

WASTE MANAGEMENT PLAN PACIFIC BEACH HOTEL

Coastal Development Permit
Project No. 1129794

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1. PURPOSE OF REPORT

The City of San Diego (City) *California Environmental Quality Act (CEQA) Significance Determination Thresholds* for solid waste identify a threshold of 1,500 tons of waste or more during construction and demolition (C&D) for direct solid waste impacts, and 60 tons of waste or more during operations for potentially significant cumulative solid waste impacts. Projects that consist of the construction, demolition and/or renovation of 40,000 square feet (SF) or more of building space have the potential to generate 60 tons of waste or more and are required to prepare a project-specific Waste Management Plan (WMP) to reduce their cumulative impacts to solid waste facilities.

The purpose of this WMP is to identify the quantity of solid waste that would be generated by the Pacific Beach Hotel (project) throughout its construction and operational phases, and to identify measures to reduce the project's direct and cumulative impacts from solid waste, if required, in accordance with the City's waste reduction ordinances and the waste diversion goals. Two acceptable approaches to managing solid 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 (AB) 341.

1.1 Regulatory Background

State

AB 939, Integrated Waste Management Act, passed in 1989, requires a 50 percent reduction in solid waste generation from all jurisdictions in California by 2000. In 2008, Senate Bill 1016 was passed. Known as the Solid Waste Disposal Measurement Act, Senate Bill 1016 maintained the 50 percent diversion requirement established by AB 939 but changed to a disposal-based measurement system. In 2011, **AB 341** was passed by the State Legislature to create green jobs by expanding recycling to every multifamily dwelling and business and increased the diversion target to 75 percent in the state by the year 2020. The City satisfied the original goal and is currently working to achieve the new, higher goal.

AB 1826 (2014) requires businesses to recycle their organic waste on and after April 1, 2016, depending on the amount of waste they generate on a weekly basis. Additionally, AB 1826 requires that, after January 1, 2016, all local jurisdictions implement an organic waste recycling program to divert organic waste generated by businesses, including multifamily residential dwellings with five or more units. Organic waste includes food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste. This law phases in the mandatory recycling of commercial organics over time. Because the minimum threshold of organic waste generation by businesses will be decreased over time (e.g., in 2016, affected businesses were those generating 8 cubic yards (CY) or more of organic waste per week; in 2019, affected businesses will be those generating 4 CY or more of organic waste), an increasingly greater proportion of the commercial sector will be required to comply. AB 1826 is intended to achieve California's recycling and greenhouse gas emissions

reduction goals. Reducing the amount of organic materials sent to landfills and increasing the production of compost and mulch are part of the AB 32 Scoping Plan.

Senate Bill 1383 (**SB 1383**) (2016) requires a 50 percent reduction in disposal of organic waste from the 2014 level by 2020, and a 75 percent reduction by 2025. The law grants CalRecycle the regulatory authority required to achieve the organic waste disposal reduction targets and establishes an additional target that not less than 20 percent of currently disposed edible food be recovered for human consumption by 2025. Effective January 1, 2022, SB 1383 requires all generators statewide to reduce organic waste that is disposed of in landfills. All residents and commercial businesses are now required to separate their organic waste for organic waste recycling. Organic waste recycling is the recycling of organic material - food scraps, food-soiled paper and yard waste.

Local

The City has enacted codes and policies directed at the achievement of State-required diversion levels, including the **Refuse, Organic Waste, and Recyclable Materials Storage Regulations** (San Diego Municipal Code [SDMC] Chapter 14, Article 2, Division 8), Recycling Ordinance (City 2022a; Municipal Code Chapter 6, Article 6, Division 7), and the C&D Debris Diversion Deposit Ordinance (City 2016a; Municipal Code Chapter 6, Article 6, Division 6). The City's Zero Waste Plan, a component of the City's Climate Action Plan, was approved and adopted by City Council on July 13, 2015. The Zero Waste Plan identifies goals and strategies to achieve 75 percent diversion by 2020, 90 percent diversion by 2035, and "zero" waste by 2040 (City 2015).

In 1997, the City adopted SDMC Section 142.0801, *Refuse and Recyclable Materials Storage Regulations*. The ordinance requires minimum storage areas to facilitate the diversion of recyclable materials from landfill disposal. Specifically, Section 142.0801 provides for permanent, adequate, and convenient space for the storage and collection of refuse and recyclable material to encourage recycling of solid waste. In 2022, this Municipal Code section was updated to address the collection, management and minimum storage requirements for organic waste, including commingled yard trimmings, nonhazardous wood waste, food material, or food-soiled paper mixed with food material.

In 2007, the City adopted a *Recycling Ordinance* contained in SDMC Section 66.0701 et seq. The ordinance requires recycling of plastic and glass bottles and jars, paper, newspaper, metal containers and cardboard at all single-family residences, commercial facilities, multifamily residences with service for 4 CY or more and at certain special events requiring a City permit. The Recycling Ordinance requires not only the provision of recycling service but also the education of tenants on waste reduction and recycling methods.

As of 2008, the City adopted a *Construction and Demolition (C&D) Debris Diversion Deposit Ordinance*. The ordinance, contained in SDMC Section 66.0601, requires that the majority of construction, demolition, and remodeling projects requiring building, combination, and demolition permits apply for a demolition and construction permit to estimate the volume of waste they will generate and post a refundable C&D Debris

Recycling deposit. The deposit is held until receipts are shown that demonstrate the project diverted from disposal at least 50 percent of their debris by recycling, reusing or donating usable materials. The ordinance is designed to keep C&D materials out of local landfills and ensure they get recycled.

The ordinance further stipulates that when mixed debris facilities with a permitted daily tonnage capacity of at least 1,000 tons maintain a 75 percent diversion rate for three consecutive calendar year quarters, projects would be required to divert 75 percent of their waste. Greater than 75 percent diversion also may be required for a project if a higher goal is specified during discretionary permitting. Mixed debris recyclers in San Diego County currently achieve between 67 and 96 percent diversion rates at their facilities (refer to Appendix A). For a project that would dispose of mixed debris at one of the facilities that achieve a 67 or 72 percent diversion rate, virtually all clean C&D waste from a project must be source separated and sent to a material-specific recycling facility, such as aggregate and metal recyclers, in order to achieve a 75 percent diversion rate. Higher diversion rates can also be accomplished by salvage and/or on-site reuse of C&D materials.

In accordance with the ordinance, a properly completed *Waste Management Form – Part I* must be filed with the Building Permit or Demolition/Removal Permit application (refer to Appendix B).

1.2 CEQA Significance Determination Thresholds

As stated in the City Development Services Department *CEQA Significance Determination Thresholds* (City 2022b), implementation of the City's local solid waste regulations and ordinances alone is not sufficient to achieve a minimum 50 percent diversion rate, which is below the current 75 percent diversion level targeted by the State and identified in the Zero Waste Plan for 2020. Therefore, discretionary projects must undertake additional measures to comply with existing regulations. Two acceptable approaches to managing solid 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 AB 341

Direct Impacts

Discretionary projects that include the construction, demolition, or renovation of 1,000,000 SF or more of building space may generate approximately 1,500 tons of waste or more during C&D and are considered to have direct impacts on solid waste services.

- Direct impacts result from the generation of large amounts of waste, which brings facilities closer to daily throughput limits, shortens facility lifespans, requires increased numbers of trucks and other equipment, and makes it difficult for the City to achieve required waste reduction levels. Waste management planning is based on a steady rate of waste generation and does not assume increased waste generation due to growth.

- While all projects are required to comply with the City's waste management ordinances, direct impacts are mitigated by the implementation of project-specific WMPs, which may reduce solid waste impacts to below a level of significance.
- For projects over 1,000,000 SF, a significant direct and cumulative solid waste impact would result if the compliance with the City's ordinances and the WMP fail to reduce the impacts of such projects to below a level of significance and/or if a WMP for the project is not prepared and conceptually approved by the Environmental Services Department (ESD) prior to distribution of the draft environmental document for public review.

Cumulative Impacts

Discretionary projects that include the construction, demolition, and/or renovation of 40,000 SF or more of building space may generate approximately 60 tons of waste or more, and are considered to have cumulative impacts on solid waste services.

