

PROJECT TEAM:

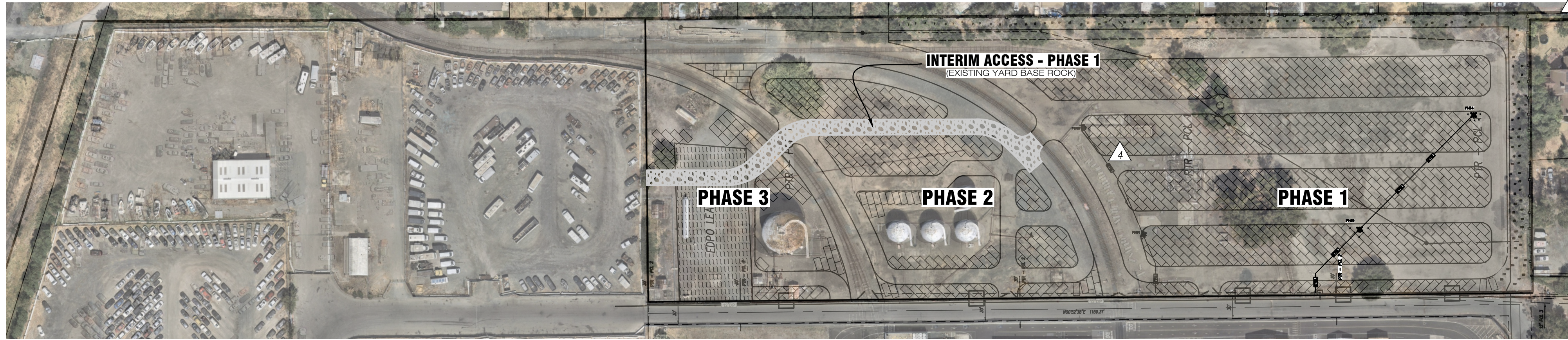
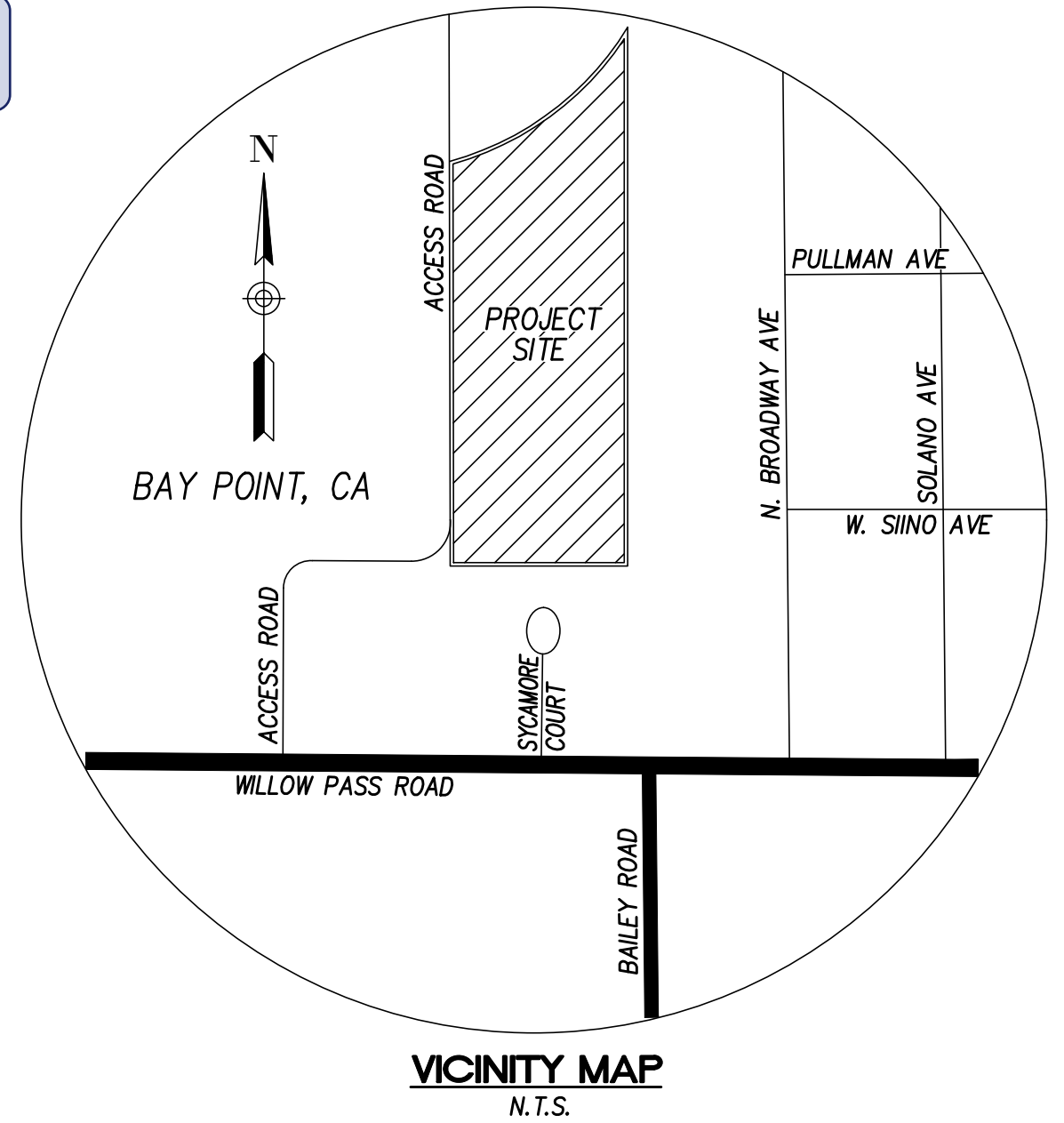
OWNER:	KRA. SOK FRANCISCO BAY STORAGE & TRANSFER STOCKTON, CA 95204-0465 CONTACT: PETER CAMPORA
DEVELOPER:	INSURANCE AUTO AUCTIONS TWO WESTBROOK CORPORATE CENTER SUITE 500 WESTCHESTER, IL 60154 PH: (224) 254-5529 CONTACT: WILLIAM DYTRYCH WDYTRYCH@IAAI.COM
CIVIL ENGINEER:	MILANI AND ASSOCIATES 2655 STANWELL DRIVE, SUITE #105 CONCORD, CA 94520 PHONE: (925) 674-9082 MMILANI@MILANI-ENG.COM CONTACT: MICHAEL MILANI RCE 35121 EXP 09-30-2025
SITE ADDRESS:	2770 WILLOW PASS ROAD BAY POINT, CA 94565
APN:	098-240-031
ZONING:	HI, HEAVY INDUSTRIAL
EXISTING USE:	VACANT LOT
PROPOSED USE:	STORAGE OF DAMAGED VEHICLES, RVs, SEMI-TRAILERS AND OTHER TYPES OF AUTO'S
UTILITIES	
WATER:	GOLDEN STATE WATER COMPANY
SEWER:	DELTA DIABLO SANITARY DISTRICT
STORM DRAINAGE:	CONTRA COSTA COUNTY
POLICE:	CONTRA COSTA COUNTY SHERIFF
FIRE:	CONTRA COSTA COUNTY CONSOLIDATED FIRE DISTRICT
POWER & GAS:	PG&E

