WASTE MANAGEMENT PLAN UPDATE
MERGE 56 UNITS 4 AND 10 MODIFICATIONS

Amendment to Planned Development Permit Nos. 1266871/2570887
Project No. 1059203

PREPARED FOR:

Sea Breeze Properties, LLC
5550 Carmel Mountain Road #204
San Diego, CA 92130

PREPARED BY:

BARANEK
Consulting Group

9984 Scripps Ranch Boulevard, #138
San Diego, CA 92131
858.922.8604
kim@baranekconsulting.com
Contact: Kim Baranek

October 2022

CONTENTS

Page

1. Purpose of Report 1
1.1 Regulatory Background 1
1.2 CEQA Significance Determination Thresholds 3
1.3 Exterior Refuse and Recyclable Materials Storage Area Requirements 5

2. Project Location and Description 7

3. Construction Waste Generation and Diversion 11
3.1 Construction Waste Diversion 12
3.2 Post-consumer Content Construction Materials 14
3.3 2014 WMP Measures 14

4. Occupancy Waste Generation and Diversion 17

5. Conclusion 21

6. References 23

APPENDICES

A. 2022 Certified Construction & Demolition Recycling Facility Directory
B. Waste Management Form – Part I
C. City of San Diego: Construction & Demolition Debris Conversion Rate Table
D. City of San Diego: Waste Generation Factors – Occupancy Phase
E. Recycling Collection Service Providers Businesses and Multifamily Complexes

FIGURES

Figure 1 Project Location Map and Aerial 8
Figure 2 Approved and Proposed Site Plan 9

TABLES

Table 1 Required Minimum Exterior Storage Areas for Nonresidential Development . 5
Table 2 Merge 56 Commercial Uses Construction Waste Generation 11
Table 3 Construction Waste Diversion By Material Type 12
Table 4 Construction Solid Waste Diversion Facilities 13
Table 5 Annual Solid Waste Generation During Commercial Use Occupancy 18
Table 6 Estimate of Project Organic Waste and Diversion 19

INTENTIONALLY BLANK

1. PURPOSE OF REPORT

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

This report is an update to the WMP prepared for the Merge 56 Project (project) in 2014 (Latitude 33 2014). The 2014 WMP was reviewed and approved by the City of San Diego Environmental Services Department (ESD) and certified with the project's Environmental Impact Report (EIR; SCH No. 2014071065) in 2018. Since EIR certification, the project has been modified to reconfigure the retail and office space and include additional commercial square footage beyond the originally entitled 525,000 square feet (SF) of commercial uses contained within Units 4 and 10 of the Tentative Map. The current commercial uses proposed for the project total 790,031, a net increase of 265,031 SF above that approved for the project in 2018. In addition, a portion of the approved commercial/retail and general office uses have been shifted to daycare use, hotel building expansion, and Research and Development (R&D) office. Amendments to Planned Development Permit (PDP) No. 1266871 and PDP No. 2570887 are proposed to increase the commercial proposed in Units 4 and 10. No changes to the residential component or the public roadway improvements component of the project are proposed. The residential component is currently being constructed with occupancy of residences on-going, and the public roadway improvements have been constructed. This WMP update focuses on the incremental waste associated with the change in commercial uses and square footages within Units 4 and 10.

The purpose of this WMP Update is to identify the quantity of solid waste that would be generated by the updated commercial portion of the project throughout its construction and operational phases, and to identify measures to reduce the project's direct and cumulative impacts from solid waste in accordance with the City's waste reduction ordinances and the waste diversion goals. Two acceptable approaches to managing solid waste are to reduce the tons disposed to 60 tons or less or to provide diversion of 75 percent or more, thus meeting the goal established by Assembly Bill (AB) 341.

1.1 Regulatory Background

State

Assembly Bill 939 (**AB 939**), Integrated Waste Management Act, passed in 1989, requires a 50 percent reduction in solid waste generation from all jurisdictions in California by 2000. In 2008, Senate Bill 1016 was passed. Known as the Solid Waste Disposal Measurement Act, Senate Bill 1016 maintained the 50 percent diversion requirement established by AB 939 but changed to a disposal-based measurement system. In 2011,

AB 341 was passed by the State Legislature to create green jobs by expanding recycling to every multifamily dwelling and business and increased the diversion target to 75 percent in the state by the year 2020. The City satisfied the original goal and is currently working to achieve the new, higher goal.

AB 1826 (2014) requires businesses to recycle their organic waste on and after April 1, 2016, depending on the amount of waste they generate on a weekly basis. Additionally, AB 1826 requires that, after January 1, 2016, all local jurisdictions implement an organic waste recycling program to divert organic waste generated by businesses, including multifamily residential dwellings with five or more units. Organic waste includes food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste. This law phases in the mandatory recycling of commercial organics over time. Because the minimum threshold of organic waste generation by businesses will be decreased over time (e.g., in 2016, affected businesses were those generating 8 cubic yards (CY) or more of organic waste per week; in 2019, affected businesses will be those generating 4 CY or more of organic waste), an increasingly greater proportion of the commercial sector will be required to comply. AB 1826 is intended to achieve California's recycling and greenhouse gas emissions reduction goals. Reducing the amount of organic materials sent to landfills and increasing the production of compost and mulch are part of the AB 32 Scoping Plan.

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

Local

The City has enacted codes and policies directed at the achievement of State-required diversion levels, including the Refuse, Organic Waste, and Recyclable Materials Storage Regulations (San Diego Municipal Code [SDMC] Chapter 14, Article 2, Division 8), Recycling Ordinance (City 2022a; Municipal Code Chapter 6, Article 6, Division 7), and the C&D Debris 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).

In 1997, the City adopted SDMC Section 142.0801, *Refuse and Recyclable Materials Storage Regulations*. The ordinance requires minimum storage areas to facilitate the diversion of recyclable materials from landfill disposal. Specifically, Section 142.0801 provides for permanent, adequate, and convenient space for the storage and collection

of refuse and recyclable material to encourage recycling of solid waste. In 2022, this Municipal Code section was updated to address the collection, management and minimum storage requirements for organic waste, including commingled yard trimmings, nonhazardous wood waste, food material, or food-soiled paper mixed with food material.

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

As of 2008, the City adopted a *Construction and Demolition (C&D) Debris Diversion Deposit Ordinance*. The ordinance, contained in SDMC Section 66.0601, requires that the majority of construction, demolition, and remodeling projects requiring building, combination, and demolition permits apply for a demolition or construction permit to estimate the volume of waste they will generate and post a refundable C&D Debris Recycling deposit. The deposit is held until receipts are shown that demonstrate the project diverted from disposal at least 50 percent of their debris by recycling, reusing or donating usable materials. The ordinance is designed to keep C&D materials out of local landfills and ensure they get recycled.

The ordinance further stipulates that when mixed debris facilities with a permitted daily tonnage capacity of at least 1,000 tons maintain a 75 percent diversion rate for three consecutive calendar year quarters, projects would be required to divert 75 percent of their wastes. 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 73 and 90 percent diversion rates at their facilities (refer to Appendix A). For a project that would dispose of mixed debris at one of the facilities that achieve a 73 percent diversion rate, virtually all clean C&D waste from a project must be source separated and sent to a material-specific recycling facility, such as aggregate and metal recyclers, in order to achieve a 75 percent diversion rate. Higher diversion rates can also be accomplished by salvage and/or on-site reuse of C&D materials.

