





# CONTRA COSTA

## CONSERVATION & DEVELOPMENT

### Planning Application Summary

**County File Number: CDDP24-03058**

**File Date: 1/6/2025**

**Applicant:**

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

choicepps@yahoo.com  
(925) 783-1858

**Property Owner:**

Erik Johnson  
1 CASEY GLEN CT  
CLAYTON, CA 945171005

ghennis@americancoolingtower.com  
(925) 285-4097

**Project Description:**

Request approval of a Development Plan application to modify #DP86-2020 (boat storage facility) to construct a 2-unit building as the harbormaster quarters.

**Project Location: (Address: 0 DUTCH SLOUGH RD, OAKLEY, CA 94561), (APN: 032140005)**

**Additional APNs:**

**General Plan Designation(s):** CR

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

**Flood Hazard Areas:** AE

**AP Fault Zone:** NO

**60-dBA Noise Control:** NO

**MAC/TAC:** Bethel Island

**Sphere of Influence:** Oakley

**Fire District:** CONSOLIDATED FIRE Former ECC

**Sanitary District:** IRONHOUSE SANITARY

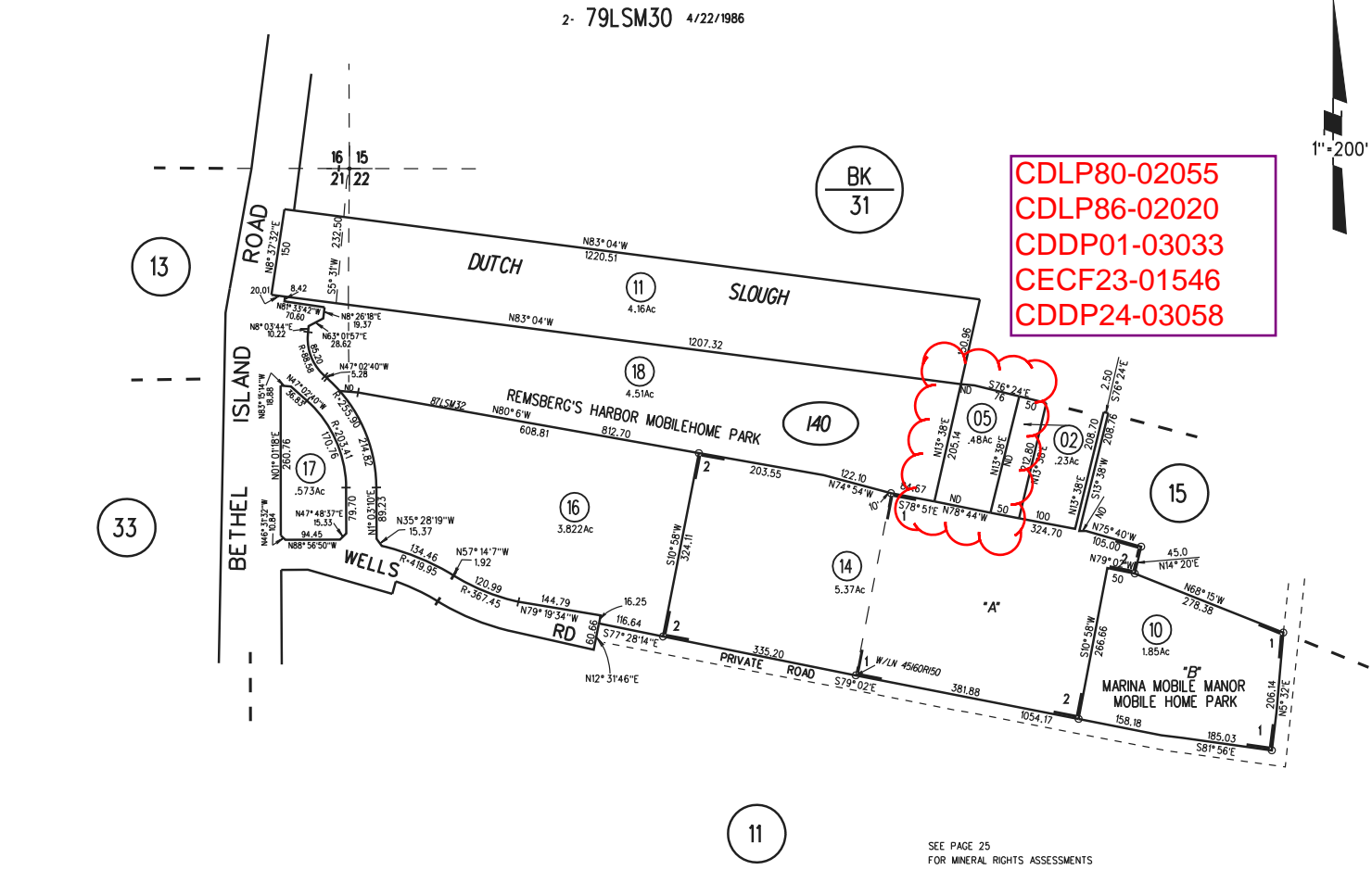
**Housing Inventory Site:** NO

**Specific Plan:** NO

**Fees:**

Fee Item	Description	Account Code	Total Fee	Paid
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
DPS0016	Dev Plan Review - DCD	002606-9660-REV-000-5B0016	3000.00	3000.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR  \$5.00	57.00	57.00
<b>Total:</b>			<b>3087.00</b>	<b>3087.00</b>

