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Office of the City Manager

INFORMATION CALENDAR
July 30, 2024

To: Honorable Mayor and Members of the City Council

From: LaTanya Bellow, Interim City Manager

Submitted by: Jordan Klein, Director, Planning and Development Department

Subject: Section 9212 Report: Large Buildings Fossil Fuel Emissions Tax

INTRODUCTION

At a special meeting on June 14, 2024, the City Council requested a report, under the provisions of California Elections Code Section 9212, on the "Large Buildings Fossil Fuel Emissions Tax" ordinance citizen initiative that will appear before Berkeley voters on the November 5, 2024 ballot. The Section 9212 report, prepared in response to this request, is attached.

CURRENT SITUATION AND ITS EFFECTS

City Council specified that the report should include:

- Potential economic impacts and benefits, if any, on local businesses and city tax revenues;
- Analysis of costs to the City and other potential costs;
- Consideration of additional factors such as the social cost of carbon, safety risks, gas use trajectory, and potential benefits for the Large Buildings Fossil Fuel Emissions Tax initiative;
- City staffing implications;
- Feasibility of implementing the proposed initiative ordinances; and
- Any other information and analysis of potential interest to the City or the public, as determined by the City Manager and identified during the review process.

As specified in Election Code Section 9212, this report must be presented to City Council no later than 30 days after the date on which the City Clerk certified the sufficiency of the initiative petition.

BACKGROUND

Staff from Planning and Development, Finance, the Office of Economic Development, and the Rent Stabilization Board have provided analysis and information on the Large Buildings Fossil Fuel Emissions Tax's potential impacts, to the greatest extent possible given constraints on available time and resources. The attached report is based on staff's research and outreach with community members, technical experts, and impacted communities.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The attached report details potential sustainability and climate impacts associated with the "Large Buildings Fossil Fuel Emissions Tax" ordinance citizen initiative, and its implementation if it is approved by voters on November 5, 2024.

POSSIBLE FUTURE ACTION

Future action will be dependent on the outcome of this initiative at the ballot on November 5, 2024.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

If this initiative is approved by voters, the Large Building Fossil Fuel Emissions Tax would tax buildings which are 15,000 square feet or larger on their natural gas use beginning in 2025. The tax would apply to approximately 609 buildings in Berkeley. Staff estimate that the tax would generate approximately $26.7 million in its first year. The tax rate would escalate by 6% plus the local consumer price index (CPI) each year. The estimated first year tax collection is larger than Berkeley's total annual sales tax revenue, and is about a third of Berkeley's annual secured property taxes.

If the owners of affected properties perceived the Large Buildings Fossil Fuel Emissions Tax to be overly burdensome, they could choose to remove property from the market, thus reducing City business license revenue. In that scenario, there would also be potential losses in sales tax, transient occupancy tax, and short-term rental taxes, if a building became or remained vacant. Also in this scenario, City revenues would in effect move from existing sources which go to the City's General Fund, to be allocated by Council for a variety of community needs and priorities, to the Fossil Fuel Free Buildings Just Transition Fund for natural gas conversion of existing buildings.

It is unclear whether the initiative specified funding for City hiring to support the Fossil Fuel Free Buildings Just Transition Fund (approximately 10% of tax revenues) will be sufficient.

CONTACT PERSON

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Attachments:

1. California Elections Code Section 9212 Report: Large Buildings Fossil Fuel Emissions Tax, July 2024

California Elections Code Section 9212 Report

LARGE BUILDINGS FOSSIL FUEL EMISSIONS TAX

JULY 2024

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Executive Summary

On June 14, 2024, City Council requested a report, under the provisions of California Elections Code Section 9212, on the "Large Buildings Fossil Fuel Emissions Tax" ordinance citizen initiative that will appear before Berkeley voters on the November 5, 2024 ballot. The proposed Large Building Fossil Fuel Emissions Tax would tax buildings, 15,000 square feet (sqft) or larger, on their natural gas use beginning in 2025. The tax would apply to approximately 609 buildings in Berkeley and would generate approximately $26.7 million of tax in its first year. The tax revenue would create a Fossil Fuel Free Buildings Just Transition Fund that would be used to fund building decarbonization retrofit work, prioritizing low-rise residential buildings and restaurants.

This summary section provides key findings on the impacts requested by Council. These are excerpted from the full analysis of potential impacts of this initiative which comprises the remainder of this report.

City Council specified that the report should include the following:

- Potential economic impacts and benefits, if any, on local businesses and city tax revenues;
- Analysis of costs to the City and other potential costs;
- Consideration of additional factors such as the social cost of carbon, safety risks, gas use trajectory, and potential benefits for the Large Buildings Fossil Fuel Emissions Tax initiative;
- City staffing implications;
- Feasibility of implementing the proposed initiative ordinances; and
- Any other information and analysis of potential interest to the City or the public, as determined by the City Manager and identified during the review process.

Potential economic impacts and benefits, if any, on local businesses and city tax revenues

There was insufficient time for a formal quantitative study of economic impact based on this proposed tax measure. However, staff conducted outreach to dozens of business and non-profit organization leaders from the various sectors of the Berkeley economy for their feedback on the proposed tax, including grocery stores, healthcare providers, arts & culture organizations, life sciences businesses, hotels, and manufacturers.

- Some stakeholders perceive that the passage of this tax would compound the problem that existing taxes are already considerably higher in Berkeley than other Bay Area locations.
- Some stakeholders hypothesized that businesses would likely reduce employment and services as a short-term reaction to this initiative. The long-term economic impact of this initiative could include businesses leaving Berkeley, thereby resulting in fewer companies, fewer jobs, a smaller city tax base (corresponding with lower city service levels), higher costs of food and services, and decreased quality of life for Berkeley residents. Others noted that the adoption of an initiative that so dramatically increases costs over such a short period of time further "adds to the stigma of Berkeley...as a tough place to start a business."
- The potential exemption for non-profits, if adopted by Council, is not expected to apply to any properties, as no Berkeley non-profit organizations owning buildings of 15,000 sqft or greater have total annual revenues of under $1,000,000.
- The initiative precludes City Council from adopting any other exemptions, waivers, or discounts to the Large Buildings Fossil Fuel Emissions Tax. The inability to provide relief to larger non-

profits, healthcare facilities, essential services such as grocery stores, or other properties that serve the public interest may result in a reduction of community services to Berkeley residents.

City tax revenues: Revenues from the Large Buildings Fossil Fuel Emissions Tax are estimated to be significant, approximately $26.7M in the first year, and the tax rate escalates by 6% plus the local consumer price index (CPI) each year. This estimated first year tax collection is larger than Berkeley's annual sales tax revenue and about a third of annual secured property taxes.

Business license taxes make up 8% of the City's General Fund revenue. A large portion of business license taxes comes from rental of real property, including a tax on owners of five or more residential rental units. If the Large Buildings Fossil Fuel Emissions Tax becomes overly burdensome to property owners, they may remove the property from the market and reduce overall business license revenue. Additionally, there is a potential loss in sales tax, transient occupancy tax, and short-term rentals if a building becomes or remains vacant. The Large Buildings Fossil Fuel Emissions Tax would exclusively fund the Fossil Fuel Free Buildings Just Transition Fund; business license, sales, and other taxes generate General Fund revenue which can be applied to a variety of community needs.

Analysis of costs to the City and other potential costs

In addition to the City tax revenues discussed above, other potential costs include:

- **Impacted building owners and communities:** Some stakeholders expected that the Large Buildings Fossil Fuel Emissions Tax would negatively impact the competitiveness of Berkeley, and have unintended economic consequences on citywide economic development and quality of life.
- **Renters:** Despite the residential rental protection language in the initiative, the tax may result in higher rental costs for subject properties either at the time of lease renewal or, for price-controlled units, adjustments during times of vacancy.
- **Customers:** Customers may be impacted by the increased costs to businesses with pass-through costs, and a reduction in services and quality.
- **Workers:** In the short-term, properties subject to the Large Buildings Fossil Fuel Emissions Tax may reduce their staffing and/or remove employee benefits to generate the capital needed to pay the tax, resulting in a reduction in jobs and job quality.

Consideration of additional factors such as the social cost of carbon, safety risks, gas use trajectory, and potential benefits for the fossil fuel tax initiative

- The Large Buildings Fossil Fuel Emissions Tax is a carbon tax, based on high estimates of the social cost of carbon. The goals of this initiative -- to disincentivize greenhouse gas emissions and increase funding for building electrification and climate action programs -- are aligned with adopted City plans.
- If successful in its intended purpose, this initiative could reduce or eliminate natural gas use in existing buildings throughout Berkeley, thereby reducing the greenhouse gas emissions associated with buildings. Such reductions would help achieve Berkeley's goal of becoming a Fossil Fuel Free City and mitigate climate change impacts.
- According to an analysis of the funding needed to decarbonize residential buildings in Berkeley, as of July 2022 there was an estimated $20,000 - $40,000 funding gap per housing unit in

Berkeley, with low-income housing consistently facing larger funding gaps of almost $4,000/unit more on average. The initiative would create and provide annual revenues for the Fossil Fuel Free Buildings Just Transition Fund, which could be used to address this gap in funding.
- Reducing natural gas can mitigate safety risks. Natural gas line rupture is one of the chief causes of post-earthquake fires. Additionally, natural gas line rupture has climate implications.
- The initiative may increase regional employment opportunities for contractors working in the electrification retrofit market (commercial and residential). It would likely spur new construction projects in Berkeley of buildings 15,000 sqft or greater to be built all-electric, in order to avoid future payment of the proposed Large Building Fossil Fuel Emissions Tax.

City staffing implications

- The Large Building Fossil Fuel Emissions Tax and resulting Fossil Fuel Free Buildings Just Transition Fund would more than double the City's current funding and staffing for climate action programs. The City's Climate Equity Fund Home Electrification Pilot and Just Transition Residential Electrification Pilot for low-to-moderate income electrification retrofits are currently using $1.75M in implementation funds. The Fossil Fuel Free Buildings Just Transition Fund could provide annual funding for these programs and other building decarbonization retrofits in Berkeley.
- The City would have to frontload funding, and authority to hire, in Fiscal Year 2025 in order to calculate and collect the Large Buildings Fossil Fuel Emissions Tax before any tax proceeds for this purpose is received. The initiative specified funding for administration of Large Buildings Fossil Fuel Emissions Tax (3% of tax revenues) is likely sufficient to provide the staffing needs following Fiscal Year 2025.
- The City could also frontload funding and hiring for the design of the Fossil Fuel Free Buildings Just Transition Fund programs to enable implementation in the beginning of Fiscal Year 2027 (shortly after the first revenue collection). Alternatively, utilizing the resources of the Fossil Fuel Free Buildings Just Transition Fund for all hiring, program design, and implementation would likely result in Fund distribution beginning in Fiscal Year 2028.
- It is unclear whether the initiative specified funding for hiring to support the Fossil Fuel Free Buildings Just Transition Fund (approximately 10% of tax revenues) will be sufficient. Its administrative percentage is low in comparison to the costs for municipal clean energy and home decarbonization programs in other jurisdictions, and in comparison to the City's Just Transition Residential Electrification Pilot (27% for program administration).

Feasibility of implementing the proposed initiative ordinances:

- **Data:** Complexities of tax administration will include obtaining accurate building size and natural gas use information; the latter will need to be self-reported because California Data Privacy Laws prohibit the utility (PG&E) from providing this data without express permission from the property owner/account holder.
- **Timing:** The annual tax payment deadline specified in the initiative is not aligned with existing data collection processes and does not provide sufficient time to collect building gas usage data (PG&E's Building Benchmarking Portal does not provide complete annual data until mid-February of the following year), calculate tax, issue tax bills, and provide at least 30 days for payment before the annual deadline of February 28.

- **Flexibility:** The initiative allows for flexibility in how the funds are distributed, but provides limited opportunities for City Council or staff to address adverse impacts of the initiative, implement best practices not included in the initiative, or respond to lessons learned.
- **Conflicting Definitions:** Some definitions set forth in the initiative are not aligned with other definitions and processes utilized by the City, which adds complication to verification and implementation.
- **Workforce:** There is a need to build up the workforce for commercial and residential building electrification in the Bay Area to meet the City and State's ambitious climate and decarbonization goals. Progress is being made, but the current workforce constraints will be an impediment to the properties subject to this initiative.

Any other information and analysis of potential interest to the City or the public, as determined by the City Manager and identified during the review process:

- **Drafting Process:** The initiative was not developed in partnership or consultation with the City. Therefore, the City does not know the extent to which the community was engaged during the drafting process or whether this process was aligned with the City's approach of equitable community engagement.
- **Cost of gas comparison:** As set by the initiative, the first year tax rate would be $2.96 per therm of natural gas, which is 1.5 to 2 times the average price of natural gas. The tax rate is expected to double within 10 years, triple within 15 years, and conclude at close to 10 times the first-year rate.
- **Potential impacts to PG&E territory ratepayers:** PG&E forecasts its annual budget based on anticipated electrical demand, and this budget forecast cost is spread across all ratepayers of the PG&E territory. PG&E has an obligation to serve, and will do so as required, but it may impact PG&E territory budget and timeline. As such, a large increase in projects in Berkeley, as a result of this initiative, could impact the budget forecast and potentially the rates of the entire PG&E territory, as well as the timelines of all projects needing service upgrades, including areas such as communities in the Central Valley that face significant environmental justice concerns.
- **Timeline for decarbonizing subject properties:** In most cases it will take building owners several years before equipment and facilities can be transitioned to electric alternatives, likely requiring them to pay the tax during this transition period. There are also timeline constraints outside of the control of the property owner and City including PG&E timelines for energization and global supply shortages of transformers and other equipment that can add significant time to construction projects.

The remainder of this report the details on the full findings of staff's research for this Section 9212 report.

Background/Overview

An initiative petition titled "Initiative Ordinance to Adopt a Special Tax on Natural Gas Consumption in Buildings 15,000 Sq. Ft. or Larger" (also known as the "Large Buildings Fossil Fuel Emissions Tax" Ordinance) was filed with the Berkeley City Clerk on May 15, 2024. The petition was certified by the Registrar of Voters as sufficient on May 28, 2024.

On the agenda at the June 14, 2024 Special City Council Meeting, City Council referred to the City Manager preparation of a report under the provisions of California Elections Code Section 9212 on the proposed "Large Buildings Fossil Fuel Emissions Tax" ordinance that will appear before Berkeley voters on the November 5, 2024 ballot.[1]

City Council specified that the report should include the following:

- Potential economic impacts and benefits, if any, on local businesses and city tax revenues;
- Analysis of costs to the City and other potential costs;
- Consideration of additional factors such as the social cost of carbon, safety risks, gas use trajectory, and potential benefits for the Large Buildings Fossil Fuel Emissions Tax initiative;
- City staffing implications;
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- Any other information and analysis of potential interest to the City or the public, as determined by the City Manager and identified during the review process.

As specified in Election Code Section 9212, this report must be presented to City Council no later than 30 days after the date on which the City Clerk certified the sufficiency of the initiative petition.

Initiative Summary

The "Large Buildings Fossil Fuel Emissions Tax" citizen initiative states that, "The Buildings Emissions Tax is intended to disincentivize natural gas consumption and greenhouse gas emissions, thereby increasing the number of commercial and large residential property owners switching energy sources from fossil fuel gas to electricity, while also raising funds for municipal services, including funding a program to: reduce greenhouse gas emissions rapidly through decarbonizing buildings; support unionized trades and municipal jobs; and improve public safety, health, and indoor and outdoor air quality."

The citizen-led initiative would impose an annual Large Buildings Fossil Fuel Emissions Tax on residential and non-residential buildings 15,000 square feet or larger that generate greenhouse gas emissions through the use of natural gas. Government-owned buildings, single family residences, and buildings with at least 50% affordable units are exempt. The annual tax amount for each building is determined by its annual natural gas usage multiplied by various factors specified in the initiative, resulting in a first-year tax rate of $2.9647 per therm of natural gas consumed. The tax would become effective January 1, 2025, with the first tax payment due by February 28, 2026. The tax is estimated to raise $26.7M in its

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[1] June 14, 2024 Item 1: Elections Code Section 9212 Reports on Initiative Ordinances "Control of Infectious Aerosols in City Buildings" and "Large Buildings Fossil Fuel Emissions Tax" https://berkeleyca.gov/sites/default/files/documents/2024-06-14%20Special%20Item%2001%20Elections%20Code%20Section%209212%20Reports.pdf

first year and would increase each year by 6% plus the increase in the local Consumer Price Index (CPI) until it's expiration on December 31, 2050.

The initiative would use the generated tax revenues to establish a Fossil Fuel Free Buildings Just Transition Fund to support building decarbonization programs for existing buildings, prioritizing natural gas conversion and building decarbonization retrofits in low-rise residential buildings and restaurants. The Environment and Climate Commission would serve as the oversight committee to monitor the fund and make recommendations on how to utilize it.

Attachment 1 includes the full initiative language.

Initiative Methodology

Tax-based funds for clean energy and climate projects established through ballot measures in other jurisdictions, such as Portland, OR (Portland Clean Energy Fund) and Denver, CO (Denver Climate Protection Fund), have been developed with coalitions that included input from city staff, community organizations, and technical experts on their initiative development processes. The ballot initiatives were created in facilitated, transparent public processes, that allowed for feedback, refinement, and multiple perspectives. These programs included equity impacts and are seen as best practices.[2]

Staff is not aware of any feasibility analyses or impact studies that were conducted. Because the City was not involved in the drafting of this initiative, staff does not know whether, how, and to what extent the community, including community organizations and impacted communities, was engaged during the drafting process. This initiative does not allow the City Council to make changes to its language; rather, it would require proposed changes to go back to voters.

Methodology of Developing This Report

Staff from Planning and Development, Finance, the Office of Economic Development and the Rent Stabilization Board have provided analysis and information on the Large Buildings Fossil Fuel Emissions Tax's potential impacts, to the greatest extent possible given constraints on available time and resources. This report is based on staff's research and outreach with community members, technical experts, and impacted communities.

Given the limited timeframe provided to develop this report, it does not include a full economic analysis of the full scope of impacts of the initiative. This report also is not able to provide a technical analysis of grid capacity relative to the initiative, as PG&E grid capacity cannot be determined until a service request for an upgrade is received.

Estimates of Subject Properties and Tax Revenues

The proposed Large Building Fossil Fuel Emissions Tax would cover approximately 609 buildings in Berkeley (see **Figure 1**) and is estimated to generate approximately $26.7 million of tax in its first year for the Fossil Fuel Free Buildings Just Transition Fund.[3] The tax applies to buildings of 15,000 square feet

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[2] *Guidelines for creating community-driven building retrofit programs* (C40, April 2024): https://www.c40knowledgehub.org/s/article/Guidelines-for-creating-community-driven-building-retrofit-programs?language=en_US

[3] Please note that, should the initiative become law, the applicability of the Large Building Fossil Fuel Emissions Tax to these buildings will be confirmed on a case-by-case basis.

(sqft) or larger; owners of smaller buildings, including single-family homes, are not directly impacted by the tax. However, all users of natural gas in Berkeley are subject to the Utility Users Tax (BMC Chapter 7.70) which imposes a tax of 7.5% on the charges made for natural gas for its storage, transportation, and delivery. Through this initiative, buildings of at least 15,000 sqft in Berkeley would be subject to the Large Building Fossil Fuel Emissions Tax in addition to the Utility Users Tax.

FIGURE 1: Estimated number of buildings, by property type and square footage category, subject to the Large Building Fossil Fuel Emissions Tax

	Building Square Footage (sqft)					
Property Type	**15,000-24,999**	**25,000-49,999**	**50,000-99,999**	**100,000-249,999**	**250,000 or more**	**Estimated Number of Buildings**
Education	4	8	1	0	0	**13**
Enclosed and Strip Malls	0	1	1	0	0	**2**
Food Sales	3	5	0	1	0	**9**
Healthcare	3	2	2	0	3	**10**
Hotel/Lodging	30	5	2	2	0	**39**
Mixed (Residential/Commercial)	28	24	7	4	0	**63**
Office	17	19	7	3	0	**46**
Other	6	6	8	0	1	**21**
Industrial	31	28	17	7	2	**85**
Public Assembly	8	2	2	2	0	**14**
Religious Worship	18	6	0	0	0	**24**
Residential	135	64	26	5	0	**230**
Retail	8	4	4	1	1	**18**
Service	0	1	0	0	0	**1**
Warehouse and Storage	20	9	5	0	0	**34**
Total	**311**	**184**	**82**	**25**	**7**	**609**

Attachment 2 provides the estimated first year taxes for buildings that are 15,000 sqft or larger. This initial list of taxable buildings is an estimate, subject to change as updated square footage information becomes available. In addition, case-by-case assessments of buildings for taxation may be needed for some properties. Annual natural gas data has been estimated based on the 47% of potentially taxable buildings that reported their usage through the California Air Resources Board's (CARB) mandatory reporting of greenhouse gas emissions[4] or through Berkeley's Building Emissions Saving Ordinance (BESO) in 2022 or 2021. Natural gas usage data for the remaining 53% buildings is estimated by using a therms/square foot value provided by the US Energy Information Administration's Commercial Buildings

[4] Under California's Regulation for the mandatory reporting of greenhouse gas emissions, industrial sources, fuel suppliers, and electricity importers must report their annual GHG emissions to CARB: https://ww2.arb.ca.gov/mrr-data

Energy Consumption Survey (CBECS).[5] The tax amount for buildings using CBECS natural gas usage values will change as actual usage data is provided, and CARB and BESO data may also include inaccuracies. For example, BESO energy benchmarking data can be submitted as "campuses" for multiple co-owned and co-located properties. In this scenario, it is possible that some of the individual buildings are less than 15,000 sqft. BESO benchmarking is intended to provide transparency and education about energy use, to help identify areas for improvement and to quantify or verify energy savings; it is not designed as an instrument for levying tax.

The estimated tax for industrial buildings is likely to show an underestimate as CBECS data does not have a distinct industrial building therms/square foot value; instead it incorporates those buildings under a general "Other" category. Actual gas usage for industrial buildings will vary widely depending on the industrial use.

Annual Tax Rate Increase

As set by the initiative, the first year tax rate would be $2.96 per therm of natural gas, which is 1.5 to 2 times the average price of natural gas. Over the last three years, natural gas for commercial customers[6] cost an average of $1.51/therm in the summer and $1.67/therm in the winter and cost an average of $1.98/therm for residential customers through PG&E.[7]

The annual tax rate is set to increase each year by the percent increase in the Consumer Price Index for the San Francisco/Oakland/Hayward area plus 6%. **Figure 2** shows the estimated tax rate until the expiration of the tax on December 31, 2050. The tax rate is expected to double within 10 years, triple within 15 years, and conclude at nearly 10 times the first-year rate.

