

WASTE MANAGEMENT PLAN

FOR

El Camino Real Assisted Living Facility

San Diego, California

Project No.

Prepared for:

City of San Diego Environmental Services Department

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1.0 INTRODUCTION

The purpose of this Waste Management Plan (WMP) for the *El Camino Real Assisted Living Facility* project in the City of San Diego is to provide analysis of the solid waste impacts anticipated for the project. The goal of this WMP is to identify sufficient measures to minimize potential impacts of the *El Camino Real Assisted Living Facility* project on solid waste services such that significant impacts are avoided. Two acceptable approaches to managing waste are to reduce the tons disposed to 60 tons or less, or to provide diversion of 75 percent or more, thus meeting the goal established by Assembly Bill 341.

The 3.97-acre El Camino Real Assisted Living Facility project site is located along El Camino Real at 13860 El Camino Real (between San Dieguito Rd & Rosecroft Way) San Diego, California 92130. The project site is situated east of El Camino Real, south of San Dieguito Rd and north of Rosecroft Way. The project site is north of the Carmel Valley Community Planning Area and is in the North City Future Urbanizing Area. The project site is currently undeveloped, vacant land. There are single-family homes to the south and east of the site, with several equestrian centers to the immediate east. Additionally, there are two church facilities to the north and northwest of the site, one pre-existing and the other is currently under construction. The site is zoned AR-1-1 (Agricultural-Residential) and the project is consistent with this underlying zone.

The El Camino Real project is an amendment to the previously approved St John Garabed Church project, in order to incorporate the development of a 105,568 SF, three story 105 unit assisted living facility that consists of 87 assisted living units with 124 beds and 18 memory care units with 20 beds, and 24-hour staffing. Indoor amenities include dining areas, multi-purpose room, fitness, salon, theater and other amenities. outdoor amenities include a large open courtyard, pool, pet relief area and gardens.

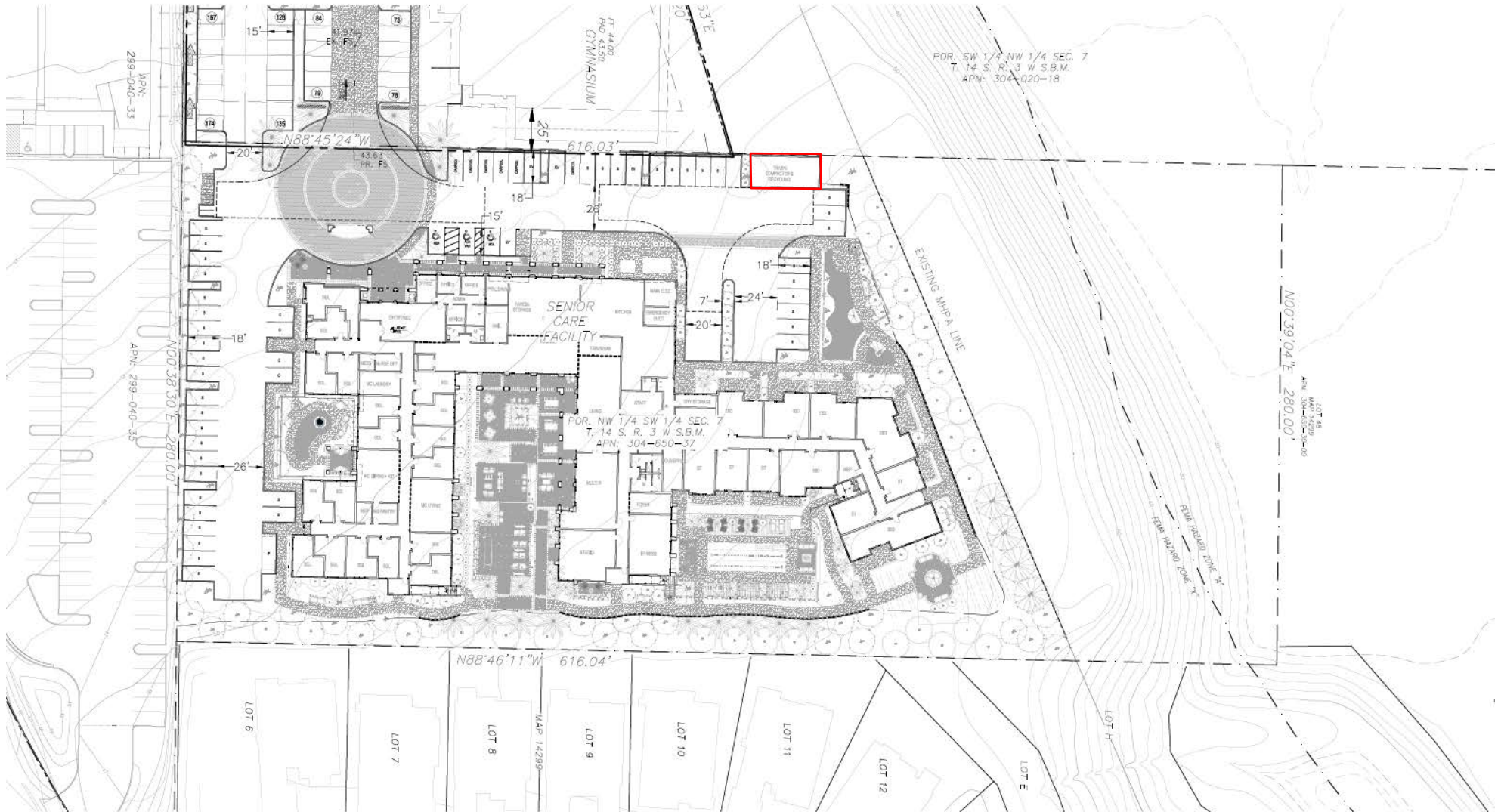
The project is consistent with the underlying AR 1-1 (agricultural residential) zoning and requires the following discretionary approvals:

