

WASTE MANAGEMENT PLAN

FOR

63rd and Montezuma Project

San Diego, California

Project No. 623199

Prepared for:

City of San Diego Environmental Services Department

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1.0 INTRODUCTION

The purpose of this Waste Management Plan (WMP) for the *63rd and Montezuma* project in the City of San Diego is to provide analysis of the solid waste anticipated to be generated by the project and how the solid waste generation can be managed. The goal of this WMP is to identify sufficient measures to minimize the potential impacts of the project on solid waste services. Two acceptable approaches to managing waste are to reduce the tons disposed to 60 tons or less, or to provide diversion of 75 percent or more, thus meeting the goal established by Assembly Bill 341.

The *63rd and Montezuma* project site encompasses approximately 0.43 acre and is currently developed with three single family dwelling units. The project site is situated on the south side of Montezuma Road and west of 63rd Street in the College Area Community of the City of San Diego. Mostly one-story residential developments surround the project site, with a five-story residential development bordering the project site to the west, and institutional uses (San Diego State University – SDSU) located nearby to the north and northwest.

Regional access to the site is provided by Interstate 8 (I-8), located approximately one mile north of the project site, Interstate 15 (I-15), located approximately three and a half miles to the west. Local access is provided via Montezuma Road immediately north of the project site and 63rd street immediately east of the project site. (See Figure 1, *63rd and Montezuma Project Location Map and Aerial*.)

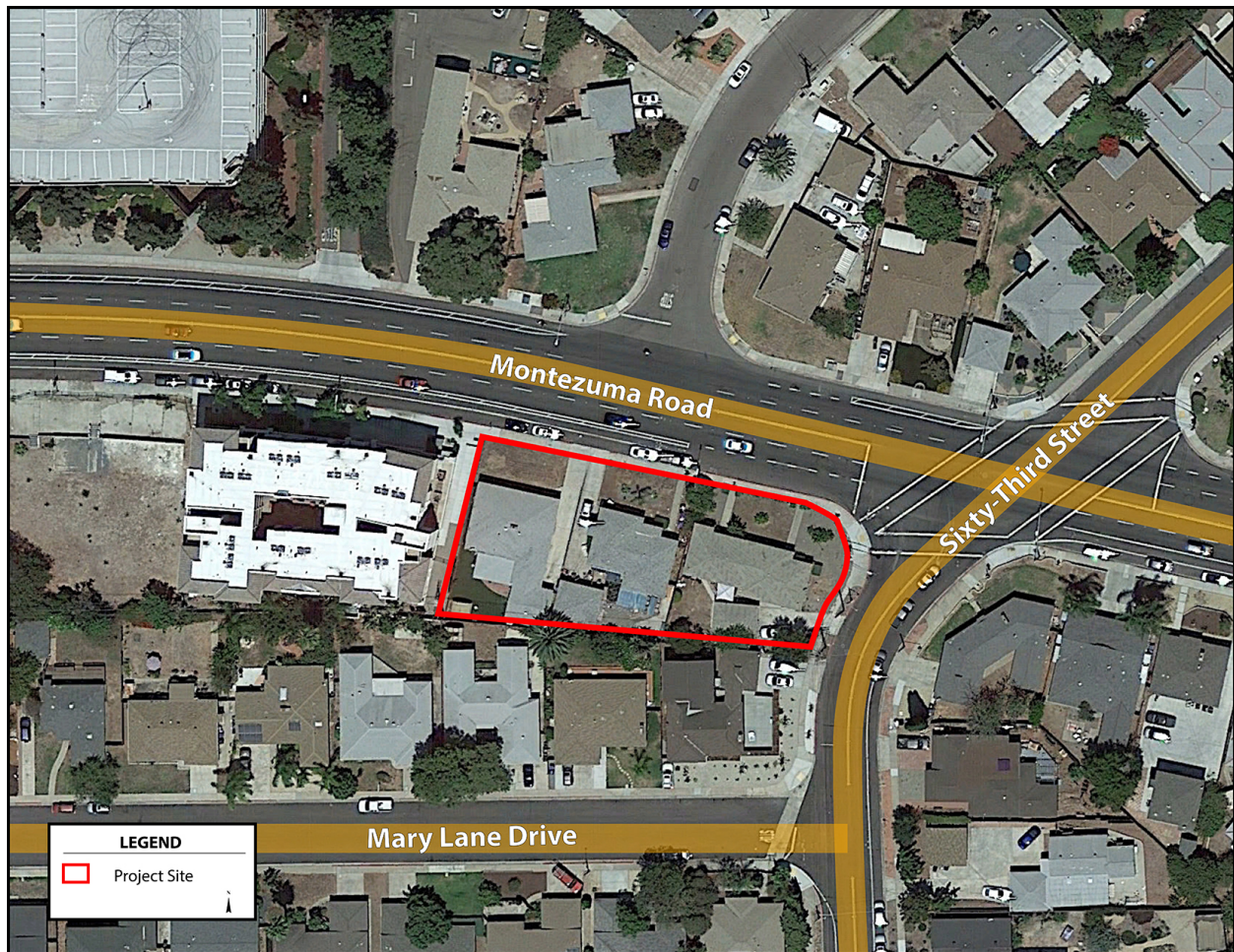
The proposed project involves the demolition of approximately 18,751 square feet of buildings and related facilities and construction of a five-story multi-family residential development totaling 52,350 square feet. The project would develop 38 units with one level of subterranean parking (See Figure 2, *63rd and Montezuma Project Site Plan*).

