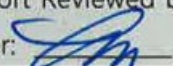


Budget Committee Report Out – Version 7 – Dated 11-2-2023 – 8:06 pm

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Agenda Report Reviewed by:
City Manager: 

CITY OF SEBASTOPOL
CITY COUNCIL
AGENDA ITEM
AMENDED: November 2, 2023 – 8:06 pm

Meeting Date: November 7, 2023
To: Honorable Mayor and City Councilmembers
From: Budget Committee Members
Councilmember Maurer
Councilmember Zollman
Larry McLaughlin – City Manager/Attorney
Mary Gourley – Assistance City Manager/City Clerk
Ana Kwong – Administrative Services Director
Subject: Budget Committee Report Out
Recommendation: Direction to Committee and Staff on Proposed Recommendations
Funding: Currently Budgeted: Yes No Not Applicable

Account Code: [Fill in Account Number]

Costs authorized in City Approved Budget: Yes (Finance Initialed _____) No (Finance Exempt)

INTRODUCTION/PURPOSE:

The item is to request Council Consider and Discuss the Budget Committee Report Out and Recommendations Based upon the Council Meeting of October 17, 2023 and Budget Committee Meeting of October 26, 2023.

BACKGROUND:

As has been stated during the budget process, the City is in a fiscal crisis and there is an urgent need for new revenue streams. The Budget Committee has been in discussion with City Administration on ways to increase revenues while facing structural budget shortfalls that threaten service delivery and quality.

At the October 17, 2023 Council Meeting, the City Council received a Preliminary Report from the Budget Committee on potential revenue enhancement options that could generate the most revenues with the least impact on stakeholders, as well as what is the size of the stream and is it feasible to achieve that revenue stream. The Council was provided detailed information on the deficit for this year, as well as the deficits for the upcoming fiscal years if the City remained status quo. The deficit will steadily increase without new revenue streams. Although the General Fund Reserve (GFR) for FY 23-24 and 24-25 meet the Council’s 15% reserve policy, the GFR will dip into an unhealthy range of 3.2% in FY25-26 and to an increasingly negative position in FY26-27 and beyond. To ensure the financial stability of the City, there is an urgent need for new revenue streams. In the absence of an effective strategy for new revenue streams, the City will need to plan for a reduction in current services.

Of Note: To reduce the budget deficit for this year’s budget, the City Council approved the following recommendations/actions to the budget and it was adopted and incorporated into the current budget. The amount listed by each department is just a reminder of the \$1.5 million dollar requested reductions that took place during the budget process. This is not meant for further reductions to the current adopted budget:

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City Council: Total Funding Eliminated: \$147,000

Examples of Eliminations: Elimination of Subscriptions; Removal of STEP Newsletter; Reduction in Conferences and Meeting attendances; suspension of City Council initiatives and sponsorship program; suspension of community benefit grant program; Reduction in Shuttle Fare Subsidy

City Manager/City Attorney: Total Funding Eliminated \$5,800

It was a challenge for the City Manager/City Attorney to meet the reduction as requested by the Budget Committee. One reason was that this department budget required an increase due to the need to provide for unavoidable litigation, as well as the resignation of the City’s current City Manager. Per the City Contract, once a new City Manager is on board, the City Manager returns to the position of City Attorney. However, although the budget was increased, there were removal of some items to help offset that increase such as removal of participation in the Shared MMO-Federal Legislature for COVID-19; reduction in office supplies; and removal of cell service hot spot.

Assistant City Manager/City Clerk: Total Funding Eliminated: \$17,000

The department did its best to meet the reduction that was requested by the Budget Committee, but could not without eliminating essential services and/or staff positions. Also, after submission of the original budget, the Council approved additional funding for two ballot measures (election costs) in the amount of \$40,000 which was included in the final budget. However, although the budget was increased, there were removal of some items to help offset the increase such as removal of part-time staffing on a temporary basis to provide assistance for retention project; savings by utilizing raw data from Zoom Closed Captioning meetings for DRAFT preparation of minutes; suspension of subscriptions; Reduction in conference and meeting attendance and trainings; and reduction of supplies.

Administrative Services (Finance) Department: Total Funding Eliminated: \$139,000

The department did its best to meet the reduction that was requested by the Budget Committee, but could not without eliminating essential services and/or staff positions. However, some reductions were: Removal of Capital Assets Study, this study is better suited to be taken by the Public Works Department as they manage citywide building maintenance and capital assets. Removal of labor and pension module due to future 115 Trust creation. Removal staff annual conference. Eliminated the replacement of one aging server at the Fire Department. It was determined that with multiple variables such as pending Fire Committee result of the future of the Fire Department and low traffic of activities and files stored from that server, and daily backup in place, and based on the budget constraints of the City, delaying another year would not impact the department operationally. Removal of part-time staffing on a temporary basis to provide assistance for retention project. Although the bandwidth for the department to perform this task is limited, staff will have to find a way to incorporate this project into day to day operations whenever possible.

Planning Department: Total Funding Eliminated: \$74,000

The department elimination of several discretionary projects, including a suspending the façade improvement program; removal of CivicSpark; removal of support for zero waste projects. The department also restructured public meetings for City Boards and committees the department oversees, including consolidating all meetings to Tuesdays and consolidating meetings for the Climate Action Committee (CAC) and Design Review/Tree Board (DRB) meetings once a month instead of twice a month, and utilizing staff to support these meetings to reduce outside technical support. The department also agreed to take on administration of the Local Hazard Mitigation Plan implementation.

Building Department: Total Funding Eliminated: \$15,000

The department was able to reduce the outsource of Building Official contact. Also, ongoing is discussion of Pending the relocation of offices, as recommended in the City-wide Staffing Assessment, will be discussed and addressed in FY 2023-24 in order to provide improved service to the Sebastopol Community.

Engineering Department: Total Funding Eliminated: \$10,000

The department considered reducing contract services, but concluded that the financial loss to the City outweighed

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any savings achieved by reducing the contract amount. However, a reduction in recruitment cost as Permit Technician position has been filled

Public Works Department: Total Funding Eliminated: \$125,000
 The department worked closely with these recreation-based partners to identify operating budget reductions as well as identifying reductions to the Parks, Streets and Government Buildings operating budgets. Cancellation of Litter Abatement Contract with Becoming Independent. Cancellation of Landscape Maintenance Contract with Johnson Family Enterprise. Reductions in Street Markings Contract. Removal of Vehicle Replacement expense to enterprise fund. Removal of Funding for Libby Pond Fencing, with a plan to reassess the design to ensure safety goals are met and to explore potential Measure M Parks funding. Removal of proposed Libby Park Tot Area Shade Structure , with a plan to explore potential Measure M Parks funding for the project. Reductions in Janitorial Services Contract.

Fire Department: Total Funding Eliminated: \$40,000
 The City Council adopted the FY 2023-24 budget includes \$304,000 in stipend payments by the City to firefighters with half of the original \$80,000 retention pay, which was initially a grant amount intended to last only one year.

Police Department: Total Funding Eliminated: \$540,000
 The following are significant reductions achieved in this department. Freeze one vacant officer position. Reduction in overtime cost by eliminating contractually required overtime (R12) with restructured work schedules. Major reduction in overtime costs due to positions being filled and new work schedules. Reduction in Litigation Expense in light of anticipated costs for FY 23-24.

At the City Council meeting, it was approved that a new position be allocated to the Fire Department by use of the Staffing Reserve Fund. Therefore, there is no funding set aside for any new personnel or for unfreezing of the Police Department Position.

Although the City was able to adopt a balanced budget, it required utilization of reserves of \$1,677,535 in addition to the listed actions above.

The table below is a condensed financial forecast through fiscal year 29-30 and is a dire picture of the City’s finances if no new revenue streams are in place. The City’s current FY23-24 budget has a deficit of \$1.68M in a total budget of \$12.5M.

	Adopted FY23-24	FY24-25	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30
Est End of Year Reserve	\$ 3,441,264	\$ 1,973,608	\$ 406,221	\$ (1,335,766)	\$ (3,259,515)	\$ (5,603,554)	\$ (8,182,857)
Reserve Level	27.4%	15.8%	3.2%	-10.1%	-23.9%	-39.2%	-55.4%

To provide a current budget status and how it tracks to the approved budgeted, it would be difficult to provide that information to the Council as some expenses are not linear. For example, the City Council budget shows 57% available. The reason for this is because there may be expenses that are encumbered based upon known expenditures upcoming during the year, but if you take out the encumbered expenses, the budget would show 72% available. So without doing a deep analyzation of each department, it would be difficult to provide that information.

If the City were to remain status quo, which means continued freezing of positions; no cost of living increases, no new increases in expenditures; no increase in cost of services, removing all one time expenses such as set aside funding to 115 Trust of \$150,000, removing CIP that would have been funded by the GF of \$83,000, the projected FY24-25 reserve level is 18.3%. However, there is a possibility if there’s no water rate increase to make enterprise fund whole, the General Fund would need to subsidize the water and sewer enterprise funds at an estimated amount of \$1.8M This would leave a reserve balance of \$0.00 which means the City has depleted its reserves by FY26-27.

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The table below depicts status quo for the next five years.

	CURRENT FORECAST						
	Adopted FY23-24	FY24-25	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30
Projected Revenue	\$ 10,860,460	\$ 11,022,140	\$ 11,259,630	\$ 11,497,043	\$ 11,732,327	\$ 11,967,541	\$ 12,202,394
Projected Expenses	\$ (12,537,996)	\$ (12,230,273)	\$ (12,509,924)	\$ (12,776,878)	\$ (13,044,075)	\$ (13,462,123)	\$ (13,856,750)
Surplus/(Deficit)	\$ (1,677,536)	\$ (1,208,133)	\$ (1,250,294)	\$ (1,279,835)	\$ (1,311,748)	\$ (1,494,582)	\$ (1,654,356)
Est End of Year Reserve	\$ 3,441,264	\$ 2,233,131	\$ 982,837	\$ (296,998)	\$ (1,608,746)	\$ (3,103,328)	\$ (4,757,684)
Reserve Goal (15%)	\$ 1,880,699	\$ 1,834,541	\$ 1,876,489	\$ 1,916,532	\$ 1,956,611	\$ 2,019,318	\$ 2,078,513
Reserve Level	27.4%	18.3%	7.9%	-2.3%	-12.3%	-23.1%	-34.3%

DISCUSSION:

The Budget Committee met on Thursday, October 24, 2023 to further discuss the revenue options as discussed at the October 17, 2023 Council meeting and have provided the following information for City Council discussion and direction to staff. It should be noted that the Committee was not in consensus on all items recommended and information on the dissension is listed in the staff report below.

