APPENDIX M-3

PRELIMINARY WASTE MANAGEMENT PLAN

PRELIMINARY
WASTE MANAGEMENT PLAN

STADIUM RECONSTRUCTION PROJECT

Prepared for:

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1.0 INTRODUCTION

The purpose of this Waste Management Plan (WMP) for the Stadium Reconstruction Project (Project) in the City of San Diego (City) is to provide analysis of the solid waste impacts anticipated for the Project and how those impacts would be mitigated. The goal of this WMP is to identify sufficient mitigation to reduce the potential impacts of the Project on solid waste services. Two acceptable approaches to managing waste are to reduce the tons disposed to 60 tons or less, or to provide diversion of 75 percent or more, thus meeting the goal established by Assembly Bill 341.

The existing 166-acre Qualcomm Stadium site is located at 9449 Friars Road and is bounded by Friars Road to the north, Interstate 15 (I-15) to the east, the San Diego River to the south, and by office and commercial buildings to the west. The Project includes construction of a new stadium on an approximately 17-acre portion in the northeast corner of the Project site and demolition of the existing Qualcomm Stadium. The Project is located within the Mission Valley Community Plan area. The Project site is considered the 166-acre Qualcomm Stadium property. The existing stadium is located on an approximately 15-acre portion in the center of the site surrounded by stadium parking (see Figure 1, Project Location).

It is anticipated that the new stadium would be leased to the National Football League (NFL) for playing home games during the NFL pre-season, regular season, and post-season. The new stadium would also be used for events similar to what currently occurs at Qualcomm Stadium; however, there would be more events.

The Project involves demolition of the existing Qualcomm Stadium. Demolition would begin after the new stadium is constructed and ready for use. Demolition is expected to last approximately 12 to 14 months. An NFL team would continue to play in the new stadium during Qualcomm Stadium demolition. Demolition activities would be scheduled to not interfere with stadium events in the new stadium. The new stadium would cover an area of approximately 750,000 square feet (approximately 17 acres) with an approximate floor area of 1,750,000 square feet.

This WMP consists of two sections corresponding to the implementation of site development: the construction, and the occupancy of the new stadium with demolition of the existing Qualcomm Stadium. The WMP addresses the projected amount of waste that could be generated by the Project based on current City generation rates and estimates; waste reduction goals; and recommended techniques to achieve the waste reduction goals, such as recycling. Construction of the Project would take approximately 33 months, followed by demolition that would take 14 months. Construction would take place in two phases and is estimated to begin in early 2017.

Waste disposal sites and recycling methods and opportunities may change from those available today; however, it is not expected that the waste diversion and disposal sites listed in Table 3 would change by the time the Project is anticipated to begin construction. This WMP includes the following general information known at the time the WMP was prepared:

- Projected waste generation calculations and identification of types of waste materials generated;
- Source separation techniques for waste generated;
- How materials will be reused on-site;
- Name and location of current recycling, reuse, and landfill facilities where waste will be disposed of if not reused on-site;
- A “buy recycled” program;
- Measures to be implemented directed at reducing construction debris;
- Method(s) for communicating waste reduction and recycling goals to subcontractors;
- A general time line for construction and development; and
- A list of required progress and inspections by City staff, based on current ordinances.

Source: NAIP 2014.

500 250 0 500 Feet

Scale: 1 = 6,000; 1 inch = 500 feet

Figure 1
Project Location

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2.0 BACKGROUND

In 1989, the California Legislature passed Assembly Bill (AB) 939: Integrated Waste Management Act, which mandated that all cities reduce waste disposed in landfills from generators within their borders by 50 percent by the year 2000. AB 939 required all local governments to prepare a Source Reduction and Recycling Element, which incorporates waste management policies and programs to achieve the mandated waste reduction. Since 1990, the City has diverted more than 50 percent of its generated waste stream from disposal. This bill specified that solid waste should be considered by the equation GENERATED = DISPOSED + DIVERTED. "Diverted" materials are put into a hierarchy in the law, as follows:

- First source reduction, such as using a reusable bag, making double-sided copies, or other measure that stops waste at the source.
- Secondary measures include recycling and composting. These measures are considered less preferable than source reduction because they often have transportation and processing impacts.
- In the Public Resources Code (PRC), various methods of "transformation" for energy production are limited to 10 percent of the total waste reduction target.

