
Waste Management Plan

The Bishop's School

CUP Amendment

La Jolla, California 92037

REVISION 1

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1 Introduction

1.1 Plan Purpose

This Waste Management Plan (WMP) has been prepared for the CUP Amendment at The Bishop's School campus and the southern-adjointing property at 7552, 7554, and 7556 Draper Avenue in the City of La Jolla (City), California (site) (Figure 1). The purpose of the WMP is to identify solid waste impacts related to the future projects and provide mitigation to reduce project impacts to City and County of San Diego solid waste services. The goal of this WMP is to provide a plan for the diversion of 75% of the waste generated during the demolition and construction at the project site. Diversion of waste from landfills is achieved through source reduction, recycling and composting, and transformation. The Bishop's School CUP Amendment calls for a multi-phase approach with four future phases/projects, including the demolition of two residential structures at 7552, 7554 and 7556 Draper Avenue (APN 350-442-20-00), a temporary outdoor flexible athletic practice and training area, and construction of a creative sciences/visual arts building, athletics building and gymnasium. Proposed plans are provided as Appendix A.

1.2 WMP Background

1.2.1 State Legislation

California Assembly Bill (AB) 939, the Integrated Waste Management Act, was chartered in 1989 and required cities to divert at least 50% of waste away from landfills. AB 939 further requires cities to prepare a Source Reduction and Recycling Element for their General Plans by the year 2000. The bill specified that the amount of solid waste generated is defined by the equation: $GENERATED = DISPOSED + DIVERTED$. AB 939 defines "DIVERTED" materials as materials treated with the following hierarchy of diversion options (from most preferred method to less preferred):

- **Priority One, Source Reduction:** measures that stop waste at the source or prevent waste from being generated at all, such as deconstructing and reusing materials or using demolished materials for fill for grading (such as asphalt or concrete).
- **Priority Two, Recycling and Composting:** recycling or composting such as separating solid waste into different receptacles (glass, recyclables, compost) for further offsite recycling.
- **Priority Three, Environmentally Safe Transformation and Land Disposal:** transformation of wastes, such as recovering metals from batteries, and landfilling unrecyclable materials in permitted landfills.

Because the Priority Two and Priority Three methods include transportation and processing, their environmental impact is greater than 1st Source Reduction methods and are therefore less preferable.

In 2008, Senate Bill (SB) 1016 introduced a 50% Equivalent Per Capita Disposal Target. This established a goal rooted in 1st Source Reduction, instead of Secondary methods. AB 341, passed in 2011, and increased the amount of waste diverted away from landfills from 50% to 75% as of 2020. Thus, AB 939 established a 50% threshold for diverting waste away from landfills and an equation to evaluate solid waste generation, Senate Bill 1016 put an emphasis on 1st Source Reduction, and AB 341 elevated the previous diversion threshold to 75% as of 2020.

In 2016, Senate Bill 1383 introduced organic waste reduction targets. This bill requires a 50% reduction in organic waste disposal by 2020 and a 75% reduction by 2025. SB 1383 was adopted in September of 2016, with regulations taking

effect and state enforcement beginning in January of 2022. The bill defines organic wastes as “solid waste containing material originated from living organisms and their metabolic waste products including, but not limited to, food, green material, landscape and pruning waste, organic textiles and carpets, lumber, wood, paper products, printing and writing paper, manure, biosolids, digestate, and sludges” (California Code of Regulations, Title 14, Section 18982.46). If organic wastes are commingled with construction and demolition debris, they must meet California Green Building Standards Code, which requires recycling, salvage, and/or reuse of a minimum of 65% of non-hazardous construction and demolition waste for both residential and non-residential construction projects.

1.2.2 San Diego Local Legislation

The City of San Diego enacted legislation regarding on-site space allocated to reuse and recycling storage, diversion of demolition and construction debris, and recyclable materials regulation via San Diego Municipal Code (SDMC) Chapter 6, Article 6, Division 7, Sections 66.0706 through 66.0711; Chapter 6, Article 6, Division 6, Sections 66.0604 through 66.0610; and Chapter 14, Article 2, Division 8, Sections 142.0801 and 142.0831. In 2015, the City adopted a Zero Waste Objective with goals including: 75% of waste diverted from landfills by 2020, 90% by 2035, and achieving zero waste by 2040.

Under SDMC Article 6, Division 6, the City’s Construction and Demolition Debris Diversion Program requires that all applicants of removal, demolition, and building permits post a deposit to the City until a minimum amount of generated waste has been diverted from landfills. For demolition and new construction projects, the minimum diversion amount is 75%. For commercial new construction or demolition, the square footage subject to a deposit which is determined by the City of San Diego following application submittal.

Mixed construction debris recycling facilities are evaluated quarterly to determine the percentage of the processed materials that are recycled and how much residual material needs to be disposed of. Single material recyclers, such as metal recyclers, are able to achieve a 100% diversion rate, but mixed debris facilities typically achieve a diversion rate of 68% (According to the 2020 City of San Diego Environmental Services Certified Construction & Demolition Recycling Facility Directory, the majority of construction and demolition mixed debris facilities achieve a diversion rate of 68%; however, one facility has a listed diversion rate of 86%). To ensure that a diversion rate of 75% is obtained, per the Zero Waste Objective and AB 341, and reduce the generation of construction and demolition waste, some materials may need to be separated and transported to facilities with higher diversion rates.