Earthwork for the project will require approximately 4,600 cubic yards of cut and no fill. Approximately 4,600 cubic yards of material would be exported.

The project proposes a Rezone to the RM 3-9 zone. Other discretionary actions associated with the proposed project include a Community Plan Amendment (CPA); a Neighborhood Development Permit (NDP) to allow for deviations from the applicable development regulations of the RM-3-9 zone, including a reduction in the amount of required personal storage space; and private exterior open space, and a Planned Development Permit (PDP).

This WMP consists of three sections corresponding to the implementation of site development: the *Grading Phase*, the *Construction Phase* (including demolition), and the *Occupancy Phase* (post-construction). For all of these phases, this WMP addresses the projected amount of waste that could be generated by the project based on City generation rates and estimates; waste reduction goals; and recommended techniques to achieve the waste reduction goals, such as recycling. It should be noted that, recycling opportunities may change; this WMP makes a concerted effort to include general information regarding recycling facilities known at the time the WMP was prepared. Demolition and construction of the project are anticipated to take 14 months. Construction would take place in a single phase and is estimated to begin Summer 2020 and be complete by Fall 2021.

Figure 1
63rd and Montezuma Project Location Map and Aerial



Waste disposal sites and recycling methods and opportunities may change from those available today; however, it is not expected that waste diversion and disposal sites listed in Tables 3, 4, and 6 would change by the time the project is anticipated to begin construction. This WMP includes the following general information known at the time the WMP was prepared:

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

2.0 BACKGROUND

In 1989, the California Legislature passed Senate Mandate AB 939: Integrated Waste Management Act, which mandated that all cities reduce waste disposed in landfills from generators within their borders by 50 percent by the year 2000. AB 939 required all local governments to prepare a Source Reduction and Recycling Element, which incorporates waste management policies and programs to achieve the mandated waste reduction. Since 2004, the City has diverted more than 50 percent of its generated waste stream from disposal. Assembly Bill 341 was chartered in 2011 and sets the diversion target of 75 percent.

The City of San Diego has established a threshold of 40,000 square feet of development as generating sufficient waste (60 tons) to have a potentially cumulative significant impacts on solid waste services. According to the City’s thresholds, projects that are 1,000,000 square feet or more generating sufficient waste (1,500 tons) have potentially significant direct impacts on solid waste services and facilities. The 63rd and Montezuma project, as proposed, exceed these thresholds. The purpose of this WMP is to identify measures to manage waste generation and avoid potentially significant impacts.