The Committee reviewed priority items for Council discussion and consideration. Many of the items will involve a significant amount of staff time which requires Council approval if more than a minimum amount of staff time is required.

As noted above, not all items were in consensus and information is provided after each item.

Item 1. Proposed Sales Tax Measure for March 2024 Election:

As discussed at the last Council meeting, there was initial discussion that a Sales Tax Measure could be considered for the March 2024 election. The March 2024 Election Date is not a general election for the City of Sebastopol (General Election is the November 2024 Election).

For information purposes:

- The March primary is not a “a regularly scheduled general election for members of the governing body of the local government” because it is not one of the regular elections at which council seats are on the ballot, which for Sebastopol is, the November election in even numbered years.
- Consequently, if the City wants to put a general sales tax measure on the ballot in March, it can only do that if the City Council unanimously declares an emergency, which it could do if it is facing a financial emergency.

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- To provide more background, Article XIII C, section 2(b) of the California Constitution states: No local government may impose, extend, or increase any general tax unless and until that tax is submitted to the electorate and approved by a majority vote. A general tax shall not be deemed to have been increased if it is imposed at a rate not higher than the maximum rate so approved. **The election required by this subdivision shall be consolidated with a regularly scheduled general election for members of the governing body of the local government.** except in cases of emergency declared by a unanimous vote of the governing body.
- The courts have interpreted this to mean an election in which a seat for the city council is normally up for election. This includes any election in which city council seats are on the ballot, and it also includes elections in which a councilmember is running unopposed and therefore is not on the ballot or a primary-general format where no legislative seats remain unresolved after the primary. (*Silicon Valley Taxpayers' Assn. v. Garner* (2013) 216 Cal.App.4th 402, 407-08.)
- The declaration has to be unanimous, and the declaration should state the factual reasons for the emergency. If the City does that, it should be safe from a challenge. The courts should not question whether indeed it is an emergency, provided the facts, as declared by the City Council, could reasonable amount to an emergency.
- If the declaration of emergency is approved, the Council would then need to vote on moving the ballot measure forward. This would require at least two-thirds (4/5ths) Council approval.
- If the City decides to go this route, legal counsel will help with the language.
- A general tax at 50%+1 is still permissible, given the fiscal emergency is declared.
- A special tax 2/3 vote (requires 4/5ths Council approval).

*Further detailed information will be provided at the meeting

Of Note: There is no June Statewide election and the March election is considered the Primary.

If the Council provided direction to staff to return with a potential sales tax measure for the March 2024 election, staff would work with the consultant to provide alternative questions and ordinance for Council consideration for the November 21, 2023 City Council Meeting.

To put a measure onto the March 2024 Election, all Resolutions, Ordinances, to include Ballot Measure Question will need to be submitted to the County Elections by December 8, 2023.

There was no consensus on the Committee on this item. Councilmember Zollman supported a special tax for the March 2024 election and Councilmember Maurer did not support a special tax for the March 2024 election.

Reason:

1. Councilmember Zollman: Supportive of the Sales Tax Measure as the City is in a financial crisis, but also as it has been discussed that the future of the Fire Department requires funding to maintain services, as well as the City as a whole requires funding to continue to provide core services, it is thought that both measures would benefit the City as it would help with the future of the Fire Department as well as provide funding for core services, infrastructure and much needed programs.
2. Councilmember Maurer: Not supportive of the Sales Tax Measure The County Fire Services has a 1/2 cent sales tax planned for the March ballot, and if that passes Sebastopol will receive significant funding, 1.2 million

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and more funds for a firehouse remodel. If their measure fails, we could revisit placing a sales tax on the November ballot. If Sebastopol does put a sales tax on the March ballot, and if both measures passed, Sebastopol would have a 10.25% sales tax, the highest in the county. This will burden our poorest residents and our businesses, whose owners and associations have already stated they don't support a sales tax. At least one business owner stated he would actively oppose a sales tax. In 2021-22 the adopted budget was \$1 million deficit, and the actual budget at the end of the year was \$369,000 profit. In 2022-23 the adopted budget was \$1.15 million deficit, and the estimated actual budget was \$470,000 profit. Recently Sebastopol received a \$1.6 million dollar covid grant, which is roughly the same amount as our projected deficit for 2023-24. I do believe Sebastopol has a structural deficit and we need funding for our fire services, general fund and capital improvement projects however I believe at this time it's best to wait on a sales tax measure.

3. City Staff Recommendations: Although City staff is reluctant to tax our community members, the City also recognizes that the community has passed with majority support measures to continue the core services of the City. As noted above if both measures were passed, it would not only help the future of the Fire Department but also the City as a whole with much needed infrastructure improvements, programs and services that are beneficial to this community and a renewed sense of optimism for the future of Sebastopol. If this were to be placed on the March 2024 measure, there should be clear direction as to the use of these funds and it would be recommended that the City, with the help of the consultant, provide public outreach and education providing factual, objective and balanced information to update and inform the community on the City's fiscal condition and the potential need for additional revenues to maintain City Services.

Financial Analysis for this Item:

The table below showed year to date spending for ballot measure:

	FY23-24 Adopted Budget	FY23-24 YTD Actual	Balance
Ballot Measure	\$ 60,000.00		\$ 60,000.00
Denny Rosatti		\$ (9,600.00)	\$ (9,600.00)
Muni Services		\$ (13,000.00)	\$ (13,000.00)
Election Cost	\$ 40,000.00	\$ -	\$ 40,000.00
Balance	\$ 100,000.00	\$ (22,600.00)	\$ 77,400.00

For Sebastopol, our cost is as follows for a March election: Per Sonoma County Registrar of Voters, the estimate for a measure would be \$19,394 to \$33,246 (\$3.50-\$6.00 per voter). This is dependent upon the number of cities that participate in the March election.

Item 2. Vacancy Tax for Commercial businesses

Without a doing a detailed count/report of vacant properties and without knowing what rate would be used, it would be difficult at this time to say what numbers are associated with a vacancy/commercial building tax. We would not know what it would be in if it was approved in March as a detailed report of the number of vacant buildings/length of vacancy duration/term as well as rate would need to be approved to be able to provide that information. Several area cities have enacted such measures in some form, including San Francisco, Berkeley, and Sacramento <https://www.munireg.com/vacant-property-tax-initiatives/>:

The Council would recommend the rate to be set and how it would be applied.

1. Councilmember Zollman: Supports direction to staff to research this item.
2. Councilmember Maurer: Supports direction to staff to research this item.
3. City Staff Recommendations: As noted above, it would be difficult to ascertain whether or not this type of tax would be beneficial to the City without more information. Staff understands that although it may be an incentive for property owners to rent out their buildings to avoid any type of fee or fine, it would be hard to

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assess the revenue that may come into the City without a detailed analysis of the number of vacant buildings and potential fees that could be assessed. Based upon review of other larger cities, it does not appear that the revenue from fees would be substantial but it could induce property owners to ensure properties are rented.

Item 3. Review of Formula Business Ordinance: It was the consensus of the committee that this ordinance be reviewed and compared to other cities as well as what potential changes could be made to this ordinance. This would require staff research as well as input from the Planning Commission on any changes.

1. Councilmember Zollman: Supports direction to staff to research this item.
2. Councilmember Maurer: Supports direction to staff to research this item.
3. City Staff Recommendations: City staff would advocate for review of all ordinances but would prioritize this ordinance. Although it was clear that previous Councils did not want big box stores or formula businesses for the City as it is trying to maintain the city's historic character, due to financial situations, it would be beneficial for City staff to review the limitations on formula businesses, including comparisons to other cities, and provide that information to the City Council for review.

The Formula Business ordinance was modified in 2015 and again in 2018; it currently allows such business in shopping centers (Redwood Marketplace, Fiesta shopping center Southpoint Shopping Center).

Item 4. Development Fees: It was consensus of the committee that City staff should provide a comparison of our development fees with other cities to determine if our fees are similar to what other cities are charging. It should be noted that in March 2021, a development impact fee study was conducted and annually the City updates its user fee schedule based on CPI which the current fees are based on.

1. Councilmember Zollman: Supports direction to staff to research this item.
2. Councilmember Maurer: Supports direction to staff to research this item.
3. City Staff Recommendations: Staff has consistently heard that it is too expensive to develop in Sebastopol. Therefore, to address those allegations, it is requested that the City staff review other cities and provide a comparison as to costs of development fees and provide that information to the City Council for review. As development impact fees are collected to implement expansion of infrastructure related to the increases in development, If fees were to be reduced, the cost for infrastructure expansion would need to be paid for from other sources

Item 5. Event Licenses: This item is to be addressed through the review of the responsible department: Special event permits fall under the Public Works Department and Special Events that require Temporary Use Permits fall under the Planning Department. Permit licenses cost the following: Special Event \$150-\$500 (see attached list of fees breakdown); Temporary Use Permits \$225-\$350. It is unclear if there was code enforcement for these licenses what that cost would be and what the estimated sales tax is to the City. This would require further staff research.

1. Councilmember Zollman: Supports direction to staff to research this item.
2. Councilmember Maurer: Supports direction to staff to research this item.
3. City Staff Recommendations. It is requested that the City staff review other cities and provide a comparison of other cities and enforcement measures as well.

Item 6. Consideration of TOT ballot measure: Both Committee members concurred that this item should not be considered at this time due to the uncertainty of construction of hotel(s). The Transient Occupancy Tax (TOT) is a Tax imposed on guests staying in any hotel, inn, motel, or other commercial lodging establishment for lodging or sleeping purposes for a period of less than 30 days. Currently the City has one hotel, Fairfield Inn, and home-based vacation

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rentals that provide TOT to the City. Without additional hotel(s) for the City, it does not appear that increasing the TOT at this time would be a good use of City funds.

