

WASTE MANAGEMENT PLAN

FOR

Scripps Mercy Hospital Campus Project

San Diego, California

Project No. 658548

Prepared for:

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1.0 INTRODUCTION

The purpose of this Waste Management Plan (WMP) for the *Scripps Mercy Hospital Campus Project* in the City of San Diego is to provide analysis of the solid waste impacts anticipated for the *Scripps Mercy Hospital Campus 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 *Scripps Mercy Hospital Campus 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 21.07-acre *Scripps Mercy Hospital Campus Project* site is located at 4077 Fifth Avenue, San Diego, California 92103, at the northeasterly corner of Washington Street and Fifth Avenue. The project site is bound by Mercy Canyon to the north, Washington Street to the south, Fourth Avenue to the west, and Sixth Avenue to the east. (See Figure 1, *Scripps Mercy Hospital Campus Project Location Map*.) The project site is in the Uptown Community Plan Area and is zoned CC-3-8 and CC-3-9 (Commercial—Community), OC-1-1 (Open Space—Conservation), and OR-1-1 (Open Space—Residential).

The project site is currently developed with the 1,710,372-square-foot Scripps Mercy Hospital Campus, which consists of a college building, parking structures, surface parking lots, medical office buildings, emergency department facilities, Behavioral Health Unit, chapel, Mercy Gardens, facilities buildings, Central Energy Plant, and the main hospital building. Access to the project site is provided off Lewis Street, Fourth Avenue, Fifth Avenue, and Sixth Avenue.

The proposed project involves the demolition of existing structures and construction of new medical offices and hospital buildings with underground parking. Construction for the project would include Hospital I (15 stories, 630,000 square feet), Hospital II (15 stories, 380,000 square feet); Hospital Support Building (three stories with three levels of parking below ground, 65,000 square feet); Medical Office Building (seven stories above-grade, 200,000 square feet) and associated parking (three levels above-grade and two levels below-grade); and a Central Energy Plant Expansion (2,400 square feet), and two Utility Yards. (See Figure 2, *Scripps Mercy Hospital Campus Project Proposed Site Plan*.)

Discretionary actions associated with the proposed project include a Conditional Use Permit (CUP) Amendment to CUP No. 304755, a Site Development Permit (SDP) to amend existing SDP No. 531932, and a Planned Development Permit (PDP) to deviate from height and floor area ratios, a Neighborhood Use Permit (NDP) to address a comprehensive sign plan and a Tentative Map to adjust property lines. Additionally, the project would require vacations of public service easements and relocation of public and private utilities (SDG&E).

This WMP consists of three sections corresponding to the implementation of site development: the *Grading Phase*, the *Construction Phase*, and the *Occupancy Phase* (post-construction). For all of these phases, this WMP addresses the projected amount of waste that could be generated by the project based on City generation rates and estimates; waste reduction goals; and

recommended techniques to achieve the waste reduction goals, such as reducing, reusing, and recycling. The project will use the disposal sites and recycling facilities designated in this plan, or alternate facilities listed on the Environmental Services Department's website that achieve a comparable diversion rate. A facility (or facilities) substituted must not affect the overall diversion rate of the project.

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 timeline for construction and development; and
- A list of required progress and inspections by City staff, based on current ordinances.

1.1 Regulatory Framework

State

California Integrated Waste Management Act (AB 939)

The California Integrated Waste Management Act was enacted by the California Legislature in 1989 with the goal of reducing dependence on landfills for the disposal of solid waste and to ensure an effective and coordinated system for the safe management of all solid waste generated within the state. Assembly Bill 939 mandated a reduction in the amount of solid waste disposed of by jurisdictions and required diversion goals of 25 percent by 1995 and 50 percent by the year 2020. The Integrated Waste Management Act established a hierarchy of preferred waste management practices, which include (1) source reduction, (2) recycling and composting, and (3) environmentally safe disposal by transforming or landfilling. It addresses all aspects related to solid waste regulation, including the details regarding the lead enforcement agency's requirements and responsibilities; the permit process, including inspections and denials of permits; enforcement; and site clean-up and maintenance. It requires that each county prepare a countywide integrated waste management plan that is reviewed at least once every five years to assure that waste management practices remain consistent with the practices defined in the California Public Resources Code. In 2013, AB 341 increased the increased the waste diversion target to 75 percent by 2020.