FIGURE 2: Estimated projected Large Building Fossil Fuel Emissions Tax rate ($/therm)

	Tax Year					
	2025	**2030**	**2035**	**2040**	**2045**	**2050**
Projected Tax Rate* ($/Therm)	$2.96	$4.60	$7.15	$11.10	$17.24	$26.77

***Assumed an annual CPI increase of 3.2% (the average annual percent increase from 2013-2023)[8]

Impacts to Specific Property and Business Types

The impact of the tax will vary by building type. **Figure 3** shows an estimated first year tax assessment by property type and square footage. The natural gas usage is based on assumed therms/sqft values provided by CEBCS. Actual tax amounts will vary by building. Healthcare facilities, food service and food sales properties and businesses are likely to pay the highest tax per square foot compared to other property types.

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[5] U.S. Energy Information Administration. *2018 Commercial Buildings Energy Consumption Survey (CEBCS):* https://www.eia.gov/consumption/commercial/data/2018/index.php?view=consumption

[6] Most commercial customers fall under PG&E's G-NR1 natural gas rate for small businesses.

[7] PG&E Natural Gas Rate Data: https://www.pge.com/tariffs/en/rate-information/gas-rates.html

[8] Association of Bay Area Governments. *Bay Area Consumer Price Index* (May 15, 2024): https://abag.ca.gov/tools-resources/data-tools/consumer-price-index

FIGURE 3: Estimated first year Large Building Fossil Fuel Emissions Tax* assessment based on property type, assumed natural gas usage (provided through CBECS[3]) and square footage**

Property Type	15,000 sqft	25,000 sqft	50,000 sqft	100,000 sqft	250,000 sqft
Education	$8,200	$13,700	$27,400	$54,900	$137,200
Food Sales	$32,300	$53,900	$107,700	$215,500	$538,700
Food Service	$57,900	$96,600	$193,200	$386,300	$965,800
Health Care	$26,900	$44,800	$89,500	$179,000	$447,600
Hotel/Lodging	$13,400	$22,400	$44,800	$89,500	$223,800
Office	$8,400	$14,000	$28,100	$56,100	$140,300
Religious Worship	$6,900	$11,400	$22,800	$45,700	$114,200
Residential	$9,300	$15,600	$31,100	$62,300	$155,600
Retail	$8,000	$13,300	$26,700	$53,300	$133,400
Warehouse	$5,100	$8,400	$16,900	$33,700	$84,300

* The annual tax amount is estimated to double within 10 years, triple within 15 years, and conclude at nearly 10 times the first-year rate.
**Actual natural gas usage can vary widely by building.

Figure 4 lists the estimated first year tax for the top 20 buildings in Berkeley that have submitted gas usage data to the City or State, through CARB's mandatory reporting or BESO. Three of the top five buildings with the highest estimated tax are healthcare facilities.

FIGURE 4: Estimated Large Building Fossil Fuel Emissions Tax* for top 20 buildings based with reported natural gas usage data.

Business/Building Name	Building Type	Address	Estimated Tax in 2025 (First Year)	Estimated Tax in 2030**
Bayer Main Campus	Industrial	2550 7TH ST	$6,460,081	$10,032,831
Alta Bates Summit Medical Center - Ashby	Health Care	2450 ASHBY AVE	$2,531,583	$3,931,676
Alta Bates Herrick Hospital Campus	Health Care	2001 DWIGHT WAY	$909,863	$1,413,064
Takara Sake USA	Retail	719 ALLSTON WAY	$566,388	$879,628
Kaiser Permanente Berkeley Lab	Health Care	1740 SECOND ST	$397,353	$617,109
Berkeley Bowl West	Food Sales	920 HEINZ AVE	$231,596	$359,680
Doubletree Hotel & Meeting Center	Hotel/Lodging	200 MARINA BLVD	$190,386	$295,679
Downtown Berkeley YMCA	Public Assembly	2001 ALLSTON WAY	$178,417	$277,090
901 Heinz Ave	Industrial	901 HEINZ AVE	$166,633	$258,790
901 Gilman St	Industrial	901 GILMAN ST	$163,590	$254,063

Business/Building Name	Building Type	Address	Estimated Tax in 2025 (First Year)	Estimated Tax in 2030**
Regent Street Medical Office Building and Care Center	Healthcare	2999 REGENT ST	$152,654	$237,079
Gilman District North (Whole Foods)	Food Sales	1011 GILMAN ST	$133,670	$207,596
Great Western Building (Sky Deck)	Office	2150 SHATTUCK AVE	$131,633	$204,433
Berkeley City Club	Hotel/Lodging	2315 DURANT AVE	$121,559	$188,788
Safeway (North Shattuck)	Food Sales	1425 HENRY ST	$116,830	$181,443
Whole Foods Ashby	Food Sales	3000 TELEGRAPH AVE	$109,649	$170,291
The Graduate Berkeley Hotel	Hotel/Lodging	2600 DURANT AVE	$108,819	$169,002
Hotel Shattuck Plaza	Hotel/Lodging	2086 ALLSTON WAY	$97,864	$151,987
Pacific School of Religion Student Housing	Residential	1798 SCENIC AVE	$94,655	$147,004
Fourth & U Apartments	Residential	700 UNIVERSITY AVE	$92,846	$144,195

* The annual tax amount is estimated to double within 10 years, triple within 15 years, and conclude at nearly 10 times the first-year rate.
**The estimated tax in 2030 assumes natural gas usage has remained the same since 2025.

Limited Exemptions

The Large Buildings Fossil Fuel Emissions Tax provides exemptions for City, County, or State-owned buildings, single family homes, and residential buildings with 50% or more units deed-restricted to be affordable to households making less than 80% of the area median income. Additionally, City Council can annually adopt exemptions, waivers, discounts, or rebates for non-profit organizations classified as 501(c)(3)s which have total annual revenues under $1,000,000.

Based on staff's initial analysis, 22 buildings with affordable housing units and 47 buildings owned and operated by public entities, such as the City of Berkeley, UC Berkeley, Berkeley Unified School District, and Lawrence Berkeley National Laboratory, are exempt from the tax. No Berkeley non-profit organizations owning buildings of 15,000 sqft or greater have total annual revenues of under $1,000,000; this potential exemption is not expected to apply to any properties.

City Council would not have the authority to adopt exemptions, waivers, or discounts aside from the exemptions listed above. The inability to provide additional exemptions to larger non-profits, healthcare facilities, essential services such as grocery stores, or other properties that serve the public interest may result in a reduction of community services to Berkeley residents.

Impacts to Residents and Consumers

Equity Impacts

The initiative directs use of the Fossil Fuel Free Buildings Just Transition Fund for building decarbonization retrofits, prioritizing low-rise residential buildings and restaurants, including low- or no-interest loans to assist property owners in retrofitting properties. This funding, if applied to low-income residents and other disadvantaged communities, would increase resources to these communities beyond what will become available through regional, state, and federal programs including BayREN, Ava Community Energy, the California Energy Commission Equitable Building Decarbonization Program, and the Inflation Reduction Act Home Energy Rebate Programs.

The City works to center equity in its sustainability and decarbonization work. Foundational to equitable decarbonization policy is working alongside disadvantaged communities in the development of any new policies and programs to ensure that underrepresented voices are included early on and throughout the implementation process to ensure equitable outcomes. Through the Berkeley Existing Building Electrification Strategy, community helped develop the Equity Guardrails, which specify minimum requirements related to equity that must be met before a building decarbonization policy or program should be enacted.

Because voters, rather than the City, drafted the initiative, the Equity Guardrails were not applied. As a result, not all equity impacts of this initiative are known at the time of writing this report.

Impact to Ratepayers

This initiative is expected to require a large number of electric service upgrades in Berkeley in order for subject buildings to accommodate full electrification, as well as to allow for the electrification that would be supported by the tax proceeds deposited in the Fossil Fuel Free Buildings Just Transition Fund. Costs for service upgrades are shared by PG&E and property owners. PG&E develops annual electrification forecasting, in conjunction with the California Public Utility Commission's Integrated Energy Policy Report, that is used to determine the PG&E electrification budget for the entire PG&E territory. As policies and regulations spurring electrification are adopted, such as the Bay Area Air Quality Management District's Building Appliances Rules 9-4 and 9-6, which will begin prohibiting the sale and installation of water heaters and furnaces that emit nitrogen oxide starting in 2027, they are adopted into the PG&E annual forecast.

If adopted on November 5, 2024, this initiative would become effective in less than 2 months, on January 1, 2025. In addition to providing inadequate time for subject facilities to electrify their operations, and for City staff to hire and plan for tax collection and fund management, this timeline would not allow PG&E to incorporate this initiative into their electrification forecasting for budgeting resources before its effective date. As a result, if PG&E's spending to support building electrification in Berkeley exceeds expectations, the electrification projects that PG&E could support in other areas of its territory would be compromised. For example, PG&E upgrades for electrification in communities in the Central Valley and the greater East Bay that face significant environmental justice concerns, may be limited if Berkeley receives more of ratepayer funds for electrification than forecast.

Impacts to Renters

Robust renter protections are critical to developing and implementing any policy, program, or initiative that impacts residential real estate, and renters represent a large and historically underserved group of our community. The initiative includes language intended to protect renters: "the Buildings Emissions Tax is intended to incentivize climate mitigation improvements to large buildings in Berkeley but shall not permit the costs of such improvements to be passed on to residential tenants in the form of rent increases or other increased costs." However, this language is unenforceable in many tenancies as written and does not have an actualized mechanism to prevent harm to renters, such as increased costs or displacement. Despite the language in the initiative, the tax may result in higher rental costs for rental units in subject properties either at the time of lease renewal or, for price-controlled units, adjustments during times of vacancy.

State law gives owners the right to set initial rent at the onset of a new tenancy even in price-controlled housing, such as rental units covered by the City's Rent Stabilization Ordinance. In such price-controlled housing, the Rent Stabilization Board can ensure that an owner does not pass the cost of the tax to existing tenants because the tax cannot be used to raise the rent ceiling (the maximum rent that can be charged). However, for non-price controlled housing, including housing that is granted eviction protection through Measure MM and housing that is fully exempt from Berkeley's Rent Stabilization Ordinance, an owner is permitted to raise the rent as they see fit (with a cap for those units that fall under the state rent cap rules). For such units, it would be difficult to determine why an owner raised the rent unless the rental increase is very transparently linked to the tax (i.e., the total amount of the tax divided by the number of units). Owners of residential rental units subject to price-control may pass on the cost of the tax by raising the starting rent of new tenancies. Of the 293 residential buildings in the inventory of 609 properties estimated to be subject to this tax, around 60% of the rented units are price-controlled. In the remaining 40% of the rented units, the statement within this initiative is likely unenforceable.

Renters are subject to additional potential burdens and risks[9], including:

- The onus is on the renter to be aware of and advocate for their rights, but less than 3% of renters nationwide have the assistance of an attorney in court for an eviction and it is difficult to prove a rent increase or eviction due to upgrades as landlords are not required to provide reasoning for rent increases.
- Rent stabilization laws often lack enforcement mechanisms, making it difficult to hold landlords accountable. The lack of proactive and reactive enforcement allows some landlords to exploit loopholes and disregard rent stabilization provisions, resulting in illegal rent increases, tenant harassment, and evictions.
- Rental units could be removed from the market all together due to the high cost to upgrade, or redevelop them by invoking the Ellis Act.

[9] Ruthy Gourevitch. *Decarbonization without Displacement: Tenant advocacy in the context of Inflation Reduction Act Implementation.* Climate + Community Project (January 2024): https://www.climateandcommunity.org/decarbonization-without-displacement

- Landlords could use "construction-as-harassment", or projects that are undertaken to make tenants so uncomfortable in their homes that they voluntarily leave, as a way to force renters out of their home.

Renter protections are complex, and require an ecosystem of partners, supports, and resources to be effective. The City is working with partners to develop innovative and comprehensive ways to develop and implement meaningful renter protections that can be enforced and therefore lead to the desired outcome of keeping renters in their homes affordably.

Impacts to Consumers

One of the ways that businesses can adapt to increased costs, especially in the short run, when relocation isn't an option and new business models are still being explored, is to pass those costs along to their customers. Grocery stores and health care providers, for example, represent eight of the twenty Berkeley properties with the highest estimated first year tax payments under this initiative (see **Figure 4)**.

In addition, consumers may experience a reduction in services and quality as businesses and non-profits make short term adjustments to the impact of the unexpected tax by reducing their staffing (and/or the benefits offered to employees), reducing the quality of their service offerings to customers, and reducing or eliminating the services and benefits that they offer to the community such as non-profit programming and business sponsorship of community activities.

Social Cost of Carbon

The social cost of carbon is an estimate that is used to value, in dollars, the long-term damage done by a ton of carbon dioxide (CO_2) emissions in a given year, which also represents the value of damages of avoided, or benefit of, an emissions reduction. The social cost of carbon is used to quantify extra costs associated with carbon emissions, and the value of acting on climate mitigation. Its intent in this initiative, and other policy and programmatic uses, is to create production and consumption decisions that address climate change.

However, estimates of the social cost of carbon vary. The Large Buildings Fossil Fuel Emissions Tax is a carbon tax. Specifically, the initiative directs that the value of \$382/metric ton for carbon dioxide (MT CO_2) and \$10,044/metric ton for methane (MT CH_4) be used for the base year (2025) tax.

It is unclear where the sources for these dollar amounts came from and the basis for their use. These values are higher than the highest estimates provided by the US EPA's most recent report on the social cost of greenhouse gases, including nearly 4 times the highest rate in the case of methane. The US EPA's most recent estimates of the social cost of carbon for emissions in 2025 range from \$130-\$360/MT CO_2 and from \$1,590-\$2,737/MT CH_4, depending on the discount rate (1.5%-2.5%) used for each gas.[10]

In addition, it is unclear how the annual escalation rate for the tax, of the local CPI plus 6%, was determined. The 2023 US EPA Report on the Social Cost of Greenhouse Gases: Estimates Incorporating

[10] *Report on the Social Cost of Greenhouse Gases: Estimates Incorporating Recent Scientific Advances.* US EPA (Nov 2023), Docket ID No. EPA-HQ-OAR-2021-0317, Appendix A.5: https://www.epa.gov/system/files/documents/2023-12/epa_scghg_2023_report_final.pdf

Recent Scientific Advances shows annual increases in the social cost of CO_2 after 2025 in the 1-2% range and CH_4 in the 3-4% range.

Mitigation of Safety Risk and Natural Gas Use Trajectory

Reducing natural gas can mitigate safety risks. Natural gas line rupture is one of the chief causes of post-earthquake fires. Additionally, natural gas line rupture has climate implications. The main component of natural gas is methane, which is a potent greenhouse gas that is 25 times more harmful to the atmosphere over a 100-year period than carbon dioxide.[11]

If successful in its intended purpose, this initiative would reduce or eliminate natural gas use in existing buildings throughout Berkeley, thereby reducing the greenhouse gas emissions associated with buildings. Such reductions would help achieve Berkeley's goal of becoming a Fossil Fuel Free City and mitigate climate change impacts. Buildings contributed to 43% of Berkeley's total greenhouse gas emissions in 2021.

Since 2000, natural gas usage in Berkeley's building sector has decreased by 26%. Natural gas usage in buildings will continue to decrease in Berkeley though current local policies, like BESO, as well as regional policies, and the rate would likely be accelerated by this initiative.

At the regional level, the Bay Area Air Quality Management District has established zero NOx appliance standards to reduce emissions of nitrogen oxides from residential and commercial furnaces and water heaters in buildings in the Bay Area. The zero NOx standard would prevent the sale and installation of new NOx emitting furnaces and water heaters starting in 2027. Currently, only electric systems, such as heat pumps, can achieve the zero NOx requirements. These new regional standards will contribute to decreasing natural gas usage in the Bay Area and in Berkeley.

Other Benefits

According to an analysis[12] of the funding needed to decarbonize residential buildings in Berkeley, as of July 2022 there was an estimated $20,000 - $40,000 funding gap per housing unit in Berkeley, with low-income housing consistently facing larger funding gaps of almost $4,000/unit more on average. The initiative would create and provide annual revenues for the Fossil Fuel Free Buildings Just Transition Fund, which could be used to address this gap in funding. The initiative may also increase employment opportunities for contractors working in the electrification retrofit market (commercial and residential). It would likely spur new construction projects in Berkeley of buildings 15,000 sqft or greater to be built all-electric, in order to avoid future payment of the proposed Large Building Fossil Fuel Emissions Tax.

Impacts on Businesses and Employment

To fully gauge the economic development impacts, a comprehensive cost-benefit analysis or economic impact analysis would need to be undertaken. This type of analysis could not be commissioned within

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[11] City of Berkeley. *First Draft 2024 Local Hazard Mitigation Plan - Element B Risk Assessment* (June 4, 2024): https://berkeleyca.gov/sites/default/files/documents/2024%20LHMP%20First%20Draft%20-%20Element%20B%20Risk%20Assessment.pdf

[12] Firefly Consulting, Building Electrification Institute, and Association for Energy Affordability. *Berkeley Funding Gap Analysis for Residential Building Decarbonization (July 2022, updated February 2023):* *https://static1.squarespace.com/static/5b6a482db27e39e8fcf65bbf/t/63e289ba89fc513fb919d2e4/1675790781061/BEI-Berkeley_Residential+Funding+Gap+Analysis_Feb+2023.pdf*

the allotted timeline and budget available to produce this report. However, staff found that such analysis could be produced by a private firm, real estate research group, academic study center, or urban consulting practice for $20,000-$75,000 in 4 to 8 weeks and recommend such a study be undertaken.

In the meantime, consulted stakeholders - primarily owners and tenants of properties in Berkeley that are 15,000 sqft or larger and other local business and non-profit leaders - hypothesized that the long-term economic impact of this initiative could include businesses leaving Berkeley, thereby resulting in fewer companies, fewer jobs, a smaller city tax base (corresponding with lower city service levels), higher costs of food and services, and decreased quality of life for Berkeley residents. Others noted that the adoption of an initiative that so dramatically increases costs over such a short period of time further "adds to the stigma of Berkeley...as a tough place to start a business."

Impacts to Citywide Economic Development

Economic development can be measured in many ways with jobs, productivity/wages, sales tax revenues, wealth creation, vacancy rates, new housing starts, home sale prices and rents, and building values, among the many indicators. The City of Berkeley Office of Economic Development (OED) publishes an economic dashboard including a variety of these data points annually, with the last comprehensive report produced in Q4 2023. At that time, OED reported a mixed bag with regard to Berkeley's rebound since the COVID-19 pandemic: on some measures, such as the number of innovation industry startups or sales tax revenues, the city had returned to (or even surpassed) pre-pandemic levels, while on others, such as commercial vacancy rates and unemployment rates, the data showed poorer performance than before the pandemic. As of June 2024, the unemployment rate in Berkeley was 4.5%, higher than the US unemployment rate of 4.3% and lower than the rates for CA (5.3%) and Alameda County (4.6%)[13]. Meanwhile, in the first two quarters of 2024, office and lab vacancy rates rose to 14.4%and 43.2%[14], respectively.

While there was insufficient time for a formal quantitative study of economic impact based on this proposed tax measure, OED conducted outreach to dozens of business and non-profit organization leaders, representing the many sectors that fuel the Berkeley economy for their feedback on the proposed tax.

The vast majority of stakeholders consulted expected that, should it pass, the large buildings natural gas tax would negatively impact the competitiveness of Berkeley, and have unintended economic consequences on citywide economic development. This is, in large part, because:

1) Berkeley competes with other locations in the Bay Area and globally for business activity; when the costs of doing business in Berkeley increase, other locations look more appealing for a business deciding where to locate or grow. And, in the case that a business does not have location flexibility in the short run and has thin (or no) margins, the business would offset the increased cost of doing business due to the tax burden by reducing services or variable costs (e.g., labor), raising prices, or going out of business.

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[13] State of California Employment Development Department, Labor Market Information Division. Accessed July 23, 2024 from https://labormarketinfo.edd.ca.gov/data/unemployment-and-labor-force.html.
[14] *Greater Oakland Office Market Overview 2Q24* and *San Francisco Bay Area Life Science Market Overview 2Q24.* Newmark, (Second Quarter 2024).

2) Businesses in many sectors critical to the Berkeley economy (e.g., arts and culture, retail, restaurants, manufacturing) already face higher-than-average costs of doing business locally, making it challenging for them achieve profitability or even break even.

With regard to the former, the proposed tax would result in a significant and increasing differential in the cost of being a Berkeley tenant or building owner compared to competitive local cities such as Emeryville, Albany, Oakland, San Leandro, or Richmond. In the short term, companies with multiple-year leases or high costs of relocation anticipate responding by reducing variable costs such as payroll. In the long term, many anticipate relocating to another nearby city where they can still access target markets or customers.

Some stakeholders perceive that the passage of this tax would compound the problem that existing taxes are already higher in Berkeley than most other Bay Area locations. In 2023, the Bay Area Council analyzed the 20 largest job centers across Alameda, Contra Costa, San Francisco, San Mateo, and Santa Clara counties and estimated the annual business tax burdens for three hypothetical companies for 15 Bay Area cities using tax rates for the 2022 tax year. The published report revealed that Berkeley's current tax burden was the *third highest of all cities* for 3 example businesses of various sizes based on annual revenues and employees: a professional services company, a financial services company, and an information company.[15]

More broadly, in recent years, the costs for Berkeley and other Bay Area businesses have increased due to increased minimum wage (labor costs) and sharp increases in operating costs, including but not limited to electricity. In addition, the cost of construction materials in 2024 has increased 82.5% since 2020 and it is likely that increasing demand for construction projects and the labor needed to produce them will sustain higher materials and labor pricing through the remainder of this year and into 2025.[16]

When large employers choose to relocate from Berkeley or close their doors, the city's tax base, which relies on business and property tax revenues to support its general fund, is impacted. While it is difficult to project the extent to which the higher tax burden proposed by this initiative would impact the locational, hiring, and other decisions of large employers, it is safe to assume that it will have some impact. It will increase the cost of operating in Berkeley and will factor into business investment strategies for both property owners and tenants. In addition, the initiative could put businesses and nonprofit organizations operating with low profit margins out of business completely, adversely impacting the diversity of the local economy and the vitality of Berkeley's diverse arts, entertainment, recreation and cultural organizations.

Impacts to specific sectors

Not all industry sectors rely on natural gas in the same way or for the same reasons. The following section provides an overview of key financial considerations facing some of the industry sectors in Berkeley. This does not include a full sector analysis, which would require more time than provided to develop this report.

