



SAN FRANCISCO PLANNING DEPARTMENT

Compliance Checklist Greenhouse Gas Analysis

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

A. GENERAL PROJECT INFORMATION:

Instructions: Complete Sections A and B, below. Generally, only projects within the City and County of San Francisco can apply for a determination of consistency with the GHG Reduction Strategy.

Date: May 26, 2015

Project name: Golden State Warriors Event Center & Mixed-Use Development

Case No: 2014.1441E

Project address and block and lot: Mission Bay Blocks 29-32

EP planner: Brett Bollinger

Brief Project description: GSW Arena LLC (GSW), an affiliate of Golden State Warriors, LLC, which owns and operates the Golden State Warriors National Basketball Association (NBA) team, proposes to construct a multi-purpose event center and a variety of mixed uses, including office, retail, open space and structured parking on an approximately 11-acre site on Blocks 29-32 within the Mission Bay South Redevelopment Plan Area of San Francisco. The project site is bounded by South Street on the north, Third Street on the west, 16th Street on the south, and by the future planned realigned Terry A. Francois Boulevard on the east. The proposed event center would host the Golden State Warriors basketball team during the NBA season, and provide a year-round venue for a variety of other uses, including concerts, family shows, other sporting events, cultural events, conferences and conventions.

While many Planning Code requirements in Section B are largely not applicable to the project, Section B details the project sponsor's intent to meet these Planning Code requirements and also addresses compliance with other regulations which are required of the project (Building Code, etc.). Section C details the rationale for the project's compliance with San Francisco's GHG reduction strategy.

B. COMPLIANCE CHECKLIST TABLE

Complete and attach to this form the appropriate compliance table by determining project compliance with the identified regulations and providing project-level details in the discussion column. Please note that Table 1 applies to Private Development Projects, Table 2 applies to Municipal Projects, and Table 3 is for plan-level analysis. Projects that do not comply with an ordinance/regulation may be determined to be inconsistent with San Francisco's qualified GHG reduction strategy.

Compliance Checklist Table attached: ☒ Table 1. Private Development

☐ Table 2. Municipal Project

☐ Table 3. Area Plan for _____

C. DETERMINATION OF COMPLIANCE WITH CITY'S GHG REDUCTION STRATEGY

☒ Project Complies with San Francisco's *Strategies to Address Greenhouse Gas Emissions*

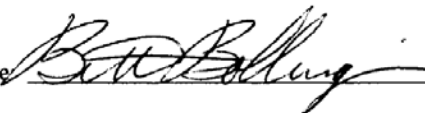
Project Notes:

In addition to compliance with the applicable provisions of the GHG Reduction Strategy or their equivalents as detailed in the attached Compliance Checklist Table, the project sponsor applied for certification by the California State Governor as a leadership project under the Jobs and Economic Improvement Through Environmental Leadership Act of 2011 (AB 900). As discussed in the GHG section of the SEIR, one of the requirements for a project to qualify for streamlining under AB 900 is that the project may not result in any net additional GHG emissions. On April 20, 2015, the California Air Resources Board determined that based on the documentation submitted by the project sponsor, the proposed project would not result in any net additional GHG emissions for purposes of certification under AB 900.¹

The proposed project would be subject to and required to comply with several regulations adopted to reduce GHG emissions as identified in the GHG Reduction Strategy. The proposed project would comply with the following regulations or their equivalent: Commuter Benefits Ordinance, Emergency Ride Home Program, Transportation Management Programs (see Project Description), Transit Impact Development Fee, Bicycle Parking requirements (the project would exceed these requirements and provide a total of 586 bicycle parking spaces), Fuel Efficient Vehicle and Carpool Parking (providing 51 carpool spaces and 51 fuel efficient spaces), San Francisco Green Building Requirements (increased energy efficiency, purchase of renewable energy credits, reduction of potable water consumption by about 35 percent, enhanced energy commissioning, San Francisco Stormwater Management Ordinance, San Francisco Water Efficient Irrigation Ordinance, Mandatory Recycling and Composting Ordinance, San Francisco Construction and Demolition Debris Recovery Ordinance, Street Tree Planting Requirements for New Construction (the project includes 79 new street trees), Light Pollution Reduction, Construction Site Runoff Control, Enhanced Refrigerant Management, Finished Material Pollutant Control, and Regulation of Diesel Backup Generators.