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

Additional local regulation pertaining to solid waste management includes the City of San Diego's Municipal Code Ch.14 Art. 2 Div. 8: §142.0810, §142.0820, Ch. 6 Art. 6 Div. 7; §66.0706, §66.0709, §66.0701; and Ch. 6 Art. 6 Div. 6; §66.0711, §66.0604, §66.0606. These statutes designate refuse and recycling space allocation requirements for:

- on-site refuse and recyclable material storage requirements,
- diversion of construction and demolition debris regulations, and
- diversion of recyclable materials generated from residential facilities, businesses, commercial/institutional facilities, apartments, condominiums, and special events requiring a City permit.

The City of San Diego has established a threshold of 40,000 square feet of development as generating sufficient waste (60 tons) to have a potentially cumulatively significant impact on solid waste services. The project as proposed exceeds this threshold. The purpose of this WMP is to identify measures that would be implemented to reduce this potential solid waste impacts such that significant impacts are avoided.

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

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

Table 1
C&D Debris Deposit Table

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

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

2.1 Exterior Refuse and Recyclable Material Storage Area Requirements

The 63rd and Montezuma project will develop in one phase over 14 months. Development is anticipated to begin in Summer 2020 and be complete by Fall 2021. Because the project includes residential development, exterior refuse and recyclable material storage areas will be provided in accordance with City regulations per Chapter 14, Article 2, Division 8: Refuse and Recyclable Material Storage Regulations, §142.0820.

2.2 Exterior Refuse and Recyclable Material Storage Areas for the 63rd and Montezuma Project

Table 2, *Minimum Exterior and Recyclable Material Storage Areas for Residential Development*, shows the required amount of refuse and recyclable storage areas for the project's residential element. As shown in Table 2, the project would be required to provide 96 square feet each of exterior refuse and recyclable material storage area for a total of 192 square feet of material storage area for the project.

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

| Number of Dwelling Units per Development | Minimum Refuse Storage Area per Development (square feet) | Minimum Recyclable Material Storage Area per Development (square feet) | Total Minimum Storage Area per Development (square feet) |
|--|---|--|---|
| 2-6 | 12 | 12 | 24 |
| 7-15 | 24 | 24 | 48 |
| 16-25 | 48 | 48 | 96 |
| 26-50 | 96 | 96 | 192 |
| 51-75 | 144 | 144 | 288 |
| 76-100 | 192 | 192 | 384 |
| 101-125 | 240 | 240 | 480 |
| 126-150 | 288 | 288 | 576 |
| 151-175 | 336 | 336 | 672 |
| 176-200 | 384 | 384 | 768 |
| 201+ | 384 plus 48 square feet for every 25 dwelling units above 201 | 384 plus 48 square feet for every 25 dwelling units above 201 | 768 plus 96 square feet for every 25 dwelling units above 201 |

Source: City of San Diego Municipal Code, Chapter 14, Article 2, Division 8: Refuse and Recyclable Material Storage Regulations, §142.0820, effective January 1, 2000.

3.0 EXISTING CONDITIONS

The 63rd and Montezuma project site encompasses approximately 0.43 acre of previously graded and developed land and is currently fully developed with three single-family homes. The project site abuts Montezuma Road to the north and 63rd Street to the west.

4.0 PROPOSED CONDITIONS

The proposed project involves the demolition of approximately 18,751 square feet of buildings, surface parking, and related facilities and construction of a five-story multi-family residential development with 38 units totaling 52,350 square feet with a 12,380-square-foot subterranean parking structure. (See Figure 2, *63rd and Montezuma Project Site Plan*.)

