



AGENCY COMMENT REQUEST

Date 02/05/2025

We request your comments regarding the attached application currently under review.

DISTRIBUTION

INTERNAL

UHD/ULS Planner ✓ Grading Inspection
✓ Advance Planning Housing Programs
✓ Trans. Planning Telecom Planner
ALUC Staff ✓ HCP/NCCP Staff
✓ County Geologist

HEALTH SERVICES DEPARTMENT

✓ Environmental Health Hazardous Materials

PUBLIC WORKS DEPARTMENT

✓ Engineering Services Special Districts
✓ Traffic
Flood Control (Full-size)

LOCAL

Fire District Contra Costa Fire Protection District
San Ramon Valley – (email) rwendel@srvfire.ca.gov
✓ Consolidated – (email) fire@cccfdp.org

✓ Sanitary District Iron House Sanitary
✓ Water District Contra Costa County GSA
✓ City of Oakley
School District(s) _____
LAFCO
✓ Reclamation District # 799
East Bay Regional Park District
Diablo/Discovery Bay/Crockett CSD
✓ MAC/TAC Bethel Island MAC
Improvement/Community Association
✓ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

✓ CHRIS (email only: nwic@sonoma.edu)
✓ CA Fish and Wildlife, Region 3 – Bay Delta
✓ Native American Tribes

ADDITIONAL RECIPIENTS
Delta Protection Commission

Please submit your comments to:

Project Planner Adrian Veliz
Phone # 925-655-2879
E-mail adrian.veliz@dcd.cccounty.us
County File # CDRZ25-03278 / CDLP25-02003

Prior to March 5, 2025

We have found the following special programs apply to this application:

Landslide Active Fault Zone (A-P)
✓ Liquefaction ✓ Flood Hazard Area
✓ 60-dBA Noise Control
CA EPA Hazardous Waste Site
High or Very High FHSZ

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below Attached

Print Name _____

Signature _____ DATE _____

Agency phone # _____



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDRZ25-03278

File Date: 2/5/2025

Applicant:

Debra Fromme
Choice Plans and Permit Services
1021 Vineyard Drive
Oakley, CA 94561

choicepps@yahoo.com
(925) 783-1858

Property Owner:

ISLAND ROAD PRP BETHEL
5993 BETHEL ISLAND RD
OAKLEY, CA 94561

anjiredi@gmail.com
(408) 623-6284

Project Description:

The applicant requests approval of a rezone application to rezone property APN 032-330-013, from F-1 to A-2, to establish a boat and RV storage (Concurrent CDLP25-02003).

Project Location: (Address: 0 BETHEL ISLAND RD, OAKLEY, CA 94561), (APN: 032-330-013)

General Plan Designation(s): AL

Zoning District(s): F-1

Flood Hazard Areas: AE

AP Fault Zone: N/A

60-dBA Noise Control: X

MAC/TAC: Bethel Island MAC

Sphere of Influence: Oakley

Fire District: CONSOLIDATED FIRE Former ECC

Sanitary District: IRONHOUSE SANITARY

Housing Inventory Site: NO

Specific Plan:

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
RZS0042	Rezoning Rvw-Other	002606-9660-REV-000-5B0042	7000.00	7000.00
Total:			7000.00	7000.00



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDLP25-02003

File Date: 2/5/2025

Applicant:

Debra Fromme
Choice Plans and Permit Services
1021 Vineyard Drive
Oakley, CA 94561

choicepps@yahoo.com
(925) 783-1858

Property Owner:

ISLAND ROAD PRP BETHEL
5993 BETHEL ISLAND RD
OAKLEY, CA 945615075

anjiredi@gmail.com
(408) 623-6284

Project Description:

The applicant requests approval of a Land Use Permit to establish a boat and RV storage (Concurrent CDRZ25-03278).

