181	\$1,375,181	\$1,375,181
Subtotal	\$7,241,644	\$7,180,219	\$8,746,788	\$8,746,788	\$8,746,788	\$42,587,378
<u>Workplace</u>						
<u>Office</u>						
Corporate/Tech (4-story w/ 1 story parking)	\$12,972,120	\$13,108,998	\$24,033,163	\$24,033,163	\$24,033,163	\$24,033,163
Corporate/Tech (4-story w/ 4 story parking)	\$23,371,694	\$23,258,453	\$42,640,497	\$42,640,497	\$42,640,497	\$42,640,497
Corporate/Tech (7-story w/ 4 story parking)	\$0	\$0	\$0	\$0	\$0	\$0
Corporate/Tech (2-story w/ 1 story parking)	\$206,713	\$332,962	\$610,430	\$610,430	\$610,430	\$610,430
Downtown Professional Service (20-story)	\$42,673,788	\$35,519,613	\$0	\$0	\$0	\$0
Downtown Professional Service (4-story)	\$1,063,025	\$1,021,341	\$1,872,459	\$1,872,459	\$1,872,459	\$1,872,459
Downtown Professional Service (7-story)	\$0	\$0	\$0	\$0	\$0	\$0
18 Floor High Rise Residential Over Office	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$5,279,120	\$5,072,111	\$9,298,871	\$9,298,871	\$9,298,871	\$9,298,871
3 Floors Office Over Local Retail w/ No District Parking	\$545,023	\$567,753	\$1,040,880	\$1,040,880	\$1,040,880	\$1,040,880
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
R&D/Lab	\$452,339	\$498,069	\$913,126	\$913,126	\$913,126	\$913,126
Subtotal	\$86,563,823	\$79,379,299	\$80,409,425	\$80,409,425	\$80,409,425	\$80,409,425
<u>Industrial</u>						
Light	\$3,424,275	\$2,282,850	\$0	\$0	\$0	\$0
Manufacturing	\$11,950,442	\$7,966,962	\$0	\$0	\$0	\$0
Subtotal	\$15,374,717	\$10,249,811	\$0	\$0	\$0	\$0
<b>Total Workplace</b>	<b>\$101,938,540</b>	<b>\$89,629,110</b>	<b>\$80,409,425</b>	<b>\$80,409,425</b>	<b>\$80,409,425</b>	<b>\$80,409,425</b>
<b>TOTAL COMMERCIAL</b>	<b>\$109,180,184</b>	<b>\$96,809,329</b>	<b>\$89,156,213</b>	<b>\$89,156,213</b>	<b>\$89,156,213</b>	<b>\$122,996,803</b>
<b>AV FROM NEW DEVELOPMENT</b>						
Residential	\$1,260,959,096	\$1,208,400,825	\$1,145,379,302	\$1,201,865,543	\$1,251,594,675	\$1,289,142,515
Commercial	\$109,180,184	\$96,809,329	\$89,156,213	\$89,156,213	\$89,156,213	\$122,996,803
<b>AV FROM PREVIOUS DEVELOPMENT (3)</b>						
Residential	\$13,986,262,854	\$15,613,155,276	\$17,225,273,447	\$18,811,548,415	\$20,493,735,894	\$22,267,218,502
Commercial	\$1,413,972,626	\$1,507,921,282	\$1,588,683,305	\$1,661,061,123	\$1,732,715,162	\$1,803,652,662
<b>TOTAL AV (CUMULATIVE)</b>	<b>\$16,770,374,760</b>	<b>\$18,426,286,712</b>	<b>\$20,048,492,267</b>	<b>\$21,763,631,294</b>	<b>\$23,567,201,944</b>	<b>\$25,483,010,482</b>
<b>Conveyance Taxable AV</b>						
<u>Resold Properties</u>						
Residential	\$1,398,626,285	\$1,561,315,528	\$1,722,527,345	\$1,881,154,842	\$2,049,373,589	\$2,226,721,850
Commercial	\$70,698,631	\$75,396,064	\$79,434,165	\$83,053,056	\$86,635,758	\$90,182,633
New Developments Sold	\$1,370,139,280	\$1,305,210,154	\$1,234,535,515	\$1,291,021,756	\$1,340,750,888	\$1,412,139,318
Total	\$2,839,464,197	\$2,941,921,746	\$3,036,497,025	\$3,255,229,654	\$3,476,760,235	\$3,729,043,801

(1) Assumes % appreciation above inflation for the new units being sold in a given year based on the last 20-year trend for the area and no real appreciation of value for commercial properties. Assumes that the affordable rental units would be tax exempt, and therefore their values are not included in this assessed value estimate.  
(2) Represents decrease in the overall weighted average of per unit value based on the assumption that 1,000 of the R5 units would be affordable to moderate and very low income households, and 4,000 units would be affordable rental units priced for extremely low, very low and low income households. Assumes the rental affordable units are tax exempt and thus not included in the estimate.  
(3) Previous residential developments are assumed to increase in value by 2.4% year-over-year based on annual 6% appreciation in housing value, 3% inflation, 10% turnover, and 2% appreciation cap mandated by Proposition 13 (i.e., 1% depreciation in constant dollars) while previous commercial developments are assumed to depreciate by 1% below inflation.

Source: HMM, Dahlin Group, and Economic & Planning Systems, Inc.

**Table C-4**  
**Project Assessed Value Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Product Type	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
<b>RESIDENTIAL</b>						
<u>For-Sale Residential</u>						
SF Detached (10/acre)	\$0	\$0	\$0	\$0	\$0	\$0
SF Detached (12/acre)	\$0	\$0	\$0	\$0	\$0	\$0
SF Detached (14/acre)	\$0	\$0	\$0	\$0	\$0	\$0
SF Detached Edge Estate	\$0	\$0	\$0	\$0	\$0	\$0
Townhouses	\$1,056,390,800	\$182,642,424	\$0	\$0	\$0	\$0
9-Story Mid-Rise	\$0	\$0	\$0	\$0	\$0	\$0
High-Rise	\$140,361,473	\$144,572,317	\$0	\$0	\$0	\$0
Mixed use high-rise	\$0	\$0	\$0	\$0	\$0	\$0
Live work loft/townhome (on-site parking)	\$0	\$0	\$0	\$0	\$0	\$0
Live work loft/townhome (parking within building)	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Residential Over Regional/District Parked Retail	\$61,213,170	\$63,049,565	\$0	\$0	\$0	\$0
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$1,257,965,442	\$390,264,305	\$0	\$0	\$0	\$0
<u>Rental Residential</u>						
Frame with Surface Parking	\$14,736,858	\$59,387,696	\$0	\$0	\$0	\$0
Frame with Podium Parking	\$33,956,657	\$136,841,083	\$0	\$0	\$0	\$0
3 Floors Residential Over Local Commercial w/ No District Parking	\$21,157,833	\$21,792,568	\$0	\$0	\$0	\$0
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$69,851,348	\$218,021,347	\$0	\$0	\$0	\$0
<b>TOTAL RESIDENTIAL/AVERAGE</b>	<b>\$1,327,816,791</b>	<b>\$608,285,652</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>COMMERCIAL</b>						
<u>Retail</u>						
Local	\$0	\$0	\$0	\$0	\$0	\$0
Regional	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$3,099,535	\$3,099,535	\$3,099,535	\$3,099,535	\$3,099,535	\$2,505,585
3 Floors Office Over Local Retail w/ No District Parking	\$346,917	\$346,917	\$346,917	\$346,917	\$346,917	\$280,439
3 Floors Residential Over Regional/District Parked Retail	\$3,925,155	\$3,925,155	\$0	\$0	\$0	\$0
3 Floors Residential Over Local Commercial w/ No District Parking	\$1,375,181	\$1,375,181	\$0	\$0	\$0	\$0
Subtotal	\$8,746,788	\$8,746,788	\$3,446,452	\$3,446,452	\$3,446,452	\$2,786,024
<u>Workplace</u>						
Office						
Corporate/Tech (4-story w/ 1 story parking)	\$24,033,163	\$24,033,163	\$24,033,163	\$24,033,163	\$24,033,163	\$19,427,797
Corporate/Tech (4-story w/ 4 story parking)	\$42,640,497	\$42,640,497	\$42,640,497	\$42,640,497	\$42,640,497	\$34,469,492
Corporate/Tech (7-story w/ 4 story parking)	\$0	\$0	\$0	\$0	\$0	\$0
Corporate/Tech (2-story w/ 1 story parking)	\$610,430	\$610,430	\$610,430	\$610,430	\$610,430	\$493,456
Downtown Professional Service (20-story)	\$0	\$0	\$0	\$0	\$0	\$0
Downtown Professional Service (4-story)	\$1,872,459	\$1,872,459	\$1,872,459	\$1,872,459	\$1,872,459	\$1,513,648
Downtown Professional Service (7-story)	\$0	\$0	\$0	\$0	\$0	\$0
18 Floor High Rise Residential Over Office	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$9,298,871	\$9,298,871	\$9,298,871	\$9,298,871	\$9,298,871	\$7,516,970
3 Floors Office Over Local Retail w/ No District Parking	\$1,040,880	\$1,040,880	\$1,040,880	\$1,040,880	\$1,040,880	\$841,421
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
R&D/Lab	\$913,126	\$913,126	\$913,126	\$913,126	\$913,126	\$738,148
Subtotal	\$80,409,425	\$80,409,425	\$80,409,425	\$80,409,425	\$80,409,425	\$65,000,932
Industrial						
Light Manufacturing	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Workplace</b>	<b>\$80,409,425</b>	<b>\$80,409,425</b>	<b>\$80,409,425</b>	<b>\$80,409,425</b>	<b>\$80,409,425</b>	<b>\$65,000,932</b>
<b>TOTAL COMMERCIAL</b>	<b>\$89,156,213</b>	<b>\$89,156,213</b>	<b>\$83,855,877</b>	<b>\$83,855,877</b>	<b>\$83,855,877</b>	<b>\$67,786,956</b>
<b>AV FROM NEW DEVELOPMENT</b>						
Residential	\$1,327,816,791	\$608,285,652	\$0	\$0	\$0	\$0
Commercial	\$89,156,213	\$89,156,213	\$83,855,877	\$83,855,877	\$83,855,877	\$67,786,956
<b>AV FROM PREVIOUS DEVELOPMENT (3)</b>						
Residential	\$24,121,713,682	\$26,060,319,204	\$32,717,296,556	\$41,474,100,617	\$52,574,668,541	\$63,558,874,257
Commercial	\$1,907,382,970	\$1,976,573,791	\$2,385,494,890	\$2,951,193,189	\$3,462,800,590	\$3,836,633,701
<b>TOTAL AV (CUMULATIVE)</b>	<b>\$27,446,069,655</b>	<b>\$28,734,334,859</b>	<b>\$35,186,647,323</b>	<b>\$44,509,149,683</b>	<b>\$56,121,325,008</b>	<b>\$67,463,294,914</b>
<b>Conveyance Taxable AV</b>						
Resold Properties						
Residential	\$2,412,171,368	\$2,606,031,920	\$3,271,729,656	\$4,147,410,062	\$5,257,466,854	\$6,355,887,426
Commercial	\$95,369,148	\$98,828,690	\$119,274,744	\$147,559,659	\$173,140,030	\$191,831,685
New Developments Sold	\$1,416,973,003	\$697,441,865	\$83,855,877	\$83,855,877	\$83,855,877	\$67,786,956
<b>Total</b>	<b>\$3,924,513,520</b>	<b>\$3,402,302,475</b>	<b>\$3,474,860,277</b>	<b>\$4,378,825,598</b>	<b>\$5,514,462,761</b>	<b>\$6,615,506,067</b>

- (1) Assumes % appreciation above inflation for the new units being sold in a given year based on the last 20-year trend for the area and no real appreciation of value for commercial properties. Assumes that the affordable rental units would be tax exempt, and therefore their values are not included in this assessed value estimate.
- (2) Represents decrease in the overall weighted average of per unit value based on the assumption that 1,000 of the R5 units would be affordable to moderate and very low income households, and 4,000 units would be affordable rental units priced for extremely low, very low and low income households. Assumes the rental affordable units are tax exempt and thus not included in the estimate.
- (3) Previous residential developments are assumed to increase in value by 2.4% year-over-year based on annual 6% appreciation in housing value, 3% inflation, 10% turnover, and 2% appreciation cap mandated by Proposition 13 (i.e., 1% depreciation in constant dollars) while previous commercial developments are assumed to depreciate by 1% below inflation.

Source: HMM, Dahlin Group, and Economic & Planning Systems, Inc.

**Table C-5**  
**Property Tax In-Lieu of Vehicle License Fee (VLF) Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Project Assessed Value	\$67,463,294,914	\$68,842,327	\$136,996,230	\$204,468,594	\$271,266,235	\$337,395,899	\$420,215,690	\$1,389,916,233
% Increase in AV Above the Base (1)	68%	0.1%	0.1%	0.2%	0.3%	0.3%	0.4%	1.4%
<b>Property Tax In-Lieu Above the Base (2)</b>	<b>\$33,378,557</b>	<b>\$34,061</b>	<b>\$67,781</b>	<b>\$101,164</b>	<b>\$134,213</b>	<b>\$166,932</b>	<b>\$207,909</b>	<b>\$687,684</b>

(1) Today's current citywide assessed value is considered the base assessed value at \$99,845,141,783. Assumes 2005 assessed value as the base value (derived by taking the 2004 assessed value and applying 8% increase based on the average growth over the past ten year).

