



SAN FRANCISCO PLANNING DEPARTMENT

DATE: July 13, 2016
TO: 1088 Sansome, LLC.
FROM: Mark Luellen, Planning Department
RE: PPA Case No. 2016-005027PPA for 1088 – 1099 Sansome Street

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Claudine Asbagh, at (415) 575-9165 or claudine.asbagh@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

A handwritten signature in black ink, appearing to read "Mark Luellen", written over a horizontal line.

Mark Luellen, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: July 13, 2016
Case No.: **2016-005027PPA**
Project Address: 1088 – 1090 Sansome Street
Block/Lot: 0135/009
Zoning: C-2 (Community Business) Zoning District
65-X Height and Bulk District
Special Use District: Waterfront No. 3
Historic District: Northeast Waterfront Historic District
Area Plan: Northeast Waterfront Plan
Project Sponsor: Mark Loper
Reuben, Junius & Rose
415-567-9000
Staff Contact: Claudine Asbagh – 415-575-9165
claudine.asbagh@sfgov.org

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DISCLAIMERS:

This Preliminary Project Assessment (PPA) letter provides feedback to the project sponsor from the Planning Department regarding the proposed project described in the PPA application submitted on April 14, 2016, as summarized below. This PPA letter identifies Planning Department review requirements for the proposed project, including those related to environmental review, approvals, neighborhood notification and public outreach, the Planning Code, project design, and other general issues of concern for the project. Please be advised that the PPA application does not constitute an application for development with the Planning Department. The PPA letter also does not represent a complete review of the proposed project, does not grant a project approval of any kind, and does not in any way supersede any required Planning Department approvals listed below.

The Planning Department may provide additional comments regarding the proposed project once the required applications listed below are submitted. While some approvals are granted by the Planning Department, some are at the discretion of other bodies, such as the Planning Commission or Historic Preservation Commission. Additionally, it is likely that the project will require approvals from other City agencies such as the Department of Building Inspection, Public Works, the Municipal Transportation Agency, Department of Public Health, San Francisco Public Utilities Commission, and others. The information included herein is based on the PPA application and plans, the Planning Code, General Plan, Planning Department policies, and local/state/federal regulations as of the date of this document, all of which are subject to change.

PROJECT DESCRIPTION:

The proposal is a change of use in the existing 61,600 square-foot industrial building from electronics manufacturing to 49,999 square feet of office space and 12,669 square feet of non-office commercial space.

Physical changes to the building were approved under case number 2014-001006COA. No exterior changes are included in this proposal.

ENVIRONMENTAL REVIEW:

In order to begin formal environmental review, please submit an **Environmental Evaluation Application (EEA)** for the full scope of the project. EEAs are available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org under the “Publications” tab. See “Environmental Applications” on page 2 of the current Fee Schedule for calculation of environmental application fees.¹ This environmental review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted. **Note that until an entitlement application is submitted to the Current Planning Division, only the proposed Project Description will be reviewed by the assigned Environmental Coordinator.**

Below is a list of topic areas that will be addressed during the environmental review process. In addition, further analysis of the following topic areas may be required if the project involves site excavation or soil disturbance/modification: air quality, archeological resources and tribal cultural resources. Please indicate on the EEA whether the project will require any excavation or soil disturbance/modification and, if applicable, provide detailed information including the depth, area and amount of excavation/disturbance involved.

If the analysis outlined here indicates that the project would not have a significant effect on the environment, the project could be eligible for a Class 1, Categorical Exemption (California Environmental Quality Act [CEQA] Guidelines Section 15301). Class 1 provides an exemption from environmental review for projects involving a change of use where the occupancy of the new use would not exceed the equivalent occupancy of the former use. In order to facilitate a determination of the occupancy density of the new use, please specify on the EEA the intended use(s) of the 12,669 sf of non-office commercial basement space. If a Class 1 exemption is appropriate, Environmental Planning staff will prepare a certificate of exemption.

A Class 32, Categorical Exemption (CEQA Guidelines Section 15332), will be considered if a Class 1 exemption is deemed inappropriate. Class 32 provides an exemption from environmental review for projects characterized as infill development that meet specific conditions, including compatibility with the San Francisco General Plan and siting within City limits in an urban area adequately served by all required utilities and public services. If a Class 32 exemption is appropriate, Environmental Planning staff will prepare a certificate of exemption.