Waste Management (AB 1594)

“Alternative daily cover” (ADC) is a cover material other than earthen material placed on the surface of the active face of a municipal solid waste landfill at the end of each operating day to control vectors, fires, odors, blowing litter, and scavenging. CalRecycle has approved 11 ADC material types that can currently be reported as diversion: ash and cement kiln dust, treated auto shredder waste, construction and demolition waste, compost, green material, contaminated sediment, sludge, and shredded tires. Generally, these materials must be processed so that they do not allow gaps in the exposed landfill face.

Pursuant to California Public Resources Code Section 41781.3 and AB 1594, beginning January 1, 2020, the use of green material as ADC will not constitute diversion through recycling and will be considered disposal. “Green material” is defined as any plant material that is either separated at the point of generation or separated at a centralized facility that employs methods to minimize contamination. Green material includes, but is not limited to, yard trimmings, untreated wood wastes, paper products, and natural fiber products. Green material does not include treated wood waste, mixed demolition or mixed construction debris, or manure and plant waste from the food processing industry, alone or blended with soil. As of August 1, 2018, local jurisdictions are required to include information in an annual report on how the local jurisdiction intends to address the diversion requirements and divert green material that is being used as ADC. A jurisdiction that does not meet certain diversion requirements as a result of not being able to claim diversion for the use of green material as ADC would be required to identify and address, in an annual report, barriers to recycling green material and, if sufficient capacity at facilities that recycle green material is not expected to be operational before a certain date, to include a plan to address those barriers.

California Solid Waste: Diversion (AB 341)

AB 341, adopted in 2011, amended AB 939 by making a legislative declaration that it is the policy goal of the State of California that not less than 75 percent of solid waste generated be reduced, recycled, or composted by the year 2020. While a policy goal may not be legally enforceable, city and/or county ordinances and other mechanisms make AB 341 provisions enforceable within their jurisdictions. AB 341 also required a business (defined to include a commercial or public entity) that generates more than eight cubic yards of commercial solid waste per week or is a multifamily residential dwelling of five units or more to arrange for recycling services, starting July 1, 2012.

Short-Lived Climate Pollutants (SLCP): Organic Waste Methane Emissions Reductions (SB 1383)

In September 2016, Governor Brown signed into law SB 1383, establishing methane emissions reduction targets in a statewide effort to reduce emissions, or short-lived climate pollutants (SLCP) in various sectors of California’s economy. The new law codifies the California Air Resources Board’s Short-Lived Climate Pollutant Reduction Strategy, established pursuant to SB

605, to achieve reductions in the state-wide emissions of short-lived climate pollutants. Actions to reduce short-lived climate pollutants are essential to address the many impacts to climate change on human health, especially in California's most at-risk communities, and on the environment.

As it pertains to CalRecycle, SB 1383 establishes targets to achieve a 50 percent reduction in the level of the statewide 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 is recovered for human consumption by 2025.

Local

City of San Diego General Plan

The City of San Diego General Plan Public Facilities, Services, and Safety Element contains goals and policies related to the provision of public services within its city limits.

City of San Diego Zero Waste Plan: Road to Zero Waste, Next Stop 75 Percent

State of California regulations for solid waste (California Public Resources Code, Section 41700 et seq.) require that each region have a plan with adequate capacity to manage or dispose of solid waste for at least 15 years into the future. The City of San Diego's Zero Waste Plan establishes goals to target 75 percent diversion by 2020, 90 percent diversion by 2035, and "zero" by 2040 and outlines potential diversion strategies to help the City achieve these goals.

2.0 BACKGROUND

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

The City of San Diego CEQA Significance Determination Thresholds have established a threshold of 40,000 square feet of renovation, demolition, or construction as generating sufficient waste (60 tons) to have a potentially cumulative significant impact on solid waste services. According to the City's CEQA Significance Determination Thresholds, projects that are 1,000,000 square feet or more generating sufficient waste (1,500 tons) have potentially significant direct impacts on solid waste services and facilities. The *Scripps Mercy Hospital Campus Project*, as proposed,