(2) Represents the amount offset by the new State budget and will be reimbursed by property tax; the City's 2005-06 Adopted Budget shows a property tax in-lieu of VLF amount of \$49,400,000, and this amount is considered the Base.

Source: City of San Jose; CA State Controller Office; Economic & Planning Systems, Inc.

**Table C-5**  
**Property Tax In-Lieu of Vehicle License Fee (VLF) Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Item	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Project Assessed Value	\$2,492,348,362	\$3,648,016,040	\$4,840,892,744	\$6,111,892,465	\$7,378,170,276	\$8,705,293,276	\$10,185,404,290	\$11,740,054,467
% Increase in AV Above the Base (1)	2.5%	3.7%	4.8%	6.1%	7.4%	8.7%	10.2%	11.8%
<b>Property Tax In-Lieu Above the Base (2)</b>	<b>\$1,233,130</b>	<b>\$1,804,915</b>	<b>\$2,395,110</b>	<b>\$3,023,958</b>	<b>\$3,650,469</b>	<b>\$4,307,085</b>	<b>\$5,039,394</b>	<b>\$5,808,582</b>

(1) Today's current citywide assessed value is considered the base assessed value at \$99,845,141,783. Assumes 2005 assessed value as the base value (derived by taking the 2004 assessed value and applying 8% increase based on the average growth over the past ten year.

(2) Represents the amount offset by the new State budget and will be reimbursed by property tax; the City's 2005-06 Adopted Budget shows a property tax in-lieu of VLF amount of \$49,400,000, and this amount is considered the base.

Source: City of San Jose; CA State Controller Office; Economic & Planning Systems, Inc.

**Table C-5**  
**Property Tax In-Lieu of Vehicle License Fee (VLF) Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Item	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22
Project Assessed Value	\$13,366,373,249	\$15,086,714,996	\$16,770,374,760	\$18,426,286,712	\$20,048,492,267	\$21,763,631,294	\$23,567,201,944
% Increase in AV Above the Base (1)	13.4%	15.1%	16.8%	18.5%	20.1%	21.8%	23.6%
<b>Property Tax In-Lieu Above the Base (2)</b>	<b>\$6,613,230</b>	<b>\$7,464,396</b>	<b>\$8,297,414</b>	<b>\$9,116,704</b>	<b>\$9,919,316</b>	<b>\$10,767,909</b>	<b>\$11,660,255</b>

(1) Today's current citywide assessed value is considered the base assessed value at \$99,845,141,783. Assumes 2005 assessed value as the base value (derived by taking the 2004 assessed value and applying 8% increase based on the average growth over the past ten year.

(2) Represents the amount offset by the new State budget and will be reimbursed by property tax; the City's 2005-06 Adopted Budget shows a property tax in-lieu of VLF amount of \$49,400,000, and this amount is considered the base.

Source: City of San Jose; CA State Controller Office; Economic & Planning Systems, Inc.

**Table C-5**  
**Property Tax In-Lieu of Vehicle License Fee (VLF) Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Item	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Project Assessed Value	\$25,483,010,482	\$27,446,069,655	\$28,734,334,859	\$35,186,647,323	\$44,509,149,683	\$56,121,325,008	\$67,463,294,914
% Increase in AV Above the Base (1)	25.5%	27.5%	28.8%	35.2%	44.6%	56.2%	67.6%
<b>Property Tax In-Lieu Above the Base (2)</b>	<b>\$12,608,132</b>	<b>\$13,579,387</b>	<b>\$14,216,777</b>	<b>\$17,409,163</b>	<b>\$22,021,622</b>	<b>\$27,766,934</b>	<b>\$33,378,557</b>

(1) Today's current citywide assessed value is considered the base assessed value at \$99,845,141,783. Assumes 2005 assessed value as the base value (derived by taking the 2004 assessed value and applying 8% increase based on the average growth over the past ten year.

(2) Represents the amount offset by the new State budget and will be reimbursed by property tax; the City's 2005-06 Adopted Budget shows a property tax in-lieu of VLF amount of \$49,400,000, and this amount is considered the base.

Source: City of San Jose; CA State Controller Office; Economic & Planning Systems, Inc.

**Table C-6**  
**Sales Tax Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Land Use	Estimating Factor	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
<b>Resident Expenditures</b>								
Total Occupied Households (Cumulative)		25,742	0	0	0	0	0	0
Total Household Income (1)	\$112,224 per Household	\$2,888,850,633	\$0	\$0	\$0	\$0	\$0	\$0
Taxable Expenditures/yr (2)	25% of Income	\$711,669,365	\$0	\$0	\$0	\$0	\$0	\$0
Expenditure Captured by San Jose (3)	50% of Expenditure	\$355,834,683	\$0	\$0	\$0	\$0	\$0	\$0
Sales Tax	1% of Taxable Sales	\$3,558,347	\$0	\$0	\$0	\$0	\$0	\$0
<b>Employee Expenditures</b>								
Total Retail and Non-Retail Employees (Cumulative)		56,269	733	1,467	2,200	2,933	3,667	4,583
Taxable Expenditures by Employees/Yr (4)	\$3,328 per employee	\$187,259,649	\$2,440,504	\$4,881,008	\$7,321,512	\$9,762,016	\$12,202,520	\$15,253,150
Expenditure Captured by San Jose (5)	40% of Expenditure	\$74,903,860	\$976,202	\$1,952,403	\$2,928,605	\$3,904,806	\$4,881,008	\$6,101,260
Sales Tax	1% of Taxable Sales	\$749,039	\$9,762	\$19,524	\$29,286	\$39,048	\$48,810	\$61,013
<b>Retail Sales</b>								
Total Retail SqFt (Cumulative) (6)		1,533,720	0	0	0	0	0	0
Total Taxable Retail Sales	\$400 per SqFt	\$613,488,080	\$0	\$0	\$0	\$0	\$0	\$0
Total Net New Taxable Retail Sales (7)	25%	\$153,372,020	\$0	\$0	\$0	\$0	\$0	\$0
Sales Tax	1% of Taxable Sales	\$1,533,720	\$0	\$0	\$0	\$0	\$0	\$0
<b>Non-Retail Taxable Sales (8)</b>	<b>\$22 per Employee</b>	<b>\$17,080</b>	<b>\$16,418</b>	<b>\$16,418</b>	<b>\$16,418</b>	<b>\$16,418</b>	<b>\$16,418</b>	<b>\$20,522</b>
<b>TOTAL SALES TAX GENERATED</b>		<b>\$5,858,186</b>	<b>\$26,180</b>	<b>\$35,942</b>	<b>\$45,704</b>	<b>\$55,466</b>	<b>\$65,228</b>	<b>\$81,535</b>

(1) Household Income Assumptions:

Average Unit Price \$566,406 (See Table C-4)  
Down Payment 10% of Home Price  
Mortgage 30 yr; 6% interest  
Household Income 3 Times Mortgage

(2) Based on Consumer Expenditure Survey, 2002-2003 for the San Francisco Metropolitan Statistical Area.

(3) Assumes 50% of retail expenditure made by the new residents in Coyote Valley would be captured within the City boundary.

(4) Based on the annual workday spending by office workers in suburban locations as reported by the *Office Worker Retail Spending Patterns: a Downtown and Suburban Area Study*, ICSC Research; includes average annual spending of office workers on lunches, shoppers goods, convenience goods and dinner/drinks. Assumes 100% of lunch and 40% of all other goods are purchased near work (i.e., in Coyote Valley or elsewhere in San Jose) based on the source's finding that workers make 40% of their retail spending closer to work than home.

(5) Based on the Citywide proportion of employees who commute from outside the City (50% of the total); assumes Coyote Valley would have a higher proportion of employees who reside in the City.

(6) Assumes 50% of the mixed use retail and all of the single use retail are occupied by sales tax generating tenants.

(7) Assumes 25% of the sales generated by the new retail establishments in Coyote Valley are from non San Jose residents who do not work in Coyote Valley.

(8) Based on the business to business sales tax generated from the Edenvale Area.

Sources: U.S. Bureau of Labor Statistics; International Council of Shopping Centers; City of San Jose, Economic & Planning Systems, Inc.

**Table C-6**  
**Sales Tax Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Land Use	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
<b>Resident Expenditures</b>								
Total Occupied Households (Cumulative)	1,203	2,406	3,608	4,811	6,014	7,217	8,420	9,622
Total Household Income (1)	\$134,982,847	\$269,965,693	\$404,948,540	\$539,931,387	\$674,914,233	\$809,897,080	\$944,879,927	\$1,079,862,774
Taxable Expenditures/yr (2)	\$33,253,072	\$66,506,143	\$99,759,215	\$133,012,286	\$166,265,358	\$199,518,429	\$232,771,501	\$266,024,572
Expenditure Captured by San Jose (3)	\$16,626,536	\$33,253,072	\$49,879,607	\$66,506,143	\$83,132,679	\$99,759,215	\$116,385,750	\$133,012,286
Sales Tax	\$166,265	\$332,531	\$498,796	\$665,061	\$831,327	\$997,592	\$1,163,858	\$1,330,123
<b>Employee Expenditures</b>								
Total Retail and Non-Retail Employees (Cumulative)	5,593	6,590	7,586	8,578	9,935	10,920	11,898	12,874
Taxable Expenditures by Employees/Yr (4)	\$18,614,881	\$21,931,219	\$25,247,557	\$28,547,011	\$33,064,465	\$36,341,088	\$39,597,535	\$42,845,142
Expenditure Captured by San Jose (5)	\$7,445,952	\$8,772,488	\$10,099,023	\$11,418,804	\$13,225,786	\$14,536,435	\$15,839,014	\$17,138,057
Sales Tax	\$74,460	\$87,725	\$100,990	\$114,188	\$132,258	\$145,364	\$158,390	\$171,381
<b>Retail Sales</b>								
Total Retail SqFt (Cumulative) (6)	37,423	68,920	100,417	129,710	286,640	312,952	336,630	359,152
Total Taxable Retail Sales	\$14,969,335	\$27,568,130	\$40,166,925	\$51,884,010	\$114,655,944	\$125,180,752	\$134,651,911	\$143,660,700
Total Net New Taxable Retail Sales (7)	\$3,742,334	\$6,892,033	\$10,041,731	\$12,971,002	\$28,663,986	\$31,295,188	\$33,662,978	\$35,915,175
Sales Tax	\$37,423	\$68,920	\$100,417	\$129,710	\$286,640	\$312,952	\$336,630	\$359,152
<b>Non-Retail Taxable Sales (8)</b>	\$22,615	\$22,310	\$22,310	\$22,196	\$30,390	\$22,043	\$21,907	\$21,848
<b>TOTAL SALES TAX GENERATED</b>	<b>\$300,763</b>	<b>\$511,486</b>	<b>\$722,513</b>	<b>\$931,156</b>	<b>\$1,280,615</b>	<b>\$1,477,951</b>	<b>\$1,680,784</b>	<b>\$1,882,503</b>

(1) Household Income Assumptions:

Average Unit Price	\$566,406 (See Table C-4)
Down Payment	10% of Home Price
Mortgage	30 yr; 6% interest
Household Income	3 Times Mortgage

(2) Based on Consumer Expenditure Survey, 2002-2003 for the San Francisco Metropolitan Statistical Area.

(3) Assumes 50% of retail expenditure made by the new residents in Coyote Valley would be captured within the City boundary.

(4) Based on the annual workday spending by office workers in suburban locations as reported by the *Office Worker Retail Spending Patterns: a Downtown and Suburban Area Study*, ICSC Research; includes average annual spending of office workers on lunches, shoppers goods, convenience goods and dinner/drinks. Assumes 100% of lunch and 40% of all other goods are purchased near work (i.e., in Coyote Valley or elsewhere in San Jose) based on the source's finding that workers make 40% of their retail spending closer to work than home.

(5) Based on the Citywide proportion of employees who commute from outside the City (50% of the total); assumes Coyote Valley would have a higher proportion of employees who reside in the City.

(6) Assumes 50% of the mixed use retail and all of the single use retail are occupied by sales tax generating tenants.

(7) Assumes 25% of the sales generated by the new retail establishments in Coyote Valley are from non San Jose residents who do not work in Coyote Valley.

(8) Based on the business to business sales tax generated from the Edenvale Area.

Sources: U.S. Bureau of Labor Statistics; International Council of Shopping Centers; City of San Jose, Economic & Planning Systems, Inc.