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[15] *Business Taxes in the Bay Area: A City Level Analysis*. Bay Area Council Economic Institute (February 2023): https://www.bayareaeconomy.org/files/pdf/BACEI-SF-Business-Tax-Feb2023.pdf

[16] Sebastian Obando. *Higher Material Prices Here to Stay*. Construction Dive (June 1, 2023): https://www.constructiondive.com/news/falling-material-prices-expected-reverse-course/651744/

Grocery Stores

Grocery stores are two to three times more energy intensive than other types of commercial buildings, primarily due to the electricity needed for refrigeration.[17] In addition, grocery stores typically use natural gas for space and water heating, cooking, and for air handlers to remove humidity from the air to prevent fogging on refrigerated display case doors, condensation on refrigeration equipment, buildup of frost on frozen food packaging, and humidity in the air of the sales floor. Because electricity requirements of grocery stores are already very high, electrification of existing natural gas systems will trigger upgrades to electrical service as well as to wiring, outlets, and electrical panels throughout the building.

Grocery stores in California are currently being required to reduce their use of hydrofluorocarbons (HFC) for refrigeration, due to the high global warming impact of HFCs. California regulations require grocery stores with High GWP (Global Warming Potential) refrigerants to attain a company-wide average weighted GWP of less than 1400 or a 55% or greater reduction in GHGp (Greenhouse Gas Emission Potential) below 2019 levels by 2030. For the typical grocery store to retrofit refrigeration systems to "natural" refrigerants, such as CO_2, ammonia, and hydrocarbons, an option for compliance with the State requirements, the cost is about $2 million. The State provided a 10-year timeline for compliance, coupled with technical guidance, information sharing, workforce development activities, and financial support.

HelpAdvisor, a company focused on finance and health, recently conducted a study based on U.S. Census Household Pulse Survey data. It determined that Californians spend more money on groceries every week than residents of any other state.[18] As supermarkets have faced many cost increases in recent years due to rising minimum wages, real estate and regulatory compliance with local and state laws, additional costs to switch out necessary HVAC and air handling equipment could further impact the cost of food in Berkeley or drive supermarkets out of Berkeley to neighboring communities.

Restaurants

Restaurants use gas for cooking, heating and cooling their spaces, and heating hot water. Restaurant profit margins typically span from 0-15%, but the average restaurant profit margin usually falls between 3-5%.[19] In recent years, restaurants have faced rising costs which threaten margins further: costs of food, staff, and regulatory compliance (e.g., utilizing compostable or reusable takeout containers to eliminate single use disposables) have all risen in recent years in Berkeley.

Increasing the cost of doing business in Berkeley would be especially challenging for an already low-margin, highly competitive industry and is likely to contribute further to food price increases.

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[17] Nall, Daniel H. *Integration of Refrigeration and HVAC in Grocery Stores.* ASHRAE Journal (January 2017), pp. 48-54: https://syska.com/wp-content/uploads/2017/03/2017Jan-048-055_Engineers-Notebook_Nall1.pdf.

[18] *The Average American Household Spends More Than $1,000 a Month on Groceries.* HelpAdvisor (HelpAdvisor, 2024): https://www.helpadvisor.com/community-health/cost-of-groceries-report

[19] Justin Guinn. *What is the Average Restaurant Profit Margin? Tips for Benchmarking and Optimizing.* Toast.com (accessed July 2024): https://pos.toasttab.com/blog/on-the-line/average-restaurant-profit-margin

The initiative states that restaurants, along with low-rise residential housing, would be prioritized for distribution of the Fossil Fuel Free Buildings Just Transition Fund that would be generated by the tax revenue generated by this initiative.

Healthcare

Berkeley has several healthcare facilities that would be subject to this tax, including hospital facilities, mental health care facilities, labs, and others. Natural gas is used in all the basic functions of a hospital building, including space and water heating, sterilization processes, and emergency backup generators. Heated water is needed for laundry, cooking (patient meals, staff and visitor dining areas), and bathrooms for patients, staff and the public. For purposes of infection control, patient privacy, and comfort, patient rooms in hospitals are now single beds with their own bathrooms. Gas usage is high because hospitals operate 24/7 every day of the year.[20] There are currently no all-electric hospitals nationally, though the University of California, Irvine is building an all-electric hospital which is expected to open in 2025.[21]

Hospitals face financial challenges, as shown in a May 2024 report, C*urrent State of California Hospital Finances,* commissioned by the California Hospital Association, which reports five key findings on the financial state of California hospitals through 2023[22]:

> 1) Hospital finances remain at risk. Growing operating losses fueled by sicker patients, combined with declining cash balances and debt loads, are still placing many hospitals in unsustainable financial positions.
>
> 2) Profit margins remain depressed relative to pre-pandemic levels (approximately 1.1% in 2023 compared to 5.2% in 2019). 70% of hospitals experience have margins at or below 3%, whereby the cash flow generated is usually insufficient to fully support capital needs, invest strategically, and grow reserves.
>
> 3) Hospitals are still experiencing major financial challenges, with no further relief in sight. Since 2020, hospitals have lost a combined $25.3 billion of operating income.
>
> 4) Expenses are still significantly elevated from pre-pandemic levels. Total expenses in 2023 for California hospitals were $28.9 billion higher than pre-pandemic levels, outpacing increases in revenue. Rising expenses for salaries, contract labor, medical supplies, drugs and purchased services have contributed to the increase.
>
> 5) Hospitals are treating patients with more severe health needs, which is driving higher expenses. More severe patient health needs have led to a significant rise in length of hospital stays compared to before the pandemic. Meanwhile, labor shortages in post-acute settings and prior authorization policies have prevented timely patient discharge from hospitals, leading to increased hospital expenses without commensurate revenue increases.

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[20] Information provided by the Hospital Council-Northern and Central California.
[21] *All-electric hospital will be the country's first when it opens in 2025.* UCI Health (April 24, 2023): https://www.ucihealth.org/news/2023/04/electric-carbon-neutral-hospital
[22] *Current State of California Hospital Finances.* Kaufman Hall (May 2024): https://calhospital.org/file/kaufman-hall-report-2024/

These financial pressures impact hospitals and healthcare providers in Berkeley and have contributed to the announcement by Berkeley's only full-service hospital, Alta Bates Summit Medical Center (run by Sutter Health), that it plans to close its Berkeley site by 2030.

While City of Berkeley Mayor Jesse Arreguín has said the City is "willing to pass bonds and taxes, we're willing to look at permitting, we're willing to do anything in partnership with Sutter Health to find a path to keep Alta Bates open"[23], additional costs to comply with this tax would further exacerbate the financial challenges and ability for healthcare services to be provided in Berkeley.

Arts & Culture

The City of Berkeley is nationally recognized for its cultural vitality. It is home to over 150 active arts and culture non-profits offering a diverse array of theater, music, festivals, dance, visual arts, and more. The city is also home to a wide range of artists and artisans, who operate as small businesses producing fine arts such as painting, sculpture, music, and crafts like textiles, stained glass, and metalwork.

The City of Berkeley has long recognized the importance of the arts to local economic health and livability. Arts organizations generate revenue, create jobs, and improve quality of life, which helps attract businesses and tourism to Berkeley. According to the City of Berkeley's Economic Impact Report of 2017[24], the arts and culture industry in Berkeley generated nearly $165 million in total economic activity, including both direct and indirect impacts.

However, Berkeley's arts sector is struggling in the aftermath of the pandemic and many of the non-profits are operating at a loss. Berkeley's arts sector is not alone in this post-pandemic plight. According to a National Endowment for the Arts analysis: "After adjusting for inflation, the value added by performing arts presenters (including festivals) fell by nearly 73 percent between 2019 and 2020."[13] Current threats to the arts sector include additional post-pandemic challenges such as: inflation impacting costs for labor, materials, and talent; huge reductions in season subscriptions sales[14] and audience reluctance to return to arts venues due to ongoing COVID concerns.

Some arts sector stakeholders expressed concern that the addition of this proposed tax, on top of post-pandemic challenges, would require them, in the short-term, to lay off employees and reduce their offerings to the community. They cited that reductions in their programming would have downstream effects on local arts educators, theater professionals, musicians, and others who they employ.

As event-related spending by arts audiences creates valuable economic impacts for local merchants such as restaurants, bars, retail stores, hotels, and parking garages, should the several Berkeley arts organizations housed in buildings that would be impacted by this initiative go out of business, there would likely be resulting negative effects to the local economy, especially in certain areas of the city that depend upon a vibrant arts ecosystem to keep other business afloat – such as Downtown Berkeley.

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[23] Amanda Hari. *Alta Bates/ scheduled closure raises concerns about East Bay becoming a hospital desert.* KRON 4 (Berkeley, February 27, 2024): https://www.kron4.com/news/bay-area/alta-bates-scheduled-closure-raises-concerns-about-east-bay-becoming-a-hospital-desert/

[24] City of Berkeley. *2017 Economic Impact Report*: https://berkeleyca.gov/sites/default/files/2022-02/Berkeley%20Arts%20Economic%20Impact%20Report.pdf

Non-profits and Community Based Organizations

As written, the initiative allows City Council (by a two-thirds vote, with annual renewals) to exempt non-profit organizations with total annual revenues under $1,000,000. However, based on staff's review of available data, none of the non-profit properties subject to this tax would qualify for this exemption.

Life Sciences

West Berkeley contains many life science and research & development (R&D) facilities including the 46-acre Bayer Campus, the Wareham Development Aquatic Park Campus, Bonneville Labs, theLAB Berkeley, Foundry 31, and Berkeley Commons, among others. Apart from the electrified Foundry 31 and Berkeley Commons facilities, the majority[25] of these buildings use natural gas for space heating and to ventilate occupied spaces to protect the health and safety of workers in the building. Due to building health and safety requirements, the air flow rate in laboratories is significantly higher (up to 25 times higher) than other building types[26]. The gas (or electricity) consumption per square foot is therefore significantly higher for labs than other commercial uses, such as an office building, where air is typically changed only once or twice per hour.

In many of Berkeley's existing life science facilities, it would take significant time and resources to replace the existing gas-powered HVAC technologies due to constraints on grid capacity and building infrastructure. These constraints are discussed in further detail below. Further, policies that penalize current energy consumption used for air ventilation could have the perverse impact of threatening worker health and safety.

Additionally, many stakeholders commented that if this tax was to pass, it would be counteractive to the many policy changes made by City Council in recent years to retain startups and R&D companies as they grow[27], including many that are developing renewable energy technologies and other environmental or climate solutions[28].

Hotels & Lodging

A February 2023 report by the Bay Area Council described how the recovery of the country's leisure, hospitality, and tourism industries has lagged behind other sectors: "While the U.S. economy had fully recovered its pandemic job losses by mid-2022, the Bay Area entered 2023 still down approximately 50,000 jobs from its pre-pandemic employment peak. Much of the region's jobs deficit is associated

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[25] Wareham Development estimates at least 90%.

[26] In "Laboratories for the 21st Century: An Introduction to Low-Energy Design" published by the US Environmental Protection Agency (EPA) and U.S. Department of Energy, it states "The basic energy challenge confronting laboratory designers is the high cost of conditioning the large volume of ventilation air needed to meet safety requirements and building codes. Unlike office buildings, which are typically designed around a ventilation standard of 20 cubic feet per minute (cfm) per person of outside air — equal to about one air change per hour (ACH) or less — lab modules normally require 100% outside air — often at exchange rates between 6 and 10 ACH — to meet the aggressive exhaust requirements of fume hoods. And in some laboratory designs, ventilation rates are arbitrarily set at levels from 15 to 25 ACH, whether or not there is a need for such a high rate."

[27] The City of Berkeley authorized early-stage startups to exempt the first $1 million of government-issued R&D grants from local gross receipts taxes in 2019, updated its definition of "Research and Development" in 2022, and is currently developing a package of zoning changes to "Keep Innovation in Berkeley" (presented to the Planning Commission on July 17, 2024).

[28] In 2023, approximately 14% of Berkeley's innovation industries were classified as "Clean Tech," which includes technologies for climate adaptation and carbon mitigation: https://berkeleystartupcluster.com/startups/?tx_startup_industry=cleantech

with the leisure, hospitality, and tourism industries."[29] Lower hotel revenues, combined with increased labor costs (due to rising minimum wages and medical benefit prices) and higher food costs, have forced hotels to accept lower margins and seek additional sources of income (e.g., as event venues, eating and drinking establishments, lodging for the unhoused). Since the pandemic, hotels in Berkeley have struggled to get occupancy rates up to pre-pandemic levels of at least 80%. Berkeley has seen a 7.6% loss of room inventory since June 2023, along with a slower paced occupancy and a 7.3% decrease in revenue.

Gas use in Berkeley hotels varies by facility size and the amenities offered on site. Gas is used to heat water for drinking, showering, and pools; washing and drying laundry on-site in industrial machines; heating rooms and public spaces; and for cooking at on-site food & beverage facilities.

For some of the larger hotels, retrofits to electrify could cost millions of dollars and, for those designated as historic buildings (such as the Berkeley City Club and Hotel Shattuck Plaza), the costs and issues associated with electrification are expected to be more even challenging. Even smaller properties estimated their costs would be tens of thousands of dollars to electrify.

The general managers of Berkeley hotels consulted for this analysis expressed that, unlike other industries where business leaders have the flexibility to move locations, their long-term leases and place-specific investments make it unlikely they would relocate. Instead, they would be required to choose between several undesirable options: decrease benefits for workers (if not unionized), increase rates for customers (which they expect would negatively impact occupancy due to rate resistance, and thus decrease hotel revenues and the city's collection of transient occupancy tax revenues), or lower margins (if not already operating at a loss or breakeven point).

Manufacturers

Many manufacturers use technologies that rely on natural gas for the production process and would be subject to this tax. For example, many small, local food production companies utilize expensive gas-fired equipment for heating at scale and speculated that this tax could threaten their survival in Berkeley. And owners of buildings with manufacturing tenants anticipated that if they had to pay to this tax, they would pass the cost along to the tenants since lease terms dictate that government-imposed taxes get passed along to the lessor. As commercial tenants have multi-year leases and are unable to exit these leases on the grounds that new taxes have been imposed, they would have no choice other than to pay the taxes until their lease expires. In the long term, the building owner might switch to electrification, but given the large investment and long-time horizon required to make these switches, this might not happen within the current lease term, especially if there were only a few years left on the lease or the gas-powered system had been installed recently.

On the other hand, Berkeley manufacturers of electric alternatives like Bellwether Coffee[30] and Channing St Copper[31] might see an uptick in local sales of their electric coffee roasters and induction cookstoves if this initiative were to pass. In the case of Bellwether, the amount of local uptake (and thus

[29] *Business Taxes in the Bay Area: A City Level Analysis.* Bay Area Council Economic Institute (February 2023): https://www.bayareaeconomy.org/files/pdf/BACEI-SF-Business-Tax-Feb2023.pdf
[30] Grayson Caldwell. *The future of the coffee industry: The electrification revolution.* Fast Company (February 16, 2024): https://www.fastcompany.com/91028564/the-future-of-the-coffee-industry-the-electrification-revolution.
[31] Also known as Channing Copper, or Copper: https://copperhome.com/

economic and environmental impact) would depend on whether commercial customers could absorb the cost of purchasing, installing, and training workers on the new technology while bearing the additional cost of the natural gas tax while phasing out their gas-powered machines. In the case of Channing St Copper, the company is currently only undertaking limited-batch production but expects to scale in coming months and would certainly stand to gain from more local residential customers, for whom funds raised from this initiative would be prioritized for electrification support.

Workforce

Decarbonization will require significant shifts and investment in the workforce, specifically to develop high-road jobs in the transition to a fossil-fuel free economy. The Bay Area needs to further increase its capacity in this workforce. Properties subject to this initiative will be competing for the same assessors, designers, and installers. Buildings that house industries such as healthcare, R&D, manufacturing, and grocery stores, will need specialized expertise and customized equipment for electrification retrofits; workforce options will be limited.

The City has been working in partnership with regional and national leaders to advance high-road jobs in decarbonization, particularly for low-rise residential retrofits through the High Road Training Partnership.[32] The Large Building Fossil Fuel Emissions Tax initiative states that the City prioritize the use and support of labor satisfying the definition of 7.77.030.C ("Minimum Labor Standards"). These labor standards should be reviewed and developed in partnership with workforce and labor experts to ensure they are aligned with the definitions of High-Road jobs currently being developed as part of the HRTP process. These standards are also written prescriptively and should be adaptable to best practices and lessons learned over time.

The Bay Area Housing Finance Authority (BAHFA) will be placing a general obligation bond measure on the November 5 general election ballot in each of the nine Bay Area counties to raise and distribute $20 billion for the production of new affordable housing and the preservation of existing affordable housing throughout the region. This Bay Area-wide initiative, if passed, is the culmination of many years of work to address housing affordability, and would provide $2 billion to Alameda County, 15% of which must be spent to preserve existing affordable housing. This regionwide initiative would have a program to administer the funds and would require the same stretched workforce to conduct the work.

There is a need to build up the high-road workforce for building electrification in the Bay Area to meet the City and State's ambitious climate and decarbonization goals. Progress is being made, but the current constraints will be an impediment to the properties subject to this initiative.

Constraints for building owners to transition off natural gas

The City shares the goal of decarbonizing Berkeley's building stock and has been a leader in building electrification policy. Staff has a deep understanding of the potential benefits as well as the existing current challenges in large scale building electrification for larger buildings. City staff also conducted interviews with communities that would be impacted by this initiative to understand potential impacts, as well as technical experts and PG&E.

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[32] High Road Training Partnership: https://risingsunopp.org/policy/

Existing Building Retrofits and Costs

This initiative would impact more than 600 existing Berkeley building owners, many of whom already made large capital investments and building design decisions that cannot be modified quickly. Existing buildings electrification projects tend to be complex and time-consuming, particularly for commercial properties. Berkeley building owners and business managers expressed interest in building electrification, but also relayed the challenges including physical space constraints, significant lead times, and costs.

Most studies and assessments on the time and resources required for electrification retrofits have focused on residential retrofits; a few include mid-sized office buildings. A 2022 literature review by Berkeley's Rosen Consulting Group estimated that overall costs to retrofit a typical gas-powered office building in New York ranged from $12-$24/sqft.[33] Other types of commercial buildings are more complex. The lead time for equipment to enable electrification retrofits in commercial buildings is significant. Earlier this year an NREL team found that lead times for distribution transformers has increased by 4 times in the last 3 years, with prices increases of 4-9 times over the same period; some transformer orders are now taking 2 years.[34] Realistically, if properties subject to this initiative began aggressively pursuing electrification now, they would still be likely to be subject to this tax for at least 3 years, if not longer.

When electrical service upgrades are required for a building to electrify, as would be expected for buildings of 15,000 sqft or greater, costs are shared by PG&E and the property owner. The property owner must cover all of the behind-the-meter upgrades; PG&E uses a customized formula to determine their allowance for front-of-the-meter wiring and infrastructure; the remainder of those costs fall to the property owner.

In the case of electrical service upgrades being needed for a home electrification retrofit, PG&E will cover $3,225 worth of expenses per meter to enable an electrification project. In a study[35] conducted by NV5 and Redwood Energy in 2022, the total cost for service upgrades for home electrification projects was reported to range between approximately $2,000 to $30,000 for the property owner.

Existing Building Retrofit Timelines

In many cases it will take building owners several years before equipment and facilities can be transitioned to electric alternatives. Given the initiative's January 1, 2025 implementation timeline, even building owners who could make the large capital investments required to electrify their buildings would likely require multiple years for the process to be completed, and thus would still have to pay the tax during the transition period.

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[33] *New York Building Electrification and Decarbonization Costs.* Rosen Consulting Group (June 2022): https://www.nyserda.ny.gov/-/media/Project/Climate/Files/2022-Comments/NY-Building-Electrification-Cost-Full-Report-June2022

[34] *Major Drivers of Long-Term Distribution Transformer Demand.* NREL (February 2024): https://www.nrel.gov/docs/fy24osti/87653.pdf

[35] *Service Upgrades for Electrification Retrofits Study Final Report.* NV5 (May 27, 2022): https://pda.energydataweb.com/api/view/2635/Service%20Upgrades%20for%20Electrification%20Retrofits%20Study%20FINAL.pdf

There are also timeline constraints outside of the control of the property owner and City. PG&E has an estimated timeline of 6-18 months to complete service upgrade requests. However, in recent years, local projects have experienced timeframes beyond this estimate, including significant delays in energization once projects are complete. PG&E's timeline is influenced by many factors including the amount of additional service capacity needed at a site to accommodate additional electrical load, transformer and other equipment supply shortages, as well as their shifting of resources and staffing, beginning in 2016, to address wildfire risk reduction. Some projects have been delayed due to both PG&E's investment in wildfire threat and extreme weather, as well as a significant growth in electric demand after flat demand[36].

Grid Constraints to Electrification

Grid capacity and readiness is pertinent to the timeframe building electrification retrofit project will require. Ultimately the grid, and distribution system, can be altered and upgraded, if needed, to supply additional service, but the timeline and expense may be high. Specific details for any given project or property are, however, not known until service request is initiated and PG&E conducts the technical assessment.

PG&E forecasts its annual budget based on anticipated electrical demand, and this budget forecast cost is spread across all ratepayers of the PG&E territory – the budget is not regionalized to local jurisdictions. Ultimately, PG&E has an obligation to serve, and will do so as required, but it may impact PG&E territory budget and timeline. As such, a large increase in projects in one jurisdiction such as Berkeley could impact the budget forecast and potentially the rates of the entire PG&E territory, as well as the timelines of all projects needing service upgrades in a territory. Generally, larger upgrade projects take longer than smaller ones, which could impact wait times for other projects also needing upgrades.

Impacts to the City of Berkeley

Fiscal & Staffing Impacts for collecting the Large Buildings Fossil Fuel Emissions Tax

This section outlines the staffing impacts to the City for administering and collecting the tax from subject buildings. The initiative allocates 3% of tax proceeds for administration for the tax (for the Finance Department and other City departments) and then 10% of the remaining 97% of total tax revenues to cover staffing for the Fossil Fuel Free Buildings Just Transition Fund. Under current estimates, 3% of the first-year tax revenue would be approximately $800,000.

In order to implement the tax, the Finance Department would require additional staffing for at least the following positions, budget estimates are based on Fiscal Year 2024 hourly rates:

- 1/3 FTE Administrative Office Assistant III (1 FTE = $150,874; 1/3 FTE = $50,291)
- 1/2 FTE Assistant Management Analyst (1 FTE = $166,895; 1/2 FTE = $83,447.50)
- 1/10 FTE Revenue Collection Manager (1 FTE = $265,963; 1/10 FTE = $26,596.30)

The Office of Energy and Sustainable Development (OESD) would require staffing for at least the following new position:

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[36] Jeff Quackenbush. *Bills aim to fix California's long delays in connecting construction projects to the grid.* North Bay Business Journal (March 10, 2023): https://www.northbaybusinessjournal.com/article/article/bills-aim-to-fix-californias-long-delays-in-connecting-construction-projec/

- 1 FTE Senior Management Analyst (1 FTE = $234,606)

In addition to staffing to implement the tax, the Rent Stabilization Board estimates that $40,000 would be needed to conduct outreach and educate tenants on the tax.

