



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



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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

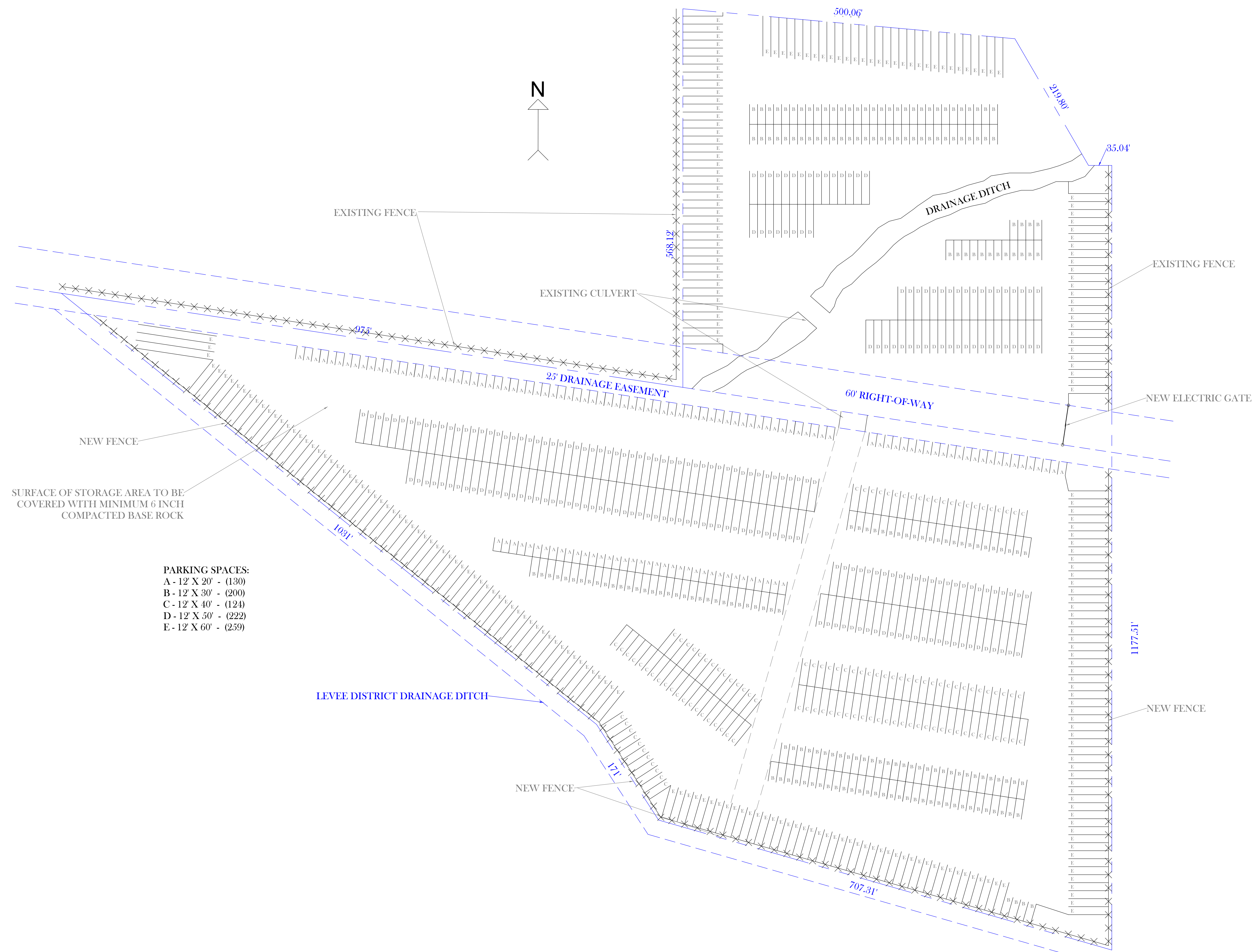
Housing Inventory Site: NO

Specific Plan:

Fees:

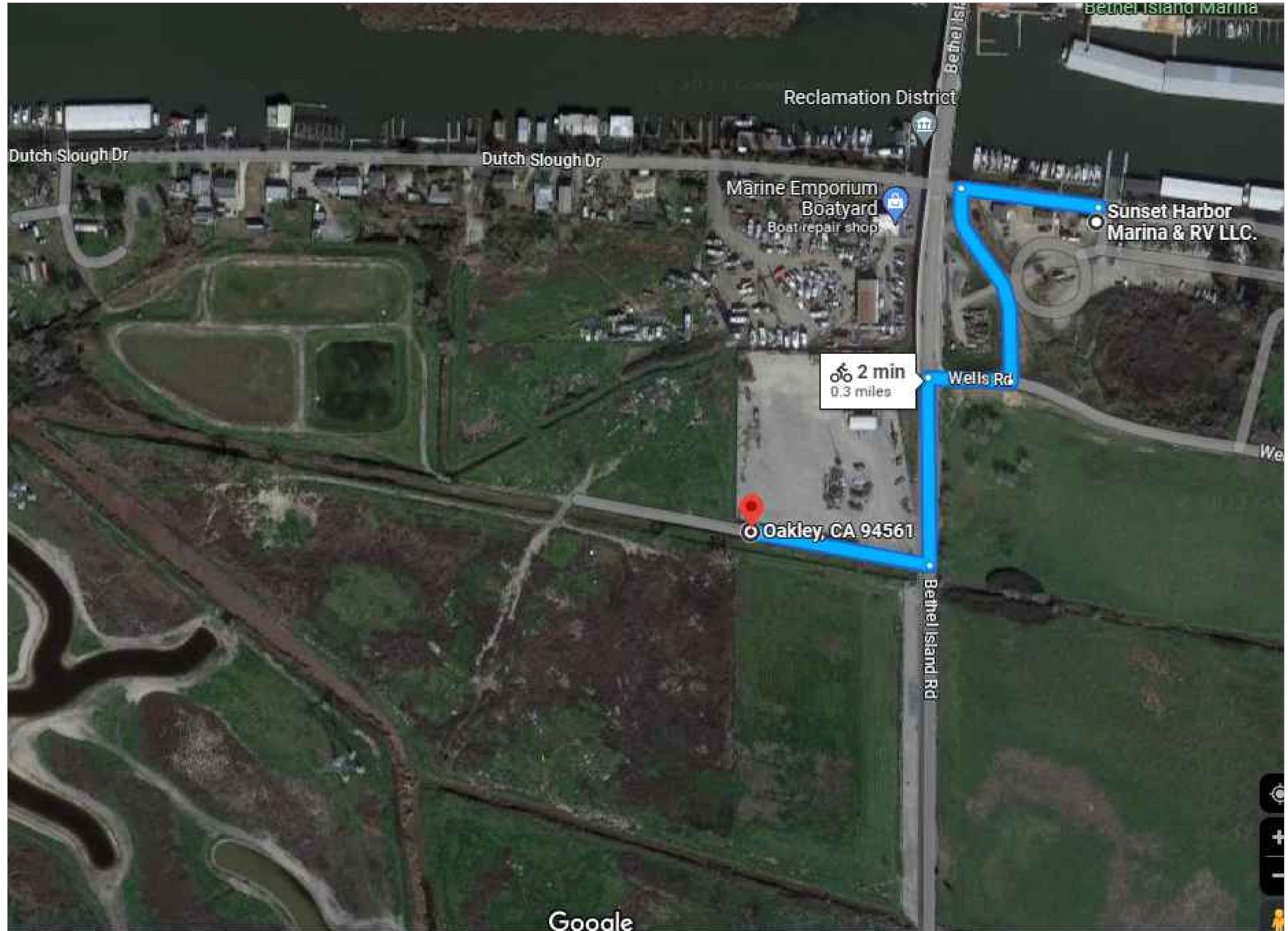
Fee Item	Description	Account Code	Total Fee	Paid
LPS0029	Land Use Permit-Other DCD	002606-9660-REV-000-5B0029	5500.00	5500.00
LPS0029P	Land Use Permit-Other PW	000651-9660-REV-000-6L0029	2000.00	2000.00
Total:			7500.00	7500.00

Revisions		
No.	Descrptn	Date



- PARKING SPACES:**
 A - 12' X 20' - (130)
 B - 12' X 30' - (200)
 C - 12' X 40' - (124)
 D - 12' X 50' - (222)
 E - 12' X 60' - (259)

SURFACE OF STORAGE AREA TO BE COVERED WITH MINIMUM 6 INCH COMPACTED BASE ROCK



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.	Descrptn	Date

APN:
 032-330-013

Date:
 25Jan25

Scale:
 1/64" = 1' 0"

