

OPERATIONS PLAN

*Outdoor Automobile Storage and Indoor Fleet Support Operations
2348 Industrial Parkway West, Hayward, California*

Overview of Operations

The tenant will operate an automobile storage, fleet-management and vehicle-preparation facility on an existing 6.66-acre IG-zoned industrial property. Activities include outdoor automobile parking/storage and indoor light-duty fleet support functions. The site is fully developed, and no new construction or exterior equipment is proposed, with the exception of driveway improvements required under this use permit application.

Operations are routine, low-impact, and consistent with the historical use of the property for automobile storage.

Hours of Operation

- Standard operating hours:
Monday–Friday, 7:00 AM to 6:00 PM
- Weekend operations:
No regular weekend activity.
- Evening / overnight activity:
No regular nighttime operational activity other than passive vehicle storage.
- Noise commitment:
No noise-generating activities occur after 6:00 PM.

Staffing

- Total employees onsite: Approximately 25.
- Shift pattern: Generally a single shift; most employees present concurrently.
- Training: All employee training (safety, OSHA compliance, onboarding, operational training) occurs indoors within existing office or warehouse space.

Vehicle Storage Counts

- Typical vehicle count: ~600 vehicles
- Maximum vehicle count: ~700 vehicles
- Vehicles are stored outdoors within the existing paved parking field and moved by staff as needed.

Vehicle Arrival and Departure

How vehicles arrive:

- Vehicles arrive on auto carrier trucks between 7 AM–6 PM, Monday–Friday

Auto carrier activity:

- Fewer than 10 car haulers per weekday.
- Carriers unload immediately in the designated area inside the fence.
- Carriers do not idle onsite.
- Carriers leave the property immediately after unloading.

How vehicles depart:

- Vehicles are employee-driven to the main processing facility East on Industrial Parkway.

This traffic level is consistent with light industrial use patterns and results in no significant circulation impacts.

Outdoor Activities

Outdoor activities are limited to:

- Vehicle parking and storage
- Vehicle check-in and condition reporting

- Vehicle imaging
- Movement of vehicles between areas
- Light exterior rinse activity in the existing covered wash area with a functioning oil/water separator

No outdoor mechanical work, noise-producing equipment, or shop tools are used outdoors.

Indoor Activities (Light-Duty Fleet Support)

All mechanical or preparation activities occur inside the existing warehouse, including:

- Light-duty repair and preparation
- Battery system checks, sensor calibration, component replacement
- Interior vacuuming and cleaning
- Paintless dent removal
- Glass repair and windshield installation
- Oil changes
- Limited exterior rinse and cleaning in designated wash area with oil/water separator
- EV charging support operations

Explicitly NOT performed:

- Paint booths or spray painting
- Body shop operations

Materials handling:

- Only small quantities of automotive fluids and common shop materials
- Stored indoors in approved cabinets
- No hazardous materials use beyond typical light industrial quantities

Electric Vehicle Charging

- Approximately 2 EV chargers installed under building/electrical permits
- Level 1 or Level 2, wall-mounted, using existing electrical service
- No exterior charging pedestals or new electrical infrastructure
- Charging occurs indoors or within designated areas adjacent to the building

Cleaning & Rinsing Procedures

- Light exterior rinsing only
- Conducted in the existing wash area
- Wash area uses a code-compliant oil/water separator

Traffic, Noise, and Neighborhood Compatibility

- No amplified sound, mechanical noise, or outdoor tools
- All noise-generating activities cease by 6:00 PM
- No weekend or nighttime operations
- Car haulers unload efficiently with no idling
- The site is located in an established industrial area, consistent with surrounding uses

Security and Site Management

- Property is fully fenced with existing 8' screened fencing. Gates are also 8' high.
- Existing LED yard lighting remains in place (no changes)
- Security personnel present during operating hours
- Security cameras provide 24/7 monitoring
- Overnight presence is limited to passive vehicle storage (no staff)

Waste Management Plan

- Waste bin storage location: Please see the location on our updated site plan inside the primary main gate behind screened fencing. The site plan includes dimensions and how all three bins will fit onsite.
- Bin sizes: The bin sizes the business will be using include Recycle – 96 gallons, Landfill – 64 gallons, and Compost – 32 gallons.

- Hazardous waste: The only potentially hazardous waste may be motor oil which will be stored indoors. Safety-Kleen will come on site to dispose of and replenish 55-gallon storage bins. This is the same qualified vendor as Manheim's primary facility in Hayward.
- Manheim 2025 Zero Waste to Landfill initiative and results: The business wanted us to share that their 2025 diversion rate for all of Manheim San Francisco Bay, located at 29900 Auction Way in Hayward, was 75.91% or 400 Tons of recycling vs. 127 Tons of landfill. This number does not include some of their other recycling efforts such as e-waste and tire recycling.

Compliance

The tenant commits to full compliance with:

- Hayward Municipal Code
- Fire Code
- ADA
- Hazardous materials storage and handling regulations
- All applicable building, electrical, and safety codes