In 2008, Senate Bill (SB) 1016 was chaptered. Known as the Solid Waste Disposal Measurement Act, SB 1016 maintained the 50 percent diversion requirement but changed to a disposal-based measurement system, expressed as the 50 percent Equivalent Per Capita Disposal Target. This built upon AB 939 by implementing a simplified and timelier indicator of jurisdiction performance that focuses on reported disposal at California Integrated Waste Management Board-permitted disposal facilities. This established a goal of not recycling more, but disposing of less. AB 341: Jobs and Recycling, chaptered in 2011, was intended to create green jobs by expanding recycling to every multifamily dwelling and business. It charged CalRecycle with responsibility for ensuring that California is diverting at least 75 percent of the waste generated within the state by 2020. SB 1016 establishes that compliance with state law is measured by reducing the amount of waste material requiring disposal.

Additional local regulations pertaining to solid waste management include City of San Diego Municipal Code Chapter 14 Article 2 Division 8: §142.0810, and §142.0820; Chapter 6 Article 6 Division 7: §66.0706, §66.0709, and 66.0710; and Chapter 6 Article 6 Division 6: §66.0711, §66.0604, and §66.0606. These statutes designate refuse and recycling space allocation requirements for:

- On-site refuse and recyclable material storage requirements;
- Diversion of construction and demolition debris regulations; and

- Diversion of recyclable materials generated from residential facilities, businesses, commercial/institutional facilities, apartments, condominiums, and special events requiring a City permit.

The City has established a threshold of 40,000 square feet of development as generating sufficient waste (60 tons) to have a potentially cumulatively significant impact on solid waste services. The Project as proposed exceeds this threshold. The purpose of this WMP is to identify mitigation measures to reduce this potential impact to below a level of significance.

The City Recycling Ordinance is found in Municipal Code Section 66.0701 et. seq. It requires the provision of recycling service for all single-family residences; and commercial facilities and multifamily residences with service for 4 cubic yards or more. In addition, the ordinance also requires development of educational materials to ensure occupants are informed about the City's ordinance and recycling services, including information on types of recyclable materials accepted.

On July 13, 2015, the City Council approved a Zero Waste Plan. The Zero Waste Plan is a framework of potential sustainable diversion strategies for future action that would be implemented in incremental steps to achieve 75 percent diversion by 2020; 90 percent diversion by 2035, the goal currently proposed in the City's Draft Climate Action Plan; and zero waste by 2040.

Construction and Demolition (C&D) Debris Diversion Deposit Program applies to all applicants for building, demolition, and removal permits. This ordinance requires that the applicant post a deposit (Table 1, C&D Debris Deposit Table). The deposit is not returned until the applicant demonstrates that a minimum amount of the material generated has been diverted from disposal in landfills. Mixed construction debris recycling facilities in San Diego are evaluated quarterly to determine how much of the throughput is recycled, and how much is a “residual” material requiring disposal. Facilities that accept mixed debris typically achieve a 68 percent or less diversion rate. Single materials recyclers, such as metal recyclers, often achieve a nearly 100 percent diversion rate. When comingled materials are sent to a mixed facility, the 75 percent diversion goal established by AB 341 will not be met. Depending on the project, to ensure that the overall diversion goal is attained, some materials must often be separated and trucked to facilities with higher diversion rates, such as aggregate and metal recyclers.

The Project would implement environmentally sound waste management by salvaging material such as steel, copper, other metals, and equipment; and reusing material such as concrete, steel, and asphalt. To the extent feasible, the Project would recycle, salvage, and reuse materials and then divert materials to the landfill.

Table 1 - C&D Debris Deposit Table

Building Category	Square Feet Subject to Ordinance*	Deposit per Square Foot	Range of Deposits
Residential New Construction	500–125,000 detached 500-100,000 attached	$0.40	$200–$50,000 $200–$40,000
Nonresidential New Construction	1,000–25,000 commercial 1,000–75,000 industrial	$0.20	$200–$5,000 $200–$15,000
Nonresidential Alterations	286 with no maximum	$0.70	$200 and up
Residential Demolition	286 with no maximum	$0.70	$200 and up
Nonresidential Demolition	1,000 with no maximum	$0.20	$200 and up
Roof Tear-off	All projects	-	$200
Residential Alterations	500 and above	-	$1,000

* Projects under the minimum square footage subject to the ordinance are exempt from the C&D debris recycling deposit.