1. **Historic Resources.** The subject property is a contributing property within the Northeast Waterfront Landmark District, which is designated under Article 10 of the San Francisco Planning Code. The proposed construction is subject to review by the Department’s Historic Preservation staff for compatibility with the district. The proposed project does not include any exterior work, and

¹ San Francisco Planning Department. *Schedule for Application Fees*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=513>

therefore, the Department's Historic Preservation staff will review the proposed project to determine if a Certificate of Appropriateness is required. A Historic Resource Evaluation (HRE) report is not required at this time.

2. **Transportation.** Based on the PPA submittal, a transportation impact study is not anticipated; an official determination will be made subsequent to submittal of the EEA. However, the project site is located on a high injury corridor as mapped by Vision Zero.² In order to facilitate the determination of whether a transportation impact study is required, Planning staff propose the following recommendations:
 - Please include location of proposed bike parking including number of spaces
 - Please provide existing and proposed sidewalk locations
3. **Air Quality.** Project-related demolition and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. To reduce construction dust impacts, the San Francisco Board of Supervisors approved the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008). The intent of the Ordinance is to reduce the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and avoid orders to stop work by the Department of Building Inspection (DBI). The Director of DBI may waive this requirement for activities on sites less than ½ acre that are unlikely to result in visible dust, such as the proposed project.
4. **Greenhouse Gases.** *The City and County of San Francisco's Strategies to Address Greenhouse Gas Emissions* presents a comprehensive assessment of policies, programs, and ordinances that represents San Francisco's Qualified Greenhouse Gas (GHG) Reduction Strategy. Projects that are consistent with San Francisco's Qualified GHG Reduction Strategy would result in less-than-significant impacts from GHG emissions. In order to facilitate a determination of compliance with San Francisco's Qualified GHG Reduction Strategy, the Planning Department has prepared a Greenhouse Gas Analysis Compliance Checklist.³ The project sponsor is required to submit the completed table regarding project compliance with the identified regulations and provide project-level details in the discussion column. This information will be reviewed by the environmental planner during the environmental review process to determine if the project would comply with San Francisco's Greenhouse Gas Reduction Strategy. Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with the Greenhouse Gas Reduction Strategy.
5. **Hazardous Materials.** The proposed project is located on the Maher Map and involves a change of use from industrial (electronics manufacturing) to commercial (office and non-office commercial) activities. Therefore, the project may be subject to Article 22A of the Health Code, also known as the Maher Ordinance. The Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH), requires the project sponsor to retain the services of a qualified professional to

² This document is available at: <http://www.sfmta.com/sites/default/files/projects/2015/vision-zero-san-francisco.pdf>

³ Refer to <http://sf-planning.org/index.aspx?page=1886> for latest "Greenhouse Gas Compliance Checklist for Private Development Projects."

prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. The Phase I ESA would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, soil and/or groundwater sampling and analysis, as well as remediation of any site contamination, may be required. These steps are required to be completed prior to the issuance of any building permit.

DPH requires that projects subject to the Maher Ordinance complete a Maher Application, available at: <http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp>. Fees for DPH review and oversight of projects subject to the ordinance would apply. Please refer to DPH's fee schedule, available at: <http://www.sfdph.org/dph/EH/Fees.asp#haz>. Please provide a copy of the submitted Maher Application and Phase I ESA with the EEA.

Because the existing building was constructed prior to 1980, asbestos-containing materials, such as floor and wall coverings, may be found in the building. The Bay Area Air Quality Management District (BAAQMD) is responsible for regulating airborne pollutants including asbestos. Please contact BAAQMD for the requirements related to demolition of buildings with asbestos-containing materials. In addition, because of its age (constructed prior to 1978), lead paint may be found in the existing building. Please contact the San Francisco Department of Building Inspection (DBI) for requirements related to the demolition of buildings that may contain lead paint.