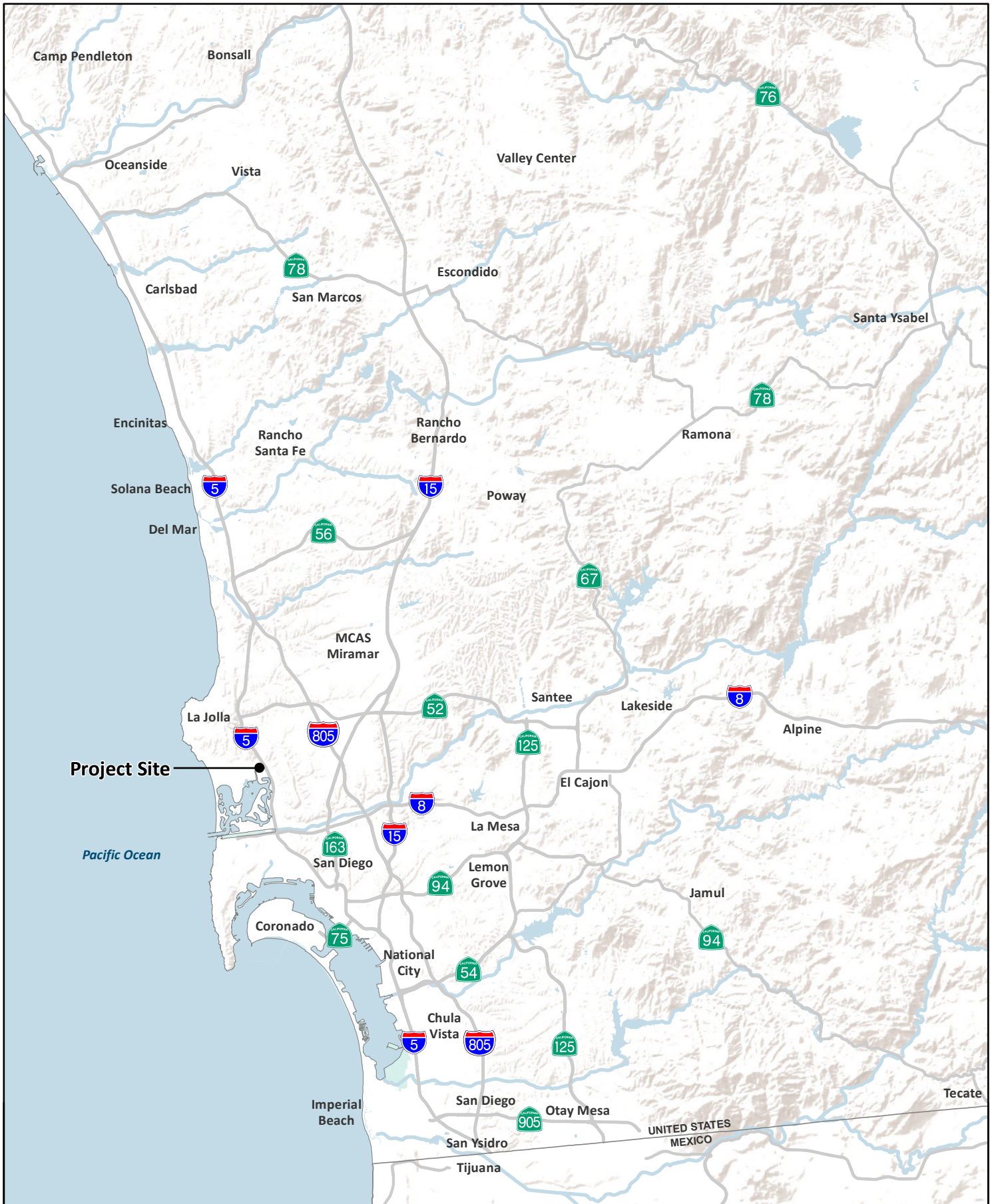
- While all projects are required to comply with the City's waste management ordinances, cumulative impacts are typically mitigated by the implementation of a project-specific WMP that reduces solid waste impacts to below a level of significance.

Potential Project Impacts

The project is located at 4545 Mission Bay Drive within the eastern portion of the Pacific Beach Community Plan boundary and within the planning area for the Balboa Avenue Station Area Specific Plan. The project site is situated in central-western portion of the City of San Diego (City) as shown in Figure 1, *Regional Location*. The project site, shown in Figure 2, *Project Vicinity*, encompasses 27,862 SF (or 0.64 acres) of lot area. The proposed project site plan is included in this report as Figure 3, *Site Plan*.

The project would involve the demolition of existing on-site three-story, 66-room hotel totaling 16,640 SF, as well as the demolition and grading of other on-site features, such as existing paved hardscape. The proposal entails the construction of a 77,600 SF, 4-story, 100-room hotel building consisting of 55,724 SF of building area with a 21,876 SF subterranean parking/basement area. The project would not include construction, demolition, or renovation of 1,000,000 SF or more of building space. Therefore, the project would not have the potential to generate more than 1,500 tons of solid waste materials during demolition and construction and direct impacts are not expected. However, the project proposes construction of more than 40,000 SF of building area, thereby exceeding the City's threshold for cumulative solid waste impacts without implementation of solid waste diversion measures.

Because implementation of the project without waste diversion measures has the potential to exceed cumulative solid waste thresholds, the City has required preparation of this WMP in compliance with CEQA and City Guidelines, to ensure that the project contribution to the overall waste produced within the City would be reduced sufficiently to allow the City to comply with the waste reduction targets established in the Public Resources Code and state statutes.



Source: SANDAG, Esri

Figure 1

○ Project Boundary



Aerial Photo: USDA NAIP 2024

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Figure 2

Project Vicinity

PACIFIC BEACH HOTEL

1.3 Exterior Refuse and Recyclable Materials Storage Area Requirements

Table 1, *Required Minimum Exterior Storage Areas for Nonresidential Development*, provide information on minimum exterior refuse and recyclable material storage areas for the residential and commercial office space proposed on site, as dictated by the City of San Diego Municipal Code. The project consists of new commercial (hotel) space with the minimum storage areas for the project based on the required minimum storage areas for nonresidential development. A total storage capacity of 576 SF is required for the proposed 77,600 SF hotel building (refer below to the shaded row in Table 1).

**Table 1
REQUIRED MINIMUM EXTERIOR STORAGE AREAS FOR NONRESIDENTIAL DEVELOPMENT**

| Gross Floor Area (SF) | Minimum Refuse Storage Area (SF) | Minimum Recyclable Material Storage Area (SF) | Minimum Organic Waste Storage Area (SF) | Total Minimum Storage Area (SF) |
|-----------------------|--|--|--|---|
| 0–5,000 | 12 | 12 | 12 | 36 |
| 5,001–10,000 | 24 | 24 | 24 | 72 |
| 10,001–25,000 | 48 | 48 | 48 | 144 |
| 25,001–50,000 | 96 | 96 | 96 | 288 |
| 50,001–75,000 | 144 | 144 | 144 | 432 |
| 75,001–100,000 | 192 | 192 | 192 | 576 |
| 100,001+ | 192+48 SF for every 25,000 SF of building area above 100,001 | 192+48 SF for every 25,000 SF of building area above 100,001 | 192+48 SF for every 25,000 SF of building area above 100,001 | 576+144 SF for every 25,000 SF of building area above 100,001 |

SOURCE: San Diego Municipal Code Table 142-08C

ABBREVIATION: SF = square feet

2. PROJECT LOCATION AND DESCRIPTION

The project site is located at 4545 Mission Bay Drive in San Diego, occupying a site area of 27,862 SF (0.64 acres) in the central-western portion of the City, within the community of Pacific Beach. The property is west of Interstate (I-) 5 in the Balboa Avenue Station Area Specific Plan area. The project site lies along the eastern side of Mission Bay Drive, on the block bounded by Magnolia Avenue to the north and Bunker Hill Street to the south. The project site exists at an elevation of approximately 21 feet above mean sea level (AMSL). The existing site and immediate surroundings are developed and support urban commercial businesses.

The WMP addresses the proposed changes to the project site, which would include the construction of a 77,600 SF, 4-story, 100-room hotel building consisting of 55,724 SF of building area with a 21,876 SF subterranean parking/basement area related guest amenities, such as fitness area and pool.

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3. PRECONSTRUCTION WASTE GENERATION AND DIVERSION

The City's *2025 Certified Construction & Demolition Recycling Facility Directory* (Appendix A) provides guidance on identifying recycling/reuse facility locations, accepted materials, and recycling/reuse rates. The California Department of Resources Recycling and Recovery's (CalRecycle) online Recycled-Content Product Manufacturers (<https://www2.calrecycle.ca.gov/buyrecycled/manufacturers/directory/>) provides the name of product manufacturers offering source materials made with recycled materials. Waste disposal sites and recycling methods and opportunities may change from those available in listed locations; however, it is not expected that the named waste diversion and disposal sites noted herein would change by the time the projects are anticipated to begin construction.