Project Location: (Address: 0 BETHEL ISLAND RD, OAKLEY, CA 94561), (APN: 032-330-013)

General Plan Designation(s): AL

Zoning District(s): F-1

Flood Hazard Areas: AE

AP Fault Zone: N/A

60-dBA Noise Control: X

MAC/TAC: Bethel Island MAC

Sphere of Influence: Oakley

Fire District: CONSOLIDATED FIRE Former ECC

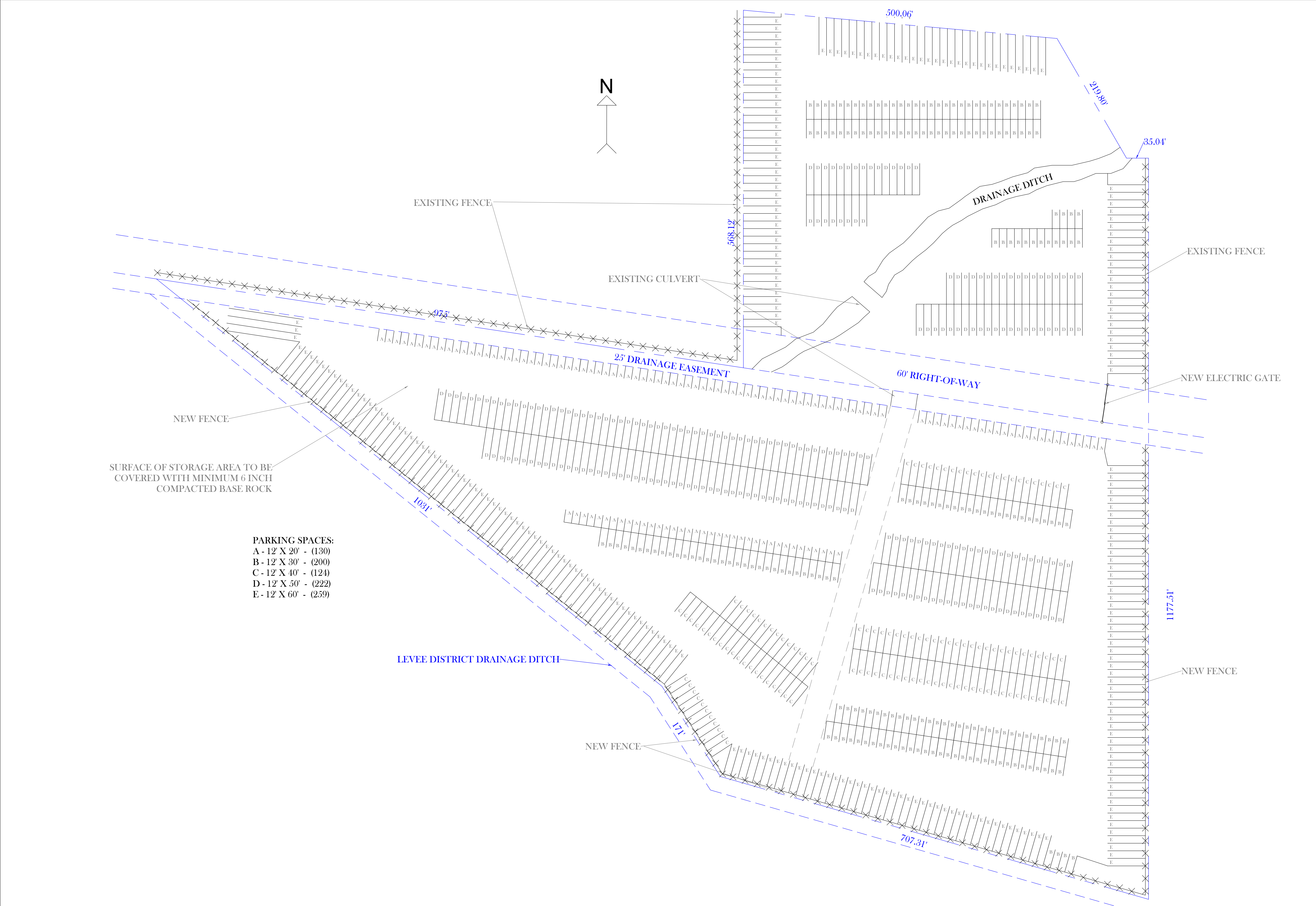
Sanitary District: IRONHOUSE SANITARY

Housing Inventory Site: NO

Specific Plan:

