

2019 California Getting to Zero Watchlist

Growth and Trends for Zero Net Energy Certified, Verified and Emerging Buildings

The *2019 California Getting to Zero Watchlist* tracks commercial and multifamily zero net energy (ZNE) buildings across the state of California. The Watchlist is published to show the status of ZNE projects across the state and to increase public awareness, market acceptance, and adoption of ZNE projects.

California leads the country in the number of building projects that have achieved ZNE performance (ZNE Certified and Verified) or that are striving for that goal (ZNE Emerging). As of June 2019, California has 276 commercial, institutional, and multifamily ZNE projects known to New Buildings Institute (NBI).

ZNE projects are energy efficient buildings that consume only as much energy as is generated onsite through clean, renewable resources.¹ ZNE buildings are also known as zero energy (ZE) or net zero energy (NZE). Increasingly, ZNE building adoption is seen as a pathway to achieving substantive carbon reductions from the built environment, which accounts for more than 25% of California's greenhouse gas emissions.²

In California, momentum is building toward electrification of buildings. This list includes some projects that rely on onsite fossil fuel combustion, which is offset by additional renewable production (exported to the grid). About 10% of ZNE projects on this list rely on onsite fossil fuels, usually accounting for a very small portion of total usage (1-2% is typical).

¹ For more detail on energy conversion and site-to-source methodology, see the Definitions section.

² Source: A Roadmap to Decarbonize California's Buildings. Building Decarbonization Coalition. 2/12/2019.



Redding School of the Arts | Redding
Credit: Steve Whittaker

California has seen remarkable growth in ZNE projects over the last decade, with a 46% growth in the number of projects listed since NBI published the last California ZNE Watchlist in the fall of 2017. Offices, especially those owned by the State of California, and education facilities continue to lead growth in this market. After a handful of early demonstration and pilot-scale projects proved the feasibility of ZNE, larger and more diverse projects began to come online. The pipeline of upcoming ZNE projects increases every month as both new construction and retrofit projects set ZNE goals.