☐ Project Does Not Comply

If Project does not comply, provide discussion of non-compliant features:

Planner Name  Date of Determination: 05/26/2015

¹ Corey, Richard W., Executive Director, Air Resources Board, 2015. Air Resources Board Executive Order G-15-022, Relating to Determination of No Net Additional Greenhouse Gas Emissions Under Public Resources Code section 21183, subdivision (c) for Golden State Warriors Event Center and Mixed-Use Development at Mission Bay Blocks 29-32, dated April 20, 2015.



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Compliance Checklist Table for Greenhouse Gas Analysis: Table 1. Private Development Projects

A. GENERAL PROJECT INFORMATION:

Date: May 22, 2015

Project Name: Event Center and Mixed-Use Development at Mission Bay Blocks 29-32

Case Number, Planning Department: 2014.1441E

Case Number, Office of Community Investment and Infrastructure: ER 2014-919-97

Project Address and Block/Lot: Mission Bay South Redevelopment Plan Blocks 29-32;
Assessor's Block 8722, Lots 001 and 008

Standard to be Met (Select one)¹: LEED® Gold

Compliance Checklist Prepared By: Orion Environmental Associates

Date: May 22, 2015

Brief Project Description: GSW Arena LLC, an affiliate of Golden State Warriors, LLC that owns and operates the Golden State Warriors National Basketball Association (NBA) team, proposes to construct a multi-purpose event center and a variety of mixed uses on an approximately 11-acre site on Blocks 29-32 of the Mission Bay South Redevelopment Plan area of San Francisco. The rectangular-shaped project site is bounded by South Street on the north, Third Street on the west, 16th Street on the south, and the future planned realigned Terry A. François Boulevard on the east. The proposed event center would host the Golden State Warriors basketball team during the NBA season and would provide a year-round venue for a range of other uses, including concerts, family shows, other sporting events, cultural events, conferences, and conventions. The mixed-use development would support office and retail uses, open space, and structured parking.

¹ Refers to the standard to be met per the San Francisco Green Building Code. See <http://sfdbi.org/administrative-bulletins> for latest "AB-093" to determine which standard your project is required to meet, if applicable.



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B. COMPLIANCE CHECKLIST TABLE:

Table 1. Regulations Applicable to Private Development Projects

Regulation	Requirements	Project Consistency	Remarks
Transportation Sector			
Commuter Benefits Ordinance (San Francisco Environment Code, Section 427)	<p>All employers of 20 or more employees nationwide must provide at least one of the following benefit programs:</p> <p>(1) A Pre-Tax Election consistent with 26 U.S.C. § 132(f), allowing employees to elect to exclude from taxable wages and compensation, employee commuting costs incurred for transit passes or vanpool charges, or</p> <p>(2) Employer Paid Benefit whereby the employer supplies a transit or vanpool subsidy for each Covered Employee. The subsidy must be at least equal in value to the current cost of the Muni Fast Pass including BART travel, or</p> <p>(3) Employer Provided Transportation furnished by the employer at no cost to the employee in a vanpool or bus, or similar multi-passenger vehicle operated by or for the employer.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	<p>The project would be consistent with the Commuter Benefits Ordinance because all employers within the event center and mixed use development with 20 or more employees would participate in at least one of the benefit programs as required under this ordinance.</p> <p>The Golden State Warriors would have approximately 255 full-time equivalent (FTE) employees. There would be an additional 1,000 day-of-game non-Warriors employees on game days or an additional 675 to 1,000 day-of-event employees during other events. Retail and office uses are estimated to generate an additional 2,479 FTE non-Warriors employees, and individual employers with 20 or more employees would be required to comply with this ordinance.</p>
Emergency Ride Home Program	All San Francisco companies are eligible to register for the Emergency Ride Home program. Employers must register annually. Once registered, all San Francisco employees of the company are eligible to request reimbursement.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	The project would comply with the Emergency Ride Home Program because the project sponsor would enroll in the program either provide the City-prepared flier or program brochure describing the program, or disseminate comparable information through other generally accepted methods of communication, to all employees. The project sponsor would also encourage tenants to enroll and would provide the same information to all tenants.