The 3% revenue allocation for the tax administration should cover the staffing and outreach costs needed based on the current first year tax revenue estimate. However, the City would need to frontload the budget, and grant authority to hire, in Fiscal Year 2025 in order to allow for tax collection. The initiative requires the program to begin collecting the tax in February 2026.

Complexities of tax administration will include obtaining accurate building size and natural gas use information; the latter will need to be self-reported because California Data Privacy Laws prohibit the utility (PG&E) from providing that data directly, without permission from the property owner/account holder.

Fiscal & Staffing Impacts for implementing the Fossil Fuel Free Buildings Just Transition Fund

Funds from the Large Building Fossil Fuel Emissions Tax and resulting Fossil Fuel Free Buildings Just Transition Fund would more than double the City's current staffing for climate action programs. The current Fiscal Year 2025 personnel budget for OESD is approximately $1.7M; the initiative is estimated to provide over $2.5M for staffing to implement the Fossil Fuel Free Buildings Just Transition Fund in its first year.

The Fossil Fuel Free Buildings Just Transition Fund, receiving annual tax revenues estimated at $26.7M to start, is many times larger than the City's existing programs for low to moderate income electrification retrofits. The City's currently operating Climate Equity Fund Home Electrification Pilot and Just Transition Residential Electrification Pilot are using a total of $1.75M in funds. The Fossil Fuel Free Buildings Just Transition Fund would allow for a significant increase the number of existing home electrification retrofit projects that could be supported each year.

The initiative provides that 10% of the revenues, after the initial 3% is removed for administration of the tax, be used to "fund permanent, career, City positions in an employee bargaining unit subject to a collective bargaining agreement to administer and facilitate a citywide program of Natural Gas Conversion and Building Decarbonization Retrofits and administrative expenses connected therewith." In comparison to staffing examples from other municipal clean energy and home decarbonization programs, this allocation is low:

- **City of Madison Efficiency Navigator Program**: 34% of program budget for program administration[37]
- **Philadelphia's Built to Last Program**: 23% of budget for program administration[38]

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[37]*Community-Driven Building Retrofit Programs – City of Madison Case Study: Efficiency Navigator*. C40 Cities (Accessed July 2024): https://c40.my.salesforce.com/sfc/p/36000001Enhz/a/Vo000000455x/Y0BeqqQQQJuQn_NosGfeH9CUNzxVLqpI3mroJRNZ0ds

[38] *Community-Driven Building Retrofit Programs – City of Philadelphia Case Study: Built to Last*. C40 Cities (Accessed July 2024):

- **Denver's Climate Protection Fund**: 15% of budget for program administration[39]
- **Denver's Healthy Homes Pilot**: 17% of budget for program administration[40]

As another comparison, the City's Just Transition Residential Electrification Pilot, with a budget of $1.5M, has $400,000 (27%) dedicated to program administration.

The initiative allows for flexibility in how the funds are distributed, stating that 90% of the revenues, after the initial 3% is removed for tax administration, is to be used to "to fund expenses associated with Natural Gas Conversion of existing buildings, prioritizing Building Decarbonization Retrofits. The City shall prioritize funding for Natural Gas Conversion and Building Decarbonization Retrofits in low-rise residential buildings and restaurants, including low- or no-interest loans to assist property owners in retrofitting properties or otherwise to achieve the purposes of this Chapter." As such, the Fossil Fuel Free Buildings Just Transition Fund could be used to both fund and expand existing City programs such as the Climate Equity Fund and Just Transition Residential Electrification Pilot programs that include, in part, direct install of home electrification measures in low to moderate income households through work with contracted non-profit partners. It could also be used for a variety of other grant, loan, or potentially other types of programs to further natural gas conversions of existing buildings.

Given the broad opportunities in program design, which will also be influenced and assessed by the Berkeley Environment and Climate Commission as the Oversite Committee named by this initiative, it is difficult to make accurate assumptions about what positions would be needed and how much budget would be required.

It is unclear whether the initiative specified funding for hiring to support the Fossil Fuel Free Buildings Just Transition Fund (approximately 10% of tax revenues) will be sufficient. Although the 10% assigned for administration of this Fund appears low, it may be adequate given the expected amount of the tax revenue. Under current estimates, there would be over $2.5M for program administration in the first year. For example, Berkeley's Rental Housing Safety Program, within the Planning Department, has a similar annual budget, and employees about 12 full-time employees including inspectors, analysts, and office specialists. If the Fossil Fuel Free Buildings Just Transition Fund is used primarily to distribute grants and loans, it is possible that fewer staff positions would be needed.

The City could also frontload funding and hiring for the design of the Fossil Fuel Free Buildings Just Transition Fund programs to enable implementation in the beginning of Fiscal Year 2027 (shortly after the first revenue collection). Alternatively, utilizing the resources of the Fossil Fuel Free Buildings Just Transition Fund for all hiring, program design, and implementation would likely result in Fund distribution beginning in Fiscal Year 2028. Initially staff would be needed to develop the design of the

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https://c40.my.salesforce.com/sfc/p/36000001Enhz/a/Vo000000454L/qAb4qXLVdeM7IabjqR.4tHlPFC3iyCcWzFu8ZQfS674

[39] *Community-Driven Building Retrofit Programs – City of Denver Case Study: Building Electrification Incentive Program and Healthy Homes Pilot Program*. C40 Cities (Accessed July 2024): https://c40.my.salesforce.com/sfc/p/36000001Enhz/a/Vo000000452j/2XSB4VJed78tHJsTOCMzcBwcKMbnt.swFAp7C_Bxp2o

[40] *Community-Driven Building Retrofit Programs – City of Denver Case Study: Building Electrification Incentive Program and Healthy Homes Pilot Program*. C40 Cities (Accessed July 2024): https://c40.my.salesforce.com/sfc/p/36000001Enhz/a/Vo000000452j/2XSB4VJed78tHJsTOCMzcBwcKMbnt.swFAp7C_Bxp2o

Fossil Fuel Free Buildings Just Transition Fund program, in partnership with the Oversight Committee, Council, and the community. As that is developed, staffing would be needed to implement the program, including its administration and assessment.

Impacts to the City's General Fund & Tax Revenues

The estimated tax revenue for the initiative, currently estimated at $26,700,000 for the first year, is significant in comparison to other annual city revenue sources budgeted in the FY2024 budget[41]:

- **Soda Tax:** $1,147,387
- **Utility Users Tax:** $17,454,320
- **Sales Tax:** $19,654,225
- **Property Transfer Taxes:** $22,873,786
- **Secured Property Tax:** $84,725,717

Impacts on Other Tax Revenues

Business license taxes make up 8% of the City's General Fund revenue. A large portion of business license taxes comes from rental of real property, including tax on owners of five or more residential rental units. If the tax becomes overly burdensome to property owners, they may remove the property from the market and reduce overall business license revenue. Additionally, there is a potential loss in sales tax, transient occupancy tax, and short-term rentals if a building becomes or remains vacant. The Large Buildings Fossil Fuel Emissions Tax only would only fund the Fossil Fuel Free Buildings Just Transition Fund, unlike the business license, sales, and other taxes that generate General Fund revenue that can be applied to a varied of community needs.

Impacts to the Building Emissions Saving Ordinance (BESO)

BESO is a City ordinance aimed at reducing emissions in existing buildings. BESO operates as two distinct programs, a Time of Listing program for buildings less than 25,000 sqft and the Large Building program for buildings 25,000 sqft or greater.

The Large Building Fossil Fuel Emissions Tax does not align with BESO's definition of large buildings. While the BESO program requires medium-sized buildings between 15,000-25,000 sqft to submit annual energy benchmarks, these buildings are not classified as large buildings and are not part of BESO's Large Building Program. Instead, these properties are subject to BESO's Time of Listing program requirements for small and medium sized buildings.

When BESO was first passed in 2015, benchmarking was only required for buildings 25,000 sqft and greater. The energy benchmarking threshold was lowered in 2020 to medium sized buildings (15,000 sqft or greater) to help the BESO team better assist medium sized buildings owners identify areas for improvement and to quantify or verify energy savings. BESO's energy benchmarking requirement was not designed as an instrument for levying tax.

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[41] Revenue sources listed are for budgeted FY 2024 revenues: https://berkeleyca.gov/sites/default/files/documents/FY-2025-2026-Proposed-Biennial-Budget.pdf

Additionally, recent amendments to BESO direct staff to develop energy upgrade requirements for all building sizes for Council's consideration to reduce emissions from Berkeley's building sector. For Berkeley's large buildings, staff is working to develop Building Performance Standards (BPS) for City Council's consideration which will require large buildings to transition off fossil fuels over time to achieve Berkeley's climate action goals. Building performance standards can accommodate the range of technical and financial constraints through interim emissions targets and various compliance pathways. The creation of BPS and other local existing building requirements must be aligned with Berkeley's equity guardrails and developed with the community to ensure equitable outcomes. If passed, the proposed tax would make it challenging for the BESO team to develop an equitable BPS policy with the community and would supersede the work staff and community have done to start the BPS development process.

Impacts to the Environment and Climate Commission

The initiative states that Berkeley's Environment and Climate Commission will serve as the Oversight Committee for the Fossil Fuel Free Buildings Just Transition Fund, to ensure that it is administered in a manner that is accountable to the community, consistent with the law, and to advice Council on appropriations for the Fund. This Commission has not had oversight authority to date; enabling this change would likely include amending the Commission's enabling legislation, creating bylaws and a workplan, an enhanced Commissioner application and vetting process for appointment, and new training for Commissioners. Per the initiative the Commission would "conduct a needs assessment as to retrofitting existing buildings in the City and make annual recommendations about appropriations from the Fund to the Council informed by that needs assessment" on annual basis, beginning on December 31, 2025.

As referenced in the initiative, additional City staffing, paid for by the Fossil Fuel Free Buildings Just Transition Fund, will be required to support the Environment and Climate Commission as the Oversight Committee for this Fund.

Administrative & Operational Feasibility of Tax Implementation

There are several administrative aspects of the initiative as written which will make it difficult to implement on the timeline prescribed in the initiative.

Timeline of the Tax

As written in the initiative, the annual tax is based on natural gas consumption in the previous calendar year. It is due annually by February 28, starting in 2026. To meet this deadline, building owners would need to immediately self-report their annual data to OESD who would then review and finalize a natural gas consumption report to provide to the Finance Department for billing purposes. Finance would then issue bills, accept payment, and apply penalties and interest as needed. However, PG&E's Building Benchmarking Portal, the main system that allows building owners to obtain whole building energy data, does not provide complete annual data until mid-February of the subsequent year. There is not sufficient time to collect natural gas data from building owners, issue tax bills, and provide at least 30 days for payment before the annual deadline of February 28.

Additionally, the OESD deadline for buildings subject to BESO benchmarking requirements to report natural gas consumption is July 1, though many users report months later. To facilitate administration, the billing should be delayed until September and the penalty should be enforced the following month or thereafter.

The timeline of collecting the tax starting in 2026 also does not provide any budget ahead of time for the City to hire staff and develop for the program before the tax is expected to be fully implemented.

Availability of Natural Gas Usage Data

Due to California data privacy laws, the City is unable to obtain natural gas usage for individual buildings directly from the utility and would rely on building owners to self-report their building's natural gas usage. A local ordinance cannot supersede California privacy laws, and PG&E is not able to share energy usage information.[42]

While some natural gas usage data is available for individual buildings through BESO, which requires commercial and residential buildings over 15,000 square feet to self-report their annual energy usage to OESD through annual energy benchmarks, industrial buildings are not subject to BESO. Currently, natural gas usage data is only available for 47% of the buildings subject to the Large Buildings Fossil Fuel Emissions Tax. New City processes would be needed to require subject building owners to disclose their natural gas usage data, which is considered private, in order to collect the tax.

Additionally, the initiative does not provide instructions or a methodology to estimate gas usage in order to tax building owners who choose not to self-report their data.

Conflicting Definitions

Some definitions set forth in the initiative are not aligned with other definitions and processes utilized by the City, which adds complication to verification and implementation. For example, the City of Berkeley's Finance Department maintains a taxable square footage dataset to implement special taxes based on a calculation of the specific tax rate multiplied by the square footage of a property. The initiative as written utilizes a specific definition for "Gross Floor Area" which differs from the City's definition of taxable square footage as well as the County's building square footage definition. Further, in 7.77.030J & M, there are more exceptions to taxable buildings, including that the interior must be actively heated or cooled and should exclude affordable housing units. This will require staff to cull information from several different sources and will become difficult to verify and administer. Another example is the definition of "owner" in the initiative is not aligned with the Alameda County Assessor's ownership data used by the City.

Limited Ability to Amend

Section 7.77.120 of the draft ordinance provides limited opportunities for City Council or staff to address adverse impacts of the initative, implement best practices not included in the draft language, and to address any lessons learned along the way. Council cannot amend the ordinance, without going back to the community for a vote, to address the impacts listed in this report. Council amendments also are specifically not allowed to:

- Increase the tax,

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[42] *Notice of Accessing, Collecting, Storing, Using & Disclosing Energy Usage Information* (PG&E, last updated July 1, 2022): https://www.pge.com/en/privacy-center/notice-of-accessing-collecting-storing-using-and-disclosing-energy-usage-information.html

- Reduce the inflation-adjusted tax rates or reduce tax unless there is substantial evidence a temporary reduction is needed to address unusual circumstances, or
- Provide additional exemptions outside what the ordinance states.

Because this is a citizen-developed measure, it must be presented on the ballot exactly as drafted and can pass with a majority (greater than 50%) vote. Any changes to the initiative, beyond the authorized amendments would require going back to the community for a vote.

Conclusion

This initiative strives to address a very important concern for the Berkeley community: the catastrophic effects of global climate change, to which natural gas contributes. City staff researched the potential economic impacts and benefits on local businesses and city tax revenues, feasibility of implementing the proposed initiative ordinances, City staffing implications, and other expected costs or benefits of potential interest to the City or the public, within the time and resource constraints given to write this report. Staff's analysis, including potential unintended consequences that may limit the initiative in having its desired positive impacts on our community and the environment, are detailed in the report.

Attachments:

Attachment 1: "Initiative Ordinance to Adopt a Special Tax on Natural Gas Consumption in Buildings 15,000 Sq. Ft. or Larger" (also known as the "Large Buildings Fossil Fuel Emissions Tax" Ordinance)

Attachment 2: Estimated first year Large Buildings Fossil Fuel Emissions Tax for buildings with at least 15,000 square feet

RECEIVED

FEB 28 2024

CITY OF BERKELEY
CLERK DEPARTMENT

ORDINANCE NO. #,###-N.S.

ADDING CHAPTER 7.77 TO THE BERKELEY MUNICIPAL CODE TO IMPOSE AN EXCISE TAX ON GENERATING GREENHOUSE GAS EMISSIONS IN LARGE BUILDINGS

BE IT ORDAINED by the People of the City of Berkeley as follows:

Section 1. Adoption. That Chapter 7.77 of the Berkeley Municipal Code is hereby adopted to read as follows:

Chapter 7.77

LARGE BUILDINGS FOSSIL FUEL EMISSIONS TAX

Sections:

7.77.010 Short Title.
This Chapter shall be known as the "Large Buildings Fossil Fuel Emissions Tax Ordinance," and the tax it imposes shall be known as the "Large Buildings Fossil Fuel Emissions Tax."

7.77.020 Findings and purpose.
The people of the City of Berkeley find and declare as follows:
A. Scientific evidence has established that natural gas combustion, procurement and transportation produce significant greenhouse gas emissions that contribute to global warming and climate change.

B. The following addition to the Berkeley Municipal Code is reasonably necessary because of local climatic, geologic and topographical conditions as listed below:

(1) As a coastal city located on the San Francisco Bay, Berkeley is vulnerable to sea level rise, and human activities releasing greenhouse gases into the atmosphere cause increases in worldwide average temperature, which contribute to melting of glaciers and thermal expansion of ocean water — resulting in rising sea levels.

(2) Berkeley is already experiencing the repercussions of excessive greenhouse gas emissions as rising sea levels threaten the City's shoreline and infrastructure, have caused significant erosion, have increased impacts to infrastructure during extreme tides, and have caused the City to expend funds to modify its sewer system.

(3) Berkeley is situated along a wildland-urban interface and is extremely vulnerable to wildfires and firestorms, and human activities releasing greenhouse gases into the atmosphere cause increases in worldwide average temperature, drought conditions, vegetative fuel, and length of fire seasons.

(4) Structures in Berkeley are located along or near the Hayward fault, which is likely to produce a large earthquake in the Bay Area.

C. The following addition to the Berkeley Municipal Code is also reasonably necessary because of health and safety concerns as Berkeley residents suffer from asthma and other health conditions associated with poor indoor and outdoor air quality exacerbated by the combustion of natural gas.

D. The people of Berkeley, as codified through Measure G (Resolution No. 63,518-N.S.), the City of Berkeley Climate Action Plan (Resolution No. 64,480-N.S.), Berkeley Climate Emergency Declaration (Resolution No. 68,486-N.S.), Prohibition of Natural Gas Infrastructure in New Buildings (Ordinance 7672-NS), all recognize that rapid, far-reaching and unprecedented changes in all aspects of society are required to limit global warming and the resulting environmental threat posed by climate change, including the prompt phasing out of natural gas as a fuel in buildings.

E. Substituting electric heating and cooling infrastructure in new buildings fueled by less greenhouse-gas-intensive electricity is linked to significantly lower greenhouse gas emissions.

F. All-electric building design benefits the health, welfare, and resiliency of Berkeley and its residents.

G. In 2020, the City's building sector accounted for the majority of the City's community-wide greenhouse emissions and natural gas combustion in the residential and commercial sectors respectively accounted for 18 and 14 percent of community-wide emissions.

H. Methane gas leaked into the atmosphere is 84 times more potent as a greenhouse gas than carbon dioxide over the first 20 years of emission.

I. The true greenhouse-gas-emissions impact of Berkeley's natural gas combustion, procurement and transportation is likely many times higher than reported due to leaks of methane gas across the natural gas system, including within Berkeley.

J. It is the intent of the People to disincentivize obsolete natural gas infrastructure and associated greenhouse gas emissions in existing commercial and large residential buildings, thereby reducing the environmental and health hazards produced by the consumption and transportation of natural gas.

K. The City is also working to ensure all public funds available to electrify existing buildings from the City, regional, State and Federal governments are maximized.

L. Even with the addition of City, regional, State, and Federal resources, the City is unable to assist all of its residents with services and funds to convert natural gas appliances and infrastructure to use cleaner electricity.

M. The increased costs of meeting the challenges of electrifying existing buildings, which the City estimates will cost $1.4 billion for low-rise residential buildings alone, has impacted the City's finances and its capacity to respond to the climate challenges described here.

N. The City needs new funds to pay for municipal services. The Buildings Emissions Tax is intended to disincentivize natural gas consumption and greenhouse gas emissions, thereby increasing the number of commercial and large residential property owners switching energy sources from fossil fuel gas to electricity, while also raising funds for municipal services, including funding a program to: reduce greenhouse gas emissions rapidly through decarbonizing buildings; support unionized trades and municipal jobs; and improve public safety, health, and indoor and outdoor air quality.

O. The special tax this measure imposes is an excise tax on the privilege of consuming natural gas in large buildings to fund climate mitigation strategies and other City services and on the privilege of access to municipal services. It is not a tax on title to property or on the value of property.

P. The Buildings Emissions Tax is intended to incentivize climate mitigation improvements to large buildings in Berkeley but shall not permit the costs of such improvements to be passed on to residential tenants in the form of rent increases or other increased costs.

7.77.030 Definitions.
Unless otherwise defined in this Chapter, the terms used in this Chapter shall have the meanings given to them in Chapters 2.44, 9.04, and 19.81, as amended from time to time. For purposes of this Chapter, the following definitions apply:

A. "Alternative Infrastructure and Appliances" means building improvements or infrastructure and appliances that operate on or generate electricity or other zero-carbon-emissions energy sources that are non-fossil-fuel-based or -derived, to include but not limited to those associated with plumbing, HVAC, cooking, clothes drying, heat pumps, solar panels, battery storage, electric panel upgrades, electric vehicle and mobility charging, and any related building electrical system upgrades.

B. "Base Amount" is defined in section 7.77.070(E)(1).

C. "Building Decarbonization Retrofits" means Natural Gas Conversion performed by labor subject to Minimum Labor Standards.

D. "Eligible programs" is defined in section 7.77070(E)(2).

E. "Environmental Justice" is defined in section 7.77.080(C).

F. "Fund" or "Fossil Fuel Free Buildings Just Transition Fund" is defined in Section 7.77.070(A).

G. "Gross Floor Area" means the total area, as measured between the principal exterior surfaces of the enclosed fixed walls of the building(s). This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation.

H. "Minimum Labor Standards" means labor or contractors subject to or providing all of the following:

(1) a bona fide collective bargaining agreement;

(2) compliance with applicable prevailing wage determinations made by the Director of Industrial Relations Pursuant to California Labor Code Part 7, Chapter 1, Article 2, Sections 1770, 1773, & 1773.1;

(3) employer contributions to worker skills and training;

(4) healthcare and pension benefits;

(5) targeted hiring requirements, including a minimum percentage of work hours performed by disadvantaged workers and/or graduates from approved MC3 (multi-craft core curriculum) pre-apprenticeship programs, and a minimum percentage work hours performed by registered apprentices; and

(6) any other applicable City of Berkeley labor standards under this Code or any ordinance of the City Council implementing this Chapter.

I. "Natural Gas Conversion" means the material and labor associated with replacing natural gas building appliances and infrastructure with Alternative Infrastructure and Appliances.

J. "Taxable Non-Residential Building" means a building with at least 15,000 square feet of Gross Floor Area that is used or could be used for any occupancy type(s) other than residential where the interior of such Gross Floor Area is actively heated or cooled.

K. "Single-Family Building" means any building comprised solely of 1 to 4 residential units, regardless of size.
L. "Tax Proceeds" is defined in section 7.77.070(A).
M. "Taxable Residential Building" means a building with at least 15,000 square feet of Gross Floor Area that is used or could be used for any residential or mixed-use occupancy type(s) where the interior of such Gross Floor Area is actively heated or cooled. Taxable Residential Building shall not mean Single-Family Buildings and residential buildings more than 50 percent of the units of which are deed-restricted to be affordable to households making less than 80 percent of the Area Median Income.
N. "Oversight Committee" or "Fossil Fuel Free Buildings Just Transition Oversight Committee" is defined in Section 7.77.070(E).
O. "Owner" means a person possessing title to a Taxable Non-Residential Building or Taxable Residential Building as of 11:59 p.m. on December 31 of any calendar year. In the case of a building held in cooperative, condominium, tenants in common, or joint tenants form of ownership, "Owner" means the board of managers, board of directors, homeowners association, or other representative body of the jointly owned building with authority to make decisions about assessments or charges on joint owners to fund maintenance and alterations.