- 1- 56LSM2 4/10/1973
- 2- 79LSM30 4/22/1986



CDLP80-02055  
 CDLP86-02020  
 CDDP01-03033  
 CECF23-01546  
 CDDP24-03058

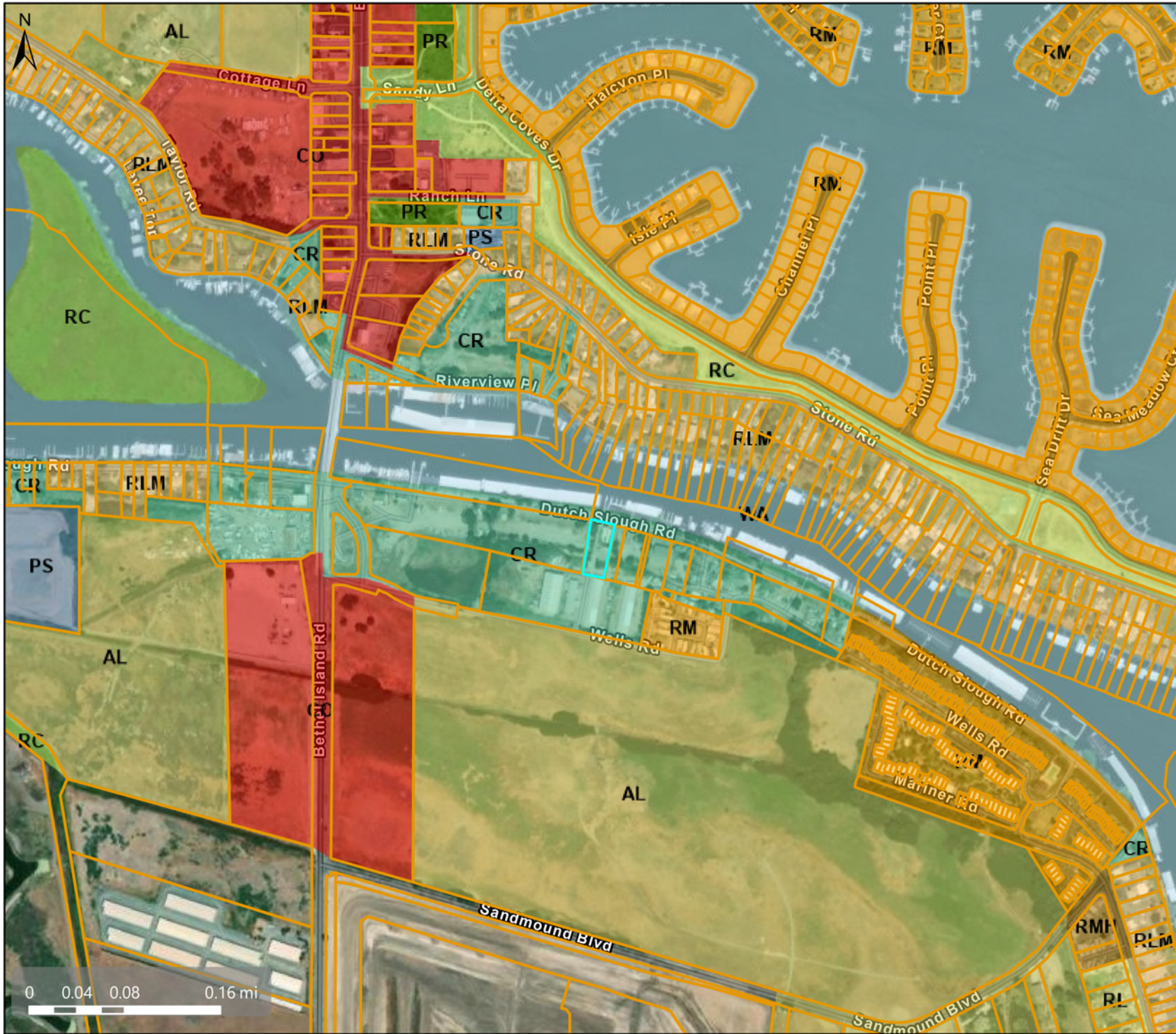
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SEE PAGE 25 FOR MINERAL RIGHTS ASSESSMENTS

