# Point Loma Hotel

## Waste Management Plan

July 2019 | VNV-01

*Prepared for:*

**Vista Investments**
2225 Campus Drive
San Diego, CA 90245

*Prepared by:*

**HELIX Environmental Planning, Inc.**
7578 El Cajon Boulevard
La Mesa, CA 91942

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# ACRONYMS AND ABBREVIATIONS

| | |
|---|---|
| AB | Assembly Bill |
| Applicant | Vista Investments |
| C&D | Construction and Demolition |
| CalRecycle | California Department of Resources Recycling and Recovery |
| CEQA | California Environmental Quality Act |
| City | City of San Diego |
| CIWMA | California Integrated Waste Management Act of 1989 |
| CY | cubic yard(s) |
| DSD | Development Services Department (City of San Diego) |
| ESD | Environmental Services Department (City of San Diego) |
| FEMA | Federal Emergency Management Agency |
| ft. | foot/feet |
| IWMP | Integrated Waste Management Plan |
| lbs | pounds |
| Project | Point Loma Hotel |
| SDMC | San Diego Municipal Code |
| SF | square foot/feet |
| SRRE | Source Reduction and Recycling Element |
| SWMC | Solid Waste Management Coordinator |
| WDM | Waste Diversion Measures |
| WMP | Waste Management Plan |

# 1.0 INTRODUCTION

## 1.1 PURPOSE OF THE REPORT

The purpose of this Waste Management Plan (WMP) is to identify the quantity of solid waste that would be generated by the Point Loma Hotel project (project) throughout demolition, construction, and operation, and to identify measures to reduce the potential impacts associated with management of such waste.

Proper separation and diversion of recyclable waste materials is required in order to divert each material type to a recycling/reuse facility with the highest possible diversion rate. As discussed further in Section 2.0, *Regulatory Framework*, in order to comply with City of San Diego's (City's) waste reduction ordinances and the waste diversion goals established in State Assembly Bill (AB) 341, the project must achieve a 75 percent diversion rate during demolition and construction. The City's California Environmental Quality Act (CEQA) Significance 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 C&D for potentially significant cumulative solid waste impacts. The City Environmental Services Department's (ESD) Certified Construction & Demolition Recycling Facility Directory (City 2019) provides guidance on identifying recycling/reuse facility locations, accepted materials, recycling/reuse rates, and associated disposal fees and/or the value of the materials accepted for recycling/reuse.

This WMP has been prepared consistent with applicable federal, State, and local laws, regulations, and standards pertinent to the project. Its goal is to implement an approach for managing waste that conserves landfill space, preserves environmental quality, conserves natural resources, and reduces disposal costs. Responsibility for ensuring ongoing WMP compliance would be under the direction of the project Solid Waste Management Coordinator (SWMC), as assigned by Vista Investments (Applicant).

## 1.2 PROJECT LOCATION

The project is located on a 0.62-acre site at 1325 Scott Street in the Point Loma neighborhood in the City of San Diego. The site is bounded by Emerson Street to the north, Scott Street to the west, Dickens Street to the south, and a seafood restaurant to the east. The site is located in a coastal area characterized by commercial and residential uses and is designated as Commercial Employment, Retail, and Services in the City General Plan and Commercial/Recreation in the Peninsula Community Plan. An existing motel building (Vagabond Inn) is located on the project site. Refer to Figures 1, *Regional Location Map*, and Figure 2, *Project Vicinity (Aerial Photograph)*.

## 1.3 PROJECT DESCRIPTION

The project proposes the redevelopment of the site into a new hotel. The redevelopment would require the demolition of an existing two-story, 40-room motel building, associated parking lot, pool area, and landscaped areas. One three-story, 91-room hotel and subterranean parking structure would be constructed in its place. The proposed structure is 87,270 square feet (SF), which includes the 26,330 SF parking structure (91 spaces), 5,200 SF pool area, and 50,190 SF hotel space. The structure would have a maximum height of approximately 30 feet. The project would provide 320 SF of space set aside for refuse and recycling.

As described above, the existing two-story motel building totaling 14,000 SF would be demolished. The project would also remove approximately 15,500 SF of paved area, including asphalt and cement at the motel's parking area and pool area. Excavation of the project's parking structure would require the export of approximately 13,000 cubic yards (CY) of soil (refer to Appendix A, *Site Plan*).

# 2.0 REGULATORY FRAMEWORK

## 2.1 STATE REGULATIONS

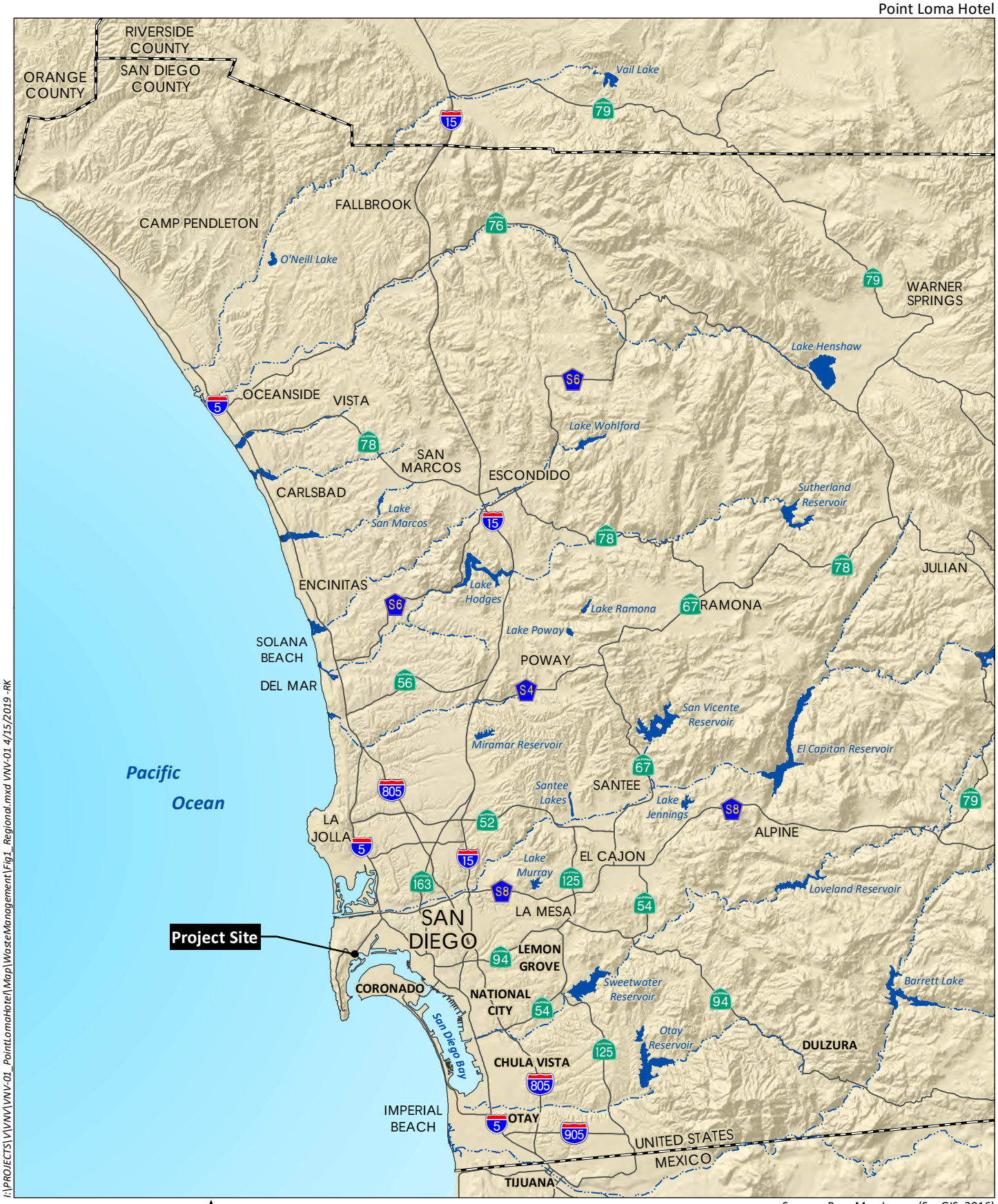
The State of California (State) Integrated Waste Management Act (CIWMA) of 1989 [California AB 939], which is administered by the California Department of Resources Recycling and Recovery (CalRecycle), requires counties to develop an Integrated Waste Management Plan (IWMP) that describes local waste diversion and disposal conditions, and lays out realistic programs to achieve the waste diversion goals. IWMPs compile Source Reduction and Recycling Elements (SRREs) that are required to be prepared by each local government, including cities. SRREs analyze the local waste stream to determine where to focus diversion efforts; and provide a framework to meet waste reduction mandates. The goal of the solid waste management efforts is not to increase recycling, but to decrease the amount of waste entering landfills. AB 939 required all cities and counties to divert a minimum 50 percent of all solid waste from landfill disposal.

In 2011, the State legislature enacted AB 341 (California Public Resource Code Section 42649.2), increasing the diversion target to 75 percent statewide. AB 341 also requires the provision of recycling service to commercial and residential facilities that generate 4 cubic yards (CY) or more of solid waste per week.

In October of 2014, Governor Brown signed AB 1826 Chesbro (Chapter 727, Statutes of 2014), requiring businesses to recycle their organic waste on and after April 1, 2016, depending on the amount of waste they generate per week. Organic waste means food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste. For businesses that generate 8 or more CY of organic waste per week, this requirement began April 1, 2016, while those that generate 4 CY of organic waste per week must have an organic waste recycling program in place beginning January 1, 2017. This law also requires that on and after January 1, 2016, local jurisdictions across the State implement an organic waste recycling program to divert organic waste generated by businesses, including multi-family residential dwellings that consist of five or more units. This law phases in the mandatory recycling of commercial organics over time, while also offering an exemption process for rural counties.

## 2.2 LOCAL REGULATIONS

The City has enacted codes and policies directed at the achievement of State-required diversion levels, including the Refuse and Recyclable Materials Storage Regulations (San Diego Municipal Code (SDMC) Chapter 14, Article 2 Division 8), Recycling Ordinance (City 2007; Municipal Code Chapter 6, Article 6, Division 7), and the Construction and Demolition (C&D) Debris Deposit Ordinance (City 2008; 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).

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0 8 Miles

Source: Base Map Layers (SanGIS, 2016)

HELIX Environmental Planning

# Regional Location

Figure 1

Point Loma Hotel


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0 150 Feet

Source: Aerial (SanGIS 2017)

HELIX Environmental Planning

# Project Vicinity

Figure 2

As stated in the City Development Services Department (DSD) CEQA Significance Determination Thresholds (City 2016a), implementation of these regulations and ordinances alone is not projected to achieve a 50 percent diversion rate, far below the current 75 percent diversion level targeted by the State and identified in the Zero Waste Plan for 2020. The City's ESD estimates that compliance with existing City ordinances and regulations alone achieves an approximately 30 and 40 percent diversion rate for small and large projects, respectively (City 2013). Therefore, discretionary projects must undertake additional measures to comply with existing regulations.

### 2.2.1 City of San Diego CEQA Significance Determination Thresholds

The City's CEQA Significance Determination Thresholds establish solid waste generation thresholds for discretionary projects. Proposed projects that involve construction, demolition, and/or renovation that meet or exceed the thresholds described below are considered to have potentially significant solid waste impacts and require the preparation of a WMP.

#### Direct Impacts

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 construction and demolition; 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 and cumulative 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 square feet, 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 ESD prior to distribution of the draft environmental document for public review.

