



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Project Summary

County File Number: CDLP26-02016

Submitted Date: 5/19/2026

Applicant: Isabel Chavez

Property Owner: MARINA & BOAT S ISLAND

Project Description:

The applicant requests approval of a land use permit for the continuing operation of an existing Verizon wireless telecommunications facility that was originally established under Land Use Permit CDLP13-02097. No modifications or changes are proposed with this application.

Project Location: (Address: 0 BETHEL ISLAND RD, OAKLEY, CA 94561), (APN: 032330034)

Additional APNs:

General Plan Designation(s): CR

Flood Hazard Areas: AE

60-dBA Noise Control: Yes

Sphere of Influence: Oakley

Sanitary District: IRONHOUSE SANITARY

Specific Plan: N/A

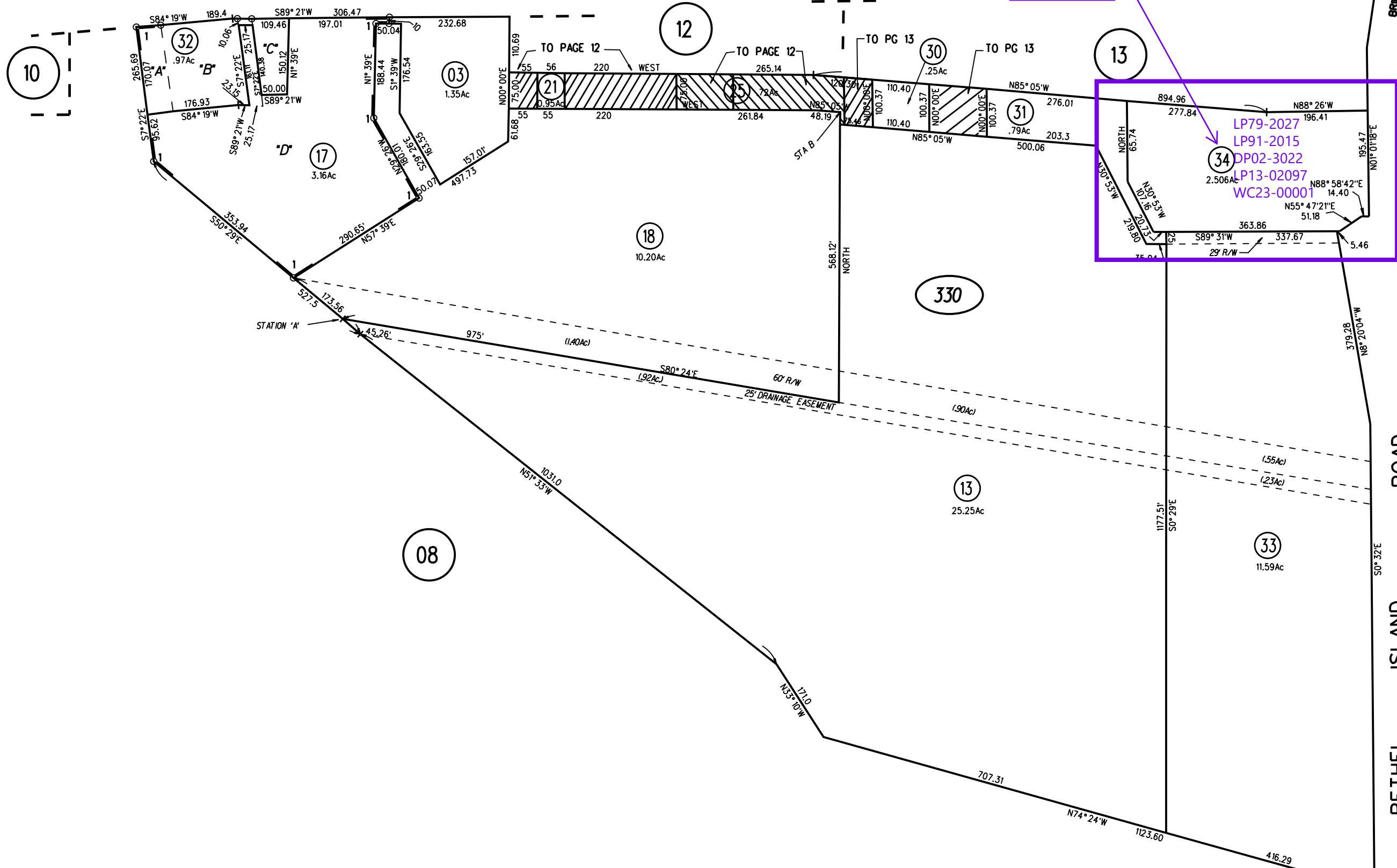
Zoning District(s): "F-1 : R-B, -CE"