7.77.040 Imposition of Tax.
A. Except as otherwise provided in this Chapter, for the purposes described in Section 7.77.080, the City imposes an annual Large Buildings Fossil Fuel Emissions Tax on each Owner generating greenhouse gas emissions from Taxable Non-Residential Buildings and Taxable Residential Buildings.
B. Large Buildings Fossil Fuel Emissions Tax amounts shall be determined based on the estimated greenhouse gas emissions in metric tons of carbon dioxide equivalent and methane of each Taxable Non-Residential Building and Taxable Residential Building for a tax year, calculated as the sum of:
(1) The product of $382, the total therms of natural gas consumed in the Taxable Non-Residential Building or Taxable Residential Building during the tax year, and the natural gas carbon emissions factor; and
(2) The product of $10,044, the total therms of natural gas consumed in the Taxable Non-Residential Building or Taxable Residential Building during the tax year, the natural gas leakage factor, the natural gas methane content factor, and the natural gas therm to metric ton factor.
C. For purposes of this Chapter:
(1) The natural gas carbon emissions factor shall be 0.0053.
(2) The natural gas therm to metric ton factor shall be 0.0026.
(3) The natural gas leakage factor shall be 0.04.
(4) The natural gas methane content factor shall be 0.9.
D. The City Manager, based on calculations from the Finance Department, shall annually adjust the base tax rates in subsection 7.77.040 B. (Originally, $382 and $10,044), commencing on January 1, 2026, by the sum of:
(1) The percentage increase in the increase in the Consumer Price Index: All Urban Consumers for the San Francisco/Oakland/Hayward Area for All Items as reported by the United States Bureau of Labor Statistics, or any successor to that index, as of December 31 of the preceding year, beginning with the 2025 tax year; plus

(2) 6%.

E. The Large Buildings Fossil Fuel Emissions Tax shall be payable by the Owner. Not more than one tax per Taxable Non-Residential Building or Taxable Residential Building shall be imposed under this Section 7.77.040 for a tax year by reason of multiple Owners subject to tax. If there are multiple Owners subject to tax, each shall be jointly and severally liable for the tax.

F. The Large Buildings Fossil Fuel Emissions Tax shall take effect on January 1, 2025 and is first due on February 28, 2026. The Large Buildings Fossil Fuel Emissions Tax shall expire at the end of the day on December 31, 2050.

7.77.050 Exemptions and Exclusions.

A. For only so long as, and to the extent that, the City is prohibited from imposing the Large Buildings Fossil Fuel Emissions Tax, any person upon whom the City is prohibited under the Constitution or laws of the State of California or the Constitution or laws of the United States from imposing the Large Buildings Fossil Fuel Emissions Tax shall be exempt from the Large Buildings Fossil Fuel Emissions Tax.

B. The City, the State of California, and any county, municipal corporation, district, or other political subdivision of the State shall be exempt from the Large Buildings Fossil Fuel Emissions Tax, except where any constitutional or statutory immunity from taxation is waived or is not applicable.

C. The City Council by a vote of two-thirds of all City Councilmembers may by Ordinance adopt further exemptions, waivers, discounts, or rebates for the tax for an organization that is exempt from income taxation under Section 501(c)(3) of the Internal Revenue Code of 1986, as it may be amended from time to time, and that has total annual revenues under $1,000,000, and provided that the Council (i) must renew each such exemption annually and (ii) makes an affirmative determination that the imposition of the tax otherwise required by this Chapter would make continued ownership of the property infeasible and that the benefits to the City from the particular organization outweigh the burden to the climate, the City's climate program, and/or other impacts which reasonably may be anticipated to be generated by modification of the tax.

7.77.060 Administration — Penalties.

A. Except as otherwise provided under this Chapter, the City Manager or their designee shall enforce the provisions of this Chapter and may prescribe, adopt, and enforce rules and regulations to facilitate administration and enforcement of this Chapter.

B. The tax required by this Chapter is delinquent if not received by the City on or before February 28 of each year.

C. Any person who fails to timely pay tax due under this Chapter shall pay a one-time penalty of 10 percent of the amount due, in addition to the tax, plus interest on the unpaid tax at the rate of one percent per month from the date on which the tax became due until the date of payment.

D. Transactions with the principal purpose of avoiding or evading all or a portion of the Large Buildings Fossil Fuel Emissions Tax shall be disregarded for purposes of determining the amount of the Large Buildings Fossil Fuel Emissions Tax and whether the Large Buildings Fossil Fuel Emissions Tax is due. Any Owner determined to have engaged in one or more transactions with the principal purpose of avoiding or evading all or a portion of the Large Buildings Fossil Fuel Emissions Tax shall be liable for the Large Buildings Fossil Fuel Emissions Tax and also liable for a penalty in an amount equal to the Large Buildings Fossil Fuel Emissions Tax. If unpaid, the penalty shall be subject to interest under paragraph C of this section, but not to the 10 percent penalty provided there.

E. Any tax required to be paid by an Owner under this Chapter shall be deemed a debt owed by the Owner to the City. Any person owing money to the City under this Chapter shall be liable to an action brought in the name of the City for the recovery of such amount, along with any collection and other costs incurred by the City as a result of the person's noncompliance with this Chapter, including, but not limited to, reasonable attorneys' fees, plus interest and penalties as provided in this Chapter.

7.77.070 Fossil Fuel Free Buildings Just Transition Fund; Deposit of Proceeds.

A. Establishment of Fund. The Fossil Fuel Free Buildings Just Transition Fund ("Fund") is hereby established as a special purpose fund, and shall receive all taxes, penalties, interest, and costs collected from the Large Buildings Fossil Fuel Emissions Tax imposed under this Chapter ("Tax Proceeds").

B. Use of Fund. Monies in the Fund shall be used exclusively for the purposes described in Section 7.77.080 of this Chapter.

C. Administration of Fund. Commencing with a report filed no later than February 15, 2026, covering the fiscal year ending June 30, 2025, the City Manager shall file annually with the Council, by February 15 of each year, a report of the monies collected in and expended from the Fund during the prior fiscal year, the status of any project required or authorized to be funded by Section 7.77.080, and such other information as the Finance Director, in the Finance Director's sole discretion, deems relevant to the implementation of this Chapter.

D. Accounting. All Tax Proceeds shall be deposited in the Fund. The Fund shall be maintained separate and apart from all other City funds and shall be subject to appropriation. Any balance remaining in the Fund at the close of any fiscal year shall be deemed to have been provided for a special purpose and shall be maintained in the Fund for the purposes described in Section 7.77.080.

E. Appropriations May Not Supplant Existing Expenditures. Monies in the Fund shall be expended only for Eligible Programs. Monies in the Fund shall not be spent to supplant existing programs funded by the City for climate programs, which shall continue to be funded, at a minimum, at the Base Amount. All funds unexpended from the Fund shall be held in the Fund and may be expended on Eligible Programs. For purposes of this subsection E:

(1) "Base Amount" means the City Department of Finance's calculation of the amount of City appropriations (not including appropriations from the Fund and exclusive of expenditures funded by private funding or funded or mandated by state or federal law) for Eligible Programs for the fiscal year ending June 30, 2024.

(2) "Eligible Programs" means all programs and expenditures described in Section 7.77.080.

7.77.080 Expenditure of Proceeds.

Monies in the Fund shall be appropriated and used exclusively for the following purposes:

A. Up to 3% of the Tax Proceeds distributed in any proportion to the Finance Department and other City Departments for the administration of the Tax and of the Fund.
B. Refunds of any overpayments of the Tax, including any related penalties, interest, and collection costs.
C. All remaining amounts for the following purposes, in the following percentages, which amounts shall include the costs of administering the programs described. The voters also intend that, in expending remaining amounts, the City prioritize principles of environmental justice, tenant protections and other initiatives to prevent displacement of residents; retrofit projects at a neighborhood, block, utility zone or designation, or other comparable geographic scale; and ensure compliance with Berkeley Municipal Code Chapter 13.84 specifying requirements for property owners who relocate residents for tenant improvements. For purposes of this section, "environmental justice" means mitigating disproportionate impacts on communities identified in the State of California's Enviroscreen database or any successor to that database. The voters also intend that the City prioritize the use and support of labor satisfying the definition of 7.77.030.C ("Minimum Labor Standards").

(1) 90% to fund expenses associated with Natural Gas Conversion of existing buildings, prioritizing Building Decarbonization Retrofits. The City shall prioritize funding for Natural Gas Conversion and Building Decarbonization Retrofits in low-rise residential buildings and restaurants, including low- or no-interest loans to assist property owners in retrofitting properties or otherwise to achieve the purposes of this Chapter.
(2) 10% to fund permanent, career, City positions in an employee bargaining unit subject to a collective bargaining agreement to administer and facilitate a citywide program of Natural Gas Conversion and Building Decarbonization Retrofits and administrative expenses connected therewith.

D. Notwithstanding subsections C(1) and (2) of this section, if the Council finds on the basis of substantial evidence that the infrastructure and appliances of the building stock in the City have been completely and permanently transitioned from natural gas, remaining Tax Proceeds may fund other City programs that directly reduce or avoid greenhouse gas emissions.
E. The Fossil Fuel Free Buildings Just Transition Oversight Committee established under Section 7.77.090 ("Oversight Committee") shall make recommendations to the Council to ensure the Fund is administered consistently with this section.

7.77.090 Fossil Fuel Free Buildings Just Transition Oversight Committee.
A. The Environment and Climate Commission established pursuant to Chapter 3.82 of this Code or any successor to that commission shall serve as the Oversight Committee and make recommendations to the Council to ensure the Fund is administered consistently with section 7.77.080.
B. The Oversight Committee shall monitor, and make recommendations as to, the administration of the Fund, to ensure it is administered in a manner that is accountable to the community and consistent with this Chapter and other law, and to advise the Council on appropriations from the Fund. The Oversight Committee shall:

(1) Develop recommendations for the use of the Fund;
(2) By December 31, 2025, and every year thereafter, conduct a needs assessment as to retrofitting existing buildings in the City and make annual recommendations about appropriations from the Fund to the Council informed by that needs assessment;
(3) Promote and facilitate transparency in the administration of the Fund;
(4) Promote implementation of the programs funded by the Fund in a manner that is equitable, culturally sensitive, and supportive of labor;
C. The City shall provide adequate staffing to the Oversight Committee to achieve its purposes.
D. The Transportation and Infrastructure Commission or any successor to it, the Labor Commission or any successor to it, the Council Facilities, Infrastructure, Transportation, Environment and Sustainability Policy Committee or any successor to it, may each make recommendations to the Council to ensure the Fund is administered consistently with this Chapter.
E. Nothing in this section 7.77.090 shall limit the authority of the Council to propose, amend, and adopt a budget under the Charter.

7.77.100 Technical Assistance to the Finance Department.
The Office of Energy and Sustainable Development or any successor office or department shall provide technical assistance to the Finance Department upon the City Manager's or Director of Finance's request to administer the Large Buildings Fossil Fuel Emissions Tax.

7.77.110 Prohibited Conduct.
Except as the Berkeley Rent Stabilization Board expressly determines, the Owner of a Taxable Residential Building shall not pass on the tax imposed by this Chapter to tenants in the form of rent increases or in any other manner. Inclusion of such charges shall be a complete defense to any action for unlawful detainer for failure to pay rent absent such express determination of the Berkeley Rent Stabilization Board.

7.77.120 Amendment of Ordinance.
A. The Council may, by two-thirds vote of the entire City Council, amend this Chapter to further its purposes, provided that such amendments do not constitute a tax increase within the meaning of California Government Code section 53750, subdivision (h) or expand the exemptions provided by section 7.77.050, or amend this section 7.77.120.
B. The City Council shall not reduce the inflation-adjusted tax rates authorized by this Chapter or otherwise reduce the tax absent a finding supported by substantial evidence that doing so is necessary to address unusual circumstances such as a natural disaster, the undercollection is temporary, and the reduced tax will nevertheless achieve the purposes of this Chapter.
C. For purposes of this section 7.77.120, the purposes of this Chapter are those stated in section 7.77.020 and the expenditures authorized by section 7.77.080.

7.77.130 Severability.
If any word, phrase, sentence, part, section, subsection, or other portion of this ordinance, or any application thereof to any person or circumstance is declared void,

unconstitutional, or invalid for any reason, then such word, phrase, sentence, part, section, subsection, or other portion, or the prescribed application thereof, shall be severable, and the remaining provisions of this Chapter, and all applications thereof, not having been declared void, unconstitutional or invalid, shall remain in full force and effect. The People of the City of Berkeley hereby declare that they would have passed this ordinance, and each word, phrase, sentence, part, section, subsection, or other portion hereof, irrespective of the fact that any one or more words, phrases, sentences, parts, sections, subsections, or other portions hereof has been declared invalid or unconstitutional.

Section 2. Increase Appropriations Limit. Pursuant to California Constitution Article XIII B and applicable laws, for four years from November 5, 2024, the appropriations limit for the City shall be increased by the aggregate sum collected by the levy of the tax imposed under this ordinance.

Section 3. Special Tax; Majority Vote Requirement. This Ordinance imposes a Special tax and shall be effective only if approved by a majority of the voters voting thereon.

Section 4. Certification; Publication; Numbering.

A. Upon approval by the voters, the City Clerk shall assign this ordinance an ordinance number and insert it where indicated on the first page above, certify to the passage and adoption of this ordinance, and cause it to be published according to law.
B. Upon approval by the voters, the Mayor and City Clerk shall execute this ordinance where indicated below to give evidence of that approval.

We hereby certify that the foregoing ordinance was duly adopted by the voters of the City of Berkeley participating in the November 5, 2024 election.

____
, Mayor

Attest:

____
Mark Numainville, City Clerk

Attachment 2: Estimated first year Large Building Fossil Fuel Emissions Tax for buildings with at least 15,000 square feet.

The following list provides the estimated first year Large Building Fossil Fuel Emissions Tax for buildings with at least 15,000 square feet. This estimate assumes these buildings would be subject to the tax. A case by case assessment as to whether the tax applies to a particular building will be made at a later time. Annual natural gas data is available for some buildings that reported their usage through the California Air Resources Board's (CARB) mandatory reporting of greenhouse gas emissions or through Berkeley's Building Emissions Saving Ordinance (BESO). Natural gas usage data for the remaining buildings is estimated by using a therms/square foot value provided by the US Energy Information Administration's Commercial Buildings Energy Consumption Survey (CBECS). The estimated tax amount will change as annual usage data is provided.

APN	Building Name *(if available)*	Building Address	Zip Code	Sqft Group	Property Type Category	Natural Gas Tax (First Year)	Estimation Source
054 177300304	Bayer Main Campus	2550 7TH ST	94710	25k-49,999k	Industrial	$ 6,460,081	CARB
052 157308707	Alta Bates Summit Medical Center - Ashby	2450 ASHBY AVE	94705	250k+	Health Care	$ 2,531,583	BESO
055 189700501	Alta Bates Herrick Hospital Campus	2001 DWIGHT WAY	94704	250k+	Health Care	$ 909,863	BESO
052 157405908	Alta Bates Medical Campus	3001 COLBY ST	94705	250k+	Health Care	$ 858,254	CBECS
056 195600100	Takara Sake USA	719 ALLSTON WAY	94710	50k-99,999k	Industrial	$ 566,388	BESO
057 211000101	Kaiser Permanente Berkeley Lab	1740 SECOND ST	94710	100k-249,999k	Industrial	$ 397,353	BESO
054 174800201		2700 SEVENTH ST	94710	250k+	Industrial	$ 303,213	CBECS
052 151200103	Foundry 31 (Former Marchant Bldg)	3100 SAN PABLO AVE	94710	250k+	Industrial	$ 244,161	CBECS
053 165100101	Berkeley Bowl West	920 HEINZ AVE	94710	100k-249,999k	Food Sales	$ 231,596	BESO
060 252800701	Doubletree Hotel & Meeting Center	200 MARINA BLVD	94710	100k-249,999k	Hotel/Lodging	$ 190,386	BESO
057 202800300	Former United Artists Theater	2274 SHATTUCK AVE	94704	100k-249,999k	Public Assembly	$ 182,202	CBECS
057 202601500	Downtown Berkeley YMCA	2001 ALLSTON WAY	94704	100k-249,999k	Public Assembly	$ 178,417	BESO
053 165801801		901 HEINZ AVE	94710	25k-49,999k	Industrial	$ 166,633	BESO
060 235700100		901 GILMAN ST	94710	100k-249,999k	Industrial	$ 163,590	BESO
052 157305102	Regent Street Medical Office Building and Care Center	2999 REGENT ST	94705	50k-99,999k	Health Care	$ 152,654	BESO
057 203202100	Residence Inn Hotel Downtown	2129 CENTER ST	94704	250k+	Retail	$ 143,755	CBECS
060 235500802	Gilman District North (Whole Foods)	1011 GILMAN ST	94710	25k-49,999k	Food Sales	$ 133,670	BESO
057 202600201	Great Western Bldg (Sky Deck Building)	2150 SHATTUCK AVE	94704	100k-249,999k	Office	$ 131,633	BESO
055 188500202	Berkeley City Club	2315 DURANT AVE	94704	25k-49,999k	Hotel/Lodging	$ 121,559	BESO
055 189504100	Logan Park Apartments	2352 SHATTUCK AVE	94704	100k-249,999k	Mixed (Residential/Commercial)	$ 119,344	CBECS
059 226202102	Safeway (North Shattuck)	1425 HENRY ST	94709	25k-49,999k	Food Sales	$ 116,830	BESO
052 157700101	Whole Foods Ashby	3000 TELEGRAPH AVE	94705	15k-24,999k	Food Sales	$ 109,649	BESO
055 187201400	The Graduate Berkeley Hotel	2600 DURANT AVE	94704	50k-99,999k	Hotel/Lodging	$ 108,819	BESO
057 202601203		2052 CENTER ST	94704	100k-249,999k	Office	$ 108,435	CBECS
059 231000900		1500 SAN PABLO AVE	94702	100k-249,999k	Mixed (Residential/Commercial)	$ 107,540	CBECS
057 202701200	Hotel Shattuck Plaza	2086 ALLSTON WAY	94704	100k-249,999k	Hotel/Lodging	$ 97,864	BESO
058 218900104	Pacific School of Religion Student Housing	1798 SCENIC AVE	94709	25k-49,999k	Residential	$ 94,655	BESO
Multiple APNs	Fourth & U Apartments	700 UNIVERSITY AVE	94710	100k-249,999k	Residential	$ 92,846	BESO
054 177000402	Former H. C. Macaulay Foundry	811 CARLETON ST	94710	100k-249,999k	Industrial	$ 79,264	CBECS
057 212000100	David Brower Center	2150 ALLSTON WAY	94704	25k-49,999k	Office	$ 78,952	BESO
056 196001500	Aquatic I and III	2001 4TH ST	94710	100k-249,999k	Residential	$ 76,435	BESO
057 206000100	New Californian	1988 M L KING JR WAY	94704	100k-249,999k	Residential	$ 76,147	BESO
057 202300400	Wells Fargo Building	2140 SHATTUCK AVE	94704	50k-99,999k	Office	$ 75,089	BESO
059 226301001	Andronico's North Berkeley	1550 SHATTUCK AVE	94709	25k-49,999k	Food Sales	$ 74,227	BESO
053 165200105	Berkeley Business Center	1099 ASHBY AVE	94710	250k+	Other	$ 70,674	BESO
056 196701601	La Quinta Inn by Wyndham Berkeley	900 UNIVERSITY AVE	94710	50k-99,999k	Hotel/Lodging	$ 70,460	BESO
055 189401403	Berkeley Park Apartments	2025 DURANT AVE	94704	50k-99,999k	Residential	$ 70,252	BESO
056 199601203		1417 ADDISON ST	94702	25k-49,999k	Food Sales	$ 68,432	CBECS
056 195400900	Avalon Berkeley	2020 3RD ST	94710	50k-99,999k	Residential	$ 68,294	BESO

