

Waste Management Plan

Costa Azul Mixed-Use Project

San Diego, California

Project No. 245437.0000.0000

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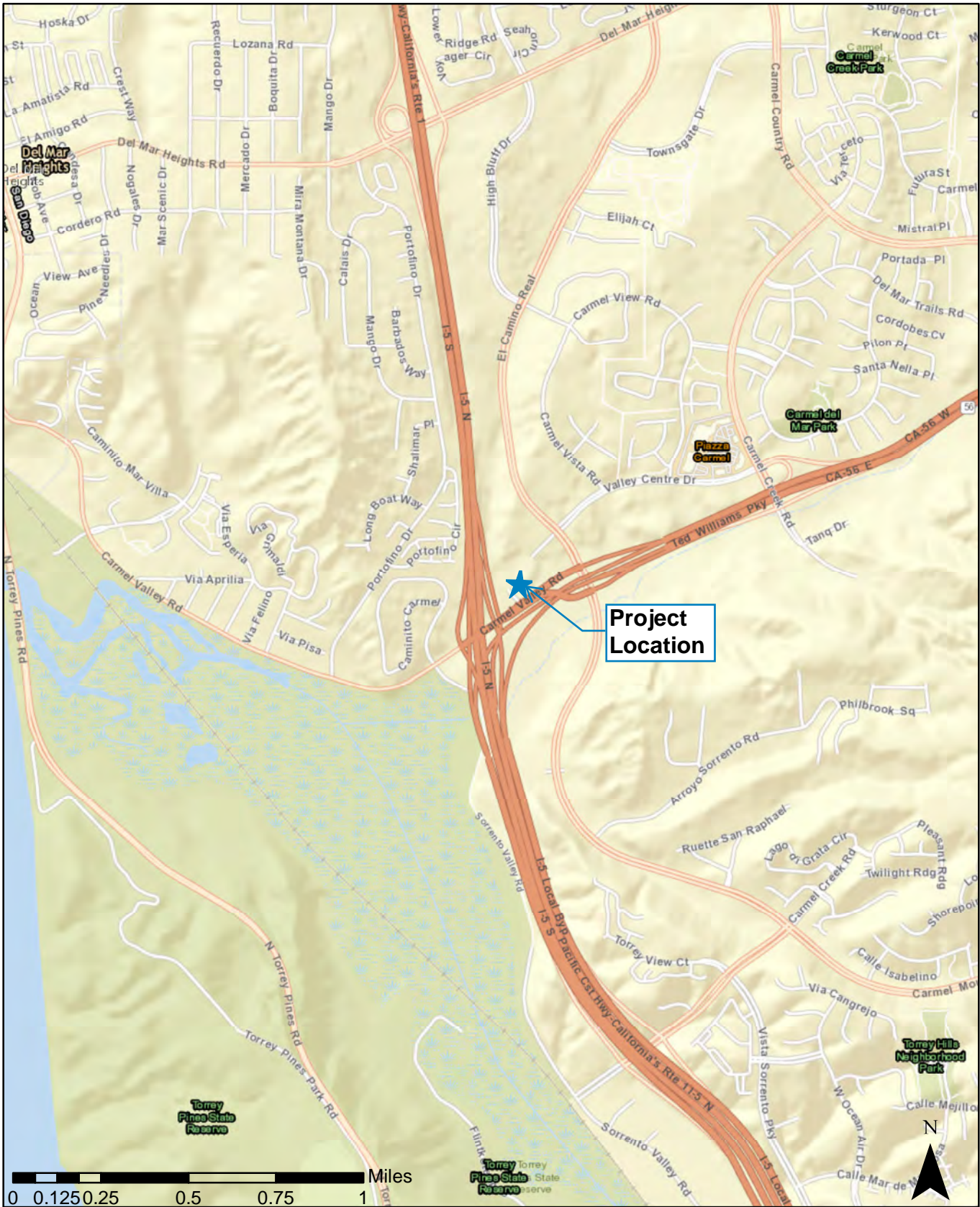
1.0 INTRODUCTION

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

The 3.2 acre Costa Azul Mixed-Use project site is located immediately northeast of the Interstate 5 (I-5) and State Route 56 (SR-56) interchange. The project site is located north of Carmel Valley Road, between Carmel Valley Road and Valley Centre Drive at the southwest end of the Valley Centre Drive cul-de-sac. The project site is an existing graded vacant pad surrounded by commercial restaurant, hotel and office development on the east, north and west sides of the site (Figures 1 and 2).

