

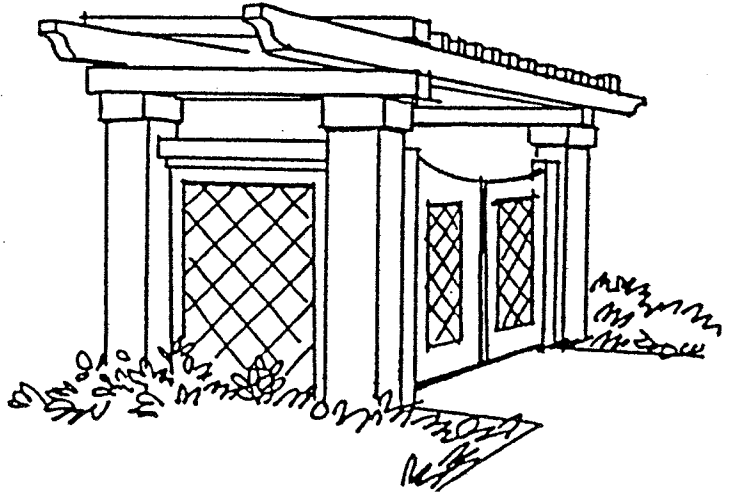


CITY of CALABASAS
Public Works Department

Recycling and Trash Bin Enclosure

Calabasas General Plan Vision:

1. Refuse containers, service areas, loading docks, etc. should be located in areas out of view from the general public and so that their use does not interfere with parking and circulation.
2. Any outdoor equipment, whether on a roof, side of a structure, or on the ground, shall be appropriately screened from view. The method of screening must be architecturally integrated with the adjacent structure in terms of style, materials and color.
3. Trash storage areas that are visible from the upper stories of adjacent buildings should have an opaque or semi-opaque horizontal screening (such as trellis) to mitigate unsightly views. The covering structure should be compatible with the site's architecture.



Generic Standards

The purpose of the Recycling and Trash Bin Enclosure Generic Standards is to assist the City of Calabasas in complying with the Integrated Waste Management Act of 1989 (AB 939) which requires all California cities and counties to reduce the volume of waste deposited in landfills by 50% by the year 2000 and continue to remain at 50% or higher for each subsequent year. The document will provide for recycling and waste collection areas within all developments City-wide. Integrated collection areas with recycling components assist in the reduction of waste materials, thereby prolonging the life of landfills and promoting environmentally sound practices.

All commercial, industrial, office and multiple family (4 units or more) projects shall be equipped with one or more trash enclosures. The required number of enclosures shall be determined by the Public Works Department.

General Requirements

A recycle and trash bin enclosure or trash storage area refers to an area where a trash and recycling receptacles are located for use as a repository for solid wastes. Loose trash and

debris can be easily transported by the forces of water or wind into nearby storm drain inlets, channels, and/or creeks. All solid waste container areas must meet the following structural or treatment control Best Management Practice (BMP) requirements¹:

- a. Refuse container areas must have drainage from adjoining roofs and pavement diverted around the area(s).
- b. Refuse container areas must be screened or walled to prevent off-site transport of trash.
- c. The property owner shall ensure that no other materials (i.e. hazardous wastes, grease, etc.) are stored in the enclosure.

Location Requirements

Solid waste and recyclable materials storage areas shall be located as follows:

1. Solid waste and recyclable bin enclosure shall be adjacent / combined with one another. They may only be located inside a specially-designated structure, on the outside of a structure in an approved fence/wall enclosure, a designated interior court or yard area with appropriate access, or in rear yards and interior side yards. Exterior storage area(s) shall not be located in any required front yard, street side yard, any required parking, landscaped or open space areas or any area(s) required by the city code to be maintained as unencumbered.
2. The storage area(s) shall be accessible to residents and employees. Storage areas within multifamily residential developments shall be located within two hundred fifty (250) feet of the dwellings.
3. Driveways or aisles shall provide unobstructed access for collection vehicles and personnel and provide at least the minimum clearance required by the collection methods and vehicles utilized by the designated collector. In all cases where a site is served by an alley, all exterior storage area(s) shall be directly accessible to the alley.
4. All multifamily and nonresidential outdoor solid waste storage areas shall be screened from view; solid waste receptacles for single-family homes should be stored within an enclosed garage or behind a fence.

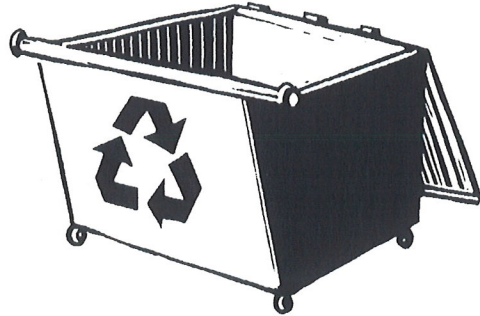
Design Standards

The refuse storage area shall meet the following requirements:

1. The area shall be enclosed with a masonry wall that is compatible, in material, color and texture with the main building. The wall shall be at least 6'-0" high, or the height of the enclosure door in the closed position, whichever is greater. The design shall be architecturally compatible with the surrounding structures and subject to the approval of the director.
2. The trash enclosure shall be large enough to accommodate at least two 4'-0" x 7'-0" (approximate) refuse containers, one for regular trash and one for recyclable materials. Minimum inside dimensions are 8' x 20'. The requirement increases 80 square feet for each additional bin.

¹ Individual single family residences are exempt from these requirements.

3. For properties with landscaping, an additional trash bin for green waste and yard maintenance equipment shall be accommodated within the trash enclosure. If the regular trash enclosure is located within an underground structure, the separate green waste trash enclosure must be provided on site, accessible to landscape maintenance crew.



4. A pair of gate-type swinging doors, fabricated in steel and wide enough to allow ready and safe servicing of containers shall be provided. The opening shall be at least 8 feet wide, with the doors open and shall provide an overhead clearance of at least 6'-6". When open, the gates will not extend beyond the property line. Where there are space constraints, an overhead door is acceptable and shall provide an overhead clearance of at least 6'-6". When open, the overhead door shall not extend beyond the property lines. The gate shall be of a color and design compatible with that of the enclosure.
5. The enclosure shall be paved with concrete, graded toward the enclosure door opening for drainage. A 6" concrete curbing shall be poured at the base of all walls within the enclosure.
6. Baffled openings or other approved designs which allow individual access to the enclosures may be approved in addition to the main enclosure gates which are intended for use by collection vehicles.
7. The area around and inside the enclosure should be provided with adequate lighting.
8. The area directly in front of the enclosure and the pad shall have "NO PARKING" signs posted with adequate lighting of the signage.
9. The corners of the enclosure where the door hinges are attached shall be protected with brightly colored bollards with reflective taping at the top.
10. No material or waste shall be deposited in such a form or manner that it may be transferred by natural causes or force, and waste which may cause fumes, dust, or which may constitute a fire hazard or be edible by or otherwise attractive to rodents or insects may be stored only in closed containers within required enclosures.
11. If electric security gates are used to control access to the property or the enclosure, each gate shall have, in addition to the electric opener, a key-operated device located near the gate to allow collection crew access. The property owner/HOA/management company shall provide keys to each hauler serving the site.