USE PERMIT EXHIBIT

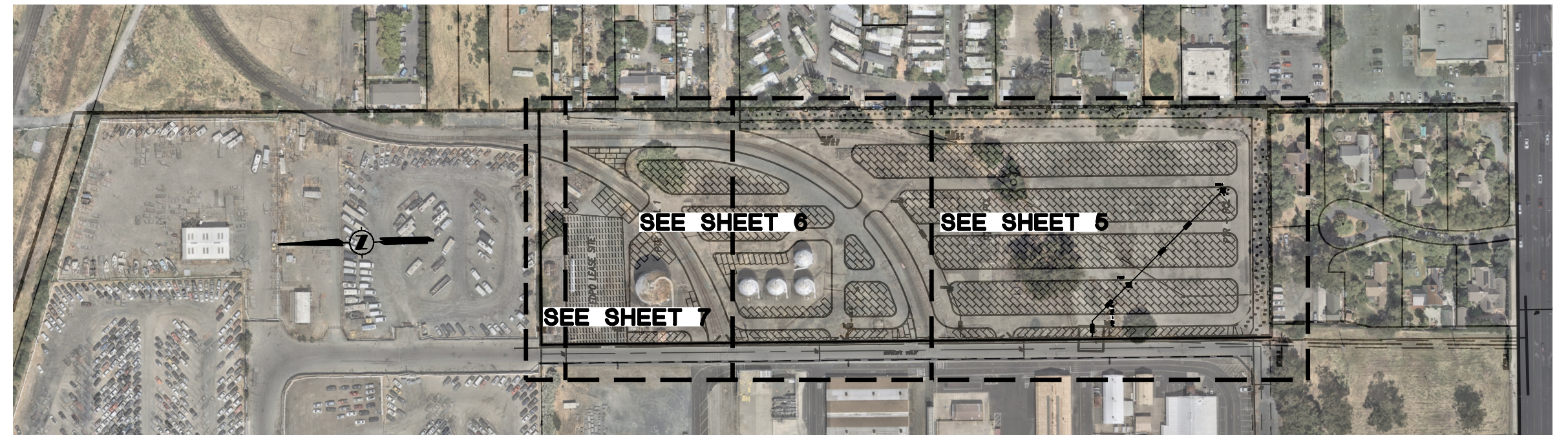
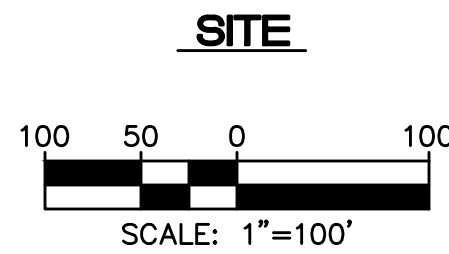
Insurance Auto Auctions Storage

BAY POINT, CONTRA COSTA COUNTY, CALIFORNIA

RECEIVED on 07/16/2025 CDDP18-03005
By Contra Costa County
Department of Conservation and Development



SHEET INDEX	
SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	COMPOSITE SITE PLAN
3	EXISTING CONDITIONS
4	DEMOLITION PLAN
5	TREE REMOVAL SURVEY REPORT
6	SITE LAYOUT PLAN
6A	ALTERNATE SITE LAYOUT PLAN
7	SITE LAYOUT PLAN
8	SITE LAYOUT PLAN
9	DETAILS



SHEET INDEX

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
420	MAJOR CONTOUR	420
419	MINOR CONTOUR	419
---	BOUNDARY LINE	---
---	CENTERLINE	---
---	EASEMENT LINE	---
---	CONCRETE CURB & GUTTER	---
X X X	GOOD NEIGHBOR FENCE	X X X
---	CHAINLINK FENCE	---
---	CONCRETE SIDEWALK	---
---	SCREEN WALL	---
EX GAS	GAS LINE	GAS
U.U. O.H.U.	UNDERGROUND/OVERHEAD UTILITY	N/A
PERF	PERFORATED PIPE	PERF
EX SS	SANITARY SEWER	SS
EX SD	STORM DRAIN	SD
EX W	WATER LINE	W
N/A	CURVE NUMBER	28
N/A	GRADE PERCENT	28
Y	YARD BASE ROCK	Y
---	STREET LIGHT	N/A
---	STORM DRAIN AREA DRAIN	---
---	BLOW OFF	---
---	FIRE HYDRANT	---
---	GATE VALVE	---
---	MANHOLE	---
---	SANITARY SEWER CLEANOUT	---
---	STORM DRAIN INLET	---
---	WATER METER	---
---	SITE CIRCULATION	---

UPDATED PROJECT NARRATIVE:

THE PROPOSED PROJECT IS AN EXPANSION OF THE APPLICANTS' ONGOING ACTIVITIES WHICH WERE PERMITTED UNDER THE PRIOR 2009 APPROVED LAND USE PERMIT, FILE NO. LP02-2009. ACCESS TO THE PROPOSED EXPANSION WILL OPERATE UNDER THE SAME PROTOCOLS AS THE EXISTING IAAI FACILITY AND SHOULD HAVE NOT ADDITIVE IMPACTS ON THE EXISTING ADJOINING INDUSTRIAL USERS. PORTIONS OF THE NEW EXPANSION AREA WILL ABUT EXISTING RESIDENTIAL USES. IMPACTS ON THE ADJOINING RESIDENTIAL USES SHOULD NOT BE ANY GREATER THAN THE PRIOR INDUSTRIAL ACTIVITIES CONDUCTED ON THE PREMISES. IT IS ANTICIPATED THAT THE PROPOSED TEMPORARY VEHICLE STORAGE ACTIVITIES WILL BE OF A LESSER IMPACT IN THAT THE PRIOR INDUSTRIAL ACTIVITIES CONSISTED OF THE STORAGE AND TRANSPORTATION OF NATURAL GAS. THE PRIOR ACTIVITIES INCLUDED DAILY YARD ACTIVITIES AND USE OF ADJOINING RAIL SPUR LINES TO RECEIVE GAS DELIVERIES, ALL OF WHICH WILL BE UTILIZED UNDER THE CURRENT APPLICATION.

IN SUPPORT OF THE PROPOSED TEMPORARY VEHICLE STORAGE OPERATIONS THE PROJECT PROPOSES A ROBUST PERIMETER LANDSCAPE MITIGATION ZONE ALONG PORTIONS OF THE WEST AND EAST PROPERTY LINE AND ALONG THE ENTIRE SOUTH PROPERTY LINE. REFER TO THE PROJECT LANDSCAPE PLANS PREPARED BY RW STOVER & ASSOCIATES. THE PROJECT LANDSCAPE PLANS DETAIL THE LOCATION OF THE PERIMETER SCREEN WALL AND WOOD 2 RAIL FENCING ALONG THAT PORTION OF THE PROJECT BOUNDARY THAT BORDERS RESIDENTIALLY ZONED AREAS. THE PROJECT WILL ALSO REPLACE THE EXISTING CHAIN LINK FENCE ALONG THE WESTERLY PORTION OF THE SITE THAT BORDERS THE MAIN ACCESS ROAD TO THE PROJECT ENTRANCE. THE CHAIN LINK FENCE WILL BE COVERED WITH A SCREENING MATERIAL TO MATCH THE EXISTING FENCING/SCREENING CURRENTLY SUPPORTING THE EXISTING IAAI OPERATIONS. THE PROJECT NORMAL WORKING HOURS WILL BE LIMITED TO NORMAL BUSINESS HOURS, 8:00 TO 5:00 PM, MONDAY THRU FRIDAY WITH NO WORK TO PERFORMED ON WEEKENDS. THE PROJECT PROPOSES NO ADDITIONAL ONSITE OR PERIMETER LIGHTING SO NO ADDITIONAL GLARE OR ADVERSE BROADCAST LIGHTING WILL OCCUR.

THE REVISED PROJECT, IN COMPLIANCE WITH THE FINAL CONDITIONS OF APPROVAL WILL REMOVE ALL ONSITE PRESSURE VESSELS PRIOR TO START OF OPERATIONS. THE ONSITE VEHICLE PARKING STORAGE WILL BE NO LONGER BE STAGES BUT WILL BE IMPLEMENTED IN ON IMPROVEMENT PHASE.

THE UPDATED VEHICLE STORAGE PLAN INCORPORATES INCREASED VEHICLE STORAGE SETBACKS ALONG THE EAST AND SOUTH PROPERTY LINES IN CONSIDERATION OF DISCUSSIONS AND SITE PLAN MODIFICATIONS REQUESTED BY THE SYCAMORE COURT HOA. IAAI STORAGE OPERATIONS WILL FOCUS ON MAINTAINING RV AND EV VEHICLE WITHIN ITS EXISTING NORTHERLY VEHICLE STORAGE OPERATIONS.

