

**RIDWELL, INC.
OPERATIONAL STATEMENT
1971 Davis St. San Leandro, CA
12,160 sq ft warehouse and 800 sq ft office
APN 79A-0395-002-28**

INTRODUCTION

Ridwell, Inc. provides a specialty landfill diversion service to residential customers through a subscription-fee model. Ridwell identifies specific products and materials that can be reused or recycled by local nonprofit organizations and specialty recyclers, and assists subscribers with the transportation and delivery of those items for reuse and recycling.

The facility will receive specified reusable and recyclable materials that have been previously source separated by Ridwell customers. Ridwell employees will then consolidate those materials per end-user specifications and prepare them for pickup by or delivery to reuse organizations and specialty recyclers.

Ridwell's services benefit the community and the region as follows:

- Reuse and recycling of materials decreases the need to access and use virgin materials for manufacturing, reducing energy consumption and generation of greenhouse gas that impacts the environment and the climate.
- Reuse and recycling of materials diverts those materials from the landfill, which saves valuable landfill space and reduces the environmental impact of landfill disposal.
- Ridwell supports local charitable organizations' mission of getting valuable and useful materials into the hands of people and organizations who can reuse these materials that would otherwise be discarded.
- Ridwell supports the development of innovative approaches and technology for reusing and recycling materials that currently end up being discarded in the landfill.
- Ridwell helps ensure recyclable universal waste materials, such as household batteries, light bulbs, and electronic waste, are properly diverted from the landfill, do not cause environmental contamination, and are delivered to recyclers for safe and responsible recycling.

LOCATION

Ridwell's facility will be located at 1971 Davis St. in San Leandro California. It occupies 12,960 SF in one of two sprinkler-protected single-story buildings commonly referred to as the Davis Distribution Center. The building containing unit 1971 is made of tilt-slab concrete walls (Type II-B) and an unprotected steel structural system supporting a non-rated roof assembly with a clear ceiling height of 24 ft. Apto Solutions, Inc and IDN Wilco, Inc. occupy the neighboring units.

The Davis Distribution Center encompasses 311,040 sq ft of commercial warehouse space addressed as 1953-1995 Davis Street. The assessor's parcel number for the property is 79A-395-2-29. The approximate lot size is 16 acres.

Parking & Loading

Ridwell has designated use of 23 on-site parking spaces, and exclusive use of 3 loading docks/truck bays (2 on the front of the building and 1 on the back of the building), 1 drive-in entrance on the front of the building and the adjacent loading spaces. The loading spaces are accessible without backing a truck across a street property lines. Internal parking areas, exclusively held for Ridwell's use, are designated on the Floor Plan. There are no external parking spaces designated for Ridwell use only. ADA parking in front of 1971 Davis is shared use.

Signage

Ridwell will identify its recycling facility with the name and phone number of the facility operator and the hours of operation per the facility sign requirements found in [4.04.232\(D\)\(5\)\(h\)](#) and the Davis Distribution Center's Master Sign Program.

OPERATIONS

On-Call Service

Ridwell-operated vans will provide an on-call service to pick up reusable and recyclable material from customers upon request. Ridwell's customers must request a pick-up, place materials inside labeled or color coded bags, and place those bags in clearly marked containers at their doorstep.

Employee Headcount

We anticipate having the following employees:

- 1 operations manager
- 2 supervisors
- 14 drivers
- 6 warehouse associates

At no time will Ridwell exceed the 50 person occupant load for the space.

Hours and Location of Operations

Ridwell's operations will take place entirely within the enclosed building. The facility is not open to the public and there will be no exterior storage. The operating hours are Monday – Friday, 6:00 am – 8 pm.

Parking and Trip Generation

Materials arrive at the site from Ridwell-operated cargo or passenger vans. Employees and Ridwell vans will park on-site in Ridwell's designated parking spaces. Ridwell vans will typically depart the facility for the first time between 7:00 and 8:30 am, and will typically return to the facility for the day between 3:00 pm – 6:30 pm, Monday – Friday. Ridwell vans will be limited to 3 roundtrips per weekday.

Processed materials leave the site by third-party operated delivery trucks which are primarily 16 and 24 ft box trucks, but may also occasionally include 53 ft tractor trailers. Material pickups and deliveries are on-demand but are not anticipated to exceed more than 4 trips per week. All delivery trucks are anticipated to arrive at our facility using freeway I-880 to commercial arterial, Davis St. Davis Street is a recognized local truck route.

Material Consolidation and Storage

Vans will unload at one of the 3 available dock doors or will drive into Ridwell's facility via the drive-in door and be unloaded while inside the enclosed space. The materials will be placed in designated locations depending on material type. There will be no exterior storage.

