



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: March 28, 2023

TO: City of San Diego Planning Commission

FROM: Xavier Del Valle, Development Project Manager, DSD/Project Management Section, MS-501

SUBJECT: Planning Commission Meeting, March 30, 2023, Agenda Item No. 2, Project No. 673818 – BDM Mixed Use Project; Added Draft Permit Condition

An additional condition (#67) for compliance with the staff approved Waste Management Plan for the BDM Mixed Use Project will be added to the draft permit.

The condition below will be added to the final Site Development Permit No. 2468436 and Neighborhood Development Permit No. 2576649:

SOLID WASTE REQUIREMENTS

67. 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 environmental designee shall verify that all the requirements of the Refuse & Recyclable Materials Storage Regulations and all requirements of the Waste Management Plan are shown and noted on the appropriate construction documents. All requirements, notes and graphics shall be in substantial conformance with the conditions and exhibits of the associated discretionary approval.
 2. The construction documents shall include a Waste Management Plan.
 3. Notification shall be sent to:

MMC Environmental Review Specialist
Development Service Department
9601 Ridgehaven Court

Ste. 220, MS 1102 B
San Diego, California 92123 1636
(619) 980-7122

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

II. Prior to Start of Construction

A. Grading and Building Permit - Prior to issuance of any grading or building permit, the permittee shall be responsible to arrange a preconstruction meeting to coordinate the implementation of the Waste Management Plan. The Precon Meeting shall include the Construction Manager, Building/Grading Contractor, Mitigation Monitoring Compliance (MMC), Environmental Services Department (ESD), Building Inspector (BI) and/or the Resident Engineer (RE), whichever is applicable, to verify that implementation of the Waste Management Plan will be performed in compliance with the plan approved by DSD and ESD to ensure that impacts to solid waste facilities are below a level of significance.

1. At the Precon Meeting, the Permittee shall submit reduced copies (11" x 17") of the approved Waste Management Plan to the RE, BI, MMC, and ESD.
2. Prior to the start of construction, the Permittee/Construction Manager shall submit a construction schedule to the RE, BI, MMC, and ESD.

III. During Construction

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

IV. Post Construction

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.

cc: Deputy City Attorney
Planning Commission Secretary