#### Cumulative Impacts

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 per year, 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 mitigated by the implementation of a project-specific WMP that reduces solid waste impacts to below a level of significance.

Although the project would not include construction, demolition, or renovation of 1,000,000 SF or more, it would generate more than 1,500 tons of solid waste materials during demolition and construction.

Therefore, without solid waste diversion measures, the project would exceed the City's threshold for direct solid waste impacts. Further, the project proposes construction of more than 40,000 SF, thereby also 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 would exceed direct and cumulative solid waste thresholds, preparation of this WMP is required under CEQA 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.

### 2.2.2 City of San Diego Refuse and Recyclable Materials Storage Ordinance

San Diego Municipal Code (SDMC) Section 142.0801 et seq. contains the language of the City Refuse and Recyclable Materials Storage Ordinance (Storage Ordinance), an ordinance that is required by State law.

Table 1, *Required Minimum Storage Areas for Non-residential Development*, provides information on minimum exterior refuse and recyclable material storage areas for non-residential development.

**Table 1**
**REQUIRED MINIMUM STORAGE AREAS FOR NON-RESIDENTIAL DEVELOPMENT**

| Gross Floor Area (SF) | Minimum Refuse Storage Area (SF) | Minimum Recyclable Material Storage Area (SF) | Total Minimum Storage Area (SF) |
|---|---|---|---|
| 0-5,000 | 12 | 12 | 24 |
| 5,001-10,000 | 24 | 24 | 48 |
| 10,001-25,000 | 48 | 48 | 96 |
| 25,001-50,000 | 96 | 96 | 192 |
| 50,001-75,000 | 144 | 144 | 288 |
| 75,001-100,000 | 192 | 192 | 384 |
| 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 | 384+96 SF for every 25,000 SF of building area above 100,001 |

Source: SDMC Table 142 08C
SF = square feet

### 2.2.3 City of San Diego Recycling Ordinance

The City's Recycling Ordinance, found in SDMC Section 66.0701 et seq., was adopted in November 2007 (City 2007). The Recycling Ordinance requires the provision of recycling service for all commercial facilities, all single-family residences, and multi-family residences with more than 49 units. The Ordinance also provides an exemption for land uses that generate less than 6 CY of waste per week. However, as noted above, AB 341, which was chaptered after the City enacted this ordinance, has imposed a requirement that "captures" any uses being served with 4 CY or more of refuse capacity. This State requirement makes the provision of recycling service a virtually universal requirement. In addition, the Recycling 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.

### 2.2.4 City of San Diego Construction and Demolition Debris Deposit Ordinance

On July 1, 2008, the City's C&D Debris Deposit Ordinance became effective (City 2008). An amendment to the ordinance and revisions to the associated C&D deposit schedule were approved by the City Council on December 10, 2013 (effective January 1, 2014) and on April 19, 2016 (effective June 22, 2016). The C&D Debris Deposit Ordinance is designed to keep C&D materials out of local landfills and ensure that materials are diverted from disposal. The ordinance creates an economic incentive to recycle C&D debris through the collection of fully refundable deposits that are returned, in whole or in part, upon proof of the amount of C&D debris the project applicant diverted from landfill disposal. The ordinance requires that the majority of construction, demolition and remodeling projects requiring building, combination, and demolition permits pay a refundable C&D Debris Recycling Deposit and divert at least 65 percent of their debris by recycling, reusing, or donating usable materials. The deposit is held until the applicant provides receipts demonstrating that a minimum 65 percent of the material generated has been diverted from disposal in landfills.

The C&D Ordinance stipulates that projects will be required to divert 75 percent of their wastes 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. 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 71 and 90 percent diversion rates at their facilities (refer to the City's Certified Construction & Demolition Recycling Facility Directory, provided in Appendix B of this report). This is because not everything that is brought to be recycled is usable or marketable. While there are two facilities that achieve a diversion rate greater than 75 percent, the others have a diversion rate of 68 percent. For a project that would dispose of mixed debris at one of the facilities that achieve a less than 75 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 an overall diversion rate of 75 percent. Higher diversion rates can also be accomplished by salvage and/or on-site reuse of C&D materials. The City's C&D thresholds and deposit amounts are shown below in Table 2, *City C&D Deposit Schedule*.

**Table 2**
**CITY C&D DEPOSIT SCHEDULE**

| Building Category | Deposit per SF[1] | Minimum SF Subject to Ordinance | Maximum SF Subject to Ordinance | Range of Deposits |
|---|---|---|---|---|
| Residential New Construction, Non-residential Alterations, Demolition | $0.40 | 1,000 | 100,000 | $400-$40,000 |
| Non-residential New Construction | $0.20 | 1,000 | 50,000 | $200-$10,000 |
| **Flat Rate** | | | | |
| Residential Alterations | $1,000 | 1,000 | 6,999 | $1,000 |

Source: City 2016b

[1] Deposit amounts are applied to the entire area(s) where work will be performed, and are calculated based on square footage.

SF = square feet

# 3.0 PRE-CONSTRUCTION WASTE

All C&D-generated waste would be subject to compliance with the 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 Certified Construction & Demolition Recycling Facility Directory (Appendix B), "Mixed C&D Debris" recyclers attain at most a 88 percent diversion rate, whereas "source separated" material recyclers can attain nearly 100 percent diversion rates (City 2019). 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.

## 3.1 CLEARING/GRUBBING

Clearing/grubbing involves the removal of existing vegetation. Clearing/grubbing of the site would be minimal, as the project site is almost entirely paved with few existing landscaping elements. For the purposes of this analysis, vegetation removal is expected to be negligible. Additionally, no vegetation is expected to be reused or mulched on-site. Vegetation would be processed and recycled at a target rate of 100 percent diversion at Miramar Greenery, a City-certified green waste recycling facility. The City's Certified Construction & Demolition Recycling Facility Directory (City 2019; Appendix B) states the diversion rate for clean source-separated materials shall be 100 percent. Other waste materials associated with the clearing and grubbing are anticipated to include negligible amounts of waste generated by contractors working on the site during the clearing and grubbing process.

## 3.2 DEMOLITION

### 3.2.1 Building Demolition

Demolition involves the removal of buildings, infrastructure, and pavement. All structures, pavement, and most infrastructure would be demolished. The existing development includes a single two-story motel building totaling approximately 14,000 SF, all of which would be demolished.

The existing building to be demolished is assumed to be Type V construction. The building is wood-framed with a stucco and concrete block exterior with interior finishes including typical drywall ceilings and walls. All ground-level rooms have laminate wood flooring, and all rooms on the second level are carpeted. Bathrooms, the hotel lobby, and kitchenettes in the hotel's three largest rooms contain some tile floors. Assumptions for flooring materials include approximately 5,250 SF of carpet, 4,000 SF of tile, and 5,250 SF of laminate wood. The roof is primarily comprised of wood frame construction.

#### 3.2.1.1 Salvage

Salvage of furnishings, décor, and flooring is expected to be conducted by the hotel owner. It is expected that these items would be reused at other properties or sold.

#### 3.2.1.2 Recycling

The overall estimated quantity of debris from the existing buildings are based on the "General Building Formula" contained in the Federal Emergency Management Plan (FEMA) Debris Estimating Field Guide. The formula multiplies building length, width, and height (in feet) by a constant of 0.33 to account for air space in the building, and divides the resulting number by 27 to convert cubic feet to cubic yards (FEMA 2010):

$$\frac{\text{Length x Width x Height x 0.33}}{27} = \textbf{CY}$$

The existing building has a height of approximately 20 feet. The square footage is equal to its length times width. Using these dimensions, structural debris for all buildings is estimated as follows:

$$\frac{(\text{14,000 SF x 20 feet x 0.33})}{27} = \textbf{3,422 CY}$$

As specific materials likely to be contained in the existing building are not precisely known, estimates were pulled from the Military Base Closure Handbook – A Guide to Construction and Demolition Materials Recovery (CalRecycle 2002). According to this handbook, demolition of typical commercial wood structures result in a C&D waste stream (by volume) as follows[1]:

- 73 percent wood
- 18 percent brick
- 7 percent concrete
- 3 percent metal

In addition to the percentages listed above, it is assumed that there are other recyclable "mixed debris" materials present in unknown quantities, which are estimated to comprise 20 percent of the total demolition debris. These materials would be too damaged or mixed to be source separated into clean materials; and would be disposed of accordingly. An additional eight percent non-recyclable "waste" also was factored into the total waste stream anticipated for demolition of the structure. Factoring in the 28 percent mixed debris and trash that would be generated during demolition, the wood, brick, metal, and concrete breakdown provided in the Military Base Closure Handbook would account for the remaining 72 percent of total waste.

The complete breakdown of waste types and volumes of demolition waste anticipated to be generated are shown in Table 3, *Existing Structure Demolition Waste Content*.

[1] The *Military Base Closure Handbook – A Guide to Construction and Demolition Materials Recovery* has the percentage total of waste equaling 101 percent. This is likely due to rounding that was not disclosed in the document. To allow for balanced equations, a quarter of a percent was removed from concrete, brick, wood, and metal materials in the calculations.

**Table 3**
**EXISTING STRUCTURE DEMOLITION WASTE CONTENT**

| Material | Percent Waste by Material (%)[1] | Volume Waste by Material (CY)[2] |
|---|---|---|
| Concrete | 5 | 171 |
| Brick | 13 | 445 |
| Wood – Clean[3] | 26 | 890 |
| Wood – Treated[3] | 26 | 890 |
| Metal | 2 | 68 |
| Mixed debris | 20 | 684 |
| Trash | 8 | 274 |
| **TOTAL** | **100** | **3,422** |

Sources: FEMA 2010; CalRecycle 2002

1 Estimated percentages for concrete, brick, wood, and metal provided by the Military Base Closure Handbook – A Guide to Construction and Demolition Materials Recovery (CalRecycle 2002) were broken down from the 72 percent of demolition materials remaining after subtracting 20 percent mixed debris and 8 percent trash. For example, the percent waste by material for concrete was generated by multiplying 72 percent by 7 percent (the concrete composition in commercial wood structures) to yield 5 percent of the total waste generated during demolition.

2 Table information subject to field verification during demolition.

3 For estimation purposes, wood waste materials are split 50 percent clean, and 50 percent treated to conservatively account for inability to recycle treated wood.

CY = cubic yard

It is assumed that treated wood, in addition to approximately eight percent of demolition waste, would not be recyclable. These materials would be disposed of at the Miramar Landfill at a zero percent diversion rate. The additional 20 percent of "mixed debris" demolition materials would be disposed of at a City-approved mixed debris materials recycling facility at a minimum 68 percent diversion rate (refer also to Appendix B).

### 3.2.2 Asphalt/Pavement Demolition

Asphalt and pavement demolition is anticipated to include internal fire lanes, parking, curbs, sidewalks, and driveways. Based on aerial imagery from Google Earth, it is estimated that 15,500 SF of paved area would be removed, with approximately 3,000 SF of this paved area as concrete.

- Demolition estimates assumes asphalt is 3 inches thick and 142 pounds (lbs) per cubic foot. This would equate to approximately 443,750 lbs, or 222 tons, based on the 12,500 SF of existing on-site asphalt.

- Demolition estimates assumes concrete pavement is 4 inches thick and 150 lbs per cubic foot. This would equate to approximately 150,000 lbs., or 75 tons, based on the 3,000 SF of existing on-site pavement.