PROJECT NARRATIVE:

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GENERAL NOTES:

- HOURS OF OPERATION 8AM TO 5PM MONDAY THRU FRIDAY.
- 25-30 TOW TRUCKS WILL BE ENTERING THE YARD DAILY FROM GRAVEL SERVICE ROAD.
- THE REPAIRING AND DISMANTLING OF VEHICLES SHALL NOT BE PERMITTED.
- NO EXTERIOR LIGHTING WILL BE ADDED.
- NO SIGNAGE WILL BE ADDED.
- APPROXIMATELY 799 END OF SERVICE VEHICLES ARE PLANNED FOR STORAGE.
- NO NEW PAVING OR STRUCTURES ARE PROPOSED UNDER THIS APPLICATION. INTERIM ACCESS THROUGH PHASES 2 & 3 IS HIGHLIGHTED ON THIS PLAN SET FOR INFORMATION ONLY. EXISTING YARD ELEMENTS ARE ROCKED AND WILL BE MAINTAINED IN LIKE CONDITION. NO PAVING, NEW IMPERIOUS SURFACES OR NEW BUILDINGS ARE PROPOSED UNDER THIS APPLICATION.

REVIEW COPY
SUBJECT TO REVISION
NOT FINAL

THIS NOTICE TO BE REMOVED UPON
COMPLETION OF MAP AND UPON
AGENCY/CLIENT APPROVAL OF MAP

COVER SHEET

A.P.N. 098-240-031-9

USE PERMIT EXHIBIT
INSURANCE AUTO AUCTIONS STORAGE FACILITY

CDDP18-03005

BAY POINT

CONTRA COSTA COUNTY

CALIFORNIA

2770 WILLOW PASS ROAD

DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI
R.C.E. No. 35121 REGISTRATION EXPIRES 09/30/25

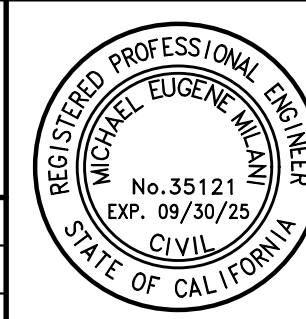
DESIGN: SMS, LML JOB NO: 1041

DRAWN: SMS, LML DATE: OCTOBER 2023

CHECKED: KRA SCALE: AS SHOWN

03/29/2022

DATE



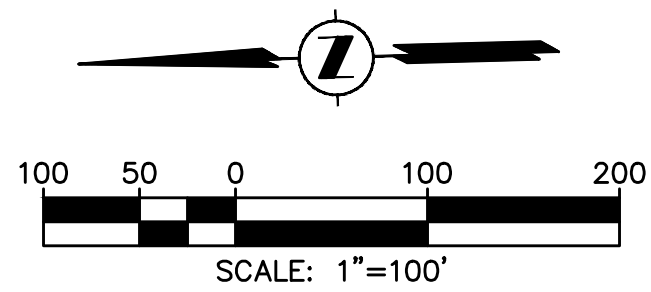
NO.	REVISIONS	BY	APP	DATE	SHEET
1	RESUBMITTAL - EXISTING YARD ROCK			03/29/22	1
2	RESUBMITTAL - PERIMETER LA REVISIONS			01/04/22	
3	RESUBMITTAL			08/29/19	
4	RESUBMITTAL			03/04/19	
5	RESUBMITTAL			04/24/18	
6	INITIAL SUBMITTAL			01/17/18	9

OF SHEETS

Planning
Surveying & Mapping
Land Development Engineering
Municipal Engineering
Construction Engineering
Environmental Engineering
SWPPP Monitoring & Reporting

MILANI
& Associates

2655 Stanwell Drive, Suite 105
Concord, CA 94520
Phone: (925) 674-9082
Fax: (925) 674-9279
Web: www.milaniassociates.com



LEGEND:
← MAIN SITE ACCESS CORRIDOR

REVIEW COPY
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AGENCY/CLIENT APPROVAL OF MAP

COMPOSITE SITE PLAN

Planning
Surveying & Mapping
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Municipal Engineering
Construction Staking
Environmental Engineering
SWPPP Monitoring & Reporting



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BAY POINT

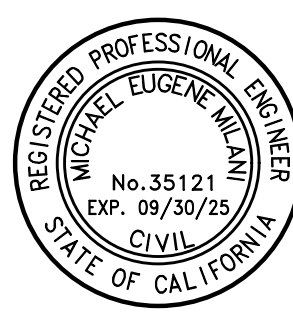
CDDP18-03005
CONTRA COSTA COUNTY

2770 WILLOW PASS ROAD

CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI
R.C.E. No. 35121 REGISTRATION EXPIRES 09/30/25
DATE 03/29/2022
DESIGN: SMS, LML JOB NO: 1041
DRAWN: SMS, LML DATE: OCTOBER 2023
CHECKED: KRA SCALE: AS SHOWN



NO.	REVISIONS	MEM	BY	APP	DATE
1	SYCAMORE COURT HOA REVISIONS				06/20/23
2	RESUBMITTAL - EXISTING YARD ROCK				03/29/22
3	RESUBMITTAL - PERIMETER LA REVISIONS				01/04/22
4	RESUBMITTAL				08/29/19
5	RESUBMITTAL				03/04/19
6	RESUBMITTAL				04/24/18
7	INITIAL SUBMITTAL				01/17/18

SHEET
2
OF
9
SHEETS

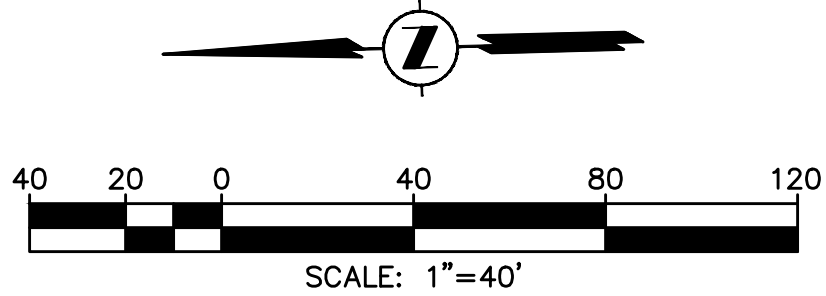


SEE INSET BELOW

EASEMENT NOTES:

- BOOK 92 PAGE 540 - BLANKET EASEMENT FOR INGRESS, EGRESS, PIPE LINE, POLE LINE, ETC. CONSTRUCTION AND MAINTENANCE.
- BOOK 92 PAGE 541 - BLANKET EASEMENT FOR INGRESS, EGRESS.
- BOOK 186 PAGE 278 - BLANKET EASEMENT FOR INGRESS, EGRESS.

SITE PLAN



INSET

EXISTING CONDITIONS

Planning
Surveying & Mapping
Land Development Engineering
Municipal Engineering
Construction Staking
Environmental Engineering
SWPPP Monitoring & Reporting

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CDDP18-03005

CONTRA COSTA COUNTY

BAY POINT

2770 WILLOW PASS ROAD

DESIGNED UNDER THE DIRECTION OF:

Michael E. Milani

03/29/2022

DATE

MICHAEL E. MILANI
R.C.E. No. 35121 REGISTRATION EXPIRES 09/30/25

DESIGN: SMS, LML

JOB NO: 1041

DRAWN: SMS, LML

DATE: OCTOBER 2023

CHECKED: KRA

SCALE: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
MICHAEL EUGENE MILANI
No. 35121
EXP. 09/30/25
CIVIL
STATE OF CALIFORNIA

SYCAMORE COURT HOA REVISIONS	MEM	06/20/23	REVIEW COPY SUBJECT TO REVISION NOT FINAL THIS NOTICE TO BE REMOVED UPON COMPLETION OF MAP AND UPON AGENCY/CLIENT APPROVAL OF MAP			
NO.	REVISIONS	BY		APP	DATE	SHEET
2	RESUBMITTAL - EXISTING YARD ROCK				03/29/22	3 9 OF SHEETS
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	RESUBMITTAL				08/29/19	
	RESUBMITTAL				03/04/19	
	RESUBMITTAL			04/24/18		
	INITIAL SUBMITTAL			01/17/18		