In addition to diversion of demolition and construction debris, the size of the proposed project may result in a significant increase in the creation of solid waste and would therefore require mitigation to reduce the amount of solid waste created annually. The City of San Diego’s Significance Thresholds for California Environmental Quality Act (CEQA) are used to determine if a proposed project will have either a cumulative or direct impact due to future creation of solid waste, as shown in Table 1. Because the site (as described in Section 2) exceeds these thresholds (the proposed projects will cumulatively be greater than 40,000 square feet), this WMP identifies mitigation measures to reduce the potential impact of future solid waste creation to below a significant level.

Table 1. City of San Diego Waste Significance Thresholds

Development Feature (construction, demolition, and/or renovation)	Solid Waste (per year)	Impact
40,000 square feet	60 tons	Cumulative
> 1,000,000 square feet	1,500 tons	Direct

Source: City of San Diego, 2016a.

2 Site Conditions

Existing site conditions and the proposed projects are illustrated on the project plan sheets attached to this WMP as Appendix A.

2.1 Site Location

The project site is located on a portion of The Bishop’s School Campus, 7569 La Jolla Boulevard (Assessor’s Parcel Number (APN) 350-420-05-00), and the adjoining residential property with addresses 7552, 7554, and 7556 Draper Avenue (APN 350-442-20-00) in La Jolla, San Diego County, California. The site is bounded by the La Jolla Tennis Club, Draper Avenue, and residential homes to the north, several residences and commercial businesses to the east, a residential property and Culver Street to the south, and The Bishop’s School campus followed by La Jolla Boulevard to the west (Figure 1). The site is located approximately 900 feet east of the Pacific Ocean and 2.5 miles west of the Interstate 5 Highway.

The project site is located within the Industrial Light zone per the City of San Diego Zoning Map (City of San Diego 2023a), and has multiple zoning overlays, as summarized in Table 2.

Table 2. Zoning Information for the Project Site

Assessor’s Parcel Number	Zone	Description
350-420-05-00	LJPD-5 LJPD-6 OP-1-1	LJPD-5: Allows residential or redevelopment which shall be limited to 29 dwelling units per acre. In addition to cultural uses and accessory uses thereto are permitted with a Special Use permit. LJPD-6: Only cultural uses and accessory uses thereto as listed in Appendix E of the La Jolla Planned District shall be permitted. (Appendix E [2] includes educational facilities). OP-1-1: Allows developed active parks.
350-442-20-00	LJPD-5	LJPD-5: Allows residential or redevelopment which shall be limited to 29 dwelling units per acre. In addition to cultural uses and accessory uses thereto are permitted with a Special Use permit.

Source: City of San Diego, 1997, 2007, 2023a.

The project site is also within the following zoning overlays: Coastal Overlay Zone and Parking Impact Overlay Zone.

2.2 Project Descriptions

The proposed projects include demolition of the residential structures located on APN 350-442-20-00, incorporation of this parcel into The Bishop’s School campus, and redevelopment of this lot and the northern adjoining portion of the school campus along Draper Avenue.

The proposed projects will include phased demolition of the following:

- Two single-story residential structures, totaling 2,160 square feet located on APN (350-442-20-00) on an 8,000 square foot lot, which includes the adjoining alley.
- Five tennis courts, a parking lot, landscaping, and batting cages totaling approximately 57,130 square feet

The proposed projects will include phased construction of the following:

- Development of 7552, 7554, and 7556 Draper Avenue to create a multipurpose athletics practice area
- A three-story Creative Science, Visual Arts and Social Innovation Building totaling 27,762 square feet
- A three-story Athletics Building totaling 13,120 square feet
- A three-story Athletic Center and Tennis Pavilion totaling 30,343 square feet

In addition, several landscaped areas will be located outside each of the proposed buildings.

2.3 Current Site Conditions

The project site is currently developed with two residential structures (7552, 7554, and 7556 Draper Avenue) and a paved parking lot, five tennis courts, batting cages, and landscaping located on the eastern portion of The Bishop's School campus. The buildings and tennis courts within The Bishop's School campus are surrounded with paved internal walkways and landscaping. The two residential structures, totaling 2,160 square feet, are located on the southern-adjointing parcel. Total land area of the project site is approximately 1.66 acres.

3 Demolition and Construction Waste

Waste will be generated during the demolition and construction phases of the various projects. All waste will be segregated into appropriate containers or storage areas pending reuse, recycling, or disposal. Segregation and containerization will facilitate efficient removal of materials from the project site. The types of demolition and construction waste anticipated include:

- Asphalt
- Concrete
- Wood
- Carpet
- Metal
- Soil
- Plant materials/landscaping debris
- Miscellaneous trash

The projects have been divided into four phases; the timeline for each phase of construction is estimated below. Phases may not occur in the order they are numbered.