#### 3.2.2.1 Salvage

Although demolished parking lot, sidewalk, and gutter material has salvage potential, no salvage plans have been prepared. No salvage is proposed.

#### 3.2.2.2 Recycling

The diversion rate for asphalt and concrete is 100 percent (see Appendix B). Asphalt and pavement demolition materials are estimated to total approximately 860 tons. Therefore, the quantity diverted and recycled is estimated to total 860 tons.

### 3.2.3 Utilities Demolition

Existing on-site utilities are proposed to be removed and replaced. Based on the lot size, existing underground utilities are estimated to total approximately 200 linear feet of water pipelines, and 200 linear feet of sewer laterals. Water and sewer pipelines are assumed to be 3 inches in diameter. Demolition estimates for these materials have been calculated based on the following assumption:

- 3-inch-diameter concrete cement water pipes weigh approximately 4.6 lbs per linear foot of pipe (Logard Asbestos Cement 2005). Assuming 200 linear feet of water pipeline and 200 linear feet of sewer laterals, approximately 1,840 lbs, or 1 ton, would be removed.

Utilities demolition would require a total of 1,840 lbs, or approximately 1 ton of pipeline materials to be removed from the site.

#### 3.2.3.1 Salvage

There is no potential for salvage of existing utilities material.

#### 3.2.3.2 Recycling

There is no potential for recycling of existing utilities material.

## 3.3 GRADING

Grading is anticipated to require 13,000 CY of soil export, which would total approximately 16,900 tons. Estimates were based on the City's C&D Debris Conversion Rate Table, which identifies an excavated soil weight of 1.30 tons per CY (City 2016c; Appendix C). Excavated soil is anticipated to be diverted at a rate of 100 percent to one of the facilities from the City's Certified Construction & Demolition Recycling Facility Directory (Appendix B).

Other waste materials associated with grading are anticipated to include negligible amounts of waste generated by contractors working on site during the grading process.

## 3.4 SUMMARY OF PRE-CONSTRUCTION WASTE GENERATION AND DIVERSION

As discussed above, waste materials to be generated during clearing and grubbing, demolition and grading for project implementation would be source separated for recycling or reuse at City-certified facilities specializing in each material type, as applicable. A summary of anticipated waste generation volumes and diversion rates for pre-construction activities is provided in Table 4, *Pre-Construction Solid Waste Generation, Diversion Rates, and Facilities*.

### 3.4.1 Summary of Salvaged Material

Demolition of the existing structures, utilities, and pavement would generate salvageable materials. However, no specific inventory of reusable items has been conducted at this preliminary stage and no salvage plan has been prepared. No salvage is proposed.

### 3.4.2 Summary of Recycled Material

Materials generated during the pre-construction phase designated for recycling would be source separated on site during these activities. The City's 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 88 percent diversion rate at the EDCO CDI Recycling and Buy Back Center (City 2019). As shown in Table 4, an overall 87 percent diversion rate is targeted for the project's pre-construction materials.

**Table 4**
**PRE-CONSTRUCTION SOLID WASTE GENERATION, DIVERSION RATES, AND FACILITIES**

| Source of Material | Material | Volume (CY) | Tons/Unit Conversion Factor | Tons | Diversion Rate (Percent) | Facility/ Destination of Materials | Tons Diverted | Tons Disposed |
|---|---|---|---|---|---|---|---|---|
| Clearing/Grubbing | Vegetation | 0 | 0.15 | 0 | 100 | B | 0 | 0 |
| Building Demolition | Concrete | 171 | 1.2 | 2050 | 100 | A | 205 | 0 |
| | Brick | 445 | 0.7 | 311 | 100 | A | 311 | 0 |
| | Clean Wood | 890 | 0.15 | 133 | 100 | B | 133 | 0 |
| | Treated Wood | 890 | 0.15 | 133 | 0 | C | 0 | 133 |
| | Metal | 68 | 0.51 | 35 | 100 | A | 35 | 0 |
| | Mixed Debris | 684 | 1.19 | 814 | 71 | A | 578 | 236 |
| | Trash | 274 | 0.18 | 49 | 0 | C | 0 | 49 |
| Pavement Demolition | Asphalt/Concrete | -- | -- | 297 | 100 | A | 297 | 0 |
| Utilities | Pipeline | -- | -- | 1 | 100 | A | 0 | 1 |
| Grading | Earth/Soil | 13,000 | 1.30 | 16,900 | 100 | A | 16,900 | 0 |
| | | | **TOTAL** | **18,880** | **87** | -- | **18,460** | **420** |

Sources: City's Certified Construction & Demolition Recycling Facility Directory (City 2019; Appendix B), City's C&D Debris Conversion Rate Table (City 2016c; Appendix C)
Facility/Destination Key:
A. Appropriate facility on City's Certified Construction & Demolition Recycling Facility Directory
B. Miramar Greenery, 5180 Convoy Street, San Diego, CA 92111
C. Miramar Landfill, 5180 Convoy Street, San Diego, CA 92111
Notes:

- Table information subject to field verification during pre-construction.
- The Applicant would contract with source separating recycling facilities listed in the City's Certified Construction & Demolition Recycling Facility Directory (City 2019) with an equal or greater diversion rate to ensure diversion rates meet those estimated in this table.
- The Tons/Unit Conversion Factor for concrete/steel was not provided in the City's C&D Debris Conversion Rate Table; therefore, concrete's factor of 1.2 was used in the estimates.
- Total diversion rate based on the percentage of total tons of waste diverted over the total tons of waste generated.

CY = cubic yards

# 4.0 CONSTRUCTION WASTE

In order to estimate the quantity of waste generated during construction, City ESD staff recommends assuming each material type (carpet, ceiling tiles, etc.) would approximately equal the square footage of each structure. This square footage can then be multiplied by the weight of the material, and divided by 10 to account for 10 percent of waste generated during the construction process. A 10 percent construction waste generation rate is a very conservative figure, used here for analysis based on the following reasoning:

- The costs of purchasing construction materials in excess of the quantity required are prohibitive.
- Many materials, such as metal studs, come prefabricated in specific sizes, such that the contractor can accurately predict and purchase the specific quantity that would be required.
- Contractors can return unused and unneeded items (such as metal studs, appliances, fixtures, etc.) and/or utilize materials (such as brick or drywall) on other projects.
- Not all materials would be utilized throughout project square footage, so generation rates based on the total square footage are bound to be overestimated.

No specific construction materials or quantities are available at this preliminary planning level. The project proposes Type V-A construction. These construction types typically consist of wood-framed structures. Floor coverings are anticipated to consist carpeting, and ceramic tiling. The following building materials that may generate waste are likely to be used during construction:

- Metals
- Concrete/Asphalt
- Wood
- Drywall
- Carpet/Carpet padding
- Ceramic tile
- Ceiling tile
- Roofing materials

Other waste would consist of packaging materials from construction material, appliances, windows, etc., including the following:

- Corrugated cardboard (packaging)
- Industrial plastics (plastic wrap, fasteners, etc.)
- Styrofoam (appliance packaging, not peanuts)

## 4.1 ESTIMATED CONSTRUCTION WASTE GENERATION AND DIVERSION

The City uses a rule of thumb of 3 lbs/SF of waste materials generated during construction (3 lbs = 0.0015 tons). Material quantities are based on City guidance as follows:

- Total Project SF x each material type = Total quantity of construction materials required
- Total construction material required x 10 percent = Anticipated quantity of construction waste generated

Anticipated project construction waste generation is shown in Table 5, *Construction Solid Waste Generation, Diversion Rates, and Facilities*.

**Table 5**
**CONSTRUCTION SOLID WASTE GENERATION, DIVERSION RATES, AND FACILITIES**

| Source of Material | New Gross SF | Material | Diversion Rate (Percent)[1] | Tons Diverted[2] | Tons Disposed |
|---|---|---|---|---|---|
| **Building Construction** | 87,270 | Metals | 100 | 13 | 0 |
| | | Concrete/Asphalt | 100 | 13 | 0 |
| | | Wood | 100 | 13 | 0 |
| | | Drywall | 100 | 13 | 0 |
| | | Carpet | 100 | 13 | 0 |
| | | Carpet Padding | 100 | 13 | 0 |
| | | Mixed Debris | 68 | 9 | 4 |
| | | Trash | 0 | 0 | 13 |
| | | **TOTAL** | **84** | **87** | **17** |

[1] 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 Certified Construction & Demolition Recycling Facility Directory. Facilities that process metals, concrete/asphalt, and wood all achieve a 100 percent diversion rate for these materials. Although the facility directory indicates that drywall and carpet/carpet padding would achieve a 100 percent diversion rate, City staff have indicated that applicable facilities to handle these types of construction debris may not be available and these materials should be assumed to be sent to a mixed debris facility with a 68 percent diversion rate (City 2019). Facilities that process mixed debris achieve a minimum 68 percent diversion rate, which was conservatively assumed for this project (City 2019; Appendix B).

[2] For each material type, construction waste quantities are calculated based on:
Three lbs of waste per building SF (e.g., 87,270 SF for buildings x 3 lbs per SF = 261,810 lbs, or 131 tons);
Total construction material required x 10 percent = anticipated quantity of construction waste generated per material type (13 tons)

### 4.1.1 Proposed Post-Consumer Content Construction Materials

In order to further minimize waste, the project would utilize recycled content construction materials, where feasible. Given the preliminary nature of the project plans, a minimum target of 5 percent is anticipated, with verification of purchase of materials equating to this target to be provided prior to or during the pre-construction meeting. See Section 6.1, for the construction waste management, coordination, and oversight measures that would be implemented pursuant to this WMP.

# 5.0 OCCUPANCY WASTE

## 5.1 STORAGE

The project would be managed under the Applicant or its designee(s). The City's Storage Ordinance (SDMC Section 142.0801 et. seq.) requires the provision of separate bins for recyclable waste products to be separated from non-recyclable solid waste. Recycling containers would be provided at convenient locations throughout the development in compliance with the Storage Ordinance, exceeding the minimums shown in Table 1. The project would construct 87,270 SF, 26,300 SF of which would be a parking structure. A minimum of 117 SF of recycling and 117 SF of non-recyclable solid waste storage areas would be required for the project, based on the 60,970 SF of hotel development proposed by the

project (refer to Table 1). A minimum of 320 SF of recycling and non-recyclable solid waste storage areas are proposed.

## 5.2 WASTE GENERATION – EXISTING USES

The existing operating hotel would be demolished as part of the project. To understand the change in waste generated during occupancy, estimates of existing waste generation of buildings that would be demolished were calculated. The City's ESD provides a list of waste generation factors for the occupancy phase of development, included as Appendix C of this report. Table 6, *Estimated Annual Solid Waste Generation and Diversion Rates – Existing Hotel*, estimates the existing waste generation and diversion.

**Table 6**
**ESTIMATED ANNUAL SOLID WASTE GENERATION AND DIVERSION RATES – EXISTING HOTEL**

| Land Use | Square Footage | Waste Generation Factor | Tons Generated (per year) | Expected Percent Diverted from Source-Separated Recycling[1,2] | Tons Diverted (per year) | Tons Disposed (per year) |
|---|---|---|---|---|---|---|
| Hotel/Motel | 14,000 | 0.0045 | 63 | 40 | 25 | 38 |
| **TOTAL** | **14,400** | **--** | **63** | **40** | **25** | **38** |

Source: City 2012 (Appendix D)

1 Reflects compliance with existing City Storage Ordinance and City Recycling Ordinance.

2 The Applicant would contract with City-approved recycling haulers and disposal facilities.

## 5.3 WASTE GENERATION – PROJECT USES

The Applicant, or its designee(s), would educate the vendor(s) for on-site custodial duties regarding the appropriate waste diversion program to ensure the proper handling of waste. Each vendor 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. The estimated waste generation and diversion for the proposed residential and non-residential uses is shown in Table 7, *Estimated Annual Solid Waste Generation and Diversion Rates*.