Figure 1
Scripps Mercy Hospital Campus - Project Location Map and Aerial

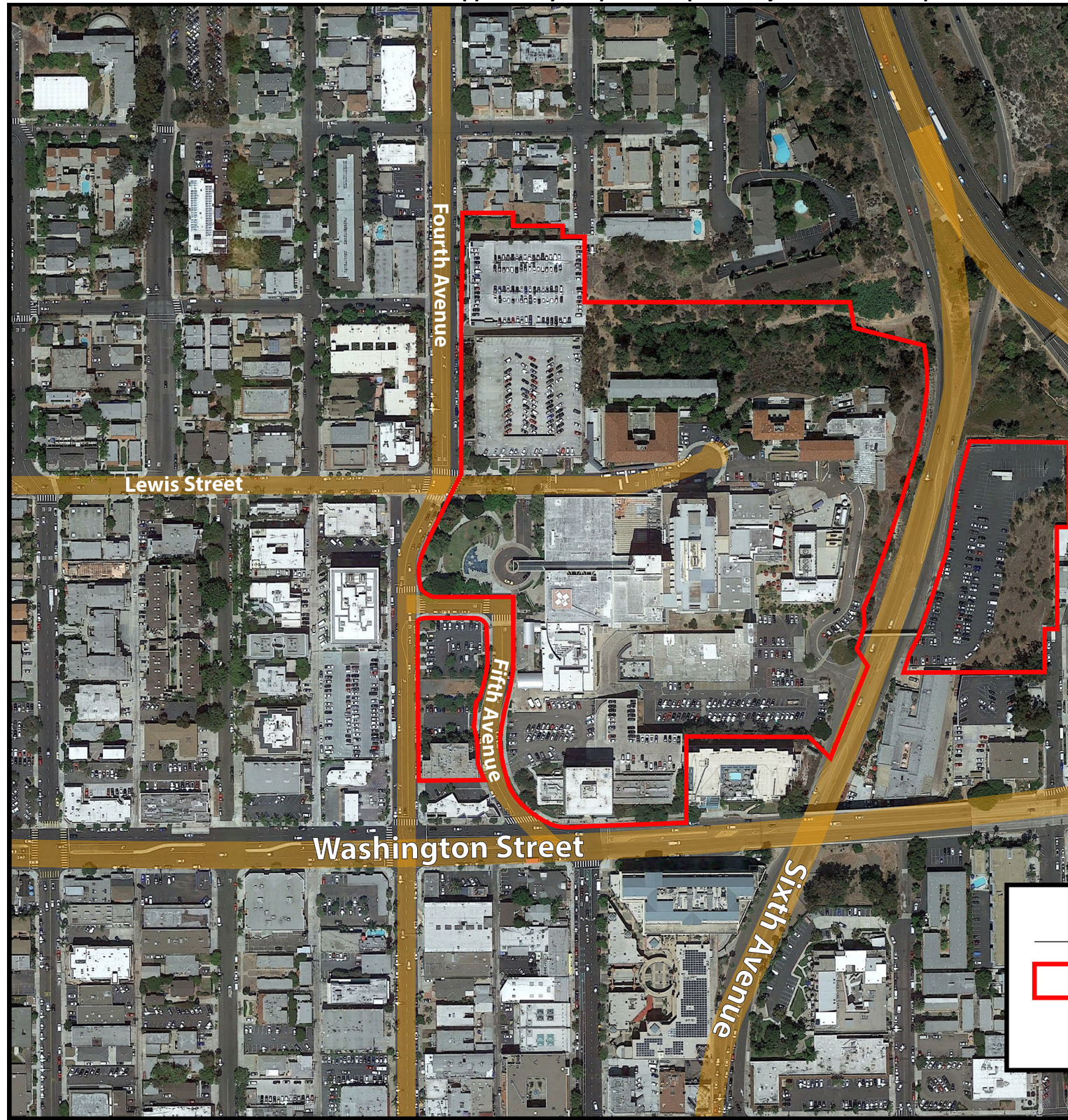
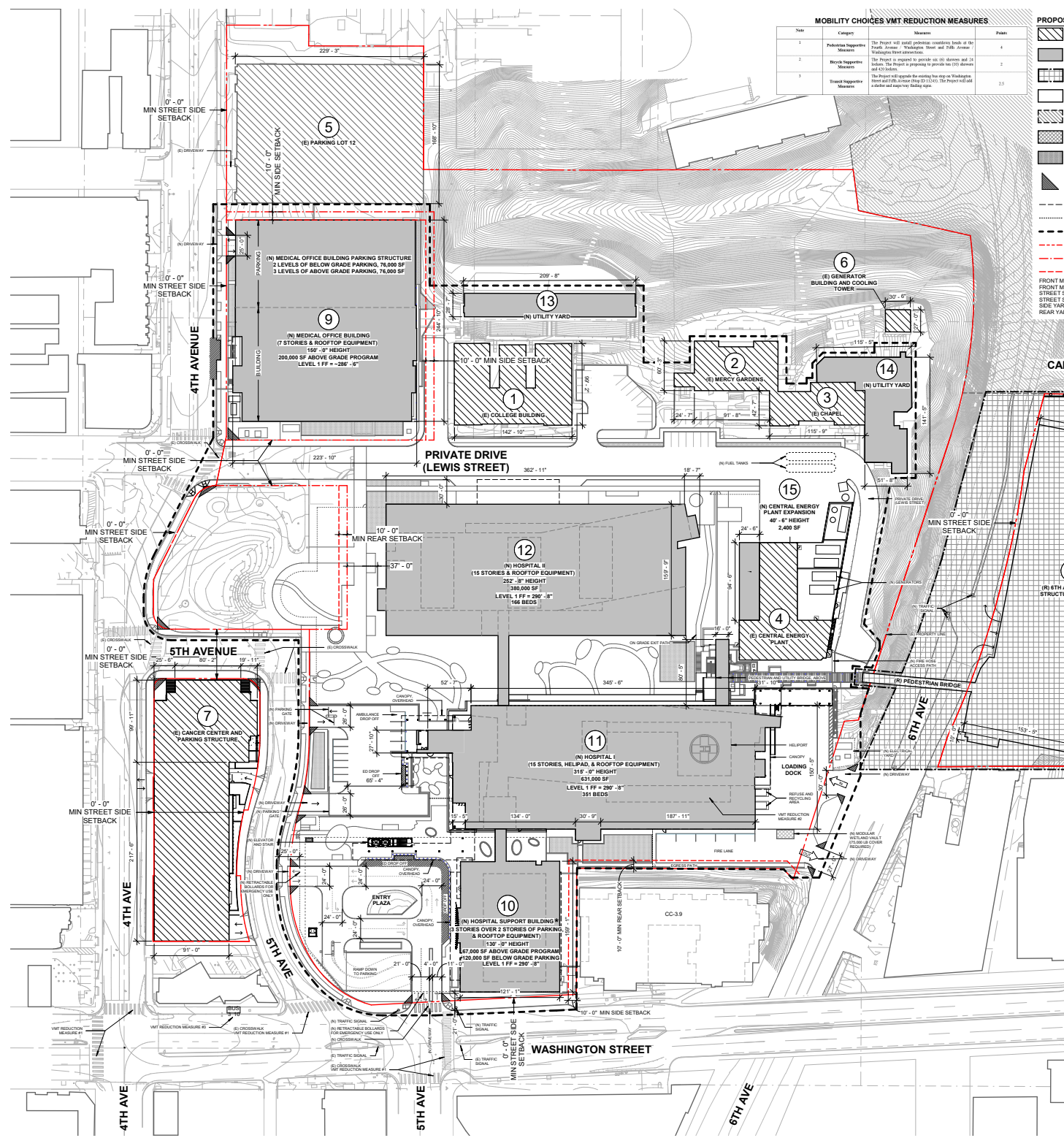


