

**CITY OF PIEDMONT**  
**JOINT CITY COUNCIL AND PLANNING COMMISSION**  
**AGENDA REPORT**

MEETING DATE: July 19, 2004

FROM: Kate Black, City Planner

SUBJECT: Introduction of a Construction and Demolition Debris Ordinance

**BACKGROUND:**

In 1989, the California Integrated Waste Management Act (Assembly Bill 939) required all jurisdictions in the state to achieve a 50 percent reduction in the generation of solid waste by the year 2000. The 1990 Alameda County Waste Reduction and Recycling Act (Measure D) established a voluntary goal to increase the tonnage of solid waste diverted from the landfill to 75 percent by 2010. Although the City's most recent studies indicate that the City has met the State mandate with 63 percent of waste diverted by the 2000 goal, the City needs to find ways to continually increase the diversion rate in order to reach the 75 percent goal by 2010.

The Alameda County Waste Management Authority is encouraging all Cities within the County to adopt a Construction and Demolition Debris Ordinance (commonly called a C&D ordinance) in order to reduce the amount of construction-related debris disposed at landfills. In Alameda County, the Cities of Oakland, Livermore, San Leandro, Dublin, Hayward, Alameda, and unincorporated Castro Valley have all adopted C&D ordinances based on a model ordinance provided by Alameda County.

Currently, construction debris contributes a notable amount of volume and weight to the City's annual landfill tonnage figure. The recycling facility run by Republic Services in Richmond has the ability to recycle much of the debris including wood, concrete, metal and excavation dirt that is used to cover the landfill areas. The materials that are diverted to the recycling facility are materials that will not get counted against the City as solid waste tonnage, and should have a significant effect on the City's goal of achieving a 75 percent diversion rate by 2010.

At the joint meeting of the City Council and Planning Commission last year, staff identified a C&D ordinance as a possible work program item, along with other potential projects such as the e-waste program. Although Council and the Commission indicated initial support of the C&D ordinance, staff was only able to focus on creating and implementing the e-waste program due to the significant increase in planning applications and the temporary reduction in staff.

Staff recently attended a seminar offered by the California Integrated Waste Management Authority, which adopted a model ordinance that all cities in California can use as a prototype to develop their own. Staff is currently assembling the ordinances adopted by the CIWMA and other neighboring cities with the intent of implementing an ordinance for the City of Piedmont. Our aim is to create an ordinance that achieves the objective in a manner so that it can be managed efficiently by City staff, but is as low cost as possible to the homeowner. Since most jurisdictions report that their ordinances have created construction cost increases to applicants, staff will investigate if there is grant money that can be used to off-set some of the costs, in a manner that is similar to how we off-set homeowner costs in our recently adopted e-waste ordinance. Should the Council and Commission wish staff to continue to pursue the preparation of a C&D ordinance, staff will work closely with the City's Building Official and Republic Services to draft the ordinance.

Date report prepared: July 15, 2004