All C&D-generated waste would be subject to compliance with source separation and diversion requirements contained in this WMP to divert, recycle, and/or re-use these materials to the maximum degree possible. As identified in the City's *2025 Certified Construction & Demolition Recycling Facility Directory* (Appendix A), "Mixed C&D Debris" recyclers attain at most a 76 percent diversion rate, but more typically achieve a 65 percent diversion rate; whereas as identified in City's Guidelines for a Waste Management Plan, single-material recyclers often achieve a nearly 100 percent diversion rate (City 2013). As a result, in order to achieve the highest level of waste diversion from landfills, and highest dollar value for the quality of materials, the project would source separate (segregate) clean recyclable materials on the site by material type, to the maximum extent practicable, and divert them for recycling or reuse at City-certified facilities specializing in each material type.

Prior to initiation of construction activities associated with the project, site preparation may require grading and ramp demolition, the demolition of existing structures; paved parking lot areas; and/or sidewalk, curbs, and gutters. These phases of construction are described below.

3.1 Demolition

Site preparation would require the removal of existing on-site structures totaling 16,640 SF, as well as the demolition and grading of paved surfaces (i.e., concrete and asphalt), among other miscellaneous on-site features including walls, planters, and utilities features. Other waste materials associated with the demolition are anticipated to include negligible amounts of waste generated by contractors working on the site during the demolition process.

Building materials demolition debris, including debris generated in the demolition of the existing structure on the site, is expected to be diverted at a rate of 65 percent, consistent with the current mixed debris diversion rate as stated in the City's *2025 Certified Construction & Demolition Recycling Facility Directory* (Appendix A). Building materials expected during building demolition include the following:

- Metals
- Concrete/Asphalt
- Ceramic tile
- Ceiling tile

- Brick/Masonry
- Masonry
- Wood
- Drywall
- Carpet/Carpet padding
- Roofing materials
- Doors
- Windows
- Fixtures

The City uses a rule of thumb of 3 pounds per SF (lb/SF) of waste materials generated during demolition (3 lb = 0.0015 tons). In addition to building demolition, approximately 450 tons of concrete slab, foundations and hardscapes and 400 tons of asphalt would be removed from the project site. Volume-to-weight conversion estimates are based the City's *C&D Debris Conversion Rate Table*, which identifies a weight of 1.2 tons/CY for concrete construction debris (Appendix C). Concrete would be recycled at one of the listed asphalt/concrete recycling facilities (likely the Hanson Aggregates West – Miramar site), resulting in a 100 percent diversion rate.

Using waste management programs such as source separation and salvage during demolition activities, a target diversion rate of 90 percent has been identified for demolition activities associated with the project. The appropriate source separation techniques would be utilized during all demolition activities associated with the project in order to achieve the 90 percent diversion rate. This would be demonstrated during the building permit process as part of project approval and would be consistent with the existing conditions for demolition of structures at the project site. Demolition debris would be source separated and taken to the appropriate facilities provided in the City's *2025 Certified Construction & Demolition Recycling Facility Directory* (Appendix A), or the current version of the City's Construction & Demolition Recycling Facility Directory at time of each project initiation. In addition to source separation, projects would salvage some demolition materials for reuse onsite, where possible, as described further in Section 3.3, below.

3.2 Grading

Grading will be required for the completion of the project. Grading will consist of 38,000 CY of cut material, no fill, and all of the cut material will be exported. Exported soil is anticipated to be diverted to one of the facilities from the City's *2025 Certified Construction & Demolition Recycling Facility Directory* (Appendix A) or the current version of the City's Construction & Demolition Recycling Facility Directory at the time of project initiation. This is consistent with the current practice for grading associated with development projects in the City. Certified facilities are listed for reference in Appendix A. Other waste materials associated with grading are anticipated to include negligible amounts of waste generated by contractors working on site during the grading process. Trash generated on site would be collected by a commercial trash collection company and taken to Miramar Landfill for disposal.

3.3 Summary of Preconstruction Demolition and Grading Waste Generation and Diversion

During the project's preconstruction phase, an overall 91 percent diversion rate is targeted for materials generated during preconstruction activities, as shown in Table 2, *Preconstruction Solid Waste Generation and Diversion*. From preconstruction to certificate of occupancy for the project, the WMP will provide contractors guidelines to ensure the proper reduction, segregation, recycling, and disposal of demolition, and construction waste. Proper segregation of recyclable materials is required based on type of materials generated and the availability of recycling facilities able to accept those materials.

Salvage

Demolition of existing building and site improvements would generate salvageable materials. Since no specific inventory of reusable items has been conducted at this preliminary design stage, a detailed salvage plan has not been prepared. The project would be required to salvage a minimum of 5 percent of demolition materials. Specific plans for salvage of pre-construction demolition materials would be addressed during the building permit process as part of project approval.

Recycling

Materials generated during pre-construction demolition and grading that are designated for recycling would be source separated on site during these activities. The City's 2025 Certified Construction & Demolition Recycling Facility Directory, updated quarterly, states the diversion rate for these materials shall be 100 percent, except mixed C&D debris which achieves a maximum percent diversion rate at the Otay C&D/Inert Debris Processing Facility or the EDCO CDI Recycling & Buy Back Center (City 2025). An overall 91 percent diversion rate is targeted for demolition and grading materials using source separation.

WMP Compliance

Responsibility for ensuring ongoing WMP compliance would be under the direction of the Project Solid Waste Management Coordinator (SWMC), as assigned by the project applicant (Applicant). The SWMC will have the authority to provide guidelines and procedures for contractor(s) and staff to implement waste reduction and recycling efforts. These responsibilities will be, but not be limited to, the following:

- Review and understand the WMP, including responsibilities of the SWMC.
- Communicate waste reduction and recycling goals to all contractors and subcontractors and ensure material separation and coordinate proper disposal and diversion of waste generated.
- Work with contractor(s) to estimate quantities of each type of material that will be salvaged, recycled, or disposed of as waste, then assist contractor(s) with documentation.

- 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 disposal facilities.
- Review and update solid waste management requirements for each trade.
- Possess the authority to issue stop work orders if proper procedures are not followed.

The project SWMC will coordinate with ESD staff, including regular communication and invitations to the work site. An invitation will be extended to an ESD representative at least 7 days prior to attend each preconstruction meeting for each phase of the development.

**Table 2
PRECONSTRUCTION SOLID WASTE GENERATION AND DIVERSION**

| Phase | Material | SF ^a | Pounds ^b | Tons ^c | Diversion Rate (Percent) ^d | Recycling Facility/ Destination ^e | Tons Diverted | Tons Disposed |
|------------------------------|--------------------------|-----------------|---------------------|-------------------|---------------------------------------|--|-----------------|---------------|
| Demolition | Wood-framed Structure | 16,640 | 49,920 | 25 | 73 | A | 18.2 | 6.7 |
| Demolition | Concrete | — | — | 450 | 100 | B | 450 | 0.0 |
| Demolition | Asphalt | — | — | 400 | 100 | B | 400 | 0.0 |
| TOTAL DEMOLITION | | | | 875 | 91 | — | 868.2 | 6.7 |
| Grading | Soil Export ^f | 38,000 CY | 1.3 tons/CY | 49,400 | 100 | C | 49,400 | 0 |
| TOTAL PRECONSTRUCTION | | | | 50,275 | — | — | 50,268.2 | 6.7 |

SOURCES: Jones Ballard Architects 2025; City of San Diego 2025 *Certified Construction & Demolition Recycling Facility Directory* (Appendix A); City of San Diego C&D Debris Conversion Rate Table (Appendix C)

ABBREVIATION: CY = cubic yards

NOTES:

- Table information subject to field verification during preconstruction.
- Generation rate = 3 pounds per SF (City 2013)
- Pounds divided by 2,000 = tons
- Total diversion rate based on the percentage of total tons of waste diverted over the total tons of waste generated.
- If for any reason listed facilities are not available, the Applicant would contract with another source separating recycling facility listed in the City's 2025 *Certified Construction & Demolition Recycling Facility Directory* with an equal or greater diversion rate to ensure diversion rates meet those estimated in this table.
- Soil available for diversion or disposal is calculated as 100 percent of the soils expected to require export.