Phase 1 – Draper Avenue Site Development

- **Demolition:** 1 month
- **Site Preparation and Grading:** 2 months
- **Sitework & Construction (temporary batting cages):** 2 months

Phase 2 – Creative Sciences Visual Arts and Social Innovation Building

- **Demolition (tennis courts) and Site Preparation:** 1 month
- **Grading:** 3 months
- **Building Construction:** 8 months
- **Architectural:** 3 months
- **Sitework:** 2 months

Phase 3 - Athletics Building

- **Demolition:** 1 month
- **Site Preparation:** 1 month
- **Grading:** 2 months
- **Building Construction:** 6 months
- **Architectural:** 3 months
- **Sitework:** 1 month

Phase 4 - Athletic Center and Tennis Pavilion

- **Demolition:** 1 month
- **Site Preparation:** 1 month
- **Grading:** 4 months
- **Building Construction:** 12 months
- **Architectural:** 6 months
- **Sitework:** 3 months

With the exception of demolition and site preparation, the phases listed above would not need to occur sequentially; some overlap would be expected. The estimated construction duration was provided by the project applicant.

As calculated in Grading Tabulations in Appendix A, 10,700 cubic yards will be cut to a maximum depth of 10 feet, and 300 cubic yards of fill is expected to be used to a maximum depth of 1 foot. Approximately 10,000 cubic yards of soil is expected to be exported from the site in total as a result of all four phases of work.

3.1 Construction and Demolition Permit

All persons applying for a construction or demolition permit in the City of San Diego (including La Jolla) will be required to follow the City of San Diego Construction and Demolition Debris Recycling Ordinance (see Section 1.2.2). The permit requires applicants to estimate the waste volume to be generated and post a deposit. The required deposit for these projects is discussed in Section 5.

3.2 Construction and Demolition Oversight and Waste Reduction Measures

The project management will name one person as the Solid Waste Management Coordinator. The Solid Waste Management Coordinator will be responsible for ensuring that the site construction and demolition procedures are followed per the WMP. Examples of the Solid Waste Management Coordinator duties and responsibilities include, but are not limited to, the following:

- Review and implement the WMP
- Coordinate with contractors and subcontractor
 - Provide a copy of the WMP and review key points with the contractors and subcontractors.
- Ensure that recycling areas are clearly identified and accessible and placed in areas that will minimize misuse by employees and contractors
- Coordinate and oversee salvage operations
 - Obtain documentation for the salvage, recycling, and disposal of wastes
 - Regularly check the operations and documentation versus the plan to make sure the work is being conducted according to the WMP
 - Ensure that the project address and permit number are on the recycling facility receipts

- Make corrections to update the waste segregation and transportation procedures for ongoing work as needed
- Review and update procedures for materials separation containers
 - Arrange for daily inspection of the containers to check for:
 - contaminants/inappropriate materials
 - proper labeling
 - track the number of containers and length of time they have been on site
 - identify needs for additional containers for future work
 - ensure that bins contain less than 10% contaminants/inappropriate material by weight
- Coordinate placement of materials and containers with the project stormwater requirements
- Coordinate a buy-recycled program, which could include using mulch and compost for soil amendments and ground covers for erosion control and weed suppression
- Contact the City Environmental Services Department prior to the start of work for a preconstruction site visit to discuss and review waste management procedures and possible further inspections during demolition and construction. At the preconstruction visit, the Solid Waste Management Coordinator will request the following of the Environmental Services Department:
 - Approval of the contractor education approach
 - Approval of the written specifications for waste and materials management
 - Approval of the containers, signage, and disposal/recycling/reuse facilities
- Stop work authority if proper procedures are not being met

3.3 Demolition Phase

The proposed project site currently consists of a 0.16-acre residential lot with two single-story single-family structures (consisting of three addresses), and an approximately 1.5-acre parcel of land currently developed as part of The Bishop's School campus. Approximately 2,160 square feet of existing residential building space will be demolished prior to site preparation and construction of the proposed project (Phase 1). In addition, approximately 57,130 square feet of asphalt, concrete, and landscaping from the existing The Bishop's School campus will be demolished prior to grading and project construction (Phases 2, 3, and 4). Temporary batting cages, which will be constructed following residential demolition of Phase 1, will also be demolished during Phase 3. Table 3 below presents a summary of the anticipated waste streams, estimated quantities to be generated, and diversion and/or disposal estimates. These estimates were calculated using the County of San Diego's Construction and Demolition Debris Calculator (County of San Diego 2023) and City of San Diego Construction and Demolition Debris Conversion Rate Table (City of San Diego 2008). Thus, the quantities presented below are estimations, and would need to be updated as accurate demolition data becomes available.