- 6. Disclosure Report for Developers of Major City Projects.** The San Francisco Ethics Commission S.F. Camp. & Govt. Conduct Code § 3.520 et seq. requires developers to provide the public with information about donations that developers make to nonprofit organizations that may communicate with the City and County regarding major development projects. This report must be completed and filed by the developer of any "major project." A major project is a real estate development project located in the City and County of San Francisco with estimated construction costs exceeding \$1,000,000 where either: (1) The Planning Commission or any other local lead agency certifies an Environmental Impact Report (EIR) for the project; or (2) The project relies on a program EIR and the Planning Department, Planning Commission, or any other local lead agency adopts any final environmental determination under CEQA. A final environmental determination includes: the issuance of a Community Plan Exemption (CPE); certification of an EIR; adoption of a Final Mitigated Negative Declaration; or a project approval by the Planning Commission that adopts CEQA Findings. A major project does not include a residential development project with four or fewer dwelling units. The first (or initial) report must be filed within 30 days of the date the Planning Commission (or any other local lead agency) certifies the EIR for that project or, for a major project relying on a program EIR, within 30 days of the date that the Planning Department, Planning Commission, or any other local lead agency adopts a final environmental determination under CEQA. Please submit a Disclosure Report for Developers of Major City Projects to the San Francisco Ethics Commission. This form can be found at the Planning Department or online at <http://www.sfethics.org>.

PLANNING DEPARTMENT APPROVALS:

The project requires the following Planning Department approvals. These approvals may be reviewed in conjunction with the required environmental review, but may not be granted until after the required environmental review is completed.

1. **Office Allocation Application.** In order for the project to proceed, the Planning Commission would need to approve an allocation under the Annual Office Development Limitation Program. The Office Development Annual Limit (Annual Limit) Program became effective in 1985 with the adoption of the Downtown Plan Amendments to the Planning Code (Sections 320–325) and was subsequently amended by Propositions M (1986) and C (1987). The Program defines and regulates the allocation of any office development project that exceeds 25,000 gross square feet (gsf) in area. A total of 950,000 gsf of office development potential becomes available for allocation in each approval period, which begins on October 17th every year. Of the total new available space, 75,000 gsf is reserved for Small Allocation projects (projects with between 25,000 and 49,999 gsf of office space), and the remaining 875,000 gsf is available for Large Allocation projects (projects with at least 50,000 gsf of office space). Any available office space not allocated in a given year is carried over to subsequent years. There are currently 1,081,316 square feet of office space available for allocation under the small office program.
2. A **Building Permit Application** is required for the proposed change of use on the subject property.

Applications for the actions listed above are available in the Planning Department lobby at 1650 Mission Street Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org.

NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:

Project Sponsors are encouraged, and in some cases required, to conduct public outreach with the surrounding community and neighborhood groups early in the development process. Additionally, many approvals require a public hearing with an associated neighborhood notification. Differing levels of neighborhood notification are mandatory for some or all of the reviews and approvals listed above.

Notification of a Project Receiving Environmental Review. Notice may be required to be sent to occupants of the project site and properties adjacent to the project site, as well as to owners and, to the extent feasible, occupants of properties within 300 feet of the project site at the initiation of the environmental review process. Please be prepared to provide mailing addresses on a CD upon request during the environmental review process.

PRELIMINARY PROJECT COMMENTS:

The following comments address specific Planning Code and other general issues that may substantially impact the proposed project.

1. **Northeast Waterfront Area Plan.** The subject property falls within the area covered by the Northeast Waterfront Area Plan, specifically within the Base of Telegraph Hill Subarea in the General Plan. As proposed, the project is generally consistent with the overarching objectives of the Plan, though the project and design comments below discuss any items where more information is needed to assess conformity with either specific policies or Code standards or where the project requires minor modification to achieve consistency. The project sponsor is encouraged to read the full plan, which can be viewed at http://generalplan.sfplanning.org/NE_Waterfront.htm