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

1.2 CEQA Significance Determination Thresholds

As stated in the City Development Services Department *CEQA Significance Determination Thresholds* (City 2020), implementation of the City's local solid waste regulations and ordinances alone is projected to achieve a minimum 50 percent diversion rate, which is below the current 75 percent diversion level targeted by the State and

identified in the Zero Waste Plan for 2020. Therefore, discretionary projects must undertake additional measures to comply with existing regulations.

Direct Impacts

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

- Direct impacts result from the generation of large amounts of waste, which brings facilities closer to daily throughput limits, shortens facility lifespans, requires increased numbers of trucks and other equipment, and makes it difficult for the City to achieve required waste reduction levels. Waste management planning is based on a steady rate of waste generation and does not assume increased waste generation due to growth.
- While all projects are required to comply with the City's waste management ordinances, direct impacts are mitigated by the implementation of project-specific WMPs, which may reduce solid waste impacts to below a level of significance.
- For projects over 1,000,000 SF, a significant direct and cumulative solid waste impact would result if the compliance with the City's ordinances and the WMP fail to reduce the impacts of such projects to below a level of significance and/or if a WMP for the project is not prepared and conceptually approved by the ESD prior to distribution of the draft environmental document for public review.

Cumulative Impacts

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

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

Potential Project Impacts

As discussed in Section 2, the project is located south of State Route 56, west of the Carmel Mountain Road extension and east of the recently completed extension of Camino Del Sur in the City of San Diego. The project, as analyzed in the 2014 WMP, consisted of 242 dwelling units, 525,000 SF of commercial/office uses, and public roadway improvements. There are no changes to the residential portion of the project (which is currently being constructed with occupancy of some residences underway) and the public roadway improvements have been completed; however, changes to the amount of commercial SF is proposed as part of the current amendment to prior PDPs, resulting in an additional 265,031 net SF of commercial uses.

Under the proposed modifications to Units 4 and 10, commercial uses would total 790,031 SF, including the 525,000 SF previously included in the 2018 project approvals and an additional 265,031 SF currently proposed. The shift from commercial retail to commercial office, specifically R&D space, is part of the current project. Based on the proposed addition of 265,031 SF for a total of 790,031 SF of commercial uses, the project would not construct over 1,000,000 SF or generate more than 1,500 tons of solid waste materials during construction; direct impacts to solid waste facilities are not expected. However, the project proposes construction of more than 40,000 SF of net new building area, thereby exceeding the City's threshold for cumulative solid waste impacts without implementation of solid waste diversion measures.

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

1.3 Exterior Refuse and Recyclable Materials Storage Area Requirements

Table 1, *Required Minimum Exterior Storage Areas for Nonresidential Development*, provides information on minimum exterior refuse and recyclable material storage areas for non-residential development. Based on these requirements, the 790,031 SF of commercial uses would require 1,488 SF of refuse storage area, 1,488 SF of recycling material storage area, and 1,488 SF of organic waste storage area, for a total required minimum storage area of 4,464 SF.

Table 1
REQUIRED MINIMUM EXTERIOR STORAGE AREAS FOR NONRESIDENTIAL DEVELOPMENT

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

Source: San Diego Municipal Code Table 142-08C

Note: SF = square feet

2. PROJECT LOCATION AND DESCRIPTION

The 72.34-acre project site is located in the north-central portion of the City of San Diego, south of State Route 56, west of the Carmel Mountain Road extension and east of the recently completed extension of Camino Del Sur (Figure 1, *Project Location Map and Aerial*). The project site is located within the Torrey Highlands Subarea, Rancho Peñasquitos Community Plan, and the Del Mar Mesa Specific Plan areas. The project, as approved in 2018, is comprised of two project components, a 41.34-acre mixed-use development (with 242 residential dwelling units and 525,000 SF of commercial uses) and 31 acres of public roadway improvements to complete undeveloped segments of Camino Del Sur and Carmel Mountain Road (these segments have since been constructed as part of the project). The commercial component of the project that is the focus of this report is located on 17.76 acres of the 72.34-acre site and reside within the Torrey Highlands Community Plan Area.

The WMP Update addresses the construction of 790,031 SF of commercial uses, which is an increase of 265,031 SF as compared to the 2018 entitlements of 525,000 SF of commercial uses. The proposed commercial uses would include 42,000 SF of commercial/retail, 130,031 SF of hotel uses, 8,000 SF of daycare uses, and 610,000 SF of research and development uses. A comparison of the approved and proposed site plans is contained in Figure 2, *Approved and Proposed Site Plan*.