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
LPS0029	Land Use Permit-Other DCD	002606-9660-REV-000-5B0029	5500.00	5500.00
LPS0029P	Land Use Permit-Other PW	000651-9660-REV-000-6L0029	2000.00	2000.00
Total:			7500.00	7500.00



Bethel Island Rd Properties
Anji Redi
(408) 623-6284

Project:
**Boat & RV
Storage
LUP**

Project Address:
**0 Bethel
Island Rd,
Oakley**

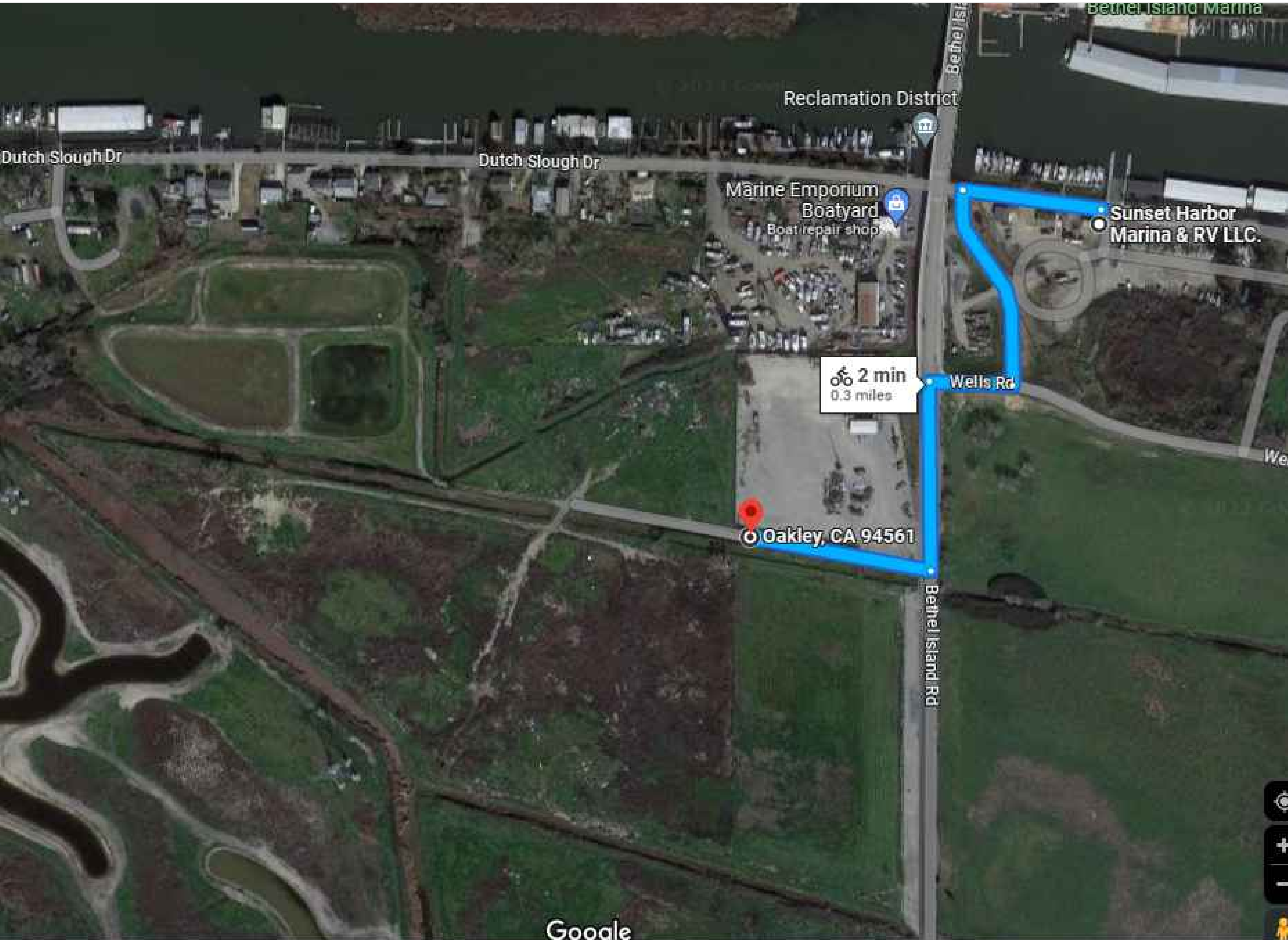
Sheet Title:
**Proposed
Site Plan**

Revisions		
No.	Descriptn	Date