1. Councilmember Zollman: Not supportive of moving forward at this time.
2. Councilmember Maurer: Not supportive of moving forward at this time.
3. City Staff Recommendations: Based upon the facts that the City only has one hotel and there has not been any development on construction of the most recently approved hotel on Depot Street, staff would not recommend an increase in TOT at this time and would recommend review of this during the upcoming November 2024 election as which time there may be more definitive information related to hotel development.

Item 7. Sonoma County Tourism: Both Committee members requested staff research on this item if the City were to remove the 2% allocated to SCT for tourism. Established on November 2, 2004, with resolutions of consent from the Cities of Santa Rosa, Rohnert Park, Petaluma, Cloverdale, Cotati, and Sebastopol, and the Town of Windsor, the Sonoma County Tourism Business Improvement Area was formed. The BIA was adopted pursuant to the “Parking and Business Improvement Area Law of 1989,” Sections 36500 et seq. of the California Streets and Highways Code, and Resolution Nos. 04-0850 and 04-0984, adopted by the Board of Supervisors on September 14, 2004, and October 12, 2004. The purpose of forming the Area as a business improvement area under the Law is to provide revenue to defray the costs of services, activities, and programs that promote and encourage tourism within the Area, which will benefit the Operators of Lodging establishments paying Assessments in the Area through the promotion of the scenic, recreational, cultural, and other attractions in the Area. Revenues from Assessments shall be used to conduct Marketing Activities designed to increase overnight visits to the Area. Prior to September 2022, SCT was working within the framework outlined in its current funding structure, that being receiving 1.25% of the first 9% of Transient Occupancy Tax (TOT) collected in unincorporated Sonoma County and 2% of county-wide overnight lodging revenue for properties with an excess of \$350,000 per year in revenue. On September 6, 2022, the City Council approved a modification to the Sonoma County Tourism (SCT) Business Improvement Area (BIA) assessment to remove the \$350,000 revenue threshold for establishments entirely. All lodging operators in the BIA would pay 2% of their collected rents, including vacation rental income, as an assessment to promote responsible tourism and marketing efforts by Sonoma County Tourism, the County’s Destination Stewardship Organization. Staff time is required to collect BIA from short-term rentals and the City is able to retain an administrative fee of 2% for the time associated with collection of the BIA. This Administrative Fee is \$1,400. It was requested that staff research the benefits of this action and determine if there could be any modification to the 2% to the SCT.

1. Councilmember Zollman: Support the idea of asking the county for support.
2. Councilmember Maurer: Recommend for City to ask the county for more support in this area. The City spent a lot of money to support the community center, senior center and the pool. These are community services that not only benefit the citizen of Sebastopol but our neighboring cities and ultimately countywide residents
3. City Staff Recommendations: Staff would need to research the agreement to ascertain if this is something that can be done under the current agreement as well as to what impacts this could create for the City. It should be noted that funding was spent on Economic Development Vitality (CoMission and Townie Media).

Item 8. UUT: Both Committee members concurred that this item should be not considered at this item.

1. Councilmember Zollman: Not supportive of moving forward at this time.
2. Councilmember Maurer: Not supportive of moving forward at this time.
3. City Staff Recommendations: Staff would not recommend a UUT ballot measure of 1.25% which would put us on average with other cities. It would bring in about \$309,000 but would be an additional burden on the community for members who use garbage, telecommunications & cable, and electricity & gas. Staff may review this at a later time depending upon the outcome of the Roundtable Initiative (This is an initiative that

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was an initiated constitutional amendment to increase the vote threshold for new or increased state and local taxes. The initiative would amend the California Constitution to state that “every levy, charge, or exaction of any kind imposed by state law is either a tax or an exempt charge” and define local taxes in the same manner. The amendment would require a law proposing or increasing a tax to include the duration of the imposition of the tax, an estimate of the annual revenue from the tax, a statement regarding the use of the revenue whether for specific or general purposes, and the ballot title and summary for the tax measure question. The amendment would increase the vote requirement for local taxes proposed by local government or citizens to a two-thirds vote of the local electorate. If this measure passes in 2024, City staff would re-analyze whether or not to place the UUT onto a future election for the sunset date and would re-evaluate the UUT percentage at that time.

Item 9. Review of City Properties. Attached is a list of City properties. The Committee was in concurrence to request staff to review and assess properties for future discussion to determine if any properties could be considered surplus and if so, to review costs for appraisals of said property, and potential revenue generation.

1. Councilmember Zollman: Supports direction to staff to research this item.
2. Councilmember Maurer: Supports direction to staff to research this item.
3. City Staff Recommendations: Staff concurs that the City Departments should review the properties and uses and provide their recommendations to the City Council for review.

Item 10. EMS Reimbursement: Both Committee members were in concurrence to request staff research other agencies to determine if this is a viable option for the City of Sebastopol.

1. Councilmember Zollman: Supports direction to staff to research this item.
2. Councilmember Maurer: Supports direction to staff to research this item.
3. City Staff Recommendations: City staff does not have the expertise on staff to research this item, and would recommend that the Council provide direction to either have the Fire Department reach out to the City of Roseville for some general information based on their program below or research a potential cost for research on this item. At a minimum, based upon the City of Roseville who has this program in place, the requirements based on minimal research are as follows below. Staff would recommend that the Fire Department reach out to Roseville for information on how the program was created, executed, and success of program.
 - *Roseville City Council adopted Section 9.27 of the Roseville Municipal Code - Emergency Medical Services First Responder Fee.*
 - *This code adoption allows the City to collect fees related to the cost of providing emergency medical services that require transportation to the hospital by ambulance for both city residents and nonresidents.*
 - *An Emergency Medical Services First Responder Fee, permitted under Roseville Municipal Code chapter 9.27 and State law, is a cost recovery mechanism for first responder paramedic services. Not all cities have firefighters who are also paramedics, as we do in Roseville. This enhanced level of service protects our community to a greater degree.*
 - *Emergency Medical Services First responder fees have become an industry standard among cities with this response capability to help offset the cost of the enhanced paramedic level of service provided by engine and truck companies.*
 - *It has become an industry standard to help fund the enhanced paramedic level of service provided by engine and truck companies.*
 - *The principle rationale for an Emergency Medical Services First Responder Fee is that local government fire department services have expanded well beyond the traditional fire suppression generally supported by tax revenues.*

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- *The change in balance from fire suppression to medical services has shifted the rationale for financing fire department operations from primarily property-related taxes to a combination of property taxes and user fees.*
- *Not all cities have firefighters who are also paramedics, as Roseville. This enhanced level of service protects our community to a greater degree.*
- *First responder fees have become an industry standard among cities with this response capability to help offset the cost of the enhanced paramedic level of service provided by engine and truck companies.*
- *The purpose of the fee is to ensure that those requiring life support services resulting in transport to a hospital pay the costs of receiving those services.*
- *The majority of the calls for service that our Fire personnel respond to are medically related, and often are administered to non-Roseville residents (meaning people visiting to shop, work, or leisure).*
- *The Emergency Medical Services First Responder Fee ensures the level of service is maintained and that those people utilizing the services pay the reasonable costs for those services.*
- *Only those who receive life support services resulting in transport to a hospital are charged this fee.*
- *The amount of the fee is based on the cost to provide services. This includes personnel, equipment and materials costs; a public agency cannot profit from a fee.*
- *This fee will only be charged to patients who receive medical life support services from a first responder unit (Engine or Truck) and are transported to a hospital by ambulance.*
- *Because pre-hospital care is a critical component of the healthcare system, most insurances cover the Emergency Medical Services First Responder Fee.*
- *The fee is typically covered by commercial insurance, workers compensation, auto insurance, and finally private payers. A compassionate clause is also included to provide relief to private payers without the financial ability to pay.*

Item 11. Tiny Homes/ADUs: Although it was noted at the last Council meeting that this item was not in agreement by all Councilmembers, it was requested that the City staff research this item as it was brought up as an equity issues for teachers, nurses, etc., to help them purchase homes in Sebastopol, which in turn would allow for local shopping. It was also asked for staff review as to whether or not ADUs and Tiny Homes are both subject to the same zoning requirements.

1. Councilmember Zollman: Supportive of further staff research.
2. Councilmember Maurer: Supportive of further staff research.
3. City Staff Recommendations: Although staff advocates for affordable housing, it would be difficult to determine the amount of revenue that could be generated from additional housing. Staff has indicated that State building codes have changed to allow “tiny homes” and provide building code regulations for these (which are less than permanent construction), which the City has adopted. City regulations for Tiny Homes, are subject to the same code requirements as Accessory Dwelling Units (ADUs), as the City does not have a minimum size for residential units (ADUs, single family homes, or multi-family dwelling units).

Item 12. Parcel Tax: The City does not currently have a parcel tax imposed. However, the Budget Committee has further discussed and felt that it should be reconsidered this tax either for the March or November 2024 election to support infrastructure and the Fire department whether or not the Fire Department remains independent or is consolidated.

1. Councilmember Zollman: Supportive of this tax
2. Councilmember Maurer: Supportive of this tax specifically for Fire Services
3. City Staff Recommendation: To place a parcel tax onto the March 2024 election would require some type of engineering study.

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Other items below were discussed, but were not thought to be the priority items at this time.