Demolition, grading, and construction will be completed in a single phase over a 14-month period with construction anticipated to begin in Summer 2020. Construction practices will comply with local, State, and Federal regulations regarding handling of building materials to ensure waste minimization requirements are met

5.0 DEMOLITION, GRADING, AND CONSTRUCTION WASTE

Demolition, grading, and construction will occur over a period of 14 months. ESD staff would be present for an early pre-construction meeting to evaluate waste segregation, signage, and salvage.

5.1 Demolition

The project site is the location of three single-family residential units. The demolition phase will include the deconstruction/demolition and removal of the existing buildings and surface parking. Approximately 2,757.18 tons of waste are expected to be generated during demolition. Approximately 2,644.19 tons of material would be recycled, to include trees, concrete, asphalt, foundations, building structure, masonry walls, curb and gutter, and switch gear and cable. Approximately 112.99 tons of debris would be disposed in a landfill, to include non-useable lumber, drywall, glass, miscellaneous trash, roofing paper, broken roof tiles, and floor tile. Table 3, *63rd and Montezuma Project Waste Generation – Demolition*, summarizes the type and amount of demolition materials, as well as diversion/disposal.

5.2 Grading

The proposed project would involve grading of the previously disturbed project site. Approximately 100 percent (0.43 acre) of the 0.43-acre site area would be graded. Based on the *63rd and Montezuma Grading Plan Map*, earthwork for the project will require approximately 4,600 cubic yards of cut and no fill. Approximately 4,600 cubic yards of material would be exported and brought to Hanson Aggregates for recycling/handling. Table 4, *63rd and Montezuma Project Waste Generation – Grading*, summarizes the type and amount of demolition materials, as well as diversion/disposal.

Figure 2
63rd and Montezuma Project Site Plan



Table 3
63rd and Montezuma Project Waste Generation – Demolition

| Material Type | Estimated Waste Quantity (tons) | Handling | Estimated Diversion (tons) | Estimated Disposal (tons) |
|------------------------------------|---------------------------------|--|----------------------------|---------------------------|
| DEMOLITION WASTE | | | | |
| Asphalt and Concrete ¹ | 827.31 | Hanson Aggregates 9229 Harris Plant Road San Diego, CA 92126 (100% diversion) | 827.31 | -- |
| Foundations/ Building Structure | 1102.59 | Vulcan Carroll Canyon Landfill and Recycle Site 10051 Black Mountain Road San Diego, CA 92126 (100% diversion) | 1102.59 | -- |
| Brick/Masonry/ Tile | 391.29 | Vulcan Carroll Canyon Landfill and Recycle Site 10051 Black Mountain Road San Diego, CA 92126 (100% diversion) | 391.29 | -- |
| Cubs/Gutter | 68.16 | Vulcan Carroll Canyon Landfill and Recycle Site 10051 Black Mountain Road San Diego, CA 92126 (100% diversion) | 68.16 | -- |
| Switch Gear/Cable | 0.28 | Vulcan Carroll Canyon Landfill and Recycle Site 10051 Black Mountain Road San Diego, CA 92126 (100% diversion) | 0.28 | -- |
| Drywall | 137.89 | EDCO Station Transfer and Buy Back Center 8184 Commercial Street La Mesa, CA 91942 (70% diversion) | 96.52 | 41.37 |
| Landscape Materials | 82.73 | Miramar Greenery 5180 Convoy Street San Diego, CA 92111 (100% diversion) | 82.73 | -- |
| Roofing Materials | 68.95 | LEED Recycling 8725 Miramar Place San Diego, CA 92121 (100% diversion) | 68.95 | -- |
| Floor Tile | 0.28 | Otay C&D/Inert Debris Processing Facility 1700 Maxwell Road Chula Vista, CA 91913 (76% diversion) | 0.21 | 0.07 |
| Glass | 6.01 | Otay C&D/Inert Debris Processing Facility 1700 Maxwell Road Chula Vista, CA 91913 (76% diversion) | 4.09 | 1.92 |
| Non-Useable Lumber | 2.76 | Otay C&D/Inert Debris Processing Facility 1700 Maxwell Road Chula Vista, CA 91913 (76% diversion) | 2.07 | 0.69 |
| Garbage/Trash | 68.95 | Miramar Landfill 5180 Convoy Street San Diego, CA 92111 (0% diversion) | -- | 68.95 |
| TOTAL | 2,757.18 | | 2,644.19 | 112.99 |

¹ Asphalt and concrete will be recycled and/or re-used on-site.