RECYCLING FACILITY/DESTINATION KEY:

A = EDCO Recovery & Transfer, 3660 Dalbergia Street, San Diego, CA 92113

B = Hanson Aggregates, 9229 Harris Plant Road, San Diego, CA 92126

C = Disposal site to be identified at the time of construction initiation

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4. CONSTRUCTION WASTE GENERATION AND DIVERSION

The project proposes construction of a 100-room hotel building. The proposed hotel varies in terms of construction type (i.e., Type V and Type I); therefore, materials used during construction of the hotel and its subterranean parking garage/basement area would also vary. No specific construction materials or quantities are available at this preliminary planning level; however, the following building materials are likely to be used and, thus, generate waste during construction:

- Asphalt
- Brick/Masonry
- Carpet/Carpet Padding
- Ceiling Tile
- Ceramic Tile
- Concrete
- Drywall
- Metals
- Roofing Materials
- Wood

Other waste generated during construction would consist of packing material from construction material, appliances, windows, etc., and is expected to include corrugated cardboard (packaging), industrial plastics (plastic wrap, fasteners, etc.), and Styrofoam (appliance packaging).

Construction projects typically generate approximately 3 pounds of construction waste per SF of building construction. Based on these estimates, construction waste generated by the project is estimated and shown in Table 3, *Project Construction Waste Generation*, and would total appropriately 116.4 tons.

**Table 3
PROJECT CONSTRUCTION WASTE GENERATION**

| Building | Size (Gross SF) | Generation Rate (pounds per SF) | Tons Generated |
|----------|-----------------|---------------------------------|----------------|
| Hotel | 77,600 | 3 | 116.4 |

NOTE: Conversion from tons to pounds uses conversion factor 2,000 lb. = 1 ton.

4.1 Construction Waste Diversion

Diversion and disposal of these construction materials is estimated below for the project in Table 4, *Construction Waste Diversion by Material Type*, based on the project's diversion rate goals, while Table 5, *Construction Solid Waste Diversion Facilities*, provides a listing of the diversion facilities by the range of waste types for the additional solid waste anticipated during project construction.

**Table 4
CONSTRUCTION WASTE DIVERSION BY MATERIAL TYPE**

| Source | Waste Material | Estimated Waste (tons) | Diversion Rate (percent)^a | Estimated Diverted (tons)^b | Estimated Disposed (tons) |
|------------------------------------|-----------------------|-------------------------------|---|--|----------------------------------|
| Building Construction (77,600 GSF) | Asphalt | 10.6 | 100 | 10.6 | 0.0 |
| | Brick/Masonry | 10.6 | 100 | 10.6 | 0.0 |
| | Carpet/Carpet Padding | 10.6 | 65 | 6.9 | 3.7 |
| | Ceiling Tile | 10.6 | 100 | 10.6 | 0.0 |
| | Ceramic Tile | 10.6 | 100 | 10.6 | 0.0 |
| | Concrete | 10.6 | 100 | 10.6 | 0.0 |
| | Drywall | 10.6 | 65 | 6.9 | 3.7 |
| | Metals | 10.6 | 100 | 10.6 | 0.0 |
| | Roofing Materials | 10.6 | 100 | 10.6 | 0.0 |
| | Wood | 10.6 | 100 | 10.6 | 0.0 |
| | Trash | 10.6 | 0 | 0.0 | 10.6 |
| TOTAL^c | | | | 98.6 | 18 |

NOTES:

- Facilities that process metals, asphalt/concrete, and wood all achieve a 100 percent diversion rate for these materials. City staff have indicated that applicable facilities to handle drywall and carpet/carpet padding construction debris may not be available and these materials should be assumed to be sent to a mixed debris facility with a 65 percent diversion rate (City 2025). Facilities that process mixed debris achieve a minimum 65 percent diversion rate, which was conservatively assumed for this project (City 2025; Appendix A).
- For each material type, construction waste quantities are calculated based on: Total construction waste in Table 3 x 9.1 percent (i.e., equally divided across the eleven waste materials [with trash added]) = anticipated quantity of construction waste generated by material type (10.6 tons). General refuse or trash is listed separately from waste materials.
- Total estimated diverted tonnage (98.6) and estimated disposal tonnage (18) adds up to 116.6 tons, which generally aligns with the waste generation shown in Table 3 given rounding.

Based upon existing standard diversion rates per material type, of the approximately 116.6 gross tons of construction waste generated in project implementation, it is expected that 98.6 tons of construction waste would be diverted by proper waste processing facilities. This results in a net direct construction waste impact of 18 tons of construction waste directed to local landfill sites. This calculation is shown above in Table 4. For reference, currently achievable waste diversion rates, per the City's *2025 Certified Construction & Demolition Recycling Facility Directory*, are available below in Table 5, *Construction Solid Waste Diversion Facilities*.

Table 5
CONSTRUCTION SOLID WASTE DIVERSION FACILITIES

| Material | Diversion Goals (percent) | Destination ^a |
|-------------------|----------------------------------|---|
| Asphalt/Concrete | 100 | Hanson Aggregates 9229 Harris Plant Road San Diego, CA 92126 |
| Brick/Masonry | 100 | Vulcan Carroll Canyon Landfill and Recycling 10051 Black Mountain Road San Diego, CA 92126 |
| Cardboard | 100 | Allan Company Miramar Recycling 5165 Convoy Street San Diego, CA 92111 |
| Carpet/padding | 65 | SANCO Resource Recovery & Buy Back Center 6750 Federal Boulevard Lemon Grove, CA 91945 |
| Ceiling Tile | 100 | Armstrong World Industries, Inc. 300 S. Myrida Street Pensacola, FL 32505 |
| Ceramic Tile | 100 | Enniss Inc. 12421 Vigilante Road Lakeside, CA 92040 |
| Drywall | 65 | EDCO Recovery and Transfer 3660 Dalbergia Street San Diego, CA 92113 |
| Mixed Debris | 73 | SANCO Resource Recovery & Buy Back Center 6750 Federal Boulevard Lemon Grove, CA 91945 |
| Metals | 100 | SANCO Resource Recovery & Buy Back Center 6750 Federal Boulevard Lemon Grove, CA 91945 |
| Roofing Materials | 100 | Vulcan Carroll Canyon Landfill and Recycling 10051 Black Mountain Road San Diego, CA 92126 |
| Wood | 100 | Miramar Greenery 5180 Convoy Street San Diego, CA 92111 |

NOTE:

- a. Trash would be taken to the Miramar Landfill (5180 Convoy Street, San Diego, CA 92111) at a zero percent diversion rate. All other construction debris would be taken to an appropriate facility listed on the City's 2025 *Certified Construction & Demolition Recycling Facility Directory* (Appendix A).

Construction debris would be separated onsite into material-specific containers, corresponding to the material types in Table 5, to facilitate reuse and recycling and to increase the efficiency of waste reclamation. Because the project construction and materials details are preliminary and the estimated quantities in Table 4 are theoretical,

the project is committed to implementing programs to divert a minimum 75 percent of construction debris from landfills.

4.2 Post-Consumer Content Construction Materials

In order to further minimize waste, the project would utilize recycled content construction materials, where possible. The contractor may identify products with recycled content by consulting the state's database (<https://www2.calrecycle.ca.gov/buyrecycled/manufacturers/directory/>) or product representatives. The following recycled content strategies are being considered by the project contractor:

1. Work with subcontractors to collect cost data and documentation for recycled materials to streamline compliance with certification requirements.
2. Request plant-specific recycled content letters from manufacturers for materials like structural steel, rebar, or metal decking. These letters should detail pre- and post-consumer content separately.
3. Source from suppliers offering recycled aggregates, such as crushed recycled concrete or asphalt.

Given the preliminary nature of the project plans, however, an overall target of 10 percent of the total value of materials purchased for project construction activities would be either post-consumer recycled or pre-consumer recycled materials. Receipts demonstrating post-consumer content would be provided to ESD staff at or prior to the preconstruction meeting(s).

4.3 Construction Waste Summary

Preconstruction activities including demolition, grading, clearing and grubbing, and general site preparation are estimated to generate:

- 50,274.9 gross tons of associated waste consisting of 50,268.2 tons to be diverted and an estimated net impact of 6.7 tons directed to local landfills.
- 116.6 gross tons of construction waste generated during project implementation, it is expected that 98.6 tons of construction waste will be diverted, resulting in a net direct construction waste impact of 18 tons of waste directed to local landfills.
- 50,391.5 total tons of preconstruction and construction waste generated with a net total direct waste impact of 24.7 tons of waste generation between both preconstruction and construction activities or less than 1 percent.

The project's construction phase disposal rate falls well below the established threshold considered to have direct impacts on solid waste services of 1,500 tons of waste or more disposed of during C&D. Therefore, the project would achieve both 75 percent diversion of construction waste, as well as its targeted 9 percent diversion rate for waste generated during preconstruction activities. No additional waste diversion programs are necessary to comply with the solid waste diversion goals of the City.