APN	Building Name *(if available)*	Building Address	Zip Code	Sqft Group	Property Type Category	Natural Gas Tax (First Year)	Estimation Source
056 199404901	Chaparral House	1299 ALLSTON WAY	94702	15k-24,999k	Health Care	$ 67,832	BESO
057 211100306		1795 2ND ST	94710	100k-249,999k	Industrial	$ 67,327	CBECS
057 202401002	The Promenade	1936 UNIVERSITY AVE	94704	25k-49,999k	Office	$ 64,281	BESO
054 177000801		2600 7TH ST	94710	100k-249,999k	Industrial	$ 63,528	CBECS
053 164401101		740 HEINZ AVE	94710	100k-249,999k	Industrial	$ 62,195	CBECS
057 202302600	Berkeley Central	2055 CENTER ST	94704	100k-249,999k	Residential	$ 61,957	BESO
060 236300106		1255 EASTSHORE FWY	94710	25k-49,999k	Service	$ 60,334	CBECS
054 176401205	Saul Zaentz Media Center	2600 10TH ST	94710	100k-249,999k	Office	$ 59,803	BESO
053 170300800	Ed Roberts Campus	3075 ADELINE ST	94703	50k-99,999k	Office	$ 59,163	BESO
056 194700101		701 DWIGHT WAY	94710	100k-249,999k	Industrial	$ 58,350	CBECS
057 202400102	Stonefire Berkeley	1974 UNIVERSITY AVE	94704	50k-99,999k	Mixed (Residential/Commercial)	$ 57,951	CBECS
055 187504500		2503 HASTE ST	94704	50k-99,999k	Residential	$ 57,709	CBECS
054 171101400	Hashemi - Stuart	2525 STUART ST	94705	15k-24,999k	Residential	$ 56,237	BESO
055 187701300	The Granada at Sather Gate	2301 TELEGRAPH AVE	94704	25k-49,999k	Mixed (Residential/Commercial)	$ 54,835	BESO
054 173701900	Oregon Park Apartments	1425 OREGON ST	94702	25k-49,999k	Residential	$ 54,490	BESO
055 187601302		2500 DURANT AVE	94704	25k-49,999k	Residential	$ 54,159	BESO
055 182200901		2035 BLAKE ST	94704	50k-99,999k	Residential	$ 53,632	CBECS
054 176401204		2657 9TH ST	94710	50k-99,999k	Office	$ 53,430	CBECS
054 174600205		2701 EIGHTH ST	94710	15k-24,999k	Industrial	$ 51,674	BESO
053 162703701	Higby	3015 SAN PABLO AVE	94702	50k-99,999k	Residential	$ 51,626	CBECS
056 199902001		2235 SACRAMENTO ST	94702	25k-49,999k	Hotel/Lodging	$ 51,245	BESO
060 253500102	Golden Gate Fields	1100 EASTSHORE HWY	94710	50k-99,999k	Public Assembly	$ 50,901	CBECS
053 164700202	Weatherford BMW	735 ASHBY AVE	94710	50k-99,999k	Industrial	$ 49,293	CBECS
057 202600702	Berkeley Center Bldg	2175 MILVIA ST	94704	25k-49,999k	Office	$ 49,235	BESO
055 188002201		2414 TELEGRAPH AVE	94704	25k-49,999k	Mixed (Residential/Commercial)	$ 48,842	BESO
054 176301001	Kaiser Medical Office Building	2621 10TH ST	94710	50k-99,999k	Health Care	$ 48,572	CBECS
057 204600804	Modera Berkeley	2125 UNIVERSITY AVE	94704	100k-249,999k	Mixed (Residential/Commercial)	$ 48,487	BESO
055 188201000	Picardo Arms Apartments	2491 ELLSWORTH ST	94704	25k-49,999k	Residential	$ 48,326	BESO
055 189401704		2300 SHATTUCK AVE	94704	100k-249,999k	Mixed (Residential/Commercial)	$ 47,919	BESO
055 187001000	The Berk on College	2700 BANCROFT WAY	94704	50k-99,999k	Mixed (Residential/Commercial)	$ 47,882	BESO
053 168300100	Berkeley Bowl	2020 OREGON ST	94703	25k-49,999k	Food Sales	$ 47,760	BESO
056 195700301	Former Wine.com Building 1	747 BANCROFT WAY	94710	50k-99,999k	Industrial	$ 47,690	CBECS
056 195700203	Former Wine.com Building 2	2200 4TH ST	94710	50k-99,999k	Industrial	$ 47,690	CBECS
055 182201902		2000 DWIGHT WAY	94704	50k-99,999k	Other	$ 47,593	CBECS
053 169101601	CalFarm Bldg	2855 TELEGRAPH AVE	94705	50k-99,999k	Office	$ 46,880	CBECS
055 189501901	Varsity Berkeley	2024 DURANT AVE	94704	50k-99,999k	Residential	$ 46,816	BESO
059 234700100		750 GILMAN ST	94710	50k-99,999k	Industrial	$ 46,781	CBECS
055 188001502		2407 DANA ST	94704	25k-49,999k	Religious Worship	$ 46,609	BESO
063 312005000	Zaytuna College	2770 MARIN AVE	94708	25k-49,999k	Education	$ 46,353	BESO
053 164401403	Wareham Development Aquatic Park Research Campus	700 HEINZ AVE	94710	50k-99,999k	Industrial	$ 46,231	CBECS
055 187700100		2590 BANCROFT WAY	94704	50k-99,999k	Other	$ 46,007	CBECS
055 182000101	Parker Apartments	2600 SHATTUCK AVE	94704	50k-99,999k	Mixed (Residential/Commercial)	$ 45,942	BESO
Multiple APNs		2550 DANA ST	94704	50k-99,999k	Residential	$ 45,368	BESO
055 183902000	The Panoramic Berkeley	2539 TELEGRAPH AVE	94704	50k-99,999k	Residential	$ 44,826	CBECS
057 202701000		2060 ALLSTON WAY	94704	50k-99,999k	Retail	$ 44,736	CBECS
053 164300102		929 POTTER ST	94710	50k-99,999k	Industrial	$ 44,323	CBECS

APN	Building Name *(if available)*	Building Address	Zip Code	Sqft Group	Property Type Category	Natural Gas Tax (First Year)	Estimation Source
060 235200201	Camelia Outlet Center	1001 CAMELIA ST	94710	50k-99,999k	Other	$ 42,728	CBECS
058 219900800	Treehaven	2523 RIDGE RD	94709	25k-49,999k	Residential	$ 42,701	BESO
056 195800603		2229 4TH ST	94710	50k-99,999k	Office	$ 42,398	CBECS
056 197701001		2120 SAN PABLO AVE	94702	50k-99,999k	Other	$ 42,382	CBECS
057 202500800	Berkeley Repertory Theatre	2025 ADDISON ST	94704	50k-99,999k	Public Assembly	$ 42,361	BESO
048H769000300	Redwood Gardens Apartments	2951 DERBY ST	94705	100k-249,999k	Residential	$ 42,091	BESO
058 217700100	University Park Apartments	1709 SHATTUCK AVE	94709	50k-99,999k	Residential	$ 41,840	BESO
055 184302603		2511 HILLEGASS AVE	94704	50k-99,999k	Education	$ 41,684	CBECS
053 168200100	Harriet Tubman Terrace Apartments	2870 ADELINE ST	94703	50k-99,999k	Residential	$ 41,397	BESO
059 234000802		1421 2ND ST	94710	50k-99,999k	Industrial	$ 41,316	CBECS
060 235200100	Gilman District South	1000 GILMAN ST	94710	25k-49,999k	Enclosed and strip malls	$ 40,633	BESO
053 164400703	Wareham Development Aquatic Park Research Campus	725 POTTER ST	94710	50k-99,999k	Industrial	$ 40,396	CBECS
056 200402400		1632 UNIVERSITY AVE	94703	25k-49,999k	Mixed (Residential/Commercial)	$ 40,288	BESO
053 164400100	Aquatic Park Center	2910 SEVENTH ST	94710	50k-99,999k	Industrial	$ 40,241	CBECS
055 188802700	Channing Apartments	2236 CHANNING WAY	94704	15k-24,999k	Residential	$ 40,094	BESO
055 188901400	Garden Village	2201 DWIGHT WAY	94704	50k-99,999k	Residential	$ 39,828	CBECS
057 211000102	Kaiser Lab	1725 EASTSHORE HWY	94710	50k-99,999k	Industrial	$ 38,776	CBECS
058 220300401		1771 HIGHLAND PL	94709	25k-49,999k	Residential	$ 38,776	BESO
059 226100102		1451 SHATTUCK AVE	94709	15k-24,999k	Food Sales	$ 38,640	CBECS
057 204601101		1987 SHATTUCK AVE	94704	50k-99,999k	Other	$ 37,904	CBECS
052 157401404		3000 COLBY ST	94705	25k-49,999k	Health Care	$ 37,811	CBECS
061 261102801		915 COLUSA AVE	94707	15k-24,999k	Food Sales	$ 37,500	BESO
057 203401000	The WeWork Building	2015 KALA BAGAI WAY	94704	25k-49,999k	Office	$ 37,473	BESO
058 219901001		1799 EUCLID AVE	94709	15k-24,999k	Residential	$ 36,731	BESO
057 203000200	Gaia Apartments	2116 ALLSTON WAY	94704	50k-99,999k	Residential	$ 36,646	BESO
055 183800201	Glenn Building Apartment	2430 DWIGHT WAY	94704	50k-99,999k	Residential	$ 36,547	BESO
055 189300503	Stadium Place	2310 FULTON ST	94704	50k-99,999k	Residential	$ 36,524	CBECS
055 186701100	Bishop Berkeley Apartments	2709 DWIGHT WAY	94704	25k-49,999k	Residential	$ 36,296	BESO
057 201602101	The Overture at 1812	1812 UNIVERSITY AVE	94703	50k-99,999k	Residential	$ 36,135	CBECS
057 205602300	MB Apartments	1912 MILVIA ST	94704	50k-99,999k	Residential	$ 35,844	CBECS
058 219101201	Ridge House	2424 RIDGE RD	94709	25k-49,999k	Hotel/Lodging	$ 35,843	CBECS
055 188501000	The Metropolitan	2301 DURANT AVE	94704	50k-99,999k	Residential	$ 35,585	BESO
055 188200800	Evans Manor	2315 DWIGHT WAY	94704	25k-49,999k	Hotel/Lodging	$ 35,292	BESO
053 166102701		2821 TENTH ST	94710	15k-24,999k	Industrial	$ 34,978	BESO
055 186501300	Warring Street Apartments	2461 WARRING ST	94704	25k-49,999k	Residential	$ 34,882	BESO
057 205300700	Nash Hotel	2041 UNIVERSITY AVE	94704	15k-24,999k	Hotel/Lodging	$ 34,801	BESO
056 199502801	Berkeley Apartments - Acton Courtyard	2002 ACTON ST	94702	50k-99,999k	Residential	$ 34,576	BESO
057 202302500		2072 ADDISON ST	94704	50k-99,999k	Other	$ 34,477	CBECS
057 202201701		2100 MILVIA ST	94704	50k-99,999k	Office	$ 34,315	BESO
056 196101700	The Aquatic	800 UNIVERSITY AVE	94710	50k-99,999k	Residential	$ 34,151	CBECS
055 189600701	Haste Park Apartments	2033 HASTE ST	94704	25k-49,999k	Residential	$ 33,951	BESO
057 211602003		1609 4TH ST	94710	50k-99,999k	Industrial	$ 33,704	CBECS
053 170400102		700 GRAYSON ST	94710	50k-99,999k	Industrial	$ 33,664	CBECS
054 177800101	The Sawtooth Bldg	2547 8TH ST	94710	50k-99,999k	Industrial	$ 33,663	CBECS
056 196301506		2240 SIXTH ST	94710	50k-99,999k	Industrial	$ 33,526	CBECS
057 202400701	Addison Arts Apartments	1933 ADDISON ST	94704	50k-99,999k	Residential	$ 33,132	BESO

APN	Building Name *(if available)*	Building Address	Zip Code	Sqft Group	Property Type Category	Natural Gas Tax (First Year)	Estimation Source
055 188201700		2322 HASTE ST	94704	15k-24,999k	Residential	$ 32,755	BESO
057 202502100		2066 UNIVERSITY AVE	94704	25k-49,999k	Residential	$ 32,457	BESO
057 209701401		811 UNIVERSITY AVE	94710	25k-49,999k	Mixed (Residential/Commercial)	$ 32,112	BESO
057 210900103	Extra Space Storage	600 CEDAR ST	94710	50k-99,999k	Warehouse and Storage	$ 31,904	CBECS
058 219400600		2477 VIRGINIA ST	94709	15k-24,999k	Residential	$ 31,754	BESO
053 163300107		3000 SAN PABLO AVE	94702	50k-99,999k	Other	$ 31,461	CBECS
054 174703300		2703 7TH ST	94710	50k-99,999k	Industrial	$ 31,419	CBECS
055 185000401		2514 PIEDMONT AVE	94704	25k-49,999k	Residential	$ 31,132	BESO
055 187301400	Casa Bonita Apartments	2605 HASTE ST	94704	15k-24,999k	Residential	$ 30,963	BESO
057 202600405		2190 SHATTUCK AVE	94704	25k-49,999k	Mixed (Residential/Commercial)	$ 30,838	CBECS
058 218103300		1717 OXFORD ST	94709	15k-24,999k	Residential	$ 30,694	BESO
055 187800501	Sather Lane Shops	2433 DURANT AVE	94704	15k-24,999k	Mixed (Residential/Commercial)	$ 30,504	BESO
057 203100300	Allston Place	2161 ALLSTON WAY	94704	25k-49,999k	Residential	$ 30,222	CBECS
054 170701001	St. Johns Presbyterian Church	2717 GARBER ST	94705	25k-49,999k	Religious Worship	$ 30,008	BESO
055 187800300	Spectra Southside	2328 TELEGRAPH AVE	94704	50k-99,999k	Mixed (Residential/Commercial)	$ 29,781	BESO
056 200401600	California Walk	2091 CALIFORNIA ST	94703	25k-49,999k	Residential	$ 29,634	BESO
057 208501004	Holiday Inn Express	1175 UNIVERSITY AVE	94702	25k-49,999k	Hotel/Lodging	$ 29,436	BESO
055 184200801	Everest Properties	2520 HILLEGASS AVE	94704	50k-99,999k	Residential	$ 28,589	BESO
054 172300200	Sports Basement	2727 MILVIA ST	94703	50k-99,999k	Retail	$ 28,452	CBECS
055 189001302	Berkeley Apartments - Fine Arts Building	2451 SHATTUCK AVE	94704	50k-99,999k	Residential	$ 28,269	BESO
057 211500101		1700 5TH ST	94710	50k-99,999k	Retail	$ 28,232	CBECS
055 183102801	Americana Apartments	2324 DWIGHT WAY	94704	25k-49,999k	Residential	$ 28,153	BESO
057 202502300		2009 ADDISON ST	94704	25k-49,999k	Mixed (Residential/Commercial)	$ 28,137	CBECS
Multiple APNs		2747 SAN PABLO AVE	94702	25k-49,999k	Residential	$ 28,086	CBECS
055 183700100		2556 TELEGRAPH AVE	94704	25k-49,999k	Mixed (Residential/Commercial)	$ 28,055	CBECS
054 172201403		2000 WARD ST	94703	25k-49,999k	Residential	$ 27,851	CBECS
052 157307400	Telegraph Gardens	3001 TELEGRAPH AVE	94705	25k-49,999k	Mixed (Residential/Commercial)	$ 27,520	CBECS
055 188400100	First Congregational Church of Berkeley (Campus)	2345 CHANNING WAY	94704	15k-24,999k	Religious Worship	$ 27,474	BESO
055 188000501		2441 HASTE ST	94704	25k-49,999k	Residential	$ 26,980	CBECS
055 189900100		1942 CHANNING WAY	94704	15k-24,999k	Residential	$ 26,962	BESO
055 187601500		2516 DURANT AVE	94704	15k-24,999k	Mixed (Residential/Commercial)	$ 26,813	BESO
Multiple APNs		2601 COLLEGE AVE	94704	25k-49,999k	Residential	$ 26,771	CBECS
057 210000108		1901 FOURTH ST	94710	25k-49,999k	Mixed (Residential/Commercial)	$ 26,553	CBECS
052 151400701		708 FOLGER AVE	94710	25k-49,999k	Industrial	$ 26,454	CBECS
059 226500601	The Luxor Apartments	1406 HENRY ST	94709	15k-24,999k	Residential	$ 26,356	BESO
055 184600901		2520 COLLEGE AVE	94704	25k-49,999k	Residential	$ 26,322	BESO
055 189001201	The Dwight	2121 DWIGHT WAY	94704	50k-99,999k	Mixed (Residential/Commercial)	$ 25,894	BESO
057 202701100	The Berkeley Center	2070 ALLSTON WAY	94704	25k-49,999k	Retail	$ 25,864	CBECS
054 177700200		927 PARKER ST	94710	25k-49,999k	Industrial	$ 25,420	CBECS
053 164400900		822 ANTHONY ST	94710	25k-49,999k	Industrial	$ 25,318	CBECS
055 184201401	Hillegass Apartments	2530 HILLEGASS AVE	94704	25k-49,999k	Residential	$ 25,105	CBECS
059 234400401		1320 SECOND ST	94710	25k-49,999k	Industrial	$ 24,879	CBECS
062 287100702		1737 SOLANO AVE	94707	25k-49,999k	Residential	$ 24,737	CBECS
057 202302300	ELS Bldg	2030 ADDISON ST	94704	25k-49,999k	Office	$ 24,686	CBECS
058 218202400		2255 HEARST AVE	94709	15k-24,999k	Residential	$ 24,312	BESO
057 202400202	Tioga Bldg	2020 MILVIA ST	94704	25k-49,999k	Office	$ 24,276	CBECS

APN	Building Name *(if available)*	Building Address	Zip Code	Sqft Group	Property Type Category	Natural Gas Tax (First Year)	Estimation Source
057 203201000		2109 KALA BAGAI WAY	94704	25k-49,999k	Residential	$ 24,093	BESO
055 186500700		2430 PROSPECT ST	94704	15k-24,999k	Residential	$ 23,764	BESO
055 187701902		2580 BANCROFT WAY	94704	25k-49,999k	Residential	$ 23,709	CBECS
055 181501702	Sutter Health Clinic - Urgent Care	2500 MILVIA ST	94704	25k-49,999k	Health Care	$ 23,489	BESO
059 231900502		601 CEDAR ST	94710	50k-99,999k	Warehouse and Storage	$ 23,402	CBECS
058 211802400		1721 5TH ST	94710	25k-49,999k	Other	$ 23,358	CBECS
057 206402401		1812 DELAWARE ST	94703	25k-49,999k	Residential	$ 23,353	CBECS
055 186801700	Delta Gamma House	2710 CHANNING WAY	94704	15k-24,999k	Hotel/Lodging	$ 23,258	BESO
055 187100103	Bancroft Hotel	2680 BANCROFT WAY	94704	15k-24,999k	Hotel/Lodging	$ 23,183	BESO
060 235100106		950 GILMAN ST	94710	25k-49,999k	Industrial	$ 23,182	CBECS
058 218801104		1807 ARCH ST	94709	25k-49,999k	Education	$ 23,117	CBECS
Multiple APNs		1515 OXFORD ST	94709	25k-49,999k	Residential	$ 22,834	CBECS
055 188802301		2405 FULTON ST	94704	25k-49,999k	Residential	$ 22,600	CBECS
055 183902100		2593 TELEGRAPH AVE	94704	25k-49,999k	Mixed (Residential/Commercial)	$ 22,596	CBECS
060 236300104	Central Self Storage Berkeley	600 HARRISON ST	94710	50k-99,999k	Warehouse and Storage	$ 22,595	CBECS
055 187801000		2419 DURANT AVE	94704	15k-24,999k	Residential	$ 22,592	BESO
055 184600300		2644 DWIGHT WAY	94704	15k-24,999k	Residential	$ 22,553	BESO
055 184600101	Riviera Apartments	2501 BENVENUE AVE	94704	15k-24,999k	Residential	$ 22,485	BESO
055 189700200	The Barker Bldg	2484 SHATTUCK AVE	94704	25k-49,999k	Office	$ 22,442	CBECS
057 203001000		2231 SHATTUCK AVE	94704	15k-24,999k	Mixed (Residential/Commercial)	$ 22,406	BESO
060 235301402	REI Walgreens Center	1050 GILMAN ST	94710	50k-99,999k	Retail	$ 22,157	BESO
055 189101200		2429 SHATTUCK AVE	94704	25k-49,999k	Mixed (Residential/Commercial)	$ 21,820	BESO
056 199000101	Strawberry Creek Design Center	2121 BONAR ST	94702	25k-49,999k	Office	$ 21,762	CBECS
055 186800701		2721 HASTE ST	94704	25k-49,999k	Residential	$ 21,626	CBECS
056 195200201	Audubon Cellars	91 BOLIVAR DR	94710	25k-49,999k	Industrial	$ 21,598	CBECS
055 187201200	Royston Apartments	2601 CHANNING WAY	94704	25k-49,999k	Residential	$ 21,563	CBECS
060 243003201		1330 SACRAMENTO ST	94702	15k-24,999k	Residential	$ 21,385	BESO
057 202900900	The Masonic	2105 BANCROFT WAY	94704	25k-49,999k	Office	$ 21,211	BESO
055 184300500	Thornhill Apartments	2524 BENVENUE AVE	94704	15k-24,999k	Residential	$ 21,145	BESO
057 204904000		1801 SHATTUCK AVE	94709	25k-49,999k	Residential	$ 20,997	CBECS
055 186300100		2830 BANCROFT WAY	94704	15k-24,999k	Hotel/Lodging	$ 20,884	BESO
057 203100200		2171 ALLSTON WAY	94704	25k-49,999k	Mixed (Residential/Commercial)	$ 20,742	CBECS
058 217700708		1740 WALNUT ST	94709	15k-24,999k	Residential	$ 20,702	BESO
055 189800801		1927 DWIGHT WAY	94704	15k-24,999k	Residential	$ 20,423	BESO
059 234600600		711 CAMELIA ST	94710	25k-49,999k	Industrial	$ 20,416	CBECS
057 208102900	Chestnut Apartments	1955 CHESTNUT ST	94702	15k-24,999k	Residential	$ 20,323	BESO
053 165500800	Berkeley Arts Complex	729 HEINZ AVE	94710	50k-99,999k	Warehouse and Storage	$ 20,235	CBECS
058 224500903	Former Hillside School	1581 LE ROY AVE	94708	25k-49,999k	Other	$ 20,198	CBECS
055 184601501		2540 COLLEGE AVE	94704	25k-49,999k	Residential	$ 20,012	BESO
055 187601700		2526 DURANT AVE	94704	25k-49,999k	Residential	$ 19,902	BESO
055 186601200		2421 PIEDMONT AVE	94704	15k-24,999k	Hotel/Lodging	$ 19,799	BESO
055 187000701		2723 DURANT AVE	94704	15k-24,999k	Hotel/Lodging	$ 19,690	CBECS
054 174600204	Berkeley Humane Society	2700 NINTH ST	94710	25k-49,999k	Education	$ 19,666	CBECS
055 184402401		2627 HILLEGASS AVE	94704	15k-24,999k	Residential	$ 19,664	BESO
055 186400200		2300 WARRING ST	94704	15k-24,999k	Hotel/Lodging	$ 19,623	BESO
057 210900102	Gannett Outdoor	1695 EASTSHORE HWY	94710	25k-49,999k	Industrial	$ 19,489	CBECS