Page
A2

Marine Emporium RV & Boat Storage Operation Plan

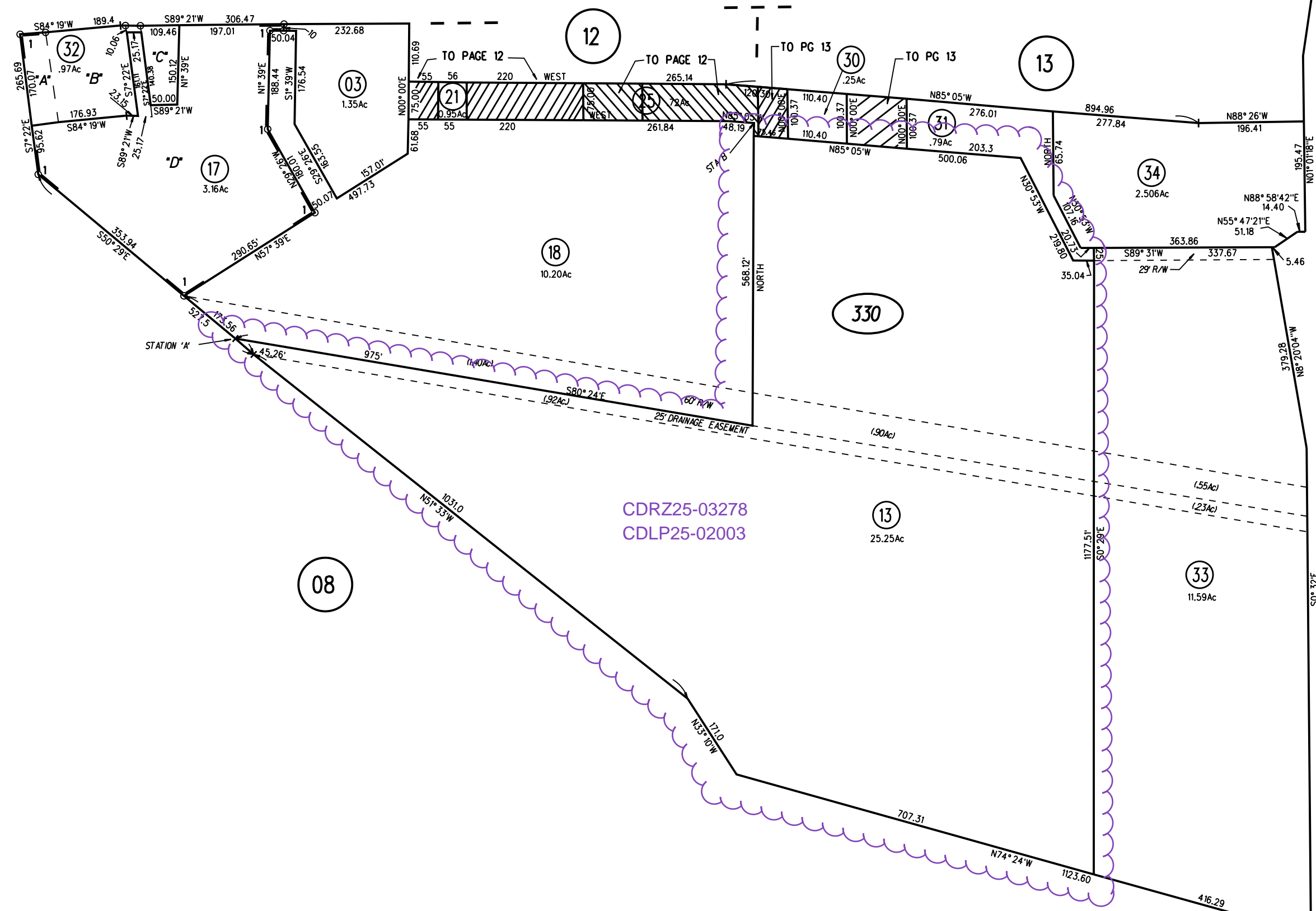
- The storage yard hours will be from 7 am to 5 pm, 7 days a week
- The storage yard will be unmanned with an electric gate for access. The gate will have a keypad for entry
- The storage yard access is an easement road across parcel 032-330-033. The easement road is existing and has a base rock surface. 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

POR N 1/2 SEC 21 T2N R3E MDB&M

1-11 PM 21 1/5/69

26

10



STATION 'A'