2. **Gross Floor Area.** Based on the PPA project summary table, the existing site has 61,143 square feet of industrial/PDR use and 12,669 square feet of “other” uses that were not specified in the application. The project proposes to convert 49,999 square feet into office and 12,669 square feet into a “non-office” commercial use. Future submittals should include plans that illustrate the areas included in gross floor area calculations. If new floor area is being created, please note this in the application as well as the plan set. If the office space will be dispersed amongst multiple tenant spaces, please indicate so on plans. The project plans indicate that there will be two separate uses at the basement level. Future submittals should clearly indicate the placement of new interior partitions that will demise the space into two tenant spaces.
3. **Ground Floor Frontages.** Planning Code Section 145.1 includes regulations intended to provide active, transparent, and vibrant ground floor frontages. The plans that were provided do not provide sufficient information to determine whether the proposed ground floor uses comply with the requirements. In particular, future submittals and accompanying plans should demonstrate how the project would comply. Should the project not comply, additional entitlements may be required.
4. **Bicycle Parking.** Planning Code Section 155.2 outlines requirements for Class 1 and Class 2 bicycle parking spaces for developments. For office uses, one Class 1 space is required for every 5,000 square feet of Occupied Floor Area and a minimum of two Class 2 spaces plus one additional Class 2 space for each additional 50,000 square feet. The proposed project contains no bicycle parking and should be revised to provide the required bicycle parking triggered by the change of use.
5. **SFPUC Requirements & Project Review.** The SFPUC administers San Francisco’s various water, sewer, and stormwater requirements such as the Stormwater Design Guidelines, construction site runoff, sewer connections, recycled water and onsite water reuse, water efficient irrigation, and hydraulic analysis for fire suppression systems. To assist developers and property owners in meeting these requirements, the SFPUC provides project plan review, technical assistance, and incentives. The SFPUC also has a separate project review process for projects that propose to use land owned by the SFPUC or are subject to an easement held by the SFPUC; or projects that propose to be constructed above, under, or adjacent to major SFPUC infrastructure. For projects meeting these criteria, please contact SFPProjectReview@sfgwater.org for a SFPUC Project Review and Land Use Application. For more information regarding SFPUC Project Review or any of the SFPUC requirements, please visit www.sfgwater.org/reqs.
6. **Impact Fees.** This project will be subject to various impact fees. Please refer to the [Planning Director’s Bulletin No. 1](#) for an overview of Development Impact Fees, and to the Department of Building Inspection’s [Development Impact Fee webpage](#) for more information about current rates.

Based on an initial review of the proposed project, the following impact fees, which are assessed by the Planning Department, will be required:

- a. Transportation Sustainability Fee (TSF)
- b. Jobs-Housing Linkage (413)
- c. Child-Care (414) preliminary design comments:

PRELIMINARY DESIGN COMMENTS:

The following comments address preliminary design issues that may substantially affect the proposed project:

1. **Northeast Waterfront Historic District.** As the property is located within the Northeast Waterfront Historic District, designated pursuant to Article 10 of the Planning Code, exterior alterations require a Certificate of Appropriateness. The Historic Preservation Commission recently granted with conditions a Certificate of Appropriateness for exterior alterations (Motion No. 0253, Case No. 2014-001006COA). If any additional exterior work is proposed, then another Certificate of Appropriateness will be required.

PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. An Office Allocation, Environmental Evaluation or Building Permit Application, as listed above, must be submitted no later than **January 13, 2016**. Otherwise, this determination is considered expired and a new Preliminary Project Assessment is required. Such applications and plans must be generally consistent with those found in this Preliminary Project Assessment.

Enclosures: Neighborhood Group Mailing List
SFPUC Recycled Water Information Sheet

cc: 1088 Sansome, LLC., Property Owner
Claudine Asbagh, Current Planning
Jennifer McKellar, Environmental Planning
Kay Cheng, Citywide Planning and Analysis
Jonas Ionin, Planning Commission Secretary
Charles Rivasplata, SFMTA
Jerry Sanguinetti, Public Works
Pauline Perkins, SFPUC
Planning Department Webmaster (planning.webmaster@sfgov.org)