APN	Building Name *(if available)*	Building Address	Zip Code	Sqft Group	Property Type Category	Natural Gas Tax (First Year)	Estimation Source
056 194301401		2448 6TH ST	94710	25k-49,999k	Industrial	$ 19,356	CBECS
057 208702200	The Delaware Apartments	1800 SAN PABLO AVE	94710	25k-49,999k	Residential	$ 19,326	BESO
061 260204001	The Oaks - Touchstone Climbing Gym	1861 SOLANO AVE	94707	15k-24,999k	Public Assembly	$ 19,309	CBECS
058 219200102	CDSP - Parsons Hall	2451 RIDGE RD	94709	25k-49,999k	Education	$ 19,305	BESO
054 176600100		910 PARKER ST	94710	25k-49,999k	Office	$ 19,260	CBECS
056 194500301		2324 FIFTH ST	94710	25k-49,999k	Industrial	$ 19,233	CBECS
055 188201100		2431 ELLSWORTH ST	94704	25k-49,999k	Residential	$ 19,218	BESO
057 211400105		1716 4TH ST	94710	50k-99,999k	Other	$ 19,146	BESO
055 186600103		2401 PIEDMONT AVE	94704	15k-24,999k	Hotel/Lodging	$ 19,067	BESO
055 184603101		2515 BENVENUE AVE	94704	25k-49,999k	Residential	$ 19,001	BESO
058 220000900		1865 EUCLID AVE	94709	15k-24,999k	Residential	$ 18,932	BESO
057 211500901		1795 4TH ST	94710	25k-49,999k	Retail	$ 18,825	CBECS
055 189401501		2028 BANCROFT WAY	94704	25k-49,999k	Other	$ 18,817	CBECS
056 197902700	University Ave Apartments	1176 UNIVERSITY AVE	94702	25k-49,999k	Residential	$ 18,810	CBECS
055 189201301		2399 SHATTUCK AVE	94704	15k-24,999k	Mixed (Residential/Commercial)	$ 18,729	BESO
058 216902801		1920 FRANCISCO ST	94709	25k-49,999k	Residential	$ 18,626	BESO
058 217600301		2083 DELAWARE ST	94709	15k-24,999k	Mixed (Residential/Commercial)	$ 18,530	BESO
058 219800800		2535 LE CONTE AVE	94709	15k-24,999k	Residential	$ 18,495	BESO
059 232501803	Haws Drinking Fountain	1435 4TH ST	94710	25k-49,999k	Industrial	$ 18,478	CBECS
055 187101501		2600 BANCROFT WAY	94704	15k-24,999k	Public Assembly	$ 18,440	CBECS
056 194600101		2325 3RD ST	94710	25k-49,999k	Industrial	$ 18,396	CBECS
058 219001201		2340 LE CONTE AVE	94709	15k-24,999k	Residential	$ 18,323	BESO
055 182401500		2567 SHATTUCK AVE	94704	15k-24,999k	Mixed (Residential/Commercial)	$ 18,295	BESO
055 188500103	Wesley House	2398 BANCROFT WAY	94704	15k-24,999k	Hotel/Lodging	$ 18,282	CBECS
057 208800801		1966 SAN PABLO AVE	94702	15k-24,999k	Mixed (Residential/Commercial)	$ 18,276	BESO
053 168602200		2829 SHATTUCK AVE	94705	15k-24,999k	Hotel/Lodging	$ 18,250	CBECS
055 186801100	College Avenue Apartments	2415 COLLEGE AVE	94704	25k-49,999k	Residential	$ 18,175	BESO
Multiple APNs	University Terrace	2146 JEFFERSON AVE	94703	15k-24,999k	Residential	$ 18,121	BESO
058 216800800		1835 DELAWARE ST	94703	15k-24,999k	Residential	$ 17,857	BESO
055 189501501		2000 DURANT AVE	94704	25k-49,999k	Residential	$ 17,674	CBECS
059 226100101	Jewish Community Center of the East Bay	1414 WALNUT ST	94709	15k-24,999k	Public Assembly	$ 17,667	CBECS
055 187500800	The Den	2508 CHANNING WAY	94704	50k-99,999k	Mixed (Residential/Commercial)	$ 17,639	BESO
055 186401300		2325 PIEDMONT AVE	94704	15k-24,999k	Hotel/Lodging	$ 17,609	CBECS
055 186300301		2313 WARRING ST	94704	15k-24,999k	Hotel/Lodging	$ 17,594	BESO
055 188400305		2333 CHANNING WAY	94704	15k-24,999k	Residential	$ 17,561	BESO
055 188500104		2362 BANCROFT WAY	94704	25k-49,999k	Religious Worship	$ 17,560	CBECS
055 187700700		2525 DURANT AVE	94704	15k-24,999k	Residential	$ 17,551	BESO
055 186900100		2328 PIEDMONT AVE	94704	15k-24,999k	Hotel/Lodging	$ 17,532	CBECS
055 188100400		2482 TELEGRAPH AVE	94704	25k-49,999k	Mixed (Residential/Commercial)	$ 17,476	CBECS
059 234400700		1331 EASTSHORE HWY	94710	25k-49,999k	Industrial	$ 17,444	CBECS
055 182100500		2598 SHATTUCK AVE	94704	25k-49,999k	Residential	$ 17,414	CBECS
057 203400600		2037 KALA BAGAI WAY	94704	15k-24,999k	Office	$ 17,410	BESO
057 208102600		1275 UNIVERSITY AVE	94702	15k-24,999k	Residential	$ 17,409	BESO
058 216802901		1822 FRANCISCO ST	94703	15k-24,999k	Residential	$ 17,393	BESO
056 194301901		2431 FIFTH ST	94710	25k-49,999k	Industrial	$ 17,343	CBECS
060 235902306		1210 6TH ST	94710	25k-49,999k	Industrial	$ 17,341	CBECS

APN	Building Name *(if available)*	Building Address	Zip Code	Sqft Group	Property Type Category	Natural Gas Tax (First Year)	Estimation Source
055 186800300	Chateau Apartments	2747 HASTE ST	94704	15k-24,999k	Residential	$ 17,249	BESO
056 194600604		2390 FOURTH ST	94710	25k-49,999k	Mixed (Residential/Commercial)	$ 17,197	CBECS
055 188000100	Telegraph Commons Apartments	2486 CHANNING WAY	94704	25k-49,999k	Mixed (Residential/Commercial)	$ 17,179	CBECS
057 202901300		2110 KITTREDGE ST	94704	25k-49,999k	Mixed (Residential/Commercial)	$ 17,168	CBECS
057 203000100		2108 ALLSTON WAY	94720	25k-49,999k	Mixed (Residential/Commercial)	$ 17,092	CBECS
059 229300104		1260 HOPKINS ST	94702	25k-49,999k	Residential	$ 17,049	CBECS
055 187802100	Bancroft Commons	2470 BANCROFT WAY	94704	25k-49,999k	Mixed (Residential/Commercial)	$ 17,012	CBECS
057 205300500		2067 UNIVERSITY AVE	94704	25k-49,999k	Other	$ 16,814	CBECS
055 184102200		2637 REGENT ST	94704	15k-24,999k	Residential	$ 16,753	BESO
057 202800400	Pasand Courtyard	2276 SHATTUCK AVE	94704	25k-49,999k	Mixed (Residential/Commercial)	$ 16,738	CBECS
055 184702101		2539 COLLEGE AVE	94704	15k-24,999k	Residential	$ 16,688	BESO
055 184400400		2606 BENVENUE AVE	94704	25k-49,999k	Residential	$ 16,649	BESO
059 225602201		1541 OXFORD ST	94709	15k-24,999k	Residential	$ 16,638	BESO
057 202301300	TRW Financial Systems	2001 CENTER ST	94704	25k-49,999k	Office	$ 16,600	CBECS
Multiple APNs		2029 CHANNING WAY	94704	25k-49,999k	Residential	$ 16,527	CBECS
055 186500201		2409 WARRING ST	94704	15k-24,999k	Hotel/Lodging	$ 16,356	CBECS
055 184501502	Berkeley Playhouse	2640 COLLEGE AVE	94704	15k-24,999k	Public Assembly	$ 16,347	CBECS
058 217701501	Hillside Village	1797 SHATTUCK AVE	94709	50k-99,999k	Residential	$ 16,327	BESO
057 207900101		1300 DELAWARE ST	94702	15k-24,999k	Residential	$ 16,298	BESO
055 189102101	The Rapa-Nui	2150 CHANNING WAY	94704	15k-24,999k	Residential	$ 16,246	BESO
057 202501001	Merrill Lynch Bldg	2001 ADDISON ST	94704	25k-49,999k	Office	$ 16,161	CBECS
055 184601401		2536 COLLEGE AVE	94704	25k-49,999k	Residential	$ 16,038	CBECS
057 210000810	Jamestown Premier Berkeley Grotto	1915 4TH ST	94710	50k-99,999k	Enclosed and strip malls	$ 15,893	BESO
055 186600300		2424 WARRING ST	94704	15k-24,999k	Hotel/Lodging	$ 15,870	CBECS
058 212800301	Golden Bear Hotel	1620 SAN PABLO AVE	94702	15k-24,999k	Hotel/Lodging	$ 15,831	CBECS
055 186802100		2732 CHANNING WAY	94704	15k-24,999k	Hotel/Lodging	$ 15,797	BESO
055 189602501	Channing Campus Apartments	2020 CHANNING WAY	94704	15k-24,999k	Residential	$ 15,744	BESO
053 165100104		2865 7TH ST	94710	25k-49,999k	Industrial	$ 15,733	CBECS
058 219100200		1820 EUCLID AVE	94709	15k-24,999k	Mixed (Residential/Commercial)	$ 15,656	CBECS
055 183201301		2315 PARKER ST	94704	15k-24,999k	Residential	$ 15,612	BESO
055 187001702	Zeta Psi Fraternity	2728 BANCROFT WAY	94704	15k-24,999k	Hotel/Lodging	$ 15,555	CBECS
057 205300600		2057 UNIVERSITY AVE	94704	15k-24,999k	Hotel/Lodging	$ 15,513	CBECS
055 186700801		2729 DWIGHT WAY	94704	15k-24,999k	Residential	$ 15,459	CBECS
055 189301501		2323 SHATTUCK AVE	94704	25k-49,999k	Other	$ 15,446	BESO
055 181900102	Aquatic Shattuck	2628 SHATTUCK AVE	94704	50k-99,999k	Mixed (Residential/Commercial)	$ 15,430	BESO
055 185300200	Delta Sigma Sorority	2311 PROSPECT ST	94704	15k-24,999k	Hotel/Lodging	$ 15,369	CBECS
055 186300500		2327 WARRING ST	94704	15k-24,999k	Hotel/Lodging	$ 15,351	CBECS
058 218103200		1725 OXFORD ST	94709	15k-24,999k	Residential	$ 15,302	BESO
057 202601300	Constitution Square	2168 SHATTUCK AVE	94704	25k-49,999k	Office	$ 15,266	BESO
054 176500100	Willig Building	2603 8TH ST	94710	50k-99,999k	Industrial	$ 15,252	BESO
054 171903700	Secure Space Storage	2721 SHATTUCK AVE	94705	25k-49,999k	Warehouse and Storage	$ 15,177	CBECS
057 204600900	Bachenheimer	2119 UNIVERSITY AVE	94704	25k-49,999k	Residential	$ 15,150	BESO
055 186702301		2732 HASTE ST	94704	25k-49,999k	Residential	$ 15,097	BESO
055 182502401	Parker Villa Apartments	2124 PARKER ST	94704	15k-24,999k	Residential	$ 15,092	CBECS
057 211400201		1760 4TH ST	94710	25k-49,999k	Retail	$ 15,051	CBECS
057 208502500		1931 SAN PABLO AVE	94702	15k-24,999k	Mixed (Residential/Commercial)	$ 15,001	CBECS

APN	Building Name *(if available)*	Building Address	Zip Code	Sqft Group	Property Type Category	Natural Gas Tax (First Year)	Estimation Source
060 238800203		999 HARRISON ST	94710	50k-99,999k	Office	$ 14,998	BESO
055 184302602		2508 BENVENUE AVE	94704	15k-24,999k	Residential	$ 14,931	CBECS
055 186600105		2400 WARRING ST	94704	15k-24,999k	Hotel/Lodging	$ 14,922	CBECS
058 217300203		1600 SHATTUCK AVE	94709	25k-49,999k	Retail	$ 14,912	CBECS
059 234500202		1310 THIRD ST	94710	25k-49,999k	Industrial	$ 14,896	CBECS
059 234100400		1401 EASTSHORE HWY	94710	25k-49,999k	Industrial	$ 14,709	CBECS
059 232200104		601 JONES ST	94710	25k-49,999k	Other	$ 14,664	CBECS
060 238800500		1111 8TH ST	94710	25k-49,999k	Industrial	$ 14,660	CBECS
055 183800500	Blake Telegraph Apartments	2423 BLAKE ST	94704	15k-24,999k	Residential	$ 14,641	BESO
059 233801603		1417 4TH ST	94710	25k-49,999k	Industrial	$ 14,587	CBECS
056 197201600		2023 8TH ST	94710	25k-49,999k	Education	$ 14,433	CBECS
060 236102203	Terminal Manufacturing	707 GILMAN ST	94710	25k-49,999k	Industrial	$ 14,416	CBECS
055 183002301		2230 DWIGHT WAY	94704	25k-49,999k	Residential	$ 14,311	BESO
Multiple APNs		2700 LE CONTE AVE	94709	15k-24,999k	Residential	$ 14,304	CBECS
060 235001600		900 GILMAN ST	94710	25k-49,999k	Warehouse and Storage	$ 14,290	CBECS
060 243502205		1619 HOPKINS ST	94707	15k-24,999k	Residential	$ 14,251	BESO
056 195400301		650 UNIVERSITY AVE	94710	25k-49,999k	Industrial	$ 14,195	CBECS
056 200601907		2125 JEFFERSON AVE	94703	15k-24,999k	Education	$ 14,185	BESO
053 170400201		800 GRAYSON ST	94710	25k-49,999k	Industrial	$ 14,171	CBECS
053 169402200		2821 HILLEGASS AVE	94705	15k-24,999k	Residential	$ 14,149	BESO
055 189100901		2117 HASTE ST	94704	25k-49,999k	Residential	$ 14,143	BESO
055 186601100		2425 PIEDMONT AVE	94704	15k-24,999k	Hotel/Lodging	$ 14,141	CBECS
055 185100101		2513 PIEDMONT AVE	94704	15k-24,999k	Residential	$ 14,135	CBECS
054 172001802		2747 SHATTUCK AVE	94705	25k-49,999k	Office	$ 14,121	CBECS
055 183002001		2216 DWIGHT WAY	94704	15k-24,999k	Residential	$ 14,120	BESO
057 203100400	Magnes Museum	2121 ALLSTON WAY	94720	25k-49,999k	Education	$ 14,110	CBECS
059 229300106	Hopkins Park Apartments	1290 HOPKINS ST	94702	15k-24,999k	Residential	$ 14,031	CBECS
055 186802000		2728 CHANNING WAY	94704	15k-24,999k	Hotel/Lodging	$ 14,011	CBECS
057 210200901		715 HEARST AVE	94710	15k-24,999k	Mixed (Residential/Commercial)	$ 13,985	CBECS
058 219900900	Hoyt Hall	2519 RIDGE RD	94709	15k-24,999k	Hotel/Lodging	$ 13,978	CBECS
057 208701200	Finnish Hall	1819 TENTH ST	94710	15k-24,999k	Public Assembly	$ 13,911	CBECS
058 218900700	The Berk on Arch	2311 LE CONTE AVE	94709	15k-24,999k	Residential	$ 13,904	BESO
058 217001201		1921 FRANCISCO ST	94709	25k-49,999k	Residential	$ 13,879	BESO
055 188902101		2230 HASTE ST	94704	25k-49,999k	Residential	$ 13,876	BESO
057 207000705	Renaissance Villas	1631 UNIVERSITY AVE	94703	25k-49,999k	Residential	$ 13,867	BESO
055 184201801	Parker House	2511 PARKER ST	94704	15k-24,999k	Residential	$ 13,858	BESO
055 187100600	The Durant	2631 DURANT AVE	94704	25k-49,999k	Residential	$ 13,783	BESO
052 152801702		3253 ADELINE ST	94703	15k-24,999k	Mixed (Residential/Commercial)	$ 13,758	CBECS
055 185601300		2455 PROSPECT ST	94704	15k-24,999k	Hotel/Lodging	$ 13,737	CBECS
056 194900700	Aquatic Labs	600 BANCROFT WAY	94710	15k-24,999k	Industrial	$ 13,718	CBECS
055 189800501		2450 MILVIA ST	94704	25k-49,999k	Residential	$ 13,679	BESO
060 245506000		1322 SHATTUCK AVE	94709	15k-24,999k	Residential	$ 13,668	CBECS
057 202801100		2001 BANCROFT WAY	94704	15k-24,999k	Hotel/Lodging	$ 13,582	CBECS
060 245506401		2095 ROSE ST	94709	15k-24,999k	Office	$ 13,578	CBECS
057 203101300		2142 CENTER ST	94704	15k-24,999k	Mixed (Residential/Commercial)	$ 13,543	CBECS
055 186501200		2851 DWIGHT WAY	94704	15k-24,999k	Residential	$ 13,524	CBECS

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058 217701801		1725 SHATTUCK AVE	94709	15k-24,999k	Residential	$ 13,476	BESO
052 151300301		910 FOLGER AVE	94710	15k-24,999k	Industrial	$ 13,466	CBECS
052 157307200	Telegraph Avenue Medical Office Building	3017 TELEGRAPH AVE	94705	15k-24,999k	Health Care	$ 13,459	CBECS
057 210600104	Sierra Misco	1825 EASTSHORE HWY	94710	15k-24,999k	Industrial	$ 13,456	CBECS
057 203400500	Heywood Apartments	2119 ADDISON ST	94704	15k-24,999k	Residential	$ 13,328	CBECS
059 234100500		1420 SECOND ST	94710	15k-24,999k	Industrial	$ 13,221	CBECS
059 226000201		2110 VINE ST	94709	15k-24,999k	Retail	$ 13,185	CBECS
057 207200600	Rodeway Inn	1461 UNIVERSITY AVE	94702	15k-24,999k	Hotel/Lodging	$ 13,057	BESO
057 202500600	Historic Kress Bldg	2036 SHATTUCK AVE	94704	15k-24,999k	Office	$ 13,029	BESO
060 238600101		1151 SIXTH ST	94710	15k-24,999k	Public Assembly	$ 13,006	CBECS
Multiple APNs		2430 5TH ST	94710	15k-24,999k	Residential	$ 13,002	CBECS
Multiple APNs		1450 4TH ST	94710	15k-24,999k	Residential	$ 12,981	CBECS
057 204600200	Former UC Press Building	2120 BERKELEY WAY	94704	15k-24,999k	Office	$ 12,971	CBECS
056 195401000		2031 2ND ST	94710	15k-24,999k	Industrial	$ 12,931	CBECS
Multiple APNs		1519 OXFORD ST	94709	15k-24,999k	Residential	$ 12,917	BESO
056 199701801	The Kelbourne	1420 ADDISON ST	94702	15k-24,999k	Residential	$ 12,916	CBECS
057 202901601	Oxford Court	2150 KITTREDGE ST	94720	15k-24,999k	Other	$ 12,908	CBECS
057 202501400	Berkeley Apartments- University (Touriel)	2004 UNIVERSITY AVE	94704	15k-24,999k	Residential	$ 12,839	BESO
060 235501103		1000 HARRISON ST	94710	25k-49,999k	Warehouse and Storage	$ 12,815	CBECS
055 184703102	Holy Spirit Parish/Newman Hall	2700 DWIGHT WAY	94704	25k-49,999k	Religious Worship	$ 12,636	CBECS
055 189100201		2404 FULTON ST	94704	15k-24,999k	Residential	$ 12,605	BESO
058 218202700	Thornburg Village	1829 SPRUCE ST	94709	15k-24,999k	Residential	$ 12,604	CBECS
054 176600306		2629 SEVENTH ST	94710	15k-24,999k	Industrial	$ 12,541	BESO
057 205002901		2030 DELAWARE ST	94709	15k-24,999k	Residential	$ 12,535	CBECS
054 172300100		2700 SHATTUCK AVE	94705	15k-24,999k	Office	$ 12,496	CBECS
057 202401503	The Tepping Bldg	1916 UNIVERSITY AVE	94704	15k-24,999k	Office	$ 12,478	CBECS
055 188200700	Elsmere Apartments	2321 DWIGHT WAY	94704	15k-24,999k	Residential	$ 12,345	BESO
057 206101000		1717 UNIVERSITY AVE	94703	15k-24,999k	Other	$ 12,302	CBECS
Multiple APNs		1849 SHATTUCK AVE	94709	15k-24,999k	Residential	$ 12,290	CBECS
057 208501900		1120 HEARST AVE	94702	15k-24,999k	Residential	$ 12,269	CBECS
057 204700201	Berkeleyan	1910 OXFORD ST	94704	25k-49,999k	Residential	$ 12,242	BESO
058 219700702		2555 VIRGINIA ST	94709	15k-24,999k	Residential	$ 12,238	CBECS
055 183101801		2309 BLAKE ST	94704	25k-49,999k	Residential	$ 12,220	BESO
055 189300701	URSA Apartments	2124 BANCROFT WAY	94704	50k-99,999k	Residential	$ 12,215	BESO
Multiple APNs		2628 TELEGRAPH AVE	94704	15k-24,999k	Residential	$ 12,196	CBECS
055 186601003	Piedmont Avenue Apartments	2437 PIEDMONT AVE	94704	25k-49,999k	Residential	$ 12,187	BESO
053 167200400		1529 RUSSELL ST	94703	15k-24,999k	Residential	$ 12,178	CBECS
055 185601400		2425 PROSPECT ST	94704	15k-24,999k	Residential	$ 12,091	CBECS
057 208102100		1951 CHESTNUT ST	94702	15k-24,999k	Residential	$ 12,064	CBECS
057 202301701	ARTech	2101 MILVIA ST	94704	15k-24,999k	Residential	$ 12,059	BESO
055 186701000		2715 DWIGHT WAY	94704	25k-49,999k	Residential	$ 12,026	BESO
055 187601100		2375 TELEGRAPH AVE	94704	15k-24,999k	Mixed (Residential/Commercial)	$ 12,012	CBECS
055 189500500	Channing Walk Apartments	2035 CHANNING WAY	94704	15k-24,999k	Residential	$ 11,983	BESO
053 159500903		3031 ADELINE ST	94703	15k-24,999k	Mixed (Residential/Commercial)	$ 11,980	CBECS
053 159202100		2024 ASHBY AVE	94703	25k-49,999k	Religious Worship	$ 11,881	CBECS
055 187500700		2409 TELEGRAPH AVE	94704	15k-24,999k	Mixed (Residential/Commercial)	$ 11,851	CBECS