Expansion of vacation rentals (No Unanimous Concurrence to Move Forward)

1. Review of all City leases. Although it was not recommended to re-open the leases, it was recommended that the leases be reviewed during the budget process/funding for owners of the leases.
2. Municipal bonds
3. Reassess trench cut and other ordinances
4. Business district expansion: City staff has been meeting with the Chamber of Commerce as well as Sebastopol Downtown Association on this item
5. Establish an Enhanced Infrastructure Financing District (EIFD); City Attorney is working with outside legal counsel to discuss this program and City staff is also meeting with the County of Sonoma to further explore this item
6. Revise City business license tax; It was discussed that staff research this item and provide comparisons to other cities
7. Continue to seek grant opportunities; this is ongoing and continues to be discussed with City grant writer
8. Cannabis Tax

Also as noted, although not revenue sources, it is anticipated recommendations below will help to offset the current financial deficit:

1. Efficiencies of combining and consolidating of departments will allow for shared customer service and permitting staff. The work of some departments is interrelated, and serve the same customer base. Although the City has gone to online permitting, there are still community members and developers who meet with City staff prior to submission of said permits and it would be beneficial to have relevant departments in the same location rather than to send them to different locations.
2. Review of Capital Improvement Projects for Potential Delay or Set Aside Amount Per Year for Overall Capital Improvement Projects.
 - a. This is in the review process and will be brought back during the mid-year review process. However, for informational purposes only, the following items were determined to be of the most priority for the CIP. Again, these are not approved for suspension but an idea of some projects that could potentially be suspended:

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Priority of Water Projects							
Priority Level	Project Name	2023-24	2024-25	2025-26	2026-27	2027-28	TOTALS
3: Replacement due to aging pipes	Florence Ave. Water Line Replacement South				26,000	181,500	207,500
3: Replacement due to aging pipes	Florence Ave. Water Line Replacement North				56,000	402,000	458,000
1: Per executed contract	Parquet Street Water Line Replacement	551,000					551,000
3: Improve system efficiency and reliability	Pleasant Hill Rd. Water Line Mitchell Ct. to Lynch Rd. Design					300,000	300,000
2: Plan to identify needed projects and timing, costs	Water System Master Plan Update		120,000				120,000
1: Per Agreement - design may be reimbursable	Well 4 Replacement- Predesign/Design			0	0		0
							0
	Totals	551,000	120,000	0	82,000	883,500	1,636,500
Notes:							
Priority 1	Mandated/regulatory						
Priority 2	Cost Savings in maintenance and emergency repairs						
Priority 3	Discretionary/can be deferred by 3 or more years						
Inflation			4%	4%	4%	4%	4%
Cumulative Inflation		100%	104%	108.2%	112.5%	117.0%	121.7%
INFLATED							
Priority Level	Project Name	2023-24	2024-25	2025-26	2026-27	2027-28	TOTALS
3: Replacement due to aging pipes	Florence Ave. Water Line Replacement South				29,246	212,329	241,576
3: Replacement due to aging pipes	Florence Ave. Water Line Replacement North				62,992	470,283	533,276
1: Per executed contract	Parquet Street Water Line Replacement	551,000					551,000
3: Improve system efficiency and reliability	Pleasant Hill Rd. Water Line Mitchell Ct. to Lynch Rd. Design					350,958	350,958
2: Plan to identify needed projects and timing, costs	Water System Master Plan Update		124,800				124,800
1: Per Agreement - design may be reimbursable	Well 4 Replacement- Predesign/Design			0	0		0
							0
	Totals	551,000	124,800	0	92,239	1,033,570	1,801,609

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Priority of Wastewater Projects

Priority Level	Project Name	2023-24	2024-25	2025-26	2026-27	2027-28	TOTALS
1: Per Agreement	Zimpher Creek Sewer Relocation Part 1 - Covert Lane Rerouting		32,000	1,000	222,000		255,000
1: Per Agreement	Zimpher Creek Sewer Relocation Part 2 - West End			115,200	1,000	604,500	720,700
1: Per Agreement	Zimpher Creek Sewer Relocation Part 3 - East End repairs		31,000	31,000	417,000		479,000
3: Replacement due to aging pipes	Florence Ave. Sewer Line South End Improvements			1,000	21,000	276,500	298,500
3: Replacement due to aging pipes	Florence Ave. Sewer Line North End Improvements			1,000	21,000	196,500	218,500
1: Per executed contract	Parquet Street Sewer Line Replacement	551,000					551,000
2: Plan to identify needed projects and timing, costs	Sewer System Master Plan		132,000				132,000
	Totals	551,000	195,000	149,200	682,000	1,077,500	2,654,700

Notes:

- Priority 1 Mandated/regulatory
- Priority 2 Cost Savings in maintenance and emergency repairs
- Priority 3 Discretionary/can be deferred by 3 or more years

Inflation		4%	4%	4%	4%	4%
Cumulative Inflation	100%	104%	108.2%	112.5%	117.0%	121.7%

INFLATED

Priority Level	Project Name	2023-24	2024-25	2025-26	2026-27	2027-28	TOTALS
1: Per Agreement	Zimpher Creek Sewer Relocation Part 1 - Covert Lane Rerouting	0	33,280	1,082	249,720	0	284,081
1: Per Agreement	Zimpher Creek Sewer Relocation Part 2 - West End	0	0	124,600	1,125	707,179	832,905
1: Per Agreement	Zimpher Creek Sewer Relocation Part 3 - East End repairs	0	32,240	33,530	469,068	0	534,838
3: Replacement due to aging pipes	Florence Ave. Sewer Line South End Improvements	0	0	1,082	23,622	323,466	348,170
3: Replacement due to aging pipes	Florence Ave. Sewer Line North End Improvements	0	0	1,082	23,622	229,877	254,581
1: Per executed contract	Parquet Street Sewer Line Replacement	551,000	0	0	0	0	551,000
2: Plan to identify needed projects and timing, costs	Sewer System Master Plan	0	137,280	0	0	0	137,280
	Totals	551,000	202,800	161,375	767,157	1,260,523	2,942,855

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ENVIRONMENTAL REVIEW:

The proposed action is Not a project under CEQA Not exempt Exempt under Section _____ from the requirements of the California Environmental Quality Act (CEQA).

GOALS:

This action supports the following City Council Goals and General Plan Actions:

Goal 1 – Maintain the long term financial stability and sustainability of the City of Sebastopol and Operate City government in a responsive manner.

1.1 Develop and Implement Sound Financial Management Policies and Procedures

Economic Vitality (EV)

Goal EV7: Maintain a stable and self-sustaining fiscal base in order to generate the resources necessary to provide desired city services and support new growth that is consistent with the City’s values and goals (Pg.9-8)

PUBLIC COMMENT:

As of the writing of this staff report, the City has not received any public comment. However, staff anticipates receiving public comment from interested parties following the publication and distribution of this staff report. Such comments will be provided to the City Council as supplemental materials before or at the meeting. In addition, public comments may be offered during the public comment portion of the agenda item.

PUBLIC NOTICE:

This item was noticed in accordance with the Ralph M. Brown Act and was available for public viewing and review at least 72 hours prior to schedule meeting date.

FISCAL IMPACT:

No fiscal impact at this time to provide staff direction.

RECOMMENDATION:

Staff recommends the Sebastopol City Council Consider and Discuss the recommendations from the Committee and provide direction to staff.

Attachments:

City property listing

Special Event Permit Fees List

PRISM PROPERTY SCHEDULE

CITY OF SEBASTOPOL (CIRA)

February 16, 2022

Real Property Trend Factor: 0.00%
Personal Property Trend Factor: 0.00%

Loc#	2nd Id	Address, City, Zip	Occupancy	Const	Auto Spklr	Year Built	Year Appr	Real Prop	Pers Prop	BI / Rents	Year	Real Property	Personal Property	BI / Rents	Totals
100		WATER WELL 7 WATER WELL 7 1157 COOPER ROAD SEBASTOPOL CA 95472	143 SQ. FT. WELL 7 BUILDING	Class: D	No	1997		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
Tower: VI											2022	\$929,000	\$0	\$0	\$929,000
											S&T:	\$929,000	\$0	\$0	\$929,000
Lat: 38.387981000 EQ Zone:A3 Stories: 1 Lng: -122.813732000															
B&M Location															
101		SENIOR CENTER SENIOR CENTER 167 NORTH HIGH STREET SEBASTOPOL CA 95472	2093 SQ. FT. SENIOR CENTER	Class: D	No	1904		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
Tower: VI											2022	\$494,000	\$0	\$0	\$494,000
											S&T:	\$494,000	\$0	\$0	\$494,000
Lat: 38.402470000 EQ Zone:A3 Stories: 1 Lng: -122.826111000															
B&M Location															
101 A		SENIOR CENTER PROPERTY IN THE OPEN 167 NORTH HIGH STREET SEBASTOPOL CA 95472	0 SQ. FT. PROPERTY IN THE OPEN	Class: U	No			EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
Tower: VI											2022	\$19,284	\$0	\$0	\$19,284
											S&T:	\$19,284	\$0	\$0	\$19,284
Lat: 38.402470000 EQ Zone:A3 Lng: -122.826111000															
B&M Location															

1301 Dove Street
Suite 200
Newport Beach, CA 92660 (949) 756-0271

PRISM PROPERTY SCHEDULE

CITY OF SEBASTOPOL (CIRA)

February 16, 2022

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Personal Property Trend Factor: 0.00%

Loc#	2nd Id	Address, City, Zip	Occupancy	Const	Auto Spklr	Year Built	Year Appr	Real Prop	Pers Prop	BI / Rents	Year	Real Property	Personal Property	BI / Rents	Totals
102		MUSEUM	1771 SQ. FT. MUSEUM	Class: D	No	1917		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
	Tower: VI	261 SOUTH MAIN STREET		ALL COMB (WOOD FRAME)							2022	\$582,000	\$0	\$0	\$582,000
		SEBASTOPOL CA 95472									S&T:	\$582,000	\$0	\$0	\$582,000
	Lat: 38.400457000	EQ Zone:A3 Stories: 1 Lng: -122.823301000													
				B&M Location											
102 A		MUSEUM	0 SQ. FT. PROPERTY IN THE OPEN	Class: U	No			EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
	Tower: VI	261 SOUTH MAIN STREET		UNKNOWN							2022	\$4,071	\$0	\$0	\$4,071
		SEBASTOPOL CA 95472									S&T:	\$4,071	\$0	\$0	\$4,071
	Lat: 38.400457000	EQ Zone:A3 Lng: -122.823301000													
				B&M Location											
103		MORRIS STREET SEWER PUMP STATION	14000 SQ. FT. MORRIS STREET SEWER PUMP STATION	Class: FR	No	1979		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
	Tower: VI	MORRIS STREET SEWER PUMP STATION		FIRE RESISTIVE							2022	\$3,040,000	\$2,000,000	\$0	\$5,040,000
		275 MORRIS STREET									S&T:	\$3,040,000	\$2,000,000	\$0	\$5,040,000
	Lat: 38.406455000	EQ Zone:A3 Stories: 4 Lng: -122.819962000													
				B&M Location											