Table 3. Demolition Waste Generation Estimates

Waste Material	Waste Source	Estimated Generation Quantity (tons) ¹	Proposed Recycling and/or Disposal Facility ²	Estimated Diversion Quantity (tons)	Estimated Disposal Quantity (tons)
Asphalt and Concrete (building demolition)	Concrete paving and foundations	Phase 1: 21.3 Phase 2: 0 Phase 3: 0 Phase 4: 0	Hanson Aggregates 9229 Harris Plant Road San Diego, CA 92126 Vulcan Carol Canyon Landfill and Recycle Site 10051 Black Mountain Road San Diego, CA 92126 (100% diversion)	Phase 1: 21.3 Phase 2: 0 Phase 3: 0 Phase 4: 0	Phase 1: 0 Phase 2: 0 Phase 3: 0 Phase 4: 0
Asphalt and Concrete (surface)	Tennis courts and parking area, assuming 3-inch thickness of material. ³	Phase 1: 0 Phase 2: 251 Phase 3: 0 Phase 4: 114	Hanson Aggregates 9229 Harris Plant Road San Diego, California 92126 Vulcan Carol Canyon Landfill and Recycle Site 10051 Black Mountain Road San Diego, CA 92126 (100% diversion)	Phase 1: 0 Phase 2: 251 Phase 3: 0 Phase 4: 114	Phase 1: 0 Phase 2: 0 Phase 3: 0 Phase 4: 0
Brick/Masonry	Buildings	Phase 1: 2.1 Phase 2: 0 Phase 3: 0 Phase 4: 0	Vulcan Carol Canyon Landfill and Recycle Center 10051 Black Mountain Road San Diego, CA 92126 (100% diversion)	Phase 1: 2.1 Phase 2: 0 Phase 3: 0 Phase 4: 0	Phase 1: 0 Phase 2: 0 Phase 3: 0 Phase 4: 0
Scrap Metal	Buildings, fencing ³	Phase 1: 4.4 Phase 2: 58.6 Phase 3: 10.3 Phase 4: 0	Allan Company Miramar Recycling 6733 Consolidated Way San Diego, CA 92121 (100% diversion)	Phase 1: 4.4 Phase 2: 58.6 Phase 3: 10.3 Phase 4: 0	Phase 1: 0 Phase 2: 0 Phase 3: 0 Phase 4: 0
Drywall	Buildings	Phase 1: 0.4 Phase 2: 0 Phase 3: 0 Phase 4: 0	EDCO Station Transfer and Buy Back Center 8184 Commercial Street La Mesa, CA 91942 (100% diversion)	Phase 1: 0.4 Phase 2: 0 Phase 3: 0 Phase 4: 0	Phase 1: 0 Phase 2: 0 Phase 3: 0 Phase 4: 0
Carpet (textile, padding, and foam)	Buildings, Batting Cage Turf	Phase 1: 1.2 Phase 2: 0 Phase 3: 0.5 Phase 4: 0	DFS Flooring 10178 Willow Creek Road San Diego, CA 92131 (100% diversion)	Phase 1: 1.2 Phase 2: 0 Phase 3: 0.5 Phase 4: 0	Phase 1: 0 Phase 2: 0 Phase 3: 0 Phase 4: 0

Table 3. Demolition Waste Generation Estimates

Waste Material	Waste Source	Estimated Generation Quantity (tons) ¹	Proposed Recycling and/or Disposal Facility ²	Estimated Diversion Quantity (tons)	Estimated Disposal Quantity (tons)
Mixed construction and demolition debris (asphalt roofing shingles, glass, wood, tile)	Buildings	Phase 1: 15.8 Phase 2: 0 Phase 3: 0 Phase 4: 0	SANCO Resource Recovery & Buy Back Center 6750 Federal Boulevard, Lemon Grove, CA 91945 (69% diversion)	Phase 1: 10.9 Phase 2: 0 Phase 3: 0 Phase 4: 0	Phase 1: 4.9 Phase 2: 0 Phase 3: 0 Phase 4: 0
Miscellaneous garbage/trash	Site ⁵	Phase 1: 3.2 Phase 2: 0 Phase 3: 7.4 Phase 4: 0	Miramar Landfill 5180 Convoy Street San Diego, CA 92111 (0% diversion)	Phase 1: 0 Phase 2: 0 Phase 3: 0 Phase 4: 0	Phase 1: 3.2 Phase 2: 0 Phase 3: 7.4 Phase 4: 0
Soil and Dirt ⁴	Grading	Phase 1: 1,253 Phase 2: 5,873 Phase 3: 0 Phase 4: 5,873	Hanson Aggregates West – Miramar 9229 Harris Plant Rd San Diego, CA 92126 (100% diversion)	Phase 1: 1,253 Phase 2: 5,873 Phase 3: 0 Phase 4: 5,873	Phase 1: 0 Phase 2: 0 Phase 3: 0 Phase 4: 0
Landscape materials	Landscaped areas	Phase 1: 0.4 Phase 2: 5.7 Phase 3: 1.0 Phase 4: 2.6	Miramar Greenery 5180 Convoy Street San Diego, CA 92111 (100% diversion)	Phase 1: 0.4 Phase 2: 5.7 Phase 3: 1.0 Phase 4: 2.6	Phase 1: 0 Phase 2: 0 Phase 3: 0 Phase 4: 0
Total Phase 1 (99.4% diversion)				Phase 1: 1,293.7	Phase 1: 8.1
Total Phase 2 (100% diversion)				Phase 2: 6,188.3	Phase 2: 0
Total Phase 3 (61.5% diversion)				Phase 3: 11.8	Phase 3: 7.4
Total Phase 4 (100% diversion)				Phase 4: 5,989.6	Phase 4: 0
Total (99.8% diversion)				13,483.4	15.5