APN:
032-330-013

Date:
25Jan25

Scale:
1/64" = 1' 0"



BOAT STORAGE FACILITY
WITHIN 1 MILE OF BOAT
LAUNCH. NEAREST BOAT
LAUNCH IS .3 MILES FROM THE
PROPERTY AT SUNSET HARBOR
MARINA

Bethel Island Rd Properties

Anji Redi

(408) 623-6284

Project:

Boat & RV
Storage
LUP

Project Address:

0 Bethel
Island Rd,
Oakley

Sheet Title:

Distance to
Boat Launch

Revisions		
No.	Descriptn	Date

APN:

032-330-013

Date:

25Jan25

Scale:

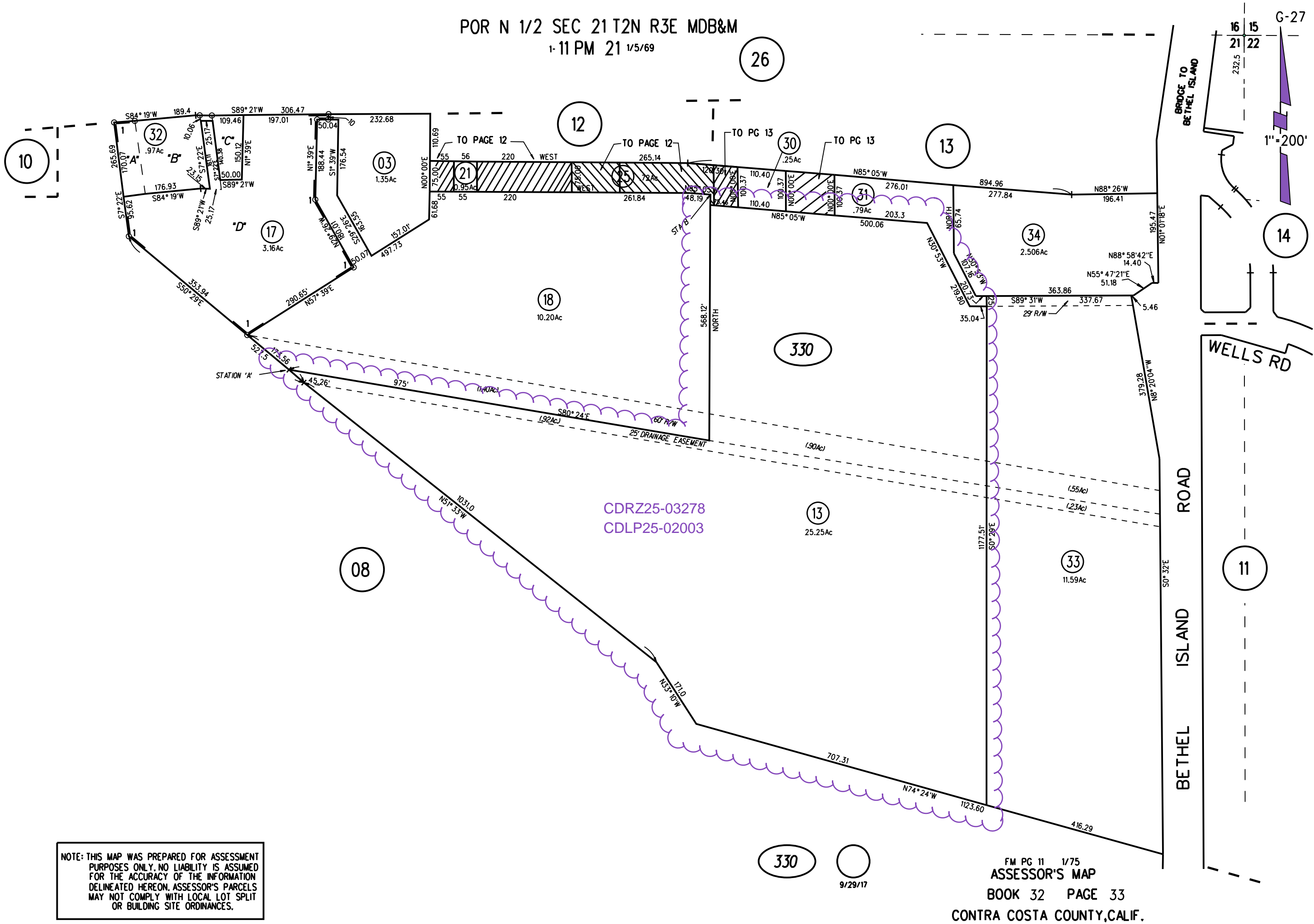
1/64" = 1' 0"