**Table C-6**  
**Sales Tax Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Land Use	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22
<b>Resident Expenditures</b>								
Total Occupied Households (Cumulative)	10,825	12,028	13,231	14,434	15,636	16,839	18,042	19,245
Total Household Income (1)	\$1,214,845,620	\$1,349,828,467	\$1,484,811,314	\$1,619,794,160	\$1,754,777,007	\$1,889,759,854	\$2,024,742,700	\$2,159,725,547
Taxable Expenditures/yr (2)	\$299,277,644	\$332,530,716	\$365,783,787	\$399,036,859	\$432,289,930	\$465,543,002	\$498,796,073	\$532,049,145
Expenditure Captured by San Jose (3)	\$149,638,822	\$166,265,358	\$182,891,894	\$199,518,429	\$216,144,965	\$232,771,501	\$249,398,037	\$266,024,572
Sales Tax	\$1,496,388	\$1,662,654	\$1,828,919	\$1,995,184	\$2,161,450	\$2,327,715	\$2,493,980	\$2,660,246
<b>Employee Expenditures</b>								
Total Retail and Non-Retail Employees (Cumulative)	13,848	14,820	16,163	17,287	18,289	19,271	20,252	21,234
Taxable Expenditures by Employees/Yr (4)	\$46,085,567	\$49,320,055	\$53,789,898	\$57,529,825	\$60,864,960	\$64,132,067	\$67,399,173	\$70,666,280
Expenditure Captured by San Jose (5)	\$18,434,227	\$19,728,022	\$21,515,959	\$23,011,930	\$24,345,984	\$25,652,827	\$26,959,669	\$28,266,512
Sales Tax	\$184,342	\$197,280	\$215,160	\$230,119	\$243,460	\$256,528	\$269,597	\$282,665
<b>Retail Sales</b>								
Total Retail SqFt (Cumulative) (6)	380,734	401,540	552,247	572,155	591,858	616,915	641,973	667,030
Total Taxable Retail Sales	\$152,293,728	\$160,615,962	\$220,898,834	\$228,862,066	\$236,743,316	\$246,766,188	\$256,789,059	\$266,811,931
Total Net New Taxable Retail Sales (7)	\$38,073,432	\$40,153,990	\$55,224,708	\$57,215,516	\$59,185,829	\$61,691,547	\$64,197,265	\$66,702,983
Sales Tax	\$380,734	\$401,540	\$552,247	\$572,155	\$591,858	\$616,915	\$641,973	\$667,030
<b>Non-Retail Taxable Sales (8)</b>	\$21,799	\$21,759	\$30,070	\$25,159	\$22,436	\$21,979	\$21,979	\$21,979
<b>TOTAL SALES TAX GENERATED</b>	<b>\$2,083,264</b>	<b>\$2,283,233</b>	<b>\$2,626,395</b>	<b>\$2,822,618</b>	<b>\$3,019,204</b>	<b>\$3,223,137</b>	<b>\$3,427,528</b>	<b>\$3,631,919</b>

(1) Household Income Assumptions:

Average Unit Price \$566,406 (See Table C-4)  
Down Payment 10% of Home Price  
Mortgage 30 yr; 6% interest  
Household Income 3 Times Mortgage

(2) Based on Consumer Expenditure Survey, 2002-2003 for the San Francisco Metropolitan Statistical Area.

(3) Assumes 50% of retail expenditure made by the new residents in Coyote Valley would be captured within the City boundary.

(4) Based on the annual workday spending by office workers in suburban locations as reported by the *Office Worker Retail Spending Patterns: a Downtown and Suburban Area Study*, ICSC Research; includes average annual spending of office workers on lunches, shoppers goods, convenience goods and dinner/drinks. Assumes 100% of lunch and 40% of all other goods are purchased near work (i.e., in Coyote Valley or elsewhere in San Jose) based on the source's finding that workers make 40% of their retail spending closer to work than home.

(5) Based on the Citywide proportion of employees who commute from outside the City (50% of the total); assumes Coyote Valley would have a higher proportion of employees who reside in the City.

(6) Assumes 50% of the mixed use retail and all of the single use retail are occupied by sales tax generating tenants.

(7) Assumes 25% of the sales generated by the new retail establishments in Coyote Valley are from non San Jose residents who do not work in Coyote Valley.

(8) Based on the business to business sales tax generated from the Edenvale Area.

Sources: U.S. Bureau of Labor Statistics; International Council of Shopping Centers; City of San Jose, Economic & Planning Systems, Inc.

**Table C-6**  
**Sales Tax Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Land Use	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
<b>Resident Expenditures</b>							
Total Occupied Households (Cumulative)	20,448	21,650	22,853	25,742	25,742	25,742	25,742
Total Household Income (1)	\$2,294,708,394	\$2,429,691,240	\$2,564,674,087	\$2,888,850,633	\$2,888,850,633	\$2,888,850,633	\$2,888,850,633
Taxable Expenditures/yr (2)	\$565,302,217	\$598,555,288	\$631,808,360	\$711,669,365	\$711,669,365	\$711,669,365	\$711,669,365
Expenditure Captured by San Jose (3)	\$282,651,108	\$299,277,644	\$315,904,180	\$355,834,683	\$355,834,683	\$355,834,683	\$355,834,683
Sales Tax	\$2,826,511	\$2,992,776	\$3,159,042	\$3,558,347	\$3,558,347	\$3,558,347	\$3,558,347
<b>Employee Expenditures</b>							
Total Retail and Non-Retail Employees (Cumulative)	22,587	23,569	24,551	30,024	39,461	48,899	56,269
Taxable Expenditures by Employees/Yr (4)	\$75,169,486	\$78,436,593	\$81,703,699	\$99,917,693	\$131,326,201	\$162,734,710	\$187,259,649
Expenditure Captured by San Jose (5)	\$30,067,794	\$31,374,637	\$32,681,480	\$39,967,077	\$52,530,481	\$65,093,884	\$74,903,860
Sales Tax	\$300,678	\$313,746	\$326,815	\$399,671	\$525,305	\$650,939	\$749,039
<b>Retail Sales</b>							
Total Retail SqFt (Cumulative) (6)	822,087	847,144	872,201	1,206,168	1,323,957	1,441,746	1,533,720
Total Taxable Retail Sales	\$328,834,802	\$338,857,674	\$348,880,545	\$482,467,083	\$529,582,745	\$576,698,407	\$613,488,080
Total Net New Taxable Retail Sales (7)	\$82,208,701	\$84,714,418	\$87,220,136	\$120,616,771	\$132,395,686	\$144,174,602	\$153,372,020
Sales Tax	\$822,087	\$847,144	\$872,201	\$1,206,168	\$1,323,957	\$1,441,746	\$1,533,720
<b>Non-Retail Taxable Sales (8)</b>	\$30,294	\$21,979	\$21,979	\$21,129	\$21,129	\$21,129	\$17,080
<b>TOTAL SALES TAX GENERATED</b>	<b>\$3,979,570</b>	<b>\$4,175,646</b>	<b>\$4,380,037</b>	<b>\$5,185,315</b>	<b>\$5,428,738</b>	<b>\$5,672,161</b>	<b>\$5,858,186</b>

## (1) Household Income Assumptions:

Average Unit Price	\$566,406 (See Table C-4)
Down Payment	10% of Home Price
Mortgage	30 yr; 6% interest
Household Income	3 Times Mortgage

(2) Based on Consumer Expenditure Survey, 2002-2003 for the San Francisco Metropolitan Statistical Area.

(3) Assumes 50% of retail expenditure made by the new residents in Coyote Valley would be captured within the City boundary.

(4) Based on the annual workday spending by office workers in suburban locations as reported by the *Office Worker Retail Spending Patterns: a Downtown and Suburban Area Study*, ICSC Research; includes average annual spending of office workers on lunches, shoppers goods, convenience goods and dinner/drinks. Assumes 100% of lunch and 40% of all other goods are purchased near work (i.e., in Coyote Valley or elsewhere in San Jose) based on the source's finding that workers make 40% of their retail spending closer to work than home.

(5) Based on the Citywide proportion of employees who commute from outside the City (50% of the total); assumes Coyote Valley would have a higher proportion of employees who reside in the City.

(6) Assumes 50% of the mixed use retail and all of the single use retail are occupied by sales tax generating tenants.

(7) Assumes 25% of the sales generated by the new retail establishments in Coyote Valley are from non San Jose residents who do not work in Coyote Valley.

(8) Based on the business to business sales tax generated from the Edenvale Area.

Sources: U.S. Bureau of Labor Statistics; International Council of Shopping Centers; City of San Jose, Economic &amp; Planning Systems, Inc.

**Table C-7**  
**Business Tax Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Assumptions		Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b><u>Leased SqFt (Cumulative)</u></b>												
Retail		1,533,720	0	0	0	0	0	0	37,423	68,920	100,417	129,710
Workplace		14,949,551	209,000	418,000	627,000	836,000	1,045,000	1,306,250	1,567,500	1,828,750	2,090,000	2,351,250
<b><u>Number of Businesses</u></b>												
Retail	3,500 SqFt /Tenant	438	0	0	0	0	0	0	11	20	29	37
Workplace	10,000 SqFt /Tenant	1,495	21	42	63	84	105	131	157	183	209	235
Total		1,933	21	42	63	84	105	131	167	203	238	272
<b><u>Annual Business Tax Revenue (1), (2)</u></b>												
Retail	\$150 / Business \$18 /Employee	\$144,608	\$0	\$0	\$0	\$0	\$0	\$0	\$3,528	\$6,498	\$9,468	\$12,230
Workplace	\$150 / Business- \$18 /Employee	\$1,121,216	\$15,675	\$31,350	\$47,025	\$62,700	\$78,375	\$97,969	\$117,563	\$137,156	\$156,750	\$176,344
Total		\$1,265,824	\$15,675	\$31,350	\$47,025	\$62,700	\$78,375	\$97,969	\$121,091	\$143,654	\$166,218	\$188,574

(1) Annual business tax for businesses with 1 to 8 employees is \$150 while tax for businesses with 9 to 1,388 employees is \$150 plus \$18 per employee.

(2) Assumes 350SqFt per employee for retail and 300 SqFt per employee for workplace (i.e., retail has 10 employees or less per business while workplace has on average, about 33 employees per business).

Source: City of San Jose; Dollars and Cents of Shopping Centers: 2004; Economic and Planning Systems, Inc.

**Table C-7**  
**Business Tax Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
<b><u>Leased SqFt (Cumulative)</u></b>										
Retail	286,640	312,952	336,630	359,152	380,734	401,540	552,247	572,155	591,858	616,915
Workplace	2,612,500	2,873,750	3,135,000	3,396,250	3,657,500	3,918,750	4,180,000	4,518,213	4,810,864	5,072,114
<b><u>Number of Businesses</u></b>										
Retail	82	89	96	103	109	115	158	163	169	176
Workplace	<u>261</u>	<u>287</u>	<u>314</u>	<u>340</u>	<u>366</u>	<u>392</u>	<u>418</u>	<u>452</u>	<u>481</u>	<u>507</u>
Total	343	377	410	442	475	507	576	615	650	683
<b><u>Annual Business Tax Revenue (1), (2)</u></b>										
Retail	\$27,026	\$29,507	\$31,739	\$33,863	\$35,898	\$37,859	\$52,069	\$53,946	\$55,804	\$58,166
Workplace	<u>\$195,938</u>	<u>\$215,531</u>	<u>\$235,125</u>	<u>\$254,719</u>	<u>\$274,313</u>	<u>\$293,906</u>	<u>\$313,500</u>	<u>\$338,866</u>	<u>\$360,815</u>	<u>\$380,409</u>
Total	\$222,964	\$245,038	\$266,864	\$288,582	\$310,210	\$331,766	\$365,569	\$392,812	\$416,619	\$438,575

(1) Annual business tax for businesses with 1 to 8 employees is \$150 while tax for businesses with 9 to 1,388 employees is \$150 plus \$18 per employee.

(2) Assumes 350SqFt per employee for retail and 300 SqFt per employee for workplace (i.e., retail has 10 employees or less per business while workplace has on average, about 33 employees per business).

Source: City of San Jose; Dollars and Cents of Shopping Centers: 2004; Economic and Planning Systems, Inc.

**Table C-7**  
**Business Tax Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
<b><u>Leased SqFt (Cumulative)</u></b>									
Retail	641,973	667,030	822,087	847,144	872,201	1,206,168	1,323,957	1,441,746	1,533,720
Workplace	5,333,364	5,594,614	5,855,864	6,117,114	6,378,364	7,684,613	10,297,113	12,909,613	14,949,551
<b><u>Number of Businesses</u></b>									
Retail	183	191	235	242	249	345	378	412	438
Workplace	<u>533</u>	<u>559</u>	<u>586</u>	<u>612</u>	<u>638</u>	<u>768</u>	<u>1,030</u>	<u>1,291</u>	<u>1,495</u>
Total	717	750	820	854	887	1,113	1,408	1,703	1,933
<b><u>Annual Business Tax Revenue (1), (2)</u></b>									
Retail	\$60,529	\$62,891	\$77,511	\$79,874	\$82,236	\$113,724	\$124,830	\$135,936	\$144,608
Workplace	<u>\$400,002</u>	<u>\$419,596</u>	<u>\$439,190</u>	<u>\$458,784</u>	<u>\$478,377</u>	<u>\$576,346</u>	<u>\$772,283</u>	<u>\$968,221</u>	<u>\$1,121,216</u>
Total	\$460,531	\$482,487	\$516,701	\$538,657	\$560,613	\$690,070	\$897,114	\$1,104,157	\$1,265,824

(1) Annual business tax for businesses with 1 to 8 employees is \$150 while tax for businesses with 9 to 1,388 employees is \$150 plus \$18 per employee.

(2) Assumes 350SqFt per employee for retail and 300 SqFt per employee for workplace (i.e., retail has 10 employees or less per business while workplace has on average, about 33 employees per business).

Source: City of San Jose; Dollars and Cents of Shopping Centers: 2004; Economic and Planning Systems, Inc.