Table 4
63rd and Montezuma Project Waste Generation – Grading

| Material Type | Estimated Waste Quantity (cubic yards) | Handling | Estimated Diversion (cubic yards) | Estimate Disposal (cubic yards) |
|----------------|--|---|-----------------------------------|---------------------------------|
| Exported Earth | 4,600 | Hanson Aggregates 9229 Harris Plant Road San Diego, CA 92126 (100% diversion) | 4,600 | 4,600 |

5.3 Construction

Construction activities would generate packaging materials and unpainted wood, including wood pallets, and other miscellaneous debris. Construction debris would be separated on-site into material-specific containers to facilitate reuse and recycling and to increase the efficiency of waste reclamation and/or would be collected by a contracted waste hauler and separated at the facility. Source separation of materials at the construction site is essential to (1) ensure appropriate waste diversion rate, (2) minimize costs associated with transportation and disposal, and (3) facilitate compliance with the C&D ordinance. The types of construction waste anticipated to be generated include:

- Asphalt and Concrete
- Brick/Masonry/Tile
- Cardboard
- Carpet, Padding/Foam
- Drywall
- Landscape Debris
- Mixed C&D Debris
- Roofing Materials
- Scrap Metal
- Unpainted Wood and Pallets
- Garbage/Trash

According to the U.S. Environmental Protection Agency, multi-family residential units generate approximately 4.0 pounds per square foot. Based on these estimates, construction waste generated by the 63rd and Montezuma project is shown in Table 5, 63rd and Montezuma Project Waste Generation, and would total approximately 104.7 tons.

Table 5
63rd and Montezuma Project Waste Generation

| Building Type | Size (square feet) | Generation Rate (pounds per square foot) | Tons Generated |
|---------------|--------------------|--|----------------|
| Residential | 52,350 | 4.0 | 104.7 |
| | | Total | 104.7 |

In accordance with State diversion targets, a minimum of 75 percent of construction materials will be recycled. Materials to be recycled would be redirected to appropriate recipients selected from ESD's directory of facilities that recycle construction materials, scrap metal, and yard waste.

To facilitate management of construction materials, the developer shall identify one person or agency connected with the proposed development to act as Solid Waste Management Coordinator, whose

responsibility it becomes to work with all contractors and subcontractors to ensure material separation and coordinate proper disposal and diversion of waste generated. The Solid Waste Management Coordinator will help to ensure all diversion practices outlined in this Waste Management Plan are upheld and communicate goals to all contractors involved efficiently.

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

- Review the Solid Waste Management Plan including responsibilities of Solid Waste Management Coordinator.
- Work with contractors to estimate quantities of each type of material that will be salvaged, recycled, or disposed of as waste, then assist contractors 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 disposing facilities.

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

- Solid waste management coordinator will be responsible for educating contractors and subcontractors regarding waste management plan requirements and ensuring that contractors and subcontractors carry out the measures described in the WMP.
- Solid waste management coordinator will ensure ESD attendance at a Precon and assure compliance with segregation requirements, and verification of recycled content in base materials.
- Recycling areas will be clearly identified with large signs, approved by ESD, and sufficient amounts of material-specific bins will be provided for necessary segregation.
- Recycling bins will be placed in areas that are readily accessible to contractors/subcontractors and in areas that will minimize misuse or contamination by employees and the public.
- Solid waste management coordinator will be responsible for ensuring that contamination rates in bins remain below five percent by weight of the bin.