5. OCCUPANCY WASTE GENERATION AND DIVERSION

While the construction of the Pacific Beach Hotel building would occur as a one-time waste generation event, as construction of the project proceeds, project occupancy would require an ongoing plan to manage waste disposal to meet the waste reduction goals established by the City and State, including 50 percent diversion by 2020 and 75 percent diversion by 2025. Future developments within the project site will comply with the City's Recycling Ordinance. Solid waste collection would be provided by a private hauler.

5.1 Operational Solid Waste Generation and Diversion

The project would be managed by the Applicant or its designee(s). The City's Storage Ordinance (SDMC Section 142.0801 et seq.) requires the provision of separate bins for organic waste and recyclable materials to be separated from non-recyclable solid waste. Recycling facilities would be provided for the project in compliance with the Storage Ordinance, meeting or exceeding the minimums. The project would provide 576 SF refuse, recycling, and organic waste storage areas in the basement portion of the parking garage, in accordance with the SDMC requirements (refer to Table 1).

The Applicant or its designee(s), would provide education for on-site custodial duties regarding the appropriate waste diversion program to ensure the proper handling of waste. Each employee would be educated on the principles of proper waste handling and diversion to meet the Applicant's goal to reduce/reuse/recycle.

The City's ESD provides a list of waste generation factors for the occupancy phase of development, included as Appendix D of this report. Table 6, *Estimated Annual Solid Waste Generation during Use Occupancy*, summarizes the expected solid waste generation associated with the project. Generation factors used for calculating the project's occupancy phase waste generation include the generation factor for residential uses, which accurately reflects the use of this proposed residential development.

As shown below in Table 6, it is anticipated that operation activities associated with the proposed project would result in an additional 125.4 tons of waste to be disposed of annually, and approximately 125.4 tons are estimated to be diverted. These estimates are based on the City's current waste generation factors, reflecting the overall 50 percent diversion estimated by the City for occupancy.

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 AB 341. In order to get closer to meeting the 75 percent diversion target, common area landscaping would be maintained by professional landscape contractors who would be required to divert all landscape greenery directly to a greenery recycling yard and diverted to the Miramar Landfill Greenery, for a diversion rate of 100 percent. Thus, actual diversion levels will likely exceed the estimated figure of 125.4 tons annually.

Table 6
ESTIMATED ANNUAL SOLID WASTE GENERATION DURING PROJECT OCCUPANCY

| Land Use | SF ^a | Waste Generation Factor (tons/year/SF) | Tons Generated (per year) | Expected Percent Diverted from Source-Separated Recycling ^{b,c} | Estimated Diverted (per year) | Estimated Disposed (per year) |
|--------------|-----------------|--|---------------------------|--|-------------------------------|-------------------------------|
| Hotel | 55,724 | 0.0045 | 250.8 | 50 | 125.4 | 125.4 |
| TOTAL | | | | | 125.4 | 125.4 |

SOURCE: City 2012 (Appendix D of the WMP)

NOTES:

- The annual solid waste generation factor for hotel uses is based on the square footage of the hotel space, excluding the subterranean parking structure/basement area.
- Reflects compliance with existing City Storage Ordinance and City Recycling Ordinance.
- The Applicant would contract with City-approved recycling haulers and disposal facilities.

5.2 Operational Organic Waste Generation and Diversion

Assuming 32 percent of the waste to be disposed would be organic, it is estimated that approximately 40.1 tons of organic material are included in the 125.4 tons estimated for disposal. This number is the worst case and likely overstates the amount of organics waste destined for disposal. Estimated organic waste figures are shown below in Table 7.

Table 7
ESTIMATE OF PROJECT ORGANIC WASTE AND DIVERSION

| | |
|--|-------------------------|
| Tons of solid waste disposed before organics recycling | 125.4 tons ^a |
| Estimated percentage of organic material generated in the City and delivered for landfill disposal | 32 percent ^b |
| Estimate of project organic waste within project's waste stream | 40.1 tons |
| Project organics diversion of 75 percent with franchisee organic recycling program implemented | 30 tons |
| Net landfill disposal total with recycled organics diverted | 115.3 tons |

a. Includes project operational waste not diverted from landfills (refer to Table 5).

b. City 2022a

Based on a 75 percent diversion rate for organic materials, which are estimated to be approximately 40.1 tons annually during the occupancy, diverted organic materials would be approximately 30 tons annually. The breakdown of organic waste and diversion is summarized in Table 7, *Estimate of Project Organic Waste and Diversion*. The diversion of 30 tons of organics (including yard waste) would reduce the expected operational waste generated by the project annually, taking into account compliance with City regulations on diversion, to approximately 10.1 tons of organics annually.

5.3 On-Site Waste Reduction and Diversion Programs

The Pacific Beach Hotel Applicant will implement a number of waste reduction measures to further minimize operational waste, in accordance with its corporate *Sustainability and Waste Reduction Plan*:

SpringHill Suites is committed to Marriott International's *Serve 360: Doing Good in Every Direction* platform. Their sustainability vision is to minimize their environmental impact while enhancing guest satisfaction and community engagement. Key objectives of the platform include:

1. Reduce total landfill waste by 45% by 2030 (aligned with Marriott goals).
2. Eliminate single-use plastics where feasible.
3. Increase diversion through recycling and composting.
4. Engage associates and guests in sustainability initiatives.
5. Source products and services with reduced environmental impact

Elements of the platform address the following Waste Reduction Strategies by operational area:

1. Guest Rooms and Housekeeping:

- a. *Bulk Amenities*: Transition from single-use toiletries to wall-mounted dispensers for shampoo, conditioner, and body wash.
- b. *Linen Reuse Program*: Encourage guests to reuse towels and linens through clear signage and front desk messaging.
- c. *Recycling Bins*: Provide dual-stream (trash + recycling) bins in every guest room with clear signage.
- d. *Eco-Friendly Supplies*: Use concentrated, refillable housekeeping chemicals and microfiber cloths instead of disposables.

2. Complimentary Breakfast Area:

- a. *Food Waste Reduction*:
 - i. Implement "right-sizing" of buffet trays to minimize overproduction.
 - ii. Track daily consumption trends to better align production with occupancy.
 - iii. Donate surplus packaged items through a local food recovery partner, where permitted by law.
- b. *Compostable/Reusable Ware*:
 - i. Replace foam or plastic plates and utensils with compostable or reusable alternatives.
 - ii. Use ceramic mugs and melamine plates where possible for on-site dining.

- c. *Sourcing:*
 - i. Prioritize locally sourced, minimally packaged ingredients.
 - ii. Eliminate single-serve condiments (ketchup, jam) in favor of bulk dispensers.
- 3. Bar & Light Tapas Operations:**
- a. *Inventory Control:* Use FIFO (First In, First Out) methods and daily prep sheets to reduce food spoilage and partner with vendors offering products in reusable or returnable containers.
 - b. *Glassware and Dishware:* Serve all items using reusable glassware and dishware; avoid disposables entirely.
 - c. *Waste Separation:* Install back-of-house composting and recycling bins with proper labeling.
- 4. Back of House (BOH) Operations:**
- a. *Recycling Program:* Partner with local haulers for cardboard, plastic, metal, and e-waste recycling.
 - b. *Employee Education:* Provide training to staff on proper sorting and separation.
 - c. *Digitalization:* Transition daily logs, checklists, and reports to digital formats to reduce paper usage.
 - d. *Vendor Packaging Reduction:* Work with suppliers to reduce unnecessary packaging and increase reusable delivery containers.
- 5. Guest Engagement:**
- a. *Green Guest Communication:* Place sustainability messaging in guest rooms, breakfast area, and bar.
 - b. *Paperless:* Promote digital receipts, mobile keys, and paperless check-in/out.
 - c. *Recycling Signage:* Use Marriott-approved visuals to guide guests on recycling practices.
- 6. Associate Training & Culture:**
- a. *Annual Sustainability Training:* All staff trained on Marriott Serve 360 goals and waste reduction SOPs.
 - b. *Green Team:* Establish an internal team to monitor progress, suggest improvements, and run campaigns.
 - c. *Incentives:* Reward departments or individuals achieving waste reduction milestones.

In addition, landscape maintenance would include the collection of green waste and recycling of green waste at recycling centers that accept green waste. This will help further reduce the waste generated within the project during the occupancy phase.

5.4 Operational Waste Summary

The project's estimated operational solid waste generation of 115.3 tons during project occupancy will remain above the 60 tons per year threshold established for cumulative solid waste impacts (refer to Table 6). Project diversion activities during occupancy would achieve a 46 percent diversion rate (i.e., 115.3 tons of the 250.4 tons to be generated on an annual basis). The project Applicant is committed to implementing its operational waste reduction program and practices through the Marriott's *Serve 360: Doing Good in Every Direction* platform, which will increase diversion and minimize the project's contribution to cumulative solid waste disposal.