ZERO NET ENERGY
VERIFIED & CERTIFIED

43

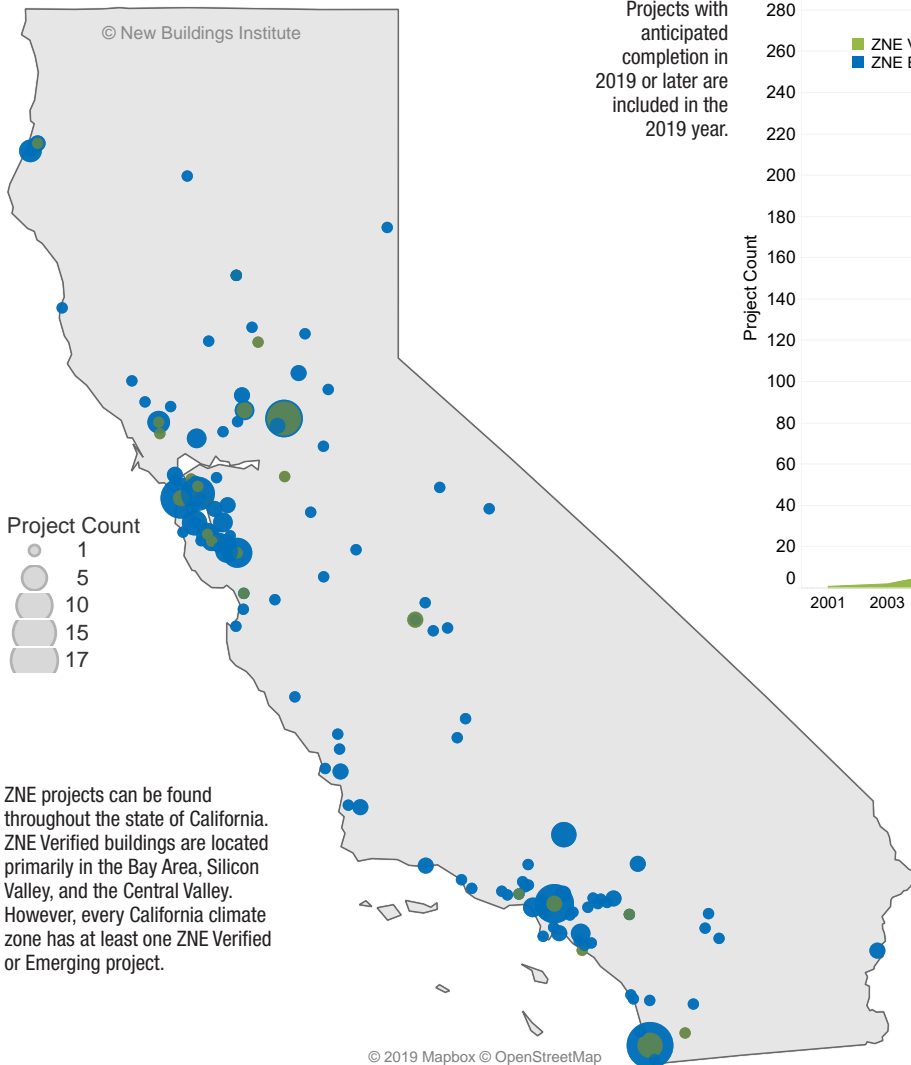
ZERO NET ENERGY
EMERGING

233

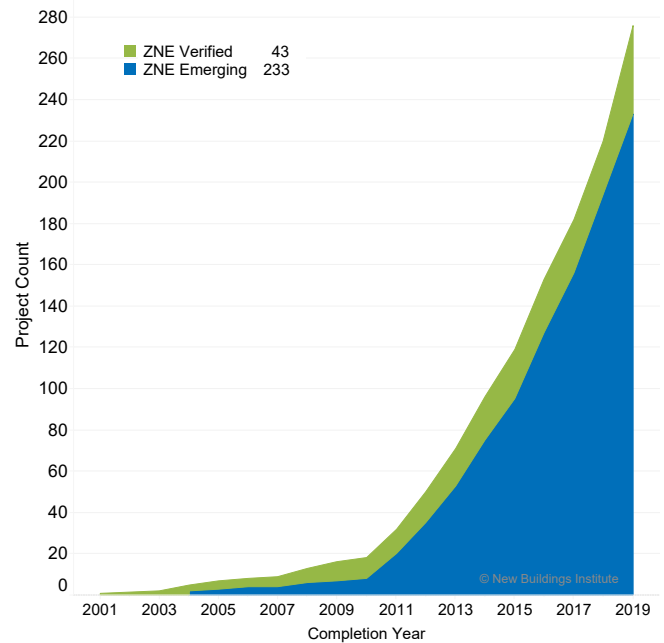
TOTAL BUILDINGS
ON THE LIST

276

ZNE Projects Across California



California ZNE Project Growth



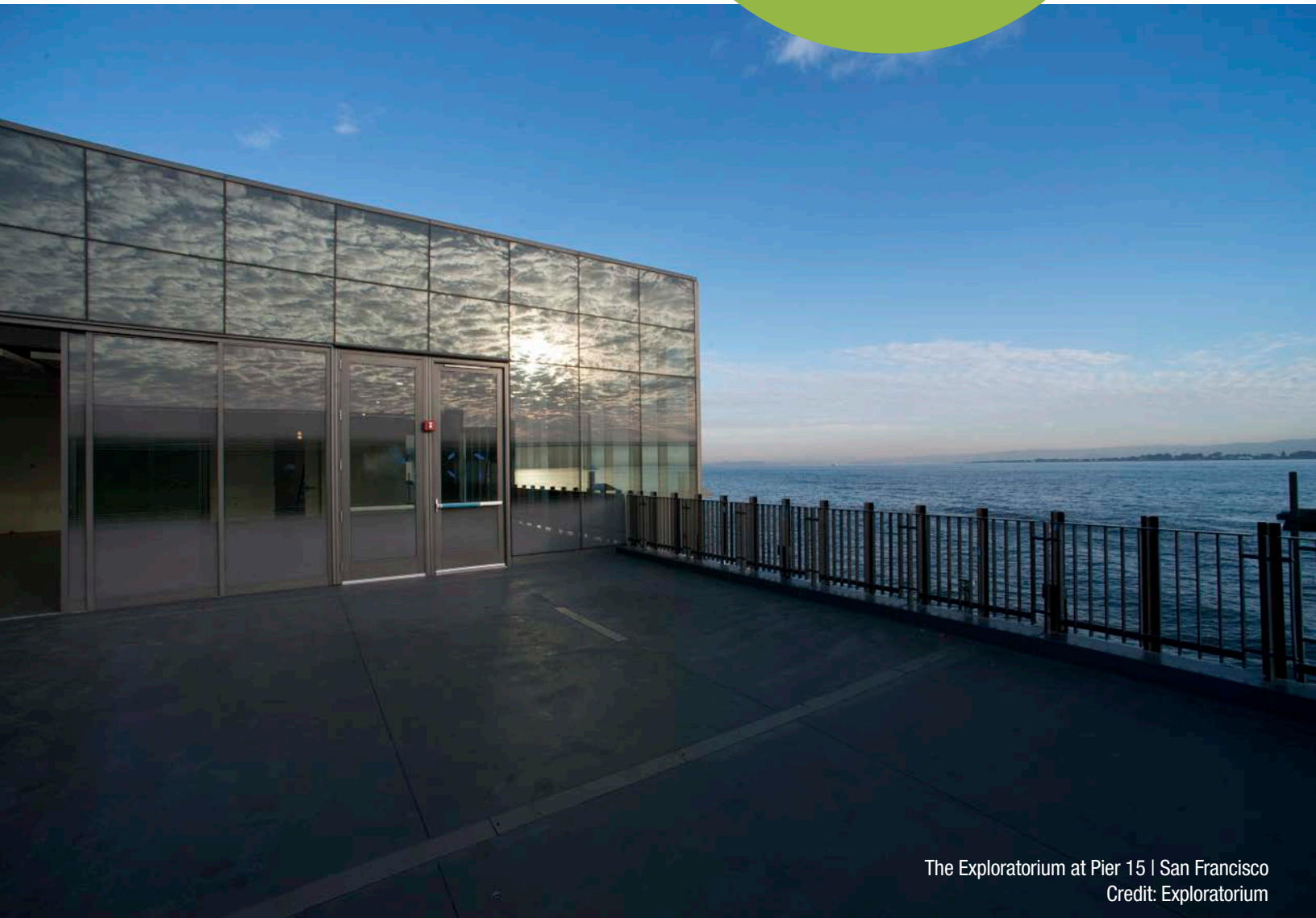
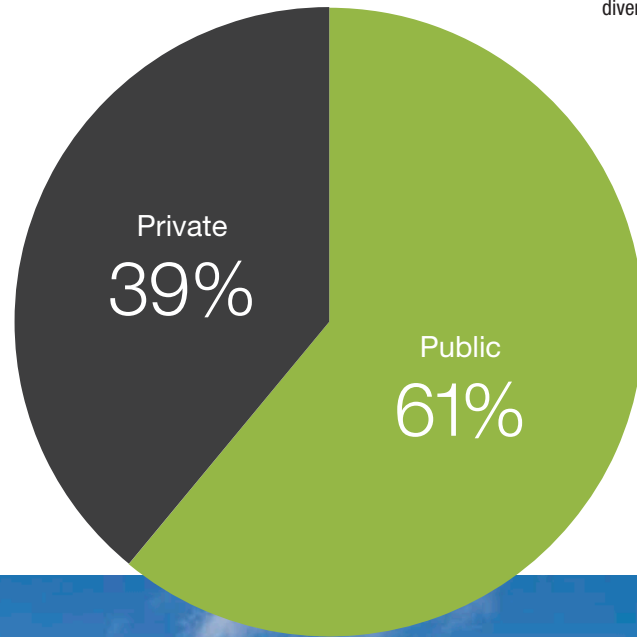
Ownership: Public and Private

California's public agencies, especially the State of California, are leading by example by building and retrofitting buildings to ZNE, advancing the ZNE market. But the state's private sector, always a leading source of innovation, is also driving projects to get to zero. One encouraging private-sector trend is that more developers are pursuing speculative ZNE developments—and they are often earning more money on them than they would have without setting the ZNE goal!³

³ Both new construction and major renovation projects have found their financial development criteria exceeded when they went ZNE by gaining above-market rates for space, full pre-construction leasing, and establishing new models for energy use in their leases that recover investments. Source: [PG&E ZNE Case Studies Volumes 1-3](#).

Publicly and Privately Owned ZNE Buildings

Both publicly and privately owned ZNE buildings are well-represented in California—a positive indicator of diverse growth.



The Exploratorium at Pier 15 | San Francisco
Credit: Exploratorium



The State of California: Leading by Example

California Lottery Southern Distribution Center | Rancho Cucamonga
Credit: Lawrence Anderson Photography, Inc.

Support for ZNE buildings in California comes from the highest levels. In 2012, Governor Brown signed Executive Order B-18-12, which set big, bold goals for state agencies to get to zero:

1

Half of all of new State buildings and major renovations to be ZNE beginning in 2020.

2

All new State buildings and major renovations to be ZNE from 2025 onward.

3

50% of the square footage of existing state-owned building area to be ZNE by 2025.

The State of California occupies more than 1,500 facilities, from large high-rise offices in big cities to small field stations in remote corners of the state. Achieving ZNE across a portfolio as large, diverse, and complex as this is not a simple or easy task. The Department of General Services (DGS) has worked for years to develop energy performance targets for all State facilities and to develop a comprehensive strategy to meet the orders laid out in EO B-18-12. Many state agencies have developed ZNE facilities and strategies to play their part in meeting California's climate action goals, including DGS as well as the Department of Motor Vehicles, the Lottery, the Department of Corrections and Rehabilitation, the Department of Water Resources, and other agencies.