TREES TO BE REMOVED (TYP)

Tree Survey—2770 Willow Pass Rd., Bay Point, CA 2/21/2019

Tree Survey

Tree No.	Species	Size @ 54"	Health Vigor	Const. Impacts	Remove For Const.	Retention Rating	Comments
101	California pepper (<i>Schinus molle</i>)	22-11	Good	High	✓	Good	Well-suited to future environment. Low branching and multi-trunk structure. Successful retention of the tree however would require minimal to no grade disturbances within canopy.
102	Black locust (<i>Robinia pseudoacacia</i>)	7-8	Good	High	✓	Poor	Co-dominant trunk structure is weakly attached.
103	Black locust grove (<i>Robinia pseudoacacia</i>)	Multi	Good	High	✓	Poor	Tag represents 12 trees in grove. Tree sizes range from 3" to 10" inches in diameter. Average diameter is 6 inches.
104	Black locust grove (<i>Robinia pseudoacacia</i>)	Multi	Good	High	✓	Poor	Tag represents 9 trees in grove. Tree sizes range from 8" to 12" inches in diameter. Average diameter is 7 inches.
*105	Modesto ash (<i>Fraxinus velutina</i>)	32	Good	Moderate Low		Good Fair	On adjoining property. Will likely require pruning for clearance. Any alterations within the canopy require review.
*106	Modesto ash (<i>Fraxinus velutina</i>)	30	Good	Moderate Low		Good Fair	On adjoining property. Will likely require pruning for clearance. Any alterations within the canopy require review.
*107	Modesto ash (<i>Fraxinus velutina</i>)	34	Good	Moderate Low		Good Fair	On adjoining property. Will likely require pruning for clearance. Any alterations within the canopy require review.
108	Black locust (<i>Robinia pseudoacacia</i>)	6-8-5	Good	High		Poor	Adjacent to 8" surface pipe. Poor suitability to future environment.
109	Modesto ash (<i>Fraxinus velutina</i>)	12-18	Fair-Poor	High		Poor	Suppressed structure leans south into subject property. May be located on adjoining property.
110	Siberian Elm (<i>Ulmus pumila</i>)	34-30	Fair	High		Poor	Nearing the end of useful life expectancy. Tree structure is inherently weak and prone to failure.
111	California pepper (<i>Schinus molle</i>)	9-9-7	Good	High		Good	Well-suited to future environment. Low branching and multi-trunk structure. Successful retention of the tree however would require minimal to no grade disturbances within canopy.
112	California pepper (<i>Schinus molle</i>)	17	Good	High		Good	Well-suited to future environment. Low branching and multi-trunk structure. Successful retention of the tree however would require minimal to no grade disturbances within canopy.
113	Siberian Elm (<i>Ulmus pumila</i>)	31	Good	High		Poor	Nearing the end of useful life expectancy. Tree structure is inherently weak and prone to failure.
114	Almond (<i>Prunus dulcis</i>)	16-8-5	Good	High		Poor	Over mature. Poor suitability to future environment.
115	California pepper (<i>Schinus molle</i>)	18-15-10	Good	High		Good	Well-suited to future environment. Low branching and multi-trunk structure. Successful retention of the tree however would require minimal to no grade disturbances within canopy.
116	Smooth sumac (<i>Rhus glabra</i>)	10	Good	High	✓	Poor	Invasive species. Poor suitability to future environment.
117	Siberian Elm (<i>Ulmus pumila</i>)	10-10-8-11	Good-Fair	High	✓	Poor	Nearing the end of useful life expectancy. Tree structure is inherently weak and prone to failure.

^{1,2,3} See Tree Health Evaluation ⁴Adjoining Property-no access-metal tag/tree number located on fence adjacent to tree

Timothy C. Ghirardelli Consulting Arborist 925.899.8090

3

Tree Survey—2770 Willow Pass Rd., Bay Point, CA 2/21/2019

Tree Survey

Tree No.	Species	Size @ 54"	Health Vigor	Const. Impacts	Remove For Const.	Retention Rating	Comments
118	California pepper (<i>Schinus molle</i>)	10-8-7	Good	High	✓	Good	Well-suited to future environment. Low branching and multi-trunk structure. Successful retention of the tree however would require minimal to no grade disturbances within canopy.
119	Almond (<i>Prunus dulcis</i>)	8-5-4-4-2	Good-Fair	High	✓	Poor	Over mature. Poor suitability to future environment.
120	Blue gum Eucalyptus (<i>Eucalyptus globulus</i>)	13-7-6	Good	High	✓	Poor	Branch structure is inherently weak and prone to failure. Poor suitability to future environment.
121	Almond (<i>Prunus dulcis</i>)	8-5-5-4	Good	High	✓	Poor	Over mature. Poor suitability to future environment.
122	Almond (<i>Prunus dulcis</i>)	7-5-5-6	Good	High	✓	Poor	Over mature. Poor suitability to future environment.
123	California pepper (<i>Schinus molle</i>)	22-14	Good	High	✓	Good	Well-suited to future environment. Low branching and multi-trunk structure. Successful retention of the tree however would require minimal to no grade disturbances within canopy.
124	California pepper (<i>Schinus molle</i>)	40	Good	High	✓	Good	Well-suited to future environment. Low branching and multi-trunk structure. Successful retention of the tree however would require minimal to no grade disturbances within canopy.
125	Almond (<i>Prunus dulcis</i>)	10-6-6	Good	High	✓	Poor	Over mature. Poor suitability to future environment.
126	Blue gum Eucalyptus (<i>Eucalyptus globulus</i>)	56-22	Good	High	✓	Poor	Branch structure is inherently weak and prone to failure. Poor suitability to future environment.
127	Blue gum Eucalyptus (<i>Eucalyptus globulus</i>)	30-15	Good	High	✓	Poor	Branch structure is inherently weak and prone to failure. Poor suitability to future environment.
128	Blue gum Eucalyptus (<i>Eucalyptus globulus</i>)	54	Good	High	✓	Poor	Branch structure is inherently weak and prone to failure. Poor suitability to future environment.
129	Blue gum Eucalyptus (<i>Eucalyptus globulus</i>)	10-8-8-7-7	Good	High	✓	Poor	Branch structure is inherently weak and prone to failure. Poor suitability to future environment.
130	California pepper (<i>Schinus molle</i>)	13-7-5	Good	High	✓	Good	Well-suited to future environment. Low branching and multi-trunk structure. Successful retention of the tree however would require minimal to no grade disturbances within canopy.
131	Common laurel (<i>Laurus nobilis</i> sp.)	4-3-3-2-2	Good	High	✓	Good	Well-suited to future environment.
132	Coast live oak (<i>Quercus agrifolia</i>)	15-13-10-15-14	Good	High		Good	Well established in what is considered a harsh environment for the species. Low branching and multi-trunk structure. Any plans to retain the tree shall require no disturbances within the natural tree canopy.
*133	Blue gum Eucalyptus (<i>Eucalyptus globulus</i>)	48	Good	High		Poor	On adjoining property. Branch structure is inherently weak and prone to failure.