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
		President	North Beach Business Association	P.O. Box 330187	San Francisco	94133	415-989-2220	northbeachbusinessassociation@gmail.com; KathleenDooley@att.net	North Beach
Aaron	Peskin	Supervisor, District 3	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	94102-4689	415-554-7450	aaron.peskin@sfgov.org; sunny.angulo@sfgov.org; connie.chan@sfgov.org; lee.hepner@sfgov.org	Chinatown, Financial District, Nob Hill, North Beach, Russian Hill
Gene	Morzenti		Telegraph Hill Survival Association	350 Green Street, Apt. 3	San Francisco	94133	415-362-3059	aamorzenti@ucdavis.edu	North Beach
Howard	Wong		Friends of Appleton-Wolfard Libraries	126 Varennes	San Francisco	94133		0 WongAIA@aol.com	Chinatown, North Beach
Ian	Lewis		HERE Local 2	209 Golden Gate Avenue	San Francisco	94102		0	0 Chinatown, Downtown/Civic Center, Marina, Mission, Nob Hill, North Beach, Pacific Heights, Presidio, South of Market
Jane	Kim	Supervisor, District 6	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	94102-4689	415-554-7970	jane.kim@sfgov.org; April.veneracion@sfgov.org; Sunny.Angulo@sfgov.org; Ivy.Lee@sfgov.org	Downtown/Civic Center, North Beach, South of Market, Treasure Island/YBI
Marla	Bastien Knight	Co-Chairperson	North Beach Tenants Committee	566 Lombard Street #1	San Francisco	94133	415-362-0215	coittower2014@gmail.com	North Beach
Nancy	Shanahan	Chair, Planning and Zoning Committee	Telegraph Hill Dwellers - Planning & Zoning Committee	224 Filbert Street	San Francisco	94133	415-986-7070	nshan@mindspring.com	Chinatown, Financial District, North Beach, Russian Hill
Nestor	Fernandez	Executive Director	Telegraph Hill Neighborhood Center	660 Lombard Street	San Francisco	94133	415-421-6443 x11	nfernandez@tel-hi.org	North Beach
Norman	Fong	Executive Director	Chinatown Community Development Center (CCDC)	1525 Grant Avenue	San Francisco	94133	415-984-1462	nfong@chinatowncdc.org; info@chinatowncdc.org; wkwang@chinatowncdc.org	Chinatown, North Beach
Sarah	Stocking	President	Jackson Square Historic District Assn.	368 Jackson Street	San Francisco	94111	415-984-0700	sarah@sarahstocking.com	Chinatown, Financial District, North Beach
Stephanie	Greenburg	President	SoTel Neighbors	455 Vallejo Street, #112	San Francisco	94133	415-794-7596	stephgreenburg@sotelneighbors.org	Chinatown, Financial District, North Beach, Russian Hill
Sue	McCullough	Planning and Zoning Chair	North Beach Neighbors	P.O. Box 330115	San Francisco	94133		0 northbeachneighbors@ymail.com	North Beach
Tanya	Yrovsky	President	Aquatic Park Neighbors	792 Bay Street	San Francisco	94109	415-674-4055	tanyayurovsky@yahoo.com, President@AquaticPark.org	Marina, North Beach, Russian Hill
Vedica	Puri	President	Telegraph Hill Dwellers	600 Montgomery Street, 31st Floor	San Francisco	94133	415-273-1004	thd@thd.org; president@thd.org	North Beach
Wyland	Chu	Building Manager	North East Medical Services	1520 Stockton Street	San Francisco	94133	415-391-9686 x5980	wyland.chu@nems.org	North Beach
Carol	Parlette	Treasurer	Barbary Coast Neighborhood Association	640 Davis Street 28	San Francisco	94111	415-434-8602	inq@pacbell.net	Financial District, North Beach



San Francisco's Water, Sewer, and Stormwater Requirements

San Francisco has adopted water, sewer, and stormwater requirements that reduce demand on drinking water supplies and protect water quality and sewer system function. To assist you in meeting these requirements, the San Francisco Public Utilities Commission (SFPUC) provides project plan review, technical assistance, and offers incentives for implementation of efficient landscape practices, plumbing fixtures, and equipment.

Construction Site Runoff

Runoff from construction sites is a major source of stormwater contaminants. Construction sites are required to implement Best Management Practices (BMPs) to keep pollutants, such as dirt and debris, out of the City's sewer system and sensitive local water bodies. All construction sites must submit an Erosion and Sediment Control Plan as well as a Construction Runoff Permit Application to the SFPUC for review and approval. Sites that plan to conduct non-routine, episodic, batch, or other temporary discharges to the City's combined sewer system must obtain a Batch Wastewater Discharge Permit from the SFPUC.