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 5/20/09



# General Plan: Commercial Recreation (CR)



## Map Legend

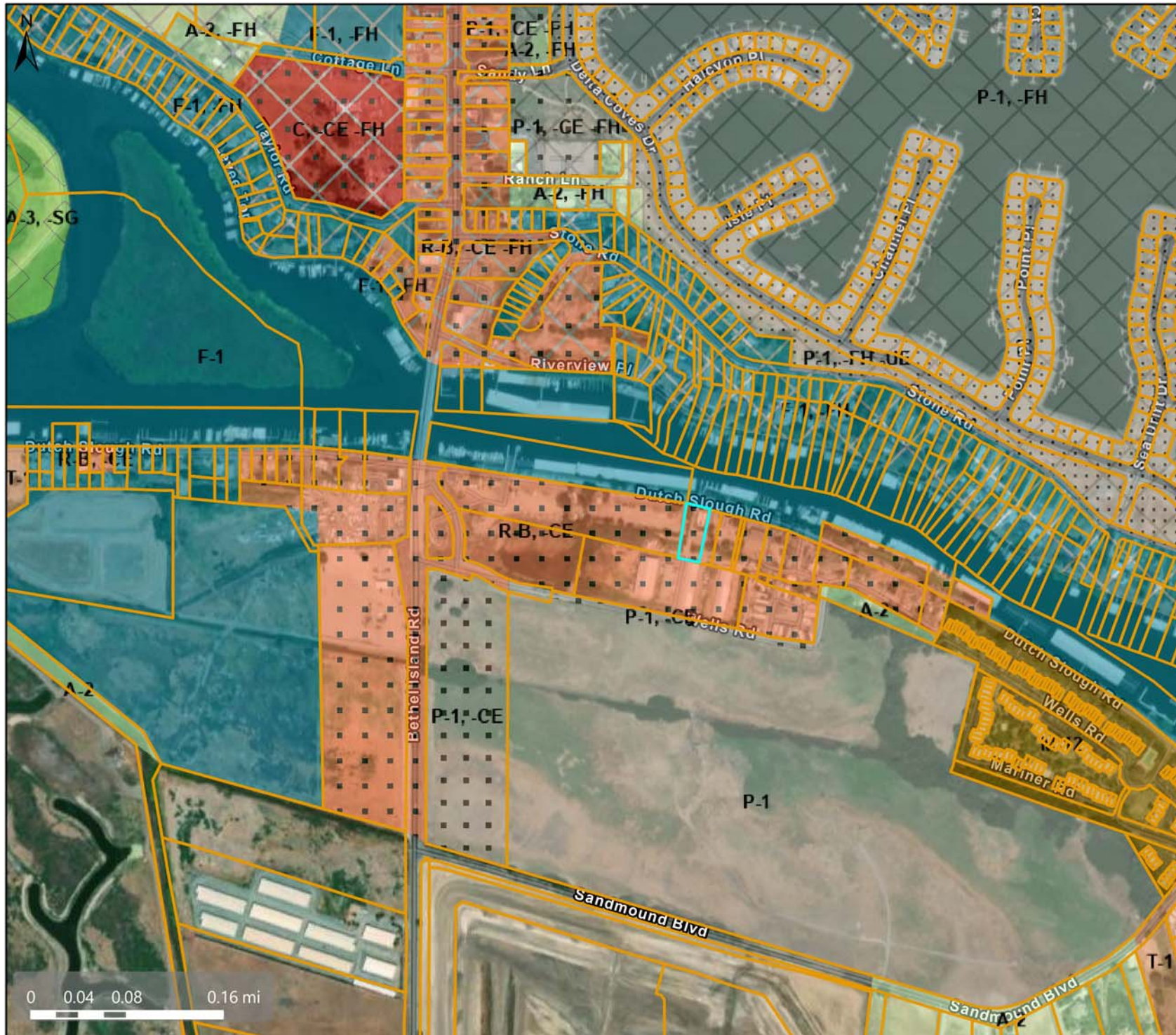
- Assessment  
Parcels
- Planning Layers (DCD)**
- General Plan**
- RL (Residential Low Density) (1-3 du/na)
- RLM (Residential Low-Medium Density) (3-7 du/na)
- RM (Residential Medium Density) (7-17 du/na)
- RMH (Residential Medium-High Density) (17-30 du/na)
- CO (Commercial and Office) (C: 1.0 FAR O: 2.75 FAR)
- PS (Public and Semi-Public)
- CR (Commercial Recreation)
- PR (Park and Recreation)
- RC (Resource Conservation)
- AL (Agricultural Lands) (1 du/20 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: Retail Business, Cannabis Exclusion Combining (R-B, -CE)