Regulation	Requirements	Project Consistency	Remarks
Transportation Management Programs (San Francisco Planning Code, Section 163)	Requires new buildings or additions over a specified size (buildings >25,000 sf or 100,000 sf depending on the use and zoning district) within certain zoning districts (including downtown and mixed-use districts in the City's eastern neighborhoods and south of market) to implement a Transportation Management Program and provide on-site transportation management brokerage services for the life of the building.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	The project would be consistent with this regulation because the project sponsor would prepare and implement a Transportation Management Plan to manage on- and off-site access for all anticipated travel modes. As part of the plan, the San Francisco Municipal Transportation Agency would also prepare a Transit Service Plan to provide for Muni transit services and facilities to accommodate transit demand generated by the proposed project. In addition, the project would comply with the Mission Bay Transportation Management Plan requirements.
Transit Impact Development Fee (San Francisco Planning Code, Section 411)	Establishes fees for all commercial developments. Fees are paid to DBI and provided to SFMTA to improve local transit services.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	The project would be consistent with this regulation because the project sponsor will pay the fees in accordance with the Mission Bay Redevelopment Plan requirements.
Jobs-Housing Linkage Program (San Francisco Planning Code Section 413)	<p>The Jobs-Housing Program found that new large scale developments attract new employees to the City who require housing. The program is designed to provide housing for those new uses within San Francisco, thereby allowing employees to live close to their place of employment.</p> <p>The program requires a developer to pay a fee or contribute land suitable for housing to a housing developer or pay an in-lieu fee.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	The project would be consistent with this regulation because the project is located within and is consistent with the overall approved Mission Bay South Redevelopment Plan. This Plan has identified land uses on a block-by-block basis that provides housing in proximity to commercial/industrial uses, which is consistent with the intent of this program. The Plan includes 6,400 housing units, of which over 29 percent will be affordable housing at full buildout. With respect to this specific project, residential uses are designated less than ¼ -mile north of the project site.

Regulation	Requirements	Project Consistency	Remarks
Tenant Bicycle Parking in Existing Commercial Buildings Ordinance (San Francisco Environment Code, Chapter 4, Section 402)	The San Francisco Tenant Bicycle Parking in Existing Commercial Buildings Ordinance requires commercial property owners to: (A) Allow tenants to bring their bicycles to their leased space, or (B) Provide secure bicycle parking on-site, or (C) Provide off-site bike parking access for tenants	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	This regulation does not apply because no existing buildings would be used or modified under the proposed project. The project consists only of construction of new buildings.
Bicycle Parking, Showers, and Lockers in New and Expanded Buildings (San Francisco Planning Code, Section 155.1-155.4)	Requires bicycle facilities for new and expanded buildings, new dwelling units, change of occupancy, increase of use intensity, and added parking capacity/area. Refer to Section 155.2 and 155.3 for requirements by use. Non-residential projects that add 10 or more parking spaces: meet Planning Code section 155 or CalGreen Building Code Section 5.106.4 (provide short and long-term (secure) bicycle parking for at least 5% of motorized vehicle capacity), whichever is stricter.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	<p>The project would be consistent with this regulation because the project design for the event center and mixed use development would provide for a total of 586 bicycle parking spaces, including 111 Class 1 spaces within the office/retail buildings, 300 Class 2 spaces (which would be valet staffed on event days to make them Class 1 spaces), 100 Class 1 spaces in a temporary corral (as needed), and 75 Class 2 spaces for the office/retail buildings. In addition, the event center and the office/retail buildings would include showers and locker facilities.</p> <p>Based on the project's design of 950 on-site vehicle parking spaces, the CALGreen requirement calls for 5% of new off-street parking, or 48 bicycle spaces. Similarly, Planning Code Section 155 requires 1 bicycle space for every 20 new vehicle parking space or 48 bicycles spaces. The project would exceed these requirements.</p>
Bicycle parking in non-accessory parking garages (San Francisco Planning Code, Section 155.2)	No Class 1 spaces required. One Class 2 space for every 20 auto spaces, except in no case less than six Class 2 spaces. Where parking capacity is increased by 10 or more spaces, CalGreen Building Code Section 5.106.4 applies.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	The project would be consistent with this regulation because the project design for the event center and mixed use development includes 586 bicycle parking spaces (including 375 Class 2 spaces) compared to 950 vehicle parking spaces, exceeding these requirements.