**Table C-8**  
**Construction and Conveyance Tax Estimate for Parks O&M**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Land Use	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Total Resale/New Sale Value (See Table C-4)	\$6,615,506,067	\$68,842,327	\$72,250,022	\$75,623,640	\$78,963,522	\$82,270,005	\$102,894,847	\$994,703,377	\$1,201,749,828
Conveyance Tax (\$3.30/\$1,000 value)	\$21,831,170	\$227,180	\$238,425	\$249,558	\$260,580	\$271,491	\$339,553	\$3,282,521	\$3,965,774
Construction Tax (See Table C-9)	\$18,631	\$17,600	\$17,600	\$17,600	\$17,600	\$17,600	\$22,000	\$180,151	\$179,624
Total C&C Tax	\$21,849,801	\$244,780	\$256,025	\$267,158	\$278,180	\$289,091	\$361,553	\$3,462,672	\$4,145,398
Allocation to Parks O&M Use (1)	\$2,097,581	\$23,499	\$24,578	\$25,647	\$26,705	\$27,753	\$34,709	\$332,417	\$397,958
Allocation to Capital Programs									
Parks Capital Program (64%)	\$13,983,872	\$133,160	\$139,278	\$145,334	\$151,330	\$157,266	\$196,685	\$1,883,694	\$2,255,097
Communications (3.4%)	\$729,783	\$8,323	\$8,705	\$9,083	\$9,458	\$9,829	\$12,293	\$117,731	\$140,944
Service Yard (8.78%)	\$1,699,914	\$21,492	\$22,479	\$23,456	\$24,424	\$25,382	\$31,744	\$304,023	\$363,966
Library (14.22%)	\$3,113,597	\$34,808	\$36,407	\$37,990	\$39,557	\$41,109	\$51,413	\$492,392	\$589,476
Fire (8.4%)	\$1,835,383	\$20,561	\$21,506	\$22,441	\$23,367	\$24,284	\$30,370	\$290,864	\$348,213
Park Yards (1.2%)	\$262,198	\$2,937	\$3,072	\$3,206	\$3,338	\$3,469	\$4,339	\$41,552	\$49,745
<b>Total</b>	<b>\$21,624,748</b>	<b>\$221,281</b>	<b>\$231,447</b>	<b>\$241,511</b>	<b>\$251,474</b>	<b>\$261,338</b>	<b>\$326,844</b>	<b>\$3,130,255</b>	<b>\$3,747,440</b>

(1) Nearly 9.6% of the City's construction and conveyance tax revenue can be used for parks operation and maintenance purposes.

Sources: City of San Jose, Economic & Planning Systems, Inc.

**Table C-8**  
**Construction and Conveyance Tax Estimate for Parks O&M**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Land Use	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16
Total Resale/New Sale Value (See Table C-4)	\$1,339,743,781	\$1,465,901,601	\$1,635,905,509	\$1,728,576,406	\$1,887,093,716	\$2,142,508,863	\$2,331,492,878	\$2,523,472,378
Conveyance Tax (\$3.30/\$1,000 value)	\$4,421,154	\$4,837,475	\$5,398,488	\$5,704,302	\$6,227,409	\$7,070,279	\$7,693,926	\$8,327,459
Construction Tax (See )	<u>\$179,624</u>	<u>\$179,428</u>	<u>\$189,618</u>	<u>\$179,163</u>	<u>\$178,929</u>	<u>\$178,826</u>	<u>\$178,741</u>	<u>\$178,672</u>
Total C&C Tax	\$4,600,778	\$5,016,903	\$5,588,106	\$5,883,465	\$6,406,338	\$7,249,105	\$7,872,668	\$8,506,131
Allocation to Parks O&M Use (1)	\$441,675	\$481,623	\$536,458	\$564,813	\$615,008	\$695,914	\$755,776	\$816,589
Allocation to Capital Programs								
Parks Capital Program (64%)	\$2,502,823	\$2,729,195	\$3,039,930	\$3,200,605	\$3,485,048	\$3,943,513	\$4,282,731	\$4,627,335
Communications (3.4%)	\$156,426	\$170,575	\$189,996	\$200,038	\$217,816	\$246,470	\$267,671	\$289,208
Service Yard (8.78%)	\$403,948	\$440,484	\$490,636	\$516,568	\$562,476	\$636,471	\$691,220	\$746,838
Library (14.22%)	\$654,231	\$713,404	\$794,629	\$836,629	\$910,981	\$1,030,823	\$1,119,493	\$1,209,572
Fire (8.4%)	\$386,465	\$421,420	\$469,401	\$494,211	\$538,132	\$608,925	\$661,304	\$714,515
Park Yards (1.2%)	<u>\$55,209</u>	<u>\$60,203</u>	<u>\$67,057</u>	<u>\$70,602</u>	<u>\$76,876</u>	<u>\$86,989</u>	<u>\$94,472</u>	<u>\$102,074</u>
<b>Total</b>	<b>\$4,159,104</b>	<b>\$4,535,281</b>	<b>\$5,051,648</b>	<b>\$5,318,653</b>	<b>\$5,791,330</b>	<b>\$6,553,191</b>	<b>\$7,116,892</b>	<b>\$7,689,542</b>

(1) Nearly 9.6% of the City's construction and conveyance tax revenue can be used for parks operation and maintenance purposes.

Sources: City of San Jose, Economic & Planning Systems, Inc.

**Table C-8**  
**Construction and Conveyance Tax Estimate for Parks O&M**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Land Use	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23
Total Resale/New Sale Value (See Table C-4)	\$2,743,446,205	\$2,839,464,197	\$2,941,921,746	\$3,036,497,025	\$3,255,229,654	\$3,476,760,235	\$3,729,043,801
Conveyance Tax (\$3.30/\$1,000 value)	\$9,053,372	\$9,370,232	\$9,708,342	\$10,020,440	\$10,742,258	\$11,473,309	\$12,305,845
Construction Tax (See )	<u>\$189,062</u>	<u>\$185,070</u>	<u>\$181,215</u>	<u>\$179,047</u>	<u>\$179,047</u>	<u>\$179,047</u>	<u>\$189,447</u>
Total C&C Tax	\$9,242,435	\$9,555,302	\$9,889,557	\$10,199,487	\$10,921,305	\$11,652,356	\$12,495,292
Allocation to Parks O&M Use (1)	\$887,274	\$917,309	\$949,397	\$979,151	\$1,048,445	\$1,118,626	\$1,199,548
Allocation to Capital Programs							
Parks Capital Program (64%)	\$5,027,885	\$5,198,084	\$5,379,919	\$5,548,521	\$5,941,190	\$6,338,882	\$6,797,439
Communications (3.4%)	\$314,243	\$324,880	\$336,245	\$346,783	\$371,324	\$396,180	\$424,840
Service Yard (8.78%)	\$811,486	\$838,956	\$868,303	\$895,515	\$958,891	\$1,023,077	\$1,097,087
Library (14.22%)	\$1,314,274	\$1,358,764	\$1,406,295	\$1,450,367	\$1,553,010	\$1,656,965	\$1,776,830
Fire (8.4%)	\$776,365	\$802,645	\$830,723	\$856,757	\$917,390	\$978,798	\$1,049,604
Park Yards (1.2%)	<u>\$110,909</u>	<u>\$114,664</u>	<u>\$118,675</u>	<u>\$122,394</u>	<u>\$131,056</u>	<u>\$139,828</u>	<u>\$149,943</u>
<b>Total</b>	<b>\$8,355,161</b>	<b>\$8,637,993</b>	<b>\$8,940,160</b>	<b>\$9,220,336</b>	<b>\$9,872,860</b>	<b>\$10,533,730</b>	<b>\$11,295,744</b>

(1) Nearly 9.6% of the City's construction and conveyance tax revenue can be used for parks operation and maintenance purposes.

Sources: City of San Jose, Economic & Planning Systems, Inc.

**Table C-8**  
**Construction and Conveyance Tax Estimate for Parks O&M**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Land Use	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Total Resale/New Sale Value (See Table C-4)	\$3,924,513,520	\$3,402,302,475	\$3,474,860,277	\$4,378,825,598	\$5,514,462,761	\$6,615,506,067
Conveyance Tax (\$3.30/\$1,000 value)	\$12,950,895	\$11,227,598	\$11,467,039	\$14,450,124	\$18,197,727	\$21,831,170
Construction Tax (See )	<u>\$179,047</u>	<u>\$126,622</u>	<u>\$23,047</u>	<u>\$23,047</u>	<u>\$23,047</u>	<u>\$18,631</u>
Total C&C Tax	\$13,129,942	\$11,354,220	\$11,490,086	\$14,473,171	\$18,220,774	\$21,849,801
Allocation to Parks O&M Use (1)	\$1,260,474	\$1,090,005	\$1,103,048	\$1,389,424	\$1,749,194	\$2,097,581
Allocation to Capital Programs						
Parks Capital Program (64%)	\$7,142,688	\$6,176,696	\$6,250,607	\$7,873,405	\$9,912,101	\$13,983,872
Communications (3.4%)	\$446,418	\$386,043	\$390,663	\$492,088	\$619,506	\$729,783
Service Yard (8.78%)	\$1,152,809	\$996,901	\$1,008,830	\$1,270,744	\$1,599,784	\$1,699,914
Library (14.22%)	\$1,867,078	\$1,614,570	\$1,633,890	\$2,058,085	\$2,590,994	\$3,113,597
Fire (8.4%)	\$1,102,915	\$953,754	\$965,167	\$1,215,746	\$1,530,545	\$1,835,383
Park Yards (1.2%)	<u>\$157,559</u>	<u>\$136,251</u>	<u>\$137,881</u>	<u>\$173,678</u>	<u>\$218,649</u>	<u>\$262,198</u>
<b>Total</b>	<b>\$11,869,467</b>	<b>\$10,264,215</b>	<b>\$10,387,038</b>	<b>\$13,083,747</b>	<b>\$16,471,580</b>	<b>\$21,624,748</b>

(1) Nearly 9.6% of the City's construction and conveyance tax revenue can be used for parks operation and maintenance purposes.

Sources: City of San Jose, Economic & Planning Systems, Inc.

**Table C-9**  
**Construction Tax Estimate, (1)**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Typology	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
R1 High-rise	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
R2 9 Story Mid-rise:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000	\$6,000
R3 4 story frame o/podium:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,764	\$11,426
R4 3 story frame w/surface pkg:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,236	\$6,574
R5 3 story Townhomes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,500	\$37,500
R6 SF detached edge estate	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,249
R7 SF detached (14/acre)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,871	\$47,781
R8 SF detached (12/acre)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,366	\$16,908
R9 SF detached (10/acre)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,263	\$10,562
W1 Corporate/Tech Office (4 story with 1 story parking)	\$5,741	\$1,123	\$1,123	\$1,123	\$1,123	\$1,123	\$1,211	\$2,420	\$2,251
W2 Corporate/Tech Office (7 story with 4 story parking)	\$0	\$0	\$0	\$0	\$0	\$0	\$3,024	\$10,000	\$10,000
W3 Corporate/Tech Office (2 story with 1 story parking)	\$172	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W4 R&D/Lab (1 story with 1 story parking)	\$171	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W5 Corporate/Tech (4 story with 4 story parking)	\$8,732	\$16,477	\$16,477	\$16,477	\$16,477	\$16,477	\$17,764	\$3,128	\$4,004
W6 Downtown Professional Service Office (20 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W7 Downtown Professional Service Office (4 story)	\$429	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$873
W8 Downtown Professional Service Office (7 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W9 Light Industrial (1 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W10 Manufacturing (1 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M1 Live work loft/town home (on-site parking)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,500	\$4,500
M2 18 fl. High-rise res. over office w/ structured parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M3 Live work loft/town home (parking within building)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500
M4 3 floors Office over regional/district parked retail	\$3,012	\$0	\$0	\$0	\$0	\$0	\$0	\$8,344	\$6,134
M5 3 floors Office over local retail w/ no district parking	\$373	\$0	\$0	\$0	\$0	\$0	\$0	\$260	\$362
M6 3 fl. Res. over reg./district parked retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,496	\$5,496
M7 3 fl. Res. over local comm. w/ no district parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$504	\$504
M8 3 fl. Res. over office w/ no district parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M9 2 fl. Res. over office w/ no district parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LR Local Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
RR Regional Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$18,631</b>	<b>\$17,600</b>	<b>\$17,600</b>	<b>\$17,600</b>	<b>\$17,600</b>	<b>\$17,600</b>	<b>\$22,000</b>	<b>\$180,151</b>	<b>\$179,624</b>

(1) Based on the City's current construction tax rate of \$150 per unit for single family products, \$75 per unit for multifamily products and \$0.08 per SqFt of commercial space.