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6. CONCLUSION

The project proposes construction of more than 40,000 SF of hotel building area, thus exceeding the City's threshold for cumulative solid waste impacts without implementation of solid waste diversion measures. The City Development Services Department is requiring that this WMP be prepared and submitted to the City's ESD.

Based on the quantified waste generation and diversion rates discussed above, the project would exceed the 75 percent solid waste diversion rate for waste produced during the construction phases. The project would, however, fail to meet the 75 percent waste reduction target annually once the building is occupied. Nonetheless, the project would result in less-than-significant direct and cumulative impacts to solid waste facilities as follows:

- Project construction activities would fall below the City's *CEQA Significance Determination Threshold* (generation of more than 1,500 tons of solid waste materials) for direct impacts to solid waste facilities during construction (i.e., 19.8 tons of C&D materials to Miramar Landfill).
- Project operations would dispose of 115.3 tons of solid waste annually to Miramar Landfill, which would exceed the City's *CEQA Significance Determination Threshold* (of 60 tons or more of waste) for cumulative impacts to solid waste services; per the City's *CEQA Significance Determination Thresholds*.

The operational diversion rates noted in Table 5 and Table 6 would be assured or exceeded when the project provides trash, recycling and organics storage space per the City Storage Ordinance, complies with the City Recycling Ordinance by providing adequate space, bins, and educational materials for recycling during unit occupancy and implements its own waste diversion and reduction procedures.

This WMP will be implemented to the fullest degree of accuracy and efficiency. The WMP for the project is designed to implement and adhere to all City ordinances and regulations related to solid waste management. The WMP measures outlined in this plan would ensure that the waste generated by the project will be properly managed and that solid waste services will not be impacted.

The following standard measures apply to the project to reduce cumulative impacts on solid waste to below a level of significance:

I. Prior to Permit Issuance or Bid Opening/Bid Award

A. LDR Plan check

1. Prior to the issuance of any construction permit, including but is not limited to, demolition, grading, building or any other construction permit, the Assistant Deputy Director (ADD) Environmental Designee shall verify that the all the requirements of the Refuse & 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.

2. The construction documents shall include a waste management plan.
3. Notification shall be sent to: Mitigation Monitoring Coordinator (MMC)
Environmental Review Specialist

| | |
|--------------------------------|-----------------------------|
| Development Service Department | Env Services Department |
| 9601 Ridgehaven Court | 9601 Ridgehaven Court |
| Ste. 220, MS 1102 B | Ste. 210, MS 1102 A |
| San Diego, California 92123 | San Diego, California 92123 |
| (619) 980 7122 | (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 WMP. The Precon Meeting shall include: the Construction Manager, Building/Grading Contractor; MMC; and ESD and the Building Inspector and/or the 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 below a level of significance.
 1. At the Precon Meeting, the Permittee shall submit reduced copies (11" x 17") of the approved waste management plan, 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

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

IV. Post Construction

- A. 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 will coordinate the approval with ESD and issue the approval notification. ESD will review/approve City Recycling Ordinance-required educational materials prior to occupancy.

7. REFERENCES

California Department of Resources Recycling and Recovery (CalRecycle)

- 2024 CalRecycle Recycled Content Products Directory:
<https://www2.calrecycle.ca.gov/buyrecycled/manufacturers/directory/>.

City of San Diego (City)

- 2025 *2025 Certified Construction & Demolition Recycling Facility Directory*. Environmental Services Department. January.
- 2024 Franchise Hauler Directory. August.
- 2022a *Recycling Ordinance* (Municipal Code Chapter 6, Article 6, Division 7). June.
- 2022b *California Environmental Quality Act Significance Determination Thresholds*. Development Services Department. September.
https://www.sandiego.gov/sites/default/files/september_2022_ceqa_thresholds_final.pdf.
- 2022c City of San Diego Refuse, Organic Waste, and Recyclable Materials Storage Regulations (Municipal Code Chapter 14, Article 2, Division 8). February.
- 2016a *Construction and Demolition Debris Deposit Ordinance* (Municipal Code Chapter 6, Article 6, Division 6). June 22.
- 2016b *Waste Management Form – Part I, Construction & Demolition (C&D) Debris Deposit Program*. June 7.
- 2016c *City of San Diego Construction & Demolition (C&D) Debris Conversion Rate Table*. June 6.
- 2015 *City of San Diego Zero-Waste Plan*. Environmental Services Department. June.
- 2013 *California Environmental Quality Act Guidelines for a Waste Management Plan*. June.
- 2012 *City of San Diego Waste Generation Factors – Occupancy Phase*. October 1.
- 2011 *CEQA Waste Management Plan Information Bulletin*.

Marriott

- 2025 *Serve 360: Doing Good in Every Direction*. August.

State of California (State)

- 1989 *California Integrated Waste Management Act of 1989*. State of California Assembly Bill 939.
- 2014 *Mandatory Commercial Organics Recycling Law*. State of California Assembly Bill 1826.
- 2016 *Short-Lived Climate Pollutant Reduction Law*, State of California Senate Bill 1383.

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Appendix A

2025 Certified Construction and Demolition Recycling Facility Directory

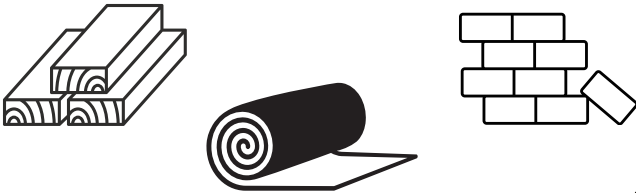


- **Material taken to a landfill is DISPOSAL. NO diversion credit is given for any material taken to a landfill.**
- You must use one of these facilities to receive diversion credit.
- Please call ahead to confirm details such as accepted materials, days and hours of operation, limitations on vehicle types, and cost.
- Ensure the project address and permit number are on the receipt.

IMPORTANT DRIVER INSTRUCTIONS - If you deliver to a transfer station, you must have your driver:

- State that your load is Construction and Demolition (C&D) debris, and ensure it is coded correctly on the receipt.
- Tickets coded as "MSW, trash, or refuse" will receive 0% credit.

The facilities marked below with an asterisk are transfer stations



| | Asphalt/Concrete | Brick/Block/Rock | Building Materials for Reuse | Cardboard | Carpet | Carpet Padding | Ceiling Tile | Ceramic Tile/Porcelain | Clean Fill Dirt | Clean Wood/Green Waste | Drywall | Industrial Plastics | Lamps/Light Fixtures | Metal | Mixed Inerts | Styrofoam Blocks | Trash | Mixed C&D Debris |
|--|------------------|------------------|------------------------------|-----------|--------|----------------|--------------|------------------------|-----------------|------------------------|---------|---------------------|----------------------|-------|--------------|------------------|-------|------------------|
| *EDCO Recovery & Transfer* 3660 Dalbergia St, San Diego, CA 92113 619-234-7774 www.edcodisposal.com | ● | | | | | | | | | ● | | | | | | ● | | 65% |
| *EDCO Station Transfer Station & Buy Back Center* 8184 Commercial St, La Mesa, CA 91942 619-466-3355 www.edcodisposal.com | ● | | ● | | | | | | | ● | | | ● | | | ● | | 65% |
| *EDCO CDI Recycling & Buy Back Center* 224 S. Las Posas Rd, San Marcos, CA 92078 760-744-2700 www.edcodisposal.com | | | ● | ● | ● | | | | | | | ● | | | | ● | | 76% |
| Escondido Resource Recovery 1044 W. Washington Ave, Escondido, CA 92025 760-745-3203 www.edcodisposal.com | ● | ● | ● | | | | | ● | ● | ● | | ● | | | | | | 65% |
| *Fallbrook Transfer Station & Buy Back Center* 550 W. Aviation Rd, Fallbrook, CA 92028 760-728-6114 www.edcodisposal.com | | | ● | | | | | | | | | ● | | | | ● | | 65% |
| Otay C&D/Inert Debris Processing Facility 1700 Maxwell Rd, Chula Vista, CA 91911 619-421-3773 www.republicservices.com | ● | ● | ● | ● | ● | | | ● | ● | ● | | ● | ● | | | ● | | 89% |
| *Ramona Transfer Station & Buy Back Center* 324 Maple St, Ramona, CA 92065 760-789-0516 www.edcodisposal.com | | | ● | | | | | | | | | ● | | | | ● | | 65% |
| SANCO Resource Recovery & Buy Back Center 6750 Federal Blvd, Lemon Grove, CA 91945 619-287-5696 www.edcodisposal.com | | | ● | ● | ● | | | | | | | ● | | | | | | 65% |

SEE ADDITIONAL C&D RECYCLING FACILITIES LISTED ON THE FOLLOWING PAGES.