APN	Building Name *(if available)*	Building Address	Zip Code	Sqft Group	Property Type Category	Natural Gas Tax (First Year)	Estimation Source
057 203300300	Roos Bros. Building	2021 SHATTUCK AVE	94704	15k-24,999k	Mixed (Residential/Commercial)	$ 11,838	CBECS
056 194200302		800 BANCROFT WAY	94710	15k-24,999k	Industrial	$ 11,814	CBECS
058 218901000		1811 ARCH ST	94709	15k-24,999k	Residential	$ 11,784	CBECS
055 186801800		2724 CHANNING WAY	94704	15k-24,999k	Residential	$ 11,736	CBECS
054 176600602	Consolidated Printer	2620 8TH ST	94710	25k-49,999k	Industrial	$ 11,659	BESO
053 164100704		2950 7TH ST	94710	25k-49,999k	Warehouse and Storage	$ 11,635	CBECS
057 209700102		806 HEARST AVE	94710	15k-24,999k	Office	$ 11,540	CBECS
058 219800200		1700 LE ROY AVE	94709	15k-24,999k	Residential	$ 11,538	CBECS
055 182501502		2621 SHATTUCK AVE	94704	15k-24,999k	Retail	$ 11,535	CBECS
057 203300400		2020 KALA BAGAI WAY	94704	15k-24,999k	Mixed (Residential/Commercial)	$ 11,503	CBECS
055 187000800		2701 DURANT AVE	94704	15k-24,999k	Residential	$ 11,444	CBECS
060 245200102	School of the Madeleine	1225 MILVIA ST	94709	15k-24,999k	Education	$ 11,402	CBECS
056 196101800	The Aquatic II	814 UNIVERSITY AVE	94710	25k-49,999k	Mixed (Residential/Commercial)	$ 11,384	BESO
058 219100103		1804 EUCLID AVE	94709	15k-24,999k	Mixed (Residential/Commercial)	$ 11,362	CBECS
058 220300300		1735 HIGHLAND PL	94709	15k-24,999k	Residential	$ 11,336	BESO
057 202501703	Koerber Building	2054 UNIVERSITY AVE	94704	15k-24,999k	Office	$ 11,334	CBECS
057 206200501		1743 BERKELEY WAY	94703	15k-24,999k	Residential	$ 11,320	CBECS
055 184100600	Hillegass Apartments	2610 HILLEGASS AVE	94704	15k-24,999k	Residential	$ 11,267	BESO
054 170901300	Everest	2740 COLLEGE AVE	94705	15k-24,999k	Residential	$ 11,238	BESO
059 231900203		1501 EASTSHORE HWY	94710	15k-24,999k	Industrial	$ 11,221	CBECS
Multiple APNs		1440 4TH ST	94710	15k-24,999k	Industrial	$ 11,221	CBECS
Multiple APNs		2700 SAN PABLO AVE	94702	25k-49,999k	Residential	$ 11,218	BESO
062 291606004		645 ARLINGTON AVE	94707	15k-24,999k	Residential	$ 11,207	CBECS
056 194500102		742 BANCROFT WAY	94710	15k-24,999k	Industrial	$ 11,102	CBECS
055 187700600		2533 DURANT AVE	94704	15k-24,999k	Residential	$ 11,096	CBECS
057 206101100		1701 UNIVERSITY AVE	94703	15k-24,999k	Mixed (Residential/Commercial)	$ 11,078	CBECS
053 165500404		703 HEINZ AVE	94710	25k-49,999k	Warehouse and Storage	$ 11,069	CBECS
055 184302000		2533 HILLEGASS AVE	94704	15k-24,999k	Residential	$ 11,037	CBECS
052 157404500		3030 REGENT ST	94705	15k-24,999k	Residential	$ 10,945	CBECS
057 208700500		1822 SAN PABLO AVE	94702	15k-24,999k	Mixed (Residential/Commercial)	$ 10,918	CBECS
057 208000800		1810 WEST ST	94702	15k-24,999k	Residential	$ 10,894	CBECS
053 167200501		1525 RUSSELL ST	94703	15k-24,999k	Residential	$ 10,818	CBECS
Multiple APNs		2615 TELEGRAPH AVE	94704	15k-24,999k	Residential	$ 10,788	CBECS
064 423600500		22 DOMINGO AVE	94705	15k-24,999k	Residential	$ 10,784	CBECS
057 203101100		2130 CENTER ST	94704	15k-24,999k	Other	$ 10,731	CBECS
Multiple APNs		3031 TELEGRAPH AVE	94705	15k-24,999k	Office	$ 10,678	BESO
054 177000202	Electro Coatings	893 CARLETON ST	94710	15k-24,999k	Industrial	$ 10,660	CBECS
052 153300103		1708 HARMON ST	94703	15k-24,999k	Religious Worship	$ 10,605	CBECS
057 203300101		2000 KALA BAGAI WAY	94704	15k-24,999k	Other	$ 10,566	CBECS
055 183200701		2339 PARKER ST	94704	15k-24,999k	Residential	$ 10,537	CBECS
Multiple APNs		2634 VIRGINIA ST	94709	15k-24,999k	Residential	$ 10,536	BESO
055 182902600		2232 BLAKE ST	94704	15k-24,999k	Residential	$ 10,519	CBECS
055 182203000		2012 DWIGHT WAY	94704	15k-24,999k	Residential	$ 10,515	CBECS
055 184300900		2540 BENVENUE AVE	94704	15k-24,999k	Residential	$ 10,514	BESO
055 183101002		2327 BLAKE ST	94704	15k-24,999k	Residential	$ 10,497	CBECS
055 183101001		2331 BLAKE ST	94704	15k-24,999k	Residential	$ 10,495	CBECS

APN	Building Name *(if available)*	Building Address	Zip Code	Sqft Group	Property Type Category	Natural Gas Tax (First Year)	Estimation Source
059 226200100	Shattuck Commons	1400 SHATTUCK AVE	94709	15k-24,999k	Other	$ 10,483	CBECS
056 198101501		1310 UNIVERSITY AVE	94702	15k-24,999k	Education	$ 10,377	CBECS
058 217103101		1615 M L KING JR WAY	94709	15k-24,999k	Residential	$ 10,331	CBECS
Multiple APNs		2725 PRINCE ST	94705	15k-24,999k	Residential	$ 10,318	CBECS
060 238800400		1101 EIGHTH ST	94710	15k-24,999k	Industrial	$ 10,313	BESO
056 194102202	Berkeley Pump	830 BANCROFT WAY	94710	15k-24,999k	Other	$ 10,313	CBECS
057 207100200		1597 UNIVERSITY AVE	94703	15k-24,999k	Mixed (Residential/Commercial)	$ 10,279	CBECS
Multiple APNs		1401 WALNUT ST	94709	15k-24,999k	Residential	$ 10,273	CBECS
056 194202401		2323 FIFTH ST	94710	15k-24,999k	Industrial	$ 10,267	CBECS
058 217500800		2041 FRANCISCO ST	94709	15k-24,999k	Residential	$ 10,266	BESO
055 187900100		2350 TELEGRAPH AVE	94704	15k-24,999k	Mixed (Residential/Commercial)	$ 10,239	CBECS
060 235802206		1225 SIXTH ST	94710	15k-24,999k	Industrial	$ 10,189	CBECS
058 219402200		2456 HILGARD AVE	94709	15k-24,999k	Residential	$ 10,184	CBECS
058 220000700	Hearst Avenue Apartments	2511 HEARST AVE	94709	15k-24,999k	Residential	$ 10,134	CBECS
060 243100300		1475 ROSE ST	94702	15k-24,999k	Education	$ 10,107	CBECS
055 186700300		2442 PIEDMONT AVE	94704	15k-24,999k	Residential	$ 10,102	BESO
055 183301701		2609 ELLSWORTH ST	94704	15k-24,999k	Residential	$ 10,091	CBECS
059 231800112		1500 2ND ST	94710	15k-24,999k	Industrial	$ 10,088	CBECS
058 219300700		2401 LE CONTE AVE	94709	15k-24,999k	Religious Worship	$ 10,063	BESO
055 189301200		2333 SHATTUCK AVE	94704	15k-24,999k	Office	$ 10,059	CBECS
058 219402300		2466 HILGARD AVE	94709	15k-24,999k	Residential	$ 9,989	CBECS
052 156801201		2629 ASHBY AVE	94705	15k-24,999k	Mixed (Residential/Commercial)	$ 9,958	CBECS
056 194301001		2416 SIXTH ST	94710	15k-24,999k	Industrial	$ 9,911	CBECS
061 260300400		908 THE ALAMEDA	94707	15k-24,999k	Mixed (Residential/Commercial)	$ 9,910	CBECS
055 188702201	Durant Park Apartment	2230 DURANT AVE	94704	15k-24,999k	Residential	$ 9,903	BESO
056 200600106		1640 ADDISON ST	94703	15k-24,999k	Religious Worship	$ 9,859	BESO
055 183600401	Parker CAL Apartments	2414 PARKER ST	94704	15k-24,999k	Residential	$ 9,813	CBECS
059 226001300		1550 WALNUT ST	94709	15k-24,999k	Residential	$ 9,809	BESO
057 208500500		1970 CURTIS ST	94702	15k-24,999k	Residential	$ 9,788	CBECS
059 231701001		1520 FOURTH ST	94710	15k-24,999k	Industrial	$ 9,772	CBECS
055 184002401	CVS on Telegraph	2655 TELEGRAPH AVE	94704	15k-24,999k	Retail	$ 9,706	BESO
054 177901300		2531 NINTH ST	94710	15k-24,999k	Industrial	$ 9,705	BESO
Multiple APNs		2 PANORAMIC WAY	94704	15k-24,999k	Residential	$ 9,704	CBECS
052 141000200		3100 COLLEGE AVE	94705	15k-24,999k	Residential	$ 9,693	CBECS
053 165100500		999 ANTHONY ST	94710	15k-24,999k	Industrial	$ 9,688	CBECS
053 166002701	Ecole Bilingue de Berkeley	1001 HEINZ AVE	94710	25k-49,999k	Education	$ 9,665	BESO
055 186401001		2815 CHANNING WAY	94704	15k-24,999k	Residential	$ 9,661	CBECS
057 208300401		1244 HEARST AVE	94702	15k-24,999k	Residential	$ 9,560	CBECS
055 189902501	Channing Poolside Apartments	1930 CHANNING WAY	94704	15k-24,999k	Residential	$ 9,547	BESO
052 151400201	Howlett Machine Works	754 FOLGER AVE	94710	15k-24,999k	Industrial	$ 9,544	CBECS
057 207301700		1360 BERKELEY WAY	94702	15k-24,999k	Residential	$ 9,541	CBECS
053 164700100	Berkeley Ironworks	750 POTTER ST	94710	15k-24,999k	Office	$ 9,538	CBECS
062 288801701		1821 CATALINA AVE	94707	15k-24,999k	Religious Worship	$ 9,531	CBECS
057 209901706		1800 FIFTH ST	94710	15k-24,999k	Industrial	$ 9,467	CBECS
055 182902701		2240 BLAKE ST	94704	25k-49,999k	Residential	$ 9,459	BESO
059 234500900		1333 SECOND ST	94710	15k-24,999k	Industrial	$ 9,458	CBECS

APN	Building Name *(if available)*	Building Address	Zip Code	Sqft Group	Property Type Category	Natural Gas Tax (First Year)	Estimation Source
053 169001000		2321 RUSSELL ST	94705	15k-24,999k	Residential	$ 9,379	CBECS
057 207200200	Aiden by Best Western	1499 UNIVERSITY AVE	94702	15k-24,999k	Hotel/Lodging	$ 9,357	BESO
058 217802401		1607 SHATTUCK AVE	94709	15k-24,999k	Retail	$ 9,352	CBECS
058 218202100		1890 ARCH ST	94709	15k-24,999k	Residential	$ 9,346	CBECS
054 177800202	Parker Plaza (North)	2550 9TH ST	94710	25k-49,999k	Office	$ 9,310	BESO
056 194402201		2425 FOURTH ST	94710	15k-24,999k	Industrial	$ 9,247	CBECS
056 194900602		626 BANCROFT WAY	94710	15k-24,999k	Industrial	$ 9,232	BESO
056 194401801		733 DWIGHT WAY	94710	15k-24,999k	Industrial	$ 9,161	CBECS
055 183603100		2616 TELEGRAPH AVE	94704	15k-24,999k	Residential	$ 9,091	BESO
056 195900901	MacKey Marine	739 ALLSTON WAY	94710	15k-24,999k	Industrial	$ 9,033	CBECS
054 178000801		2546 SAN PABLO AVE	94702	15k-24,999k	Office	$ 8,994	CBECS
055 183900400		2517 TELEGRAPH AVE	94704	15k-24,999k	Mixed (Residential/Commercial)	$ 8,903	BESO
Multiple APNs		1801 UNIVERSITY AVE	94703	25k-49,999k	Residential	$ 8,792	BESO
055 187000102		2310 PIEDMONT AVE	94704	15k-24,999k	Residential	$ 8,782	BESO
061 257504001		941 THE ALAMEDA	94707	15k-24,999k	Religious Worship	$ 8,775	BESO
058 217000101		1940 VIRGINIA ST	94709	15k-24,999k	Religious Worship	$ 8,764	CBECS
055 187001501		2736 BANCROFT WAY	94704	15k-24,999k	Public Assembly	$ 8,760	BESO
057 202301400		2115 MILVIA ST	94704	15k-24,999k	Office	$ 8,714	CBECS
054 177900100	The Wright Institute	1000 DWIGHT WAY	94710	15k-24,999k	Office	$ 8,690	CBECS
057 202201304		1900 ADDISON ST	94704	15k-24,999k	Office	$ 8,674	CBECS
054 178000700		2530 SAN PABLO AVE	94702	15k-24,999k	Office	$ 8,660	BESO
059 226703101		1930 VINE ST	94709	15k-24,999k	Residential	$ 8,657	BESO
Multiple APNs		2512 9TH ST	94710	15k-24,999k	Retail	$ 8,612	CBECS
059 233900600		1404 FOURTH ST	94710	15k-24,999k	Industrial	$ 8,573	CBECS
053 167400101		1640 STUART ST	94703	15k-24,999k	Religious Worship	$ 8,573	CBECS
056 195700701		701 BANCROFT WAY	94710	25k-49,999k	Warehouse and Storage	$ 8,503	CBECS
060 244800401		1910 BERRYMAN ST	94709	15k-24,999k	Residential	$ 8,495	BESO
058 217900100		2138 CEDAR ST	94709	15k-24,999k	Religious Worship	$ 8,416	CBECS
055 187701601		2530 BANCROFT WAY	94704	15k-24,999k	Retail	$ 8,357	CBECS
056 195400801		2013 SECONND ST	94710	25k-49,999k	Residential	$ 8,250	BESO
054 174701100		920 PARDEE ST	94710	15k-24,999k	Warehouse and Storage	$ 8,097	CBECS
053 163300109	West Berkeley Warehouse	1036 ASHBY AVE	94710	15k-24,999k	Warehouse and Storage	$ 8,094	CBECS
059 233900800		1414 4TH ST	94710	15k-24,999k	Warehouse and Storage	$ 8,094	CBECS
060 238900901		1100 TENTH ST	94710	15k-24,999k	Warehouse and Storage	$ 8,076	CBECS
056 194600800		2316 FOURTH ST	94710	15k-24,999k	Warehouse and Storage	$ 8,039	CBECS
060 245504801		1385 SHATTUCK AVE	94709	25k-49,999k	Residential	$ 7,953	BESO
055 184201700		2519 PARKER ST	94704	15k-24,999k	Residential	$ 7,911	BESO
056 201102501	Lutheran Church of the Cross	1760 UNIVERSITY AVE	94703	15k-24,999k	Religious Worship	$ 7,903	CBECS
056 201102100		1732 UNIVERSITY AVE	94703	15k-24,999k	Mixed (Residential/Commercial)	$ 7,806	BESO
055 189200101	Jodo Shinshu Center	2140 DURANT AVE	94704	25k-49,999k	Office	$ 7,772	BESO
052 151301001		830 FOLGER AVE	94710	15k-24,999k	Warehouse and Storage	$ 7,713	CBECS
055 182801501		2211 CARLETON ST	94704	15k-24,999k	Residential	$ 7,651	BESO
057 211700903		1650 6TH ST	94710	15k-24,999k	Warehouse and Storage	$ 7,430	CBECS
052 157700902	Webster Poolside Apartments	2321 WEBSTER ST	94705	15k-24,999k	Residential	$ 7,300	BESO
058 218300203	All Souls Parish Episcopal Church	2220 CEDAR ST	94709	15k-24,999k	Religious Worship	$ 7,289	CBECS
060 235100103		945 CAMELIA ST	94710	15k-24,999k	Warehouse and Storage	$ 7,176	CBECS

APN	Building Name *(if available)*	Building Address	Zip Code	Sqft Group	Property Type Category	Natural Gas Tax (First Year)	Estimation Source
055 188500900		2300 BANCROFT WAY	94704	15k-24,999k	Religious Worship	$ 7,168	CBECS
059 225601801	The North Berkeley Oxford Street Apartments	1555 OXFORD ST	94709	15k-24,999k	Residential	$ 7,132	BESO
Multiple APNs	University Terrace	2100 JEFFERSON AVE	94703	15k-24,999k	Residential	$ 7,031	BESO
057 205301403		1945 MILVIA ST	94704	15k-24,999k	Residential	$ 6,991	BESO
055 184600200		2640 DWIGHT WAY	94704	15k-24,999k	Residential	$ 6,987	BESO
055 184000500		2610 REGENT ST	94704	15k-24,999k	Residential	$ 6,972	BESO
060 238500907		1150 SIXTH ST	94710	15k-24,999k	Warehouse and Storage	$ 6,847	CBECS
056 197902301		1122 UNIVERSITY AVE	94702	50k-99,999k	Residential	$ 6,775	BESO
055 189801601	Stranda Apartments	2489 M L KING JR WAY	94704	15k-24,999k	Residential	$ 6,773	BESO
055 187401200	First Church of Christ, Scientist	2619 DWIGHT WAY	94704	15k-24,999k	Religious Worship	$ 6,626	BESO
056 195700102		700 ALLSTON WAY	94710	15k-24,999k	Warehouse and Storage	$ 6,534	CBECS
057 202700203	Mangalam Center	2018 ALLSTON WAY	94704	25k-49,999k	Public Assembly	$ 6,363	BESO
060 235901803		805 GILMAN ST	94710	15k-24,999k	Warehouse and Storage	$ 6,354	CBECS
055 186400300		2308 WARRING ST	94704	15k-24,999k	Residential	$ 6,350	BESO
056 196101601		801 ADDISON ST	94710	15k-24,999k	Warehouse and Storage	$ 6,037	CBECS
059 225900101		1501 WALNUT ST	94709	15k-24,999k	Religious Worship	$ 5,870	BESO
059 234900901		1333 SIXTH ST	94710	15k-24,999k	Warehouse and Storage	$ 5,807	CBECS
057 202501500		2018 UNIVERSITY AVE	94704	25k-49,999k	Mixed (Residential/Commercial)	$ 5,668	BESO
052 152801404		3271 ADELINE ST	94703	25k-49,999k	Office	$ 5,643	BESO
053 165901605		2830 NINTH ST	94710	15k-24,999k	Warehouse and Storage	$ 5,531	CBECS
060 238500911		1146 SIXTH ST	94710	15k-24,999k	Warehouse and Storage	$ 5,479	CBECS
054 177901206	Berkeley Bowl Warehouse	1005 PARKER ST	94710	15k-24,999k	Warehouse and Storage	$ 5,396	CBECS
055 188201901		2330 HASTE ST	94704	15k-24,999k	Residential	$ 5,268	BESO
056 195700204		2220 FOURTH ST	94710	15k-24,999k	Warehouse and Storage	$ 5,105	CBECS
057 210400203	Truitt and White	642 HEARST AVE	94710	25k-49,999k	Warehouse and Storage	$ 5,072	BESO
053 163500101		830 ASHBY AVE	94710	15k-24,999k	Warehouse and Storage	$ 5,059	CBECS
053 164400800		2929 5TH ST	94710	25k-49,999k	Industrial	$ 4,930	BESO
055 186600700		2450 WARRING ST	94704	15k-24,999k	Residential	$ 4,871	BESO
060 235401001		1049 GILMAN ST	94710	15k-24,999k	Retail	$ 4,854	BESO
059 225303402	Western Dominican Province	2301 VINE ST	94708	15k-24,999k	Religious Worship	$ 4,518	BESO
056 198303103		2235 SAN PABLO AVE	94702	25k-49,999k	Warehouse and Storage	$ 4,269	BESO
055 184202200		2537 REGENT ST	94704	15k-24,999k	Residential	$ 4,186	BESO
061 261200200	Hundred Acre Wood Building	1820 SOLANO AVE	94707	15k-24,999k	Office	$ 4,003	BESO
055 188200500		2335 DWIGHT WAY	94704	15k-24,999k	Residential	$ 3,983	BESO
060 246604600	Congregation Beth El	1301 OXFORD ST	94709	25k-49,999k	Religious Worship	$ 3,904	BESO
055 188200100		2430 DANA ST	94704	15k-24,999k	Religious Worship	$ 3,749	BESO
058 218101300	Spruce Street Apartments	1800 SPRUCE ST	94709	25k-49,999k	Residential	$ 3,722	BESO
053 164401300		800 HEINZ AVE	94710	15k-24,999k	Residential	$ 3,478	BESO
053 165500900		2850 7TH ST	94710	25k-49,999k	Office	$ 3,402	BESO
057 202300100	Frances Shattuck Bldg	2104 SHATTUCK AVE	94704	25k-49,999k	Mixed (Residential/Commercial)	$ 3,343	BESO
057 202900400		2288 FULTON ST	94704	25k-49,999k	Mixed (Residential/Commercial)	$ 2,949	BESO
055 185304000		2425 HILLSIDE AVE	94704	15k-24,999k	Hotel/Lodging	$ 2,941	BESO
053 163402907	Folger Murray Properties	1047 FOLGER AVE	94710	25k-49,999k	Industrial	$ 2,753	BESO
057 202401801		1942 UNIVERSITY AVE	94704	25k-49,999k	Office	$ 2,673	BESO
056 196001203	Sierra Design	2025 FOURTH ST	94710	25k-49,999k	Mixed (Residential/Commercial)	$ 2,627	BESO
060 240701901		1145 GILMAN ST	94706	15k-24,999k	Religious Worship	$ 2,621	BESO

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052 151400301		746 FOLGER AVE	94710	15k-24,999k	Industrial	$ 2,585	BESO
057 202700400	Dharma College	2222 HAROLD WAY	94704	25k-49,999k	Education	$ 2,512	BESO
057 202201901	The Addison Apartments	1950 ADDISON ST	94704	50k-99,999k	Residential	$ 2,411	BESO
054 170211800		2837 CLAREMONT BLVD	94705	15k-24,999k	Religious Worship	$ 2,293	BESO
057 202401400		1900 UNIVERSITY AVE	94704	15k-24,999k	Mixed (Residential/Commercial)	$ 2,196	BESO
057 203100900		2161 SHATTUCK AVE	94704	15k-24,999k	Mixed (Residential/Commercial)	$ 2,178	BESO
055 187900601	Telegraph-Channing Garage and Shops	2431 CHANNING WAY	94704	100k-249,999k	Retail	$ 2,147	BESO
056 199000404		2141 BONAR ST	94702	25k-49,999k	Public Assembly	$ 1,946	BESO
057 210300103		1805 SECOND ST	94710	15k-24,999k	Warehouse and Storage	$ 1,631	BESO
056 196601001		837 ADDISON ST	94710	15k-24,999k	Health Care	$ 1,584	BESO
058 218101200		1786 SPRUCE ST	94709	25k-49,999k	Residential	$ 1,574	BESO
052 152801300		1837 ALCATRAZ AVE	94703	15k-24,999k	Public Assembly	$ 1,290	BESO
053 168400100		2801 ADELINE ST	94703	15k-24,999k	Retail	$ 1,109	BESO
060 238100202	Public Storage	1120 SECOND ST	94710	50k-99,999k	Warehouse and Storage	$ 878	BESO
059 231600103		760 JONES ST	94710	15k-24,999k	Warehouse and Storage	$ 700	BESO
052 155700200	Telegraph Medical	3120 TELEGRAPH AVE	94705	25k-49,999k	Residential	$ 514	BESO
060 238900801		1005 HARRISON ST	94710	15k-24,999k	Industrial	$ 313	BESO
053 163401802	Urban Ore	927 FOLGER AVE	94710	25k-49,999k	Warehouse and Storage	$ -	BESO