Aerial Photo: Nearmap 2022

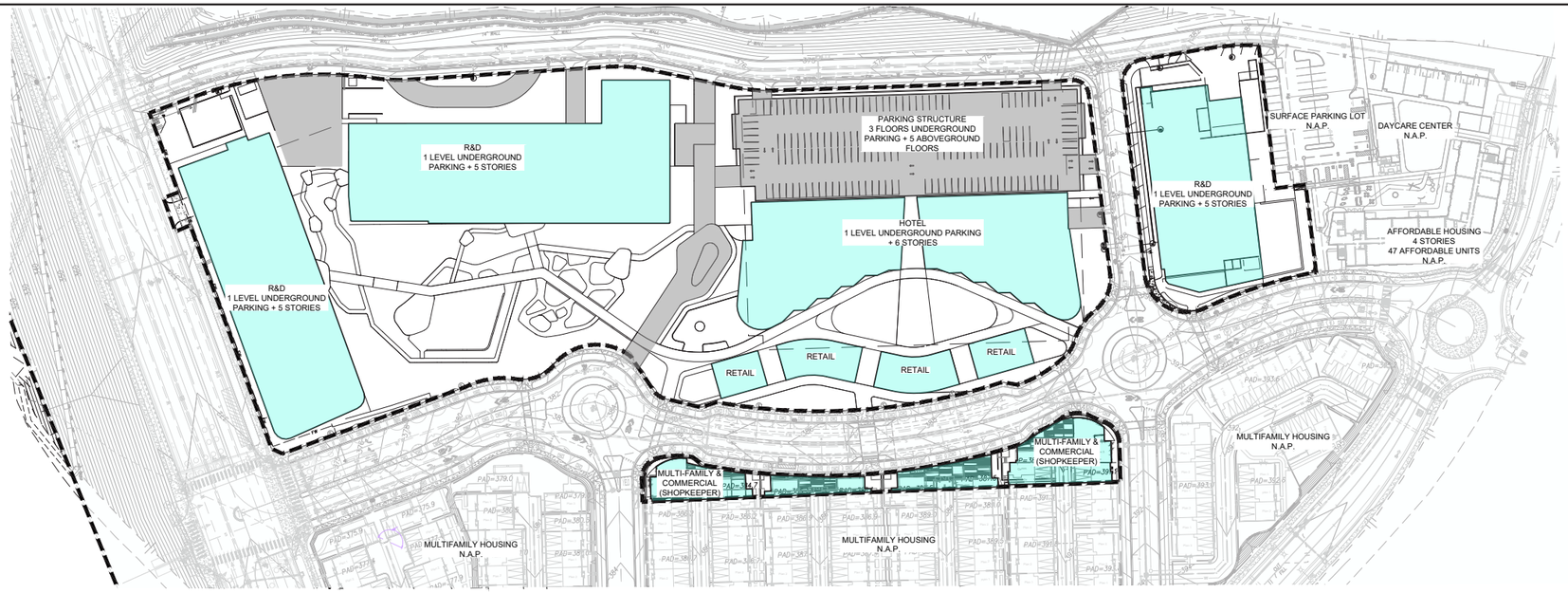
N

0 1,200 Feet

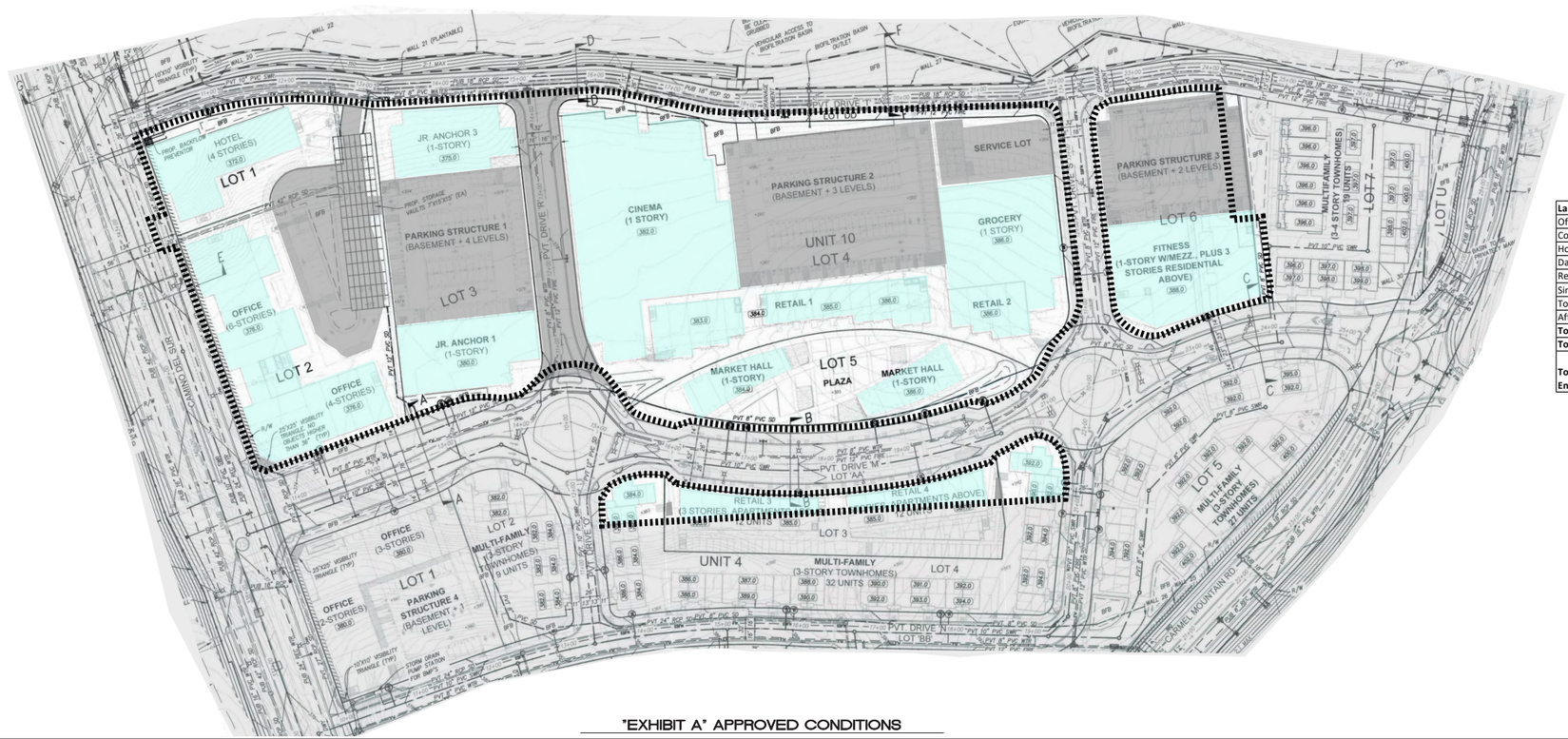
Figure 1

Project Location Map and Aerial

MERGE 56 DEVELOPMENT PROJECT



PROPOSED PDP#2 CONDITIONS



"EXHIBIT A" APPROVED CONDITIONS

Land Use	Original Exhibit A	PDP Amendment #2
Office	241,128	0
Commercial/Retail	184,450	42,000
Hotel	54,000	130,031
Daycare		8,000
Research & Development		610,000
Single-Family Units	84	84
Townhome Units	111	111
Affordable Units	47	47
Total (Residential)	242	242
Total (Non-Residential)	479,578	790,031
Total Non-Residential Entitled/Analyzed in EIR	525,000	Additional 265,031sf to be included in CEQA analysis

Source: Latitude 33 Planning & Engineering 2022

Figure 2

Approved and Proposed Site Plan

MERGE 56 DEVELOPMENT PROJECT

INTENTIONALLY BLANK

3. CONSTRUCTION WASTE GENERATION AND DIVERSION

The project site has been fully cleared and graded under the 2018 entitlements; however, finished grading and excavation for subsurface parking would occur during construction of the commercial uses. Grading is anticipated to require approximately 275,000 CY (357,500 tons) of soil material to be cut. Estimates were based the City's *C&D Debris Conversion Rate Table*, which identifies an excavated soil weight of 1.30 tons/CY (Appendix C of the WMP). The 357,500 tons of excavated soil would be exported off site for reuse at another location, and as such, would be 100 percent diverted. No disposal of excavated soil would occur.

As previously described, the project proposes construction of 790,031 SF of commercial uses. The proposed commercial structures vary in terms of unit construction type; therefore, materials used during construction of the different structures would vary. However, the following building materials are likely to generate waste during construction:

- Asphalt/Concrete
- Brick/Masonry/Tile
- Cardboard
- Carpet/Padding
- Drywall
- Landscape Debris
- Mixed Debris
- Roofing Materials
- Scrap Metals
- Wood

Construction projects typically generate 3 pounds of construction waste per SF of building construction (Latitude 33 2014). Based on these estimates, construction waste generated by the project is shown in Table 2, *Merge 56 Commercial Uses Construction Waste Generation*, and would total appropriately 1,185 tons. The 2014 WMP identifies 788 tons of construction waste for the project's commercial uses. A net increase of 397 tons of construction waste would occur with the construction of an additional 265,031 SF of commercial uses.

Table 2
MERGE 56 COMMERCIAL USES CONSTRUCTION WASTE GENERATION

Building Type	Size (SF)	Generation Rate (pounds per SF)	Tons Generated
Commercial	790,031	3	1,185
Commercial Construction Waste Generation from 2014 WMP			788
		NET INCREASE	**397**

SOURCE: Latitude 33 2014

In addition to the construction debris noted above, a negligible amount of trash would be generated by contractors working on site during the grading process. Trash generated on site would be collected by a commercial trash collection company and taken to the Miramar Landfill for disposal.