The Costa Azul Mixed Use Project proposes the development of a hotel, office and three restaurants as well as supporting parking and a parking garage (Figure 3). The project requires discretionary approvals including: a Planned Development Permit, a Site Development Permit, and a Coastal Development Permit.

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Source: World Street Map



REGIONAL LOCATION

Figure 1



Source: Google Maps 2015

Scale: Not to scale

PROJECT VICINITY



Figure 2

This WMP consists of two sections corresponding to the implementation of site development during project construction (including demolition and construction activities) and project occupancy (post-construction or project operations). The WMP addresses the projected amount of waste that could be generated by the project based on current City generation rates and estimates; waste reduction goals; and recommended techniques to achieve the waste reduction goals, such as recycling. Construction of the project will take approximately 15 months. Construction will take place as a single phase and is estimated to begin in the last quarter of 2016 and be complete by the first quarter of 2018.

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 Table 2 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 Assembly Bill (AB) 939: Integrated Waste Management Act, which mandated that all cities reduce waste disposed in landfills from generators within their borders by 50 percent by the year 2000. AB 939 required all local governments to prepare a Source Reduction and Recycling Element, which incorporates waste management policies and programs to achieve the mandated waste reduction. Since 2004, the City has diverted more than 50 percent of its generated waste stream from disposal. This bill specified that solid waste should be considered by the equation $\text{GENERATED} = \text{DISPOSED} + \text{DIVERTED}$. "Diverted" materials are put into a hierarchy in the law, as follows:

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

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 Di v. 8: §142.0810, §142.0820, Ch. 6 Art. 6 Div. 7; §66.0706, §66.0709, §66.0710; 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. Costa Azul Mixed-Use project as proposed exceeds this threshold. The purpose of this WMP is to identify mitigation measures to reduce this potential impact to below a level of significance.

The City Recycling Ordinance is found in Municipal Code section 66.0701 et. seq. It requires the provision of recycling service for all single-family residences; and commercial facilities and multifamily residences with service for 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

Project construction will occur in one phase over an approximate 15-month period. Development is anticipated to begin the last quarter of 2016 and to be complete by the first quarter of 2018. Because the Project is nonresidential 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 and §142.0830.

2.2 EXTERIOR REFUSE AND RECYCLABLE MATERIAL STORAGE AREAS FOR COSTA AZUL

The proposed mixed-use project would include the following uses:

- Office - 98,774 square feet (sq. ft.) that would be six floors and 90 feet in height;
- Hotel - 70,784 sq. ft. that would be six floors and 74 feet in height with 112 units;
- Fast Casual Restaurants - 3,000 sq. ft. that would be one floor and 20 feet in height; and
- Restaurant - 4,764 sq. ft. that would be one floor.

Table 2, Minimum Exterior and Recyclable Material Storage Areas for Commercial and Industrial Development, shows the required amount of refuse and recyclable storage areas for the project. As shown in Table 2, the project (at 177,322 total sq. ft. of development) would be required to provide 336 sq. ft. each of exterior refuse and recyclable material storage area, for a total of 672 sq. ft. of material storage area.

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

Gross Floor Area per Development (square feet)	Minimum Refuse Storage Area per Development (square feet)	Minimum Recyclable Material Storage Area per Development (square feet)	Total Minimum Storage Area per Development (square feet)
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 plus 48 square feet for every 25,000 square feet of building area above 100,001	192 plus 48 square feet for every 25,000 square feet of building area above 100,001	384 plus 96 square feet for every 25,000 square feet of building area above 100,001

Source: City of San Diego Municipal Code, Chapter 14, Article 2, Division 8: Refuse and Recyclable Material Storage Regulations, §142.0830, Table 142-08C, effective January 1, 2000.