2.1 Exterior Refuse and Recyclable Material Storage Area Requirements

The Project would be developed in two phases (construction and operation/demolition) over an approximate 47-month period. Development is anticipated to begin early 2017. The Project would provide exterior refuse and recyclable material storage areas in accordance with City regulations per Chapter 14, Article 2, Division 8: Refuse and Recyclable Material Storage Regulations, §142.0830.

2.2 Refuse and Recyclable Material Storage Areas for New Stadium

The Project would include adequate interior and exterior storage area to comply with existing laws, and also to provide sufficient space for compliance with pending implementation of AB 1826, which will add a requirement for organic waste separation. City staff shall review interior plans and verify adequacy of interior storage. Exterior storage shall, at a minimum, comply with the City's storage requirements, but shall also consider pending requirements associated with AB 1826.

The Project would develop a sports stadium covering an area of approximately 750,000 square feet (approximately 17 acres) with an approximate floor area of 1,750,000 square feet. Table 2, Minimum Exterior and Recyclable Material Storage Areas for New Nonresidential Development, shows the required amount of refuse and recyclable storage areas for the Project. For nonresidential buildings, the total storage area is based on the gross floor area on the premises.

Per the requirements in Table 2, the Project would be required to provide a minimum 3,360 square feet each of exterior refuse and recyclable material storage area, for a total of 6,720 square feet of material storage area.

Table 2
Minimum Exterior Refuse and Recyclable Material Storage Areas for Nonresidential Development

Gross Floor Area Per Development (square feet)	**Minimum Refuse Storage Area Per Development** (square feet)	**Minimum Recyclable Material Storage Area Per Development** (square feet)	**Total Minimum Area Per Development** (square feet)
0–5,000	12	12	24
5,000–10,000	24	24	48
10,001–25,000	48	48	96
25,001–50,000	96	96	192
50,001–75,000	144	144	244
75,001–100,000	192	192	384
100,001+	192 plus 48 square feet for every 25,000 square feet of building area above 100,001	192 plus 48 square feet for every 25,000 square feet of building area above 100,001	384 plus 96 square feet for every 25,000 square feet of building area above 100,001

3.0 EXISTING CONDITIONS

The new stadium footprint encompasses approximately 17 previously graded and developed acres. The 166-acre Project site is bordered by Friars Road to the north, I-15 to the east, the San Diego River to the south, and by office and commercial buildings to the west. The Project site is currently developed with an existing stadium and vehicle parking.

4.0 PROPOSED CONDITIONS

The Project involves demolition of the existing Qualcomm Stadium and on-site surface parking and construction of a new stadium and reconstruction of parking areas. The Project would range in height up to 250 feet. The Project is being designed to comply with the U.S. Green Building Code Leadership in Energy and Environmental Design (LEED) standards.

Construction Project be completed over two phases spanning a 47-month period with construction anticipated to begin in early 2107. Construction practices would comply with local, state, and federal regulations regarding handling of building materials to ensure waste minimization requirements are met.

5.0 CONSTRUCTION AND DEMOLITION WASTE

Construction activities would generate packaging materials and unpainted wood, including wood pallets, and other miscellaneous debris. Construction debris would be separated on-site into material-specific containers to facilitate reuse and recycling and to increase the efficiency of waste reclamation and/or would be collected by a contracted waste hauler and separated at the

facility. Source separation of materials at the construction site is essential to (1) ensure appropriate waste diversion rate, (2) minimize costs associated with transportation and disposal, and (3) facilitate compliance with the C&D ordinance. The types of construction waste anticipated to be generated include:

- Asphalt and concrete
- Cardboard
- Carpet, padding/foam
- Drywall
- Landscape debris
- Mixed C&D material
- Scrap metal
- Unpainted wood and pallets
- Garbage/trash

Materials to be salvaged and/or recycled would be used on-site or redirected to appropriate recipients selected from the City of San Diego Environmental Services Department's (ESD) directory of facilities that recycle construction materials, scrap metal, and yard waste.

5.1 Use of Recycled Construction Materials

Consistent with the proposed LEED Gold standard, the Project would implement a target of 20 percent recycled material. This would be verified by providing "materials purchased summaries" to City staff at the beginning of construction, and as materials are purchased during construction.