^{1,2,3} See Tree Health Evaluation ⁴Adjoining Property-no access-metal tag/tree number located on fence adjacent to tree

Timothy C. Ghirardelli Consulting Arborist 925.899.8090

4

Tree Survey—2770 Willow Pass Rd., Bay Point, CA 2/21/2019

Tree Survey

Tree No.	Species	Size @ 54"	Health Vigor	Const. Impacts	Remove For Const.	Retention Rating	Comments
134	American elm (<i>Ulmus americana</i>)	6-5-4-4	Good	High		Fair	On east boundary. Provides screening between properties.
135	American elm (<i>Ulmus americana</i>)	7-7-5-4	Good	High		Fair	On east boundary. Provides screening between properties.
136	American elm (<i>Ulmus americana</i>)	8-7-4-4	Good	High		Fair	On east boundary. Provides screening between properties.
137	Flowering plum (<i>Prunus triloba</i>)	6-6-5-6	Good	High		Poor	Poor suitability to future environment.
*138	Coast redwood (<i>Sequoia sempervirens</i>)	16	Good	High		Good Fair	On adjoining property. Provides screening between properties. Any alterations within the canopy require arborist review.
*139	Chinese elm (<i>Ulmus parvifolia</i>)	12	Good	High		Good	On adjoining property. Provides screening between properties. Any alterations within the canopy require arborist review.
*140	Coast redwood (<i>Sequoia sempervirens</i>)	8	Good	High		Good Fair	On adjoining property. Provides screening between properties. Any alterations within the canopy require arborist review.
141	Blue gum Eucalyptus (<i>Eucalyptus globulus</i>)	12	Good	High		Poor	Branch structure is inherently weak and prone to failure. Poor suitability to future environment.
142	English walnut grove (<i>Juglans regia</i>)	Multi	Good	High		Poor	Tag represents 8 trees in grove. Tree sizes range from 4 to 6 inches in diameter. Average diameter is 5 inches.
143	Green acacia (<i>Acacia decurrens</i>)	6-5	Good	High		Fair	Provides screening between properties. Considered an invasive species.
144	Green acacia (<i>Acacia decurrens</i>)	8-4-4	Good	High		Fair	Provides screening between properties. Considered an invasive species.
145	Green acacia (<i>Acacia decurrens</i>)	6	Good	High		Fair	Provides screening between properties. Considered an invasive species.
146	Green acacia (<i>Acacia decurrens</i>)	17	Good	High		Fair	Provides screening between properties. Considered an invasive species.
147	California pepper (<i>Schinus molle</i>)	24	Good	High		Good	Well-suited to future environment. Low branching and multi-trunk structure. Successful retention of the tree however would require minimal to no grade disturbances within canopy.
148	English walnut (<i>Juglans regia</i>)	16	Good-Fair	High		Poor	Nearing the end of useful life expectancy.
149	American elm (<i>Ulmus americana</i>)	16	Good	High		Fair	On north boundary. Provides screening between properties.
150	California pepper (<i>Schinus molle</i>)	23	Good	High		Good	Well-suited to future environment. Low branching and multi-trunk structure. Successful retention of the tree however would require minimal to no grade disturbances within canopy.

^{1,2,3} See Tree Health Evaluation ⁴Adjoining Property-no access-metal tag/tree number located on fence adjacent to tree

Timothy C. Ghirardelli Consulting Arborist 925.899.8090

5

Tree Survey—2770 Willow Pass Rd., Bay Point, CA 2/21/2019

Tree Survey

Tree No.	Species	Size @ 54"	Health Vigor	Const. Impacts	Remove For Const.	Retention Rating	Comments
151	Blue gum Eucalyptus (<i>Eucalyptus globulus</i>)	60	Good	High		Poor	Branch structure is inherently weak and prone to failure. Poor suitability to future environment.
152	English walnut (<i>Juglans regia</i>)	15	Fair	High		Poor	Nearing the end of useful life expectancy.
153	American elm (<i>Ulmus americana</i>)	12	Good	High		Fair	On north boundary. Provides screening between properties.

^{1,2,3} See Tree Health Evaluation ⁴Adjoining Property-no access-metal tag/tree number located on fence adjacent to tree

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6

TREE SURVEY REPORT

Planning
Surveying & Mapping
Land Development Engineering
Municipal Engineering
Construction Staking
Environmental Engineering
SWPPP Monitoring & Reporting



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2770 WILLOW PASS ROAD

USE PERMIT EXHIBIT
INSURANCE AUTO AUCTIONS STORAGE FACILITY

CDDP18-03005

BAY POINT

CONTRA COSTA COUNTY

CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

Michael E. Milani

03/29/2022

MICHAEL E. MILANI
R.C.E. No. 35121 REGISTRATION EXPIRES 09/30/25

DESIGN: SMS, LML

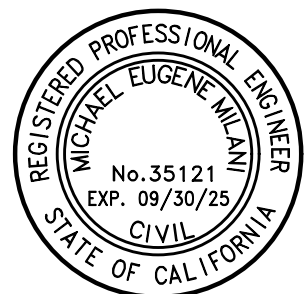
JOB NO: 1041

DRAWN: SMS, LML

DATE: OCTOBER 2023

CHECKED: KRA

SCALE: AS SHOWN



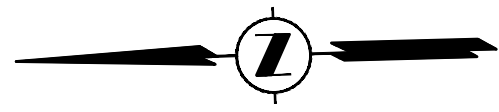
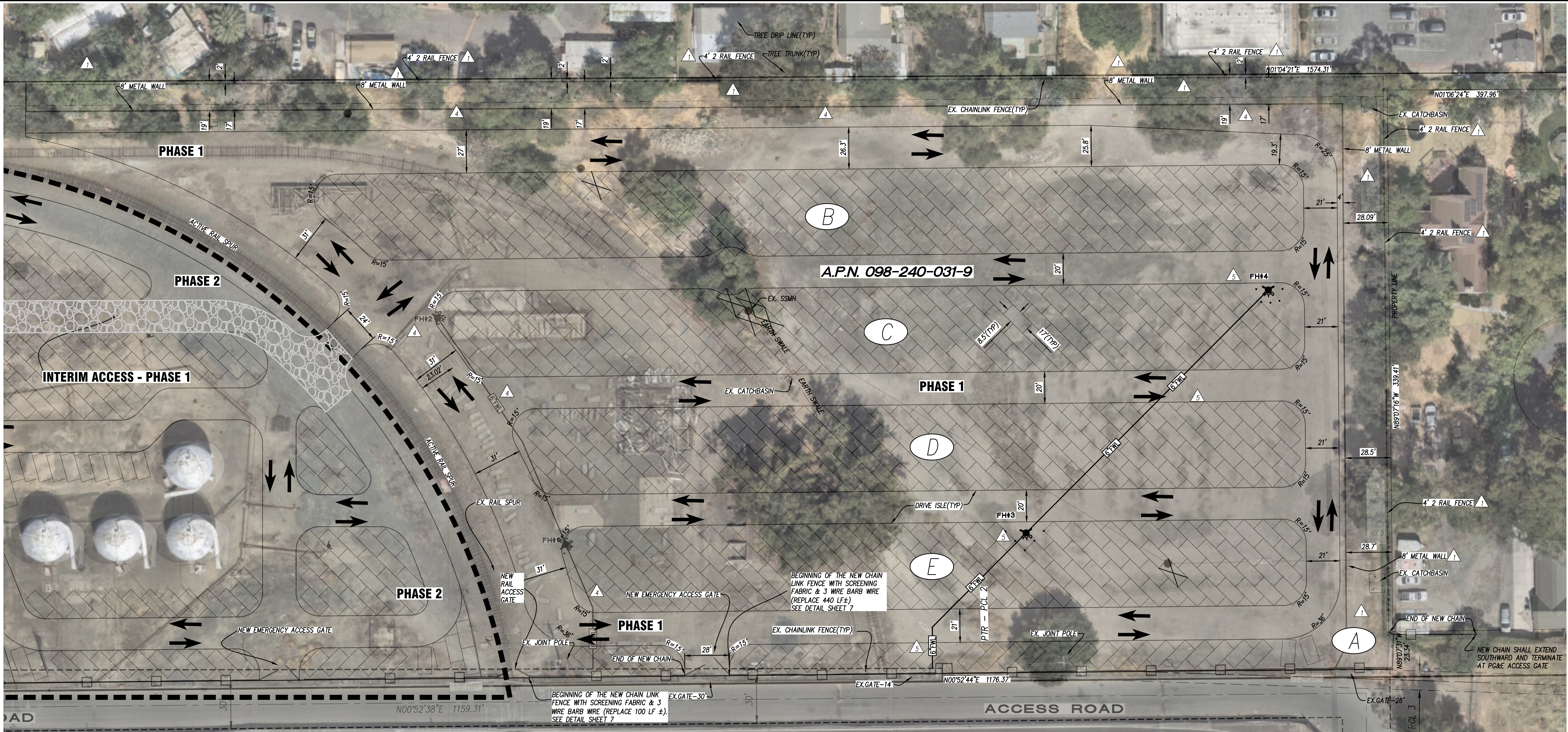
NO.	REVISIONS	BY	APP	DATE
2	RESUBMITTAL - EXISTING YARD ROCK			03/29/22
1	RESUBMITTAL - PERIMETER LA REVISIONS			01/04/22
	RESUBMITTAL			08/29/19
	RESUBMITTAL			03/04/19
	RESUBMITTAL			04/24/18
	INITIAL SUBMITTAL			01/17/18