3.0 EXISTING CONDITIONS

The Costa Azul Mixed-Use project site is located immediately northeast of the I-5 and SR-56 interchange. The project site is located north of Carmel Valley Road, between Carmel Valley Road and Valley Centre Drive at the end of the Valley Centre Drive cul-de-sac. The project site is an existing graded pad surrounded by commercial restaurant, hotel and office development on the east, north and west sides of the site (see Figures 1 and 2).

4.0 PROPOSED CONDITIONS

The Project proposes:

- Office - 98,774 square feet (sq. ft.) that would be six floors and 90 feet in height;
- Hotel - 70,784 sq. ft. that would be six floors and 74 feet in height with 112 units;
- Fast Casual Restaurants - 3,000 sq. ft. that would be one floor and 20 feet in height; and
- Restaurant - 4,764 sq. ft. that would be one floor.

The project site is currently a graded pad, however earthwork would consist of excavation of dirt to accommodate a two level subterranean parking garage. As a result there would be approximately 49,000 cubic yards (CY) of dirt exported from the site. The total graded area would be 2.75 acres, with a maximum cut of 25 feet. Total cut quantities would be 50,000 CY with 1,000 CY of fill. All manufactured slopes would have a gradient of 2:1. 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 WASTE

Demolition and construction will occur over a period of approximately 15 months. The ESD staff would be present for an early pre-construction meeting to evaluate waste segregation, signage, and salvage. The project site is an existing graded pad with no structures. However, there would be removal of approximately 14,500 sq. ft. of existing asphaltic road and base material (Fiorica, 2015), which would amount to approximately 376 tons of material. Table 4, Costa Azul Mixed-Use Project Waste Generation - Demolition, summarizes the type and amount of demolition materials, as well as diversion/disposal.

Table 4
Costa Azul Mixed Use Project Waste Generation - Demolition

Material Type	Estimated Waste Quantity (tons)	Handling	Estimated Diversion (tons)	Estimated Disposal (tons)
Asphalt and Concrete	375.90	Hanson Aggregates 9229 Harris Plant Road, San Diego, CA 92126 (100% diversion)	375.90	--
Total	375.90		375.90	--

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

6.0 CONSTRUCTION WASTE

Construction activities would generate packaging materials and unpainted wood, including wood pallets, and other miscellaneous debris. Construction debris would be separated on-site into material-specific containers to facilitate reuse and recycling and to increase the efficiency of waste reclamation. 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
- Masonry/Tile
- Cardboard
- Carpet, Padding/ Foam
- Drywall
- Landscape Debris
- Mixed C&D Debris
- Roofing Materials
- Scrap Metal
- Unpainted Wood and Pallets
- Garbage/Trash

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.

6.1 MANAGING CONSTRUCTION MATERIAL

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

The contractors will perform daily inspections of the construction site to ensure compliance with the requirements of the WMP and all other applicable laws and ordinances and report directly to Solid Waste Management Coordinator. Daily inspections 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 WMP requirements and ensuring that contractors and subcontractors carry out the measures described in the WMP.
- Solid waste management coordinator will ensure City ESD attendance at a preconstruction meeting (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 5 percent by weight of the bin.

Table 4, Costa Azul Mixed-Use Waste Generation - Construction, is included below to summarize the types of waste generated, the amount of each waste type diverted, and the overall amount remaining to be disposed of in landfills.