Page

A2

Marine Emporium RV & Boat Storage Operation Plan

- The storage yard hours will be from 7 am to 5 pm, 7 days a week
- The storage yard will be unmanned with an electric gate for access. The gate will have a keypad for entry
- The storage yard access is an easement road across parcel 032-330-033. The easement road is existing and has a base rock surface. The access to the storage yard will consist of a 40 feet deep parkway in front of the gate. The access road is off of Bethel Island Road and is existing
- The storage yard will consist of a total of 935 spaces with:
 - 40% for boat and boat trailers
 - 40% for Recreational Vehicles (RVs) and travel trailers and campers
 - 20% for miscellaneous vehicles and equipment
- There is existing fencing on some of the property lines as shown on the plan. The new fences per plan will be max 7 feet in height and will be chain link type with slats for privacy/screening.
- The north side of the property is adjacent to the Marine Emporium boat yard and will be in operation along with the boat yard. The property is owned by the same owner
- Signage
 - There will be a large banner type sign with the business name on the fence on the east side parallel with Bethel Island Road
 - A 4' by 4' sign with the business name and contact information will be located at the entrance to the easement road accessing the property from Bethel Island Road
 - A 4' by 4' sign with operation hours and contact information will be located on the access gate to the storage yard
- Solar lighting will be located along the outer fence lines
- The gate will be solar powered with battery back up



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

Aerial Map (APN 032-330-013)