There is a strong connection between zero net energy buildings and electrification. About 90% of the California ZNE Verified buildings in this list are fully electric.

The State of California and many jurisdictions have adopted ambitious electrification/greenhouse gas (GHG) reduction targets and climate action plans. Assembly Bill 3232 sets the stage for California to reduce residential and commercial building GHG emissions to 40% below 1990 levels by 2030. Senate Bill 1477 created two programs to transition to low-emissions buildings and heating sources. There are incentive programs for electrification in some areas of the state and new programs are under development. The Berkeley City Council just voted to ban new gas connections in most buildings. San Jose is considering policies and mandates to eliminate direct fossil fuel use in buildings through the electrification of technologies traditionally served by natural gas. More than 50 cities are in the process of developing and adopting decarbonization reach codes.

Deep economy-wide carbon goals, such as those laid out in Governor Brown's Executive Order B-55-18 "to achieve carbon neutrality as soon as possible, and no later than 2045," cannot be realized unless the vast majority of direct combustion in buildings is electrified.



Bacon Street Offices, exterior (left) and interior (right) | San Diego
 Credit: Hanna Gabriel Wells Architects



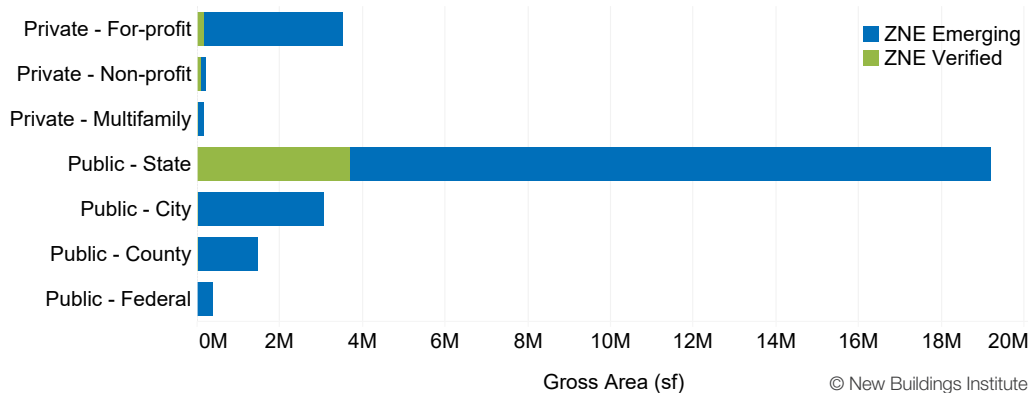
In some facilities, especially larger high-rise offices and energy-intensive facilities like data centers, onsite renewable energy is not enough to get to ZNE. Therefore, DGS has worked with Sacramento Municipal Utility District to procure a large amount of utility-provided solar energy. The contracts are long-term (20 years) and the Renewable Energy Credits (RECs) associated with this energy have been retired, which means that other projects may not claim to own the energy’s environmental attributes. These contracts meet NBI requirements for offsite renewable energy at the portfolio level.⁴

The 21 ZNE Verified state projects in California represent 27 actual buildings. Three of the projects on the list are campuses with multiple ZNE buildings on site.⁵

⁴ NBI’s requirements for offsite renewables are related to long-term survivable energy purchase contracts, retirement of RECs, renewable system type, and geographic adjacency. For more information, see the Getting to Zero Buildings Database FAQs at <https://newbuildings.org/resource/getting-to-zero-database/>

⁵ Projects that have made the decision to pursue ZNE at the campus and district level are listed here as one project, even though they may comprise multiple buildings.

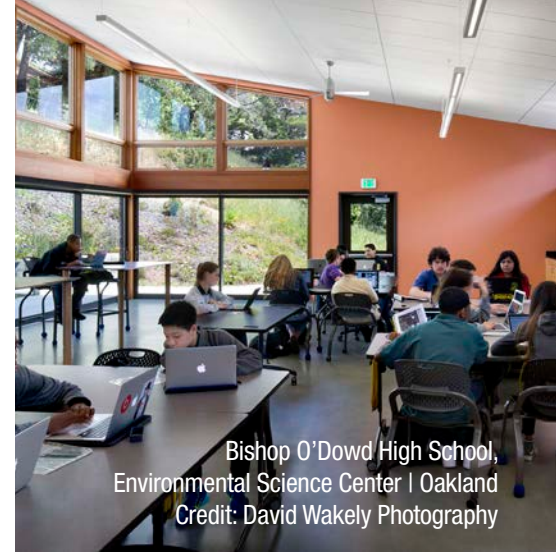
California ZNE Project Ownership



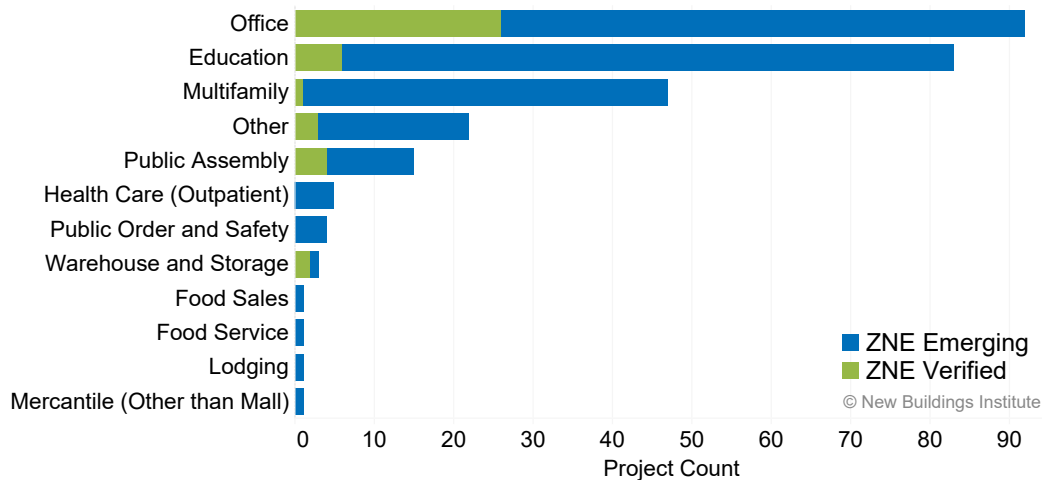
When we look at project size, rather than count, the State of California’s leadership position in ZNE buildings is clear (the “Public—State” category consists entirely of State of California projects).