**Table C-9**  
**Construction Tax Estimate, (1)**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Typology	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19
R1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
R2	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
R3	\$11,426	\$14,096	\$13,940	\$14,434	\$14,434	\$10,919	\$8,920	\$7,667	\$8,602	\$11,582	\$11,582
R4	\$6,574	\$3,904	\$4,060	\$3,566	\$3,566	\$7,081	\$9,080	\$10,333	\$9,398	\$6,418	\$6,418
R5	\$37,500	\$37,500	\$37,500	\$37,500	\$37,500	\$37,500	\$41,100	\$43,500	\$43,500	\$43,500	\$80,550
R6	\$7,249	\$3,342	\$2,870	\$833	\$833	\$4,019	\$4,291	\$4,350	\$3,811	\$576	\$177
R7	\$47,781	\$42,562	\$48,197	\$52,933	\$52,933	\$17,247	\$14,205	\$13,538	\$17,496	\$47,076	\$30,631
R8	\$16,908	\$17,004	\$14,605	\$18,407	\$18,407	\$24,356	\$24,863	\$24,974	\$25,093	\$18,528	\$5,680
R9	\$10,562	\$19,592	\$16,828	\$10,327	\$10,327	\$36,878	\$39,141	\$39,637	\$36,101	\$16,320	\$8,963
W1	\$2,251	\$2,032	\$2,533	\$3,723	\$2,974	\$3,269	\$3,508	\$3,707	\$3,717	\$3,833	\$3,874
W2	\$10,000	\$7,034	\$7,034	\$1,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$116
W4	\$0	\$0	\$82	\$78	\$62	\$75	\$86	\$95	\$93	\$105	\$115
W5	\$4,004	\$4,916	\$5,100	\$7,132	\$5,696	\$5,752	\$5,798	\$5,836	\$5,859	\$5,921	\$5,892
W6	\$0	\$0	\$0	\$5,127	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$8,324
W7	\$873	\$767	\$630	\$602	\$481	\$427	\$384	\$348	\$343	\$301	\$289
W8	\$0	\$2,966	\$2,966	\$548	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,555	\$1,037
W10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,926	\$3,284
M1	\$4,500	\$5,056	\$5,056	\$5,056	\$5,056	\$5,056	\$2,022	\$0	\$0	\$0	\$0
M2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M3	\$1,500	\$944	\$944	\$944	\$944	\$944	\$378	\$0	\$0	\$0	\$0
M4	\$6,134	\$5,394	\$4,429	\$4,229	\$3,378	\$3,002	\$2,696	\$2,442	\$2,409	\$2,116	\$2,033
M5	\$362	\$318	\$443	\$423	\$338	\$300	\$270	\$244	\$241	\$242	\$252
M6	\$5,496	\$5,511	\$5,511	\$5,511	\$5,511	\$5,254	\$5,006	\$4,767	\$4,581	\$3,791	\$3,791
M7	\$504	\$489	\$489	\$489	\$489	\$746	\$994	\$1,233	\$1,419	\$2,209	\$2,209
M8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LR	\$0	\$0	\$3,107	\$0	\$0	\$0	\$0	\$0	\$3,608	\$0	\$0
RR	\$0	\$0	\$7,293	\$0	\$0	\$0	\$0	\$0	\$6,792	\$0	\$0
<b>Total</b>	<b>\$179,624</b>	<b>\$179,428</b>	<b>\$189,618</b>	<b>\$179,163</b>	<b>\$178,929</b>	<b>\$178,826</b>	<b>\$178,741</b>	<b>\$178,672</b>	<b>\$189,062</b>	<b>\$185,070</b>	<b>\$181,215</b>

(1) Based on the City's current construction tax rate of \$150 per unit for single family products, \$75 per unit for multifamily products and \$0.08 per SqFt of commercial space.

**Table C-9**  
**Construction Tax Estimate, (1)**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Typology	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
R1	\$0	\$3,750	\$6,000	\$6,000	\$6,000	\$6,000	\$0	\$0	\$0	\$0
R2	\$6,000	\$2,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
R3	\$11,582	\$11,582	\$11,582	\$11,582	\$11,582	\$45,314	\$0	\$0	\$0	\$0
R4	\$6,418	\$6,418	\$6,418	\$6,418	\$6,418	\$25,111	\$0	\$0	\$0	\$0
R5	\$126,000	\$126,000	\$126,000	\$126,000	\$126,000	\$21,150	\$0	\$0	\$0	\$0
R6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
R7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
R8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
R9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W1	\$7,102	\$7,102	\$7,102	\$7,102	\$7,102	\$7,102	\$7,102	\$7,102	\$7,102	\$5,741
W2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W3	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$213	\$172
W4	\$211	\$211	\$211	\$211	\$211	\$211	\$211	\$211	\$211	\$171
W5	\$10,802	\$10,802	\$10,802	\$10,802	\$10,802	\$10,802	\$10,802	\$10,802	\$10,802	\$8,732
W6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W7	\$530	\$530	\$530	\$530	\$530	\$530	\$530	\$530	\$530	\$429
W8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M4	\$3,726	\$3,726	\$3,726	\$3,726	\$3,726	\$3,726	\$3,726	\$3,726	\$3,726	\$3,012
M5	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$373
M6	\$3,791	\$3,791	\$3,791	\$3,791	\$3,791	\$3,791	\$0	\$0	\$0	\$0
M7	\$2,209	\$2,209	\$2,209	\$2,209	\$2,209	\$2,209	\$0	\$0	\$0	\$0
M8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LR	\$0	\$0	\$0	\$5,297	\$0	\$0	\$0	\$0	\$0	\$0
RR	\$0	\$0	\$0	\$5,103	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$179,047</b>	<b>\$179,047</b>	<b>\$179,047</b>	<b>\$189,447</b>	<b>\$179,047</b>	<b>\$126,622</b>	<b>\$23,047</b>	<b>\$23,047</b>	<b>\$23,047</b>	<b>\$18,631</b>

(1) Based on the City's current construction tax rate of \$150 per unit for single family products, \$75 per unit for multifamily products and \$0.08 per SqFt of commercial space.

**Table C-10**  
**Library Parcel Tax Estimate, (1)**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Typology	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
R1 High-rise	\$0	\$0	\$0	\$0	\$0	\$0	\$0
R2 9 Story Mid-rise:	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000
R3 4 story frame o/podium:	\$0	\$0	\$0	\$0	\$0	\$0	\$894
R4 3 story frame w/surface pkg:	\$0	\$0	\$0	\$0	\$0	\$0	\$642
R5 3 story Townhomes	\$0	\$0	\$0	\$0	\$0	\$0	\$6,250
R6 SF detached edge estate	\$0	\$0	\$0	\$0	\$0	\$0	\$0
R7 SF detached (14/acre)	\$0	\$0	\$0	\$0	\$0	\$0	\$12,312
R8 SF detached (12/acre)	\$0	\$0	\$0	\$0	\$0	\$0	\$1,228
R9 SF detached (10/acre)	\$0	\$0	\$0	\$0	\$0	\$0	\$210
W1 Corporate/Tech Office (4 story with 1 story parking)	\$64	\$64	\$64	\$64	\$64	\$69	\$138
W2 Corporate/Tech Office (7 story with 4 story parking)	\$0	\$0	\$0	\$0	\$0	\$48	\$159
W3 Corporate/Tech Office (2 story with 1 story parking)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W4 R&D/Lab (1 story with 1 story parking)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W5 Corporate/Tech (4 story with 4 story parking)	\$352	\$352	\$352	\$352	\$352	\$380	\$67
W6 Downtown Professional Service Office (20 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W7 Downtown Professional Service Office (4 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W8 Downtown Professional Service Office (7 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W9 Light Industrial (1 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W10 Manufacturing (1 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M1 Live work loft/town home (on-site parking)	\$0	\$0	\$0	\$0	\$0	\$0	\$750
M2 18 fl. High-rise res. over office w/ structured parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M3 Live work loft/town home (parking within building)	\$0	\$0	\$0	\$0	\$0	\$0	\$250
M4 3 floors Office over regional/district parked retail	\$0	\$0	\$0	\$0	\$0	\$0	\$98
M5 3 floors Office over local retail w/ no district parking	\$0	\$0	\$0	\$0	\$0	\$0	\$13
M6 3 fl. Res. over reg./district parked retail	\$0	\$0	\$0	\$0	\$0	\$0	\$1,842
M7 3 fl. Res. over local comm. w/ no district parking	\$0	\$0	\$0	\$0	\$0	\$0	\$46
M8 3 fl. Res. over office w/ no district parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M9 2 fl. Res. over office w/ no district parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LR Local Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0
RR Regional Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$416</b>	<b>\$416</b>	<b>\$416</b>	<b>\$416</b>	<b>\$416</b>	<b>\$497</b>	<b>\$26,899</b>
<b>Available for Library O&amp;M Use</b>	<b>\$208</b>	<b>\$208</b>	<b>\$208</b>	<b>\$208</b>	<b>\$208</b>	<b>\$248</b>	<b>\$13,449</b>

(1) Based on the current rate structure as shown on Table F-1. This revenue source is assumed to sunset by 2014 (i.e., year 7 for this model); The parcel tax is calculated based on the assumption that apartment parcels are, on average, 3 acres each, and office and retail parcels are 5 acres each.

(2) Assumes 50% is allocated to O&M use and the rest to capital project.

Source: City of San Jose; Economic & Planning Systems, Inc.

**Table C-11**  
**Fire Department Expenditure Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Project Housing Units (Cumulative)	26,538	0	0	0	0	0	0	1,240	2,480	3,720	4,960
Project Population (Cumulative)	71,623	0	0	0	0	0	0	3,530	7,061	10,591	14,121
Project Non-Retail Jobs (Cumulative)	51,887	733	1,467	2,200	2,933	3,667	4,583	5,487	6,393	7,300	8,207
Project Retail Jobs (Cumulative)	4,382	0	0	0	0	0	0	107	197	287	371
Fire Station (1)	2	0	0	0	0	0	0	0	0	1	1
Engine	2	0	0	0	0	0	0	0	0	1	1
Truck	2	0	0	0	0	0	0	0	0	1	1
Fire Fighters (2)	63	0	0	0	0	0	0	0	0	31.5	31.5
General Fund O&M Cost											
Fire Fighters (3)	\$7,560,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,780,000	\$3,780,000
Overhead Cost (4)	\$756,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$378,000	\$378,000
<b>Annual General Fund O&amp;M Cost (5)</b>	<b>\$14,663,336</b>	<b>\$0</b>	<b>\$4,502,518</b>	<b>\$4,547,543</b>							

(1) Assumes Coyote Valley would be served by the existing engine from station #27 and the truck from station #18 until the cumulative population exceeds 10% of the buildout level at which point the first station would be constructed; also assumes the second fire station would be constructed once the cumulative population in Coyote Valley exceeds 36,000.

(2) A fire engine is staffed with 14 fire fighters while a truck is staffed with 17.5.

(3) Assumes an average fire fighter cost of \$120,000.

(4) Assumes an annual overhead cost equivalent to 10% of the fire fighter cost.

(5) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Fire Department; HMH; Dahlin Group; and Economic & Planning Systems, Inc.

**Table C-11**  
**Fire Department Expenditure Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Item	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Project Housing Units (Cumulative)	6,200	7,440	8,680	9,920	11,160	12,400	13,640	14,880	16,120	17,360
Project Population (Cumulative)	17,652	21,182	24,712	28,243	31,784	35,334	38,884	42,434	45,818	49,000
Project Non-Retail Jobs (Cumulative)	9,116	10,026	10,937	11,848	12,760	13,673	14,585	15,652	16,598	17,508
Project Retail Jobs (Cumulative)	819	894	962	1,026	1,088	1,147	1,578	1,635	1,691	1,763
Fire Station (1)	1	1	1	1	1	1	2	2	2	2
Engine	1	1	1	1	1	1	2	2	2	2
Truck	1	1	1	1	1	1	2	2	2	2
Fire Fighters (2)	31.5	31.5	31.5	31.5	31.5	31.5	63	63	63	63
General Fund O&M Cost										
Fire Fighters (3)	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000	\$7,560,000	\$7,560,000	\$7,560,000	\$7,560,000
Overhead Cost (4)	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000	\$756,000	\$756,000	\$756,000	\$756,000
<b>Annual General Fund O&amp;M Cost (5)</b>	<b>\$4,593,019</b>	<b>\$4,638,949</b>	<b>\$4,685,338</b>	<b>\$4,732,192</b>	<b>\$4,779,514</b>	<b>\$4,827,309</b>	<b>\$9,751,164</b>	<b>\$9,848,676</b>	<b>\$9,947,162</b>	<b>\$10,046,634</b>

(1) Assumes Coyote Valley would be served by the existing engine from station #27 and the truck from station #18 until the cumulative population exceeds 10% of the buildout level at which point the first station would be constructed; also assumes the second fire station would be constructed once the cumulative population in Coyote Valley exceeds 36,000.

(2) A fire engine is staffed with 14 fire fighters while a truck is staffed with 17.5.

(3) Assumes an average fire fighter cost of \$120,000.

(4) Assumes an annual overhead cost equivalent to 10% of the fire fighter cost.

(5) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Fire Department; HMH; Dahlin Group; and Economic & Planning Systems, Inc.

**Table C-11**  
**Fire Department Expenditure Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Item	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Project Housing Units (Cumulative)	18,600	19,840	21,080	22,320	23,560	26,538	26,538	26,538	26,538
Project Population (Cumulative)	52,181	55,363	58,544	61,726	64,942	71,623	71,623	71,623	71,623
Project Non-Retail Jobs (Cumulative)	18,418	19,328	20,238	21,149	22,059	26,578	35,679	44,780	51,887
Project Retail Jobs (Cumulative)	1,834	1,906	2,349	2,420	2,492	3,446	3,783	4,119	4,382
Fire Station (1)	2	2	2	2	2	2	2	2	2
Engine	2	2	2	2	2	2	2	2	2
Truck	2	2	2	2	2	2	2	2	2
Fire Fighters (2)	63	63	63	63	63	63	63	63	63
General Fund O&M Cost									
Fire Fighters (3)	\$7,560,000	\$7,560,000	\$7,560,000	\$7,560,000	\$7,560,000	\$7,560,000	\$7,560,000	\$7,560,000	\$7,560,000
Overhead Cost (4)	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000
<b>Annual General Fund O&amp;M Cost (5)</b>	<b>\$10,147,100</b>	<b>\$10,248,571</b>	<b>\$10,351,057</b>	<b>\$10,454,568</b>	<b>\$10,559,113</b>	<b>\$11,097,734</b>	<b>\$12,258,803</b>	<b>\$13,541,345</b>	<b>\$14,663,336</b>

(1) Assumes Coyote Valley would be served by the existing engine from station #27 and the truck from station #18 until the cumulative population exceeds 10% of the buildout level at which point the first station would be constructed; also assumes the second fire station would be constructed once the cumulative population in Coyote Valley exceeds 36,000.

(2) A fire engine is staffed with 14 fire fighters while a truck is staffed with 17.5.