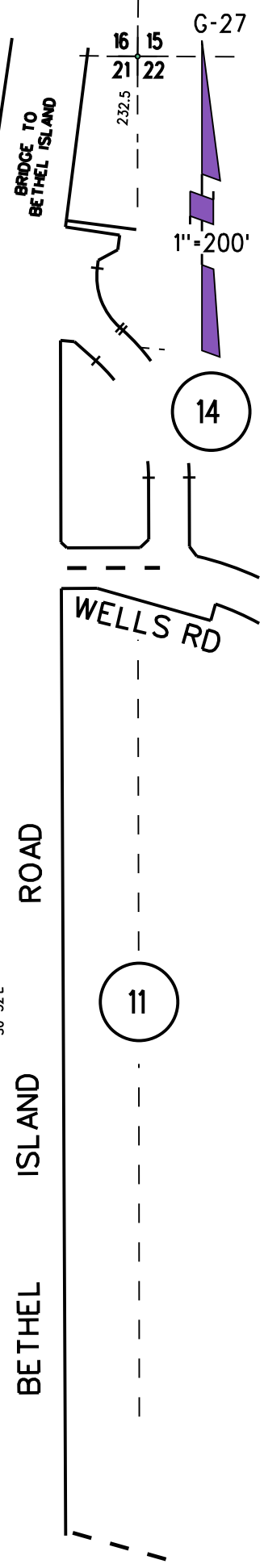
CDRZ25-03278
CDLP25-02003

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.

330

9/29/17

FM PG 11 1/75
ASSESSOR'S MAP
BOOK 32 PAGE 33
CONTRA COSTA COUNTY, CALIF.

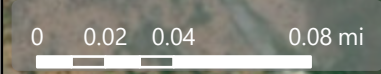


Aerial Map (APN 032-330-013)



Map Legend

- Assessment Parcels



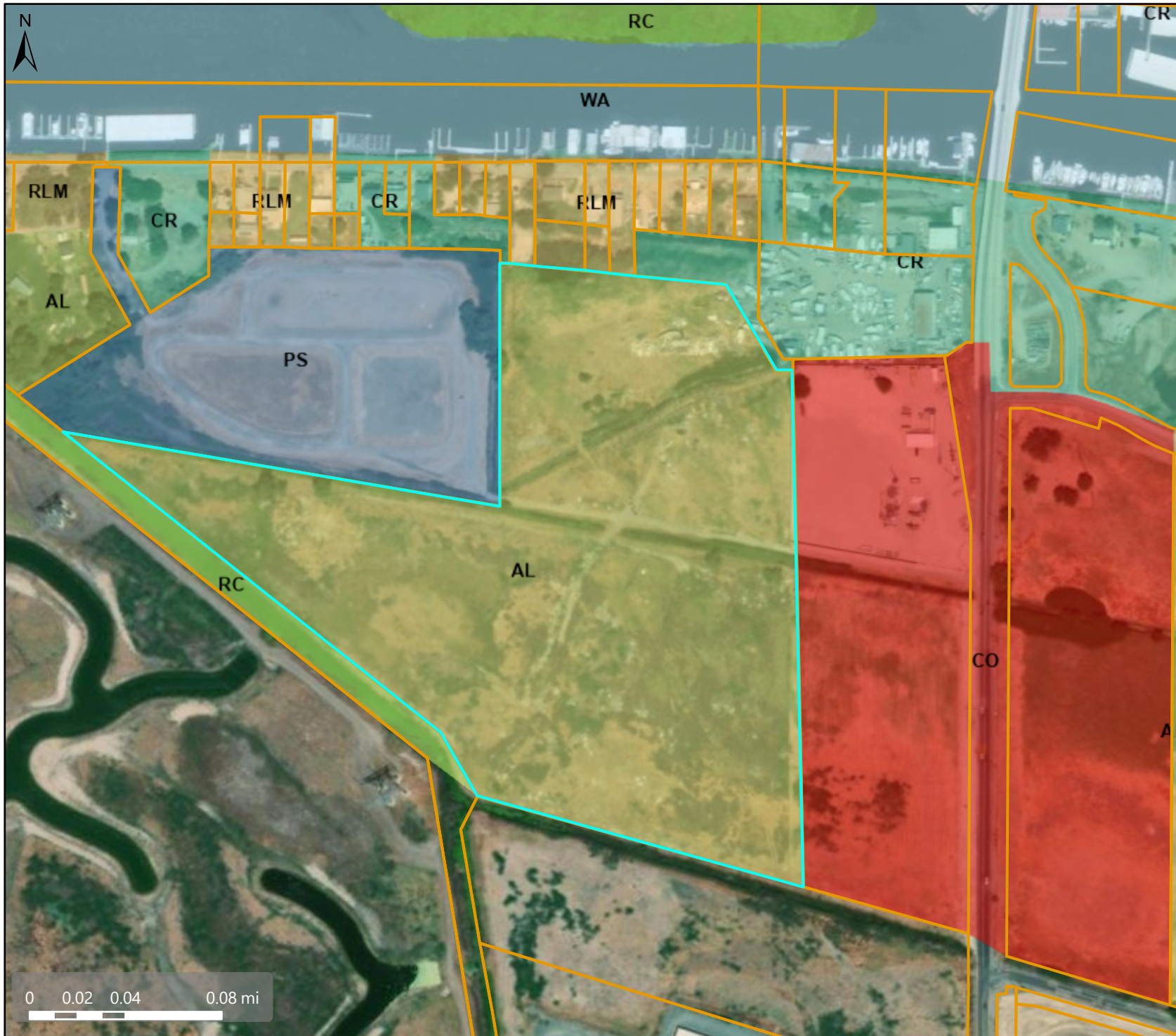
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Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