PRISM PROPERTY SCHEDULE

CITY OF SEBASTOPOL (CIRA)

February 16, 2022

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Personal Property Trend Factor: 0.00%

Loc#	2nd Id	Address, City, Zip	Occupancy	Const	Auto Spklr	Year Built	Year Appr	Real Prop	Pers Prop	BI / Rents	Year	Real Property	Personal Property	BI / Rents	Totals	
104		COMMUNITY CENTER COMMUNITY CENTER 390 MORRIS AVENUE	8112 SQ. FT. COMMUNITY CENTER	Class: C1	No	1950		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0	
												2022	\$2,066,000	\$0	\$0	\$2,066,000
												S&T:	\$2,066,000	\$0	\$0	\$2,066,000

Tower: VI
EQ Zone:A3 Stories: 2
Lng:

B&M Location

104 A		COMMUNITY CENTER PROPERTY IN THE OPEN 390 MORRIS AVENUE	0 SQ. FT. PROPERTY IN THE OPEN	Class: U	No			EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0	
												2022	\$190,024	\$0	\$0	\$190,024
												S&T:	\$190,024	\$0	\$0	\$190,024

Tower: VI
EQ Zone:A3
Lng:

B&M Location

105		COMMUNITY CENTER/LAGUNA PARK LAGUNA PARK RESTROOM STORAGE BUILDING 390 MORRIS STREET	2934 SQ. FT. LAGUNA PARK RESTROOM STORAGE BUILDING	Class: FR	No	1978		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0	
												2022	\$1,926,000	\$0	\$0	\$1,926,000
												S&T:	\$1,926,000	\$0	\$0	\$1,926,000

Tower: VI
Lat: 38.407016000
EQ Zone:A3 Stories: 4
Lng: -122.820092000

B&M Location

PRISM PROPERTY SCHEDULE

CITY OF SEBASTOPOL (CIRA)

February 16, 2022

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Personal Property Trend Factor: 0.00%

Loc#	2nd Id	Address, City, Zip	Occupancy	Const	Auto Spklr	Year Built	Year Appr	Real Prop	Pers Prop	BI / Rents	Year	Real Property	Personal Property	BI / Rents	Totals
105 A		LAGUNA PARK CONCESSIONS AND RESTROOM	800 SQ. FT. LAGUNA PARK CONCESSIONS AND RESTROOM	Class: FR	No	9999		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
Tower: VI		LAGUNA PARK CONCESSIONS AND RESTROOM 390 MORRIS STREET SEBASTOPOL CA 95473		FIRE RESISTIVE							2022	\$150,000	\$50,000	\$0	\$200,000
											S&T:	\$150,000	\$50,000	\$0	\$200,000
		Lat: 38.407016000													
		EQ Zone:A3 Stories: 1 Lng: -122.820092000													
				B&M Location											
105 B		LAGUNA PARK CONCESSIONS AND RESTROOM	1 SQ. FT. PROPERTY IN THE OPEN	Class: U	No	1978		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
Tower: VI		PROPERTY IN THE OPEN 390 MORRIS STREET SEBASTOPOL CA 95473		UNKNOWN							2022	\$80,000	\$0	\$0	\$80,000
											S&T:	\$80,000	\$0	\$0	\$80,000
		Lat: 38.407016000													
		EQ Zone:A3 Stories: 1 Lng: -122.820092000													
				B&M Location											
105 C		LAGUNA PARK/LAGUNA PRESERVE	0 SQ. FT.	Class: U	No	1998		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
Tower: VI		SITE FURNISHINGS AND FLOATING BRIDGE 390 MORRIS STREET SEBASTOPOL CA 95472		UNKNOWN							2022	\$50,000	\$0	\$0	\$50,000
											S&T:	\$50,000	\$0	\$0	\$50,000
		Lat: 38.407016000													
		EQ Zone:A3 Lng: -122.820092000													
				B&M Location											

1301 Dove Street
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CITY OF SEBASTOPOL (CIRA)

February 16, 2022

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Personal Property Trend Factor: 0.00%

Loc#	2nd Id	Address, City, Zip	Occupancy	Const	Auto Spklr	Year Built	Year Appr	Real Prop	Pers Prop	BI / Rents	Year	Real Property	Personal Property	BI / Rents	Totals
105 D		LAGUNA PARK/LAGUNA PRESERVE	0 SQ. FT.	Class: U	No	1978		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
Tower: VI		PROPERTY IN THE OPEN 390 MORRIS STREET		UNKNOWN							2022	\$200,000	\$0	\$0	\$200,000
		SEBASTOPOL CA 95472									S&T:	\$200,000	\$0	\$0	\$200,000
Lat: 38.407016000		EQ Zone:A3 Lng: -122.820092000													
				B&M Location											
106		YOUTH CENTER YOUTH CENTER BUILDING	5005 SQ. FT. YOUTH CENTER BUILDING	Class: D	No	1997		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
Tower: VI		425 MORRIS STREET		ALL COMB (WOOD FRAME)							2022	\$2,460,000	\$75,758	\$0	\$2,535,758
		SEBASTOPOL CA 95472									S&T:	\$2,460,000	\$75,758	\$0	\$2,535,758
Lat: 38.407557000		EQ Zone:A3 Stories: 1 Lng: -122.820218000													
				B&M Location											
106 A		YOUTH CENTER PROPERTY IN THE OPEN	0 SQ. FT. PROPERTY IN THE OPEN	Class: U	No			EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
Tower: VI		425 MORRIS STREET		UNKNOWN							2022	\$22,127	\$0	\$0	\$22,127
		SEBASTOPOL CA 95472									S&T:	\$22,127	\$0	\$0	\$22,127
Lat: 38.407557000		EQ Zone:A3 Lng: -122.820218000													
				B&M Location											

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PRISM PROPERTY SCHEDULE

CITY OF SEBASTOPOL (CIRA)

February 16, 2022

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Personal Property Trend Factor: 0.00%

Loc#	2nd Id	Address, City, Zip	Occupancy	Const	Auto Spklr	Year Built	Year Appr	Real Prop	Pers Prop	BI / Rents	Year	Real Property	Personal Property	BI / Rents	Totals	
107	Tower: VI	WISCHEMANN HALL WISCHEMANN HALL 465 MORRIS STREET SEBASTOPOL CA 95472	3750 SQ. FT. WISCHEMANN HALL	Class: D	No	1979		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0	
												2022	\$573,000	\$50,000	\$0	\$623,000
												S&T:	\$573,000	\$50,000	\$0	\$623,000
Lat: 38.408387000	EQ Zone:A3 Stories: 1 Lng: -122.820464000		B&M Location													
108	Tower: VI	VILLAGE PARK MHP VILLAGE PARK MHP 6665 AND 6685 SEBASTAPOL AVE SEBASTOPOL CA 95472	7 SQ. FT. VILLAGE PARK MHP	Class: D	No			EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0	
												2022	\$256,000	\$0	\$0	\$256,000
												S&T:	\$256,000	\$0	\$0	\$256,000
Lat:	EQ Zone:A3 Lng:		B&M Location													
109	Tower: VI	VILLAGE PARK MHP APARTMENT UNITS (VACANT) 6665 SEBASTOPOL AVENUE SEBASTOPOL CA 95472	2436 SQ. FT. APARTMENT UNITS (VACANT)	Class: D	No	1980		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0	
												2022	\$346,000	\$0	\$0	\$346,000
												S&T:	\$346,000	\$0	\$0	\$346,000
Lat: 38.403275000	EQ Zone:A3 Stories: 2 Lng: -122.817152000		B&M Location													

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PRISM PROPERTY SCHEDULE

CITY OF SEBASTOPOL (CIRA)

February 16, 2022

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Personal Property Trend Factor: 0.00%

Loc#	2nd Id	Address, City, Zip	Occupancy	Const	Auto Spklr	Year Built	Year Appr	Real Prop	Pers Prop	BI / Rents	Year	Real Property	Personal Property	BI / Rents	Totals
110		SKATE GARDEN SKATE GARDEN RESTROOM 6700 LAGUNA PARKWAY SEBASTOPOL CA 95472	144 SQ. FT. SKATE GARDEN RESTROOM	Class: C1	No	2008		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
											2022	\$32,000	\$492	\$0	\$32,492
											S&T:	\$32,000	\$492	\$0	\$32,492
B&M Location															
110 A		SKATE GARDEN SKATE GARDEN PARK 6700 LAGUNA PARKWAY SEBASTOPOL CA 95472	0 SQ. FT. SKATE GARDEN	Class: U	No	2009		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
											2022	\$1,061,704	\$0	\$0	\$1,061,704
											S&T:	\$1,061,704	\$0	\$0	\$1,061,704
B&M Location															
111		POLICE STATION POLICE STATION 6850 LAGUNA PARKWAY SEBASTOPOL CA 95472	11495 SQ. FT. POLICE BUILDING	Class: D	No	1991		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
											2022	\$3,751,000	\$718,784	\$0	\$4,469,784
											S&T:	\$3,751,000	\$718,784	\$0	\$4,469,784
B&M Location															

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PRISM PROPERTY SCHEDULE

CITY OF SEBASTOPOL (CIRA)