- Conditional use permit to allow for an intermediate care facility
- Site development permit for development on a site containing environmentally sensitive lands
- Coastal development permit by the California Coastal Commission
- Neighborhood use permit for comprehensive sign plan
- Site specific municipal code amendment

Figure 1
El Camino Real Assisted Living Facility- Project Location Map and Aerial



Figure 2
El Camino Real Assisted Living Facility Site Plan



This WMP consists of two sections corresponding to the implementation of site development: The *Construction Phase* and the *Occupancy Phase* (post-construction). The WMP addresses the projected amount of waste that could be generated by the project based on current City generation rates and estimates; waste reduction goals; and recommended techniques to achieve the waste reduction goals, such as recycling. The project includes no demolition as the site is currently undeveloped. Construction of the project is anticipated to take approximately 15 months. Construction is estimated to begin Q1 2023.

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

- Preliminary 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.

2.0 BACKGROUND

In 1989, the California Legislature passed Assembly Bill (AB) 939: Integrated Waste Management Act, which mandated that all cities reduce waste disposed in landfills from generators within their borders by 50 percent by the year 2000. AB 939 required all local governments to prepare a Source Reduction and Recycling Element, which incorporates waste management policies and programs to achieve the mandated waste reduction. Since 1990, the City has diverted more than 50 percent of its generated waste stream from disposal. This bill specified that solid waste should be considered by the equation $GENERATED = DISPOSED + DIVERTED$. “Diverted” materials are put into a *hierarchy* in the law, as follows:

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

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

Additional local regulation pertaining to solid waste management includes the City of San Diego's Municipal Code Ch.14 Art. 2 Div. 8: §142.0810, §142.0820, Ch. 6 Art. 6 Div. 7; §66.0706, §66.0709, §66.0710; and Ch. 6 Art. 6 Div. 6; §66.0711, §66.0604, §66.0606. These statutes designate refuse and recycling space allocation requirements for:

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

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

The project will comply with all applicable state and local laws related to solid waste, including AB 939, AB 1989, AB 1327, AB 341, SB 1383, the City of San Diego General Plan, the City of San Diego Zero Waste Plan, the City's "Whitebook," and the City's Municipal Code.

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

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

Depending on the project, to ensure that the overall diversion goal is attained, some materials must often be separated and trucked to facilities with higher diversion rates, such as aggregate and metal recyclers.