Table 4
Costa Azul Mixed-Use Waste Generation - Construction

Material Type	Estimated Waste Quantity (tons)	Handling	Estimated Diversion (tons)	Estimated Disposal (tons)
Asphalt & Concrete	186.21	Hanson Aggregates 9229 Harris Plant Road San Diego, CA 92126 (100% diversion)	186.21	--
Brick/Masonry/Tile	53.20	Vulcan Carroll Canyon Landfill and Recycle Site 10051 Black Mountain Road San Diego, CA 92126 (100% diversion)	53.20	--
Cardboard	5.29	EDCO Station Transfer and Buy Back Center 8184 Commercial Street La Mesa, CA 91942 (70 % diversion)	3.70	1.59
Carpet, Padding/Foam	2.66	DFS Flooring 10178 Willow Creek Road San Diego, CA 92131 (100% diversion)	2.66	--
Drywall	37.24	EDCO Station Transfer and Buy Back Center 8184 Commercial Street La Mesa, CA 91942 (70% diversion)	26.07	11.17
Landscape Debris	5.31	Miramar Greenery 5180 Convoy Street San Diego, CA 92111 (100% diversion)	5.31	--
Mixed C&D Debris	159.61	Otay C&D/Inert Debris Processing Facility 1700 Maxwell Road Chula Vista, CA 91913 (76% diversion)	121.30	38.31
Roofing Materials	2.66	LEED Recycling 8725 Miramar Place San Diego, CA 92121 (100% diversion)	2.66	--
Scrap Metal	13.30	EDCO Station Transfer and Buy Back Center 8184 Commercial Street La Mesa, CA 91942 (70% diversion)	9.31	3.99
Unpainted Wood & Pallets	63.83	Miramar Greenery 5180 Convoy Street San Diego, CA 92111 (100% diversion)	63.83	--
Garbage/ Trash	2.66	Miramar Landfill 5180 Convoy Street San Diego, CA 92111 (0% diversion)	--	2.66
Total	531.97		474.25	57.72

Construction debris will be separated onsite into material-specific containers, corresponding to the materials types in Table 4, to facilitate reuse and recycling and to increase the efficiency of waste reclamation. As shown in Table 4, 89 percent of the construction materials generated are targeted for diversion.

7.0 OCCUPANCY WASTE

While construction of the proposed project occurs as a one-time waste generation event, tenant/owner occupancy requires an on-going plan to manage waste disposal to meet the waste reduction goals established by the City and State. Table 5 provides the anticipated refuse and recyclable storage requirements based on Table 142-08B and 142.08C of the City of San Diego Municipal Code.

Table 5
Minimum Exterior and Recyclable Material Storage Areas for the Costa Azul Mixed-Use Project

Land Use	Gross Floor Area/Units	Minimum Refuse Storage Area (sq. ft.)	Minimum Recyclable Material Storage Area (sq. ft.)	Total Minimum Storage Area (sq. ft.)
Commercial (hotel, office, and restaurants / mixed-use)	177,322	336	336	672
Total	177,322	336	336	672

As shown in Table 6, Estimated Solid Waste Generation from the Costa Azul Mixed-Use Project, during occupancy, the expected generation waste per year from the project when fully occupied would be approximately 496.5 tons. The expected waste generation was calculated using the ESD Waste Generation Factors and information obtained from CalRecycle.

Table 6
Estimated Solid Waste Generation from the Costa Azul Mixed-Use Project

Use	Intensity	Waste Generation Rate	Estimated Waste Generated (tons/year)
Commercial (hotel, office, and restaurants / mixed-use)	177,322 sq. ft.	0.0028 tons/year/sq. ft.	496.5
		Total	496.5

The proposed project will be required to comply with City of San Diego Municipal Code 142.0830 Refuse and Recyclable Material Storage Regulations for Residential and Non-Residential Development (Table 142.08B and 142.08C).

In order to continually reduce waste delivered to the landfill during the life of the project, trash, recycling, and green waste bins will be provided for the development. Information will be provided to tenants to encourage recycling of all paper products, cardboard, glass, aluminum cans, recyclable plastics, and landscaping waste.