Cross-Connection Control

The Cross-Connection Control Program protects the City's drinking water system from contamination caused by backflow. All properties with potential cross-connection or hazards, such as boilers, chemical feed equipment, and dedicated irrigation or interconnected fire sprinkler systems are required to install an approved backflow prevention assembly.

Fats, Oils, and Grease

The Fats, Oils, and Grease (FOG) Control Ordinance applies to all restaurants and food service establishments that generate grease in their wastewater discharges. The FOG Control Ordinance requires installation of grease capturing equipment such as automatic grease removal devices or gravity grease interceptors. Equipment shall be operational prior to wastewater discharge from food processing and/or

kitchen areas to prevent FOG build-up and damage to the City's sewer system.

Non-Potable Water

Large retail water users may choose to implement on-site treatment and use of non-potable water generated and/or collected at their own facilities. Non-potable water includes, but is not limited to, rainwater, graywater, foundation drainage, and blackwater. Starting November 1, 2015, non-potable water sources for toilet or urinal flushing and irrigation will be required for new buildings of 250,000 square feet or more, and water budgets will be required for new buildings of 40,000 square feet or more. The proper operation and maintenance of such systems are critical to protect public health and the City's drinking water system and requires permits from both the Department of Public Health and the Department of Building Inspection.

Water Well Use

To protect San Francisco's groundwater from contamination and unmanaged use, the City's Water Well Use Regulations require applications for all proposed groundwater withdrawals to be reviewed and approved by the SFPUC. In conjunction with this review process, an environmental determination under the California Environmental Quality Act must be conducted by the City Planning Department. Wells may only be constructed for industrial or irrigation uses. Well construction also requires an approved permit from the Department of Public Health.



For more information on compliance requirements and SFPUC incentive programs, visit sfwater.org/reqs.



Recycled Water

Projects located in the City's designated recycled water use areas are required to install recycled water systems for uses such as irrigation, cooling, and/or toilet and urinal flushing. New construction, subdivisions, or major alterations with a total cumulative area of 40,000 square feet or more, and any new, modified, or existing irrigated areas of 10,000 square feet or more are required to comply with the Recycled Water Ordinances. Condominium projects that were issued a building or site permit prior to January 1, 2008 are not required to include dual-plumbing for toilet flushing or cooling, but must include a recycled water irrigation system (if applicable). All other non-residential and residential occupancies must comply with all requirements.

San Francisco also restricts the use of potable water for soil compaction and dust control activities associated with construction or demolition projects. The SFPUC operates a recycled water truck-fill station at the Southeast Water Pollution Control Plant.

Stormwater Design Guidelines

To protect the water quality of San Francisco Bay and the Pacific Ocean, and to enhance the function of the City's sewer systems, the Stormwater Management Ordinance requires all new and redevelopment projects that disturb 5,000 square feet or more of ground surface, or surface over water, to comply with the Stormwater Design Guidelines and manage a portion of their stormwater on-site. Ground surface disturbance is measured cumulatively across the development project.

Water Efficient Landscape

To ensure the efficient use of water for the City's landscapes, all projects with 500 square feet or more of new or modified landscape area are required to comply with the Water Efficient Irrigation Ordinance, as amended in March 2016. Projects must design, install, and maintain efficient irrigation systems, utilize low water-use plantings, and calculate a Maximum Applied Water Allowance, also known as a water budget.

Water Efficient Plumbing

The Residential and Commercial Water Conservation Ordinances require San Francisco properties to repair plumbing leaks and replace inefficient plumbing fixtures including toilets, urinals, faucets, and showerheads with high-efficiency models. Residential retrofits are required upon sale of the property or at the time of major improvements. Retrofits for commercial properties are required by 2017 or upon major improvements. For all properties a Certificate of Compliance is required from the Department of Building Inspection.

Hydraulic Capacity Assessment

To protect the hydraulic capacity of the local water distribution system, SFPUC City Distribution Division (CDD) requires hydraulic analysis of all new and relocated fire hydrants and all new fire service connections two inches in diameter and greater. It is the property owner's responsibility to initiate hydraulic analysis with CDD through the Customer Services Bureau (CSB). If CDD determines there is inadequate hydraulic capacity, the property owner will be responsible to pay for any system upgrades required to meet the demand increases.