Building Types

Education, offices, and multifamily together account for 80% of California's ZNE projects. In the office sector, the State of California is leading the way, especially with large office projects. One out of every three ZNE buildings is an educational facility, half of which are K-12 schools. The California Clean Energy Jobs Act of 2012 (Proposition 39) provided up to \$550 million per year for K-12 schools to complete ZNE retrofits. The momentum created by Proposition 39 has grown. For example, the San Francisco Unified School District has set a goal of reaching ZNE by 2050 and has five ZNE-ready schools currently in design. School districts and community colleges across the state are setting policies to establish district-wide zero net energy policies for schools.

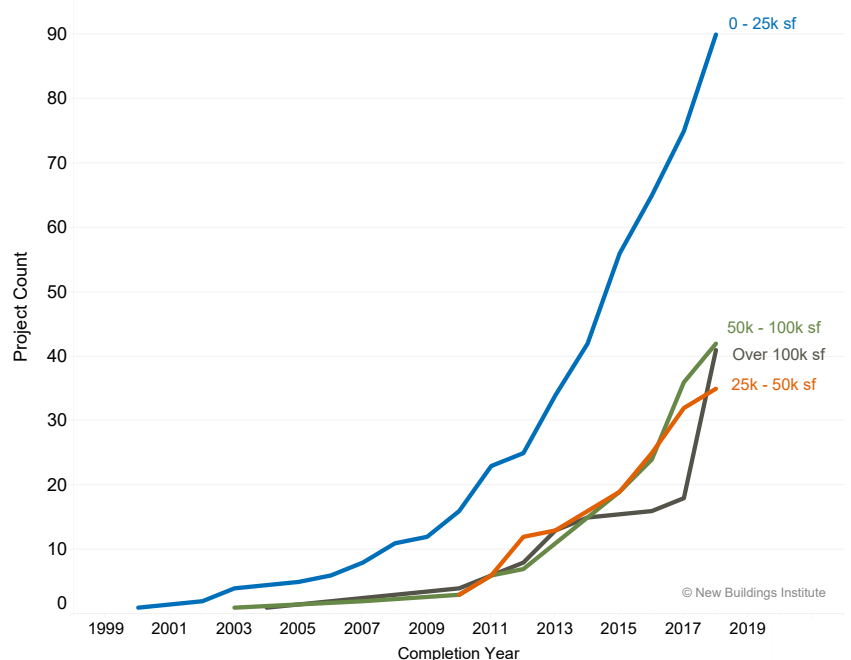


ZNE Building Types in California



Designers are targeting zero in buildings of all sizes. The first ZNE buildings were primarily in the 0-25k square foot (sf) range and these smaller buildings are still showing a steep growth trend. Beginning around 2012, a wider range of mid-sized and large ZNE buildings began to appear. In 2018, the State of California's leadership began to bear fruit, with substantial growth in ZNE retrofits and new construction of large (over 100k sf) state-owned office buildings.

California ZNE Building Size Trends



Small buildings are still common, but midsize and large ZNE buildings are coming online in increasing numbers. The State of California is largely responsible for the growth in the largest (over 100k sf) ZNE buildings in the last year.



Bishop O'Dowd High School | Oakland
Credit: David Wakely Photography

2019 California Getting to Zero Watchlist

The 2019 California Getting to Zero Watchlist provides examples of commercial, institutional, and multifamily projects that have verified ZNE performance or are emerging toward a ZNE goal. Undoubtedly, other projects belong on this list. Add new projects or provide corrections and updates through the New Buildings Institute Registry at:

<https://newbuildings.org/share> or email us at info@newbuildings.org.

ZERO NET ENERGY

projects are buildings or groups of buildings with significantly reduced energy loads, such that 100% or more of the energy use can be met with on-site renewable energy generation annually (off-site renewables are counted toward achieving ZNE in certain cases). In this list, projects are categorized as ZNE Certified or ZNE Verified. For simplicity, projects that have set a zero carbon goal are listed as zero net energy.

ZNE CERTIFIED projects have been awarded zero net energy (or equivalent) certification by a trusted third party such as the International Living Future Institute (ILFI). The certifier has thoroughly reviewed at least one continuous year of energy consumption and generation data to certify performance.

ZNE VERIFIED projects have achieved ZNE for at least one full year and NBI has verified the performance data.

(L) after the project name indicates a project has achieved USGBC LEED certification (at any level).

(M) after the project name indicates a project that has provided measured energy use data.

SITE EUI stands for the total gross sitelevel Energy Use Intensity (EUI), the industry common metric used to measure annual energy use per square foot (sf) of building floor area. Energy use includes consumption from all fuels (grid

delivered and on-site-generated electricity, natural gas, district energy, and delivered fuels) in thousands of British thermal units (kBtu) per year (yr). That sum is divided by the building's gross size, thus the units are kBtu/sf/yr.

SOURCE EUI accounts for upstream generation, transmission, and distribution losses associated with delivering usable energy to the site. Site to Source EUI conversions in this list follow the 2018 U.S. Energy Star® Portfolio Manager guidelines.⁶

NET EUI is annual energy use minus annual on-site renewable generation, divided by the building's floor area in sf. A building with a measured net EUI (site or source) less than zero has achieved ZE.

ZEPI is a metric on a 0-100 scale that sets a constant goal of ZNE and is normalized by climate and building type.

6 See the 2018 US Energy Star Portfolio Manager. Source: [Energy Technical Reference Document](#)

Zero Net Energy Certified

Year Completed	Project Name	City	Building Type	Size (sf)	Site EUI	Source EUI	Net Site EUI	Net Source EUI	zEPI Score
2007	IDEAs Z2 Design Facility (M)	San Jose	Office	6,557	22.6	63.3	-0.6	-1.6	-1
2010	DPR Construction San Diego Net Zero Office (L) (M)	San Diego	Office	24,000	14.8	41.1	-2.4	-6.8	-3
2012	David & Lucile Packard Foundation (L) (M)	Los Altos	Office	49,161	24.4	68.3	-4.6	-12.9	-7
2012	Sacred Heart Schools Stevens Family Library (L) (M)	Atherton	Education	6,800	13.2	37.0	-17.6	-49.2	-22
2013	435 Indio Ave (M)	Sunnyvale	Office	31,800	13.5	37.8	-15.2	-42.4	-23
2013	West Berkeley Public Library (L) (M)	Berkeley	Public Assembly	9,399	21.7	60.7	-3.8	-10.8	-5
2014	DPR San Francisco Office (L) (M)	San Francisco	Office	24,010	21.6	60.4	-0.5	-1.4	-1
2015	Indigo Hammond & Playle Architects Office (M)	Davis	Office	4,100	16.8	47.0	0.0	-0.1	0