February 16, 2022

Real Property Trend Factor: 0.00%
Personal Property Trend Factor: 0.00%

Loc#	2nd Id	Address, City, Zip	Occupancy	Const	Auto Spklr	Year Built	Year Appr	Real Prop	Pers Prop	BI / Rents	Year	Real Property	Personal Property	BI / Rents	Totals
111 A		POLICE STATION GARAGE BUILDING 6850 LAGUNA PARKWAY SEBASTOPOL CA 95472	300 SQ. FT. GARAGE BUILDING	Class: D	No	1991		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
											2022	\$12,000	\$5,616	\$0	\$17,616
											S&T:	\$12,000	\$5,616	\$0	\$17,616
Lat: 38.404480000		EQ Zone:A3 Stories: 1 Lng: -122.822951000													
B&M Location															
111 B		POLICE STATION PROPERTY IN THE OPEN 6850 LAGUNA PARKWAY SEBASTOPOL CA 95472	0 SQ. FT. PROPERTY IN THE OPEN	Class: U	No			EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
											2022	\$73,703	\$0	\$0	\$73,703
											S&T:	\$73,703	\$0	\$0	\$73,703
Lat: 38.404480000		EQ Zone:A3 Lng: -122.822951000													
B&M Location															
112		PLAZA PAVILLION TOWN PLAZA 6901 MCKINLEY STREET SEBASTOPOL CA 95472	400 SQ. FT. TOWN PLAZA	Class: D	No	1994		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
											2022	\$140,650	\$0	\$0	\$140,650
											S&T:	\$140,650	\$0	\$0	\$140,650
Lat: 38.403617000		EQ Zone:A3 Stories: 1 Lng: -122.823401000													
B&M Location															

PRISM PROPERTY SCHEDULE

CITY OF SEBASTOPOL (CIRA)

February 16, 2022

Real Property Trend Factor: 0.00%
Personal Property Trend Factor: 0.00%

Loc#	2nd Id	Address, City, Zip	Occupancy	Const	Auto Spklr	Year Built	Year Appr	Real Prop	Pers Prop	BI / Rents	Year	Real Property	Personal Property	BI / Rents	Totals	
113	Tower: VI	PALM AVENUE RENTAL PROPERTY PALM AVENUE RENTAL PROPERTY 6901 PALM AVENUE SEBASTOPOL CA 95472	2000 SQ. FT. PALM AVENUE RENTAL PROPERTY	Class: C1 MASONRY CONST/NON-COMB ROOF	No	1955		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0	
												2022	\$190,000	\$0	\$0	\$190,000
												S&T:	\$190,000	\$0	\$0	\$190,000
Lat: 38.395901000 EQ Zone:A3 Stories: 1 Lng: -122.819864000 B&M Location																
114	Tower: VI	PLAZA PAVILLION DOWNTOWN PLAZA RESTROOM 6911 WEEKS WAY SEBASTOPOL CA 95472	1056 SQ. FT. DOWNTOWN PLAZA RESTROOM	Class: U UNKNOWN	No	2009		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0	
												2022	\$69,000	\$1,182	\$0	\$70,182
												S&T:	\$69,000	\$1,182	\$0	\$70,182
Lat: 38.403127000 EQ Zone:A3 Stories: 1 Lng: -122.823208000 B&M Location																
115	Tower: VI	WELL 4 WELL 4 710 PETALUMA AVENUE SEBASTOPOL CA 95472	150 SQ. FT. WELL 4	Class: D ALL COMB (WOOD FRAME)	No	1959		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0	
												2022	\$437,000	\$0	\$0	\$437,000
												S&T:	\$437,000	\$0	\$0	\$437,000
Lat: 38.395579000 EQ Zone:A3 Stories: 1 Lng: -122.819418000 B&M Location																

PRISM PROPERTY SCHEDULE

CITY OF SEBASTOPOL (CIRA)

February 16, 2022

Real Property Trend Factor: 0.00%
Personal Property Trend Factor: 0.00%

Loc#	2nd Id	Address, City, Zip	Occupancy	Const	Auto Spklr	Year Built	Year Appr	Real Prop	Pers Prop	BI / Rents	Year	Real Property	Personal Property	BI / Rents	Totals
115 A		WELL 4	11250 SQ. FT. PROPERTY IN THE OPEN	Class: A	No	2007		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
	Tower: VI	710 PETALUMA AVENUE	OPEN												
		SEBASTOPOL CA 95472									2022	\$36,760	\$0	\$0	\$36,760
											S&T:	\$36,760	\$0	\$0	\$36,760

Lat: 38.395579000
Lng: -122.819418000

B&M Location

116		CITY HALL	3357 SQ. FT. CITY HALL	Class: C1	No	1936		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
	Tower: VI	7120 BODEGA AVENUE													
		SEBASTOPOL CA 95472									2022	\$1,258,000	\$132,424	\$0	\$1,390,424
											S&T:	\$1,258,000	\$132,424	\$0	\$1,390,424

Lat: 38.397489000
EQ Zone:A3 Stories: 1
Lng: -122.847804000

B&M Location

116 A		CITY HALL	0 SQ. FT. PROPERTY IN THE OPEN	Class: U	No			EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
	Tower: VI	7120 BODEGA AVENUE	OPEN												
		SEBASTOPOL CA 95472									2022	\$62,484	\$0	\$0	\$62,484
											S&T:	\$62,484	\$0	\$0	\$62,484

Lat: 38.397489000
EQ Zone:A3
Lng: -122.847804000

B&M Location

PRISM PROPERTY SCHEDULE

CITY OF SEBASTOPOL (CIRA)

February 16, 2022

Real Property Trend Factor: 0.00%
Personal Property Trend Factor: 0.00%

Loc#	2nd Id	Address, City, Zip	Occupancy	Const	Auto Spklr	Year Built	Year Appr	Real Prop	Pers Prop	BI / Rents	Year	Real Property	Personal Property	BI / Rents	Totals
117		CORPORATION YARD CORPORATE BUILDING 714 JOHNSON AVENUE	5820 SQ. FT. CORPORATE BUILDING	Class: A NON COMB STEEL FRAME	No	1962		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
											2022	\$1,336,000	\$184,597	\$0	\$1,520,597
											S&T:	\$1,336,000	\$184,597	\$0	\$1,520,597
Lat: 38.960799000		EQ Zone:A3 Stories: 1 Lng: -122.624942000													

B&M Location

117 A		CORPORATION YARD BUTLER STORAGE BUILDING/EQUIPMENT 714 JOHNSON AVENUE	504 SQ. FT. RESTROOM/POOL EQUIPMENT	Class: A NON COMB STEEL FRAME	No	1976		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
											2022	\$431,000	\$18,378	\$0	\$449,378
											S&T:	\$431,000	\$18,378	\$0	\$449,378
Lat: 38.960799000		EQ Zone:A3 Stories: 1 Lng: -122.624942000													

B&M Location

117 B		CORPORATION YARD GARAGE BUILDING 714 JOHNSON AVENUE	1250 SQ. FT. GARAGE BUILDING	Class: A NON COMB STEEL FRAME	No	1976		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
											2022	\$275,000	\$51,050	\$0	\$326,050
											S&T:	\$275,000	\$51,050	\$0	\$326,050
Lat: 38.960799000		EQ Zone:A3 Stories: 1 Lng: -122.624942000													

B&M Location

1301 Dove Street
 Suite 200
 Newport Beach, CA 92660 (949) 756-0271

PRISM PROPERTY SCHEDULE

CITY OF SEBASTOPOL (CIRA)

February 16, 2022

Real Property Trend Factor: 0.00%
 Personal Property Trend Factor: 0.00%

Loc#	2nd Id	Address, City, Zip	Occupancy	Const	Auto Spklr	Year Built	Year Appr	Real Prop	Pers Prop	BI / Rents	Year	Real Property	Personal Property	BI / Rents	Totals	
117 C		CORPORATION YARD PROPERTY IN THE OPEN 714 JOHNSON AVENUE SEBASTOPOL CA 95472	0 SQ. FT. PROPERTY IN THE OPEN	Class: U UNKNOWN	No			EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0	
												2022	\$292,095	\$0	\$0	\$292,095
												S&T:	\$292,095	\$0	\$0	\$292,095
Lat: 38.960799000		EQ Zone:A3 Lng: -122.624942000														

B&M Location

118		LIBRARY LIBRARY 7140 BODEGA AVENUE SEBASTOPOL CA 95472	10084 SQ. FT. LIBRARY	Class: C1 MASONRY CONST/NON-COMB ROOF	No	1975		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0	
												2022	\$2,508,000	\$0	\$0	\$2,508,000
												S&T:	\$2,508,000	\$0	\$0	\$2,508,000
Lat: 38.401724000		EQ Zone:A3 Stories: 1 Lng: -122.825261000														

B&M Location

118 A		LIBRARY PROPERTY IN THE OPEN 7140 BODEGA AVENUE SEBASTOPOL CA 95472	0 SQ. FT. PROPERTY IN THE OPEN	Class: U UNKNOWN	No			EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0	
												2022	\$91,795	\$0	\$0	\$91,795
												S&T:	\$91,795	\$0	\$0	\$91,795
Lat: 38.401724000		EQ Zone:A3 Lng: -122.825261000														

B&M Location

1301 Dove Street
Suite 200
Newport Beach, CA 92660 (949) 756-0271

PRISM PROPERTY SCHEDULE

CITY OF SEBASTOPOL (CIRA)

February 16, 2022

Real Property Trend Factor: 0.00%
Personal Property Trend Factor: 0.00%

Loc#	2nd Id	Address, City, Zip	Occupancy	Const	Auto Spklr	Year Built	Year Appr	Real Prop	Pers Prop	BI / Rents	Year	Real Property	Personal Property	BI / Rents	Totals
119		IVES PARK BATH HOUSE 7400 WILLOW STREET SEBASTOPOL CA 95472	1800 SQ. FT. BATH HOUSE	Class: C1	No	1981		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
Tower: VI											2022	\$392,000	\$13,681	\$0	\$405,681
											S&T:	\$392,000	\$13,681	\$0	\$405,681
Lat: 38.399335000 EQ Zone:A3 Stories: 1 Lng: -122.826096000															
B&M Location															
119	A	IVES PARK RESTROOM 7400 WILLOW STREET SEBASTOPOL CA 95472	506 SQ. FT. RESTROOM	Class: D	No	1978		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
Tower: VI											2022	\$224,000	\$2,450	\$0	\$226,450
											S&T:	\$224,000	\$2,450	\$0	\$226,450
Lat: 38.399335000 EQ Zone:A3 Stories: 1 Lng: -122.826096000															
B&M Location															
119	B	IVES PARK MAIN SWIMMING POOL 7400 WILLOW STREET SEBASTOPOL CA 95472	6270 SQ. FT. MAIN SWIMMING POOL	Class: D	No	1978		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
Tower: VI											2022	\$240,000	\$0	\$0	\$240,000
											S&T:	\$240,000	\$0	\$0	\$240,000
Lat: 38.399335000 EQ Zone:A3 Lng: -122.826096000															
B&M Location															