3.1 Construction Waste Diversion

Diversion and disposal of these construction materials is estimated below for the project in Table 3, *Construction Waste Diversion by Material Type*, based on the project's diversion rate goals, while Table 4, *Construction Solid Waste Diversion Facilities*, provides a listing of the diversion facilities by waste type for the additional solid waste anticipated under the project modifications.

Table 3
CONSTRUCTION WASTE DIVERSION BY MATERIAL TYPE

Source	Waste Material	Estimated Waste (tons)	Diversion Rate (percent)[1]	Estimated Diverted (tons)[2]	Estimated Disposed (tons)
Additional Building Construction (265,031)	Asphalt/Concrete	36.1	100	36.1	0
	Brick/Masonry/Tile	36.1	100	36.1	0
	Cardboard	36.1	100	36.1	0
	Carpet/padding	36.1	73	26.3	9.8
	Drywall	36.1	73	26.3	9.8
	Landscape Debris	36.1	100	36.1	0
	Mixed Debris	36.1	73	26.3	9.8
	Roofing Materials	36.1	100	36.1	0
	Scrap Metal	36.1	100	36.1	0
	Wood	36.1	100	36.1	0
	Trash	36.1	0	0	36.1
		TOTAL[3]		**331.6**	**65.5**

NOTES:

[1] Facilities that process metals, asphalt/concrete, and wood all achieve a 100 percent diversion rate for these materials. City staff have indicated that applicable facilities to handle drywall and carpet/carpet padding construction debris may not be available and these materials should be assumed to be sent to a mixed debris facility with a 73 percent diversion rate (City 2022b). Facilities that process mixed debris achieve a minimum 73 percent diversion rate, which was conservatively assumed for this project (City 2022b; Appendix A).

[2] For each material type, construction waste quantities are calculated based on:
3 lbs of waste per commercial uses SF (based on the increase in SF as compared to the 2014 WMP e.g., 265,031 SF for commercial uses x 3 lbs per SF = 795,093 lbs, or 397 tons); Total construction waste in Table 2 x 9.1 percent (i.e., equally divided across the eleven waste materials (with trash added)) = anticipated quantity of construction waste generated by material type (36.1 tons). General refuse or trash is listed separately from waste materials.

[3] Total estimated diverted tonnage (331.6) and estimated disposal tonnage (65.5) add up to 397.1 tons, which is 0.1 ton more than the waste generation shown in Table 2. This slight variation is due to rounding tonnage numbers for each waste material to the nearest tenth of a ton.

Table 4
CONSTRUCTION SOLID WASTE DIVERSION FACILITIES

Material	Diversion Goals (percent)	Destination[1]
Asphalt/Concrete	100	Hanson Aggregates 9229 Harris Plant Road San Diego, CA 92126
Brick/Masonry/Tile	100	Vulcan Carroll Canyon Landfill and Recycling 10051 Black Mountain Road San Diego, CA 92126
Cardboard	100	Allan Company Miramar Recycling 5165 Convoy Street San Diego, CA 92111
Carpet/padding	73	SANCO Resource Recovery & Buy Back Center 6750 Federal Boulevard Lemon Grove, CA 91945
Drywall	73	EDCO Station Transfer Station & Buy Back Center 8184 Commercial Street La Mesa, CA 91942
Landscape Debris	100	Miramar Greenery 5180 Convoy Street San Diego, CA 92111
Mixed Debris	73	SANCO Resource Recovery & Buy Back Center 6750 Federal Boulevard Lemon Grove, CA 91945
Roofing Materials	100	Allan Company Miramar Recycling 5165 Convoy Street San Diego, CA 92111
Scrap Metal	100	Allan Company Miramar Recycling 5165 Convoy Street San Diego, CA 92111
Wood	100	Miramar Greenery 5180 Convoy Street San Diego, CA 92111

NOTE:

[1] Trash would be taken to the Miramar Landfill (5180 Convoy Street, San Diego, CA 92111) at a 0 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.

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

materials details are preliminary and the estimated quantities in Table 3 are theoretical, the project is committed to implementing programs to divert a minimum 75 percent of construction debris from landfills.

3.2 Post-consumer Content Construction Materials

In order to further minimize waste, the project would utilize recycled content construction materials, where possible. The contractor may identify products with recycled content by consulting the state's database (http://www.calrecycle.ca.gov/RCPM/) or product representatives. Given the preliminary nature of the project plans, an overall target of 5 percent of the total value of materials purchased for project construction activities would be either post-consumer recycled or pre-consumer recycled materials. Receipts demonstrating post-consumer content would be provided to ESD staff at or prior to the preconstruction meeting(s).

3.3 2014 WMP Measures

Although the project would achieve 75 percent diversion of construction waste, the project would implement the following additional measures identified in the 2014 WMP:

Prior to Construction

The project applicant will assign a Solid Waste Management Coordinator (SWMC) for the project. The SWMC will have the authority to provide guidelines and procedures for contractor(s) and staff to implement waste reduction and recycling efforts. These responsibilities are, but not limited to, the following:

1. Review and understand the WMP including responsibilities of SWMC.
2. Work with contractor(s) to estimate quantities of each type of material that will be salvaged, recycled, or disposed of as waste, then assist contractor(s) with documentation.
3. Review and update procedures as needed for material separation and verify availability of containers and bins needed to avoid delays.
4. Review and update procedures for periodic solid waste collection and transportation to recycling and disposal facilities.
5. Review and update solid waste management requirements for each trade.
6. Possess the Authority to issue Stop Work orders if proper procedures are not being followed.

From preconstruction to occupancy of the project, the WMP will provide contractors to ensure the proper reduction, segregation, recycling, and disposal of construction and on-going operational waste. Proper segregation of recyclable materials and organics is required based on type of materials generated and the availability of recycling facilities able to accept those materials. This responsibility will be under the direction of the assigned project SWMC.

The project SWMC will coordinate with ESD and/or Mitigation Monitoring staff, including regular communication and invitations to the work site. An invitation shall be extended to an ESD representative at least 7 days prior to attend each pre-construction meeting of each phase of the development.

Construction Waste

The project applicant shall provide specific contract language for the project to implement this WMP. The contract language will be made available to City personnel for verification. Contract language will require that:

- Specified construction materials will be reused or recycled onsite; others will be segregated for transport to specified recycling facilities.
- The contractor hired must determine the necessary capacity of dumpsters for each material type prior to obtaining the first building permit.
- The contractor(s) will be required to 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 the project SWMC.
- Daily inspections will include verifying the availability and number of dumpsters based on amount of debris being generated, assuring correct labeling of dumpsters, proper sorting and segregation of materials.
- No more than 10 percent by volume of contamination may occur in each dumpster.
- The contractors and subcontractors will coordinate and work closely with the SWMC to minimize the over-purchasing of construction materials to lower the amount of materials taken to recycling and disposal facilities. Ways in which the project will minimize over-purchasing is to purchase pre-cut materials, and to work closely amongst designers, contractors, and suppliers.

To ensure proper diversion of construction waste, contractors will be required to comply with the following methods and procedures:

1. Construction containers will be provided for waste that is to be recycled. 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.
2. The collection containers for recyclable Construction and Land-Clearing waste must contain no more than 10 percent non-recyclable materials, by volume.
3. Use detailed material estimates to reduce risk of unplanned and potentially wasteful material cuts.