Sources:

- ¹ County of San Diego Construction & Demolition Debris Recycling Calculator (County of San Diego 2023).
- ² County of San Diego Construction & Demolition Recycling Facility Directory (County of San Diego 2021).
- ³ Assumed half of the total square footage (57,130 square feet) of existing tennis courts, batting cages, and parking will be removed in each Phase 2 and Phase 4. Weight of asphalt/concrete mix was estimated using City of San Diego Construction & Demolition Debris Conversion Rate Table (City of San Diego 2008).
- ⁴ It is assumed that the total soil removal, 10,000 cubic yards, is spread across Phases 1, 2, and 4 equivalent to the acreage to be graded. Weight of soil was estimated using City of San Diego Construction & Demolition Debris Conversion Rate Table (City of San Diego 2008).
- ⁵ Garbage and trash generation for Phases 2 and 4 are assumed in Table 4: Construction Waste Generation Estimates, as demolition of Phases 2 and 4 only include demolition of asphalt paved and metal fenced tennis courts and a parking lot, and excavation/grading of soil. Parking lots, driveways, and site prep/grading do not have assumed C&D generation values (County of San Diego 2023).

3.4 Construction Phase

The proposed projects involve phased construction of three new educational facilities. The proposed development would include construction of a 27,762- square-foot, three-story Creative Science, Visual Arts, and Social Innovation Building (Phase 2); a 13,120-square-foot Athletic Building (Phase 3); and a 30,343 square foot, three-story Athletic

Center (Phase 4). Construction will also include two tennis courts and surrounding walkways, totaling approximately 12,600 square feet, as well as landscaping, and internal walkways.

The construction phase of the proposed projects will include waste types as provided in Table 4. Phase 1 will include construction of temporary batting cages, totaling approximately 5,375 square feet. The batting cages will be turf with fencing only; no buildings will be constructed. These estimates were calculated using the County of San Diego's Construction and Demolition Debris Calculator (County of San Diego 2023) and City of San Diego Construction & Demolition Debris Conversion Rate Table (City of San Diego 2008). Thus, the qualities presented below are estimations, and would need to be updated as accurate construction data becomes available.

Table 4. Construction Waste Generation Estimates

Waste Material	Estimated Generation Quantity (tons) ¹	Proposed Recycling and/or Disposal Facility ²	Estimated Diversion Quantity (tons)	Estimated Disposal Quantity (tons)
Asphalt and Concrete (Buildings)	Phase 1: 2.7 Phase 2: 13.8 Phase 3: 6.5 Phase 4: 15.1	Hanson Aggregates 9229 Harris Plant Road San Diego, CA 92126 Vulcan Carol Canyon Landfill and Recycle Site 10051 Black Mountain Road San Diego, CA 92126 (100% diversion)	Phase 1: 2.7 Phase 2: 13.8 Phase 3: 6.5 Phase 4: 15.1	Phase 1: 0 Phase 2: 0 Phase 3: 0 Phase 4: 0
Asphalt and Composition Roofing	Phase 1: 0 Phase 2: 1.8 Phase 3: 0.8 Phase 4: 1.9	Hanson Aggregates West - Miramar 9229 Harris Plant Road San Diego, CA 92126 Vulcan Carol Canyon Landfill and Recycle Site 10051 Black Mountain Road San Diego, CA 92126 (100% diversion)	Phase 1: 0 Phase 2: 1.8 Phase 3: 0.8 Phase 4: 1.9	Phase 1: 0 Phase 2: 0 Phase 3: 0 Phase 4: 0
Scrap Metal	Phase 1: 0.3 Phase 2: 1.7 Phase 3: 0.8 Phase 4: 1.9	Allan Company Miramar Recycling 6733 Consolidated Way San Diego, CA 92121 (100% diversion)	Phase 1: 0.3 Phase 2: 1.7 Phase 3: 0.8 Phase 4: 1.9	Phase 1: 0 Phase 2: 0 Phase 3: 0 Phase 4: 0
Drywall	Phase 1: 0 Phase 2: 3.7 Phase 3: 1.7 Phase 4: 4.0	EDCO Recovery & Transfer 3660 Dalbergia Street San Diego, CA 92113 (100% diversion)	Phase 1: 0 Phase 2: 3.7 Phase 3: 1.7 Phase 4: 4.0	Phase 1: 0 Phase 2: 0 Phase 3: 0 Phase 4: 0
Carpet (textile, padding, and foam)	Phase 1: 0 Phase 2: 3.8 Phase 3: 0.2 Phase 4: 0.6	DFS Flooring 10178 Willow Creek Road San Diego, CA 92131 (100% diversion)	Phase 1: 0 Phase 2: 3.8 Phase 3: 0.2 Phase 4: 0.6	Phase 1: 0 Phase 2: 0 Phase 3: 0 Phase 4: 0