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)

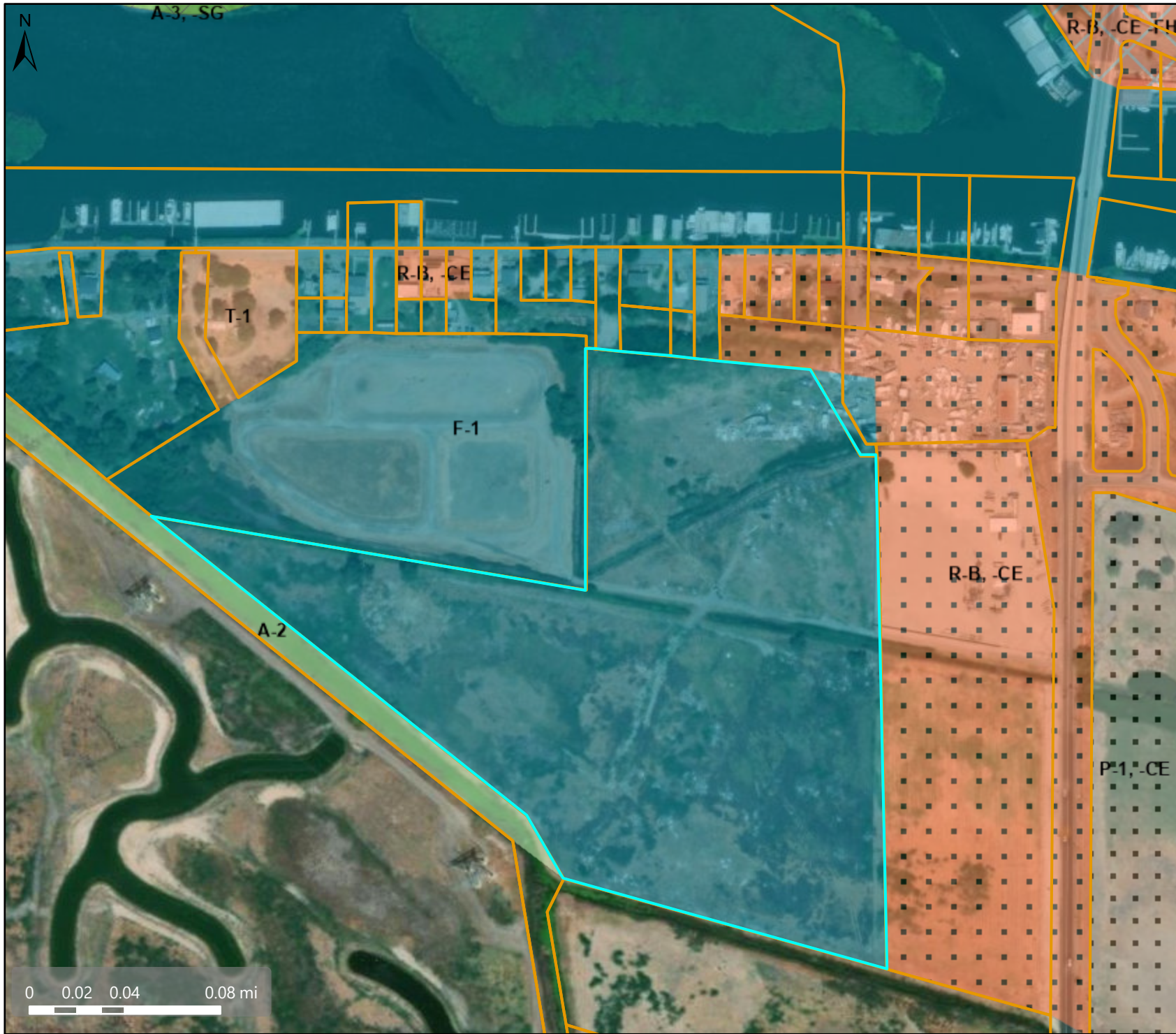
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Spatial Reference
 PCS: WGS 1984 Web Mercator Auxiliary Sphere
 Datum: WGS 1984

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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