Table 1
C&D Debris Deposit Table

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

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

2.1 Exterior Refuse and Recyclable Material Storage Area Requirements

El Camino Real Assisted Living Facility would develop over an approximate 15-month period. Development is anticipated to begin Q1 2023. Because this project includes residential development, exterior refuse and recyclable material storage areas will be provided in accordance with City regulations per Chapter 14, Article 2, Division 8: Refuse and Recyclable Material Storage Regulations, §142.0820.

2.2 Exterior Refuse and Recyclable Material Storage Areas for *El Camino Real Assisted Living Facility*

El Camino Real Assisted Living Facility would develop 105 units of assisted living and memory care accommodations. Table 2, *Minimum Exterior and Recyclable Material Storage Areas for Residential Development*, shows the required amount of refuse and recyclable storage areas for the project’s residential element. As shown in Table 2, the project would be required to provide 480 square feet of exterior refuse and recyclable material storage area. The project as proposed will provide 684 square feet of refuse and recyclable material storage (located near the northeast corner of the project site, highlighted in red on Figure 2) which exceeds the minimum required storage area.

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

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

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(Amended 3-1-2006 by O-19468 N.S.; effective 4-1-2006.)
(Amended 11-13-2008 by O-19799 N.S.; effective 12-13-2008.)

3.0 EXISTING CONDITIONS

The 3.97-acre El Camino Real Assisted Living Facility project site is located along El Camino Real at 13860 El Camino Real (between San Dieguito Rd & Rosecroft Way) San Diego, California 92130. The project site is situated east of El Camino Real, south of San Dieguito Rd and north of Rosecroft Way. The project site is north of the Carmel Valley Community Planning Area and is in the North City Future Urbanizing Area. The project site is currently undeveloped, vacant land. There are single-family homes to the south and east of the site, with several equestrian centers to the immediate east. Additionally, there are two church facilities to the north and northwest of the site, one existing and one currently under construction. The site is zoned AR-1-1 (Agricultural-Residential) and the project is consistent with this underlying zone.

4.0 PROPOSED CONDITIONS

The project is an amendment to the previously approved St John Garabed church to incorporate the development of a 104,363 SF, three story 105 unit assisted living facility that consists of 87 assisted living units with 124 beds and 18 memory care units with 20 beds, and 24-hour staffing. The project will not require any demolition as the site is currently undeveloped. Indoor amenities include dining areas, multi-purpose room, fitness, salon, theater and other amenities. outdoor amenities include a large open courtyard, pool, pet relief area and gardens. Construction will be completed over a 15-month period with construction anticipated to begin in Q1 2023. Construction practices will comply with local, State, and Federal regulations regarding handling of building materials to ensure waste minimization requirements are met.

The proposed project is consistent with the underlying AR 1-1 (agricultural residential) zoning and requires the following discretionary approvals:

- Conditional use permit to allow for an intermediate care facility
- Site development permit for development on a site containing environmentally sensitive lands
- Coastal development permit by the California Coastal Commission
- Neighborhood use permit for comprehensive sign plan
- Site specific municipal code amendment

5.0 CONSTRUCTION WASTE

Construction activities would generate packaging materials and unpainted wood, including wood pallets, and other miscellaneous debris. Construction debris would be separated on-site into material-specific containers to facilitate reuse and recycling and to increase the efficiency of waste reclamation 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

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.

5.1 Recycled Construction Materials

El Camino Real Assisted Living Facility will implement a target of 20 percent recycled material.

5.2 Managing Construction Material

The project site is currently undeveloped land, so the project does not require any demolition. Table 3, *El Camino Real– Demolition*, is included for reference but as previously noted, there will be no demolition occurring so no waste will be generated for this phase. ESD staff would be present for an early pre-construction meeting to evaluate waste segregation, signage, and salvage, if necessary.