Table 6, *63rd and Montezuma Project Waste Generation – Construction*, is included below to summarize the types of waste generated, the approximately amount of each waste type diverted, and the approximate overall amount remaining to be disposed of in landfills. Construction waste processing facilities that may be used for the construction phase include but are not limited to those facilities listed in Table 6.

Table 6
63rd and Montezuma Project Waste Generation – Construction

| Material Type | Estimated Waste Quantity (tons) | Handling | Estimated Diversion (tons) | Estimated Disposal (tons) |
|---------------------------|---------------------------------|--|----------------------------|---------------------------|
| CONSTRUCTION WASTE | | | | |
| Asphalt and Concrete | 61.57 | Hanson Aggregates 9229 Harris Plant Road San Diego, CA 92126 (100% diversion) | 61.57 | -- |
| Brick/Masonry/ Tile | 17.59 | Vulcan Carroll Canyon Landfill and Recycle Site 10051 Black Mountain Road San Diego, CA 92126 (100% diversion) | 17.59 | -- |
| Cardboard | 1.73 | Allan Company 6733 Consolidated Way San Diego, CA 92121 (100% diversion) | 1.21 | 0.52 |
| Carpet, Padding/Foam | 0.88 | DFS Flooring 10178 Willow Creek Road San Diego, CA 92131 (100% diversion) | 0.88 | -- |
| Drywall | 12.31 | EDCO Station Transfer and Buy Back Center 8184 Commercial Street La Mesa, CA 91942 (70% diversion) | 8.62 | 3.69 |
| Landscape Debris | 1.76 | Miramar Greenery 5180 Convoy Street San Diego, CA 92111 (100% diversion) | 1.76 | -- |
| Mixed C&D Debris | 52.78 | Otay C&D/Inert Debris Processing Facility 1700 Maxwell Road Chula Vista, CA 91913 (76% diversion) | 39.59 | 13.20 |
| Roofing Materials | 0.89 | LEED Recycling 8725 Miramar Place San Diego, CA 92121 (100% diversion) | 0.89 | -- |
| Scrap Metal | 4.28 | Allan Company 6733 Consolidated Way San Diego, CA 92121 (100% diversion) | 2.99 | 1.28 |
| Unpainted Wood & Pallets | 21.11 | Miramar Greenery 5180 Convoy Street San Diego, CA 92111 (100% diversion) | 21.11 | -- |
| Garbage/Trash | 2.89 | Miramar Landfill 5180 Convoy Street San Diego, CA 92111 (0% diversion) | -- | 2.89 |
| TOTAL | 177.79 | | 156.21 | 21.58 |

Because certified diversion rates and authorized facilities are updated quarterly and the decision on which facility will be contracted for waste hauling will be made at the time of construction, the developer reserves the right to select any authorized facility as long as the facility is City-certified to meet minimum diversion requirements.

Construction debris will be separated onsite into material-specific containers, corresponding to the materials types in Table 6, to facilitate reuse and recycling and to increase the efficiency of waste reclamation. The 63rd and Montezuma project will implement a target of 20 percent recycled material

and 75 percent for landfill diversion. As shown in Table 6, 88 percent of the construction materials generated by the project are expected to be diverted from landfills.

6.0 OCCUPANCY PHASE

While the construction phase for the project occurs as a one-time waste generation event as construction of the project proceeds, tenant/owner occupancy requires an on-going plan to manage waste disposal to meet the waste reduction goals established by the City and State. The project will comply with the City's Recycling Ordinance. Solid waste collection would be provided by a private hauler.

6.1 Implementation

The following table expresses the anticipated refuse and recyclable storage requirements based on Table 142-08B of the City of San Diego Municipal Code.

Table 7
Minimum Exterior and Recyclable Material Storage Areas for the
63rd and Montezuma Project

| Land Use | Gross Floor Area/Units | Minimum Refuse Storage Area (square feet) | Minimum Recyclable Material Storage Area (square feet) | Total Minimum Storage Area (square feet) |
|--------------|------------------------|---|--|--|
| Residential | 38 units | 96 | 96 | 192 |
| TOTAL | | 96 | 96 | 192 |

The project would be required to provide a minimum of 96 square feet refuse storage area and a minimum of 96 square feet recyclable material storage area for a total of approximately 192 square feet minimum exterior refuse and recyclable material storage area.