Regulation	Requirements	Project Consistency	Remarks
Bicycle parking in Residential Buildings (San Francisco Planning Code, Section 155.2)	(A) For projects up to 50 dwelling units, one Class 1 space for every 2 dwelling units. (B) For projects over 50 dwelling units, 25 Class 1 spaces plus one Class 1 space for every 4 dwelling units over 50.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	The project does not include any residential uses, so this regulation does not apply.
Fuel Efficient Vehicle and Carpool Parking (San Francisco Green Building Code Section 5.103.1.10 and CalGreen Section 5.106.5)	Requires New Large Commercial projects, New High-rise Residential projects and Commercial Interior projects to provide designated parking for low-emitting, fuel efficient, and carpool/van pool vehicles. For projects with a parking capacity of more than 200 spaces, mark 8% of parking stalls for such vehicles.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	The project would be consistent with this regulation because the project design for the event center and mixed use development includes a total of 21 fuel efficient vehicle (FEV) parking spaces, 30 spaces with vehicle charging stations (VCS), and 51 spaces for carpool vehicles. In the event that installation of 30 VCS parking spaces is not commercially reasonable, the project would provide 51 FEV and 51 carpool spaces. This represents 10.6% percent of the 950 total parking, exceeding the 8% requirement.
Car Sharing Requirements (San Francisco Planning Code, Section 166)	New residential projects or renovation of buildings being converted to residential uses within most of the City's mixed-use and transit-oriented residential districts are required to provide car share parking spaces.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	The project does not include any residential uses, so this regulation does not apply.

Regulation	Requirements	Project Consistency	Remarks
Energy Efficiency Sector			
San Francisco Green Building Requirements for Energy Efficiency (San Francisco Green Building Code 4.201.1, 5.201.1.1)	<ul style="list-style-type: none"> Demonstrate compliance with California Energy Code (Title 24 Part 6 Energy Standards (2013)). 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	The project would be consistent with the energy efficiency requirements of the San Francisco Green Building Code and California Energy Code. The proposed development would be designed to LEED® Gold standards and would incorporate a variety of energy conservation and efficiency design features, such as high efficiency mechanical systems and lighting design, in order to comply with code requirements.
San Francisco Green Building Requirements for Commissioning of Building Energy Systems (LEED EA3, San Francisco Green Building Code 5.103.1.4, CalGreen 5.410.2 and 5.410.4)	<p>New non-residential buildings and alterations to non-residential buildings must conduct design and construction commissioning to verify energy and water using components meet the owner's or owner representative's project requirements. Commissioning requirements apply to all building operating systems covered by Title 24 Part 6, as well as process equipment and controls, and renewable energy systems.</p> <ul style="list-style-type: none"> New non-residential projects ≥25,000 sq ft: complete Enhanced Commissioning of Building Energy Systems (meeting LEED EAc3 – San Francisco Green Building Code Section 5.103.1.4 and CalGreen Building Code Section 5.410.) Non-residential new buildings and alterations <25,000 square feet and ≥10,000 square feet: commission all energy systems (CalGreen Building Code Section 5.410) Non-residential new buildings and alterations less than 10,000 square feet, must complete testing and adjusting of energy systems. (CalGreen Building Code Section 5.410.4) New residential high rise, new commercial interior, and Major Alterations to Residential buildings must each commission building energy systems, meeting the LEED prerequisite EAp1. 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	The project would be consistent with this regulation because the project would have a commissioning team performing the commissioning requirements per the Enhanced Commissioning of Building Energy Systems (meeting LEED EAc3 – San Francisco Green Building Code Section 5.103.1.4 and CalGreen Building Code Section 5.410).