The SFPUC provides grant opportunities and free technical assistance to help projects use resources more efficiently and to meet local requirements:

- Watershed Stewardship Grants
- Large Landscape Grants
- Plumbing Fixture Rebates and Equipment Grants
- Non-Potable Water Grants
- Free project plan review and consultations
- Free workshops and compliance guidebooks

Incorporating these requirements early in your project's planning and design will help to avoid delays in the permitting process at the Department of Building Inspection. Please contact the SFPUC in the early stages of your project's development. For more information on compliance triggers and the permitting process, please visit sfwater.org/reqs.



Requirements Summary and Contact Information

Use the table below to determine if your project will need to comply with any of these requirements, and how to contact us. More information on each requirement can be found at sfwater.org/reqs.

If the property or proposed project includes...	...then may need to comply with these requirements:	E-mail	Phone
Landscape work totaling 500 sf or more (including green roofs and public parks)	Water Efficient Irrigation Ordinance	landscape@sfwater.org	(415) 551-4730
Residential dwelling (including apartments, condominiums, and residential hotels) undergoing major improvements or sale/transfer of title	Residential Water Conservation Ordinance	waterconservation@sfwater.org	(415) 551-4730
Commercial building, including mobile homes and portions of buildings used for commercial or live/work purposes	Commercial Water Conservation Ordinance	waterconservation@sfwater.org	(415) 551-4730
Project located in the Designated Recycled Water Use Area with: <ul style="list-style-type: none"> • 40,000 sf or more of new construction or major alterations, or • 10,000 sf or more of new or existing landscape area 	Recycled Water Use Ordinances	recycledwater@sfwater.org	(415) 554-3271
<ul style="list-style-type: none"> • 40,000 square feet or more of new construction • Voluntary installation of an alternate water source system (i.e., an on-site, non-potable water system) 	Non-potable Water Ordinance	nonpotable@sfwater.org	(415) 934-5782
Potential unprotected cross connection or hazard (such as a boiler, chemical feed equipment, dedicated irrigation, or interconnected fire sprinkler system)	Backflow Prevention Ordinance	backflow@sfwater.org	(650) 652-3199
Groundwater pumping/withdrawal from a well	Water Well Use Regulations	groundwater@sfwater.org	(415) 554-3271

Continued on next page....

If the property or proposed project includes...	...then may need to comply with these requirements:	E-mail	Phone
New water service, new fire service or any upgrades to irrigation systems or plumbing that would alter the size of the meter or change the location of the meter	New Water Service Installations	info@sfgwater.org	(415) 551-2900
New fire service connections two inches in diameter and greater	New Fire Service Connections	CDDEngineering@sfgwater.org	(415) 550-4994
New or relocated fire hydrant	New and Relocated Fire Hydrants	CDDEngineering@sfgwater.org	(415) 550-4994
A new connection to the water distribution system or need for additional capacity as a result of adding additional water fixtures or larger water fixtures	Water Capacity Charge	capacitycharges@sfgwater.org	(415) 575-6941
A new connection or need for additional wastewater collection and treatment capacity as a result of new construction, new additions, developing existing space into “conditioned” square footage or a change of business use	Wastewater Capacity Charge	capacitycharges@sfgwater.org	(415) 575-6941
Disturbance of 5,000 sf or more of the ground surface	Stormwater Design Guidelines	stormwaterreview@sfgwater.org	none
Soil compaction and/or dust control activities during construction or demolition	Soil Compaction and Dust Control Ordinance	mfisher@sfgwater.org	(415) 695-7378
Restaurants or other food service establishments	Fats, Oils and Grease (FOG) Control Ordinance	FOGOrdinance@sfgwater.org	(415) 695-7310
Regular or continuous discharges into the City’s combined sewer system, such as Laundries, Food Processors, Hospitals, Restaurants, and/or Dental Offices	Industrial User Permit	ttakeshita@sfgwater.org	(415) 695-7369
Non-routine, episodic, batch, or other temporary discharges to the City’s combined sewer system, such as dewatering, power washing, pipe or tank cleaning, etc.	Batch Wastewater Discharge Permit	ttakeshita@sfgwater.org	(415) 695-7369