Table 4. Construction Waste Generation Estimates

Waste Material	Estimated Generation Quantity (tons) ¹	Proposed Recycling and/or Disposal Facility ²	Estimated Diversion Quantity (tons)	Estimated Disposal Quantity (tons)
Cardboard	Phase 1: 0 Phase 2: 1.8 Phase 3: 0.8 Phase 4: 1.9	Allan Company Miramar Recycling 5165 Convoy St. San Diego, CA 92111 (100% diversion)	Phase 1: 0 Phase 2: 1.8 Phase 3: 0.8 Phase 4: 1.9	Phase 1: 0 Phase 2: 0 Phase 3: 0 Phase 4: 0
Unpainted, Clean Wood	Phase 1: 0 Phase 2: 13.4 Phase 3: 6.3 Phase 4: 14.6	Miramar Greenery 5180 Convoy Street San Diego, CA 92111 (100% diversion)	Phase 1: 0 Phase 2: 13.4 Phase 3: 6.3 Phase 4: 14.6	Phase 1: 0 Phase 2: 0 Phase 3: 0 Phase 4: 0
Miscellaneous Garbage/trash	Phase 1: 1.1 Phase 2: 5.8 Phase 3: 2.8 Phase 4: 6.4	Miramar Landfill 5180 Convoy Street San Diego, CA 92111 (0% diversion)	Phase 1: 0 Phase 2: 0 Phase 3: 0 Phase 4: 0	Phase 1: 1.1 Phase 2: 5.8 Phase 3: 2.8 Phase 4: 6.4
Total Phase 1 (73.2% diversion)			Phase 1: 3.0	Phase 1: 1.1
Total Phase 2 (87.3% diversion)			Phase 2: 40.0	Phase 2: 5.8
Total Phase 3 (85.9% diversion)			Phase 3: 17.1	Phase 3: 2.8
Total Phase 4 (86.2% diversion)			Phase 4: 40.1	Phase 4: 6.4
Total (86.2% diversion)			100.2	16.1

Sources:

¹ County of San Diego Construction & Demolition Debris Recycling Calculator (County of San Diego 2023). ² County of San Diego Construction & Demolition Recycling Facility Directory (County of San Diego 2021).

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4 Occupancy

Operation of the proposed projects will involve on-going waste generation from The Bishop’s School, who will continue to occupy the property. Final cumulative building square footage to be constructed over all four phases is 71,225 square feet; individual building sizes are discussed in Section 3.4, Construction Phase, and shown in Table 5. The projects will be required to provide sufficient refuse and recyclables storage to comply with the San Diego Municipal Code Section 142.0830. Table 5 outlines the refuse and recycling storage requirements based on the San Diego Municipal Code Table 142-08C.

Table 5. Minimum Exterior Refuse and Recyclable Material Storage Areas for the Projects

Land Use / Building	Gross Building Square Footage	Minimum Refuse Storage Area (Sq. Ft.)	Minimum Recyclable Material Storage Area (Sq. Ft.)	Minimum Organic Waste Storage Area (Sq. Ft.)	Total Minimum Storage Area (Sq. Ft.)
Educational Facilities / Creative Science, Visual Arts, and Social Innovation Building (Phase 2)	27,762	96	96	96	288
Educational Facilities / Athletic Building (Phase 3)	13,120	48	48	48	144
Educational Facilities / Athletic Center (Phase 4)	30,343	96	96	96	288

For the entire project, a minimum of 240 square feet of refuse storage area, 240 square feet of recyclable material storage area, and 240 square feet of organic waste storage area for a total of at least 720 square feet of exterior refuse, recyclable material, and organic material storage area, is required for the project over all three constructed phases.

As shown in Table 6, final occupancy of all four phases is expected to generate approximately 61 tons of waste per year. The estimated solid waste generation during occupancy was estimated using the CalRecycle Estimated Solid Waste Generation Rates, Institutional Sector Generation Rates, School (based on pounds per square foot per day), updated June 2006 (CalRecycle 2006). Based on The Bishop’s School calendar for the 2022-2023 school year, 244 days of operation was assumed.

Table 6. Occupancy Waste Generation Estimate

Land Use	Number of Units or Square Footage	Estimated Waste Generated (tons/year)*
Educational facilities (Phases 2 through 4)	71,225	60.8

Note:

* Estimated using the CalRecycle Institutional Sector Generation Rates (CalRecycle 2006). Assumes 0.007 lbs/square foot/day and 244 days per year (The Bishop’s School 2022).

4.1 Waste Reduction Measures

During occupancy, at least 50% waste diversion will be achieved. This will be done by providing the three types of receptacles - refuse, recyclables, and organics - at each waste location, and providing signage identifying the types of wastes permitted in each receptacle. According to a 2018 study conducted by CalRecycle, organic materials make up approximately 34% of typical waste streams in the State of California (CalRecycle 2020). Recyclable materials, including paper (17%), metal (5%), and glass (2%) make up a total of 24% of typical waste streams (CalRecycle 2020). As such, by providing appropriate receptacles, signage, and informational pamphlets to occupants of the school, recyclable and organic diversion would be up to 58%. This would reduce waste generation from 60.8 tons per year to 25.6 tons per year, which is below the waste significance threshold of 61 tons per year shown in Table 1.