5.2 Salvaging Equipment/Items

Salvaging equipment/items for reuse would be a priority and take place prior to the demolition of the existing stadium. After issuing Request for Bids, there would be a time period of no less than 180 days to allow for the removal of salvageable equipment/items. These equipment/items may include, but are not limited to, light fixtures, seats, windows, doors, air conditioning equipment, signage, and other fixtures.

5.3 Managing Construction Material

Construction and demolition would occur over a period of approximately 47 months. ESD staff would be present for an early pre-construction meeting to evaluate waste segregation, signage, and salvage.

The Project site is the location of an existing stadium. The Project would include the deconstruction/demolition and removal of the existing Qualcomm Stadium, asphalt parking and walkway areas, and landscaping. Approximately 424,900 tons of waste is expected to be generated during demolition. Approximately 345,408 tons of material would be recycled, to

include landscaping, concrete, asphalt, foundations, building structure, masonry walls, curb and gutter, equipment, and switchgear and cable. Approximately 79,492 tons of debris would be disposed in a landfill, to include non-usable lumber, drywall, glass, miscellaneous trash, and tile. Table 3, Qualcomm Stadium Waste Generation – Demolition, summarizes the type and amount of demolition materials, as well as diversion/disposal.

Table 3
Qualcomm Stadium Waste Generation – Demolition

Material Type	Estimated Waste Quantity (tons)	Handling	Estimated Diversion (tons)	Estimated Disposal (tons)
DEMOLITION WASTE				
Asphalt and Concrete	215,000 (bldg)	On-site use and Hanson Aggregates 9229 Harris Plant Road San Diego, CA 92126 (100% diversion)	215,000	0
Foundations/ Building Structure	105,000 (steel)	On-site use and Vulcan Carroll Canyon Landfill and Recycle Site 10051 Black Mountain Road San Diego, CA 92126 (100% diversion)	105,000	0
Brick/Masonry/Tile	3,000	On-site use and Vulcan Carroll Canyon Landfill and Recycle Site 10051 Black Mountain Road San Diego, CA 92126 (100% diversion)	3,000	0
Curb/Gutter	2,100 (road)	On-site use and Vulcan Carroll Canyon Landfill and Recycle Site 10051 Black Mountain Road San Diego, CA 92126 (100% diversion)	2,100	0
Switchgear/Cable	900	Vulcan Carroll Canyon Landfill and Recycle Site 10051 Black Mountain Road San Diego, CA 92126 (100% diversion)	900	0
Drywall	2,100	EDCO Station Transfer and Buy Back Center 8184 Commercial Street La Mesa, CA 91942 (70% diversion)	1,500	600
Landscape Materials	1,000	Miramar Greenery 5180 Convoy Street San Diego, CA 92111 (100% diversion)	1,000	0
Glass	900	Otay C&D/Inert Debris Processing Facility 1700 Maxwell Road Chula Vista, CA 91913 (76% diversion)	700	200
Non-Useable Lumber	27,000	Otay C&D/Inert Debris Processing Facility 1700 Maxwell Road Chula Vista, CA 91913 (76% diversion)	21,000	6,000
Garbage/Trash	73,000	Miramar Landfill 5180 Convoy Street San Diego, CA 92111 (0% diversion)	0	73,000
TOTAL	**430,000**		**350,200**	**79,800**

Notes:
1. Concrete/asphalt debris can be sized and recycled on-site as pipe bedding or road base.
2. Wood debris can be chipped and sent to the Miramar Greenery.
3. Scrap metal can be recycled off-site.
4. Miscellaneous debris including non-recyclable glass, asphalt, plastic etc. would be transported and disposed of at the Miramar landfill.
5. Quantity estimates are approximate.

The Project would recycle approximately 81 percent of construction waste materials and is in accordance with state diversion targets that target a minimum of 75 percent of construction materials to be diverted from disposal. Materials to be recycled would be used on-site or redirected to appropriate recipients selected from ESD's directory of facilities that recycle demolition materials, scrap metal, and yard waste.