4. Conduct daily visual inspections of dumpsters and recycling bins to remove contaminants.
5. Remove construction waste materials from the project site at least once every week to ensure no over-topping of waste bins. The accumulation and burning of on-site construction waste materials will be prohibited.

Furthermore, the project will be required to meet the following State law and City of San Diego Municipal Code requirements:

1. The City's C&D Debris Diversion Deposit Program which requires a refundable deposit based on the tonnage and value of the expected recyclable waste materials as part of the building permit requirements.
2. The City's C&D Recycling Ordinance which requires identification and sorting of construction waste materials to be diverted to the appropriate recycling facility.
3. The City's Recycling Ordinance which requires that collection of recyclable materials, including organic waste, must be provided.
4. The City's Storage Ordinance which requires that areas for recyclable and organic material collection must be provided.
5. The waste contractor will provide monthly reports regarding the amount of waste and recyclable materials to the project SWMC who will be responsible for compliance actions with the aforementioned guidelines and make adjustments as needed to maintain conformance. The name and contact information of the waste contractor and SWMC will be provided to ESD at least 10 days prior to the start of any work and updated within 5 days of any changes.

To ensure that waste is properly managed, the project applicant shall establish waste management contract language ensuring:

1. Sufficient number of bins are provided, properly used, and their contents taken to appropriate facilities.
2. Daily inspections occur to prevent overflow, assuring correct labeling of dumpsters, and that no more than 10 percent by volume of contamination occurs in each bin.
3. Over-purchasing of construction materials is minimized.

A SWMC will be assigned to the project, who will ensure compliance with the San Diego Municipal Code; Recycling Ordinance; Refuse, Construction and Demolition Recycling Ordinance; and Refuse, Organic Waste, and Recyclable Materials Storage Regulations and aim to exceed the 75 percent diversion goal for construction waste by providing appropriate salvage, segregation, and recycling.

4. OCCUPANCY WASTE GENERATION AND DIVERSION

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 organic waste and recyclable materials to be separated from non-recyclable solid waste. Recycling facilities would be provided for the project in compliance with the Storage Ordinance, meeting or exceeding the minimums. The project would provide 4,464 SF of refuse and recycling/organic waste storage area in accordance with the SDMC requirements.

The Applicant or its designee(s), would educate the employee populations regarding the appropriate waste diversion program to ensure the proper handling of waste. Each employee would be educated on the principles of proper waste handling and diversion to meet the Applicant's goal to reduce/reuse/recycle. Table 5, *Annual Solid Waste Generation during Commercial Use Occupancy* summarizes the expected solid waste generation associated with the commercial portion of the project, including the net increase in solid waste generation as compared to the 2014 WMP. Generation factors used for calculating the project's occupancy phase waste generation include the generation factor for commercial/retail, hotel, unclassified services (i.e., daycare), and office (i.e., research and development).

On-site recycling services will be provided and will include a recycling program that requires separating recyclable materials from other solid waste by depositing the recycling materials into designated containers. Recycling services are required by City of San Diego Land Development Code Section 66.0707.

With regard to organics, the project would contract with competitively selected vendors to haul both green waste and pre-consumer food waste from the proposed commercial uses to commercial organics recycling facilities. These facilities accept pre-consumer food scraps diverted from the waste stream along with some paper products from food-serving operations (e.g., coffee filters, parchment paper, kitchen paper towels, etc.). Food waste from any restaurant space would be collected in food bins to be placed in exterior custom-made bins for collection. The material would be hauled by contracted waste service. Senate Bill 1383 requires that businesses subscribe to an organic waste collection service that either "source separates" the waste (e.g., separate bins) or transports all unsegregated waste to a facility that recovers 75 percent of the organic content collected from the system, this project intends to conform to this requirement.

In order to get closer to meeting the 75 percent diversion target, as part of the organics recycling for the project, common area landscaping would be maintained by professional landscape contractors who would be required to divert all landscape greenery directly to a greenery recycling yard and diverted to Miramar Greenery, for a diversion rate of 100 percent.

Table 5
ANNUAL SOLID WASTE GENERATION DURING COMMERCIAL USE OCCUPANCY

Land Use	SF	Units	Waste Generation Factor	Tons Generated (per year)	Expected Percent Diverted from Source-Separated Recycling[1,2]	Estimated Diverted (per year)	Estimated Disposed (per year)
Commercial/ Retail	42,000	N/A	0.0028 tons/sf/year	117.6	50	58.8	58.8
Hotel	130,031	N/A	0.0045 tons/sf/year	585.1	50	292.6	292.6
Daycare	8,000	N/A	0.0042 tons/sf/year[3]	33.6	50	16.8	16.8
Research and Development	610,000	N/A	0.0017 tons/sf/year[4]	1,037	50	518.5	518.5
			TOTAL	**1,773.3**	**-**	**886.7**	**886.7**
			Commercial Waste Generation During Occupancy from 2014 WMP	240	-	-	-
			NET INCREASE	**1,533.3**	**-**	**766.6**	**766.6**

SOURCE: City 2012, Latitude 33 2014

NOTES:

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.
3 Daycare operational waste generation factor is based on the City's waste generation factor for Unclassified Services.
4 Research and Development operational waste generator factor is based on the City's waste generation factor for Office.

According to the City's Recycling Ordinance (City 2022a), organic material (such as food waste, yard waste, and lumber) accounted for approximately 32 percent of the waste generated in the City and delivered for landfill disposal. As shown in Table 5, the expected increase in operational waste (as compared to the 2014 WMP) generated by the commercial portion of the project annually, taking into account compliance with City regulations on diversion, would be approximately 766.6 tons. Therefore, assuming 32 percent of the waste to be disposed would be organic, it is estimated that approximately 245.3 tons of organic material are included in the 766.6 tons estimated for disposal.

To comply with SB 1383, the project would need to demonstrate diversion of 50 percent of organic waste prior to January 1, 2025 and 75 percent thereafter. Based on implementation of new programs and mandates for recycling of food waste and the availability of organic material recycling services from franchised waste haulers, a 75 percent diversion of organic waste is anticipated. Only 75 percent diversion is assumed to account for individual non-compliance and assuming certain items would not be eligible for composting. With these assumptions, the project would be consistent with regulatory

requirements for 75 percent organic material diversion. Based on a 75 percent diversion rate for organic materials, which are estimated to be approximately 245.3 tons annually during the occupancy of the project, diverted organic material would be approximately 184.0 tons annually. The breakdown of organic waste and diversion is summarized in Table 6, *Estimate of Project Organic Waste and Diversion*. The additional diversion of 184.0 tons of organics (including yard waste) would reduce the project occupancy landfill disposal to 582.6 tons annually, but would not reduce the estimated solid waste generation during project occupancy to below the 60 tons per year threshold established for cumulative solid waste impacts.

Table 6
ESTIMATE OF PROJECT ORGANIC WASTE AND DIVERSION

Tons of solid waste disposed before organics recycling	766.6 tons
Estimated percentage of organic material generated in the City and delivered for landfill disposal	32 percent[1]
Estimate of project organic waste	245.3 tons
Project organics diversion of 75 percent with franchisee organic recycling program implemented	184.0 tons
Net landfill disposal total with recycled organics diverted	**582.6 tons**

[1]City 2022a

To mitigate for the cumulative impact on solid waste, the applicant shall be responsible for implementing a long-term WMP, which would ensure that the project meets or exceeds the requirements set for in AB 939 and AB 341. The project's long-term WMP shall include compliance with the Recycling Ordinance; the provision of exterior storage space required for the project for reduce, recyclable materials, and organic materials (refer to Table 1); and organics diversion.