**Table 7**
**ESTIMATED ANNUAL SOLID WASTE GENERATION AND DIVERSION RATES – PROPOSED USES**

| Land Use | Square Footage | Waste Generation Factor | Tons Generated (per year) | Expected Percent Diverted from Source-Separated Recycling[1,2] | Tons Diverted (per year) | Tons Disposed (per year) |
|---|---|---|---|---|---|---|
| Hotel/Motel | 60,970 | 0.0045 | 274 | 40 | 110 | 165 |
| Transport/Utilities | 26,300 | 0.0085 | 224 | 40 | 89 | 134 |
| **TOTAL** | **87270** | **--** | **498** | **40** | **199** | **299** |

Source: City 2012 (Appendix D)

1 Reflects compliance with existing City Storage Ordinance and City Recycling Ordinance.

2 The Applicant would contract with City-approved recycling haulers and disposal facilities.

## 5.4 CHANGE IN WASTE GENERATION

Based on the difference between the existing buildings' waste generation and the proposed buildings' waste generation, the project would result in a net increase of 435 tons of waste. Of this, 261 tons would be disposed, and 174 would be diverted from the landfill. As noted, these estimates are conservative based on the assigned building uses, and do not consider potential additional sustainability programs.

# 6.0 WASTE REDUCTION, RECYCLING, AND DIVERSION MEASURES

The Applicant is committed to waste reduction during all aspects of project demolition, clearing, grading, construction, and operation, and would incorporate the Waste Diversion Measures (WDM) described below to ensure compliance with applicable solid waste disposal and waste reduction regulations and ordinances. Mandatory compliance with these measures shall be included in all project contractor agreements, clearly reflected on project plans, and verifiable by City ESD staff through written submittals and/or site inspections as described below.

## 6.1 CONSTRUCTION WASTE MANAGEMENT COORDINATION AND OVERSIGHT

### 6.1.1 Contractor Agreements and City Coordination

All WDM described herein shall be included as part of contractor agreements and clearly reflected on project plans identifying activities required to be undertaken during clearing, grading, and construction. These measures shall also be provided in checklist format to City ESD staff prior to the initiation of any activities identified in the WMP. ESD staff shall be allowed access to the project site, project plans, and contractor education program meetings and materials (described below) to verify conformance with these measures.

### 6.1.2 Designation of a Solid Waste Management Coordinator

Prior to initiation of any construction, clearing, grading, or grubbing activities on site, the Applicant shall designate a Solid Waste Management Coordinator (SWMC) for the property with the authority to provide guidelines and procedures for contractor(s) and staff to implement waste reduction and recycling efforts. These responsibilities shall include, but are not limited to, the following:

- Prepare a Contractor Education Program on the waste separation and diversion/disposal procedures specified in this WMP. The Contractor Education Program shall contain, at a minimum, the following information:
    - Written and visual description of each waste type required to be source separated;
    - Written and graphic description of how each waste type must be treated prior to and during source separation;

- Direction on which waste types go to mixed-debris facilities;
- Direction on which waste types go to Miramar Landfill;
- Direction on materials requiring special handling, such as hazardous materials;
- Contact for designated contractor in case of questions or emergency;
- Contact at City ESD in case of questions or emergency; and
- Phone number, address, and telephone contact information for each contracted hauler and disposal/diversion facility to be utilized.

- Ensure the correct number and signage of bins, as specified in this WMP.
- Ensure a maximum 5 percent contamination by different waste types/non-recyclable materials by weight in the bins.
- Ensure no overtopping of bins occurs.
- Work with contractor(s) to refine estimated quantities of each type of material that would be recycled, reused, or disposed of as waste, then assist contractor(s) with documentation of that waste through receipts at each recycling and landfill facility identified in this WMP, or as otherwise agreed to by ESD staff.
- Issue stop work orders if procedures and standards specified in this WMP are not being followed/met.
- Coordinate with ESD and/or Mitigation Monitoring staff, including regular communication and invitations to the work site, and ensure appropriate staff members are involved at every stage.
- Ensure ESD staff attendance at the contractor education meeting and pre-construction meetings of each phase of the development.

### 6.1.3 Contractor Waste Management Training

The project's SWMC or an ESD-approved contractor designee shall carry out Contractor Education Program presentations ensuring all project personnel are trained regarding content and requirements of this WMP. Prior to beginning work on any portion of the project, each member of the team, including all workers, subcontractors, and suppliers, shall be provided with a copy of the WMP, and undergo training on proper waste management procedures applicable to the project.

- The project's SMWC, or ESD-approved Contractor-designee shall carry out contractor waste management training presentations for each new group or individual hired, contracted, or assigned to work on the project.
- The SMWC and/or Contractor-designee shall ensure that each person working on the project has completed the waste management training by maintaining a written log to be signed and dated by each trainee upon completion of the training program. Copies of this written log, along

with a list of all applicable personnel, shall be provided to City ESD staff for verification during each phase of project activities.

### 6.1.4 Daily Site Inspections by Contractor(s)

The project contractor(s) shall conduct daily inspections of the construction site to ensure compliance with the requirements of this WMP and with all other applicable laws and ordinances. Daily inspections shall include verifying the availability and number of dumpsters based on amount of debris being generated, verifying trash and recycled materials dumpsters are correctly labeled, ensuring proper sorting and segregation of materials, and ensuring excess materials are properly salvaged. The project contractor(s) shall report the results of the daily site inspections to the SWMC.

### 6.1.5 Regular Removal of Waste Materials

The project contractor(s) shall ensure removal of construction waste materials in sufficient frequency to prevent over-topping of bins. The accumulation and burning of on-site grading/ land-clearing and construction waste materials shall be prohibited.

### 6.1.6 City Verification

The Applicant shall ensure a representative of the City's ESD attends pre-construction meetings prior to clearing, grading, and construction to ensure that the following items are verified:

- Material segregation, recycling, and reuse is occurring per the WMP;
- Soil is being transported to an appropriate facility for reuse;
- Grubbed materials are sent to a suitable green waste recycling facility;
- Contract documents have appropriate estimates and constraints to avoid "overbuying" construction materials;
- Contract documents specify methods to achieve five percent post-consumer content goal;
- Contamination levels (i.e., different waste types/non-recyclable materials) do not exceed five percent by weight;
- An appropriate diversion rate (as specified in this WMP) has been included on the deposit form;
- Contract documents specify agreements for each recyclable/reusable material type to be taken to an appropriate recycling/reuse facility, as specified in this WMP; and
- Minimum exterior refuse and recyclable material storage areas have been incorporated into project plans, as a requirement of the City of San Diego Storage Ordinance (Municipal Code Section 142.0801 et. seq.).

## 6.2 CONSTRUCTION WASTE REDUCTION, DIVERSION COMPLIANCE, AND VERIFICATION

### 6.2.1 Identification, Separation, and Diversion of Recyclable/Reusable Materials

The Applicant shall ensure that:

- Throughout project activities, waste materials shall be source separated on site into the appropriate bin based on materials type, according to the categories in this WMP. Materials generated during clearing, grading, and construction that would be source separated and recycled are listed below:
    - Mixed C&D (wood, dirt, concrete, drywall, brick, metals, rock, asphalt, tile, cardboard)
    - Metals
    - Concrete/Asphalt
    - Brick/Masonry
    - Wood
    - Drywall
    - Carpet/Carpet padding
    - Clean fill dirt
    - Green waste
- A separate bin for each clean waste material type to be generated during each phase of clearing, grading, and construction activity shall be provided on the site, subject to the following requirements:
    - Containers shall be clearly labeled, with a list of acceptable and unacceptable materials. The list of acceptable materials must be the same as the materials recycled at the receiving material recovery facility or recycling processor.
    - The collection containers for recyclable grading/land-clearing and construction waste shall contain no more than five percent non-recyclable materials, by weight.
    - Regular visual inspections of dumpsters and recycling bins shall be conducted to remove contaminants.
    - Recycling areas shall be clearly identified with large signs. Lists of acceptable and unacceptable materials shall be posted on recycling bins and throughout the project site and all recycled material signage shall be visible on at least two sides of haul containers.
    - Recycling bins shall be placed in areas that would be readily accessible and would minimize misuse or contamination. The SWMC shall be responsible for these efforts and

they shall be reviewed at pre-construction meetings and/or during contractor education meetings, if conducted separately.

- Recyclable and/or reusable waste materials collected in source-separated bins shall be diverted to recycling/reuse facilities as designated in Tables 4 through 6 of this WMP, or to another facility listed on the City's Certified Construction & Demolition Recycling Facility Directory, should the designated facilities not be available.

### 6.2.2 Source Reduction Measures

Project contractors and subcontractors, in cooperation with the project's SWMC and ESD staff, as applicable, shall coordinate to minimize the over-purchasing of construction materials to lower the amount of materials taken to recycling and disposal facilities. The project shall minimize over-purchasing through purchase of pre-cut materials, whenever feasible. The following steps shall be undertaken:

- Detailed material estimates shall be used to reduce risk of unplanned and potentially wasteful material cuts.

- Contractor and subcontractor material purchasing agreements shall include a waste reduction provision requesting that: materials and equipment be delivered in packaging made of recyclable material; vendors reduce the amount of packaging; packaging be taken back by vendors for reuse or recycling; and vendors take back all unused product. Contracts containing this language shall be made available to ESD staff during ESD site visits for inspection.

- Post-consumer content products shall be employed in the design and construction of the new facilities with the goal of achieving five percent post-consumer content materials. Efforts to use post-consumer content may include using products manufactured with post-consumer content materials (i.e., products that were bought, used, and recycled by consumers), such as natural textiles, aggregate, or concrete. Receipts demonstrating post-consumer content shall be provided to ESD staff at or prior to the pre-construction meetings.

- Prior to submittal, final project plans shall indicate the anticipated source and quantity of materials to be reused on site, and the source, quantity, and percentage of post-consumer content waste products anticipated to be utilized for project construction.

- Contractors shall include the anticipated source and quantity of post-consumer content products proposed for reuse or purchase in their project bid.

- Final project plans inclusive of the information above shall be provided to ESD for verification.

## 6.3 OPERATIONAL WASTE MANAGEMENT AND DIVERSION MEASURES

The Applicant shall undertake and/or shall specify in contract language and/or sales/lease agreements with any tenant, operator, and/or future owner, a list of recycling requirements with which the Applicant or future tenants, operators, and/or owners shall be obligated to comply, including, but not limited to, the following:

- Recycling areas shall be clearly identified with large signs.
- Lists of acceptable and unacceptable materials shall be posted on recycling bins.
- All recycled material signage shall be visible on at least two sides of recycling containers.
- Recycling bins shall be placed in areas that would be readily accessible and would minimize misuse or contamination.
- Prepare and distribute recycling educational materials for inspection by ESD prior to certificate of occupancy.
- After materials are approved, distribute to all project site owners/occupants.
- Green waste generated by ongoing landscaping and landscape maintenance activities shall be source separated by the landscaping contractor, and diverted to Miramar Greenery.