Figure 2
Scripps Mercy Hospital Campus Project Proposed Site Plan



exceeds these thresholds. The purpose of this WMP is to identify measures to manage waste generation and avoid potentially significant impacts.

Additional local regulation pertaining to solid waste management includes the City of San Diego's Municipal Code Ch.14 Art.2 Div.8: §142.0810, §142.0820, Ch.6 Art.6 Div.7; §66.0706, §66.0709, §66.071; and Ch.6 Art6. Div6; §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 and commercial facilities. Approval of the *Scripps Mercy Hospital Campus Project* is subject to approval of this plan by the ESD.

2.1 Exterior Refuse, Organic Waste, and Recyclable Material Storage Area Requirements

Development of the *Scripps Mercy Hospital Campus Project* is anticipated to begin in November 2022 with demolition, replacement, and construction of new facilities continuing over the next 16+years.

The *Scripps Mercy Hospital Campus Project* proposes redevelopment of the current Scripps Mercy Hospital Campus with facilities that would contribute to the continued operation of the hospital. The project is consistent with the land use and zoning for the project site, and the project would operate under commercial zoning requirements, as it does today. Table 1, *Minimum Exterior Refuse, Organic Waste, and Recyclable Material Storage Areas for Commercial and Industrial Development*, shows the required amount of refuse and recyclable storage areas for the project. The proposed project could develop with up to 1,275,000 square feet of new buildings. As shown in Table 1, the project would be required to provide 2,448 square feet each of exterior refuse, organic waste, and recyclable material storage area, for a total of 7,344 square feet of material storage area. Given the long-term buildout of the project, provision of exterior refuse, organic waste, and recyclable material storage area will be provided in accordance with requirements in place as new buildings are constructed.