AP Fault Zone:N/A

MAC/TAC:Bethel Island MAC

Fire District: CONSOLIDATED FIRE Former ECC

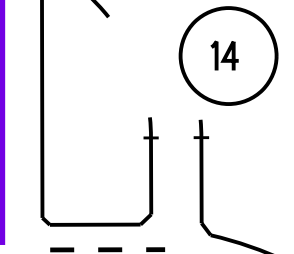
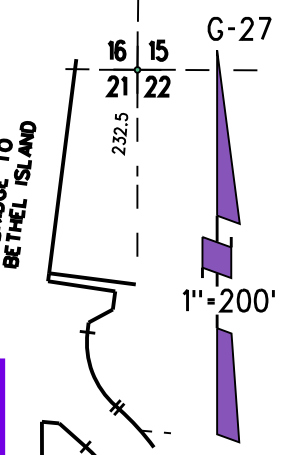
Housing Inventory Site: NO



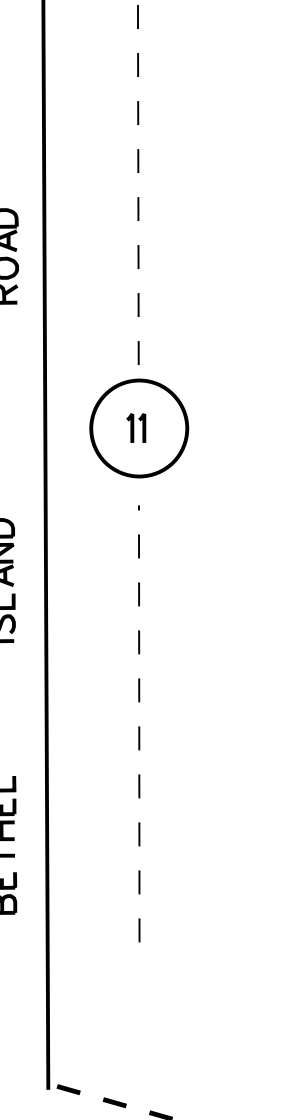
NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

330
9/29/17

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



BRIDGE TO BETHEL ISLAND



Aerial Map



Map Legend

- Assessment Parcels
- Planning
- Unincorporated
- Board of Supervisors' Districts
- Address Points

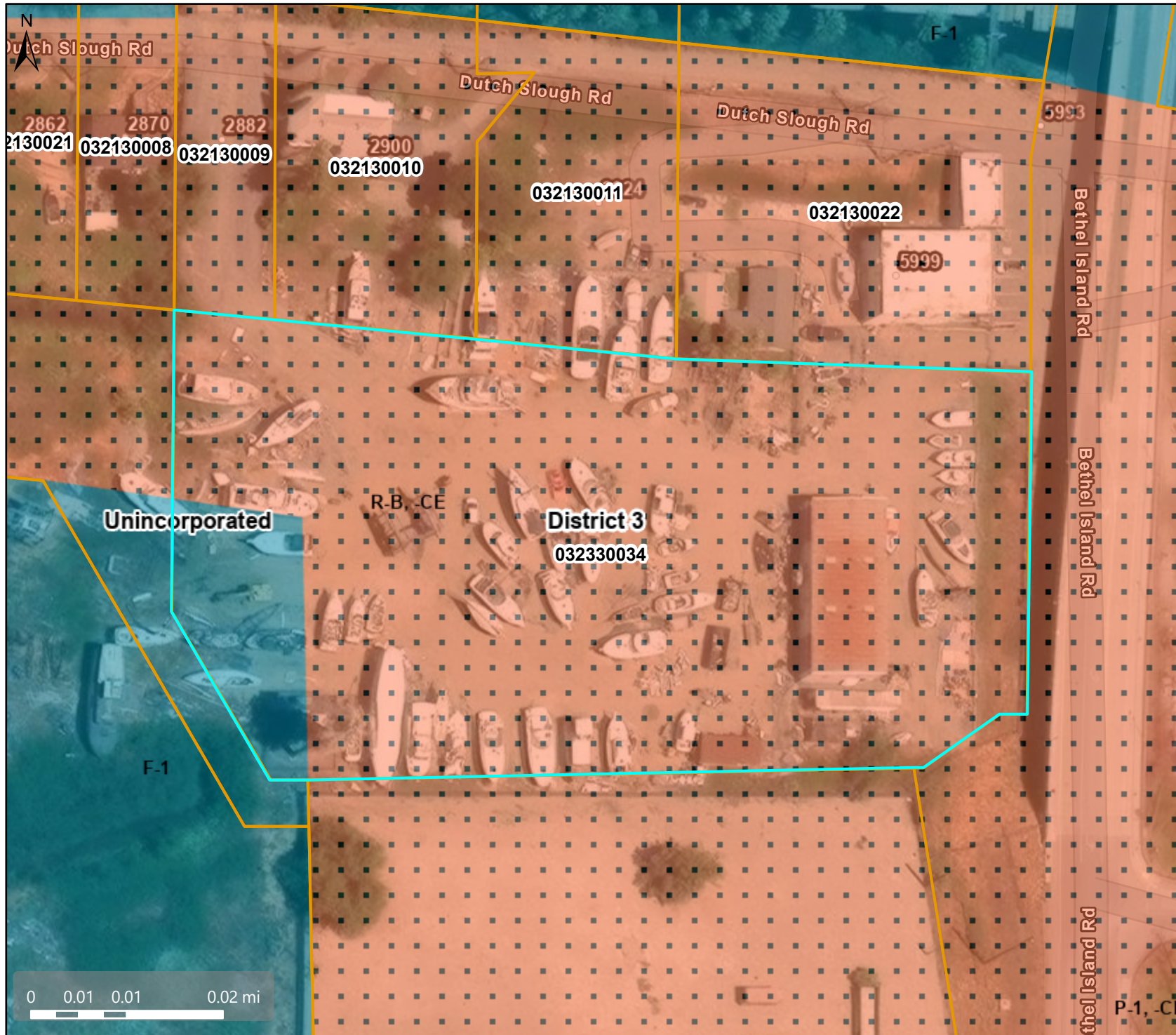
This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION.

CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

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

Zoning District: R-B, -CE, Retail Business



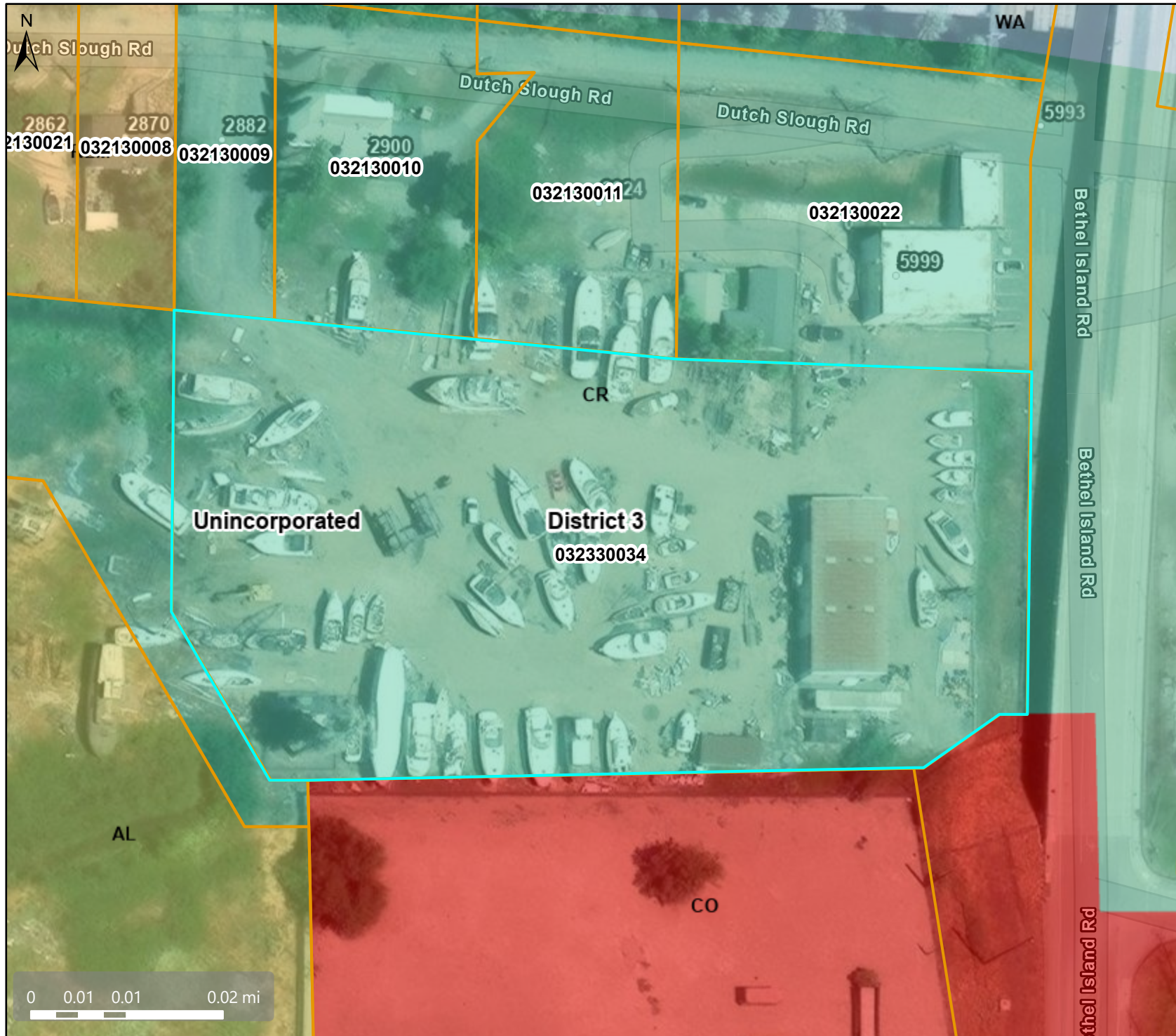
Map Legend

- Assessment
Parcels
- Planning
- Zoning
- ZONE_OVER
- F-1 (Water
Recreational)
- R-B -CE
(Cannabis
Exclusion
Combining
District)
- P-1, -CE
(Cannabis
Exclusion
Combining
District)
- Unincorporated
- Board of
Supervisors'
Districts
- Base Data
- Address Points