PRISM PROPERTY SCHEDULE

CITY OF SEBASTOPOL (CIRA)

February 16, 2022

Real Property Trend Factor: 0.00%
Personal Property Trend Factor: 0.00%

Loc#	2nd Id	Address, City, Zip	Occupancy	Const	Auto Spklr	Year Built	Year Appr	Real Prop	Pers Prop	BI / Rents	Year	Real Property	Personal Property	BI / Rents	Totals	
119 C		IVES PARK TRAINING SWIMMING POOL 7400 WILLOW STREET SEBASTOPOL CA 95472	1316 SQ. FT. TRAINING SWIMMING POOL	Class: D ALL COMB (WOOD FRAME)	No	1978		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0	
												2022	\$96,000	\$0	\$0	\$96,000
												S&T:	\$96,000	\$0	\$0	\$96,000

Lat: 38.399335000
Lng: -122.826096000

B&M Location

119 D		IVES PARK POOL BUILDING 7400 WILLOW STREET SEBASTOPOL CA 95472	374 SQ. FT. POOL BUILDING	Class: D ALL COMB (WOOD FRAME)	No	1978		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0	
												2022	\$219,000	\$0	\$0	\$219,000
												S&T:	\$219,000	\$0	\$0	\$219,000

Lat: 38.399335000
EQ Zone:A3 Stories: 1
Lng: -122.826096000

B&M Location

119 E		IVES PARK SHED BUILDING 7400 WILLOW STREET SEBASTOPOL CA 95472	128 SQ. FT. SHED BUILDING	Class: D ALL COMB (WOOD FRAME)	No	1978		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0	
												2022	\$12,000	\$0	\$0	\$12,000
												S&T:	\$12,000	\$0	\$0	\$12,000

Lat: 38.399335000
EQ Zone:A3 Stories: 1
Lng: -122.826096000

B&M Location

1301 Dove Street
 Suite 200
 Newport Beach, CA 92660 (949) 756-0271

PRISM PROPERTY SCHEDULE

CITY OF SEBASTOPOL (CIRA)

February 16, 2022

Real Property Trend Factor: 0.00%
 Personal Property Trend Factor: 0.00%

Loc#	2nd Id	Address, City, Zip	Occupancy	Const	Auto Spklr	Year Built	Year Appr	Real Prop	Pers Prop	BI / Rents	Year	Real Property	Personal Property	BI / Rents	Totals	
119 F		IVES PARK PROPERTY IN THE OPEN 7400 WILLOW STREET SEBASTOPOL CA 95472	0 SQ. FT. PROPERTY IN THE OPEN	Class: U UNKNOWN	No			EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0	
												2022	\$227,195	\$0	\$0	\$227,195
												S&T:	\$227,195	\$0	\$0	\$227,195

Lat: 38.399335000
 EQ Zone:A3
 Lng: -122.826096000

B&M Location

120		FIRE STATION FIRE STATION 7425 BODEGA AVENUE SEBASTOPOL CA 95472	8246 SQ. FT. FIRE STATION	Class: C1 MASONRY CONST/NON-COMB ROOF	No	1975		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0	
												2022	\$2,251,000	\$381,037	\$0	\$2,632,037
												S&T:	\$2,251,000	\$381,037	\$0	\$2,632,037

Lat: 38.400420000
 EQ Zone:A3 Stories: 1
 Lng: -122.827920000

B&M Location

120 A		FIRE STATION PROPERTY IN THE OPEN 7425 BODEGA AVENUE SEBASTOPOL CA 95472	0 SQ. FT. PROPERTY IN THE OPEN	Class: U UNKNOWN	No			EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0	
												2022	\$109,521	\$0	\$0	\$109,521
												S&T:	\$109,521	\$0	\$0	\$109,521

Lat: 38.400420000
 EQ Zone:A3
 Lng: -122.827920000

B&M Location

PRISM PROPERTY SCHEDULE

CITY OF SEBASTOPOL (CIRA)

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Personal Property Trend Factor: 0.00%

Loc#	2nd Id	Address, City, Zip	Occupancy	Const	Auto Spklr	Year Built	Year Appr	Real Prop	Pers Prop	BI / Rents	Year	Real Property	Personal Property	BI / Rents	Totals
121		BURBANK EXPERIMENTAL FARM EXPERIMENTAL FARM COTTAGE 7777 BODEGA AVENUE SEBASTOPOL CA 95472	677 SQ. FT. EXPERIMENTAL FARM COTTAGE	Class: D	No	1885		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
	Tower: VI										2022	\$187,000	\$12,763	\$0	\$199,763
											S&T:	\$187,000	\$12,763	\$0	\$199,763
		EQ Zone:A3 Stories: 1 Lng: -122.834694000													
															B&M Location
121	A	BURBANK EXPERIMENTAL FARM BURBANK EXPERIMENTAL BARN 7777 BODEGA AVENUE SEBASTOPOL CA 95472	374 SQ. FT. BURBANK EXPERIMENTAL BARN	Class: D	No	1998		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
	Tower: VI										2022	\$35,000	\$0	\$0	\$35,000
											S&T:	\$35,000	\$0	\$0	\$35,000
		EQ Zone:A3 Stories: 1 Lng: -122.834694000													
															B&M Location
121	B	BURBANK EXPERIMENTAL FARM GREENHOUSE BUILDING 7777 BODEGA AVENUE SEBASTOPOL CA 95472	104 SQ. FT. GREENHOUSE BUILDING	Class: D	No	1998		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
	Tower: VI										2022	\$10,000	\$0	\$0	\$10,000
											S&T:	\$10,000	\$0	\$0	\$10,000
		EQ Zone:A3 Stories: 1 Lng: -122.834694000													
															B&M Location

PRISM PROPERTY SCHEDULE

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Personal Property Trend Factor: 0.00%

Loc#	2nd Id	Address, City, Zip	Occupancy	Const	Auto Spklr	Year Built	Year Appr	Real Prop	Pers Prop	BI / Rents	Year	Real Property	Personal Property	BI / Rents	Totals
121	C	BURBANK EXPERIMENTAL FARM PROPERTY IN THE OPEN 7777 BODEGA AVENUE SEBASTOPOL CA 95472	0 SQ. FT. PROPERTY IN THE OPEN	Class: U UNKNOWN	No			EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
											2022	\$9,816	\$0	\$0	\$9,816
											S&T:	\$9,816	\$0	\$0	\$9,816
Lat: 38.398185000		EQ Zone:A3 Lng: -122.834694000													
B&M Location															
122		WILLARD LIBBY PARK GARZOT BUILDING 7985 VALENTINE AVENUE SEBASTOPOL CA 95472	1740 SQ. FT. GARZOT BUILDING	Class: D ALL COMB (WOOD FRAME)	No	1997		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
											2022	\$623,000	\$44,000	\$0	\$667,000
											S&T:	\$623,000	\$44,000	\$0	\$667,000
Lat: 38.402225000		EQ Zone:A3 Stories: 1 Lng: -122.839144000													
B&M Location															
122	A	BROOKHAVEN PARK PROPERTY IN THE OPEN 7985 VALENTINE AVENUE SEBASTOPOL CA 95472	0 SQ. FT. PROPERTY IN THE OPEN	Class: U UNKNOWN	No			EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
											2022	\$229,088	\$0	\$0	\$229,088
											S&T:	\$229,088	\$0	\$0	\$229,088
Lat: 38.402225000		EQ Zone:A3 Lng: -122.839144000													
B&M Location															

PRISM PROPERTY SCHEDULE

CITY OF SEBASTOPOL (CIRA)

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Personal Property Trend Factor: 0.00%

Loc#	2nd Id	Address, City, Zip	Occupancy	Const	Auto Spklr	Year Built	Year Appr	Real Prop	Pers Prop	BI / Rents	Year	Real Property	Personal Property	BI / Rents	Totals
123		SUN DRAGON	15000 SQ. FT.	Class: U	No	2009		EQ: No	No	No	2021	\$0	\$0	\$0	\$0
	Tower: VI	SUN DRAGON - SPOONER PARK 910 PETALUMA AVENUE	SUN DRAGON - SPOONER PARK	UNKNOWN				FL: Yes	Yes	Yes					
		SEBASTOPOL CA 95472									2022	\$740,000	\$0	\$0	\$740,000
											S&T:	\$740,000	\$0	\$0	\$740,000

Lat: 38.394940000
EQ Zone:A3
Lng: -122.819132000

B&M Location

124		FIRST STREET RESERVOIR	0 SQ. FT.	Class: U	No	1991		EQ: No	No	No	2021	\$0	\$0	\$0	\$0
	Tower: VI	WATER TANK	WATER TANK	UNKNOWN				FL: Yes	Yes	Yes					
		FIRST STREET									2022	\$1,845,000	\$0	\$0	\$1,845,000
		SEBASTOPOL CA 95472									S&T:	\$1,845,000	\$0	\$0	\$1,845,000

Lat: EQ Zone:A3
Lng:

B&M Location

125		WATER WELL 6	312 SQ. FT.	Class: C1	No	1970		EQ: No	No	No	2021	\$0	\$0	\$0	\$0
	Tower: VI	WATER WELL 6	WELL 6 BUILDING	MASONRY CONST/NON-COMB ROOF				FL: Yes	Yes	Yes					
		GRAVINSTINE STREET									2022	\$1,167,000	\$0	\$0	\$1,167,000
		SEBASTOPOL CA 95472									S&T:	\$1,167,000	\$0	\$0	\$1,167,000

Lat: EQ Zone:A3 Stories: 1
Lng:

B&M Location

PRISM PROPERTY SCHEDULE

CITY OF SEBASTOPOL (CIRA)