- **Material taken to a landfill is DISPOSAL. NO diversion credit is given for any material taken to a landfill.**
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- Please call ahead to confirm details such as accepted materials, days and hours of operation, limitations on vehicle types, and cost.
- Ensure the project address and permit number are on the receipt.

***If using a transfer station, you must:**

- State that your load is Construction and Demolition (C&D) debris, and ensure it is coded correctly on the receipt.
- Tickets coded as “MSW, trash, or refuse” will receive 0% credit.

| | Asphalt/Concrete | Brick/Block/Rock | Building Materials for Reuse | Cardboard | Carpet | Carpet Padding | Ceiling Tile | Ceramic Tile/Porcelain | Clean Fill Dirt | Clean Wood/Green Waste | Drywall | Industrial Plastics | Lamps/Light Fixtures | Metal | Mixed Inerts | Styrofoam Blocks | Trash | Other |
|--|------------------|------------------|------------------------------|-----------|--------|----------------|--------------|------------------------|-----------------|------------------------|---------|---------------------|----------------------|-------|--------------|------------------|-------|-------|
| Allan Company 6733 Consolidated Wy, San Diego, CA 92121 858-578-9300 www.allancompany.com/facilities | | | | • | | | | | | | | | | • | | | | |
| Allan Company Miramar Recycling 5165 Convoy St, San Diego, CA 92111 858-268-8971 www.allancompany.com/facilities | | | | • | | | | | | | | | | • | | | | |
| Alpine Asphalt & Concrete Recycling 5690 Willows Rd, Alpine, CA 91901 760-451-6481 www.alpineasphaltandconcrete.com | • | • | • | | | | | • | | | | | | | | | | |
| Amswede Recycling 149 Reed Ct, Chula Vista, CA 91911 619-425-9450 www.amswederecycling.com | • | • | • | | | | • | • | • | • | | | • | • | | | | |
| Aquafil Carpet Collection 187 Mace St, Chula Vista, CA 91911 619-816-0787 www.aquafil.com | | | | | • | • | | | | | | | | | | | | |
| Aquafil Carpet Collection 7720 Formula Pl, San Diego, CA 92126 602-562-0444 www.aquafil.com | | | | | • | • | | | | | | | | | | | | |
| ARCOSA Crushed Concrete 8354 Nelson Way, Escondido, CA 92026 760-205-1797 www.ramco.us.com | • | • | | | | | | | | | | | | | | | | |
| Armstrong World Industries, Inc. 300 S. Myrida St, Pensacola, FL 32505 877-276-7876 (Press 1, Then 8) www.armstrong.com/commceilingsna | | | | | | • | | | | | | | | | | | | |
| CMS Recycling Inc. 1428 West Mission Rd, Escondido, CA 92029 760-741-6300 www.cmsmetals.com | | | | | | | | | | | | | • | | | | | |
| Cornerstone Aggregates Inc. 332 Elkelton Pl, Spring Valley, CA 91977 619-964-6912 | • | • | | | | | | • | • | | | | | | | | | |
| DFS Flooring 10178 Willow Creek Rd, San Diego, CA 92131 858-630-5200 www.dfsflooring.com | | | | | • | • | | | | | | | | | | | | |



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|---|------------------|------------------|------------------------------|-----------|--------|----------------|--------------|------------------------|-----------------|------------------------|---------|---------------------|----------------------|-------|--------------|------------------|-------|-------|---|
| EKCO Metals 2846 Commercial St, San Diego, CA 92113 619-756-6696 www.ekcometals.com | | | | | | | | | | | | | | | | | | | |
| F.J. Willert Contracting 2385 Cactus Rd, San Diego, CA 92154 619-421-1980 www.fjwillert.com | • | | | | | | | | | | | | | | | | | | |
| Inland Pacific Resource Recovery 12650 Slaughterhouse Canyon Rd, Lakeside, CA 92040 619-390-1418 www.iprrgreen.com | | | | | | | | • | | | | | | | | | | | |
| JEB Sand & Gravel 25125 Lake Wohlford Rd, Escondido, CA 92027 760-432-9217 | • | • | • | | | | | • | | | | | | | | | | | |
| Los Angeles Fiber Company 4920 S. Boyle Ave, Vernon, CA 90058 323-589-5637 www.lafiber.com | | | | | | | | | | | | | | | | | | | |
| Martin Marietta Materials 389 Hollister St, San Diego, CA 92154 858-974-3849 www.martinmarietta.com | • | | | | | | | | | | | | | | | | | | |
| Martin Marietta Materials 12560 Highway 67, Lakeside, CA 92040 858-547-2141 www.martinmarietta.com | • | | | | | | | | | | | | | | | | | | |
| Martin Marietta Materials 9229 Harris Plant Rd, San Diego, CA 92126 858-974-3849 www.martinmarietta.com | • | | | | | | | • | | | | | | | | | | | |
| Miramar Greenery, City of San Diego 5180 Convoy St, San Diego, CA 92111 858-694-7000 www.miramargreenery.com | | | | | | | | | • | | | | | | | | | | |
| Moody's 3210 Oceanside Blvd, Oceanside, CA 92056 760-433-3316 www.moodyselfcorazonrecycling.com | • | | | | | | | • | | | | | | | | | | | • |
| Recycle On Earth 1230 Olive St, Ramona, CA 92065 760-789-9430 | | | | | | | | | | | | | | | | | | | • |



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|--|------------------|------------------|------------------------------|-----------|--------|----------------|--------------|------------------------|-----------------|------------------------|---------|---------------------|----------------------|-------|--------------|------------------|-------|-------|
| Rockridge Crushing 12485 Highway 67, Lakeside, CA 92040 619-324-7065 | ● | | | | | | | | | | | | | | | | | |
| SA Recycling 3055 Commercial St, San Diego, CA 92113 619-238-6740 www.sarecycling.com | | | | | | | | | | | | | | ● | | | | |
| SA Recycling 1211 S. 32nd St, San Diego, CA 92113 619-234-6691 www.sarecycling.com | | | | | | | | | | | | | | ● | | | | |
| San Pasqual Valley Soils 16111 Old Milky Way, Escondido, CA 92027 760-746-4769 www.spvsoils.com | | | | | | | | ● | | | | | | | | | | |
| Superior Ready Mix 500 N. Tulip St, Escondido, CA 92025 760-432-4690 www.superiorrm.com | ● | | | | | | | | | | | | | | | | | |
| Superior Ready Mix 7500 Mission Gorge Rd, San Diego, CA 92120 760-690-5700 www.superiorrm.com | ● | | | | | | | | | | | | | | | | | |
| Terra Bella Nursery 302 Hollister St, San Diego, CA 92154 619-585-1118 www.terrabellanursery.com | | | | | | | ● | ● | | | | | | | | | | |
| Terra Bella Nursery (Midway District) 3535 Camino Del Rio West, San Diego, CA 92110 619-501-8118 www.terrabellanursery.com | | | | | | | | ● | | | | | | | | | | |
| Vulcan Carol Canyon Landfill and Recycle Site 10051 Black Mountain Rd, San Diego, CA 92126 858-530-9465 www.vulcanmaterials.com | ● | ● | | | | | ● | | | | | | | ● | | | | |
| Vulcan Materials Company 2275 Hard Rock Rd, Chula Vista, CA 91913 858-530-9472 www.vulcanmaterials.com | ● | | | | | | | | | | | | | | | | | |
| Vulcan Otay Asphalt Recycle Center 7522 Paseo de la Fuente, San Diego, CA 92154 619-571-1945 www.vulcanmaterials.com | ● | | | | | | | | | | | | | | | | | |

Appendix B
Waste Management Form – Part I

Appendix C

City of San Diego: Construction and Demolition Debris Conversion Rate Table



CITY OF SAN DIEGO

Construction & Demolition (C&D) Debris

Conversion Rate Table

This worksheet lists materials typically generated from a construction or demolition project and provides formulas for converting common units (i.e. cubic yards, square feet, and board feet) to tons. It is a tool that should be used for preparing your Waste Management Form - Part I, which requires that quantities be provided in tons.

Note: Weigh receipts are required for your refund request.