Table 3
El Camino Real Waste Generation – Demolition

Material Type	Estimated Waste Quantity (tons)	Handling	Estimated Diversion (tons)	Estimated Disposal (tons)
DEMOLITION WASTE				
Asphalt and Concrete, Curb/Gutter	0	N/A	0	0
Landscape Materials	0	N/A	0	0
Construction and Demolition: Drywall, Wood, Metal, etc.	0	N/A	0	0
Garbage/Trash	0	N/A	0	0
TOTAL	0		0	0

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

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

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

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

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

- Solid waste management coordinator will be responsible for educating contractors and subcontractors regarding waste management plan requirements and ensuring that contractors and subcontractors carry out the measures described in the WMP.
- Solid waste management coordinator will ensure ESD attendance at a Precon and assure compliance with segregation requirements, and verification of recycled content in base materials.
- Recycling areas will be clearly identified with large signs, approved by ESD, and sufficient amounts of material-specific bins will be provided for necessary segregation.
- Recycling bins will be placed in areas that are readily accessible to contractors/subcontractors and in areas that will minimize misuse or contamination by employees and the public.
- Solid waste management coordinator will be responsible for ensuring that contamination rates in bins remain below 5 percent by weight of the bin.

Table 4, *El Camino Real Waste Generation – Construction*, is included below to summarize the types of waste generated, the approximately amount of each waste type diverted, and the approximate overall amount remaining to be disposed of in landfills. Construction waste processing facilities that may be used for any of the construction phases include but are not limited to those facilities listed in Table 4. Because certified diversion rates and authorized facilities are updated quarterly and the decision on which facility will be contracted for waste hauling will be made at the time of construction based on market conditions and the facility’s certified rate, the developer reserves the right to select any authorized facility as long as the facility is City-certified to meet minimum diversion requirements. Furthermore, the table below consists of the total expected quantity of waste to be generated during the construction phase. As we currently do not have more specific amounts for each type of material, we have equally distributed the total expected quantity amongst the component material categories.

Table 4
El Camino Real Waste Generation – Construction

Material Type	Estimated Waste Quantity (tons)	Handling and Expected Diversion %	Estimated Diversion (tons)	Estimated Disposal (tons)
CONSTRUCTION WASTE				
Asphalt and Concrete	14.39	Hanson Aggregates 9229 Harris Plant Road San Diego, CA 92126 (100% diversion)	14.39	0
Brick/Masonry/Tile	14.39	Vulcan Carroll Canyon Landfill and Recycle Site 10051 Black Mountain Road San Diego, CA 92126 (100% diversion)	14.39	0
Cardboard	14.39	Allan Company 6733 Consolidated Way San Diego, CA 92121 (100% diversion)	14.39	0
Carpet, Padding/Foam	14.39	DFS Flooring 10178 Willow Creek Road San Diego, CA 92131 (100% diversion)	14.39	0
Drywall	14.39	EDCO Station Transfer and Buy Back Center 8184 Commercial Street La Mesa, CA 91942 (70% diversion)	10.07	4.32

Material Type	Estimated Waste Quantity (tons)	Handling and Expected Diversion %	Estimated Diversion (tons)	Estimated Disposal (tons)
Landscape Debris	14.39	Miramar Greenery 5180 Convoy Street San Diego, CA 92111 (100% diversion)	14.39	0
Mixed C&D Debris	14.39	Otay C&D/Inert Debris Processing Facility 1700 Maxwell Road Chula Vista, CA 91913 (76% diversion)	10.93	3.46
Roofing Materials	14.39	LEED Recycling 8725 Miramar Place San Diego, CA 92121 (100% diversion)	14.39	0
Scrap Metal	14.39	Allan Company 6733 Consolidated Way San Diego, CA 92121 (100% diversion)	14.39	0
Unpainted Wood & Pallets	14.39	Miramar Greenery 5180 Convoy Street San Diego, CA 92111 (100% diversion)	14.39	0
Garbage/Trash	14.39	Miramar Landfill 5180 Convoy Street San Diego, CA 92111 (0% diversion)	0	14.39
TOTAL	158.35		136.12	22.23

Construction debris will be separated onsite into material-specific containers, corresponding to the materials types in Table 4, to facilitate reuse and recycling and to increase the efficiency of waste reclamation. El Camino Real Assisted Living Facility will implement a target of 20 percent recycled material and 75 percent for landfill diversion. As shown in Table 4, the applicant has the goal of 86 percent diversion rate of the construction materials generated by the project are expected to be diverted from landfills (134.73 tons to be diverted from 156.5 expected tons to be generated during construction).