Zero Net Energy Verified

Year Completed	Project Name	City	Building Type	Size (sf)	Site EUI	Source EUI	Net Site EUI	Net Source EUI	zEPI Score
2001	Environmental Tech. Center Sonoma State (M)	Rohnert Park	Education	2,200	2.3	6.5	-1.5	-4.1	-2
2003	Audubon Center at Debs Park (off grid) (L) (M)	Los Angeles	Other	5,020	17.1	47.9	0.0	0.0	0
2004	Challengers Tennis Club (M)	Los Angeles	Other	3,500	9.0	25.0	0.0	-0.2	0
2005	Challengers Tennis Club (M)	Richmond	Office	205,000	25.4	70.3	-4.3	-12.7	-7
2008	Bagatelos Architectural Glass Solutions (M)	Sacramento	Other	63,000	11.6	32.5	-0.5	-1.3	-1
2008	Environmental Nature Center (L) (M)	Newport Beach	Education	8,535	17.6	49.3	-10.1	-28.3	-12
2009	Bacon St. Offices (L) (M)	San Diego	Office	4,500	12.7	35.6	-9.5	-26.6	-13
2009	Watsonville Water Resources Center Admin Building (L) (M)	Watsonville	Office	16,000	51.4	142.7	-66.4	-187.1	-101
2011	Diamond X Ranch Student Intern Center-Malibu (M)	Calabasas	Public Assembly	3,500	31.5	88.2	-3.6	-10.0	-4
2011	EcoCenter at Heron's Head Park (off grid) (L) (M)	San Francisco	Education	2,400					
2012	Plaza Point (L) (M)	Arcata	Multifamily	20,283	15.3	42.8	-1.0	-2.9	-2
2013	IBEW Local 595 Zero Net Energy Center (M)	San Leandro	Education	45,001	15.0	42.0	-6.0	-16.8	-7
2014	CA DMV - Fresno Field Office (L) (M)	Fresno	Office	19,808	23.1	64.6	-20.4	-57.0	-28

Zero Net Energy Verified

Year Completed	Project Name	City	Building Type	Size (sf)	Site EUI	Source EUI	Net Site EUI	Net Source EUI	zEPI Score
2014	Jess Jackson Sustainable Winery Building (M)	Davis	Warehouse & Storage	8,500	1.4	3.9	-1.3	-3.6	-5
2015	AP+I Design (M)	Mountain View	Office	14,300	17.9	50.1	-0.5	-1.3	-1
2015	Bishop O'Dowd High School, Environmental Science Center (L)(M)	Oakland	Education	3,275	18.0	50.3	-0.7	-1.9	-1
2016	Alpine Branch Library (L) (M)	Alpine	Public Assembly	12,681	29.1	81.5	-1.0	-2.7	-1
2016	Arch Nexus SAC Office (L)	Sacramento	Office	8,200	36.3	101.7	-3.4	-9.5	-5
2019	008 Energy Commission Building (M)	Sacramento	Office	142,378	39.0	109.2	0.0	0.0	0
2019	010 Dept. of Rehabilitation (M)	Sacramento	Office	163,350	49.0	137.2	0.0	0.0	0
2019	013 EDD Solar Building (incl. subterr.) (M)	Sacramento	Office	272,546	38.0	106.4	0.0	0.0	0
2019	021 State Personnel Building (M)	Sacramento	Office	84,400	47.0	131.6	0.0	0.0	0
2019	039 & 045 Office Building 8 & 9 (M)	Sacramento	Office	628,592	44.0	123.2	0.0	0.0	0
2019	049 Education Building (M)	Sacramento	Office	562,582	41.0	114.8	0.0	0.0	0
2019	106 State Record Ctr. & Whse (M)	Sacramento	Warehouse & Storage	82,682	24.0	67.2	0.0	0.0	0
2019	153 Cal Trans District Office 3 (M)	Marysville	Office	225,378	38.0	106.4	0.0	0.0	0
2019	330 California Towers (Riverside) (M)	Riverside	Office	164,260	40.0	112.0	0.0	0.0	0
2019	480 Santa Rosa State Building (M)	Santa Rosa	Office	97,377	46.0	128.8	0.0	0.0	0
2019	701 Fresno State Building (Hugh Burns) (M)	Fresno	Office	254,090	40.0	112.0	0.0	0.0	0
2019	801 San Diego State Building (M)	San Diego	Office	171,700	28.0	78.4	0.0	0.0	0
2019	850 Mission Valley Building (M)	San Diego	Office	242,315	38.0	106.4	0.0	0.0	0
2019	860-Cal-Trans-District 11 (M)	San Diego	Office	313,846	37.0	103.6	0.0	0.0	0
2019	901 Stockton State Building (M)	Stockton	Office	62,850	41.0	114.8	0.0	0.0	0
2019	Cedar Springs Dam Maintenance Station (M)	Cedar Springs	Service	4,000	4.0	11.2	0.0	0.0	0
2019	Lake Oroville Visitors Center (M)	Oroville	Public Assembly	14,852	1.6	4.5	0.0	0.0	0

Zero Net Energy Emerging

Year Completed	Project Name	City	Building Type	Size (sf)	Site EUI	Source EUI	Net Site EUI	Net Source EUI	zEPI Score
2004	Westmont High School Science Education Facility (M)	Campbell	Education	12,362	44.4	124.4	44.4	124.4	55
2005	Delmar High School Science Education Facility	San Jose	Education						
2006	Prospect Sierra Founders Art Center	El Cerrito	Education	5,000					
2008	Aquarium of the Pacific Watershed Addition (L)	Long Beach	Education	2,500					
2008	City of Hayward Water Pollution Control Facility	Hayward	Other						
2010	Clif Bar Headquarters (L)	Emeryville	Office						
2011	Broadway High School (L)	San Jose	Education						
2011	Butte Glenn Community College (L)	Oroville	Education	800,000	38.9	109.0	11.7	32.8	13
2011	George V Leyva Middle School Admin Bldg - San Jose	San Jose	Office	9,200	34.0	95.2	9.0	25.2	14
2011	Mokelumne Watershed Headquarters (M)	Campo Seco	Office	5,675	10.4	29.1	0.6	1.7	1
2011	Mutual Housing at the Highlands	Sacramento	Multifamily						
2011	Pierce College Maintenance & Operations Facility & Net-Zero Central Plant (L) (M)	Los Angeles	Education	42,000	16.0	44.8	8.0	22.4	9
2011	Redding School for the Arts (L) (M)	Redding	Education	77,091	16.0	44.8	8.0	22.4	9
2011	San Ysidro Land Port of Entry (L)	San Diego	Other	200,000					
2012	Aster Place	Eureka	Multifamily						
2012	Clos du Bois Winery	Sonoma	Office						
2012	Conrad N. Hilton Foundation (L)	Agoura Hills	Office	22,240	22.0	61.6	-2.0	-5.6	-3
2012	High Tech Middle North County (L)	San Diego	Education	27,058					
2012	La Valentina North (M)	Sacramento	Multifamily	19,875	31.0	86.8	25.0	70.0	39
2012	Morphosis Architecture Studio (M)	Culver City	Office	11,600	24.0	67.2	4.0	11.2	6
2012	Playa Vista Elementary (M)	Los Angeles	Education		28.3	79.2	7.4	20.7	9
2012	San Luis National Wildlife Refuge Complex HQ & Visitor Ctr. (L)	Los Banos	Education	16,500					
2012	Student Services Center at Mesa College (L)	San Diego	Education	85,000					
2012	Sweetwater Spectrum Community (M)	Sonoma	Multifamily	15,990	9.4	26.3	5.1	14.1	9
2012	UC Davis West Village (eco district)	Davis	Education		50.0	140.0	50.0	140.0	58