Prior to issuance of any certificate of occupancy/tentative certificate of occupancy, the Applicant shall invite a representative of the City ESD to:

- Inspect and approve storage areas that have been provided consistent with the City's Storage Ordinance;
- Ensure that a hauler has been retained to provide recyclable materials collection, and, if applicable, landscape waste collection; and
- Inspect and approve education materials for building tenants/owners that are required pursuant to the City's Recycling Ordinance.

For specialized product purchasing (e.g., with recycled content) to be used during occupancy, the Applicant shall provide for inspection by ESD the documentation that would be used to carry out this requirement.

# 7.0 CONCLUSION

As discussed under Regulatory Framework, a project may result in a significant direct impact under the City CEQA Significance Thresholds if it generates more than 1,500 tons of solid waste materials during construction and demolition. Projects that include the construction, demolition, and/or renovation of 40,000 SF or more of building space or generate approximately 60 tons of waste or more are considered to have potentially significant cumulative impacts on solid waste services. Further, AB 341 requires the diversion of 75 percent of solid waste and mandatory provision of recycling collection service during occupancy.

## 7.1 SUMMARY OF WASTE GENERATION AND DIVERSION

During the pre-construction phase, the project would produce 18,880 tons of excavated soils, green waste, asphalt/concrete, and other C&D waste, and divert 18,460 tons of these materials from the landfill, as identified in Table 4. Approximately 420 tons of solid waste material generated during

pre-construction is anticipated to be disposed of as non-recyclable/non-reusable waste at Miramar Landfill, for an overall pre-construction diversion rate of 98 percent.

During construction, the project would produce approximately 131 tons of solid waste (metal, concrete, concrete/steel, asphalt, wood, drywall, carpet/carpet padding, mixed debris, and trash), and divert approximately 87 tons of solid waste materials from the landfill, as identified in Table 5. The diverted material would consist of clean, source-separated (segregated) recyclable and/or reusable material, as well as mixed debris, to be deposited at the recycling/reuse facilities identified in the City's Certified Construction & Demolition Recycling Facility Directory (Appendix B). Approximately 17 tons of solid waste material generated during construction is anticipated to be disposed of as non-recyclable/non-reusable waste at Miramar Landfill, for an overall diversion rate during construction of approximately 84 percent.

With the combined pre-construction and construction phases, the project would produce 18,985 tons of solid waste and would divert 18,548 tons. This would be an overall diversion rate during pre-construction and construction of 98 percent.

During occupancy, it is been estimated that the project over both phases would generate approximately 435 tons of waste per year, and would divert approximately 174 tons per year to recycling/reuse facilities, resulting in an estimated 40 percent diversion of waste from the landfill, as identified in Table 6. These materials would consist of clean, recyclable materials, gathered in on-site recycling bins. Approximately 261 tons per year, or 60 percent of occupancy material generated, are estimated to be disposed of as non-recyclable/non-reusable waste at Miramar Landfill.

## 7.2 COMPLIANCE WITH STATE REGULATIONS

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 each of the construction phases. The project would fail to meet the 75 percent waste reduction target annually once the buildings are occupied. This shortcoming is overcome by the following factors:

- The segregation proposed during pre-construction and construction would achieve an overall 98 percent diversion rate, exceeding the 75 percent target.

- The project would incorporate mandatory waste reduction, recycling, and diversion measures as identified in Sections 6.1 and 6.2 of this WMP during pre-construction and construction, to further reduce solid waste impacts.

- Ongoing diversion of green waste (landscaping debris) to Miramar Greenery would avoid unnecessary contributions to Miramar Landfill.

In addition to these measures implemented during pre-construction and construction activities, the Applicant would commit to the recycling requirements identified in Section 6.3 of this WMP, to further reduce solid waste impacts during occupancy.

## 7.3 COMPLIANCE WITH CITY REGULATIONS

Based on the quantified waste generation and diversion rates discussed above, the project would result in a significant impact regarding the City's CEQA Significance Determination Threshold for direct impacts to solid waste facilities during demolition and construction. The project would be above the City's threshold (generation of more than 1,500 tons of solid waste materials) for direct impacts to solid waste facilities during demolition and construction (18,460 + 87 = 18,985 tons C&D materials to Miramar Landfill).

Regarding cumulative impacts, the project proposes greater than 40,000 SF of building space, and the project would be above the City's CEQA Significance Determination Threshold of 60 tons for disposal of waste during C&D. During occupancy, the project would achieve an average 40 percent diversion of waste via source-separated recycling and would dispose of approximately 261 tons of waste per year once the buildings are occupied. This would exceed the City's CEQA Significance Determination Threshold for cumulative impacts to solid waste services.

As mitigation, the City requires implementation of this document, a project-specific WMP, to identify measures for waste reduction. These waste exceedances would be overcome by the waste reduction achieved during construction through measures described in Sections 6.1 and 6.2 of this WMP. Through the quantified waste generation and diversion rates discussed in this document, the project would exceed the 75 percent solid waste diversion rate for waste produced during demolition and construction phases by achieving an overall 98 percent diversion rate. In addition, the measures specified for operation in Section 6.3 of this WMP would provide adequate waste management. Regarding trash and recycling storage space during operation, the project would provide 320 SF of trash and recycling storage space, exceeding the requirements per the City Storage Ordinance (Table 1). The project would comply with the City Recycling Ordinance by providing adequate space, bins, and educational materials for recycling during occupancy.

Through compliance with waste diversion measures included in this WMP, plus implementation of sustainability and efficiency features, the project's direct solid waste impact would be less than significant and the project's contribution to a cumulative solid waste generation would be reduced to a level that is less than cumulatively considerable.

# 8.0 LIST OF PREPARERS

| | |
|---|---|
| Jason Runyan | Environmental Planner |
| Joanne Dramko, AICP | Project Manager |

# 9.0 REFERENCES

California, State of (State)

1989 California Integrated Waste Management Act of 1989. State of California Assembly Bill 939.

California Department of Resources Recycling and Recovery (CalRecycle)

2002 Military Base Closure Handbook – A Guide to Construction and Demolition Materials Recovery. As amended, January (prepared under former agency name "California Integrated Waste Management Board").

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2010 Debris Estimating Field Guide (FEMA 329). Federal Emergency Management Agency, U.S. Department of Homeland Security. September. Available at: http://www.fema.gov/pdf/government/grant/pa/fema_329_debris_estimating.pdf

Logard Asbestos Cement

2005 Pipe Weight With or Without Water. Available at: http://www.logard.com/en/Supports/weight.aspx. Accessed on April 10, 2018.

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2016a California Environmental Quality Act Significance Determination Thresholds. Development Services Department. Available at: https://www.sandiego.gov/sites/default/files/july_2016_ceqa_thresholds_final_0.pdf. July, as amended.

2016b Construction and Demolition (C&D) Debris Recycling Fact Sheet. June 29. Available at: https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/infobulletin/cd_fact_sheet_6_29_16.pdf.

2016c City of San Diego Construction & Demolition C&D Debris Conversion Rate Table. June 6.

2015 City of San Diego Zero Waste Plan. July. Available at: https://www.sandiego.gov/sites/default/files/legacy/mayor/pdf/2015/ZeroWastePlan.pdf.

2013 California Environmental Quality Act: Guidelines for a Waste Management Plan. June. Available at: http://www.sandiego.gov/environmental-services/pdf/recycling/wmpguidelines.pdf.

2012 City of San Diego Waste Generation Factors – Occupancy Phase. October 1.

San Diego, City of (cont.)

2008 Construction and Demolition Debris Deposit Ordinance (Municipal Code Chapter 6, Article 6, Division 6). January 1.

2007 Recycling Ordinance (Municipal Code Chapter 6, Article 6, Division 7). November.

1997 Refuse and Recyclable Materials Storage Regulations (Municipal Code Chapter 14, Article 2 Division 8). December 9.

# Appendix A

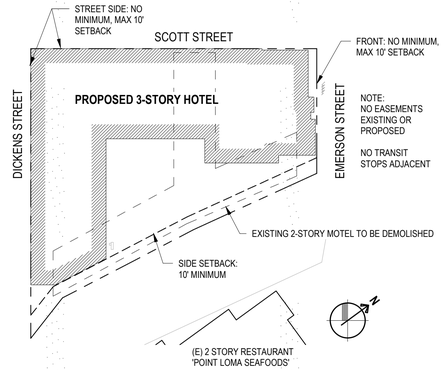
## Site Plan

# POINT LOMA HOTEL

## DEVELOPMENT APPLICATION

1325 SCOTT STREET
SAN DIEGO, CA 92106

## PROJECT KEYPLAN




| PARKING COUNTS | |
|---|---|
| TYPE | QTY |
| ACCESSIBLE 9X18 - STANDARD | 3 |
| ACCESSIBLE 12X18 - VAN | 1 |
| STACKER 9X18 | 84 |
| STANDARD 8X18 | 2 |
| TANDEM 8X18 | 2 |

Grand total: 92

## PROPERTY INFO

**LEGAL DESCRIPTION**
REAL PROPERTY IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 10, 11, AND 12, ALL IN BLOCK 44 OF ROSEVILLE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, SATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 165, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

EXCEPTING THEREFROM THAT PORTION, IF ANY, LYING BELOW THE MEAN HIGH TIDE LINE OF SAN DIEGO BAY.

EXCEPT THEREFROM ALL OIL, GAS MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY.

**APN:** 531-345-01

**GENERAL BUILDING INFO**

**OWNER**
VISTA POINT LOMA
2225 CAMPUS DRIVE
EL SEGUNDO, CA 90245
CONTACT: LES BIGGINS
LBIGGINS@VISTAINVESTMENTS.COM

**TYPE OF CONSTRUCTION:** V-A

**OCCUPANCY CLASSIFICATION:** R-1

**GROSS SITE AREA:** 27,199 SF (0.624 ACRES)

**GROSS FLOOR AREA:** 50,190 SF

**FAR PROPOSED:** 1.85

**EXISTING USE:** 40 UNIT MOTEL

**PROPOSED USE:** 92 UNIT HOTEL

**EXISTING BUILDING:** CONSTRUCTED 1960, TYPE V-B, 7098SF

**GEOLOGIC HAZARD CATEGORY:** 31, HIGH POTENTIAL

**EXISTING EASEMENTS:** NONE

## DEVELOPMENT SUMMARY

**AREA SUMMARY**

**TOTAL SQUARE FOOTAGE:**

| | |
|---|---|
| UNDERGROUND PARKING | 26,330 SF |
| FIRST FLOOR POOL | 5,200 SF |
| FIRST FLOOR HOTEL | 17,010 SF |
| SECOND FLOOR | 16,590 SF |
| THIRD FLOOR | 16,590 SF |
| TOTAL | 87,270 SF |

**FAR QUALIFYING SQUARE FOOTAGE:**

| | |
|---|---|
| FIRST FLOOR HOTEL | 17,010 SF |
| SECOND FLOOR | 16,590 SF |
| THIRD FLOOR | 16,590 SF |
| TOTAL | 50,190 SF |

**FAR CALCULATION:**
PROPOSED SQUARE FOOTAGE / SITE AREA =
50,190 SF / 27,199 SF = 1.85 FAR (MAX 2 ALLOWABLE)

**HEIGHT:**
30'-0" MAX TO TOP OF ROOF

**ZONING REQUIREMENTS**

**ZONE CV-1-2**
**ZONING DESIGNATION & OVERLAY ZONES**
- COMMERCIAL VISITOR (CV-1-2) ZONE
- FIRST PUBLIC ROADWAY
- COASTAL OVERLAY ZONE (APPEALABLE)
- COASTAL HEIGHT LIMITATION OVERLAY ZONE
- COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE -(CPIOZ-AREA B, ROSEVILLE COMMERCIAL AREA)
- PARKING IMPACT OVERLAY ZONE (BEACH & COASTAL)
- TRANSIT PRIORITY AREA, FAA PART 77 NOTICING AREA (LINDBERGH & NORTH ISLAND)
- AIRPORT INFLUENCE AREA (REVIEW AREA 2)
- THE PENINSULA COMMUNITY PLAN AREA

REQUIRED SETBACKS:
FRONT YARD (MINIMUM) NONE
FRONT YARD (MAXIMUM) 10 FEET
SIDE YARD (MINIMUM) 10 FEET
STREET SIDE YARD (MAXIMUM) 20 FEET
REAR YARD (MINIMUM) 10 FEET

MAXIMUM FAR 2.0 UNDER THE GENERAL CV-1-2 ZONE REQUIREMENTS.
MINIMUM LOT COVERAGE 35%
HEIGHT LIMITS 45 SQ. FEET UNDER THE GENERAL CV-1-2 ZONE REQUIREMENTS, BUT THE PROPERTY IS SUBJECT TO THE 30-FOOT COASTAL HEIGHT LIMIT AND FAA AIRSPACE PROTECTION CRITERIA.

