

1 [Administrative Code - Prohibition on Leasing for the Extraction of Fossil Fuels]

2  
3 **Ordinance amending the Administrative Code to prohibit the City from entering into or**  
4 **extending leases for the extraction of fossil fuel from City-owned land, and requiring**  
5 **inspections of any such land and evaluation of constructive future uses for such land;**  
6 **and affirming the Planning Department's determination under the California**  
7 **Environmental Quality Act.**

8  
9 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
10 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
11 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
12 **Board amendment additions** are in double-underlined Arial font.  
13 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
14 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
15 subsections or parts of tables.

16 Be it ordained by the People of the City and County of San Francisco:

17 Section 1. Findings. The Planning Department has determined that the actions  
18 contemplated in this ordinance comply with the California Environmental Quality Act  
19 (California Public Resources Code Sections 21000 et seq.). Said determination is on file with  
20 the Clerk of the Board of Supervisors in File No. 160222 and is incorporated herein by  
21 reference. The Board affirms this determination.

22 Section 42. The Administrative Code is hereby amended by adding Section 23.42, to  
23 read as follows:

24 **SEC. 23.42. PROHIBITION ON LEASING OF CITY-OWNED LAND FOR THE**  
25 **EXTRACTION OF FOSSIL FUELS.**

1           (a) Title. This Section 23.42 may be cited as the “San Francisco Keep It in the Ground  
2 Ordinance.”

3           (b) Findings.

4           (1) The 2014 Fifth Assessment Report of the Intergovernmental Panel on Climate  
5 Change, a group of independent scientific experts from 195 countries under the auspices of the United  
6 Nations, states:

7           (A) “Warming of the climate system is unequivocal, and since the 1950s, many of  
8 the observed changes are unprecedented over decades to millennia. The atmosphere and ocean have  
9 warmed, the amounts of snow and ice have diminished, and sea level has risen . . . . The period from  
10 1983 to 2012 was very likely the warmest 30-year period of the last 800 years in the Northern  
11 Hemisphere, where such assessment is possible (high confidence) and likely the warmest 30-year  
12 period of the last 1400 years.

13           (B) “Human influence on the climate system is clear, and recent anthropogenic  
14 emissions of green-house gases are the highest in history. Recent climate changes have had widespread  
15 impacts on human and natural systems.

16           (C) “Without additional mitigation efforts beyond those in place today, and even  
17 with adaptation, warming by the end of the 21st century will lead to high to very high risk of severe,  
18 wide-spread and irreversible impacts globally (high confidence).”

19           (2) The World Meteorological Organization announced that 2015 is likely to be the  
20 warmest year on record and that the years 2011-2015 have been the warmest five-year period on  
21 record.

22           (3) The San Francisco Bay Conservation and Development Commission’s 2011 report,  
23 “Living with a Rising Bay,” found that a 55-inch sea level rise by the end of the century would cause  
24 substantial impacts to San Francisco and California, including: putting \$62 billion of Bay Area  
25

1 shoreline development at risk, increasing the number of people at risk of flooding in the Bay Area to  
2 270,000; and requiring at least \$14 billion worth of static structures to protect California's shorelines.

3 (4) At the 2015 United Nations Climate Change Conference (COP 21), 196 parties  
4 including the United States, negotiated the Paris Agreement that reaffirms the goal of limiting global  
5 temperature increase well below 2 degrees Celsius while urging efforts to limit the increase to 1.5  
6 degrees.

7 (5) Climate scientists have published several studies of the world's remaining "carbon  
8 budget," which is the maximum amount of future carbon that can be emitted into the atmosphere to  
9 provide a certain probability of limiting global temperature increase to 2 degrees Celsius, including:

10 (A) The International Energy Association's "World Energy Outlook 2012"  
11 estimates that "no more than one-third of proven reserves of fossil fuels can be consumed prior to 2050  
12 if the world is to achieve the 2 degrees Celsius goal."

13 (B) The Carbon Tracker Initiative's 2014 report, "Unburnable Carbon,"  
14 estimated that "to reduce the chance of exceeding 2 degrees Celsius warming to 20%," the remaining  
15 global carbon budget from 2011 to 2050 was 565 gigatons of carbon out of the 2,795 gigatons of  
16 currently known fossil fuel reserves.

17 (6) Senator Jeff Merkley and Congressman Jared Huffman have introduced the "Keep it  
18 in the Ground Act" to permanently prohibit new leases for the extraction of fossil fuels on all federal  
19 public lands and in federal waters.

20 (7) Prohibiting fossil fuel leases on all City-owned property is consistent with Chapter 9,  
21 Section 900(f) of the Environment Code, "Greenhouse Gas Emissions Targets and Departmental Action  
22 Plans," which states the intent of the Mayor and the Board of Supervisors to protect the health and  
23 welfare in a manner that complements state and federal efforts to improve air quality by exercising a  
24 leadership role in mandating local actions to reduce global warming.