Regulation	Requirements	Project Consistency	Remarks
San Francisco Stormwater Management Ordinance (Public Works Code Article 4.2, Section 147)	All projects disturbing more than 5,000 square feet of ground surface must manage stormwater on-site using low impact design. Comply with the Stormwater Management Ordinance, including SFPUC Stormwater Design Guidelines.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	The project would be consistent with this regulation because it would comply with the post-construction requirements of the Stormwater Management Ordinance, including the Stormwater Design Guidelines, which would be a condition of obtaining a building permit. Stormwater management features of the project include typical low impact development (LID) practices, such as filtration basins, rain gardens, and extensive green roofs, as well as unique and innovative systems, such as a filtration ring installed on the arena itself. 4% of the hardscape and impermeable surfaces of the site, including typical roofs, would be treated in SFPUC regulation filtration basins. In addition, approximately 50,000 square feet (sf) of self-treating green roofs are included.
San Francisco Green Building Requirements for water use reduction (San Francisco Green Building Code 4.103.2.2 and 5.103.1.2; and CalGreen 4.303.1 and 5.303.2)	<p>All new buildings must comply with current California water fixture and fitting efficiency requirements. All fixtures and fittings within areas of alteration, or serving areas of alteration, must be upgraded to current California and San Francisco fixture and fitting water efficiency requirements. (For local requirements applicable to alterations, see Commercial Water Conservation Ordinance and Residential Water Conservation Ordinance below.) Additionally:</p> <ul style="list-style-type: none"> • New large commercial and high-rise residential projects: incorporate fixtures and fittings cutting water consumption by a total of 30% (LEED WEc3) 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	The project would be consistent with this regulation because it would comply with the water efficiency requirements of the San Francisco Green Building Code as a condition of obtaining a building permit. Proposed water fixture and fittings would reduce water consumption by a minimum of 35%. The project would utilize auto-sensor restroom lavatories, pint flush (0.125 gallons per flush [gpf]) urinals, 1.28 gpf water closets, 1.5 gpm break room sinks, and 1.5 gpm showerheads.

Regulation	Requirements	Project Consistency	Remarks
Commercial Water Conservation Ordinance (San Francisco Building Code, Chapter 13A)	<p>Requires all alterations to existing commercial properties to achieve the following:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤ 2.0 gpm. 2. All showers have no more than one showerhead per valve. 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> - Non-residential lavatory: ≤ 0.4 gpm - Kitchen faucet: ≤ 0.8 gpm - Metering faucet: ≤ 0.2 gal/cycle 4. If toilets have a maximum rated water consumption > 1.6 gallons per flush (gpf), replace with ≤ 1.28 gpf toilet. 5. If urinals have a maximum flow rate > 1.0 gpf, replace with ≤ 0.5 gpf unit. 6. Repair all water leaks. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	<p>This requirement does not apply to the project because the project consists of new construction of commercial properties and does not include the improvement of any existing commercial properties.</p>