On-site recycling services shall be provided to all tenants within the project. Tenants 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 tenants. Recycling services are required by Section 66.0707 of the City of San Diego Land Development Code. Based on current requirements, these services shall include the following:

- Collection of recyclable materials as frequently as necessary to meet demand;
- Collection of plastic bottles and jars, paper, newspaper, metal containers, cardboard, and glass containers;
- Collection of other recyclable materials for which markets exist, such as scrap metal, wood pallets
- Collection of food waste for recycling by composting, where available (prior to issuance of building and occupancy permits, the project proponent will meet with representatives from ESD to ensure that their educational materials and haulers can comply with the requirements for this service);
- Use of recycling receptacles or containers 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

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

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

Compliance with the recycling ordinance, which requires the provision of educational materials and separate recycling bins, and with the storage ordinance, which requires sufficient space for recycling bins be provided, is estimated to reduce waste by 40 percent. Thus 297.9 tons per year of waste would still be destined for disposal. Additional measures that will be taken to help to further mitigate this quantity of trash include:

- Ensuring that landscape debris is minimized, used onsite when possible, and what remains is composted.
- Surpassing the 75% waste reduction target during demolition and construction (which is the case for the proposed project).
- Providing recyclable materials collection in outdoor and parking areas.
- Providing post-consumer content in building materials.

- Providing food waste collection, onsite composting, or other specialized waste reduction measures, such as recycling chutes or other design features.

7.1 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 disposal of green waste at recycling centers that accept green waste. This will help further reduce the waste generated by the project during occupancy.

8.0 CONCLUSION

The Costa Azul Mixed-Use project anticipates 375.90 tons of demolition waste and 531.97 tons of construction waste. The demolition of asphalt specified in Table 4 is expected to be 100% diverted either by reuse or by source separating and sent to a certified facility. The goal of the project is to exceed the 75% diversion target for demolition and construction waste. This WMP estimates that of the 907.87 total tons of demolition and construction waste, 6.4% will be diverted. These tonnages are only estimates using methodologies provided by the City.

The City of San Diego Development Services Department (DSD) is requiring that this Preliminary WMP be prepared and submitted to the City of San Diego's ESD. Since the project is in the design phase, this is only a preliminary plan, which specifies the intent to meet the requirements of PRC 939 and City ordinances. Prior to the issuance of any permits for construction of the Costa Azul Mixed-Use Project, final reports will be submitted to ESD for final review and approval.

This Preliminary 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 Storages Regulations. The WMP for the Costa Azul Mixed-Use Project is designed to implement and adhere to all City ordinance and regulations with regards to waste management. The measures in the WMP would ensure that impacts are mitigated to below a level of significance.

Prior to the issuance of any grading or construction permits, the Solid Waste Coordinator 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 /Tile
- 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 will achieve only 40 percent diversion and will not achieve the State target of 75 percent, the project incorporates several measures above and beyond the requirements of local ordinance.

- First, the project exceeds ordinance requirements and even the State waste reduction target during construction.
- Second, the project includes landscaping that will reduce yard waste, 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.

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 mitigation applies to the project to reduce cumulative impacts on solid waste to below a level of significance:

I. Prior to Permit Issuance or Bid opening/Bid award

A. LDR Plan check

1. Prior to the issuance of any construction permit, including but is not limited to, demolition, grading, building or any other construction permit, the Assistant Deputy Director (ADD) Environmental Designee shall verify that the all the requirements of the Refuse & Recyclable Materials Storage Regulations and all of the requirements of the waste management plan are shown and noted on the appropriate construction documents. All requirements, notes and graphics shall be in substantial conformance with the conditions and exhibits of the associated discretionary approval.

The construction documents shall include a waste management plan.

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 Mitigation Monitoring and Reporting Program (MMRP). 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 mitigated to below a level of significance.
1. At the Precon Meeting, the Permittee shall submit reduced copies (11" x 17") of the approved waste management plan, the RE, BI, MMC, and ESD.
 2. Prior to the start of construction, the Permittee / Construction Manager shall submit a construction schedule to the RE, BI, MMC, and ESD.

III. During Construction

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

IV. Post Construction

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

9.0 REFERENCES

Fiorica, Carl. 2015. Personal communication between Kim Howlett (TRC) and Carl Fiorica (BWE Sr. Civil Engineer). November 24.