Zero Net Energy Emerging

Year Completed	Project Name	City	Building Type	Size (sf)	Site EUI	Source EUI	Net Site EUI	Net Source EUI	zEPI Score
2012	William S Hart High School District	Santa Clarita	Education						
2013	Blackford School Multi-Use Building	San Jose	Education						
2013	Castlemont Elementary School Multipurpose Building	Campbell	Education						
2013	Church Hill Townhomes (L)	Fortuna	Multifamily						
2013	College of the Desert West Valley Campus - Phase 1	Palm Springs	Education	50,000	22.0	61.6	-2.0	-5.6	-2
2013	Exploratorium Pier 15 (L) (M)	San Francisco	Other	330,000	42.0	117.6	6.0	16.8	7
2013	Forest Service's Technology & Development Center	San Dimas	Office	32,800					
2013	Gruendberg Law Office	San Diego	Office	3,900					
2013	Los Guilicos Correctional Facility (M)	Santa Rosa	Public Order & Safety	149,000	23.9	66.9	22.8	63.8	28
2013	MetWest High School	Oakland	Education						
2013	Rohner Village	Fortuna	Multifamily						
2013	Sherman Oaks Elementary School Multiuse Facility	Campbell	Education						
2013	SMUD Net Zero Campus - East Campus-Operations Center (L)	Sacramento	Office	350,000					
2013	Solterra EcoLuxury Apartments (L)	San Diego	Multifamily						
2013	UC San Diego J Craig Venter Institute (L)	La Jolla	Education	40,079	53.2	149.0	-10.6	-29.8	-12
2013	VF Outdoor HQ (L)	Alameda	Office	160,000					
2014	Camp Parks	Dublin	Other						
2014	Clarum Homes Headquarters	Palo Alto	Office						
2014	Cottages at Cypress (L)	Fort Bragg	Multifamily						
2014	Dixon Valley Glen (L)	Dixon	Multifamily						
2014	Environmental Innovation Center (L)	San Jose	Education	46,000	23.8	66.7			
2014	Family Pet Hospital	Clovis	Health Care (Outpatient)	8,700					
2014	Glumac Office Aon Center Floor 23	Los Angeles	Office	17,500					
2014	Kaiser Permanente Antelope Valley Medical Office Building (L) (M)	Lancaster	Office	136,800	31.0	86.8	25.0	70.0	35
2014	La Escuelita Education Center	Oakland	Education	123,000					
2014	LPL Financial Center at La Jolla Commons (L)	San Diego	Office	415,000					
2014	Oak Park High School	Oak Park	Education	960					

Zero Net Energy Emerging

Year Completed	Project Name	City	Building Type	Size (sf)	Site EUI	Source EUI	Net Site EUI	Net Source EUI	zEPI Score
2014	Perkins + Will Office (L)	San Francisco	Office	21,170					
2014	San Bernardino Community College District	Garden Grove	Education						
2014	SFO Airfield Operations Terminal - VIP Center (L)	San Mateo	Other	8,300					
2014	Solana Ranch Elementary School	San Diego	Education	68,000					
2014	Student Success & Retention Center at East Los Angeles College (L)	Los Angeles	Education	136,000					
2014	The Village at Beechwood	Lancaster	Multifamily	22,960					
2014	UC Santa Barbara Recreation Center (L)	Santa Barbara	Education	140,000					
2015	415 Mathilda (M)	Sunnyvale	Office	33,750	7.1	19.9	0.5	1.3	1
2015	CA Lottery District Office - Santa Fe Springs (L)	Santa Fe Springs	Office	12,800	22.1	62.0	-0.1	-0.3	0
2015	Carlos Ortega Villas	Palm Desert	Multifamily						
2015	Delta Americas Headquarters (L) (M)	Fremont	Office	200,000	50.1	140.2	13.4	37.4	19
2015	Greenway Building	Arcata	Office	40,000					
2015	Hanover Page Mill Building (L)	Palo Alto	Office	86,253	30.1	76.6	4.3	4.4	7
2015	Los Angeles Harbor College Sciences Complex (L)	Los Angeles	Education	71,800	5.2	14.5	-0.6	-1.7	-1
2015	Monterey Bay CSU - Academic Building 2	Seaside	Education	57,331					
2015	Muse School	Calabasas	Education						
2015	Mutual Housing at Spring Lake (L)	Woodland	Multifamily	64,600					
2015	Net Zero Plus Electrical Training Institute (L)	Los Angeles	Education	142,000					
2015	Parkview Place	Davis	Multifamily	9,300					
2015	Resort at Playa Vista (L)	Santa Monica	Public Assembly	25,000					
2015	Sacramento Market Co-op	Sacramento	Mercantile (Retail Other than Mall)	40,000					
2015	Seasons At Ontario Senior Community	Ontario	Multifamily						
2015	Sierra Nevada Aquatic Research Lab & Multiuse Classrom (L)	Mammoth Lakes	Education	2,696					
2015	Stanford Central Energy Facility	Stanford	Office	10,000					
2015	Stanford Central Energy Facility Admin Building	Stanford	Office						

Zero Net Energy Emerging

Year Completed	Project Name	City	Building Type	Size (sf)	Site EUI	Source EUI	Net Site EUI	Net Source EUI	zEPI Score
2015	West Hollywood City Hall Automated Parking Garage	West Hollywood	Other						
2015	Yarrow Village	Fortuna	Multifamily						
2016	ASU Primary Care Clinic	Lancaster	Health Care (Outpatient)	2,600					
2016	Beneficial State Bank	Oakland	Office						
2016	BEST Center at Laney College	Oakland	Education						
2016	CA Lottery Southern Distribution Center (L)	Rancho Cucamonga	Office	60,600	12.0	33.6	12.0	33.6	17
2016	City Place Development	Santa Clara	Other						
2016	Complex Primary Care Clinic	Lancaster	Health Care (Outpatient)	5,500					
2016	Creamery Row	Arcata	Multifamily						
2016	Culver City Library	Los Angeles	Public Assembly						
2016	Egan Junior High School	Los Altos	Education	17,000					
2016	Fair Oaks Zero Net Energy Office	Pasadena	Office	12,000					
2016	Foothill College Sunnyvale Center (L)	Los Altos	Education	50,000					
2016	Fort Hunter Liggett (L)	Jolon	Other		23.9	66.9	23.9		30
2016	Healthcare Administration & Records Building	Lancaster	Office	5,700					
2016	Imperial Beach Branch Library (L)	Imperial Beach	Public Assembly	14,000					
2016	Irvine High School Campus Center	Irvine	Education						
2016	Kaiser Permanente San Jose Medical Office Building	San Jose	Office						
2016	LinkedIn Offices (L)	Sunnyvale	Office	40,000	30.0	84.0	-5.0	-14.0	-8
2016	McClellan Ranch (M)	Cupertino	Other	3,265	20.9	58.4	9.3	25.9	12
2016	Mt. San Antonio College (L)	Walnut	Education	20,610					
2016	Newcastle Elementary	Newcastle	Education						
2016	Olympic & Olive Apartments	Los Angeles	Multifamily						
2016	Porter Drive Office Building	Palo Alto	Office	96,626	24.5	68.6	3.5	9.8	5
2016	SFO Firehouse #3	San Mateo	Other	20,000					
2016	Sol-Lux Alpha (685 Florida Street)	San Francisco	Multifamily	7,000					
2016	Vista Grande Elementary School	Rancho Palos Verdes	Education						
2016	William Penn Hotel	San Francisco	Lodging	41,836					
2016	Woodside Priory School	Portola Valley	Education	13,000					