3.0 EXISTING CONDITIONS

The *Scripps Mercy Hospital Campus Project* site encompasses approximately 21 acres currently developed with the Scripps Mercy Hospital Campus, which consists of a college building, parking structures, surface parking lots, medical office buildings, emergency department facilities, Behavioral Health Unit, chapel, Mercy Gardens, facilities buildings, Central Energy Plant, and the main hospital building. Access to the project site is provided off Lewis Street, Fifth Avenue, and Sixth Avenue. The project site is bound by Mercy Canyon to the north, Washington Street to the south, Fourth Avenue to the west, and Sixth Avenue to the east.

Table 1
Minimum Exterior Refuse, Organic Waste, and Recyclable Material Storage Areas for Nonresidential Development

Gross Floor Area per Development (square feet)	Minimum Refuse Storage Area per Development (square feet)	Minimum Organic Waste 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	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 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	192 plus 48 square feet for every 25,000 square feet of building area above 100,001	576 plus 144 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.

4.0 PROPOSED CONDITIONS

The proposed project involves the demolition of existing structures and construction of new medical offices and hospital buildings with underground parking. Construction would include Hospital I (15 stories, 630,000 square feet), Hospital II (15 stories, 380,000 square feet); Hospital Support Building (three stories with three levels of parking below ground, 65,000 square feet); Medical Office Building (seven stories above-grade, 200,000 square feet) and associated parking (three levels above-grade and two levels below-grade); and a Central Energy Plant Expansion (2,400 square feet), and two Utility Yards. . (See Figure 2, *Scripps Mercy Hospital Campus Project Proposed Site Plan.*)

Demolition is anticipated to begin in November 2022, with demolition, replacement, and construction of new facilities continuing over the next 16+ years. Construction practices will comply with local, state, and federal regulations regarding handling of building materials to ensure waste minimization requirements are met.

5.0 GRADING

The proposed project would involve grading of the previously disturbed site. Based on the Scripps Mercy Hospital Campus Grading Plan Map, approximately 11.16 acres (approximately 53 percent) of the project site will be graded for development. The project would require approximately 155,000 cubic yards of cut and 42,500 cubic yards of fill. Approximately 112,500 cubic yards of material would be exported to other available ongoing construction sites and/or brought to Hanson Aggregates for recycling/handling. Table 2, *Scripps Mercy Hospital Campus Project Waste Generation – Grading*, summarizes the type, amount, and diversion/disposal of materials resulting from grading.

Table 2
Scripps Mercy Hospital Campus Project Waste Generation - Grading

Material Type	Estimated Waste Quantity (cubic yards)	Handling	Estimated Diversion (cubic yards)	Estimated Disposal (cubic yards)
Exported Earth	112,500	Hanson Aggregates 9229 Harris Plant Road San Diego, CA 92126 (100% diversion)	112,500	-

6.0 CONSTRUCTION

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

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

In accordance with City WMP requirements, the City’s Construction and Demolition Ordinance, the City’s current diversion targets, and AB 341, a minimum of 75 percent of construction materials will be diverted. Strategies for material reduction, and reuse would be identified by the contractor prior to the start of work, materials to be recycled would be redirected to appropriate recipients selected from ESD’s directory of facilities that recycle construction materials, scrap metal, and yard waste.

To the extent practical, either post-consumer recycled or pre-consumer recycled materials would be used in the construction phase. Recycled content materials reuse waste products that would otherwise be deposited in landfills. Use of local materials supports the local economy and

reduces transportation. Use of rapidly renewable materials minimizes natural resource consumption and improves the stewardship of forests and related ecosystems.

The following are examples of construction waste management strategies that shall be utilized in the design of future projects. Because *Scripps Mercy Hospital Campus Project* is planned to be built out over the next 16+ years, it is impossible at this time to determine exactly which of the strategies apply. Actual measures implemented as a part of each future development project will be reviewed by ESD at the preconstruction meeting as required by the project's Mitigation Monitoring and Reporting Program. Accepted measures will then be included in the contractor's construction documents.

- Recycling, salvage, reuse, and disposal options would be determined before each job begins.
- Materials that can be reused would be donated to charities and nonprofit agencies, when practical.
- Advertisements would be placed in local newspapers announcing salvageable and reusable materials for sale or donation.
- Refuse haulers and recycling facilities would be selected based on their responsiveness to the recycling plan, fees, and geographic proximity to the job site.
- Solid waste management coordinator will be responsible for educating contractors and subcontractors regarding waste management plan requirements.
- Recycling areas would be clearly identified with large bilingual signs to ensure contamination rates in bins are below five percent by weight.
- Recycling bins would be placed in areas that would minimize misuse or contamination by employees and the public (location to be approved by ESD staff).
- Reuse building materials, use materials that have recycled content, or use materials that are derived from sustainable or rapidly renewable sources to the extent possible.
- Scheduling time for deconstruction and recycling activities to take place during project construction phase.