The project shall also implement the following long-term WMP measures to minimize its disposal of waste:

- For commercial facilities, which receive solid waste collection services from a franchisee, the responsible person shall provide on-site recycling services to occupants as required by the dates prescribed in the City Municipal Code Chapter 6, Article 6, Division 7, Section 66.0707a.
- Occupants of commercial facilities, which receive solid waste collection services from a franchisee, shall participate in a recycling program by separating recyclable material from other solid waste and depositing the recyclable materials in the recycling container provided by the Franchisee or Recyclable Materials Collector.

- At a minimum, commercial facilities' recycling services would include the following (City Municipal Code Chapter 6, Article 6, Division 7, Section 66.0707c): (1) Collection of recyclable materials as frequently as necessary to meet demand. (2) Collection of plastic bottles and jars, paper, newspaper, metal containers, cardboard, and glass containers. (3) Collection of other recyclable materials for which markets exist, such as scrap metal, wood pallets, and food waste. (4) Utilization of recycling receptacles which comply with the standards in the Container and Signage Guidelines established by the City ESD or its successor. (5) Designated recycling collection and storage areas. (6) Signage on all recycling receptacles, containers, and/or enclosures which comply with the standards described in the Container and Signage Guidelines established by the City ESD or its successor.
- Occupant Education – For commercial facilities, the responsible person shall ensure that occupants are educated about the recycling services as follows (City Municipal Code Chapter 6, Article 6, Division 7, Section 66.0707d): (1) 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. (2) All new occupants shall be given educational information on recycling programs and procedures and instructions upon occupancy. (3) All occupants shall be given information and instructions upon any change in recycling service to the facility.

Implementation of a project-specific WMP would reduce the project's cumulative portion of impacts on solid waste, as, per the City's CEQA Significance Determination Thresholds, the implementation of a WMP would ensure that the overall waste produced is reduced sufficiently to comply with waste reduction targets established in the Public Resources Code (City of San Diego 2020).

5. CONCLUSION

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

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

- Project construction activities would fall below the City's *CEQA Significance Determination Threshold* (generation of more than 1,500 tons of solid waste materials) for direct impacts to solid waste facilities during construction (i.e., 65.5 tons of C&D materials to Miramar Landfill).
- Project operations would dispose of 582.6 tons of solid waste to Miramar Landfill, which would exceed the City's *CEQA Significance Determination Threshold* (of 60 tons or more of waste) for cumulative impacts to solid waste services; however, as described above in Section 5, *Occupancy Waste Generation and Diversion*, the project would implement a long-term WMP, incorporating the herein described measures. Implementation of a project-specific waste management program would reduce the project's cumulative portion of impacts on solid waste, as, per the City's *CEQA Significance Determination Thresholds* to a less-than-significant impact.

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

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, Organic Waste, and Recyclable Materials Storage Regulations. The WMP Update for the project is designed to implement and adhere to all City ordinance and regulations related to solid waste management.

Prior to the issuance of any grading or construction permit, the SWMC will ensure ESD's attendance at a preconstruction meeting. The SWMC will ensure that (1) the proposed approach to the contractor education is approved; (2) the written specifications for base materials, concrete pavers, decomposed granite, and mulch are approved; and (3) the

ESD inspector approved the separate waste containers, signage, and hauling contractors for the following materials:

- Asphalt/concrete
- Brick/masonry/tile
- Cardboard
- Carpet/padding
- Drywall
- Landscape debris
- Mixed C&D debris
- Roofing materials
- Scrap metal
- Wood
- Refuse/garbage/trash

The project would be designed to achieve 75 percent of construction waste to be source reduced and/or recycled. While diversion activities during occupancy would achieve only 50 percent diversion and would not achieve the State target of 75 percent, the project incorporates several measures above and beyond the requirements of the local ordinances. Specifically, the project would:

- Exceed the local C&D ordinance and even the State waste reduction target during construction.
- Include landscaping that would reduce yard waste and transport yard waste to a composting facility (Miramar Greenery).
- Ensure that ESD reviews the landscape plans and hauling contract to verify that landscape yard waste reduction goals are met.
- Target 5 percent recycled content of construction materials and 75 percent for landfill diversion.

The above project efforts would ensure that the solid waste generated by the project would be properly managed and that the City's solid waste services would not be significantly impacted by the proposed project.

6. REFERENCES

California Department of Resources Recycling and Recovery (CalRecycle)

2022 CalRecycle Recycled Content Products Directory: https://www2.calrecycle.ca.gov/buyrecycled/manufacturers/directory/.

City of San Diego (City)

2022a *Recycling Ordinance* (Municipal Code Chapter 6, Article 6, Division 7). June.

2022b *2022 Certified Construction & Demolition Recycling Facility Directory*. Environmental Services Department. April 7.

2022c *Recycling Collection Service Providers for Businesses and Multi-Family Complexes*. April.

2022d City of San Diego Refuse, Organic Waste, and Recyclable Materials Storage Regulations (Municipal Code Chapter 14, Article 2, Division 8). February.

2020 *California Environmental Quality Act Significance Determination Thresholds*. Development Services Department. Available at: http://www.sandiego.gov/development-services/pdf/news/sdtceqa.pdf. December.

2016a *Waste Management Form – Part I, Construction & Demolition (C&D) Debris Deposit Program*. June 7.

2016b *City of San Diego Construction & Demolition (C&D) Debris Conversion Rate Table*. June 6.

2015 *City of San Diego Zero-Waste Plan*. Environmental Services Department. June.

2013 California Environmental Quality Act Guidelines for a Waste Management Plan. June.

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

2011 *CEQA Waste Management Plan Information Bulletin*.

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

Latitude 33

2014 Waste Management Plan for Merge 56. October.

State of California (State)

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

2014 *Mandatory Commercial Organics Recycling* law. State of California Assembly Bill 1826.

2016 *Short-Lived Climate Pollutant Reduction* law, State of California Senate Bill 1383.

Appendix A

2022 Certified Construction & Demolition Recycling Facility Directory

Environmental Services

2022 Certified Construction & Demolition (C&D) Recycling Facility Directory

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

The facilities marked below with an asterisk are transfer stations

IMPORTANT DRIVER INSTRUCTIONS - If you deliver to a transfer station, you must have your driver:
- State that your load is Construction and Demolition (C&D) debris, and ensure it is coded correctly on the receipt.
- Tickets coded as "**MSW, trash, or refuse**" will receive 0% credit.