- Step 1:** Enter the estimated quantity for each applicable material in Column I, based on units
- Step 2:** Multiply by Tons/Unit figure listed in Column II. Enter the result for each material in Column III.
If using Excel version, column III will automatically calculate tons.
- Step 3:** Enter quantities for each separated material from Column III on this worksheet into the corresponding section of your Waste Management Form - Part I.

| Category | Material | Column I | | Column II | | Column III |
|---|---------------------------|----------|-------|------------|------------|------------|
| | | Volume | Unit | Tons/Unit | Tons | |
| Asphalt/Concrete | Asphalt (broken) | _____ | cy | x | 0.70 = | _____ |
| | Concrete (broken) | _____ | cy | x | 1.20 = | _____ |
| | Concrete (solid slab) | _____ | cy | x | 1.30 = | _____ |
| Brick/Masonry/Tile | Brick (broken) | _____ | cy | x | 0.70 = | _____ |
| | Brick (whole, palletized) | _____ | cy | x | 1.51 = | _____ |
| | Masonry Brick (broken) | _____ | cy | x | 0.60 = | _____ |
| | Tile | _____ | sq ft | x | 0.00175 = | _____ |
| Building Materials (doors, windows, cabinets, etc.) | | _____ | cy | x | 0.15 = | _____ |
| Cardboard (flat) | | _____ | cy | x | 0.05 = | _____ |
| Carpet | By square foot | _____ | sq ft | x | 0.0005 = | _____ |
| | By cubic yard | _____ | cy | x | 0.30 = | _____ |
| Carpet Padding/Foam | | _____ | sq ft | x | 0.000125 = | _____ |
| Ceiling Tiles | Whole (palletized) | _____ | sq ft | x | 0.0003 = | _____ |
| | Loose | _____ | cy | x | 0.09 = | _____ |
| Drywall (new or used) | 1/2" (by square foot) | _____ | sq ft | x | 0.0008 = | _____ |
| | 5/8" (by square foot) | _____ | sq ft | x | 0.00105 = | _____ |
| | Demo/used (by cubic yd) | _____ | cy | x | 0.25 = | _____ |
| Earth | Loose/Dry | _____ | cy | x | 1.20 = | _____ |
| | Excavated/Wet | _____ | cy | x | 1.30 = | _____ |
| | Sand (loose) | _____ | cy | x | 1.20 = | _____ |
| Landscape Debris (brush, trees, etc) | | _____ | cy | x | 0.15 = | _____ |
| Mixed Debris | Construction | _____ | cy | x | 0.18 = | _____ |
| | Demolition | _____ | cy | x | 1.19 = | _____ |
| Scrap metal | | _____ | cy | x | 0.51 = | _____ |
| Shingles, asphalt | | _____ | cy | x | 0.22 = | _____ |
| Stone (crushed) | | _____ | cy | x | 2.35 = | _____ |
| Unpainted Wood & Pallets | By board foot | _____ | bd ft | x | 0.001375 = | _____ |
| | By cubic yard | _____ | cy | x | 0.15 = | _____ |
| Garbage/Trash | | _____ | cy | x | 0.18 = | _____ |
| Other (estimated weight) | | _____ | cy | x estimate | = | _____ |
| | | _____ | cy | x estimate | = | _____ |
| | | _____ | cy | x estimate | = | _____ |
| Total All | | | | | | _____ |

Appendix D

City of San Diego: Waste-Generation Factors – Occupancy Phase

Waste Generation Factors – Occupancy Phase

The following factors are used by the City of San Diego Environmental Services Department to estimate the expected waste generation in a new residential or commercial development.

Residential Uses

Residential Unit = 1.6 tons/year/unit
 Multi-family Unit = 1.2 tons/year/unit

Example: To calculate the amount of waste that will be generated from a project with 100 new homes, multiply the number of homes by the generation factor.

100 single family homes x 1.6 = 160 tons/year
 100 multi-family units x 1.2 = 120 tons/year

Commercial/Industrial Uses

| | |
|-----------------------|--------|
| General Retail | 0.0028 |
| Restaurants & Bars | 0.0122 |
| Hotels/Motels | 0.0045 |
| Food Stores | 0.0073 |
| Auto/Service/Repair | 0.0051 |
| Medical Offices | 0.0033 |
| Hospitals | 0.0055 |
| Office | 0.0017 |
| Transp/Utilities | 0.0085 |
| Manufacturing | 0.0059 |
| Education | 0.0013 |
| Unclassified Services | 0.0042 |

Example: To calculate the amount of waste that could be generated from a new building with 10,000 square feet for offices and 10,000 square feet for manufacturing, multiply the square footage for each use by the generation factor.

10,000 square feet x 0.0017 = 17 tons/year


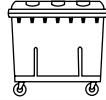
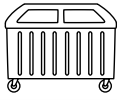

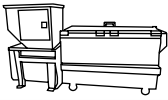
10,000 square feet x 0.0059 = 59 tons per year

Total estimated waste generation for building = 76 tons/year

Appendix E
Franchise Hauler Directory



Franchise haulers have entered into a franchise agreement with the City of San Diego that includes the approved collection, recycling and disposal of solid waste in a manner that ensures orderly operation, minimizes adverse effects to the environment and public health, and requires reporting of collections and disposal to the City. According to the City's Recycling Ordinance, all businesses and privately-serviced residences are required to have recycling, organic waste recycling and trash collection from one Franchise Hauler. You may select from any of the Franchise Haulers below based on your site's waste needs. The City does not assign haulers or set service rates for businesses and privately-serviced residences.

| Company | Website | Phone Number | Services Offered | | | | Equipment Type | | | | |
|----------------------------------|----------------------|----------------|------------------|-------------|------------|-------|---|---|---|---|---|
| | | | Recycling | Green Waste | Food Waste | Trash |  |  |  |  |  |
| Allan Company * | allancompany.com | (626) 962-4047 | ● | | | | ● | ● | | ● | |
| BDC Special Waste Services * ✓ | wm.com | (619) 596-5100 | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Coast Waste Management * ✓ | wm.com | (760) 929-9400 | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Daily Disposal Services * ✓ | dailydisposal.com | (619) 702-3300 | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Debris Box * ✓ 1 | debrisboxonline.com | (619) 284-9245 | ● | ● | | ● | | | ● | | |
| Dependable Disposal * ✓ | republicservices.com | (619) 421-9400 | ● | ● | ● | ● | ● | ● | ● | ● | |
| Diamond Environmental Services * | diamondprovides.com | (888) 744-7191 | ● | ● | | ● | | ● | ● | | |
| EDCO Disposal * ✓ | edcodisposal.com | (619) 287-7555 | ● | ● | ● | ● | ● | ● | ● | ● | |
| EDCO Waste & Recycling * ✓ | edcodisposal.com | (619) 287-7555 | ● | ● | ● | ● | ● | ● | ● | ● | |
| Emerald Waste & Recovery * ✓ | wm.com | (619) 596-5100 | ● | ● | ● | ● | ● | ● | ● | ● | |
| Express Waste & Recycling * ✓ | edcodisposal.com | (619) 287-7555 | ● | ● | ● | ● | ● | ● | ● | ● | |
| Moor Refuse * ✓ | wm.com | (619) 596-5100 | ● | ● | ● | ● | ● | ● | ● | ● | |
| Reliable Waste * ✓ | wm.com | (619) 596-5100 | ● | ● | ● | ● | ● | ● | ● | ● | |


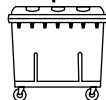
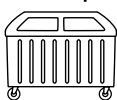

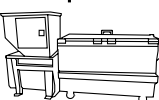
* These Franchise Haulers provide service to commercial businesses.

✓ These Franchise Haulers provide service to privately-serviced residences.

1. Debris Box only offers front loader collection services for privately-serviced residences.



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| Company | Website | Phone Number | Services Offered | | | | Equipment Type | | | | |
|----------------------------|----------------------|----------------|------------------|-------------|------------|-------|---|---|---|---|---|
| | | | Recycling | Green Waste | Food Waste | Trash |  |  |  |  |  |
| Republic Services* ✓ | republicservices.com | (619) 421-9400 | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Sani-Tainer* ✓ | edcodisposal.com | (619) 287-7555 | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Tayman Industries* ✓ | republicservices.com | (619) 421-9400 | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Universal Waste Systems* ✓ | uwscompany.com | (619) 814-6310 | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| USA Waste* ✓ | wm.com | (619) 596-5100 | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Ware Disposal* ✓ | wardisposal.com | (877) 714-9273 | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Waste Management* ✓ | wm.com | (619) 596-5100 | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Webco* ✓ | edcodisposal.com | (619) 287-7555 | ● | ● | ● | ● | ● | ● | ● | ● | ● |

* These Franchise Haulers provide service to commercial businesses.
 ✓ These Franchise Haulers provide service to privately-serviced residences.