6.1 On-Site Preparation

Source separation of construction debris on the project site will facilitate reuse and recycling of materials. The locations of multiple bins or disposal areas and the source separation protocol would be identified on the contractors' construction documents as individual buildings are constructed within the Scripps Mercy Hospital Campus. Three general categories of construction waste that are potentially marketable are inert granule products (asphalt and concrete), wood waste products, and ferrous metals. Reuse of building materials would be utilized to the maximum extent practical. A more clearly defined outline of the recycled material process would be determined with each phase of building demolition and construction within the Scripps Mercy Hospital Campus. The implementation of a recycled materials process determined with each building demolition and construction phase will avoid significant impacts associated with solid waste. The recycled materials process will be enforced by the general contractor.

6.2 Managing Construction Material

Management of construction material and recycling will adhere to industry standards such that refuse that cannot be reused or recycled is disposed of at appropriate facilities. Provided below is a list of general procedures which would be implemented such that 75 percent of construction waste, in accordance with AB 341 and current City diversion targets for project-specific waste management plans, would be diverted from disposal in landfills in accordance with City requirements.

- Determine recycling, salvage, reuse, and disposal options before the job begins.
- Donate materials that can be reused to charities and nonprofit agencies.
- Choose refuse haulers based on their responsiveness to the projects recycling plan.
- Choose a recycling facility, such as Miramar Landfill, based on its fees, geographic proximity to the project site, and diversion rate.
- Solid waste management coordinator will be responsible for educating contractors and subcontractors regarding waste management plan requirements.
- Clearly identify recycling areas with large bilingual signs.
- Place recycling bins in areas that will minimize misuse or contamination by employees and the public.

To facilitate management of construction materials, as individual developments come forward, the developer shall identify one person or agency connected with the proposed development to act as Solid Waste Management Coordinator, whose responsibility it becomes to work with all contractors and subcontractors to ensure material separation and coordinate proper disposal and diversion of waste generated. The Solid Waste Management Coordinator will help to ensure all diversion practices outlined in this Waste Management Plan are upheld and communicate goals to all contractors involved efficiently.

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

- Review the Solid Waste Management Plan including responsibilities of Solid Waste Management Coordinator.
- Work with contractors to estimate quantities of each type of material that will be salvaged, recycled, or disposed of as waste, then assist contractors with documentation.
- Review and update procedures as needed for material separation and verify availability of containers and bins needed to avoid delays.
- Review and update procedures for periodic solid waste collection and transportation to recycling and disposing facilities.

The contractors will perform frequent inspections of the construction site to ensure compliance with the requirements of the Waste Management Plan and all other applicable laws and ordinances and report directly to Solid Waste Management Coordinator. 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.

Table 3, *Scripps Mercy Hospital Campus Project Waste Generation – Construction*, is included below to conservatively summarize the types of waste generated, the amount of each waste type diverted, and the overall amount remaining to be disposed of in landfills combined for all phases of the project. The project will use the disposal sites and recycling facilities designated in this plan, or alternate facilities listed on the Environmental Services Department’s website that achieve a comparable diversion rate. A facility (or facilities) substituted must not affect the overall diversion rate of the project.

Construction debris will be separated onsite into material-specific containers, corresponding to the materials types in Table 3, to facilitate reuse and recycling and to increase the efficiency of waste reclamation. As shown in Table 3, 89 percent of the construction materials generated are targeted for diversion.

7.0 OCCUPANCY PHASE

While the construction phase for each building constructed within the *Scripps Mercy Hospital Campus* occurs as a one-time waste generation event, occupancy requires an on-going plan to manage waste disposal to meet the waste reduction goals established by the City and state. Future developments within the Scripps Mercy Hospital Campus will comply with the City’s Recycling Ordinance. In addition to refuse and recycling bins, the project would provide green organic waste bins in support of SB 1383’s waste diversion targets.

For the *Scripps Mercy Hospital Campus Project*, each building will be outfitted with an interior refuse, organic waste, and recyclable material storage area pursuant to San Diego Municipal Code §142.0820. All recyclable materials will be delivered to an appropriate recycling facility(s), such as the Miramar Recycling Center, located at 5165 Convoy Street, San Diego, California 92111.