Map Legend

Assessment

Parcels

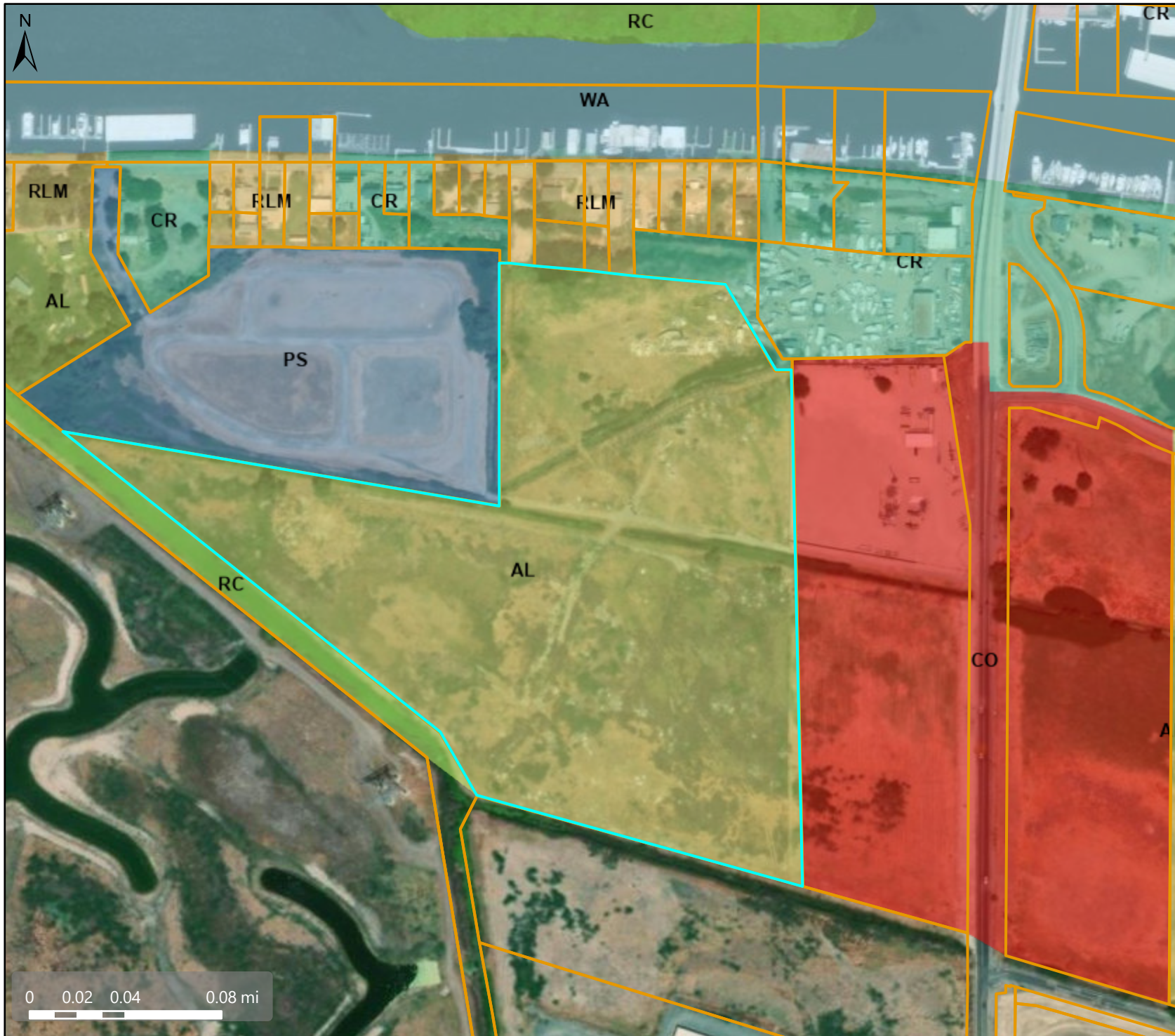
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Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

General Plan: AL - Agricultural Lands



Map Legend

Assessment
Parcels

Planning Layers
(DCD)

General Plan

- RLM
(Residential
Low-Medium
Density) (3-7
du/na)
- CO (Commercial
and Office) (C:
1.0 FAR O: 2.75
FAR)
- PS (Public and
Semi-Public)
- CR (Commercial
Recreation)
- RC (Resource
Conservation)
- AL (Agricultural
Lands) (1 du/10
ac) (1 du/20 ac
in DPZ)
- WA (Water)

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Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

Zoning: F-1 Water Recreational District



Map Legend

Assessment
Parcels

Planning Layers
(DCD)

Zoning
ZONE_OVER

- F-1 (Water Recreational)
- A-2 (General Agriculture)
- A-3, -SG (Solar Energy)
- Generation Combining District)
- R-B -CE (Cannabis Exclusion Combining District)
- R-B -CE -FH (Cannabis Exclusion and Flood Hazard)
- P-1, -CE (Cannabis Exclusion Combining District)
- T-1 (Mobile Home/Manufactured Home Park)

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