	Asphalt/Concrete	Brick/Block/Rock	Building Materials for Reuse	Cardboard	Carpet	Carpet Padding	Ceiling Tile	Ceramic Tile/Porcelain	Clean Fill Dirt	Clean Wood/Green Waste	Drywall	Industrial Plastics	Lamps/Light Fixtures	Metal	Mixed Inerts	Styrofoam Blocks	Trash	Mixed C & D Debris
EDCO Recovery & Transfer 3660 Dalbergia St, San Diego, CA 92113 619-234-7774 | www.edcodisposal.com	•									•							•	**73%**
EDCO Station Transfer Station & Buy Back Center 8184 Commercial St, La Mesa, CA 91942 619-466-3355 | www.edcodisposal.com	•			•						•			•				•	**73%**
EDCO CDI Recycling & Buy Back Center 224 S. Las Posas Rd, San Marcos, CA 92078 760-744-2700 | www.edcodisposal.com				•	•	•							•				•	**80%**
Escondido Resource Recovery 1044 W. Washington Ave, Escondido 760-745-3203 | www.edcodisposal.com																		**73%**
Fallbrook Transfer Station & Buy Back Center 550 W. Aviation Rd, Fallbrook, CA 92028 760-728-6114 | www.edcodisposal.com				•									•				•	**73%**
Otay C&D/Inert Debris Processing Facility 1700 Maxwell Rd, Chula Vista, CA 91913 619-421-3773 | www.sd.disposal.com																		**90%**
Ramona Transfer Station & Buy Back Center 324 Maple St, Ramona, CA 92065 760-789-0516 | www.edcodisposal.com				•									•				•	**73%**
SANCO Resource Recovery & Buy Back Center 6750 Federal Blvd, Lemon Grove, CA 91945 619-287-5696 | www.edcodisposal.com				•	•	•							•					**73%**
Allan Company 6733 Consolidated Wy, San Diego, CA 92121 858-578-9300 | www.allancompany.com/facilities				•									•					
Allan Company Miramar Recycling 5165 Convoy St, San Diego, CA 92111 858-268-8971 | www.allancompany.com/facilities				•									•					
Alpine Asphalt & Concrete Recycling 5690 Willows Rd, Alpine, CA 91901 760-451-6481 | www.alpineasphaltandconcrete.com	•	•	•					•										
Alpine Asphalt & Concrete Recycling 0 Duro Rd, Escondido, CA 92028 760-451-6481 | www.alpineasphaltandconcrete.com	•	•	•					•										
Aquafil Carpet Collection 187 Mace St, Chula Vista, CA 91911 619-816-0787 | www.aquafil.com					•	•												

Last updated 4/7/2022

Environmental Services

2022 Certified Construction & Demolition (C&D) Recycling Facility Directory

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

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

	Asphalt/Concrete	Brick/Block/Rock	Building Materials for Reuse	Cardboard	Carpet	Carpet Padding	Ceiling Tile	Ceramic Tile/Porcelain	Clean Fill Dirt	Clean Wood/Green Waste	Drywall	Industrial Plastics	Lamps/Light Fixtures	Metal	Mixed Inerts	Styrofoam Blocks	Trash	Mixed C & D Debris
Aquafil Carpet Collection 7720 Formula Pl, San Diego , CA 92126 602-562-0444 | www.aquafil.com					•	•												
Armstrong World Industries, Inc. 300 S. Myrida St, Pensacola, FL 32505 877-276-7876 (Press 1, Then 8) www.armstrong.com/commceilingsna							•											
CMS Recycling Inc. 1428 West Mission Rd, Escondido, CA 92029 760-741-6300 | www.cmsmetals.com				•									•					
DFS Flooring 10178 Willow Creek Rd, San Diego, CA 92131 858-630-5200 | www.dfsflooring.com					•	•												
Duco Metals 220 Bingham Drive Suite 100, San Marcos, CA 92069 760-747-6330 I www.ducometals.com													•					
Escondido Materials 500 N. Tulip St, Escondido, CA 92025 760-432-4690 | www.weirasphalt.com	•																	
F.J. Willert Contracting 2385 Cactus Rd, San Diego, CA 92154 619-421-1980 | www.fjwillert.com	•																	
Habitat for Humanity ReStore 8101 Mercury Ct, San Diego, CA 92108 619-516-5267 | www.sandiegohabitat.org			•															
Hanson Aggregates – Hollister St 389 Hollister St, San Diego, CA 92154 858-974-3849	•																	
Hanson Aggregates West – Lakeside Plant 12560 Highway 67, Lakeside, CA 92040 858-547-2141	•																	
Hanson Aggregates West – Miramar 9229 Harris Plant Rd, San Diego, CA 92126 858-974-3849	•							•										
HVAC Exchange 2675 Faivre St, Chula Vista, CA 91911 619-423-1564 | www.hvacx.com													•					

Last updated 4/7/2022

Environmental Services

2022 Certified Construction & Demolition (C&D) Recycling Facility Directory

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

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

	Asphalt/Concrete	Brick/Block/Rock	Building Materials for Reuse	Cardboard	Carpet	Carpet Padding	Ceiling Tile	Ceramic Tile/Porcelain	Clean Fill Dirt	Clean Wood/Green Waste	Drywall	Industrial Plastics	Lamps/Light Fixtures	Metal	Mixed Inerts	Styrofoam Blocks	Trash	Mixed C & D Debris
Inland Pacific Resource Recovery 12650 Slaughterhouse Canyon Rd, Lakeside, CA 92040 619-390-1418 | www.iprrgreen.com								•										
Los Angeles Fiber Company 4920 S. Boyle Ave, Vernon, CA 90058 323-589-5637 | www.lafiber.com					•	•												
Miramar Greenery, City of San Diego 5180 Convoy St, San Diego, CA 92111 858-694-7000 | www.miramargreenery.com								•										
Moody's 3210 Oceanside Blvd, Oceanside, CA 92056 760-433-3316 | www.moodyselcorazonrecycling.com	•							•						•				
RAMCO 8354 Nelson Way, Escondido, CA 92026 760-205-1797 | www.ramco.us.com	•																	
Reclaimed Aggregates Chula Vista 855 Energy Way, Chula Vista, CA 91913 619-656-1836	•													•				
Robertson's Ready Mix 2094 Willow Glen Dr, El Cajon, CA 92019 619-593-1856 | www.rrmca.com	•							•						•				
Rockridge Crushing 12485 Highway 67, Lakeside, CA 92040 619-324-7065	•																	
SA Recycling 3055 Commercial St, San Diego, CA 92113 619-238-6740 | www.sarecycling.com													•					
SA Recycling 1211 S. 32nd St, San Diego, CA 92113 619-234-6691 | www.sarecycling.com													•					
SCOR Industries 2321 South Willow Ave, Bloomington, CA 92316 909-820-5046 | www.scorindustries.com	•	•		•			•		•	•	•		•	•				
Terra Bella Nursery 302 Hollister St, San Diego, CA 92154 619-585-1118 | www.terrabellanursery.com								•	•									

Last updated 4/7/2022

Environmental Services

2022 Certified Construction & Demolition (C&D) Recycling Facility Directory

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

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

	Asphalt/Concrete	Brick/Block/Rock	Building Materials for Reuse	Cardboard	Carpet	Carpet Padding	Ceiling Tile	Ceramic Tile/Porcelain	Clean Fill Dirt	Clean Wood/Green Waste	Drywall	Industrial Plastics	Lamps/Light Fixtures	Metal	Mixed Inerts	Styrofoam Blocks	Trash	Mixed C & D Debris
Vulcan Carol Canyon Landfill and Recycle Site 10051 Black Mountain Rd, San Diego, CA 92126 858-530-9465 | www.vulcanmaterials.com	•	•						•						•				
Vulcan Materials Company 2275 Hard Rock Rd, Chula Vista, CA 91913 858-530-9472| www.vulcanmaterials.com	•																	
Vulcan Otay Asphalt Recycle Center 7522 Paseo de la Fuente, San Diego, CA 92154 619-571-1945| www.vulcanmaterials.com	•																	

Last updated 4/7/2022

Appendix B

Waste Management Form – Part I

Waste Management Form – Part I
Construction & Demolition (C&D) Debris Deposit Program

Required for projects described in Municipal Code §66.0601-66.0610.