Regulation	Requirements	Project Consistency	Remarks
Residential Water Conservation Ordinance (San Francisco Housing Code, Chapter 12A)	<p>Requires all residential properties (existing and new), prior to sale, to upgrade to the following minimum standards:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve. 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> - Non-residential lavatory: ≤0.4 gpm - Residential lavatory: ≤1.5 gpm - Kitchen faucet: ≤0.8 gpm - Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet. 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit. 6. Repair all water leaks. <p>Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	This requirement does not apply to the project because the project does not include any residential uses.
San Francisco Water Efficient Irrigation Ordinance (San Francisco Administrative Code, Chapter 63)	<p>Projects that include 1,000 square feet (sf) or more of new or modified landscape are subject to this ordinance, which requires that landscape projects be installed, constructed, operated, and maintained in accordance with rules adopted by the SFPUC that establish a water budget for outdoor water consumption.</p> <p>Tier 1: 1,000 sf ≤ project landscape < 2,500 sf</p> <p>Tier 2: Project landscape area is greater than or equal to 2,500 sf. Note: Tier 2 compliance requires the services of landscape professionals.</p> <p>See the SFPUC Web site for information regarding exemptions to this requirement. www.sfwater.org/landscape</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	The project would be consistent with this requirement because the project would comply with San Francisco's Water Efficient Irrigation Ordinance as a condition of obtaining a building permit. Proposed water efficiency features for landscaped areas include low-water use planting selections, including extensive use of sedum and allium-based green roof materials, as well as soil mix design for a high available water holding capacity.

Regulation	Requirements	Project Consistency	Remarks
Residential Energy Conservation Ordinance (San Francisco Housing Code, Chapter 12)	<p>Prior to transfer of title as a result of sale (including condominiums), residential properties that received a building permit prior to July 1978 the seller must provide the buyer a certificate of compliance, and the certificate must be recorded with the San Francisco Recorder's Office. To comply, install the following measures as applicable:</p> <ul style="list-style-type: none"> attic insulation; weather-stripping all doors leading from heated to unheated areas; insulating hot water heaters and insulating hot water pipes; installing low-flow showerheads; caulking and sealing any openings or cracks in the building's exterior; and insulating accessible heating and cooling ducts.. Apartment buildings and hotels are also required to insulate steam and hot water pipes and tanks, clean and tune their boilers, repair boiler leaks, and install a time-clock on the burner. Maximum required expenditure: \$1300 for 1-2 unit dwellings, and for buildings with 3 or more units, 1% of the assessed value or purchase price as applicable. <p>Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	The project does not include any residential uses, so this regulation does not apply.
San Francisco Existing Commercial Buildings Energy Performance Ordinance (San Francisco Environment Code Chapter 20)	<p>Owners of nonresidential buildings in San Francisco with $\geq 10,000$ square feet that are heated or cooled must conduct energy efficiency audits, as well as to annually measure and disclose energy performance. Certain exceptions apply for new construction or if specified performance criteria are met.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	This requirement does not apply to the project because the project includes only new construction and no existing commercial buildings would be retained onsite.

Regulation	Requirements	Project Consistency	Remarks
Renewable Energy			
San Francisco Green Building Code: Renewable Energy (San Francisco Green Building Code 5.103.1.5)	New commercial buildings of $\geq 25,000$ square feet must either generate 1% of energy on-site with renewables (EAc2), or purchase renewable energy credits equal to 35% of total electricity use for at least 2 years (LEED EAc6), or achieve at least a 10% compliance margin beyond Title 24 2013.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	The project would be consistent with this regulation because it would purchase Renewable Energy Certificates (RECs) equal to 70% of total electricity use for at least 2 years for those buildings $\geq 25,000$ square feet.
Waste Reduction Sector			
Mandatory Recycling and Composting Ordinance (San Francisco Environment Code, Chapter 19 and CalGreen 5.410.1)	<p>All persons in San Francisco are required to separate their refuse into recyclables, compostables and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse. (San Francisco Environment Code Chapter 19)</p> <p>All new construction, renovation and alterations must provide for the storage, collection, and loading of recyclables, compost and solid waste in a manner that is convenient for all users of the building. (San Francisco Environment Code Chapter 19 and CalGreen Building Code Section 5.410.1)</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	The project would be consistent with this requirement because the project sponsor and its tenants would implement the requirements of San Francisco's Mandatory Recycling and Composting Ordinance and CalGreen Building Code for recycling. The project design would include the following features: Paper, glass, corrugated cardboard, plastic, and metals would be collected on site for recycling. Recycling bins and composting containers would be conveniently located throughout the buildings. They would then be collected and stored near the loading dock for hauling from the site.