Zero Net Energy Emerging

Year Completed	Project Name	City	Building Type	Size (sf)	Site EUI	Source EUI	Net Site EUI	Net Source EUI	zEPI Score
2016	Xilinx HQ Renovation	San Jose	Office	100,000	37.0	103.5	6.3	17.5	10
2017	380 Pastoria Office	Sunnyvale	Office	45,383	25.7	71.8	-5.4	-15.1	-8
2017	47951 Westinghouse	Fremont	Other	82,408					
2017	Amenities Building, Towers at Great America (L)	Santa Clara	Food Service	23,930	174.2	487.9	-168.1	-470.7	-26
2017	Borrego Springs Library & Park	San Diego	Public Assembly	13,500					
2017	CA Lottery District Office - Fresno (L)	Fresno	Office	11,500					
2017	California DOT SFOBB Phase 2 Warehouse	Oakland	Warehouse & Storage	32,000					
2017	California State Prison, Solano, Complex Facility Clinic	Vacaville	Public Order & Safety	13,700					
2017	CSU Northridge Sustainability Center	Northridge	Education	4,000					
2017	Housing & Community Development Office	San Diego	Office	29,408	26.1	73.0	-4.1	-11.4	-6
2017	Kaiser Permanente Baldwin Hills Medical Office Building	Los Angeles	Office	100,000					
2017	Kaiser Permanente Santa Rosa Medical Office Building	Santa Rosa	Office	87,300	30.0	84.0	-0.1	-0.3	0
2017	Makers Quarter Block D	San Diego	Office	52,974	46.8	131.0	18.6	52.0	26
2017	Marin Academy Science & Innovation Center	San Raphael	Education	20,040	38.4	107.6	-23.3	-65.4	-29
2017	Mark Day School (L)	San Raphael	Education	11,917	27.6	77.3	-28.0	-78.4	-35
2017	Ocean Discovery Institute	San Diego	Education						
2017	Ohlone Campus Core Replacement Project	Fremont	Education						
2017	OUSD Madison Middle School	Oakland	Education	35,000	14.9	41.7	-2.7	-7.6	-3
2017	Palomar Community College	San Marcos	Education						
2017	Pitzer College Redford Conservancy	Claremont	Education						
2017	Ralston Intermediate Multipurpose Building	Garden Grove	Education						
2017	Santiago High School Science Building	Garden Grove	Education	8,000	26.0	72.8	26.0	72.8	30
2017	SFO Ground Transportation Unit Facility	San Mateo	Other	14,000					
2017	Sonoma Academy Grange Building	Santa Rosa	Education	130,000					
2017	UC Davis California Avenue Lecture Hall	Davis	Education						
2017	UC Santa Barbara Student Services Buildings	Santa Barbara	Education						

Zero Net Energy Emerging

Year Completed	Project Name	City	Building Type	Size (sf)	Site EUI	Source EUI	Net Site EUI	Net Source EUI	zEPI Score
2017	Yosemite Community College District	Modesto	Education						
2018	Atherton City Hall	Atherton	Office						
2018	CA DMV - Grass Valley Field Office Replacement	Grass Valley	Office	7,600					
2018	CA Lottery District Office - Chatsworth	Chatsworth	Office	13,400					
2018	CA Lottery District Office - Rancho Cucamonga	Rancho Cucamonga	Office	13,300					
2018	CA Lottery District Office - San Diego	San Diego	Office	14,600					
2018	CA State Poly Tech University (L)	Pomona	Education	138,000	17.0	47.5	-6.6	-18.4	-8
2018	City of Dublin Public Safety Complex	Dublin	Public Order & Safety						
2018	City of Hayward 21st Century Library	Hayward	Public Assembly	57,000	35.6	99.7	-7.6	-21.3	-7
2018	City of Santa Clara Swim Center	Santa Clara	Public Assembly						
2018	CMC ASU-EOP Mental Health Clinic	San Luis Obispo	Health Care (Outpatient)	11,000					
2018	CMC East Facility Primary Care Clinic & Health Administration Building	San Luis Obispo	Health Care (Outpatient)	13,000					
2018	College of Continuing & Professional Education (CCPE)	Long Beach	Education	35,000					
2018	Elk Grove Civic Center - Aquatic Center	Elk Grove	Public Assembly						
2018	Elk Grove Civic Center - Community/Senior Center	Elk Grove	Public Assembly						
2018	Half Moon Bay Library	Half Moon Bay	Public Assembly	22,000					
2018	Kaiser Permanente Ventura Medical Office Building	Ventura	Office	57,000					
2018	Larkin St. Electrical Switchgear Substation	San Francisco	Other	12,200					
2018	Lick Wilmerding New Classroom Building	San Francisco	Education	55,140	21.1	59.0	-3.8	-10.7	-5
2018	Los Altos Egan Middle School	Los Altos	Education		33.3	93.2			
2018	Newcastle Middle School	Newcastle	Education	31,536	25.0	70.0			
2018	North Coastal Health & Human Services Agency Facility (L)	San Diego	Office	40,000					
2018	OUSD Glenview Elementary School Replacement	Oakland	Education	53,700					
2018	Rio Hondo Community College District (L)	Whittier	Education	78,201					