SHEET
5
9
SHEETS

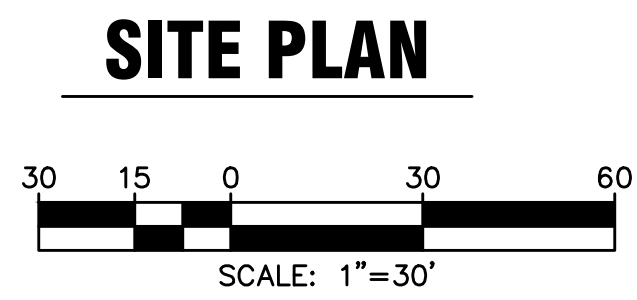
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THIS NOTICE TO BE REMOVED UPON
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AGENCY/CLIENT APPROVAL OF MAP

SEE SHEET 7



LEGEND:
← SITE CIRCULATION



SITE PLAN NOTES:

1. A SMALL AMOUNT OF GRADING IS TO OCCUR AT EXISTING EARTH SWALE TO SOFTEN THE TRANSITION AND IMPROVE THE EASE OF PARKING. CROSS SLOPE 5% MAXIMUM.
2. EXISTING DRAINAGE PATTERNS TO BE PRESERVED.
2. APPROXIMATELY 1,120 SF OF NEW CHAIN LINK FENCE WITH SCREENING AND 3" WIRE BARB WIRE WILL BE REPLACED. PROPOSE GREEN COLOR FOR THE NEW FENCE SCREEN. SEE DETAIL ON SHEET 8.

PHASE 1 PARKING TABLE	
ZONE	SPOTS
'A'	0
'B'	198
'C'	173
'D'	160
'E'	151
TOTAL	799

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SITE PLAN - PHASE 1

Planning
Surveying & Mapping
Land Development Engineering
Municipal Engineering
Construction Staking
Environmental Engineering
SWPPP Monitoring & Reporting



2655 Stanwell Drive, Suite 105
Concord, CA 94520
Phone: (925) 674-9082
Fax: (925) 674-9279
Web: www.milaniassociates.com

A.P.N. 098-240-031-9

USE PERMIT EXHIBIT
INSURANCE AUTO AUCTIONS STORAGE FACILITY

BAY POINT

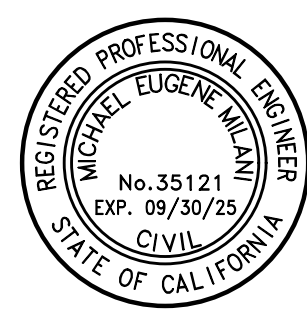
CDDP18-03005
CONTRA COSTA COUNTY

2770 WILLOW PASS ROAD

CALIFORNIA

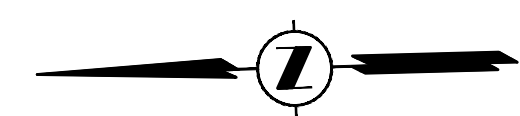
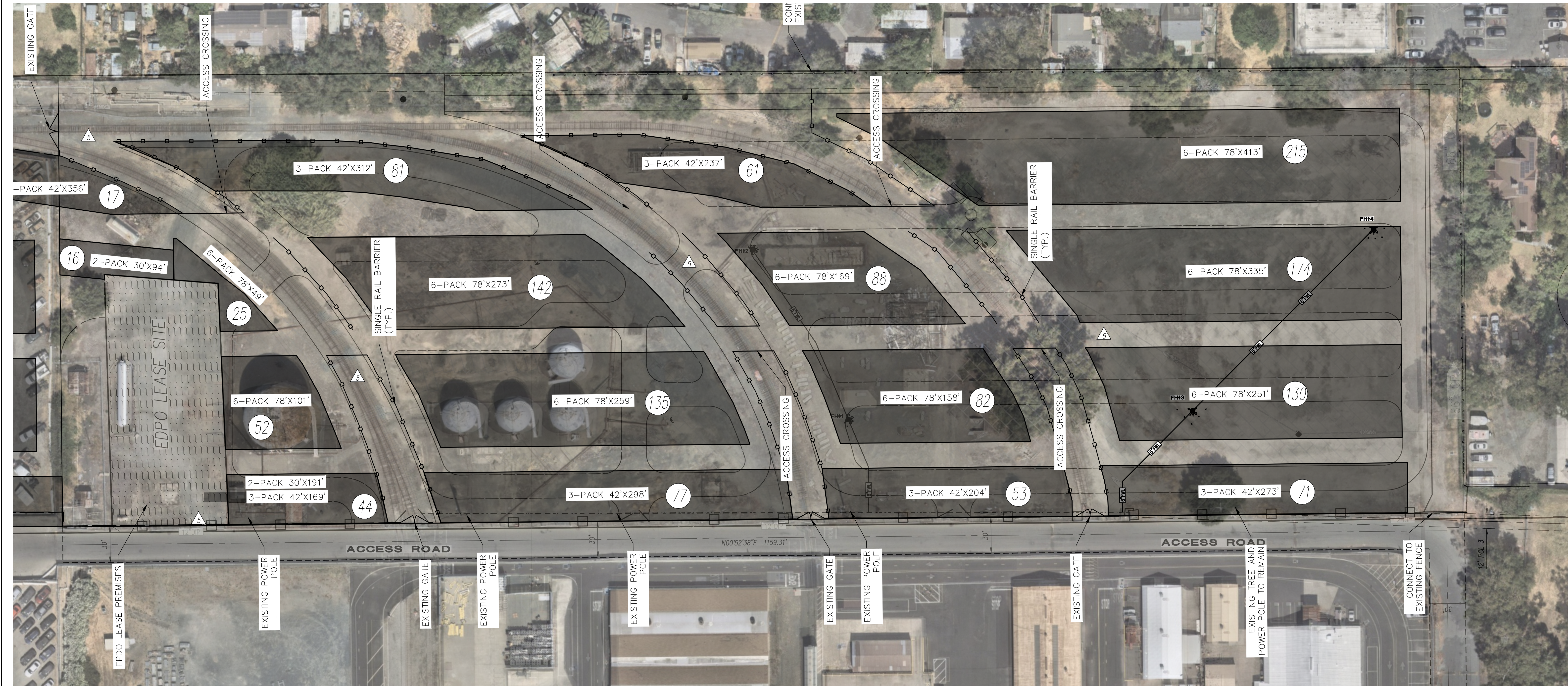
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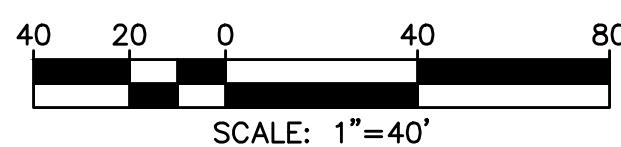


NO.	REVISIONS	BY	APP	DATE
3	SYCAMORE COURT HOA REVISIONS	MEM		09/18/24
4	SYCAMORE COURT HOA REVISIONS	MEM		06/20/23
	RESUBMITTAL - EXTEND 8' METAL FENCE	LLC		03/24/23
2	RESUBMITTAL - EXISTING YARD ROCK			03/29/22
1	RESUBMITTAL - PERIMETER LA REVISIONS			01/04/22
	RESUBMITTAL			08/29/19
	RESUBMITTAL			03/04/19
	RESUBMITTAL			04/24/18
	INITIAL SUBMITTAL			01/17/18

SHEET
6
OF
9
SHEETS



LEGEND:



SITE PLAN

PARKING TABLE

TOTAL 1463

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SITE PLAN - VEHICLE STORAGE EXHIBIT -PRESSURE VESSEL REMOVAL- NO PHASING

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CDDP18-03005
CONTRA COSTA COUNTY