Regulation	Requirements	Project Consistency	Remarks
San Francisco Construction and Demolition Debris Recovery Ordinance (San Francisco Environment Code, Chapter 14, San Francisco Building Code Chapter 13B, and San Francisco Health Code Section 288)	<p>Applies to all projects: No construction and demolition material may be taken to landfill or placed in the garbage. All (100% of) mixed debris must be transported by a registered hauler to a registered facility to be processed for recycling. Source separated material must be taken to a facility that recycles or reuses those materials.</p> <p>Additionally, projects that include full demolition of an existing structure must submit a waste diversion plan to the Director of the Department Environment and the plan must provide for a minimum of 65% diversion from landfill of construction and demolition debris, including materials source separated for reuse or recycling.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	The project would be consistent with these requirements because as part of the construction specifications, the project sponsor would require its contractors to comply with and implement San Francisco's requirements for recycling of construction debris.
San Francisco Green Building Code: Construction and demolition debris recycling (5.103.1.3 and 4.103.2.3)	In addition to complying with Construction and Demolition Debris Recovery Ordinance, new commercial buildings of ≥25,000 square feet and new residential buildings of 4 or more occupied floors must develop a plan to divert a minimum of 75% of construction and demolition debris from landfill, and meet LEED Materials & Resources Credit 2.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	The project would be consistent with these requirements because as part of the construction specifications, the project sponsor would require its contractors to comply with and implement San Francisco's mandatory requirements for diverting at least 75% of all wastes from landfills.
Environment/Conservation Sector			
Street Tree Planting Requirements for New Construction (San Francisco Planning Code Section 138.1)	Planning Code Section 138.1 requires new construction, significant alterations or relocation of buildings within many of San Francisco's zoning districts to plant one 24-inch box tree for every 20 feet along the property street frontage.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	The project would be consistent with these requirements because the project's landscaping design incorporates the requirements of the South Plan Area Streetscape Master. The project would include planting of 79 street trees along Third Street, 16th Street, and future alignment of Terry A. François Boulevard, approximately every 25 feet where possible.

Regulation	Requirements	Project Consistency	Remarks
Light Pollution Reduction (CalGreen 5.106.8)	For nonresidential projects, comply with lighting power requirements in CA Energy Code, CCR Part 6. Meet California Energy Code minimum for Lighting Zones 1-4 with Backlight/Uplight/Glare ratings meeting CalGreen Building Code Table 5.106.8.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	The project would be consistent with this requirement project because the project design complies with and implements the light pollution reduction requirements of the CalGreen Building Standards Code, which would be a condition of obtaining a building permit. Light pollution reduction features of the project design include exterior lighting fixture selections that will have minimum Backlight, Uplight, and Glare (BUG) ratings as allowed by required illuminance levels.
Construction Site Runoff Control (Public Works Code Article 4.2, Section 146)	<p>San Francisco's Construction Site Runoff Control requirements apply to any project disturbing ≥5,000 square feet of ground surface. Covered projects must obtain a Construction Site Runoff Control Permit. Applicants must submit and receive approval of an Erosion and Sediment Control Plan prior to commencing any construction-related activities. The plan must be site-specific, and provide details of the use, location, and emplacement of the sediment and erosion control devices at the project site. For projects that involve disturbance of more than one acre of land and are located in an area served by a separate storm sewer system, applicants may submit a Storm Water Pollution Prevention Plan (SWPPP) that complies with the State of California's General Permit for Discharges of Storm Water Associated with Construction Activity in lieu of an Erosion and Sediment Control Plan.</p> <p>All construction sites, regardless of size, must implement BMPs to prevent illicit discharge into the sewer system. For more information on San Francisco's requirements, see www.sfwater.org.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	The project would be consistent with this requirement because as part of the construction specifications, the contractors would be required to obtain and comply with the General Construction Activity Storm Water Permit. The project is located in an area served by a separate storm sewer system and as such, the project sponsor or its contractors would prepare and submit a site-specific SWPPP for all construction activities. During construction, the contractors would implement best management practices (BMPs) and comply with the conditions of the approved SWPPP.