After being placed in their designated areas, materials will be removed from labeled or color coded bags by warehouse associates. The associates will remove incidental waste to eliminate contamination of otherwise reusable or recyclable materials, then prepare materials for efficient shipment or to a partner's specification. All unloading and consolidation, with the exception of baling, will be done manually.

- Electronic waste, textiles and items intended for reuse will be placed into cardboard boxes or palletized for pickup or delivery based on partner preference,
- Flexible plastics/plastic film will be baled,
- Mixed household batteries will undergo terminal grounding and placement into Call2Recycle patented shipment containers [Collections & Shipping | Call2Recycle](#) (see "Minimum Terminal Protection Quick Reference Guide") and [Call2Recycle Introduces: Flame Retardant Box Liner | Call2Recycle](#) (including instructional video on how to build a box with liner), and palletized, and
- Mixed household lamps and fluorescent light tubes will be handled and packaged for shipment per [Clean Earth | Electronic & Universal Waste Packaging Guidelines](#),

Storage of these materials will generally be limited to 6 feet in height. Existing ventilation is adequate for our use. Anticipated onsite equipment includes balers, electric forklifts and floor scales.

Below are the anticipated average and maximum amount of materials being processed for recycling that will be on site at the facility:

Material	Average Weight of Material Onsite at One Time (lbs / tons / cubic ft)	Maximum Weight of Material Onsite at One Time (lbs / tons / cubic ft)
Electronic waste	6,500 lbs / 3.25 tons / 71ft ³	9,000 lbs / 4.5 tons / 98 ft ³
EPS / Styrofoam	300 lbs / 0.15 tons / 100 ft ³	500 lbs / 0.25 tons / 160 ft ³
Flexible plastics / plastic film	24,000 lbs / 12 tons / 410 ft ³	50,000 lbs / 25 tons / 850 ft ³
Mixed household batteries	3,000 lbs / 1.5 tons / 44 ft ³	8,000 lbs / 4 tons / 118 ft ³

Mixed household light bulbs & fluorescent light tubes	1,500 lbs / 0.75 tons / 275 ft ³	3,000 lbs / 1.5 tons / 550 ft ³
Textiles**	6,400 lbs / 20.85 tons / 770 ft ³	15,000 lbs / 7.5 tons / 1,800 ft ³

*A portion of the textiles handled by Ridwell will be directed for reuse rather than recycling.

Storage of post-consumer mixed household batteries is anticipated to include alkaline, mercuric-oxide, alkaline-manganese, zic-air, zinc-carbon, nickel-cadmium, silver oxide, lithium metal and lithium-ion types. Based on our operations in other markets, we estimate that approximately 2% of these batteries will be either lithium metal or lithium-ion types.

Based on Ridwell's operations at other locations, residual waste or material contamination is anticipated to be approximately 4%. Ridwell will use franchise waste haulers for its solid waste and commingled recyclable service.

Material Loading and Transfers for Delivery

Material pick-ups and deliveries are on demand but are not anticipated to exceed more than 4 pick-ups from our facility per week or approximately 12 per month. Summary of anticipated material pick-ups per month:

- Electronic waste: 1
- Expanded polystyrene: 1
- Flexible plastics: less than 1
- Mixed household batteries: 1
- Mixed household light bulbs and fluorescent light tubes: 2
- Reuse or donatable items: 4
- Textiles: 2

Third-party trucks will be loaded through Ridwell's dock doors on weekdays between 8:00am-6:00pm. Once the trucks have been maneuvered and parked for loading, Ridwell employees or partners will

- ensure truck and trailer wheels are chocked;
- secure moveable dockboards;
- slide bridge or dock plates into position; and
- use forklifts, dollies and other aids to load trucks.

Material transfers will occur at least once a month for most of the materials we handle, resulting in anticipated storage time of 1-2 months. Flexible plastics is the only exception to this rate. Flexible plastics including plastic film will be accumulated in our warehouse for efficient shipment by the truck load. We anticipate the resulting shipment rate of less than once per month.

Community Partners

A major part of our service is facilitating the donation of reusable items to local nonprofit organizations. We have a dedicated partnerships team that identifies and vets these local donation opportunities. Our list of nonprofit community partners will continue to grow as our business operates. We have established relationships with local community nonprofit partners including:

- Alameda County Community Food Bank
- East Bay Children's Book Project
- East Bay Depot for Creative Reuse
- East Oakland Collective
- Friends of the Alameda Animal Shelter
- The Food Bank of Contra Costa and Solano
- Green Street Books
- Lions in Sight
- SCRAP-SF
- Wildlife of Silicon Valley