To accommodate ongoing recycling and organic diversion, and pursuant to SDMC Chapter 6, Article 6, Division 7 (Recycling Ordinance), the site shall provide on-site recycling services for occupants of the commercial facility. Commercial facility, by definition, includes institutional facilities. The recycling services shall include, at a minimum, the following:

- Collection of recyclable materials in a separate container as frequently as necessary to meet the demand of commingled plastic and glass bottles and jars, paper, newspaper, metal containers, cardboard, and rigid plastics, including clean food containers, jugs, tubs, trays, pots, buckets, and toys;
- Collection of food material and food-spoiled paper mixed with food material in a separate container at least one time per week;
- Collection of yard trimmings and nonhazardous wood waste in a separate container at least two times per month;
- Alternately, in lieu of separate containers for food waste and yard trimmings, a combined container may be provided for collection of food material and food-spoiled paper commingled with yard trimmings or nonhazardous wood waste at least once per week;
- Collection of marketable recyclable materials beginning on the 181st day after the City gives public notice of collection;
- Recycling containers that comply with standards in the Container and Signage Guidelines;
- Designated recycling collection and storage areas;
- Signage on all receptacles, containers, chutes, and/or enclosures which comply with Container and Signage Guidelines.

In accordance with SDMC Section 66.0707 (d), the site shall educate occupants about the recycling services by providing the following:

- Information shall be provided to all occupants annually, to new occupants upon move-in, and to all occupants upon any change in the recycling service at the site including:
 - Information on the types of recyclable materials accepted,
 - the occupants' responsibility to recycle, and
 - the location of recycling containers.

Further waste-reduction methods and environmentally preferable practices during occupancy relate to plant selection, use of reclaimed water and low-yield drip irrigation where appropriate, use of efficient lighting and plumbing, as well as collection of green waste for management and recycling by a local facility. Additional waste-reduction methods could include mulching, grass-cycling, reducing lawn size, and proper pruning.

5 Construction and Demolition Debris Recycling Deposit

The deposit required by the City’s Construction and Demolition Debris Diversion Program, previously mentioned in Section 1.2.2, is determined by the City of San Diego following application submittal. A Deposit Schedule, revised in June 2016, is included in Table 7 below. As part of the permitting process, a two-part Waste Management Form (WMF) is to be completed and submitted. Part I of the WMF outlines general project information, estimated waste quantities, and a signed acknowledgment of the Deposit Program information provided. Part II of the WMF pertains to the form submittal process and information on deposit refunds. As the WMF states, deposits are fully refunded if debris generated from the project is recycled at the required rate designated at permit issue date, and deposit refunds are prorated if the minimum required recycling rate is not met. Diversion requirements are 65% for permits issued starting on July 1, 2016. Applicants can request their refunds after passing the final permit inspection for which the construction and demolition debris recycling deposit was paid. Refund requests are to be submitted within 180 days from final inspection and accompanied by weigh tickets for all debris generated, including trash, reuse, and recycling, as well as a copy of the completed WMF Part I. Diverting construction and demolition debris by recycling, reusing, or donating usable materials through franchised haulers is recommended to help ensure compliance but can also be done through certified construction and demolition recycling facilities. An approved list of franchised haulers and certified construction and demolition recycling facilities is available through the City’s website (City of San Diego 2021; City of San Diego 2023b).

Table 7. Deposit Schedule

Deposit Types	Deposit / Sq. Ft.	Minimum Sq. Ft. Subject to Ordinance	Maximum Sq. Ft. Subject to Deposit	Range of Deposit
Residential New Construction, Non-residential Alterations, Demolition	\$0.40	1,000	100,000	\$400 – \$40,000
Non-residential New Construction	\$0.20	1,000	50,000	\$200 – \$10,000
Flat Rate				
Residential Alterations*	\$1,000	1,000	6,999	\$1,000

Source: City of San Diego, 2016b

* Residential Alterations 7,000 square feet and greater in size, and hotels are considered Non-residential Alterations.

The California’s Green Building Standards Code (CALGreen) requires at least 65% of construction site debris and inert wastes generated during demolition projects, most new construction, and the majority of building additions or alterations be recycled, reused, or otherwise be diverted from landfill disposal. CALGreen applies to all permit applicants, regardless of permit approval status and holds all applicants responsible for complying with CALGreen requirements. The requirements include completing and submitting the WMF, utilizing a waste management company that can provide verifiable documentation that it meets the 65% waste diversion, and submitting all trash and recycling weight receipts.

Requests submitted after 180 days will not be eligible for a refund. Refunds will not be issued if all requested information and documentation is not provided. Following receipt of all proper forms and documentation, refunds will be mailed within 45 business days.

6 Summary and Conclusions

A WMP must be prepared and submitted to the City of San Diego Environmental Services Department when a project will exceed the City's Significance Thresholds related to solid waste. This WMP is a preliminary plan that identifies the intent of the applicant to meet the City's solid waste Significance Thresholds. A final WMP will be submitted to the Environmental Services Department for review and approval for each project that includes demolition prior to the start of said demolition activities.