As shown in Table 8, *Estimated Solid Waste Generation from the 63rd and Montezuma Project – Occupancy Phase*, during occupancy, the expected generated waste per year from the project when fully occupied would be approximately 45.6 tons.

Table 8
Estimated Solid Waste Generation from the
63rd and Montezuma Project – Occupancy Phase

| Use | Intensity | Waste Generation Rate | Estimated Waste Generated (tons/year) |
|--------------|-----------|-----------------------|---------------------------------------|
| Residential | 38 units | 1.2 tons/year/unit | 45.6 |
| TOTAL | | | 45.6 |

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

- Collection of recyclable materials as frequently as necessary to meet demand;
- Collection of plastic bottles and jars, paper, newspaper, metal containers, cardboard, and glass containers;
- Collection of other recyclable materials for which markets exist, such as scrap metal, wood pallets;
- Utilization of recycling receptacles or containers which comply with the standards in the Container and Signage Guidelines established by the City of San Diego Environmental Services Department;
- Designated recycling collection and storage areas; and
- Signage on all recycling receptacles, containers, chutes, and/or enclosures which complies with the standards described in the Container and Signage Guidelines established by the City of San Diego Environmental Services Department.

For the 63rd and Montezuma project (as required by Section 66.0706 of the City of San Diego Land Development Code), the building management or other responsible personnel shall ensure that occupants are educated about the recycling services as follows:

- Information, including the types of recyclable materials accepted, the location of recycling containers, and the occupants' responsibility to recycle shall be distributed to all occupants annually;
- All new occupants shall be given information and instructions upon occupancy; and
- All occupants shall be given information and instructions upon any change in recycling service to the commercial facility.

6.2 Landscaping and Green Waste Recycling

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

7.0 CONCLUSION

The City of San Diego Development Services Department is requiring that this WMP be prepared and submitted to the City of San Diego's ESD.

This WMP will be implemented to the fullest degree of accuracy and efficiency. Additionally, the project will be required to adhere to City ordinances, including the *Construction and Demolition Debris Diversion Deposit Program*, the City's *Recycling Ordinance*, and the *Refuse and Recyclable Materials Storage Regulations*. The WMP for the project is designed to implement and adhere to all City ordinances and regulations with regards to waste management. The measures in the WMP would ensure that significant impacts relative to solid waste generation would be avoided.

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

- Asphalt/concrete
- Brick/masonry
- Cardboard
- Carpet/padding/foam
- Drywall
- Landscape debris
- Mixed C&D debris
- Scrap metal
- UNTREATED woodwaste
- Refuse

The project will be designed to achieve 75 percent of construction waste to be source reduced and/or recycled. While diversion activities during occupancy may not fully achieve this goal, the project incorporates several measures above and beyond the requirements of local ordinances. These measures include but are not limited to:

- The project includes landscaping that will reduce yardwaste and will provide transportation to a composting facility for the yard waste that is produced. The project proponent will ensure that ESD reviews the landscaping plans and hauling contract for the facility to verify that waste reduction goals are met.
- In accord with the City's Conservation Element, the project seeks to reduce its "environmental footprint" through a variety of sustainable design features. The project will comply with or exceed the voluntary measures specified in the California Green Building Standards Code relative to cool/green roofs and would provide electric vehicle (EV) charging spaces. The project will also provide plumbing fixtures or fittings that are low-flow.
- The project will target 20 percent of solid waste to be recycled material and 75 percent for landfill diversion.

These measures 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.

1.0 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:

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

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

II. Prior to Start of Construction

- A. Grading and Building Permit - Prior to issuance of any grading or building permit, the permittee shall be responsible to arrange a preconstruction meeting to coordinate the implementation of the 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

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.