February 16, 2022

Real Property Trend Factor: 0.00%
Personal Property Trend Factor: 0.00%

Loc#	2nd Id	Address, City, Zip	Occupancy	Const	Auto	Year	Year	Real	Pers	BI /	Year	Real	Personal	BI /	Totals	
					Spklr	Built	Appr	Prop	Prop	Rents		Property	Property	Rents		
126		GREEN VALLEY LIFT STATION GREEN VALLEY LIFT STATION GREEN VALLEY SEBASTOPOL CA 95472	294 SQ. FT. GREEN VALLEY LIFT STATION	Class: D	No			EQ: FL:	No Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
	Tower: VI											2022	\$325,000	\$0	\$0	\$325,000
												S&T:	\$325,000	\$0	\$0	\$325,000
	Lat:	EQ Zone:A3 Stories: 1 Lng:														
																B&M Location
127		BOOSTER PUMP STATION/WELL 8 BOOSTER PUMP STATION/WELL 8 JEWELL AVENUE SEBASTOPOL CA 95472	312 SQ. FT. BOOSTER PUMP STATION/WELL 8	Class: C1	No	1970		EQ: FL:	No Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
	Tower: VI											2022	\$176,000	\$0	\$0	\$176,000
												S&T:	\$176,000	\$0	\$0	\$176,000
	Lat:	EQ Zone:A3 Stories: 1 Lng:														
																B&M Location
128		WATER WELL 8 WATER WELL 8 PALM AVENUE SEBASTOPOL CA 95472	64 SQ. FT. WELL 8 BUILDING	Class: D	No			EQ: FL:	No Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
	Tower: VI											2022	\$1,590,000	\$0	\$0	\$1,590,000
												S&T:	\$1,590,000	\$0	\$0	\$1,590,000
	Lat:	EQ Zone:A3 Stories: 1 Lng:														
																B&M Location

PRISM PROPERTY SCHEDULE

CITY OF SEBASTOPOL (CIRA)

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Personal Property Trend Factor: 0.00%

Loc#	2nd Id	Address, City, Zip	Occupancy	Const	Auto Spklr	Year Built	Year Appr	Real Prop	Pers Prop	BI / Rents	Year	Real Property	Personal Property	BI / Rents	Totals	
129		PLEASANT HILL RESERVOIR WATER TANK I PLEASANT HILL ROAD SEBASTOPOL CA 95472	0 SQ. FT. WATER TANK I	Class: U UNKNOWN	No	1979		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0	
												2022	\$2,460,000	\$0	\$0	\$2,460,000
												S&T:	\$2,460,000	\$0	\$0	\$2,460,000
Lat:		EQ Zone:A3 Lng:														
B&M Location																
129 A		PLEASANT HILL RESERVOIR WATER TANK II PLEASANT HILL ROAD SEBASTOPOL CA 95472	0 SQ. FT. WATER TANK II	Class: U UNKNOWN	No	1986		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0	
												2022	\$2,460,000	\$0	\$0	\$2,460,000
												S&T:	\$2,460,000	\$0	\$0	\$2,460,000
Lat:		EQ Zone:A3 Lng:														
B&M Location																
130		VEHICLES (RC) VEHICLES VARIOUS SEBASTOPOL CA 95472	0 SQ. FT. VEHICLES	Class: V VEHICLES	No	0	0	EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0	
												2022	\$0	\$1,445,216	\$0	\$1,445,216
												S&T:	\$0	\$1,445,216	\$0	\$1,445,216
Lat:	39.132663000	EQ Zone:A3 Stories: 0 Lng: -122.203769000														
B&M Location																
Addl Rent:	2021	\$0	2022	\$0	Addl Pers Prop:	2021	\$0	2022	\$1,445,216	VEHICLES *						

1301 Dove Street
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PRISM PROPERTY SCHEDULE

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Personal Property Trend Factor: 0.00%

Loc#	2nd Id	Address, City, Zip	Occupancy	Const	Auto Spklr	Year Built	Year Appr	Real Prop	Pers Prop	BI / Rents	Year	Real Property	Personal Property	BI / Rents	Totals
130 A		VEHICLES (RC) VEHICLES	0 SQ. FT. VEHICLES	Class: V	No	0	0	EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
Tower: VI		VARIOUS SEBASTOPOL CA 95472		VEHICLES							2022	\$0	\$4,400,000	\$0	\$4,400,000
												S&T: \$0	\$4,400,000	\$0	\$4,400,000
Lat: 39.132663000		EQ Zone:A3 Stories: 0 Lng: -122.203769000													
B&M Location															
Addl Rent:	2021	\$0	2022	\$0	Addl Pers Prop:	2021	\$0	2022	\$4,400,000	VEHICLES Over \$250K					
130 B		CONTRACTORS EQUIPMENT CONTRACTORS EQUIPMENT	0 SQ. FT. CONTRACTORS EQUIPMENT	Class: E	No			EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
Tower: VI		VARIOUS SEBASTOPOL CA 95472		EQUIP (CONTRACT OR MOBILE)							2022	\$0	\$285,871	\$0	\$285,871
												S&T: \$0	\$402,000	\$0	\$402,000
Lat: 39.132663000		EQ Zone:A3 Lng: -122.203769000													
B&M Location															
Addl Rent:	2021	\$0	2022	\$0	Addl Pers Prop:	2021	\$0	2022	\$285,871	CONTRACTORS EQUIP. *					
131		TOMODACHI PARK PROPERTY IN THE OPEN	0 SQ. FT.	Class: U	No	2009		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0
Tower: VI		6665 SEBASTOPOL AVENUE SEBASTOPOL CA 95472		UNKNOWN							2022	\$200,000	\$0	\$0	\$200,000
												S&T: \$200,000	\$0	\$0	\$200,000
Lat: 38.403275000		EQ Zone:A3 Lng: -122.817152000													
B&M Location															

PRISM PROPERTY SCHEDULE

CITY OF SEBASTOPOL (CIRA)

February 16, 2022

Real Property Trend Factor: 0.00%
Personal Property Trend Factor: 0.00%

Loc#	2nd Id	Address, City, Zip	Occupancy	Const	Auto Spklr	Year Built	Year Appr	Real Prop	Pers Prop	BI / Rents	Year	Real Property	Personal Property	BI / Rents	Totals	
132		TOMODACHI PARK SITE FURNISHINGS 6665 SEBASTOPOL AVENUE SEBASTOPOL CA 95472	0 SQ. FT.	Class: U UNKNOWN	No	2009		EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0	
												2022	\$35,000	\$0	\$0	\$35,000
												S&T:	\$35,000	\$0	\$0	\$35,000
Lat: 38.403275000		EQ Zone:A3 Lng: -122.817152000 Geocode Notes: Requested														
B&M Location																
133		PARK VILLAGE MHP PROPERTY IN THE OPEN 6665 SEBASTOPOL AVENUE SEBASTOPOL CA 95472	0 SQ. FT.	Class: U UNKNOWN	No			EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0	
												2022	\$200,000	\$0	\$0	\$200,000
												S&T:	\$200,000	\$0	\$0	\$200,000
Lat: 38.403275000		EQ Zone:A3 Lng: -122.817152000														
B&M Location																
134		PARK VILLAGE MHP MANAGERS UNIT AND OFFICE 6665 SEBASTOPOL AVENUE SEBASTOPOL CA 95472	0 SQ. FT.	Class: U UNKNOWN	No			EQ: No FL: Yes	No Yes	No Yes	2021	\$0	\$0	\$0	\$0	
												2022	\$350,000	\$0	\$0	\$350,000
												S&T:	\$350,000	\$0	\$0	\$350,000
Lat: 38.403275000		EQ Zone:A3 Lng: -122.817152000														
B&M Location																

	<u>Year</u>	<u>Real Property</u>	<u>Personal Property</u>	<u>BI / Rents</u>	<u>Totals</u>		<u>Year</u>	<u>Real Property</u>	<u>Personal Property</u>	<u>BI / Rents</u>	<u>Totals</u>
GRAND TOTALS:	2021	\$0	\$0	\$0	\$0	GRAND TOTALS:	2022	\$41,858,317	\$9,873,299	\$0	\$51,731,616
SPRINKLERED:	2021	\$0	\$0	\$0	\$0	SPRINKLERED:	2022	\$0	\$0	\$0	\$0
UNSPRINKLERED:	2021	\$0	\$0	\$0	\$0	UNSPRINKLERED:	2022	\$41,858,317	\$9,873,299	\$0	\$51,731,616
EARTHQUAKE:	2021	\$0	\$0	\$0	\$0	EARTHQUAKE:	2022	\$0	\$0	\$0	\$0
FLOOD:	2021	\$0	\$0	\$0	\$0	FLOOD:	2022	\$41,858,317	\$9,873,299	\$0	\$51,731,616
						S&T:	2022	\$41,858,317	\$9,989,428	\$0	\$51,847,745

SIGNED / ACCEPTED BY: _____

DATE: _____



Schedule of User and Regulatory Fees Parks, Special Events & Facility Use

Activity Description	Community Group Fee	Resident Fee	Non-Resident Fee
Application Fee			
Up to 50 people	\$0	\$0	\$0
51-200 people	\$100	\$150	\$200
More than 200 people	\$150	\$250	\$350
Security Deposit*			
Up to 50 people	\$150	\$150	\$150
51-200 people	\$500	\$500	\$500
More than 200 people	\$1,000	\$1,000	\$1,000
* 25% discount available for park use of less than 3 hours			
Daily Use Fee			
Up to 50 people	\$50	\$75	\$100
51-200 people	\$125	\$250	\$500
More than 200 people	\$250	\$500	\$1,000
Amplified Sound/Stage/Bouncehouse			
Amplified Sound Use	\$50	\$75	\$100
Stage Use	\$50	\$75	\$100
Bouncehouse Use	\$30	\$40	\$50

Other Fees

Other Fees	Fee
Parking Space Fee**	
Residential Area	\$10
Non-Residential Area	\$15

** Daily per space fee for use of City parking spaces (proof of parking required for events of more than 200 persons)

Classes with Instructors Utilizing Park Area (per week)***

Small Group (1-15 persons)	\$25
Medium Group (16-30 persons)	\$50
Large Group (31+ persons)	\$75

*** Per week fee for classes with monetary component (e.g. charge for classes)

City Hall Meeting Room	\$15
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