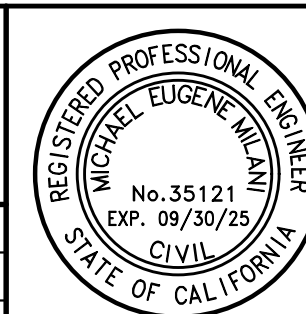
BAY POINT

2770 WILLOW PASS ROAD

CALIFORNIA

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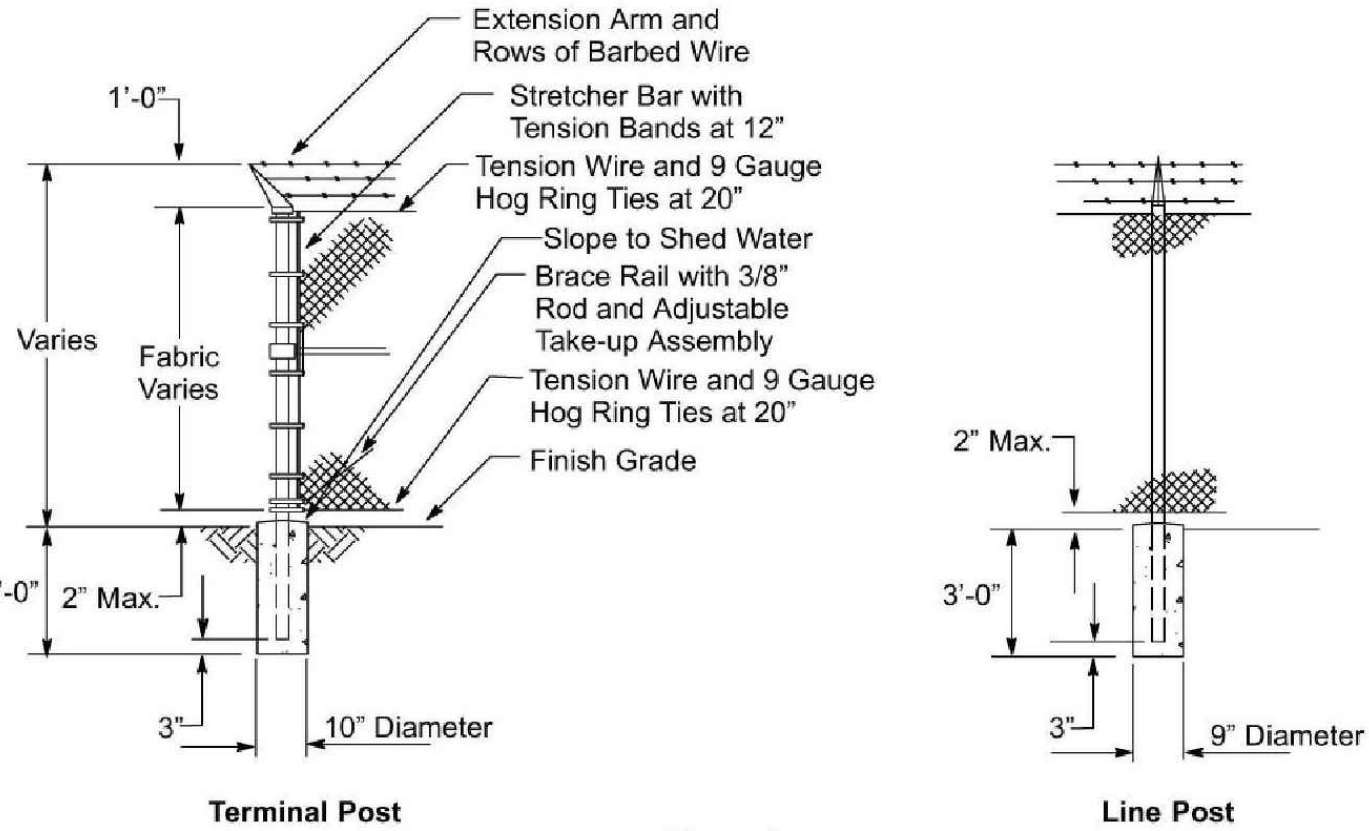
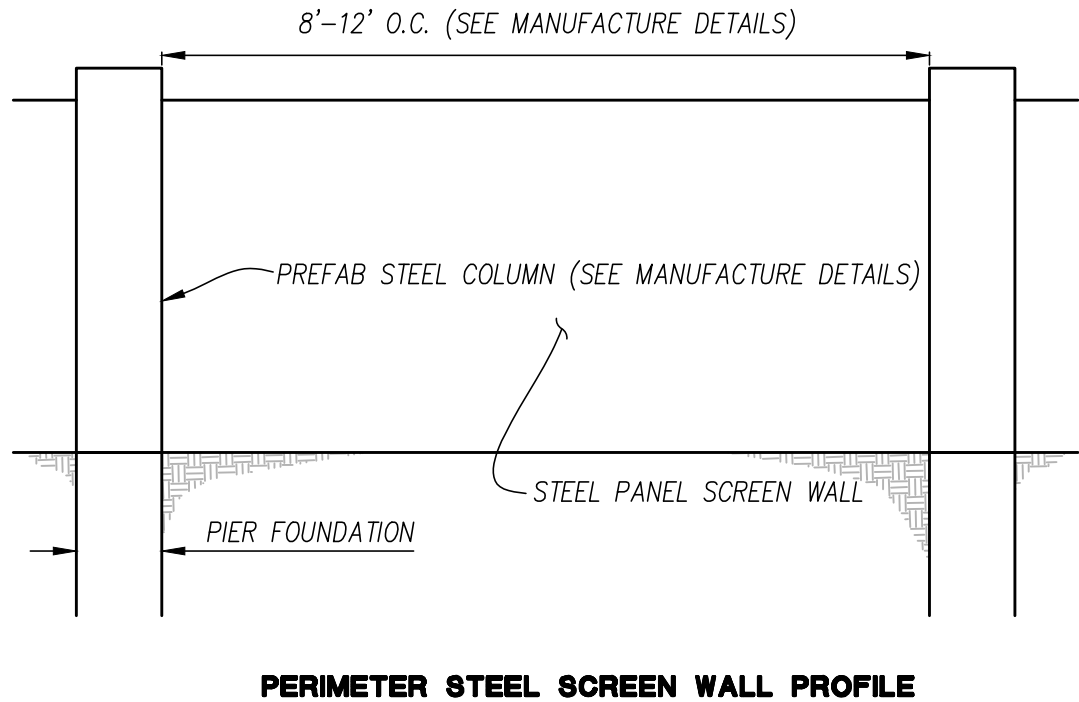
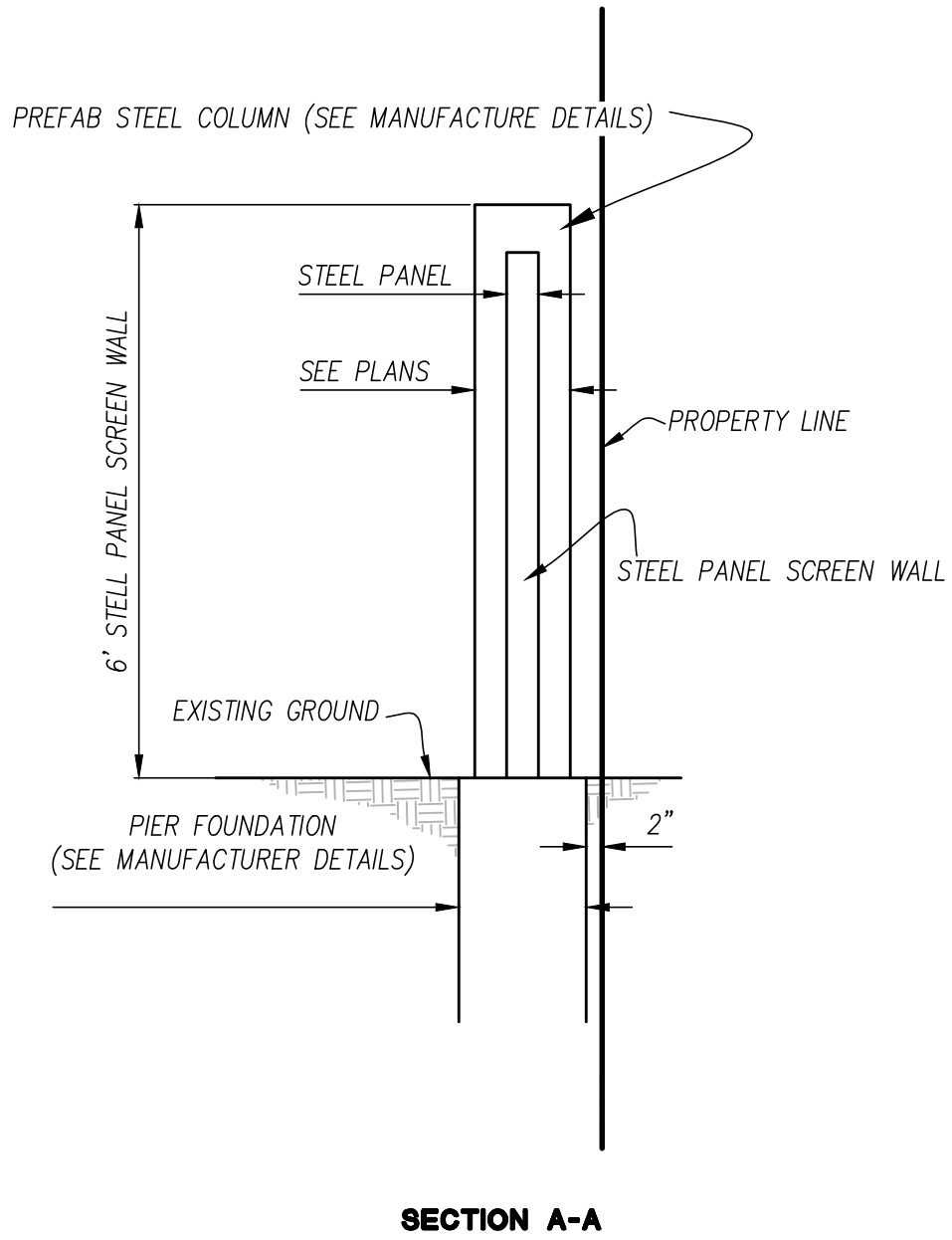
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4	RESUBMITTAL			03/04/19
5	RESUBMITTAL			04/24/18
6	INITIAL SUBMITTAL			01/17/18