To facilitate management of construction materials, the construction contractor shall identify one person or agency connected with the Project to act as Solid Waste Management Coordinator, whose responsibility it becomes to work with all contractors and subcontractors to ensure material separation and coordinate proper disposal and diversion of waste generated. The Solid Waste Management Coordinator would help to ensure all diversion practices outlined in this Waste Management Plan are upheld and communicate goals to all contractors involved efficiently.

The responsibilities of the Solid Waste Management Coordinator, include, but are not limited to, the following:

- Review the Solid Waste Management Plan.
- Coordinate and oversee salvage operations.
- Review and update procedures as needed for material separation and verify availability of containers and bins needed to avoid delays.
- Review and update procedures for periodic solid waste collection and transportation to recycling and disposing facilities.
- The authority to issue stop work orders if proper procedures are not being allowed.

The contractors would perform daily inspections of the construction site to ensure compliance with the requirements of the WMP and all other applicable laws and ordinances and report directly to Solid Waste Management Coordinator. Daily inspections would include verifying the availability and number of dumpsters based on amount of debris being generated, correct labeling of dumpsters, proper sorting and segregation materials, and salvaging of excess materials. Additionally, the following apply:

- Solid waste management coordinator would be responsible for educating contractors and subcontractors regarding waste management plan requirements and ensuring that contractors and subcontractors carry out the measures described in the WMP.
- Solid waste management coordinator would ensure ESD attendance at a Preconstruction Meeting and ensure compliance with segregation requirements, and verification of recycled content in base materials.

- Recycling areas would be clearly identified with large signs, approved by ESD, and sufficient amounts of material-specific bins would be provided for necessary segregation.
- Recycling bins would be placed in areas that are readily accessible to contractors/subcontractors and in areas that would minimize misuse or contamination by employees and the public.
- Solid waste management coordinator would be responsible for ensuring that contamination rates in bins remain below 5 percent by weight of the bin.

Table 4, New Stadium Project Waste Generation – Construction, is included below to summarize the types of waste generated, the approximate amount of each waste type diverted, and the approximate overall amount remaining to be disposed of in landfills. Construction waste processing facilities that may be used for any of the construction phases include, but are not limited to, those facilities listed in Table 4. The developer reserves the right to select any authorized facility as long as the facility is City-certified to meet minimum diversion requirements, since certified diversion rates and authorized facilities are updated quarterly and the decision on which facility would be contracted for waste hauling would be made at the time of construction based on market conditions and the facility's certified rate.

Construction debris would be separated on-site into material-specific containers, corresponding to the materials types in Table 4, to facilitate reuse and recycling and to increase the efficiency of waste reclamation. The Project would implement a target of 20 percent recyclable material and 75 percent for landfill diversion. Of the construction materials generated by the Project, 75 percent are expected to be diverted from landfills.

Table 4
New Stadium Project Waste Generation – Construction

Material Type	Estimated Waste Quantity (tons)	Handling	Estimated Diversion (tons)	Estimated Disposal (tons)
CONSTRUCTION WASTE				
Asphalt and Concrete	400	Hanson Aggregates 9229 Harris Plant Road San Diego, CA 92126 (100% diversion)	300	100
Brick/Masonry/Tile	72	Vulcan Carroll Canyon Landfill and Recycle Site 10051 Black Mountain Road San Diego, CA 92126 (100% diversion)	72	-
Carpet/Padding/Foam	30	DFS Flooring 10178 Willow Creek Road San Diego, CA 92131 (100% diversion)	30	-
Drywall	144	EDCO Station Transfer and Buy Back Center 8184 Commercial Street La Mesa, CA 91942 (70% diversion)	108	36

Material Type	Estimated Waste Quantity (tons)	Handling	Estimated Diversion (tons)	Estimated Disposal (tons)
Landscape Debris	484	Miramar Greenery 5180 Convoy Street San Diego, CA 92111 (100% diversion)	363	121
Mixed C&D Debris	608	Otay C&D/Inert Debris Processing Facility 1700 Maxwell Road Chula Vista, CA 91913 (76% diversion)	456	152
Scrap Metal	188	Allan Company 6733 Consolidated Way San Diego, CA 92121 (100% diversion)	141	47
Unpainted Wood & Pallets	220	Miramar Greenery 5180 Convoy Street San Diego, CA 92111 (100% diversion)	220	-
Garbage/Trash	90	Miramar Landfill 5180 Convoy Street San Diego, CA 92111 (0% diversion)	-	90

6.0 OCCUPANCY

While demolition of the existing stadium and construction of the new stadium occurs as a one-time waste generation event, tenant/owner occupancy requires an ongoing plan to manage waste disposal to meet the waste reduction goals established by the City and state.