Zero Net Energy Emerging

Year Completed	Project Name	City	Building Type	Size (sf)	Site EUI	Source EUI	Net Site EUI	Net Source EUI	zEPI Score
2018	Santa Rosa Junior College Emeritus Hall	Santa Rosa	Education	45,000	94.0	263.2			
2018	Schmidt Ocean Institute & Schmidt Family Foundation	Palo Alto	Office	25,000	28.0	78.4	-4.0	-11.2	-6
2018	SFO Long-Term Parking Garage #2	San Francisco	Other	1,300,000					
2018	Sonoma County Junior College District	Sonoma	Education	26,954					
2018	Yosemite Institute	Yosemite National Park	Education						
2019	CA DMV - Inglewood Field Office Replacement	Inglewood	Office	15,600					
2019	CA Lottery District Office - Costa Mesa	Costa Mesa	Office	17,200					
2019	CA Lottery District Office - Milpitas	Milpitas	Office	10,100					
2019	CA Lottery District Office - North Bay	San Francisco	Office						
2019	California Military Consolidated HQ Complex (L)	Sacramento	Other	285,000					
2019	Coliseum Place	Oakland	Multifamily						
2019	CVSP Healthcare Administration & Records Building	Blythe	Office	2,900					
2019	Garfield Elementary School	San Francisco	Education	33,800					
2019	Healdsburg City Hall	Healdsburg	Office	13,282					
2019	Lilienthal Elementary School	San Francisco	Education	21,995					
2019	Marin County Day School (L)	Corte Madera	Education						
2019	Mutual Housing at Spring Lake Phase 2 (L)	Woodland	Multifamily						
2019	Natural Resources Defense Council - Santa Monica (M)	Santa Monica	Office	15,000	17.8	49.9	16.9	47.3	24
2019	Nueva Middle School Expansion (L)	Hillsborough	Education	24,000					
2019	Santa Monica City Hall	Santa Monica	Office	92,000					
2019	Santa Ysabel Nature Center Project	Santa Ysabel	Public Assembly	6,300					
2019	SFUSD Garfield High School	San Francisco	Education	33,800	30.6	85.7			
2019	Whole Foods	San Francisco	Food Sales	25,187					
2019	Yosemite Slough Ed Center	San Francisco	Education						

Zero Net Energy Emerging

Year Completed	Project Name	City	Building Type	Size (sf)	Site EUI	Source EUI	Net Site EUI	Net Source EUI	zEPI Score
2020	AvalonBay Middlefield	Mountain View	Multifamily						
2020	CA Air Resources Board ZNE Building	Riverside	Other	380,000	102.9	288.1	0.0	0.0	0
2020	CA DMV - Delano Field Office Replacement	Delano	Office	10,700					
2020	CA DMV - San Diego Field Office Replacement (L)	San Diego	Office	18,500	25.8	72.2	-2.6	-7.2	-4
2020	CA DMV - Santa Maria Field Office Replacement	Santa Maria	Office	13,300					
2020	Cal State Northridge (L)	Los Angeles	Education	6,000,000	32.6	91.2	26.7	74.8	31
2020	Fremont High School	Oakland	Education	140,000					
2020	LA Convention Center (L)	Los Angeles	Public Assembly	1,000,000					
2020	San Mateo Medical Center	San Mateo	Office	70,000					
2020	Sierra Army Depot	Herlong	Other						
2020	UC Merced Campus (L)	Merced	Education	6,250,000					
2021	10th & O Street Office Building	Sacramento	Office	477,698					
2021	12th & O Street Office Building	Sacramento	Office	371,209					
2021	CalSTRS Headquarters Expansion (L)	Sacramento	Office	275,000					
2021	Natural Resources Agency Office Building	Sacramento	Office	800,000					
2021	P Street Office Building	Sacramento	Office	834,225					
2021	SFO Airport Campus	San Mateo	Other						
2022	CA DMV - Reedley Field Office Replacement	Reedley	Office	13,700					
2023	Capitol Annex Office Building	Sacramento	Office	488,598					
2023	CCCCD Diablo Valley College Kinesiology Complex	Pleasant Hill	Education						
	Arbor Green (L)	Carson	Multifamily	34,880	15.6	43.7	-3.3	-9.2	-5
	Arroyo De Paz I	Desert Hot Springs	Multifamily	65,752	27.4	76.6	-4.5	-12.7	-7
	Assessor Recorder County Clerk (ARCC) East County Branch	San Diego	Office	25,000					
	Atascadero	Atascadero	Multifamily	60,588	18.0	50.5	-1.5	-4.1	-3
	Bandar Salaam	San Diego	Multifamily	54,732	11.7	32.7	-0.3	-0.9	-1
	Buena Vista	Hollister	Multifamily						
	Butte College Chico Center	Chico	Education	54,633					
	Calistoga Apartments (L)	Calistoga	Multifamily	37,669	23.4	65.5	-3.5	-9.9	-6
	Castroville	Castroville	Multifamily	50,254	28.2	78.9	0.0	0.0	0
	Cloverdale	Cloverdale	Multifamily	29,618	13.0	36.4	0.0	0.0	0

Zero Net Energy Emerging

Year Completed	Project Name	City	Building Type	Size (sf)	Site EUI	Source EUI	Net Site EUI	Net Source EUI	zEPI Score
	Colonial House Apartments (L)	Oxnard	Multifamily	46,552	17.2	48.0	0.2	0.4	0
	Heritage Square	Pasadena	Multifamily	46,306	14.6	40.8	1.0	2.7	2
	Ironwood State Prison Facilities A & B	Blythe	Public Order & Safety	8,500					
	La Costa Paloma	Carlsbad	Multifamily	192,043	8.9	25.0	-2.6	-7.4	-4
	LADWP Mid Valley Water Facility	Los Angeles	Other						
	Live Oak	Live Oak	Multifamily	86,366	20.0	56.0	0.0	-0.1	0
	Los Adobes de Maria I	Santa Maria	Multifamily	64,630	5.5	15.4	0.0	0.0	0
	Los Osos Middle School	Los Osos	Education						
	Lynhaven Elementary School Multipurpose	Campbell	Education						
	Oak Park 1	Paso Robles	Multifamily	94,923	10.6	29.7	-0.7	-2.1	-1
	Orange County Sanitation District Admin	Fountain Valley	Office						
	Placer Village	Placerville	Multifamily	72,400	31.7	88.7	0.0	0.0	0
	RESNET Headquarters	Oceanside	Office	10,000					
	River View Townhomes	Guadalupe	Multifamily	96,504	11.0	30.7	-3.0	-8.3	-5
	Riverview Terrace	Fortuna	Multifamily	43,740	19.5	54.6	-0.5	-1.4	-1
	San Andreas	Watsonville	Multifamily	49,420	9.6	26.9	-9.2	-25.8	-16
	San Remo I	Hesperia	Multifamily	66,223	16.2	45.3	1.3	3.5	2
	San Remo II	Hesperia	Multifamily	63,232	15.8	44.1	0.1	0.4	0
	Tesoro Grove	San Diego	Multifamily	85,113	8.9	25.0	-1.3	-3.8	-2
	Valley View Phase II	Selma	Multifamily	51,698	21.5	60.2	0.0	0.0	0
	Wasco	Wasco	Multifamily	76,325	19.6	54.9	-0.2	-0.7	0
	Williams Green Valley	Williams	Multifamily	44,869	22.6	63.3	0.0	0.0	0
	Winnetka	Winnetka	Multifamily	53,642	15.6	43.8	-6.2	-17.5	-10