PARKING REQUIRED: 1 SPACE PER 1 GUESTROOM

**LANDSCAPE AREA SF (FOR WATER CONSERVATION):**
REFER TO LANDSCAPE DRAWINGS

| ROOM MIX | | |
|---|---|---|
| ROOM TYPE | QTY | % OF TOTAL |
| CLASSIC KING | 20 | 24% |
| DECONSTRUCTED KING | 31 | 38% |
| DOUBLE QUEEN | 30 | 24% |
| KING SUITE | 8 | 10% |
| SINGLE KING | 3 | 4% |

Grand total: 92

| ROOM COUNTS PER FLOOR | |
|---|---|
| ROOM TYPE | QTY |
| FIRST FLOOR | |
| DECONSTRUCTED KING | 14 |
| SINGLE KING | 1 |
| SECOND FLOOR | |
| CLASSIC KING | 11 |
| DECONSTRUCTED KING | 7 |
| DOUBLE QUEEN | 14 |
| KING SUITE | 4 |
| SINGLE KING | 1 |
| THIRD FLOOR | |
| CLASSIC KING | 9 |
| DECONSTRUCTED KING | 10 |
| DOUBLE QUEEN | 16 |
| KING SUITE | 4 |
| SINGLE KING | 1 |

Grand total: 92

## SHEET INDEX



## PROJECT INFORMATION

**PROJECT SCOPE OF WORK**
DEMOLISH EXISTING 2 STORY, 40 ROOM MOTEL AND REPLACE WITH A 95 ROOM HOTEL WITH LOBBY/LOUNGE INCLUDING A HOTEL BAR SERVING FOOD. 95 PARKING SPACES, A POOL AND POOL DECK AND FITNESS ROOM.

**REQUIRED DISCRETIONARY PERMITS/APPROVALS**
COASTAL DEVELOPMENT PERMIT (PROCESS 3)
PURSUANT TO SDMC 126.0707(B)

AND A SITE DEVELOPMENT PERMIT (PROCESS 3)
DEVELOPED IN THE CPIOZ-B AREA (SDMC TABLE 132-14B)

**PROJECT TEAM**


ARCHITECT
VISTA DESIGN BUILD
2225 CAMPUS DRIVE
EL SEGUNDO, CA 90245
TEL 310.725.8214
CONTACT: AMANDA MAUCERI
AMAUCERI@VISTAINVESTMENTS.COM

LANDSCAPE ARCHITECT
ERIN CARROLL
105-J WEST DE LA GUERRA
SANTA BARBARA, CA, 93101
ERINOCARROLL@GMAIL.COM
805.364.5075

CIVIL ENGINEER
CORE STATES GROUP
4240 E JURUPA ST, SUITE 402
ONTARIO, CA 91761
CONTACT: TRAVIS VINCENT
TVINCENT@CORE-ENG.COM
949.432.6860


***NOT FOR CONSTRUCTION***

# POINT LOMA HOTEL

1325 SCOTT STREET
SAN DIEGO, CA 92106

## DEVELOPMENT PERMIT COVER SHEET

SHEET 1 OF 21
SCALE: As indicated


**ARCHITECT:**
**VISTA DESIGN BUILD**
2225 CAMPUS DRIVE
EL SEGUNDO, CA 90245
T 310.725.8214

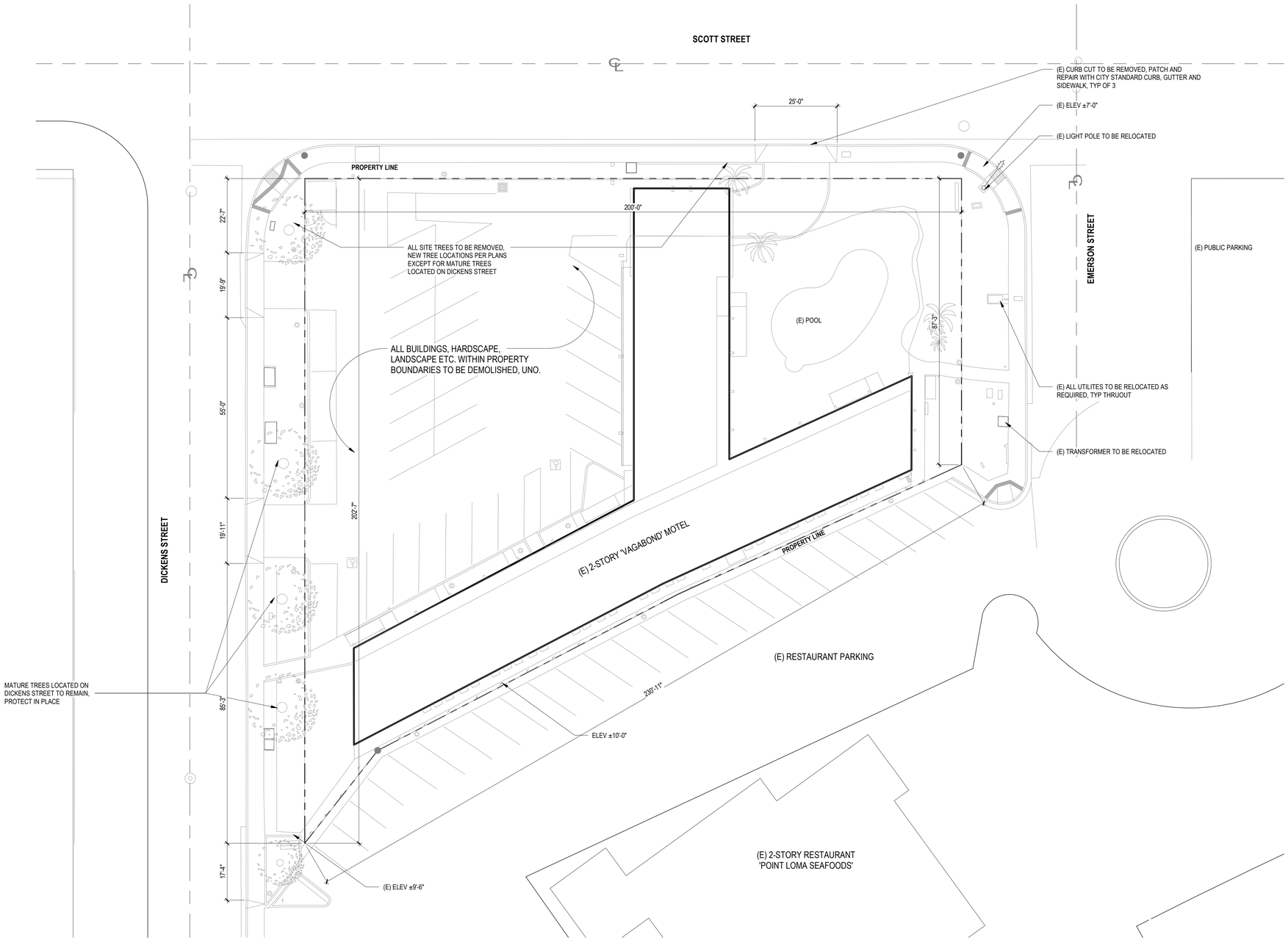

12.12.18 DEVELOPMENT RESUBMITTAL
DRAWN BY: MC

| REV. # | DATE | DESCRIPTION |
|---|---|---|
| 1 | 07.16.2018 | COMPLETENESS REVIEW |
| 2 | 08.01.08 | DEVELOPMENT PERMIT SUBMITTAL |

**A0-00**



3/2/2019 4:06:43 PM




*NOT FOR CONSTRUCTION*

# POINT LOMA HOTEL

1325 SCOTT STREET
SAN DIEGO, CA 92106

## DEMO PLAN

SHEET 10 OF 21
SCALE: 1/16" = 1'-0"