The *Scripps Mercy Hospital Campus Project* includes a landscaping plan that proposes various sustainable practices that could be implemented on the project site to reduce waste generated from landscaping. 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 will utilize reclaimed water applied via low precipitation rate spray heads, drip emitters, or other highly efficient systems. Landscape maintenance would include the collection of green waste and recycling of green waste at recycling centers that accept green waste. This will help further reduce the waste generated by buildings within the *Scripps Mercy Hospital Campus* during the occupancy phases.

Table 3
Scripps Mercy Hospital Campus Project Waste Generation – Construction

Material Type	Estimated Waste Quantity (tons)	Handling	Estimated Diversion (tons)	Estimated Disposal (tons)
CONSTRUCTION WASTE				
Asphalt and Concrete	1,215.12	Hanson Aggregates 9229 Harris Plant Road San Diego, CA 92126 (100% diversion)	1,215.12	--
Brick/Masonry/ Tile	347.18	Vulcan Carroll Canyon Landfill and Recycle Site 10051 Black Mountain Road San Diego, CA 92126 (100% diversion)	347.18	--
Cardboard	34.12	Allan Company 6733 Consolidated Way San Diego, CA 92121 (100% diversion)	25.59	8.53
Carpet, Padding/Foam	17.35	DFS Flooring 10178 Willow Creek Road San Diego, CA 92131 (100% diversion)	17.35	--
Drywall	243.02	EDCO Station Transfer and Buy Back Center 8184 Commercial Street La Mesa, CA 91942 (70% diversion)	182.26	60.75
Landscape Debris	34.70	Miramar Greenery 5180 Convoy Street San Diego, CA 92111 (100% diversion)	34.70	--
Mixed C&D Debris	1041.59	Otay C&D/Inert Debris Processing Facility 1700 Maxwell Road Chula Vista, CA 91913 (76% diversion)	781.19	260.40
Roofing Materials	17.59	LEED Recycling 8725 Miramar Place San Diego, CA 92121 (100% diversion)	17.59	--
Scrap Metal	84.37	Allan Company 6733 Consolidated Way San Diego, CA 92121 (100% diversion)	63.28	21.09
Unpainted Wood & Pallets	416.55	Miramar Greenery 5180 Convoy Street San Diego, CA 92111 (100% diversion)	416.55	--
Garbage/Trash	17.59	Miramar Landfill 5180 Convoy Street San Diego, CA 92111 (0% diversion)	--	17.59
TOTAL	3,469.18		3,100.82	368.36

7.1 Implementation

The following table expresses the anticipated refuse, organic waste, and recyclable storage requirements based on Table 142-08C of the City of San Diego Municipal Code. (The figures in these tables assume full build-out of the *Scripps Mercy Hospital Campus Project*. If less development occurs, then less solid waste would be generated.)

Table 4
Minimum Exterior Refuse, Organic Waste, and Recyclable Material Storage Areas for Non-Residential Developments within the Scripps Mercy Hospital Campus

Development	Gross Floor Area	Minimum Refuse Storage Area (square feet)	Minimum Recyclable Material Storage Area (square feet)	Minimum Organic Waste Storage (square feet)	Total Minimum Storage Area (square feet)
Commercial (Hospital)	1,075,000 sq. ft.	2,064	2,064	2,064	6,192
Commercial (Office)	200,000 sq. ft.	384	384	384	1,152
TOTAL	1,275,000	2,448	2,448	2,448	7,344

The *Scripps Mercy Hospital Campus Project* could develop with as much as 1,275,000 square feet of office and commercial (including institutional and utilities uses) developments. At full build-out, this will require a minimum of 2,448 square feet refuse storage area, a minimum of 2,448 square feet of organic waste storage area, and a minimum of 2,448 square feet recyclable material storage area for a total of approximately 7,344 square feet minimum of exterior refuse and recyclable material storage area.

As shown in Table 5, *Estimated Solid Waste Generation from the Scripps Mercy Hospital Campus Project – Occupancy Phase*, during occupancy, the expected generated waste per year from the *Scripps Mercy Hospital Campus Project* when fully occupied would be approximately 3,350 tons.