6.1 Solid Waste Recycling

Table 5 expresses the anticipated refuse and recyclable storage requirements based on Table 142-08B and 142.08C of the City of San Diego Municipal Code.

Table 5
Minimum Exterior and Recyclable Material Storage Areas for the New Stadium

Land Use	Gross Floor Area	Minimum Refuse Storage Area (square feet)	Minimum Recyclable Material Storage Area (square feet)	Total Minimum Storage Area (square feet)
Commercial/Retail	1,750,000	3,360	3,360	6,720
TOTAL				

As shown in Table 6, Estimated Solid Waste Generation from the New Stadium – Occupancy Phase, the expected generated waste per year from the Project when fully occupied would be approximately 2,856 tons.

Table 6
Estimated Solid Waste Generation from the New Stadium – Occupancy Phase

Use	Intensity/Size	Waste Generation Rate (tons/seat)	Estimated Waste Generated (tons/year)
Commercial-Retail	68,000 seats	0.042	2,856
TOTAL			2,856 tons/year

On-site recycling services shall be provided to the Project. Tenants of the new stadium that receive solid waste collection service shall participate in a recycling program by separating recyclable materials from other solid waste and depositing the recyclable materials in the recycling container provided for each tenant. Recycling services are required by Section 66.0707 of the City of San Diego Land Development Code. Based on current requirements, these services shall include the following:

- Collection of recyclable materials as frequently as necessary to meet demand;
- Collection of plastic bottles and jars, paper, newspaper, metal containers, cardboard, and glass containers;
- Collection of other recyclable materials for which markets exist, such as scrap metal, wood pallets;
- Collection of food waste for recycling by composting, where available (prior to issuance of building and occupancy permits, the Project proponent would meet with representatives from ESD to ensure that their educational materials and haulers can comply with the requirements for this service);
- Use of recycling receptacles or containers that comply with the standards in the Container and Signage Guidelines established by ESD;
- Designated recycling collection and storage areas;
- Signage on all recycling receptacles, containers, chutes, and/or enclosures in compliance with the standards described in the Container and Signage Guidelines established by ESD.

As required by Section 66.0707 of the City of San Diego Land Development Code, the building management or other designated personnel shall ensure that occupants are educated about the recycling services as follows:

- Information, including the types of recyclable materials accepted, the location of recycling containers, and the occupants' responsibility to recycle shall be distributed to all occupants annually;
- All tenants shall be given information and instructions upon occupancy; and

- All tenants shall be given information and instructions upon any change in recycling service to the new stadium.

6.2 Landscaping and Green Waste Recycling

Plant material selection would be guided by the macro-and micro-climate characteristics of the Project site and surrounding region to encourage long-term sustainability without the excessive use of water pesticides and fertilizers. Irrigation of these areas, where practical, would utilize reclaimed water applied via low precipitation rate spray heads, drip emitters, or other highly efficient systems. Landscape maintenance would include the collection of green waste and disposal of green waste at recycling centers that accept green waste. This would help further reduce the waste generated by developments within the Project during the occupancy phases.

7.0 CONCLUSION

The City of San Diego Development Services Department is requiring that this preliminary WMP be prepared and submitted to the City of San Diego's ESD. Since the Project is in the Draft Environmental Impact Report phase, this is only a preliminary plan, which specifies the intent to meet the requirements and goals of the PRC and City plans and ordinances.

This WMP would be implemented to the fullest degree of accuracy and efficiency. Additionally, the Project would be required to adhere to City ordinances, including the Construction and Demolition Debris Diversion Deposit Program, the City's Recycling Ordinance, and the Refuse and Recyclable Materials Storages Regulations. The WMP plan for the Project is designed to implement and adhere to all City ordinances and regulations with regard to waste management. The measures in the WMP would ensure that impacts are mitigated to below a level of significance.