**ARCHITECT:**

**VISTA DESIGN BUILD**
2225 CAMPUS DRIVE
EL SEGUNDO, CA 90245
T 310.725.8214


12.12.18
DRAWN BY: MC

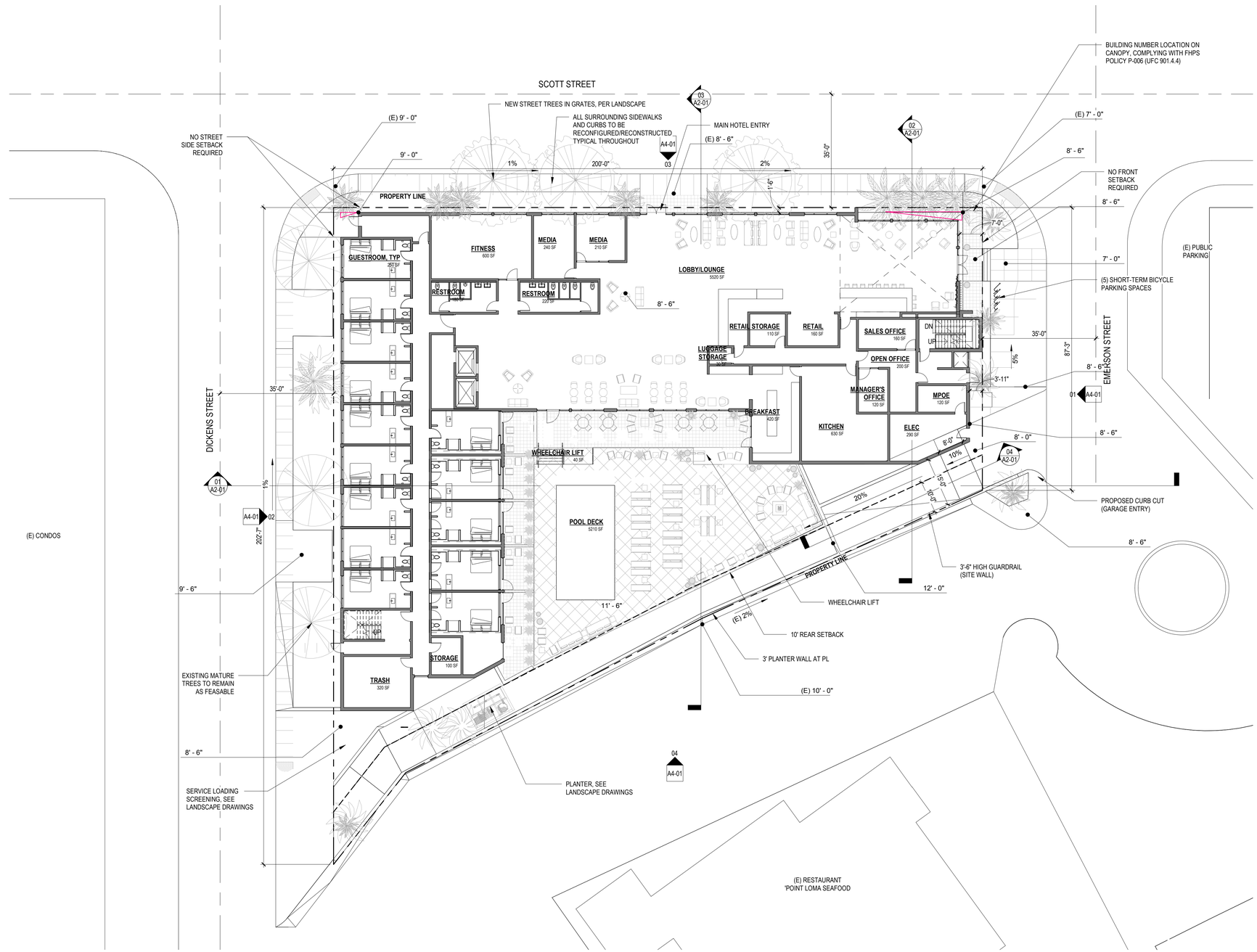
DEVELOPMENT RESUBMITTAL

| REV. # | DATE | DESCRIPTION |
|---|---|---|

**A1-01**



3/2/2019 4:06:47 PM




## NOT FOR CONSTRUCTION

# POINT LOMA HOTEL

1325 SCOTT STREET
SAN DIEGO, CA 92106

## SITE PLAN

SHEET 11 OF 21
SCALE: 1/16" = 1'-0"


**ARCHITECT:**
**VISTA DESIGN BUILD**
2225 CAMPUS DRIVE
EL SEGUNDO, CA 90245
T 310.725.8214


12.12.18
DRAWN BY: MC

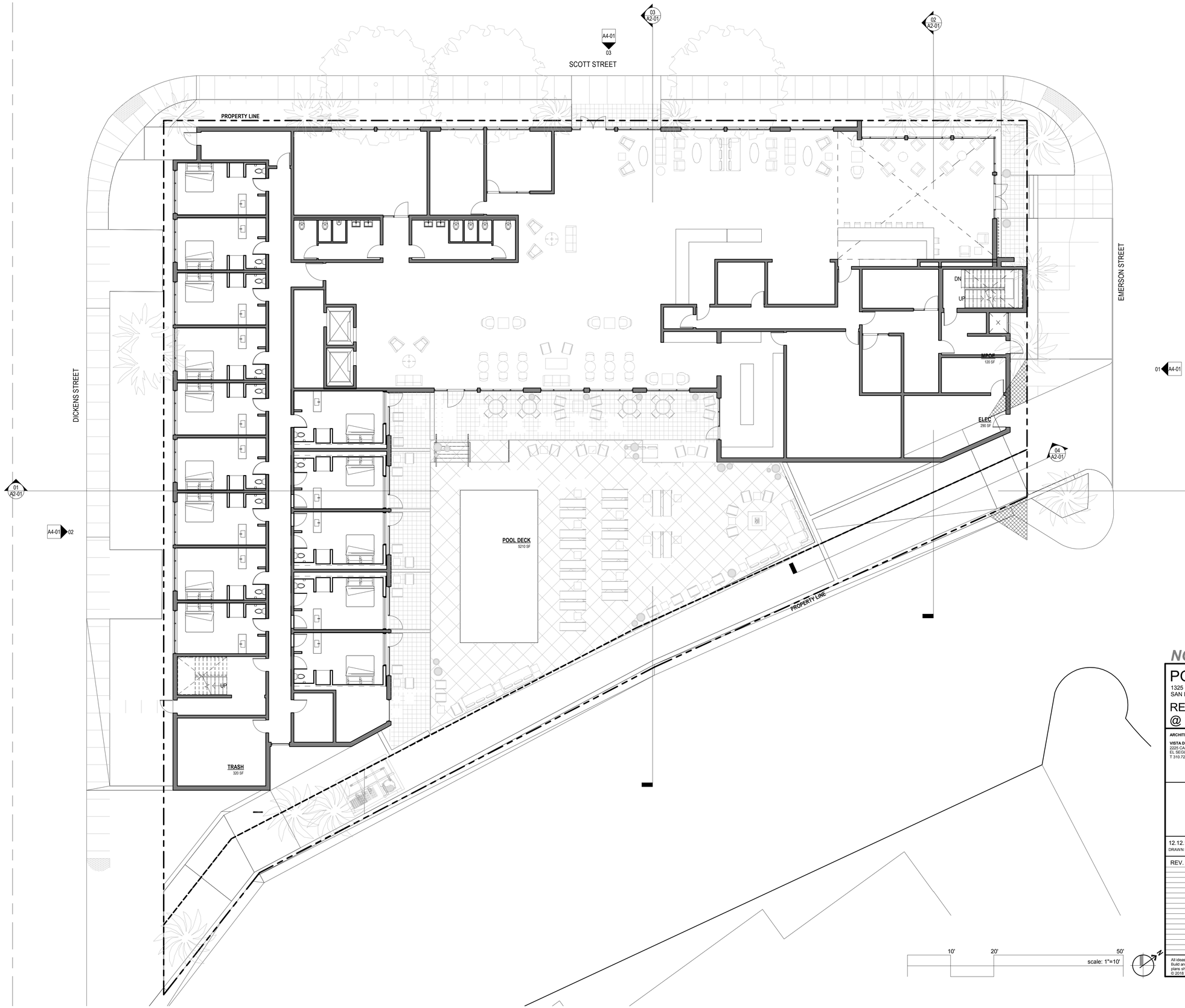
DEVELOPMENT RESUBMITTAL

| REV. # | DATE | DESCRIPTION |
|---|---|---|

**A2-00**



3/2/2019 4:06:50 PM




NOT FOR CONSTRUCTION

# POINT LOMA HOTEL

1325 SCOTT STREET
SAN DIEGO, CA 92106

## REFERENCE SITE PLAN @ 1"=10'

SHEET 12 OF 21
SCALE: 1" = 10'-0"


ARCHITECT:
VISTA DESIGN BUILD
2225 CAMPUS DRIVE
EL SEGUNDO, CA 90245
T 310.725.8214


12.12.18 DEVELOPMENT
DRAWN BY: Author RESUBMITTAL

| REV. # | DATE | DESCRIPTION |
|---|---|---|

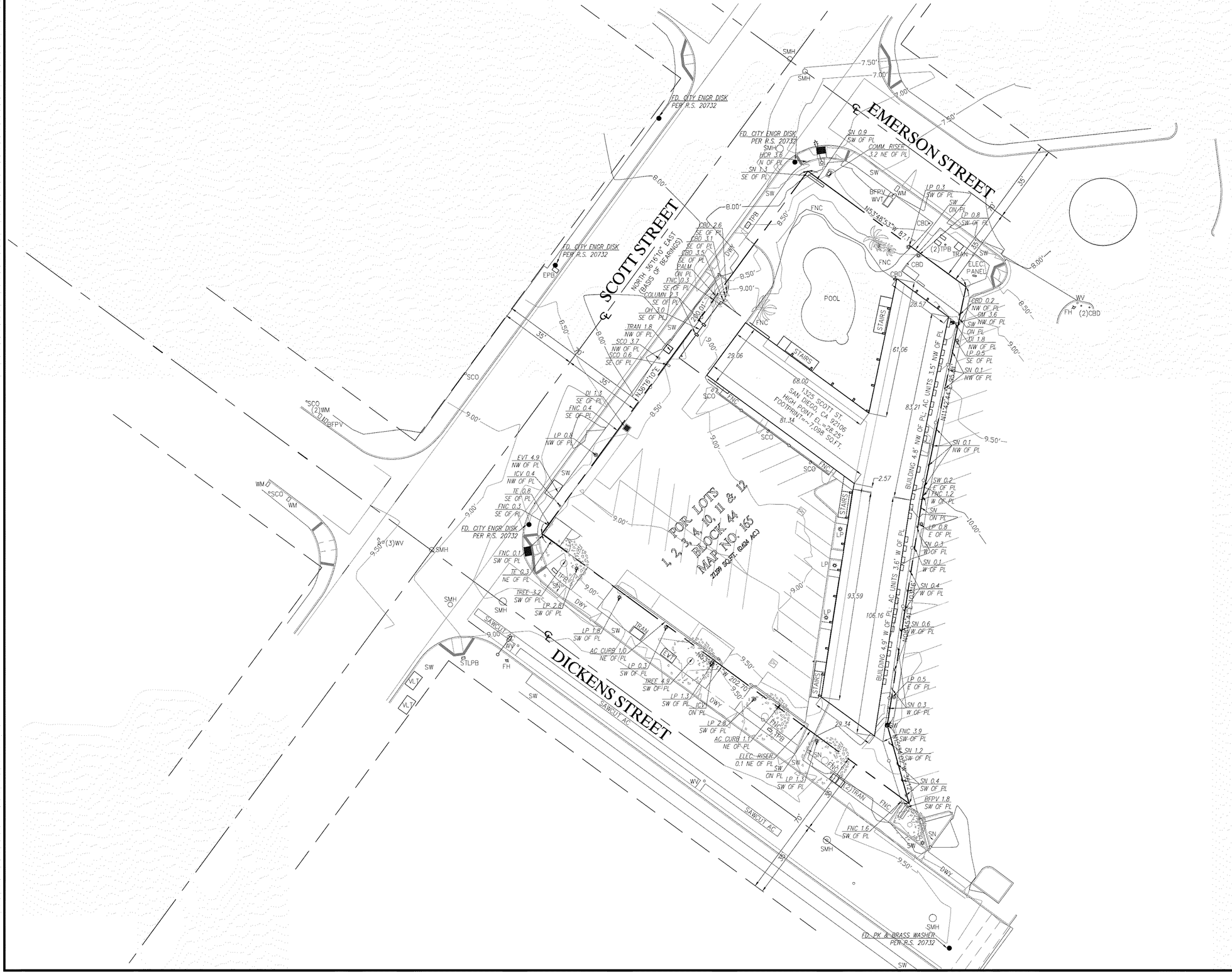
**A2-00b**

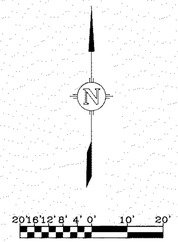


3/2/2019 4:06:55 PM

# ALTA/NSPS LAND TITLE SURVEY

1325 SCOTT STREET, SAN DIEGO, CALIFORNIA 92106




## ABBREVIATIONS:

| | | |
|---|---|---|
| AC | – | ASPHALT PAVEMENT |
| BFPV | – | BACK FLOW PREVENT VALVE |
| CBD | – | CONCRETE BOLLARD |
| DI | – | DROP INLET |
| DWY | – | DRIVEWAY |
| EPB | – | ELECTRIC PULLBOX |
| FNC | – | FENCE |
| EVT | – | ELECTRIC VAULT |
| ICV | – | IRRIGATION CONTROL VALVE |
| LP | – | LIGHT POLE |
| OH | – | OVERHANG |
| SCO | – | SEWER CLEANOUT |
| SMH | – | SEWER MANHOLE |
| SN | – | SIGN |
| STLPB | – | STREET LIGHT PULL BOX |
| SW | – | SIDEWALK |
| TE | – | TRASH ENCLOSURE |
| TPB | – | TELCOM PULLBOX |
| TRAN | – | TRANSFORMER |
| VLT | | |
| WM | – | WATER METER |
| WVT | – | WATER VAULT |

## BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF SCOTT STREET, AS SHOWN ON THE RECORD OF SURVEY MAP NO. 20732, BEING:

NORTH 01°29'30" WEST

## BENCHMARK:

CITY OF SAN DIEGO BENCHMARK BRASS PLUG
ELEVATION: 7.348'
DATUM: NGVD 29
DESCRIPTION:
BRASS PLUG AT THE SOUTH CORNER OF THE INTERSECTION OF SCOTT STREET AND EMERSON STREET.