(3) Assumes an average fire fighter cost of \$120,000.

(4) Assumes an annual overhead cost equivalent to 10% of the fire fighter cost.

(5) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Fire Department; HMH; Dahlin Group; and Economic & Planning Systems, Inc.

**Table C-12**  
**Police Department Expenditure Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Project Housing Units (Cumulative)	26,538	0	0	0	0	0	0	1,240	2,480	3,720	4,960
Project Population (Cumulative)	71,623	0	0	0	0	0	0	3,530	7,061	10,591	14,121
Jobs											
Project Non-Retail Jobs (Cumulative)	51,887	733	1,467	2,200	2,933	3,667	4,583	5,487	6,393	7,300	8,207
Project Retail Jobs (Cumulative)	4,382	0	0	0	0	0	0	107	197	287	371
Officer Cost											
New Officers Required (Cumulative) (1)	60	9	9	9	9	9	9	9	9	9	12
Annual Officer Cost (2)	\$7,500,000	\$1,125,000	\$1,125,000	\$1,125,000	\$1,125,000	\$1,125,000	\$1,125,000	\$1,125,000	\$1,125,000	\$1,125,000	\$1,478,717
Associated Overhead Cost (3)	\$750,000	\$112,500	\$112,500	\$112,500	\$112,500	\$112,500	\$112,500	\$112,500	\$112,500	\$112,500	\$147,872
Community Police Center O&M Cost (4)	\$125,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Crossing guards supervisor cost (5)											
Number of Crossing Guards	32	0	0	0	0	0	0	5	6	7	10
Supervisor Needed	0.49	0.00	0.00	0.00	0.00	0.00	0.00	0.07	0.10	0.11	0.15
Supervisor Cost	\$34,462	\$0	\$0	\$0	\$0	\$0	\$0	\$5,230	\$6,861	\$7,855	\$10,260
<b>Annual General Fund O&amp;M Cost (6)</b>	<b>\$14,828,134</b>	<b>\$1,237,500</b>	<b>\$1,249,875</b>	<b>\$1,262,374</b>	<b>\$1,274,997</b>	<b>\$1,287,747</b>	<b>\$1,300,625</b>	<b>\$1,319,183</b>	<b>\$1,334,123</b>	<b>\$1,348,541</b>	<b>\$1,790,197</b>

(1) Assumes 9 officers would be needed from "day one" in order to have one officer on duty 24 hours/day, 7 days a week; also assumes Coyote Valley, at buildout, would form a new district. According to the Police Department, each district requires at least 40 to 45 sworn officers. For the purpose of this study, however, EPS assumes 60 officers would be required by buildout, and officers would be added incrementally concurrent with the population growth.

(2) Assumes an average cost of \$125,000 per sworn officer, including salary, benefits, and on-going uniform and safety equipment.

(3) Assumes an annual overhead cost equivalent to 10% of the officer costs.

(4) Assumes a 2,000 SqFt community police center would be constructed when 25% of the development is in place; also assumes the center would be staffed with one police officer and the center would operate on typical business hours (i.e., eight hours per day).

(5) Based on the assumption that Coyote Valley would need 32 crossing guards by buildout and one supervisor to 65 crossing guards (or 0.5 supervisor at buildout); demand for crossing guards is assumed to be proportional to the road miles constructed. A supervisor is assumed to cost \$70,000 annually.

(6) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Police Department; HMM; Dahlin Group and Economic & Planning Systems, Inc.

**Table C-12**  
**Police Department Expenditure Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Item	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Project Housing Units (Cumulative)	6,200	7,440	8,680	9,920	11,160	12,400	13,640	14,880	16,120	17,360
Project Population (Cumulative)	17,652	21,182	24,712	28,243	31,784	35,334	38,884	42,434	45,818	49,000
Jobs										
Project Non-Retail Jobs (Cumulative)	9,116	10,026	10,937	11,848	12,760	13,673	14,585	15,652	16,598	17,508
Project Retail Jobs (Cumulative)	819	894	962	1,026	1,088	1,147	1,578	1,635	1,691	1,763
Officer Cost										
New Officers Required (Cumulative) (1)	15	18	21	24	27	30	33	36	38	41
Annual Officer Cost (2)	\$1,848,396	\$2,218,075	\$2,587,754	\$2,957,434	\$3,328,332	\$3,700,042	\$4,071,753	\$4,443,464	\$4,797,863	\$5,131,026
Associated Overhead Cost (3)	\$184,840	\$221,808	\$258,775	\$295,743	\$332,833	\$370,004	\$407,175	\$444,346	\$479,786	\$513,103
Community Police Center O&M Cost (4)	\$0	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000
Crossing guards supervisor cost (5)										
Number of Crossing Guards	11	13	14	15	17	18	19	23	24	25
Supervisor Needed	0.17	0.20	0.22	0.24	0.26	0.28	0.30	0.35	0.37	0.39
Supervisor Cost	\$12,137	\$13,969	\$15,110	\$16,577	\$18,045	\$19,513	\$20,989	\$24,828	\$26,112	\$27,106
<b>Annual General Fund O&amp;M Cost (6)</b>	<b>\$2,259,363</b>	<b>\$2,877,143</b>	<b>\$3,365,420</b>	<b>\$3,863,547</b>	<b>\$4,372,841</b>	<b>\$4,892,972</b>	<b>\$5,423,079</b>	<b>\$5,966,097</b>	<b>\$6,493,600</b>	<b>\$7,002,483</b>

(1) Assumes 9 officers would be needed from "day one" in order to have one officer on duty 24 hours/day, 7 days a week; also assumes Coyote Valley, at buildout, would form a new district. According to the Police Department, each district requires at least 40 to 45 sworn officers. For the purpose of this study, however, EPS assumes 60 officers would be required by buildout, and officers would be added incrementally concurrent with the population growth.

(2) Assumes an average cost of \$125,000 per sworn officer, including salary, benefits, and on-going uniform and safety equipment.

(3) Assumes an annual overhead cost equivalent to 10% of the officer costs.

(4) Assumes a 2,000 SqFt community police center would be constructed when 25% of the development is in place; also assumes the center would be staffed with one police officer and the center would operate on typical business hours (i.e., eight hours per day).

(5) Based on the assumption that Coyote Valley would need 32 crossing guards by buildout and one supervisor to 65 crossing guards (or 0.5 supervisor at buildout); demand for crossing g is assumed to be proportional to the road miles constructed. A supervisor is assumed to cost \$70,000 annually.

(6) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Police Department; HMH; Dahlin Group and Economic & Planning Systems, Inc.

**Table C-12**  
**Police Department Expenditure Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Item	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Project Housing Units (Cumulative)	18,600	19,840	21,080	22,320	23,560	26,538	26,538	26,538	26,538
Project Population (Cumulative)	52,181	55,363	58,544	61,726	64,942	71,623	71,623	71,623	71,623
Jobs									
Project Non-Retail Jobs (Cumulative)	18,418	19,328	20,238	21,149	22,059	26,578	35,679	44,780	51,887
Project Retail Jobs (Cumulative)	1,834	1,906	2,349	2,420	2,492	3,446	3,783	4,119	4,382
Officer Cost									
New Officers Required (Cumulative) [1]	44	46	49	52	54	60	60	60	60
Annual Officer Cost (2)	\$5,464,190	\$5,797,353	\$6,130,516	\$6,463,679	\$6,800,393	\$7,500,000	\$7,500,000	\$7,500,000	\$7,500,000
Associated Overhead Cost (3)	\$546,419	\$579,735	\$613,052	\$646,368	\$680,039	\$750,000	\$750,000	\$750,000	\$750,000
Community Police Center O&M Cost (4)	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000
Crossing guards supervisor cost (5)									
Number of Crossing Guards	26	27	28	29	30	32	32	32	32
Supervisor Needed	0.40	0.42	0.43	0.44	0.46	0.49	0.49	0.49	0.49
Supervisor Cost	\$28,100	\$29,094	\$30,087	\$31,081	\$32,075	\$34,462	\$34,462	\$34,462	\$34,462
<b>Annual General Fund O&amp;M Cost (6)</b>	<b>\$7,520,896</b>	<b>\$8,048,976</b>	<b>\$8,586,865</b>	<b>\$9,134,708</b>	<b>\$9,697,607</b>	<b>\$11,222,459</b>	<b>\$12,396,577</b>	<b>\$13,693,533</b>	<b>\$14,828,134</b>

(1) Assumes 9 officers would be needed from "day one" in order to have one officer on duty 24 hours/day, 7 days a week; also assumes Coyote Valley, at buildout, would form a new district. According to the Police Department, each district requires at least 40 to 45 sworn officers. For the purpose of this study, however, EPS assumes 60 officers would be required by buildout, and officers would be added incrementally concurrent with the population growth.

(2) Assumes an average cost of \$125,000 per sworn officer, including salary, benefits, and on-going uniform and safety equipment.

(3) Assumes an annual overhead cost equivalent to 10% of the officer costs.

(4) Assumes a 2,000 SqFt community police center would be constructed when 25% of the development is in place; also assumes the center would be staffed with one police officer and the center would operate on typical business hours (i.e., eight hours per day).

(5) Based on the assumption that Coyote Valley would need 32 crossing guards by buildout and one supervisor to 65 crossing guards (or 0.5 supervisor at buildout); demand for crossing guard is assumed to be proportional to the road miles constructed. A supervisor is assumed to cost \$70,000 annually.

(6) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Police Department; HMH; Dahlin Group and Economic & Planning Systems, Inc.

**Table C-13**  
**Transportation Department Expenditure Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Project Housing Units (Cumulative)	26,538	0	0	0	0	0	0	1,240	2,480	3,720	4,960
<i>% of Total</i>		<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>5%</i>	<i>9%</i>	<i>14%</i>	<i>19%</i>
Project Population (Cumulative)	71,623	0	0	0	0	0	0	3,530	7,061	10,591	14,121
Project Road Miles (Cumulative)											
Backbone Road Miles	33	0	0	0	0	0	0	11	12	12	16
In-Tract Road Miles (1)	53	0	0	0	0	0	0	2	5	7	10
Total Road Miles	86	0	0	0	0	0	0	13	17	19	25
O&M Cost, basic services (2), (3)	\$7,164,360	\$0	\$0	\$0	\$0	\$0	\$0	\$1,087,241	\$1,426,343	\$1,632,941	\$2,133,086
O&M Cost for Special Features (3), (4)	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$75,878	\$99,544	\$113,963	\$148,868
<b>Annual General Fund O&amp;M Cost (5)</b>	<b>\$13,514,320</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,234,675</b>	<b>\$1,635,958</b>	<b>\$1,891,646</b>	<b>\$2,495,739</b>

(1) Assumes a proportional distribution of the road miles by the absorbed housing units.

(2) Based on the total O&M cost estimate at buildout provided by the City's Department of Transportation. Because it is unclear how each infrastructure item would be phased over time, EPS took the buildout cost estimate and divided it by the total project road miles to derive a per road mile O&M cost of \$83,741, which is applied to the cumulative road miles through time. The estimate includes the cost of maintaining traffic signals, street lights, signs, markings, pavements, street trees, landscaping (including roundabouts), bioswale and sweeping. EPS also assumes that the cost of maintaining sanitary sewer and storm sewer/drainage inlets would be offset by the user fees and, therefore, did not include the cost of maintaining these particular infrastructure items in the O&M cost shown here.

(3) Excludes O&M cost for parking facilities, park strips and transit system.

(4) Based on the City's estimate of \$500,000 per year by buildout, which translates to \$5,844 per road mile. This represents the cost to maintain special landscape features likely to be included in the development in Coyote Valley (such non-standard cross section features, fountains, art features, sound walls and other amenities); while a large proportion of the maintenance services may be provided through maintenance districts, EPS assumes that the City would provide basic and advanced services for Coyote Valley in order to delineate the full cost of maintaining the infrastructure.

(5) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Department of Transportation; HMH; Dahlin Group; and Economic & Planning Systems, Inc.

**Table C-13**  
**Transportation Department Expenditure Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Item	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Housing Units (Cumulative)	6,200	7,440	8,680	9,920	11,160	12,400	13,640	14,880	16,120	17,360
<i>% of Total</i>	23%	28%	33%	37%	42%	47%	51%	56%	61%	65%
Project Population (Cumulative)	17,652	21,182	24,712	28,243	31,784	35,334	38,884	42,434	45,818	49,000
Project Road Miles (Cumulative)										
Backbone Road Miles	18	20	20	21	23	24	25	32	33	33
In-Tract Road (1)	12	15	17	20	22	25	27	30	32	35
Total Road Miles	30	35	38	41	45	48	52	62	65	67
O&M Cost, basic service (2), (3)	\$2,523,151	\$2,904,043	\$3,141,218	\$3,446,345	\$3,751,471	\$4,056,598	\$4,363,423	\$5,161,669	\$5,428,607	\$5,635,204
O&M Cost, advanced services (3), (4)	\$176,090	\$202,673	\$219,225	\$240,520	\$261,815	\$283,110	\$304,523	\$360,232	\$378,862	\$393,280
<b>Annual General Fund O&amp;M Cost (5)</b>	<b>\$2,981,642</b>	<b>\$3,466,064</b>	<b>\$3,786,632</b>	<b>\$4,195,996</b>	<b>\$4,613,169</b>	<b>\$5,038,265</b>	<b>\$5,473,533</b>	<b>\$6,539,612</b>	<b>\$6,946,589</b>	<b>\$7,283,067</b>

(1) Assumes a proportional distribution of the road miles by the absorbed housing units.