1           (c) Prohibition. The City shall not enter into any lease, or extend any existing lease, that  
2 provides for or allows the extraction of fossil fuel from City-owned land. For purposes of this Section  
3 23.42, "fossil fuel" shall mean coal, petroleum, kerosene, oil, tar sands, oil shale, gas, and other  
4 petroleum or hydrocarbon products that emit carbon dioxide monoxide as a byproduct of combustion.

5           (d) Fossil Fuel Remediation and Constructive Future Use. Regarding any City-owned property  
6 that is or was previously leased for fossil fuel extraction:

7           (1) Within six months of the effective date of this Section 23.42, the Director of  
8 Property, in coordination with the Department of the Environment, shall inspect such property to  
9 ensure that any current or former lessee complies with, or complied with, all applicable federal, state,  
10 and local environmental laws. Within 30 days of such inspection, the Director of Property shall submit  
11 a report regarding the state of the property to the Board of Supervisors, including whether the Director  
12 recommends additional inspections or further action;

13           (2) Upon the termination of any existing lease, the Director of Property, in coordination  
14 with the Department of the Environment and the San Francisco Public Utilities Commission, shall  
15 inspect such property to conduct an ecological evaluation of the property and ensure that the  
16 lessee has removed all equipment and that the state of the property complies with all applicable  
17 federal, state, and local environmental laws. Within 30 days of such inspection, the Director of  
18 Property shall submit a report regarding the state of the property to the Board of Supervisors,  
19 including a report on the value of the property as habitat and potential for restoration, and  
20 whether the Director recommends additional inspections or further action; and

21           (3) Within 90 days of the inspection required under subsection (d)(2), ~~the~~  
22 Director of Property, in coordination with the Department of the Environment and the San Francisco  
23 Public Utilities Commission, shall submit to the Board of Supervisors a "Just Transition Plan" for  
24 the property. The Just Transition Plan shall evaluate possible constructive future uses for such  
25 property, including renewable electricity generation, recreation, and habitat protection and

1 restoration. The Just Transition Plan shall also assess adverse impacts to workers from the  
2 termination of the lease and identify mechanisms to minimize or eliminate those impacts,  
3 including potential job creation from the possible constructive future uses and public access.


4 (e) Prospective Effect. The prohibition in this Section 23.42 is intended to have prospective  
5 effect only, and shall not be interpreted to impair the obligations of any existing lease entered into by  
6 the City before the effective date of this Section, or any reserved rights held by the State of California  
7 or other person or entity in a deed or other instrument.

8 (f) Exclusive Jurisdiction Departments. This Section 23.42 shall not apply to any department of  
9 the City that has exclusive jurisdiction over its real property to the extent application to that  
10 department would violate the Charter or interfere with the department's ability to carry out its core  
11 functions under the Charter. The Board of Supervisors urges departments of the City that have  
12 exclusive jurisdiction over real property to adopt policies consistent with the prohibition set forth in  
13 this Section.

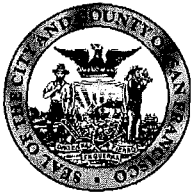
14 (g) Undertaking for the General Welfare. In enacting and implementing this Section, the City is  
15 assuming an undertaking only to promote the general welfare. It is not assuming, nor is it imposing on  
16 its officers and employees, an obligation for breach of which it is liable in money damages to any  
17 person who claims that such breach proximately caused injury.

18 Section 2. Effective Date. This ordinance shall become effective 30 days after  
19 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
20 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
21 of Supervisors overrides the Mayor's veto of the ordinance.

22 APPROVED AS TO FORM:  
23 DENNIS J. HERRERA, City Attorney

24 By:   
25 Elizabeth A. Dietrich  
Deputy City Attorney

n:\legana\as2016\1600510\01147738.docx



# City and County of San Francisco

## Tails Ordinance

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 160222

**Date Passed:** November 29, 2016

Ordinance amending the Administrative Code to prohibit the City from entering into or extending leases for the extraction of fossil fuel from City-owned land, and requiring inspections of any such land and evaluation of constructive future uses for such land.

October 26, 2016 Budget and Finance Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

October 26, 2016 Budget and Finance Committee - RECOMMENDED AS AMENDED

November 01, 2016 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

Ayes: 11 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Peskin, Tang, Wiener and Yee

November 01, 2016 Board of Supervisors - RE-REFERRED AS AMENDED

Ayes: 11 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Peskin, Tang, Wiener and Yee

November 14, 2016 Land Use and Transportation Committee - RECOMMENDED AS COMMITTEE REPORT

November 15, 2016 Board of Supervisors - PASSED ON FIRST READING


Ayes: 9 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Peskin and Tang  
Excused: 2 - Wiener and Yee

November 29, 2016 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Peskin, Tang, Wiener and Yee

File No. 160222

I hereby certify that the foregoing  
Ordinance was FINALLY PASSED on  
11/29/2016 by the Board of Supervisors of  
the City and County of San Francisco.

  
\_\_\_\_\_  
Angela Calvillo  
Clerk of the Board

  
\_\_\_\_\_  
Mayor

12/9/16  
\_\_\_\_\_  
Date Approved