Prior to the issuance of any grading or construction permits, the Solid Waste Coordinator would ensure ESD's attendance at a pre-construction meeting. The Solid Waste Coordinator would ensure that (1) the proposed approach to contractor education is approved, (2) the written specifications for base materials, concrete pavers, decomposed granite, and mulch, are approved, and (3) that the ESD inspector approves the separate waste containers, signage, and hauling contract(s) for the following materials:

- Asphalt concrete
- Brick/masonry/tile
- Carpet/padding/foam
- Drywall
- Landscape debris
- Mixed C&D debris
- Scrap metal

- Untreated wood waste
- Garbage/Trash

The Project would be designed to achieve 75 percent of construction waste to be diverted and/or recycled. While traditional Qualcomm Stadium use has achieved approximately 62 percent diversion, the new stadium would target the state goal of 75 percent waste reduction, by incorporating several measures above and beyond the requirements of local ordinance.

Currently, stadiums in San Diego all provide waste disposal and diversion reporting the City of San Diego's Environmental Services Department. The new stadium would provide quarterly reports on disposed quantities of waste and recycled quantities of waste. City staff will evaluate these reports to ensure that disposal rates are below the disposal rates of the existing facility. Recycling rates can be used as an indication of the effectiveness of the stadium waste reduction program, but the goal is not to recycle more, but to dispose of less. Ongoing coordination with the City and implementation of revised programs shall ensure that the disposal rate is below the disposal rate of the existing stadium, with a goal to continually decline over time.

- The Project would include landscaping that would reduce yard waste, and would provide transportation to a composting facility for the yard waste that is produced. ESD would review the landscaping plans and hauling contract for the new stadium to verify that waste reduction goals are met.
- The Project would include LEED measures to reduce waste.

The Project would implement environmentally sound waste management by salvaging material such as steel, copper, other metals, and equipment; and reusing material such as concrete, steel, and asphalt. To the extent feasible, the Project would recycle, salvage, and reuse materials and then divert materials to a landfill.

The following standard mitigation applies to the Project to reduce cumulative impacts on solid waste to below a level of significance:

1.0 Prior to Permit Issuance or Bid opening/Bid award

A. Land Development Review Plan check

1. Prior to the issuance of any construction permit, including but not limited to demolition, grading, building, or any other construction permit, the Assistant Deputy Director Environmental Designee shall verify that the all the requirements of the Refuse and Recyclable Materials Storage Regulations and all of the requirements of the waste management plan are shown and noted on the appropriate construction documents. All requirements, notes, and graphics shall

be in substantial conformance with the conditions and exhibits of the associated discretionary approval.

The construction documents shall include a waste management plan. Notification shall be sent to the following:

MMC Environmental Review Specialist Development Service Department
9601 Ridgehaven Court
Ste. 220, MS 1102 B
San Diego, California 92123 1636
(619) 980 7122

Environmental Services Department (ESD) 9601 Ridgehaven Court
Ste. 210, MS 1102 A
San Diego, California 92123 1636
(858) 573-1236

II. Prior to Start of Construction

A. Grading and Building Permit – Prior to issuance of any grading or building permit, the permittee shall be responsible to arrange a preconstruction meeting to coordinate the implementation of the Mitigation Monitoring Reporting Program (MMRP). The Preconstruction Meeting shall include the Construction Manager, Building/Grading Contractor; MMC; and ESD and the Building Inspector (BI) and/or the Resident Engineer (RE) (whichever is applicable) to verify that implementation of the waste management plan shall be performed in compliance with the plan approved by LDR and the San Diego ESD, to ensure that impacts to solid waste facilities are mitigated to below a level of significance.

1. At the Preconstruction Meeting, the Permittee shall submit reduced copies (11 inches x 17 inches) of the approved waste management plan to the RE, BI, MMC, and ESD.

2. Prior to the start of construction, the Permittee/Construction Manager shall submit a construction schedule to the RE, BI, MMC, and ESD.

III. During Construction

The Permittee/Construction Manager shall call for inspections by the RE/BI and both MMC and ESD, who would periodically visit the demolition/construction site to verify implementation of the waste management plan. The Consultant Site Visit Record shall be used to document the Daily Waste Management Activity/progress.

IV. Post Construction

Within 30 days after the completion of the implementation of the MMRP, for any demolition or construction permit, a final results report shall be submitted to both MMC and ESD for review and approval to the satisfaction of the City. MMC would coordinate the approval with ESD and issue the approval notification. ESD would review/approve City Recycling Ordinance-required educational materials prior to occupancy.