(2) Based on the total O&M cost estimate at buildout provided by the City's Department of Transportation. Because it is unclear how each infrastructure item would be phased over time, EPS took the buildout cost estimate and divided it by the total project road miles to derive a per road mile O&M cost of \$83,741, which is applied to the cumulative road miles through time. The estimate includes the cost of maintaining traffic signals, street lights, signs, markings, pavements, street trees, landscaping (including roundabouts), bioswale and sweeping. EPS also assumes that the cost of maintaining sanitary sewer and storm sewer/drainage inlets would be offset by the user fees and, therefore, did not include the cost of maintaining these particular infrastructure items in the O&M cost shown here.

(3) Excludes O&M cost for parking facilities, park strips and transit system.

(4) Based on the City's estimate of \$500,000 per year by buildout, which translates to \$5,844 per road mile. This represents the cost to maintain special landscape features likely to be included in the development in Coyote Valley (such non-standard cross section features, fountains, art features, sound walls and other amenities); while a large proportion of the maintenance services may be provided through maintenance districts, EPS assumes that the City would provide basic and advanced services for Coyote Valley in order to delineate the full cost of maintaining the infrastructure.

(5) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Department of Transportation; HMH; Dahlin Group; and Economic & Planning Systems, Inc.

**Table C-13**  
**Transportation Department Expenditure Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Item	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Housing Units (Cumulative)	18,600	19,840	21,080	22,320	23,560	26,538	26,538	26,538	26,538
<i>% of Total</i>	<i>70%</i>	<i>75%</i>	<i>79%</i>	<i>84%</i>	<i>89%</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>
Project Population (Cumulative)	52,181	55,363	58,544	61,726	64,942	71,623	71,623	71,623	71,623
Project Road Miles (Cumulative)									
Backbone Road Miles	33	33	33	33	33	33	33	33	33
In-Tract Road (1)	37	39	42	44	47	53	53	53	53
Total Road Miles	70	72	75	77	80	86	86	86	86
O&M Cost, basic service (2), (3)	\$5,841,802	\$6,048,400	\$6,254,997	\$6,461,595	\$6,668,193	\$7,164,360	\$7,164,360	\$7,164,360	\$7,164,360
O&M Cost, advanced services (3), (4)	\$407,699	\$422,117	\$436,536	\$450,954	\$465,373	\$500,000	\$500,000	\$500,000	\$500,000
<b>Annual General Fund O&amp;M Cost (5)</b>	<b>\$7,625,579</b>	<b>\$7,974,213</b>	<b>\$8,329,057</b>	<b>\$8,690,201</b>	<b>\$9,057,735</b>	<b>\$10,228,118</b>	<b>\$11,298,206</b>	<b>\$12,480,248</b>	<b>\$13,514,320</b>

(1) Assumes a proportional distribution of the road miles by the absorbed housing units.

(2) Based on the total O&M cost estimate at buildout provided by the City's Department of Transportation. Because it is unclear how each infrastructure item would be phased over time, EPS took the buildout cost estimate and divided it by the total project road miles to derive a per road mile O&M cost of \$83,741, which is applied to the cumulative road miles through time. The estimate includes the cost of maintaining traffic signals, street lights, signs, markings, pavements, street trees, landscaping (including roundabouts), bioswale and sweeping. EPS also assumes that the cost of maintaining sanitary sewer and storm sewer/drainage inlets would be offset by the user fees and, therefore, did not include the cost of maintaining these particular infrastructure items in the O&M cost shown here.

(3) Excludes O&M cost for parking facilities, park strips and transit system.

(4) Based on the City's estimate of \$500,000 per year by buildout, which translates to \$5,844 per road mile. This represents the cost to maintain special landscape features likely to be included in the development in Coyote Valley (such non-standard cross section features, fountains, art features, sound walls and other amenities); while a large proportion of the maintenance services may be provided through maintenance districts, EPS assumes that the City would provide basic and advanced services for Coyote Valley in order to delineate the full cost of maintaining the infrastructure.

(5) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Department of Transportation; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

**Table C-14**  
**Library Expenditure Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Project Population (cumulative)	71,623	0	0	0	0	0	0	3,530	7,061	10,591	14,121
Library SqFt (cumulative) [1]	35,000	0	0	0	0	0	0	0	0	10,000	10,000
FTE Required (2)	22	0	0	0	0	0	0	0	0	10	10
O&M Cost											
Staff Cost (3)	\$1,584,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$720,000	\$720,000
Other O&M Costs (4)	\$196,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56,000	\$56,000
Subtotal	\$1,780,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$776,000	\$776,000
On-going supplies											
FF&E/Computer Technology (5)	\$140,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000
New Materials (6)	\$350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000
Subtotal	\$490,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140,000
Offsetting Lease Revenues for O&M (7)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$415,800	\$415,800
<b>Net Annual General Fund O&amp;M Cost (8)</b>	<b>\$4,002,618</b>	<b>\$0</b>	<b>\$390,045</b>	<b>\$547,061</b>							

(1) Assumes the first 10,000 SqFt of the library facility will be occupied and utilized when the cumulative population reaches 10,000; an additional 10,000 SqFt would be occupied when the population exceeds 30,000; and another 15,000 SqFt when the population reaches 55,000.

(2) Assumes 10 FTE would be needed to operate the first 10,000 SqFt, 15 FTE for 20,000 SqFt and 22 FTE for the buildout size.

(3) Average staff cost is assumed to be \$72,000 per FTE.

(4) Other O&M costs are assumed to be \$5.60 per SqFt of the library space.

(5) Assumes an average cost of \$4 per SqFt. FF&E and computer technology needed to set up the library in the initial year is estimated as capital cost and not included in this analysis.

(6) Assumes an average cost of \$10 per SqFt. New materials needed to set up the library in the initial year is estimated as capital cost and not included in this analysis.

(7) Assumes the vacant space would be leased and generate revenue that would offset the O&M cost; assumes monthly lease rate of \$2.2 per square foot, average vacancy loss of 10%, and an operating expense of 30% based on current market condition.

(8) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Library Department; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

**Table C-14**  
**Library Expenditure Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Item	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Project Population (cumulative)	17,652	21,182	24,712	28,243	31,784	35,334	38,884	42,434	45,818	49,000
Library SqFt (cumulative) [1]	10,000	10,000	10,000	10,000	20,000	20,000	20,000	20,000	20,000	20,000
FTE Required (2)	10	10	10	10	15	15	15	15	15	15
O&M Cost										
Staff Cost (3)	\$720,000	\$720,000	\$720,000	\$720,000	\$1,080,000	\$1,080,000	\$1,080,000	\$1,080,000	\$1,080,000	\$1,080,000
Other O&M Costs (4)	\$56,000	\$56,000	\$56,000	\$56,000	\$112,000	\$112,000	\$112,000	\$112,000	\$112,000	\$112,000
Subtotal	\$776,000	\$776,000	\$776,000	\$776,000	\$1,192,000	\$1,192,000	\$1,192,000	\$1,192,000	\$1,192,000	\$1,192,000
On-going supplies										
FF&E/Computer Technology (5)	\$40,000	\$40,000	\$40,000	\$40,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000
New Materials (6)	\$100,000	\$100,000	\$100,000	\$100,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Subtotal	\$140,000	\$140,000	\$140,000	\$140,000	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000
Offsetting Lease Revenues for O&M (7)	\$415,800	\$415,800	\$415,800	\$415,800	\$249,480	\$249,480	\$249,480	\$249,480	\$249,480	\$249,480
<b>Net Annual General Fund O&amp;M Cost (8)</b>	<b>\$552,532</b>	<b>\$558,057</b>	<b>\$563,638</b>	<b>\$569,274</b>	<b>\$1,405,255</b>	<b>\$1,419,308</b>	<b>\$1,433,501</b>	<b>\$1,447,836</b>	<b>\$1,462,314</b>	<b>\$1,476,937</b>

(1) Assumes the first 10,000 SqFt of the library facility will be occupied and utilized when the cumulative population reaches 10,000; an additional 10,000 SqFt would be occupied when the population exceeds 30,000; and another 15,000 SqFt when the population reaches 55,000.

(2) Assumes 10 FTE would be needed to operate the first 10,000 SqFt, 15 FTE for 20,000 SqFt and 22 FTE for the buildout size.

(3) Average staff cost is assumed to be \$72,000 per FTE.

(4) Other O&M costs are assumed to be \$5.60 per SqFt of the library space.

(5) Assumes an average cost of \$4 per SqFt. FF&E and computer technology needed to set up the library in the initial year is estimated as capital cost and not included in this analysis.

(6) Assumes an average cost of \$10 per SqFt. New materials needed to set up the library in the initial year is estimated as capital cost and not included in this analysis.

(7) Assumes the vacant space would be leased and generate revenue that would offset the O&M cost; assumes monthly lease rate of \$2.2 per square foot, average vacancy loss of 10%, and an operating expense of 30% based on current market condition.

(8) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Library Department; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

**Table C-14**  
**Library Expenditure Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Item	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Project Population (cumulative)	52,181	55,363	58,544	61,726	64,942	71,623	71,623	71,623	71,623
Library SqFt (cumulative) [1]	20,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
FTE Required (2)	15	22	22	22	22	22	22	22	22
O&M Cost									
Staff Cost (3)	\$1,080,000	\$1,584,000	\$1,584,000	\$1,584,000	\$1,584,000	\$1,584,000	\$1,584,000	\$1,584,000	\$1,584,000
Other O&M Costs (4)	\$112,000	\$196,000	\$196,000	\$196,000	\$196,000	\$196,000	\$196,000	\$196,000	\$196,000
Subtotal	\$1,192,000	\$1,780,000	\$1,780,000	\$1,780,000	\$1,780,000	\$1,780,000	\$1,780,000	\$1,780,000	\$1,780,000
On-going supplies									
FF&E/Computer Technology (5)	\$80,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000
New Materials (6)	\$200,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000
Subtotal	\$280,000	\$490,000	\$490,000	\$490,000	\$490,000	\$490,000	\$490,000	\$490,000	\$490,000
Offsetting Lease Revenues for O&M (7)	\$249,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Net Annual General Fund O&amp;M Cost (8)</b>	<b>\$1,491,707</b>	<b>\$2,797,530</b>	<b>\$2,825,505</b>	<b>\$2,853,760</b>	<b>\$2,882,298</b>	<b>\$3,029,324</b>	<b>\$3,346,258</b>	<b>\$3,696,351</b>	<b>\$4,002,618</b>

(1) Assumes the first 10,000 SqFt of the library facility will be occupied and utilized when the cumulative population reaches 10,000; an additional 10,000 SqFt would be occupied when the population exceeds 30,000; and another 15,000 SqFt when the population reaches 55,000.

(2) Assumes 10 FTE would be needed to operate the first 10,000 SqFt, 15 FTE for 20,000 SqFt and 22 FTE for the buildout size.

(3) Average staff cost is assumed to be \$72,000 per FTE.

(4) Other O&M costs are assumed to be \$5.60 per SqFt of the library space.

(5) Assumes an average cost of \$4 per SqFt. FF&E and coputer technology needed to set up the library in the initial year is estimated as capital cost and not included in this analysis.

(6) Assumes an average cost of \$10 per SqFt. New materials needed to set up the library in the initial year is estimated as capital cost and not included in this analysis.

(7) Assumes the vacant space would be leased and generate revenue that would offset the O&M cost; assumes monthly lease rate of \$2.2 per square foot, average vacancy loss of 10%, and an operating expense of 30% based on current market condition.

(8) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Library Department; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

**Table C-15**  
**Parks, Recreation, and Neighborhood Services Department Expenditure Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Project Housing Units (Cumulative)	26,538	0	0	0	0	0	0	1,240	2,480	3,720	4,960
Project Population (Cumulative)	71,623	0	0	0	0	0	0	3,530	7,061	10,591	14,121
% Total	100%	0%	0%	0%	0%	0%	0%	5%	10%	15%	20%
Park Acreage (Cumulative) [1]	322	0	0	0	0	0	0	29	29	29	29
Park Operation and Maintenance (2)	\$4,836,398	\$0	\$0	\$0	\$0	\$0	\$0	\$439,586	\$439,586	\$439,586	\$439,586
Corporation Yard Non-Personal Cost (3)	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$50,000	\$50,000	\$50,000
Community Center SqFt (4)	-	-	-	-	-	-	-	-	-	-	60,000
Staff Cost (5)	\$807,481	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$807,481
Non-personal Cost	\$446,954	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$446,954
Building Maintenance & Utilities	\$530,678	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$530,678
Offsetting Revenue (6)	\$334,386	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$334,386
Net O&M Cost	\$1,450,727	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,450,727
Aquatic Facility (7)	-	-	-	-	-	-	-	-	-	-	-
Staff Cost (8)	\$712,344	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personal Cost	\$316,518	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical Maintenance & Utilities	\$1,064,241	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Offsetting Revenue (6)	\$210,586	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net O&M Cost	\$1,882,517	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
After School Programs (9)	\$750,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,000
<b>Annual General Fund O&amp;M Cost (10)</b>	<b>\$15,815,882</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$519,706</b>	<b>\$524,903</b>	<b>\$530,152</b>	<b>\$2,204,118</b>

(1) Excludes the lake and school park acres; the lake O&M cost is depicted separately and the shared use of school parks are NOT assumed at this time per the Department's direction.

(2) Assumes an average O&M cost of \$15,000 per acre; in order to delineate the full cost of maintaining the park infrastructure, this estimate assumes that the City would provide all of the maintenance services rather than through the formation of special districts.