6.0 OCCUPANCY PHASE

While the construction phase for the El Camino Real Assisted Living Facility occurs as a one-time waste generation event as construction of the project proceeds, tenant/owner occupancy requires an on-going plan to manage waste disposal to meet the waste reduction goals established by the City and State.

This project will be in conformance with State laws and local City Ordinances regarding waste disposal. SB 1383 requires that residents and 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.

6.1 Solid Waste Recycling

The following table expresses the anticipated minimum refuse and recyclable storage requirements based on 142.08C of the City of San Diego Municipal Code. The actual expected amount of refuse space on site for refuse and recyclable material will be 684 sq ft.

Table 5
Minimum Exterior and Recyclable Material Storage Areas for El Camino Real

Land Use	Gross Floor Area/Units	Minimum Refuse Storage Area (square feet)	Minimum Recyclable Material Storage Area (square feet)	Total Minimum Storage Area (square feet)
Residential (Assisted Living Facility)	105 Units (105,568 SF Gross Floor Area)	240	240	480
TOTAL	105 Units (105,568 SF)	240	240	480

As shown in Table 6, *Estimated Solid Waste Generation from El Camino Real*, during occupancy, the expected generated waste per year from the project when fully occupied would be approximately 158.35 tons.

Table 6
Estimated Solid Waste Generation from El Camino Real Assisted Living Facility – Occupancy Phase

Use	Intensity	Waste Generation Rate	Estimated Waste Generated (tons/year)
Residential	105,568 sq ft	0.0015 tons/year/sq ft	158.35
TOTAL			158.35

On-site recycling service bins shall be provided at the *El Camino Real Assisted Living Facility* and the on-site operator shall participate in a recycling program by separating recyclable materials from other solid waste and depositing the recyclable materials in the recycling container provided for the occupants. Recycling services are required by Section 66.0707 of the City of San Diego Land Development Code. Based on current requirements, these services shall include the following:

- Collection of recyclable materials as frequently as necessary to meet demand;
- Collection of plastic bottles and jars, paper, newspaper, metal containers, cardboard, and glass containers;
- Collection of other recyclable materials for which markets exist, such as scrap metal, wood pallets
- Collection of food waste for recycling by composting, where available (prior to issuance of building and occupancy permits, the project proponent will meet with representatives from ESD to ensure that their educational materials and haulers can comply with the requirements for this service);
- Use of recycling receptacles or containers which comply with the standards in the Container and Signage Guidelines established by the City of San Diego Environmental Services Department;
- Designated recycling collection and storage areas; and signage on all recycling receptacles, containers, chutes, and/or enclosures which complies with the standards described in the Container and Signage Guidelines established by the City of San Diego Environmental Services Department

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

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

6.2 Landscaping and Green Waste Recycling

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

7.0 CONCLUSION

The City of San Diego Development Services Department is requiring that this WMP be prepared and submitted to the City of San Diego's ESD. Since the project is in the design phase, this is only a preliminary plan, which specifies the intent to meet the requirements of PRC 939 and City ordinances. 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 El Camino Real Assisted Living Facility is designed to implement and adhere to all city ordinance and regulations with regards to waste management. The measures in the WMP would ensure that significant impacts relative to solid waste are avoided.

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

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

The project would be designed to achieve 75+ percent of construction waste to be source reduced and/or recycled.

The project would target 20 percent of solid waste to be recycled material and 75 percent for landfill diversion.

These measures ensure that the waste generated by the project will be properly managed and that solid waste services will not be impacted.

The following measures apply to the project to reduce cumulative impacts on solid waste to below a level of significance:

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

A. LDR Plan check

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

The construction documents shall include a waste management plan.

Notification shall be sent to:

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

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

II. Prior to Start of Construction

- A. Grading and Building Permit - Prior to issuance of any grading or building permit, the permittee shall be responsible to arrange a preconstruction meeting to coordinate the implementation of the WMP. The Precon Meeting shall include: the Construction Manager, Building/Grading Contractor; MMC; and ESD and the Building Inspector and/or the RE (whichever is applicable) to verify that implementation of the waste management plan shall be performed in compliance with the plan approved by LDR and the San Diego ESD, to ensure that impacts to solid waste facilities are below a level of significance.

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

III. During Construction

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

IV. Post Construction

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