SHEET
6A
9
SHEETS



SEE SHEET 8

SEE SHEET 6

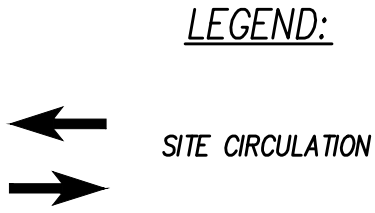


NEW CHAIN LINK FENCE WITH SCREENING FABRIC
(SEE SHEET 9 FOR FENCE SCREENING MATERIAL)

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PHASE 2 PARKING TABLE	
ZONE	SPOTS
'F'	24
'G'	35
'H'	22
'I'	64
'J'	59
TOTAL	204

- SITE PLAN NOTES:**
- A SMALL AMOUNT OF GRADING IS TO OCCUR AT EXISTING EARTH SWALE TO SOFTEN THE TRANSITION AND IMPROVE THE EASE OF PARKING. CROSS SLOPE 5% MAXIMUM.
 - EXISTING DRAINAGE PATTERNS TO BE PRESERVED.
 - APPROXIMATELY 1,120 SF OF NEW CHAIN LINK FENCE WITH SCREENING AND 3" WIRE BARB WIRE WILL BE REPLACED. PROPOSE GREEN COLOR FOR THE NEW FENCE SCREEN. SEE DETAIL ON SHEET 8.



SITE PLAN - PHASE 2

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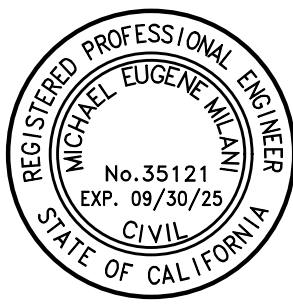
CONTRA COSTA COUNTY

BAY POINT

2770 WILLOW PASS ROAD

CALIFORNIA

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DATE	
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DESIGN: SMS, LML	JOB NO: 1041
DRAWN: SMS, LML	DATE: OCTOBER 2023
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1	SYCAMORE COURT HOA REVISIONS				06/20/23
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4	RESUBMITTAL				08/29/19
5	RESUBMITTAL				03/04/19
6	RESUBMITTAL				04/24/18
7	INITIAL SUBMITTAL				01/17/18

SHEET	
7	9
OF	SHEETS

SEE SHEET 2

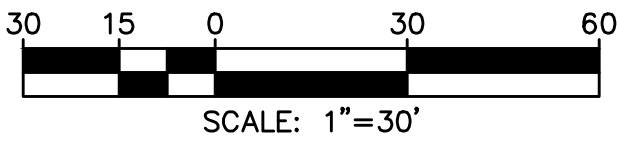
SEE SHEET 7



LEGEND:



SITE PLAN



SITE PLAN NOTES:

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PHASE 3
PARKING TABLE

ZONE	SPOTS
'J'	49
'K'	39
'L'	26
'M'	19
TOTAL	133

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SITE PLAN - PHASE 3

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SHEET
8
OF
9
SHEETS

ELEVATION VIEW

VARIABLE MATCH FENCE HEIGHT

FENCESCREEN
COMMERCIAL
BLOCK
95% BLOCKAGE

• FENCESCREEN PANELS WITH 2" POLYPROPYLENE WEBBING FOR EDGE REINFORCEMENT.

• 3/8" BRASS GROMMETS AT 24" ON CENTER ATTACH TO FENCE WITH FENCESCREEN FASTENERS OR GALVANIZED HOG RINGS.

FENCESCREEN MATERIAL SPECIFICATIONS

MATERIAL COMPOSITION: CLOSED WOVEN POLYPROPYLENE

PROPERTIES	RESULTS
Weight	400 g/m ²
Grab Tensile	420/256 lbs.
Burst Strength	469 psi
Shade Percentage	95%

ATTACHMENT DETAIL 3D

FENCE HEIGHT

SCREEN HEIGHT

ATTACHMENT ENLARGEMENT

FENCE POST

STRETCHER BAR

FENCESCREEN

EDGE BINDING

GROMMET

NOTE:

• INSTALL PER FENCESCREEN MANUFACTURER RECOMMENDATION

• REFER TO STRUCTURAL PLANS FOR ALL FOOTING SIZE

AVAILABLE COLORS:

GREEN

BLACK

NAVY

TAN

750
SERIES

COMMERCIAL BLOCK

CLOSED MESH POLYPROPYLENE

DRAWING #

C8750 Commercial Block

888-313-6313

WWW.FENCESCREEN.COM

NEW CHAIN LINK FENCE WITH SCREENING FABRIC

(SEE SHEET 8 FOR FENCE SCREENING MATERIAL)

DETAILS SHEET

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Environmental Engineering
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MILANI
& Associates

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REGISTERED PROFESSIONAL ENGINEER

MICHAEL EUGENE MILANI

No. 35121

EXP. 09/30/25

CIVIL

STATE OF CALIFORNIA

NO.	REVISIONS	BY	APP	DATE
2	RESUBMITTAL - EXISTING YARD ROCK			03/29/22
1	RESUBMITTAL - PERIMETER LA REVISIONS			01/04/22
	RESUBMITTAL			08/29/19
	RESUBMITTAL			03/04/19
	RESUBMITTAL			04/24/18
	INITIAL SUBMITTAL			01/17/18

BY

APP

DATE

03/29/22

01/04/22

08/29/19

03/04/19

04/24/18

01/17/18

SHEET

9

OF

9

SHEETS

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R:\jobs\1041\USE PERMIT\USE PERMIT1041.dwg 2-18-25 UP-9 DETAILS 2-18-25 02:16:04 PM MikeMilani