(3) Represents non personal cost of maintaining a corporation yard, including utility costs; assumes a new corporation would be in use as soon as parks are constructed.

(4) Assumes the community center would be constructed once the cumulative population exceeds 15% of the buildout level and that the facility would be constructed all at one time; the center is assumed to contain 13,000 SqFt gym, classrooms, computer lab, ECR classrooms, multi-purpose room, exercise room, weight room, restrooms, lobby, pre-function space, storage and office space in addition to an aquatic facility.

(5) Assumes a total of 7 FTEs and 3.75 part time FTEs would be needed to operate the facility from its inception.

(6) Represents the estimated user fees generated from the facility.

(7) Assumes that the community center would house an aquatic facility with 5,000 SqFt recreational pool with two tower slides, 25 yard lap swim pool, zero depth entry pool, water sprayground, office, restrooms, class rooms, and group picnic/party rental spaces with shade; the aquatic facility is assumed to be built once the cumulative population exceeds 25% of the buildout level.

(8) Assumes 5 fulltime FTEs and 7.6 part time FTEs would be needed to operate the facility since its inception.

(9) Assumes one program for each of the nine elementary schools and at the community center at an annual cost of \$75,000 per program.

(10) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Parks, Recreation and Neighborhood Services Department; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

**Table C-15**  
**Parks, Recreation, and Neighborhood Services Department Expenditure Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Item	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Project Housing Units (Cumulative)	6,200	7,440	8,680	9,920	11,160	12,400	13,640	14,880	16,120	17,360
Project Population (Cumulative)	17,652	21,182	24,712	28,243	31,784	35,334	38,884	42,434	45,818	49,000
% Total	25%	30%	35%	39%	44%	49%	54%	59%	64%	68%
Park Acreage (Cumulative) [1]	51	62	85	95	106	117	128	226	254	254
Park Operation and Maintenance (2)	\$759,999	\$927,215	\$1,273,402	\$1,432,044	\$1,590,685	\$1,749,326	\$1,920,830	\$3,395,764	\$3,807,374	\$3,807,374
Corporation Yard Non-Personal Cost (3)	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Community Center SqFt (4)	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Staff Cost (5)	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481
Non-personal Cost	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954
Building Maintenance & Utilities	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678
Offsetting Revenue (6)	<u>\$334,386</u>									
Net O&M Cost	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727
Aquatic Facility (7)										
Staff Cost (8)	\$0	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344
Non-personal Cost	\$0	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518
Mechanical Maintenance & Utilities	\$0	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241
Offsetting Revenue (6)	<u>\$0</u>	<u>\$210,586</u>								
Net O&M Cost	\$0	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517
After School Programs (9)	\$210,000	\$210,000	\$345,000	\$390,000	\$435,000	\$480,000	\$502,500	\$696,000	\$750,000	\$750,000
<b>Annual General Fund O&amp;M Cost (10)</b>	<b>\$2,729,218</b>	<b>\$5,043,333</b>	<b>\$5,635,980</b>	<b>\$5,924,103</b>	<b>\$6,217,424</b>	<b>\$6,516,019</b>	<b>\$6,808,665</b>	<b>\$8,852,685</b>	<b>\$9,498,150</b>	<b>\$9,593,132</b>

- (1) Excludes the lake and school park acres; the lake O&M cost is depicted separately and the shared use of school parks are NOT assumed at this time per the Department's direction.
- (2) Assumes an average O&M cost of \$15,000 per acre; in order to delineate the full cost of maintaining the park infrastructure, this estimate assumes that the City would provide all of the maintenance services rather than through the formation of special districts.
- (3) Represents non personal cost of maintaining a corporation yard, including utility costs; assumes a new corporation would be in use as soon as parks are constructed.
- (4) Assumes the community center would be constructed once the cumulative population exceeds 15% of the buildout level and that the facility would be constructed all at one time; the center is assumed to contain 13,000 SqFt gym, classrooms, computer lab, ECR classrooms, multi-purpose room, exercise room, weight room, restrooms, lobby, pre-function space, storage and office space in addition to an aquatic facility.
- (5) Assumes a total of 7 FTEs and 3.75 part time FTEs would be needed to operate the facility from its inception.
- (6) Represents the estimated user fees generated from the facility.
- (7) Assumes that the community center would house an aquatic facility with 5,000 SqFt recreational pool with two tower slides, 25 yard lap swim pool, zero depth entry pool, water sprayground, office, restrooms, class rooms, and group picnic/party rental spaces with shade; the aquatic facility is assumed to be built once the cumulative population exceeds 25% of the buildout level.
- (8) Assumes 5 fulltime FTEs and 7.6 part time FTEs would be needed to operate the facility since its inception.
- (9) Assumes one program for each of the nine elementary schools and at the community center at an annual cost of \$75,000 per program.
- (10) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Parks, Recreation and Neighborhood Services Department; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

**Table C-15**  
**Parks, Recreation, and Neighborhood Services Department Expenditure Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Item	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Project Housing Units (Cumulative)	18,600	19,840	21,080	22,320	23,560	26,538	26,538	26,538	26,538
Project Population (Cumulative)	52,181	55,363	58,544	61,726	64,942	71,623	71,623	71,623	71,623
% Total	73%	77%	82%	86%	91%	100%	100%	100%	100%
Park Acreage (Cumulative) [1]	254	254	254	254	254	283	303	313	322
Park Operation and Maintenance (2)	\$3,807,374	\$3,807,374	\$3,807,374	\$3,807,374	\$3,807,374	\$4,248,384	\$4,542,391	\$4,689,395	\$4,836,398
Corporation Yard Non-Personal Cost (3)	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Community Center SqFt (4)	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Staff Cost (5)	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481
Non-personal Cost	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954
Building Maintenance & Utilities	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678
Offsetting Revenue (6)	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>
Net O&M Cost	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727
Aquatic Facility (7)									
Staff Cost (8)	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344
Non-personal Cost	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518
Mechanical Maintenance & Utilities	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241
Offsetting Revenue (6)	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>
Net O&M Cost	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517
After School Programs (9)	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000
<b>Annual General Fund O&amp;M Cost (10)</b>	<b>\$9,689,063</b>	<b>\$9,785,954</b>	<b>\$9,883,813</b>	<b>\$9,982,651</b>	<b>\$10,082,478</b>	<b>\$11,185,315</b>	<b>\$12,788,949</b>	<b>\$14,366,329</b>	<b>\$15,815,882</b>

(1) Excludes the lake and school park acres; the lake O&M cost is depicted separately and the shared use of school parks are NOT assumed at this time per the Department's direction.

(2) Assumes an average O&M cost of \$15,000 per acre; in order to delineate the full cost of maintaining the park infrastructure, this estimate assumes that the City would provide all of the maintenance services rather than through the formation of special districts.

(3) Represents non personal cost of maintaining a corporation yard, including utility costs; assumes a new corporation would be in use as soon as parks are constructed.

(4) Assumes the community center would be constructed once the cumulative population exceeds 15% of the buildout level and that the facility would be constructed all at one time; the center is assumed to contain 13,000 SqFt gym, classrooms, computer lab, ECR classrooms, multi-purpose room, exercise room, weight room, restrooms, lobby, pre-function space, storage and office space in addition to an aquatic facility.

(5) Assumes a total of 7 FTEs and 3.75 part time FTEs would be needed to operate the facility from its inception.

(6) Represents the estimated user fees generated from the facility.

(7) Assumes that the community center would house an aquatic facility with 5,000 SqFt recreational pool with two tower slides, 25 yard lap swim pool, zero depth entry pool, water sprayground, office, restrooms, class rooms, and group picnic/party rental spaces with shade; the aquatic facility is assumed to be built once the cumulative population exceeds 25% of the buildout level.

(8) Assumes 5 fulltime FTEs and 7.6 part time FTEs would be needed to operate the facility since its inception.

(9) Assumes one program for each of the nine elementary schools and at the community center at an annual cost of \$75,000 per program.

(10) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Parks, Recreation and Neighborhood Services Department; HMH; Dahlin Group; and Economic & Planning Systems, Inc.

**Table C-16**  
**Lake Maintenance Cost Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Project Housing Units (Cumulative)	26,538	0	0	0	0	0	0	1,240	2,480	3,720	4,960
Project Population (Cumulative)	71,623	0	0	0	0	0	0	3,530	7,061	10,591	14,121
% Total	100%	0%	0%	0%	0%	0%	0%	5%	10%	15%	20%
Lake Surface Acreage (Cumulative) [1]	53	0	0	0	0	0	0	53	53	53	53
Lake Maintenance Cost											
Contracted lake management	\$24,000	\$0	\$0	\$0	\$0	\$0	\$0	\$24,000	\$24,000	\$24,000	\$24,000
Pesticides (Non potable lake)	\$120,000	\$0	\$0	\$0	\$0	\$0	\$0	\$120,000	\$120,000	\$120,000	\$120,000
Harvesting	\$36,000	\$0	\$0	\$0	\$0	\$0	\$0	\$36,000	\$36,000	\$36,000	\$36,000
Sediment removal	\$12,000	\$0	\$0	\$0	\$0	\$0	\$0	\$12,000	\$12,000	\$12,000	\$12,000
Turf sweeping & egg removal	\$12,000	\$0	\$0	\$0	\$0	\$0	\$0	\$12,000	\$12,000	\$12,000	\$12,000
Geese abatement	\$9,600	\$0	\$0	\$0	\$0	\$0	\$0	\$9,600	\$9,600	\$9,600	\$9,600
Maintenance facilities	\$96,000	\$0	\$0	\$0	\$0	\$0	\$0	\$96,000	\$96,000	\$96,000	\$96,000
Website	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$5,000	\$5,000	\$5,000
Electrical	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	\$150,000	\$150,000	\$150,000
Water	\$600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$600,000	\$600,000	\$600,000	\$600,000
Enforcement (1.0 FTE Rangers)	\$96,000	\$0	\$0	\$0	\$0	\$0	\$0	\$96,000	\$96,000	\$96,000	\$96,000
Inspection staff (0.5 FTE)	<u>\$60,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>
Total	\$1,220,600	\$0	\$0	\$0	\$0	\$0	\$0	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600
<b>Annual General Fund O&amp;M Cost (2)</b>	<b>\$2,152,245</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,295,691</b>	<b>\$1,308,648</b>	<b>\$1,321,735</b>	<b>\$1,334,952</b>

(1) Does not include the adjoining park strip along the lake. The maintenance costs associated with the adjoining park strip is captured in the PRNS department cost.

(2) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

**Table C-16**  
**Lake Maintenance Cost Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Item	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Project Housing Units (Cumulative)	6,200	7,440	8,680	9,920	11,160	12,400	13,640	14,880	16,120	17,360
Project Population (Cumulative)	17,652	21,182	24,712	28,243	31,784	35,334	38,884	42,434	45,818	49,000
% Total	25%	30%	35%	39%	44%	49%	54%	59%	64%	68%
Lake Surface Acreage (Cumulative) [1]	53	53	53	53	53	53	53	53	53	53
Lake Maintenance Cost										
Contracted lake management	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000
Pesticides (Non potable lake)	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
Harvesting	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000
Sediment removal	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Turf sweeping & egg removal	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Geese abatement	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600
Maintenance facilities	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000
Website	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Electrical	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Water	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000
Enforcement (1.0 FTE Rangers)	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000
Inspection staff (0.5 FTE)	<u>\$60,000</u>									
Total	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600
<b>Annual General Fund O&amp;M Cost (2)</b>	<b>\$1,348,302</b>	<b>\$1,361,785</b>	<b>\$1,375,403</b>	<b>\$1,389,157</b>	<b>\$1,403,048</b>	<b>\$1,417,079</b>	<b>\$1,431,249</b>	<b>\$1,445,562</b>	<b>\$1,460,018</b>	<b>\$1,474,618</b>

(1) Does not include the adjoining park strip along the lake. The maintenance costs associated with the adjoining park strip is captured in the PRNS department cost.

(2) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose; HMH; Dahlin Group; and Economic & Planning Systems, Inc.

**Table C-16**  
**Lake Maintenance Cost Estimate**  
**Scenario III: 5,000 jobs first, then market-based development**  
**Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159**

Item	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Project Housing Units (Cumulative)	18,600	19,840	21,080	22,320	23,560	26,538	26,538	26,538	26,538
Project Population (Cumulative)	52,181	55,363	58,544	61,726	64,942	71,623	71,623	71,623	71,623
% Total	73%	77%	82%	86%	91%	100%	100%	100%	100%
Lake Surface Acreage (Cumulative) [1]	53	53	53	53	53	53	53	53	53
<b>Lake Maintenance Cost</b>									
Contracted lake management	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000
Pesticides (Non potable lake)	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
Harvesting	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000
Sediment removal	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Turf sweeping & egg removal	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Geese abatement	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600
Maintenance facilities	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000
Website	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Electrical	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Water	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000
Enforcement (1.0 FTE Rangers)	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000
Inspection staff (0.5 FTE)	<u>\$60,000</u>								
Total	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600
<b>Annual General Fund O&amp;M Cost (2)</b>	<b>\$1,489,364</b>	<b>\$1,504,258</b>	<b>\$1,519,300</b>	<b>\$1,534,493</b>	<b>\$1,549,838</b>	<b>\$1,628,895</b>	<b>\$1,799,314</b>	<b>\$1,987,562</b>	<b>\$2,152,245</b>

(1) Does not include the adjoining park strip along the lake. The maintenance costs associated with the adjoining park strip is captured in the PRNS department cost.

(2) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose; HMM; Dahlin Group; and Economic & Planning Systems, Inc.