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

General Plan: CR, Commercial Recreation



Map Legend

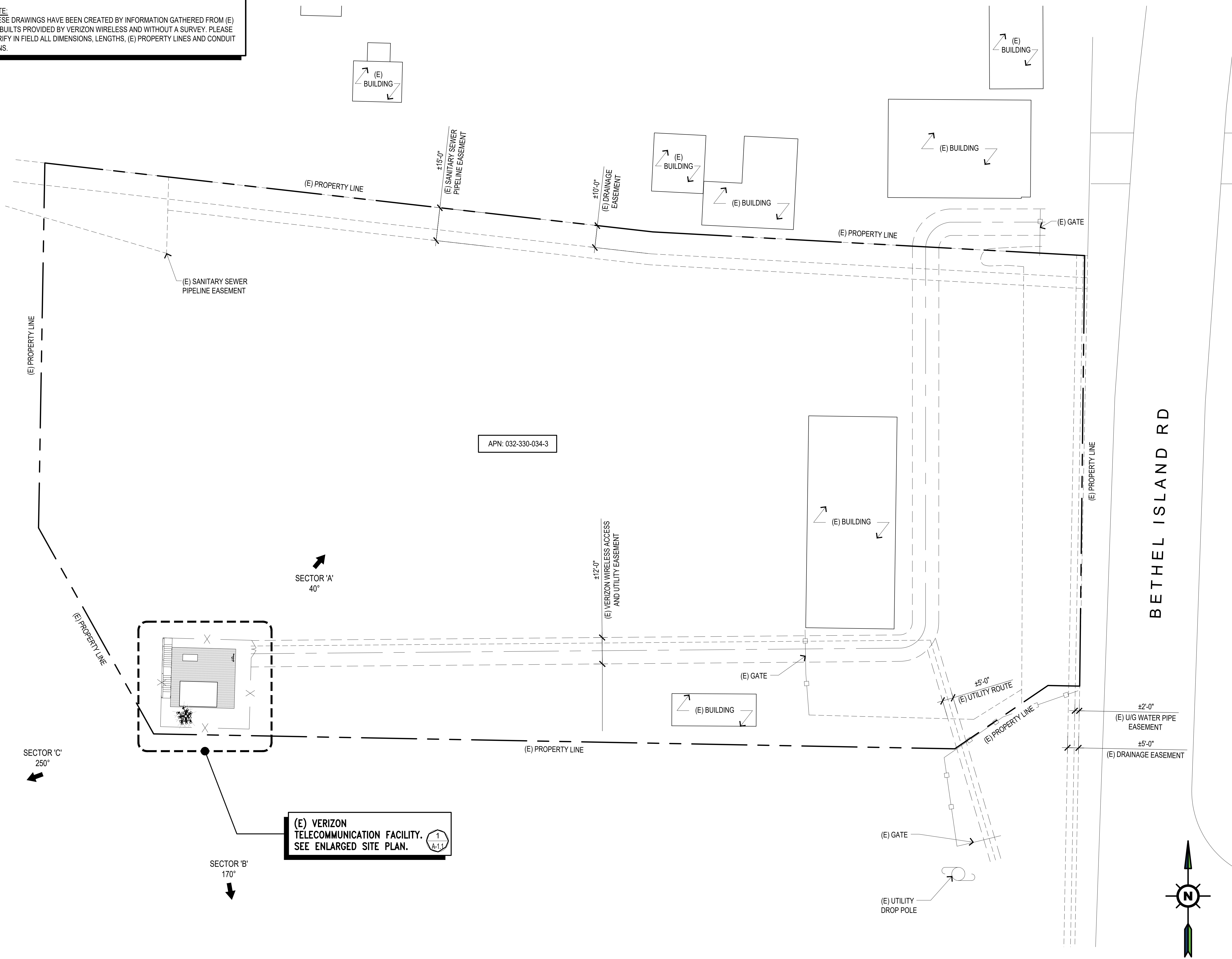
- Assessment Parcels
- Planning**
- General Plan**
- RLM (Residential Low-Medium Density) (3-7 du/na)
- CO (Commercial and Office) (C: 1.0 FAR O: 2.75 FAR)
- CR (Commercial Recreation)
- AL (Agricultural Lands) (1 du/10 ac) (1 du/20 ac in DPZ)
- WA (Water)
- Unincorporated Board of Supervisors' Districts
- Base Data**
- Address Points