Regulation	Requirements	Project Consistency	Remarks
Enhanced Refrigerant Management (CalGreen 5.508.1.2, and 5.508.2)	<p>Commercial buildings must not install equipment that contains chlorofluorocarbons (CFCs) or halons. Applies to new construction and all alterations.</p> <p>New commercial refrigeration systems containing refrigerants with Global Warming Potential (GWP) of 150 or greater, installed in food stores with 8,000 square feet or more of refrigerated display cases, walk-in coolers or freezers connected to remote compressor units or condensing units: Piping shall meet all requirements of 5.508.2 (all sections), and shall undergo pressure testing during installation prior to evacuation and charging. System shall stand unaltered for 24 hours with no more than a one pound pressure change from 300 psig.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	The project would be consistent with this requirement because the project sponsor and its tenants (including the proposed food hall) would implement and comply with the CalGreen Building Code requirements for enhanced refrigerant management.

Regulation	Requirements	Project Consistency	Remarks
Finish Material Pollutant Control: Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen 5.504.4 – all sections.)	<p>These requirements apply to nonresidential projects:</p> <p>Adhesives, sealants, and caulks - Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.</p> <p>Paints and coatings - Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.</p> <p>Carpet - All carpet must meet one of the following:</p> <ol style="list-style-type: none"> 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database <p>and carpet cushion must meet Carpet and Rug Institute Green Label, and indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.</p> <p>Composite wood - Meet CARB Air Toxics Control Measure for Composite Wood, including meeting the emission limits in CalGreen Building Code Table 5.504.4.5.</p> <p>Resilient flooring systems - For 80% of floor area receiving resilient flooring, install resilient flooring complying with:</p> <ol style="list-style-type: none"> 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program, 2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria. 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	The project would comply with these requirements because the project sponsor and its tenants would require that contractors implement and comply with the Finish Material Pollutant Control Requirements of the CalGreen Building Code, which would be a condition for obtaining a building permit.

Regulation	Requirements	Project Consistency	Remarks
Pollutant Control: Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen 4.504 all sections.)	<p>These requirements apply to residential projects:</p> <p>Interior paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3 for details.</p> <p>Aerosol paints and coatings -- Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for Reactive Organic Compound. (CCR Title 17, Section 94520)</p> <p>Caulks, Construction adhesives, and Sealants – Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2.</p> <p>Composite Wood – Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood. See CalGreen Building Code Table 4.504.5</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	The project does not include any residential uses, so this regulation does not apply.
Wood Burning Fireplace Ordinance (San Francisco Building Code 3111.3; CalGreen 4.503.1 and 5.503.1)	<p>Wood burning fire places must be a direct-vent or sealed combustion unit and must be compliant with EPA Phase II limits (except those that are designed for food preparation in new or existing restaurants or bakeries). The combustion unit must be at least one of the following:</p> <ul style="list-style-type: none"> • Pellet-fueled wood heater • EPA approved wood heater • Wood heater approved by the Northern Sonoma Air Pollution Control District 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	The project would be consistent with this requirement because if the project were to include wood burning fireplaces, the project design would implement and comply with the San Francisco Building Code and CalGreen Building Code requirements for use of wood burning fireplaces.

Regulation	Requirements	Project Consistency	Remarks
Regulation of Diesel Backup Generators (San Francisco Health Code, Article 30)	<p>Requires (among other things):</p> <ul style="list-style-type: none"> • All diesel generators to be registered with the Department of Public Health • All new diesel generators must be equipped with the best available control technologies as determined by the California Air Resources Board or the Bay Area Air Quality Management District. 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable	<p>The project would be consistent with this requirement because the project sponsor would implement and comply with, and would require its tenants to implement and comply with, the requirements of Article 30 of the San Francisco Health Code addressing the use of diesel back up generators.</p>