Deposit will be fully refunded if debris generated from the project is recycled at the required rate.* If the minimum required recycling rate is not met, the deposit refund will be prorated. **Refund request must be submitted within 180 days from final inspection** and must be accompanied by weigh tickets for ALL debris generated, including all trash, reuse and recycling.

Complete Part I before obtaining a building, combination or demolition permit.
Submit this form and your deposit to the Development Services Department staff at permit issuance.

Refundable Party Contact Information:

Name _____ Title _____ Company _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

Project Information:

Approval/Permit No. _____ Project Title _____

Project Address _____ Zip _____

Project Type: ☐ *New Construction* ☐ *Addition/Alteration* ☐ *Demolition*

Building Type: ☐ *Commercial* ☐ *Residential*

Estimated Square Feet _____

Estimated Start Date _____/_____/_____

Estimated Completion Date _____/_____/_____

TO BE FILLED OUT BY DSD STAFF
"C&D Deposit" Paid $_____
Invoice # _____ Date Paid _____

Fill out the table with *estimated* quantities in tons for each material that will be generated by your project. **Note: A + B = C**
Please use the ***City Construction and Demolition Debris Conversion Table*** if converting from volume to tonnage.

Material Type	A *Estimated* Salvage, Reuse or Recycle	B *Estimated* Disposal (Trash)	C *Estimated* Total Debris Quantity	Hauler	Certified Recycling Facility or Disposal Destination
Asphalt & Concrete					
Brick / Masonry / Tile					
Cabinets, Doors, Fixtures, Windows (circle all that apply)					
Cardboard					
Carpet, Padding / Foam					
Ceiling Tile (acoustic)					
Dirt					
Drywall					
Landscape Debris					
Mixed C&D Debris					
Mixed Inerts					
Roofing Materials					
Scrap Metal					
Stucco					
Unpainted Wood & Pallets					
Garbage / Trash					
Other:					
TOTAL					

*** Diversion Requirement: 50% for permits issued through June 30, 2016, and 65% for permits issued starting on July 1, 2016.**
To estimate Recycling Rate: (Total A/Total C) x 100 = Recycling %

C&D debris may contain paint, asbestos, mercury switches, light bulbs, ballasts or other hazardous wastes that require removal prior to disposal. The Miramar Landfill cannot accept hazardous waste. For information on waste acceptance at the Miramar Landfill, call (858) 694-7000.

Appendix C

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

CITY OF SAN DIEGO
Construction & Demolition (C&D) Debris
Conversion Rate Table

This worksheet lists materials typically generated from a 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

City of San Diego: Waste Generation Factors – Occupancy Phase

Waste Generation Factors – Occupancy Phase

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

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

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

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

Commercial/Industrial Uses

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

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

10,000 square feet x 0.0017 = 17 tons/year
10,000 square feet x 0.0059 = 59 tons per year
Total estimated waste generation for building = 76 tons/year

Appendix E

Recycling Collection Service Providers Businesses and Multifamily Complexes

Environmental Services

Recycling Collection Service Providers for Businesses and Multifamily Complexes

CERTIFIED RECYCLERS and FRANCHISE WASTE HAULERS

Companies listed below are **City-certified recyclers** or **franchise waste haulers** that will report your recycling service to the City on your behalf to document your compliance with the City Recycling Ordinance pursuant to § 66.0711 of the San Diego Municipal Code (SDMC).
Visit recyclingworks.com to find out more about the City Recycling Ordinance.

COMPANY	PHONE	paper	cardboard	steel & tin cans	CRV aluminum	CRV glass	non - CRV glass containers	CRV (PET) plastic	non-CRV plastic containers	mixed rigid plastic	Industrial plastic	film plastic *	Styrofoam™ *	wood pallets	green waste	food waste	multifamily service
A.B. Jones and Co.	(619) 549-3587															●	●
AgriService	(760) 295-6255													●	●		
Allan Company	(858) 578-9300	●	●	●	●	●	●	●	●	●							●
Cactus Recycling	(619) 661-1283	●	●	●	●			●	●	●	●	●	●				●
Cal Pac Recycling	(760) 768-3236	●	●	●	●	●	●	●	●								
Coast Waste Management	(760) 439-2824	●	●	●	●	●	●	●	●	●					●	●	●
Daily Disposal	(619) 702-3300	●	●	●	●	●	●	●	●	●		●		●	●	●	●
Debris Box	(619) 284-9245	●	●	●				●	●	●				●	●	●	●
Dependable Disposal	(619) 460-3551	●	●	●	●	●	●	●	●	●				●	●	●	●
EDCO Waste & Recycling	(619) 287-7555	●	●	●	●	●	●	●	●	●		●	●	●	●	●	●
Express Waste & Recycling	(858) 677-0881	●	●	●	●	●	●	●	●	●				●	●	●	●
Food 2 Soil/Inika Small Earth	(858) 324-5973															●	●
Ingenium	(760) 745-8780	●	●				●		●	●	●	●	●	●			
KD Farms Trucking, Inc.	(760) 644-3400														●	●	
Republic Services	(800) 421-9401	●	●	●	●	●		●	●	●		●			●	●	●
San Diego Fibers Corp.	(619) 262-8090	●	●		●	●		●	●			●					
Sani-Tainer	(619) 287-7555	●	●	●	●	●	●	●	●			●		●	●	●	●
Specialized Waste Solutions	(858) 699-7785	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Tayman Industries	(858) 453-8878	●	●	●	●	●	●	●	●	●		●			●	●	●

Last Updated April 2022

Environmental Services

Recycling Collection Service Providers for Businesses and Multifamily Complexes (continued)

CERTIFIED RECYCLERS and FRANCHISE WASTE HAULERS																
COMPANY	**PHONE**	paper	cardboard	steel & tin cans	CRV aluminum	CRV glass	non - CRV glass containers	CRV (PET) plastic	non-CRV plastic containers	mixed rigid plastic	Industrial plastic	film plastic *	Styrofoam™ *	wood pallets	green waste	food waste	multifamily service
Urban Corps of San Diego	(619) 235-6884		●	●	●	●	●	●	●	●	●						
Ware Disposal	(877) 714-9273	●	●	●	●	●	●	●	●	●	●	●		●	●	●	●
Waste Management	(800) 596-7444	●	●	●	●	●	●	●	●	●					●	●	●
Webco	(619) 287-7555	●	●	●	●	●	●	●	●	●		●	●	●	●	●	●
Zero Waste San Diego	(619) 940-5487														●	●	

* Film plastic and Styrofoam™ must be bagged or separated - contact your hauler/recycler for details.

Some companies require a minimum quantity of material and/or may charge for collection. This guide is for information purposes only – the City of San Diego does not endorse these companies, make any guarantees, or assume any liability for the services they perform.

For more information on City recycling and waste reduction programs, please email the Environmental Services Department at sdrecyclingworks@sandiego.gov, call (858)694-7000 or visit recyclingworks.com.