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NOTE:
 THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION GATHERED FROM (E) AS-BUILTS PROVIDED BY VERIZON WIRELESS AND WITHOUT A SURVEY. PLEASE VERIFY IN FIELD ALL DIMENSIONS, LENGTHS, (E) PROPERTY LINES AND CONDUIT RUNS.



APN: 032-330-034-3

(E) VERIZON TELECOMMUNICATION FACILITY. SEE ENLARGED SITE PLAN. 1
A-1



PROJECT INFORMATION:
 US-CA-7487
 BETHEL ISLAND
 5993 BETHEL ISLAND ROAD
 OAKLEY, CA 94561
 CONTRA COSTA COUNTY

CURRENT ISSUE DATE:
 05/04/26

ISSUED FOR:
 ZONING

REV.	DATE	DESCRIPTION	BY
0	05/04/26	100% ZD	GHB

PLANS PREPARED BY:
NETWORK CONNEX
 16029 ARROW HIGHWAY SUITE A
 IRVINDALE, CA 91706
 OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:
NETWORK CONNEX
 16029 ARROW HIGHWAY SUITE A
 IRVINDALE, CA 91706
 OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY: GHB CHK.: AB APV.: AB

LICENSURE:

SHEET TITLE:
 EXISTING OVERALL SITE PLAN

SHEET NUMBER: **A-1** REVISION: **0**
 US-CA-7487

PROJECT INFORMATION:

US-CA-7487

BETHEL ISLAND

5993 BETHEL ISLAND ROAD
OAKLEY, CA 94561
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

05/04/26

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
0	05/04/26	100% ZD	GHB

PLANS PREPARED BY:

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CONNEX**

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DRAWN BY: CHK.: APV.:

GHB AB AB

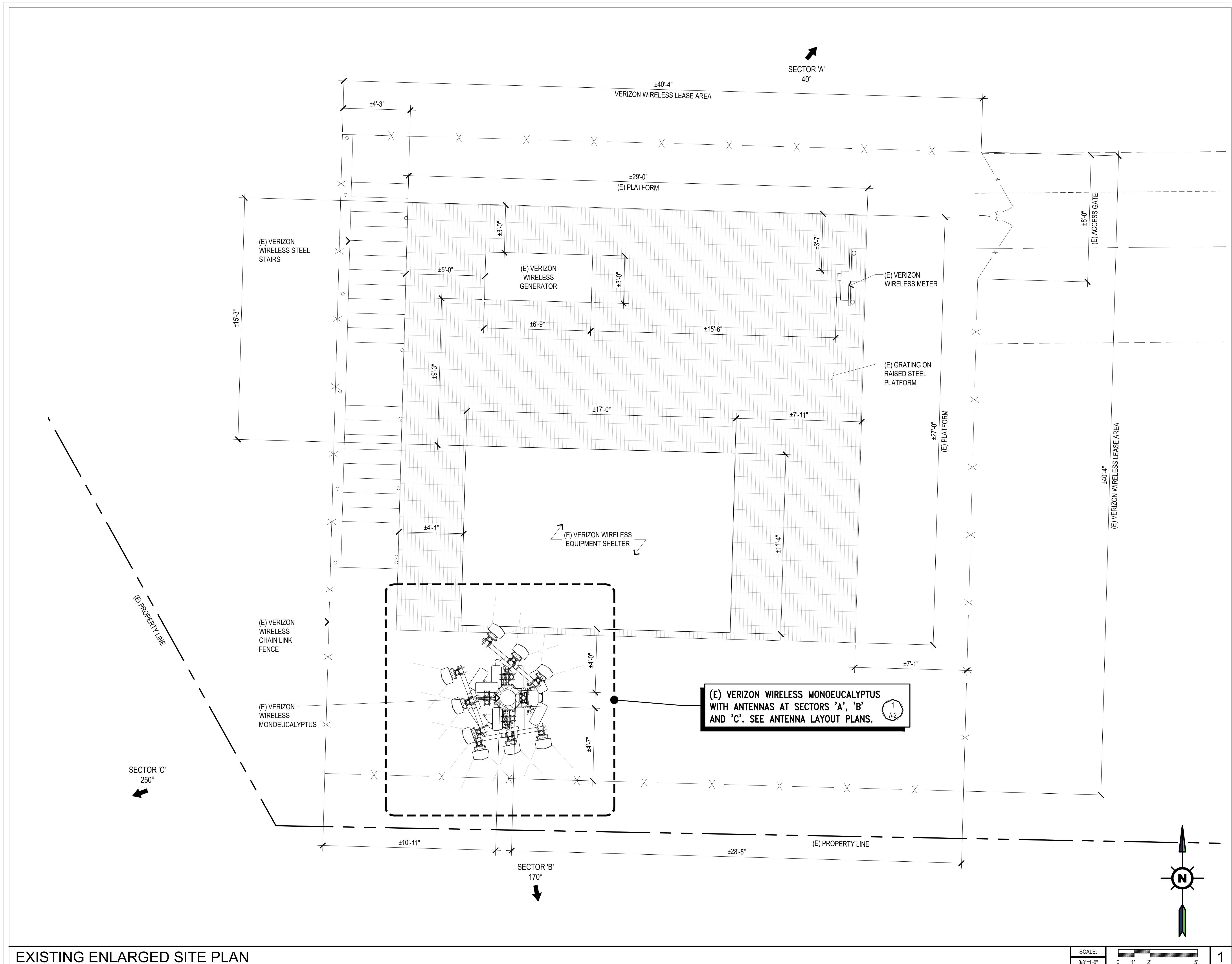
LICENSURE:

SHEET TITLE:

EXISTING ENLARGED
SITE PLAN

SHEET NUMBER: REVISION:

A-1.1 0
US-CA-7487



PROJECT INFORMATION:

US-CA-7487

BETHEL ISLAND

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OAKLEY, CA 94561
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

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GHB	AB	AB
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LICENSURE:

SHEET TITLE:

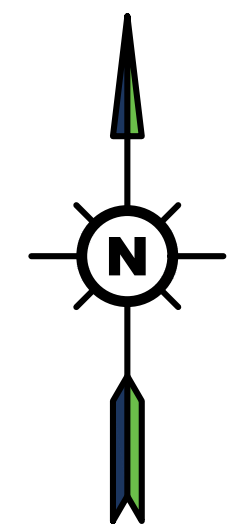
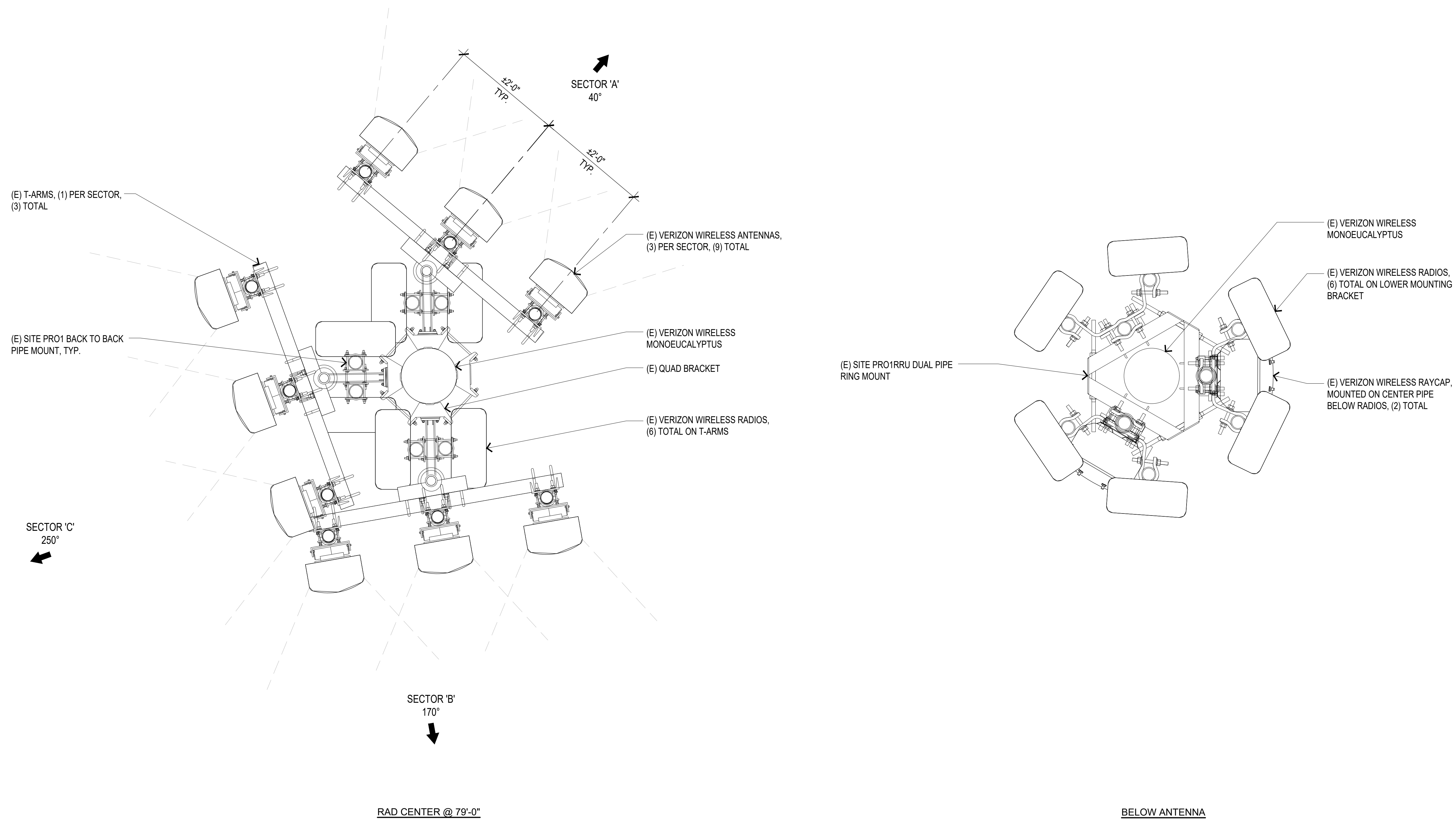
EXISTING ANTENNA AND
RADIO LAYOUT PLANS