This WMP includes a timeline for the demolition and construction phases; estimates of wastes that may be generated during the demolition, construction, and occupancy of the project and where such wastes may be taken for disposal, reuse, or recycling; discussion of waste-reduction measures and education, and details of operational refuse and recyclables storage. Additionally, this WMP discusses how the project will comply with City ordinances and State regulations. Complying with the WMP and these ordinances and regulations will ensure that the project impacts related to solid wastes will be at a level that is less than significant.

Implementation of this WMP would result in a 99.8% diversion rate for demolition waste and an 86.2% diversion rate for construction waste. The occupancy of 71,225 square feet of the three educational facilities under the proposed projects will result in the generation of approximately 60.8 tons of waste annually. The property will provide sufficient refuse and recycling containers and education to comply with City ordinances and provide sufficient waste diversion. These waste diversion measures, along with the waste-reduction measures noted in Section 3.2, will reduce the projects' impacts related to solid wastes to a less-than-significant level.

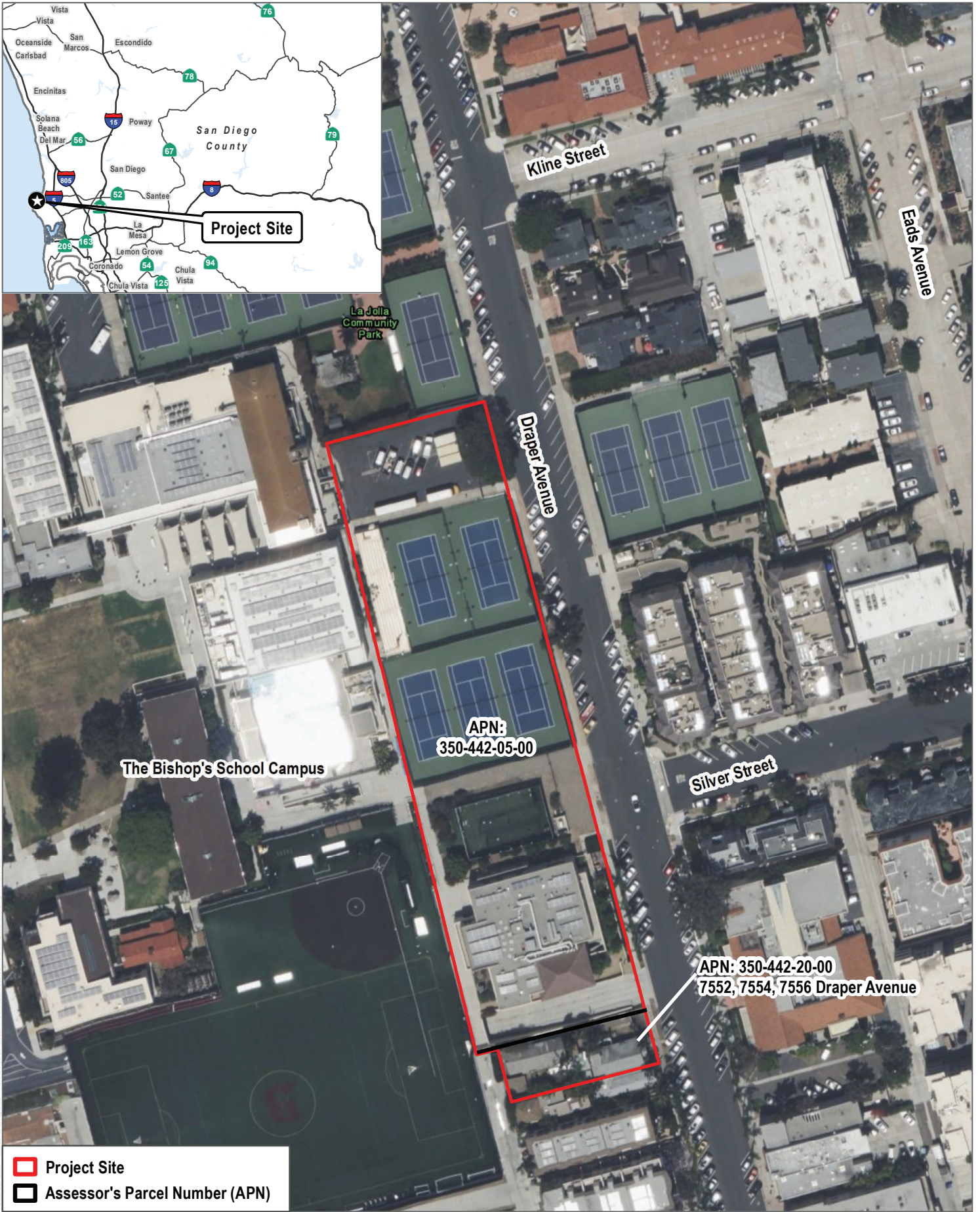
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SOURCE: Bing Maps, San Diego County Assessor

FIGURE 1

Project Site Location



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Appendix A

Project Plans