

Attachment 11: Solid Waste Management Information Compiled

Solid Waste Management:

The following is in-line with Chapter 17, Solid Waste Thresholds, of the Environmental Thresholds and Guidelines Manual.

Short-term waste generated from construction and demolition projects:

At full build-out, the eastside expansion includes 1,572,480 sf of greenhouse and 24,000 sf of germination building, for a total of 1,596,480 sf. The greenhouse structures are of metal and glass construction, with no floor. The germination building will be a pre-engineered metal building, with a cast-in-place concrete floor. In general, construction materials for both types of structures within the eastside expansion include:

1. Portland cement concrete.
2. Structural steel.
3. Composite metal siding and roofing panels (steel with built-in insulation).
4. Glass.
5. PVC pipe and conduit.
6. Cable and wire.

In addition, the following waste materials are anticipated:

1. Cardboard (packaging).
2. Plastic (packaging).
3. Wood / timbers (crating / cribbing).

The Environmental Thresholds Manual has identified 25 pounds per square foot for waste generated during construction for a commercial development. For the eastside expansion, this equals 39,912,000 pounds or 19,956 tons. The average 40-yard dumpster roll-off container, when filled at the site, holds about 10,000 pounds, or 5 tons. This equates to 3,991 full-size roll-off dumpsters.

Plantel and their select contractor(s) will employ a construction waste management program similar to what is described in the County's Construction Waste Management (CWM) Plan Short Form for minor projects. While this is a large construction project, the minor project Short Form is applicable due to the limited variability of potential waste material. Waste material generated during construction that does not fall within the nine (9) identified categories, will be further sorted, if possible, resulting in an overall waste stream to the landfill far below the identified, nearly 4,000 full-size roll-off dumpsters.

Loaded, sorted roll-off containers will be directed to any of the following, for recycling:

1. City of Santa Maria Regional Landfill (recycling center)
2. Waste Management, Santa Maria
3. SA Recycling, Santa Maria
4. Gator Crushing and Recycling, Nipomo

Long-term waste generated during project occupancy / operation:

The focus of the eastside expansion includes growing facilities, both outdoor and indoor, a germination facility, and the water processing and recycling systems necessary to support growing. Seedlings are germinated and developed in re-usable containers within re-usable plastic trays. Containers and trays are filled, seedlings are grown, delivered to the field, unloaded, and then returned to Plantel to begin again. Seed is delivered in bulk, as is growing media and nutrients. Eastside facilities do not include any office administration, bathroom, lunch room, etc., all facilities that are generally associated with the generation of waste.

Long-term waste generated during occupancy / operations will be exceptionally minimal. The waste stream will be joined with the waste generated from existing operations, and sorted for recycling with the residual / remainder delivered to the landfill.

The existing Plantel Nurseries development on Clark Avenue on the west side has been in operation for several years. The site is served by API, a local contract hauler, through the use of three (3) individual roll-off containers. One container is primarily dedicated to the shop area, the second serves the administration / office area, and the third is positioned to serve the nursery. Records recently acquired indicate that a total of 36 loads were hauled out of the site in 2021, with a total recorded quantity of 208.53 tons, or an average of 69.51 tons for each of the three service areas.

The expansion area is focused on growing only, being supported by the shipping, receiving, administration, and maintenance / shop areas already in-place on the west side. The proposed expansion will result in a minimal, incremental increase in solid waste generated within the administration (1%) and maintenance (10%) service areas, and a solid waste increase for the nursery component comparable with the existing westside operation (69.51 tons).

Total annual solid waste to be attributed to the easterly expansion = 0.70 tons + 6.95 tons + 69.51 tons = 77.16 tons.