Table 5
Estimated Solid Waste Generation from the Scripps Mercy Hospital Campus Project – Occupancy Phase

Use	Intensity	Waste Generation Rate	Estimated Waste Generated (tons/year)
Commercial – Hospital	1,075,000 sq. ft.	0.0028 tons/year/sq. ft.	3,010
Commercial – Office	200,000 sq. ft.	0.0017/tons/year/sq. ft.	340
TOTAL			3,350

7.1.1 Recycling Requirements for Non-Residential Facilities

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

- Continuous assessment of new technologies for recycling, composting, cogeneration, and disposal to maximize efficient use of resources and environmental protection;
- 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;
- Utilization of recycling receptacles or containers which comply with the standards in the Container and Signage Guidelines established by the City of San Diego Environmental Services Department;
- Designated recycling collection and storage areas; and
- Signage on all recycling receptacles, containers, chutes, and/or enclosures which complies with the standards described in the Container and Signage Guidelines established by the City of San Diego Environmental Services Department

For non-residential facilities within the Scripps Mercy Hospital Campus (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 occupants are educated about the recycling services as follows:

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

Additionally, measures for reducing waste of non-residential facilities include contract stipulations and/or tenant programs. The owner, building manager, or other designated personnel shall consider the following:

- Require vendors to use reusable and/or recyclable food containers/flatware;
- Have vendors work with suppliers to reduce packaging materials;
- Choose preferred products with a high level of post-consumer content;
- Set printers to double-sided;
- Reduce electronic waste;
- Use storm drain filter inserts to collect litter;
- Set a 50-percent organic waste diversion goal and increase to 75-percent organic waste diversion by 2025; and/or
- Other implementation measures.

7.2 Landscaping and Green Waste Recycling

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

8.0 CONCLUSION

The City of San Diego Development Services Department is requiring that this WMP be prepared and submitted to the City of San Diego's ESD. This WMP will be implemented to the fullest degree of accuracy and efficiency. Additionally, the project will be required to adhere to City ordinances, including the *Construction and Demolition Debris Diversion Deposit Program*, the *City's Recycling Ordinance*, and the *Refuse and Recyclable Materials Storages Regulations*. The WMP plan for the *Scripps Mercy Hospital Campus Project* is designed to implement and adhere to all city ordinance and regulations with regards to waste management. Such adherence would ensure that impacts are mitigated to below a level of significance.

In accordance with this WMP, ESD staff shall attend pre-construction meeting for construction. Project proponent shall schedule the meeting to ensure ESD staff attendance. ESD representatives would verify proper sorting and waste bin signage and use during construction.

8.1 Construction Materials Management

Construction materials management measures are discussed in Section 6.0, *Construction Phase*. They are reprinted below to assist the Waste Management Coordinator.

- Accurately forecast waste materials.
- Properly sort waste materials into bins for disposal and recycling, which will be marked with specific signage labeling which material is to be deposited in which bin. Labeling shall be bilingual. ESD staff will approve location of bins.
- Transport waste materials to facilities with the best diversion rates, tip fees, and/or prices paid for commodities.
- General contractor and Waste Management Coordinator will determine recycling, reuse, and disposal options before the job begins.
- Donate materials that can be reused to charities and nonprofit agencies.
- Choose refuse haulers based on their responsiveness to the project's recycling plan.

- Choose recycling facilities from the City of San Diego's current *Certified Construction & Demolition Recycling Facility Directory* based on diversion rate and fees at the time of project construction, and geographic proximity to the project site.
- Solid waste management coordinator will be responsible for educating contractors and subcontractors regarding waste management plan requirements.
- Clearly identify recycling areas with large signs and provide material-specific bins for necessary segregation.
- Place recycling bins in areas that will minimize misuse or contamination by employees and the public.
- Post-consumer products shall be employed in the design and construction of the new facilities with the goal of achieving 5 percent of post-consumer content. Examples include using green waste as mulch and using products manufactured with post-consumer content. Receipts demonstrating post-consumer content will be provided to ESD staff at precons.
- Contractors shall include the anticipated source and quantity of post-consumer products proposed for reuse or purchase in their project bid.
- Minimize bin contamination to one percent by weight.

8.2 Operational Waste Materials Management

On-site recycling and waste management measures are discussed in Section 7.1, *Implementation*. They are reprinted below to assist application.

- Regular inspection to ensure there shall be no more than one percent by weight contamination in recycling bins.
- 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.
- Utilization of recycling receptacles or containers which comply with the standards in the Container and Signage Guidelines established by the City of San Diego Environmental Services Department.
- Designated recycling collection and storage areas.
- Signage on all recycling receptacles, containers, 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.
- Minimize bin contamination to one percent by weight.
- Set a 50-percent organic waste diversion goal and increase to 75-percent organic waste diversion by 2025.