## MONUMENTS:

● – INDICATES FOUND MONUMENT AS NOTED

REVISIONS:


**PLUMP ENGINEERING, INC.**
CONSULTING ENGINEERS IN CIVIL, SURVEYING, ARCHITECTURAL AND STRUCTURAL ENGINEERING
914 E. KATELLA AVENUE
ANAHEIM, CALIFORNIA 92805
(714) 385-1835 FAX (714) 385-1834


**ALTA/NSPS LAND TITLE SURVEY**
1325 SCOTT STREET
SAN DIEGO, CALIFORNIA 92106

PREPARED FOR: VISTA INVESTMENTS, LLC

| | |
|---|---|
| SCALE: | 1" = 20' |
| DATE: | 07/03/2018 |
| DRAWN BY: | GSM |
| CHK'D. BY: | EZR |
| SHEET | 2 |
| OF | 2 |
| FILE NO. | 1803068 |

# Appendix B

## 2019 Certified Construction & Demolition Recycling Facility Directory

# 2019 Certified Construction & Demolition (C&D) Recycling Facility Directory

These facilities are certified by the City of San Diego to accept materials listed in each category. Hazardous materials are not accepted. The diversion rate for these materials shall be considered 100 percent, except mixed C&D debris, which update quarterly. The City is not responsible for changes in facility information. Please call ahead to confirm details such as accepted materials, days and hours of operation, limitations on vehicle types, and cost. For more information visit: www.recyclingworks.com.

| ***Transfer Stations offer both recycling and trash disposal services. In order to receive recycling credit, you must:***<br>*-Notify the weighmaster your load is subject to the City of San Diego C&D Ordinance.*<br>*-If your load is mixed Construction and Demolition (C&D) debris, ensure it is coded correctly on the receipt. Tickets coded as "**MSW, trash or refuse**" will receive 0% credit.*<br>*-Ensure the project address and Permit number are added to the receipt.*<br>***Please note: Miramar Landfill and other landfills DO NOT recycle mixed C&D debris.*** | Mixed C&D Debris | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ***EDCO Recovery & Transfer***<br>3660 Dalbergia St, San Diego, CA 92113<br>619-234-7774 \| www.edcodisposal.com | 68% | | | | | | | | | | | • | | | | | | • |
| ***EDCO Station Transfer Station & Buy Back Center***<br>8184 Commercial St, La Mesa, CA 91942<br>619-466-3355 \| www.edcodisposal.com | 68% | | | | • | | | | | | | • | | | • | | | • |
| ***EDCO CDI Recycling & Buy Back Center***<br>224 S. Las Posas Rd, San Marcos, CA 92078<br>760-744-2700 \| www.edcodisposal.com | 88% | | | | • | | | | | | | | | | • | | | • |
| **Escondido Resource Recovery**<br>1044 W. Washington Ave, Escondido<br>760-745-3203 \| www.edcodisposal.com | 68% | | | | | | | | | | | | | | | | | |
| ***Fallbrook Transfer Station & Buy Back Center***<br>550 W. Aviation Rd, Fallbrook, CA 92028<br>760-728-6114 \| www.edcodisposal.com | 68% | | | | • | | | | | | | | | | • | | | • |
| **Otay C&D/Inert Debris Processing Facility**<br>1700 Maxwell Rd, Chula Vista, CA 91913<br>619-421-3773 \| www.sd.disposal.com | 72% | | | | | | | | | | | | | | | | | |
| ***Ramona Transfer Station & Buy Back Center***<br>324 Maple St, Ramona, CA 92065<br>760-789-0516 \| www.edcodisposal.com | 68% | | | | • | | | | | | | | | | • | | | • |
| **SANCO Resource Recovery & Buy Back Center**<br>6750 Federal Blvd, Lemon Grove, CA 91945<br>619-287-5696 \| www.edcodisposal.com | 68% | | | | • | | | | | | | | | | • | | | |
| **Allan Company**<br>6733 Consolidated Wy, San Diego, CA 92121<br>858-578-9300 \| www.allancompany.com/facilities | | | | | • | | | | | | | | | | • | | | |
| **Allan Company Miramar Recycling**<br>5165 Convoy St, San Diego, CA 92111<br>858-268-8971 \| www.allancompany.com/facilities | | | | | • | | | | | | | | | | • | | | |
| **Armstrong World Industries, Inc.**<br>300 S. Myrida St, Pensacola, FL 32505<br>877-276-7876 (Press 1, Then 8)<br>www.armstrong.com/commceilingsna | | | | | | | | • | | | | | | | | | | |
| **CMS Recycling Inc.**<br>1428 West Mission Rd, Escondido, CA 92029<br>760-741-6300 \| www.cmsmetals.com | | | | | • | | | | | | | | | | • | | | |
| **DFS Flooring**<br>10178 Willow Creek Rd, San Diego, CA 92131<br>858-630-5200 \| www.dfsflooring.com | | | | | | • | • | | | | | | | | | | | |

| ***Transfer Stations offer both recycling and trash disposal services. In order to receive recycling credit, you must:***<br>*-Notify the weighmaster your load is subject to the City of San Diego C&D Ordinance.*<br>*-If your load is mixed Construction and Demolition (C&D) debris, ensure it is coded correctly on the receipt. Tickets coded as "**MSW, trash or refuse**" will receive 0% credit.*<br>*-Ensure the project address and Permit number are added to the receipt.*<br>***Please note: Miramar Landfill and other landfills DO NOT recycle mixed C&D debris.*** | Mixed C&D Debris | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Escondido Materials**<br>500 N. Tulip St, Escondido, CA 92025<br>760-432-4690 \| www.weirasphalt.com | | • | | | | | | | | | | | | | | | | |
| **Habitat for Humanity ReStore**<br>8101 Mercury Ct, San Diego, CA 92108<br>619-516-5267 \| www.sandiegohabitat.org | | | | • | | | | | | | | | | | | | | |
| **Hanson Aggregates – Hollister St**<br>389 Hollister St, San Diego, CA 92154<br>858-974-3849 | | • | | | | | | | | | | | | | | | | |
| **Hanson Aggregates West – Lakeside Plant**<br>12560 Highway 67, Lakeside, CA 92040<br>858-547-2141 | | • | | | | | | | | | | | | | | | | |
| **Hanson Aggregates West – Miramar**<br>9229 Harris Plant Rd, San Diego, CA 92126<br>858-974-3849 | | • | | | | | | | | • | | | | | | | | |
| **HVAC Exchange**<br>2675 Faivre St, Chula Vista, CA 91911<br>619-423-1564 \| www.hvacx.com | | | | | | | | | | | | | | | • | | | |
| **Inland Pacific Resource Recovery**<br>12650 Slaughterhouse Canyon Rd, Lakeside, CA 92040<br>619-390-1418 \| www.iprrgreen.com | | | | | | | | | | | • | | | | | | | |
| **Los Angeles Fiber Company**<br>4920 S. Boyle Ave, Vernon, CA 90058<br>323-589-5637 \| www.lafiber.com | | | | | | • | • | | | | | | | | | | | |
| **Miramar Greenery, City of San Diego**<br>5180 Convoy St, San Diego, CA 92111<br>858-694-7000 \| www.miramargreenery.com | | | | | | | | | | | • | | | | | | | |
| **Moody's**<br>3210 Oceanside Blvd, Oceanside, CA 92056<br>760-433-3316 \| www.moodyselcorazonrecycling.com | | • | | | | | | | | • | | | | | | • | | |
| **Planet Recycling**<br>187 Mace St, Chula Vista, CA 91911<br>888-258-7755 \| www.planetrecyclingphoenix.com | | | | | | • | | | | | | | | | | | | |
| **RAMCO**<br>8354 Nelson Way, Escondido, CA 92026<br>760-205-1797 \| www.ramco.us.com | | • | | | | | | | | | | | | | | | | |
| **Reclaimed Aggregates Chula Vista**<br>855 Energy Way, Chula Vista, CA 91913<br>619-656-1836 | | • | | | | | | | | | | | | | | • | | |
| **Robertson's Ready Mix**<br>2094 Willow Glen Dr, El Cajon, CA 92019<br>619-593-1856 \| www.rrmca.com | | • | | | | | | | | • | | | | | | • | | |
| **Rockridge Crushing**<br>12485 Highway 67, Lakeside, CA 92040<br>619-324-6570 | | • | | | | | | | | | | | | | | | | |
| **SA Recycling**<br>3055 Commercial St, San Diego, CA 92113<br>619-238-6740 \| www.sarecycling.com | | | | | | | | | | | | | | | • | | | |

| ***Transfer Stations offer both recycling and trash disposal services. In order to receive recycling credit, you must:***<br>*-Notify the weighmaster your load is subject to the City of San Diego C&D Ordinance.*<br>*-If your load is mixed Construction and Demolition (C&D) debris, ensure it is coded correctly on the receipt. Tickets coded as "**MSW, trash or refuse**" will receive 0% credit.*<br>*-Ensure the project address and Permit number are added to the receipt.*<br>***Please note: Miramar Landfill and other landfills DO NOT recycle mixed C&D debris.*** | Mixed C&D Debris | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SA Recycling<br>1211 S. 32nd St, San Diego, CA 92113<br>619-234-6691 \| www.sarecycling.com | | | | | | | | | | | | | | | • | | | |
| SCOR Industries<br>2321 South Willow Ave, Bloomington, CA 92316<br>909-820-5046 \| www.scorindustries.com | | • | • | | • | | | | • | | • | • | • | | • | • | | |
| Terra Bella Nursery<br>302 Hollister St, San Diego, CA 92154<br>619-585-1118 \| www.terrabellanursery.com | | | | | | | | | | • | • | | | | | | | |
| Vulcan Carol Canyon Landfill and Recycle Site<br>10051 Black Mountain Rd, San Diego, CA 92126<br>858-530-9465 \| www.vulcanmaterials.com | | • | • | | | | | | | • | | | | | | • | | |
| Vulcan Materials Company<br>2275 Hard Rock Rd, Chula Vista, CA 91913<br>858-530-9472\| www.vulcanmaterials.com | | • | | | | | | | | | | | | | | | | |
| Vulcan Otay Asphalt Recycle Center<br>7522 Paseo de la Fuente, San Diego, CA 92154<br>619-571-1945 \| www.vulcanmaterials.com | | • | | | | | | | | | | | | | | | | |

# Appendix C

## 2016 City of San Diego C&D Debris Conversion Rate Table

# CITY OF SAN DIEGO

## Construction & Demolition (C&D) Debris Conversion Rate Table

This worksheet lists materials typically generated from a constructionor 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 Mangement 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.

| | | Column I | | | Column II | | Column III |
|---|---|---|---|---|---|---|---|
| **Category** | **Material** | **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

## 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