SHEET NUMBER: REVISION:

A-2

0

US-CA-7487





PROJECT INFORMATION:

US-CA-7487

BETHEL ISLAND

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OAKLEY, CA 94561
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

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ZONING

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REV.	DATE	DESCRIPTION	BY
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GHB AB AB

LICENSURE:

SHEET TITLE:

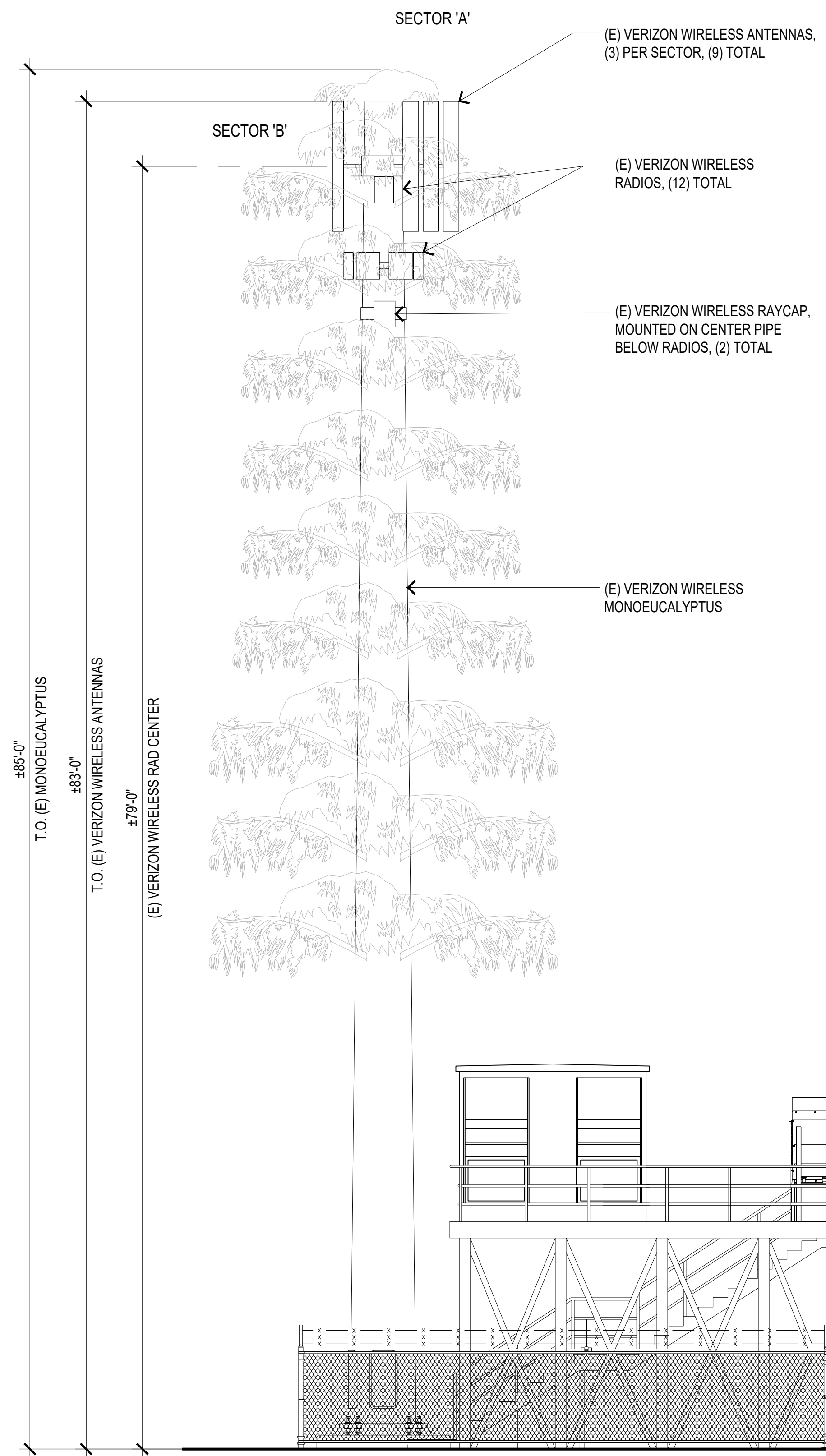
EXISTING
ELEVATIONS

SHEET NUMBER: REVISION:

A-3

0

US-CA-7487

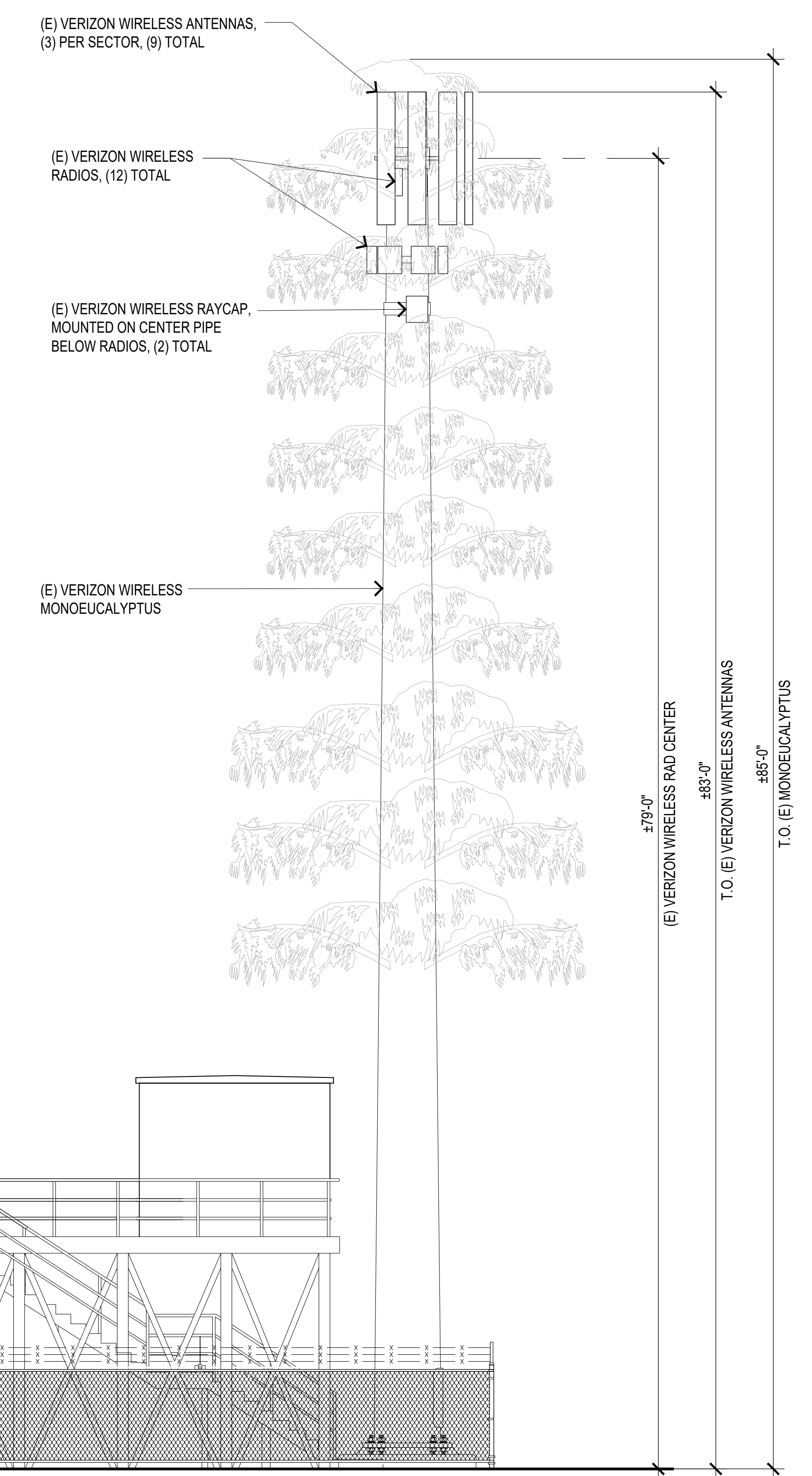


EXISTING EAST ELEVATION

SCALE: 3/16"=1'-0"

2

EXISTING WEST ELEVATION



SCALE: 3/16"=1'-0"

1