### Map Legend

- Assessment Parcels
- Planning Layers (DCD)
- Zoning
- ZONE\_OVER
- M-12 (Multiple Family Residential)
- F-1 (Water Recreational)
- F-1 -FH (Flood Hazard Combining District)
- A-2 (General Agriculture)
- A-2 -FH (Flood Hazard Combining District)
- A-3, -SG (Solar Energy Generation Combining District)
- R-B -CE (Cannabis Exclusion Combining District)
- R-B -CE -FH (Cannabis Exclusion and Flood Hazard)
- C -CE -FH (Cannabis Exclusion and Flood Hazard)
- P-1 (Planned Unit)
- P-1, -CE (Cannabis Exclusion Combining District)
- P-1, -CE -FH (Cannabis Exclusion and Flood Hazard)
- P-1 -FH (Flood Hazard Combining)

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# Aerial Map



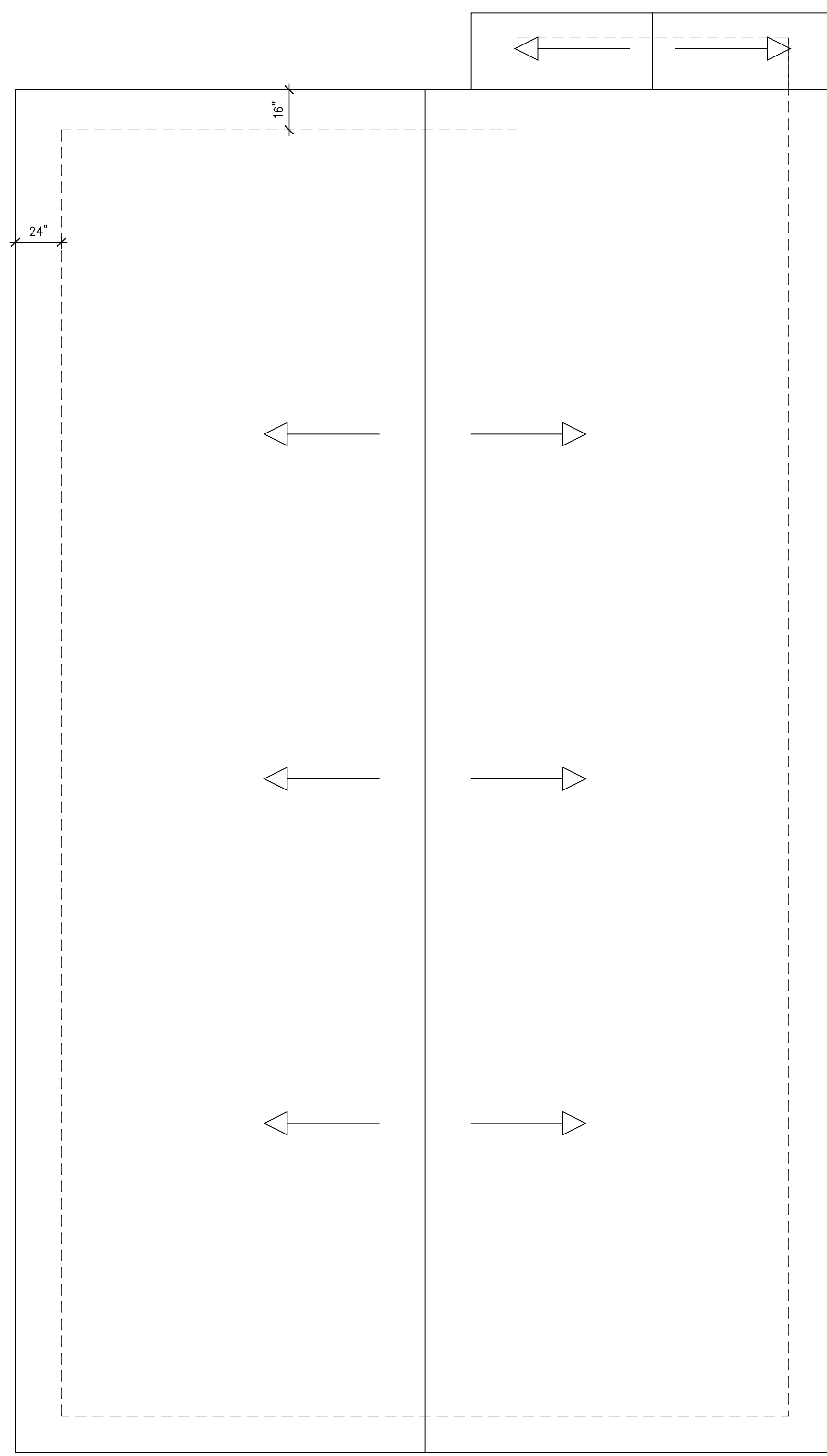
## Map Legend

- Assessment Parcels

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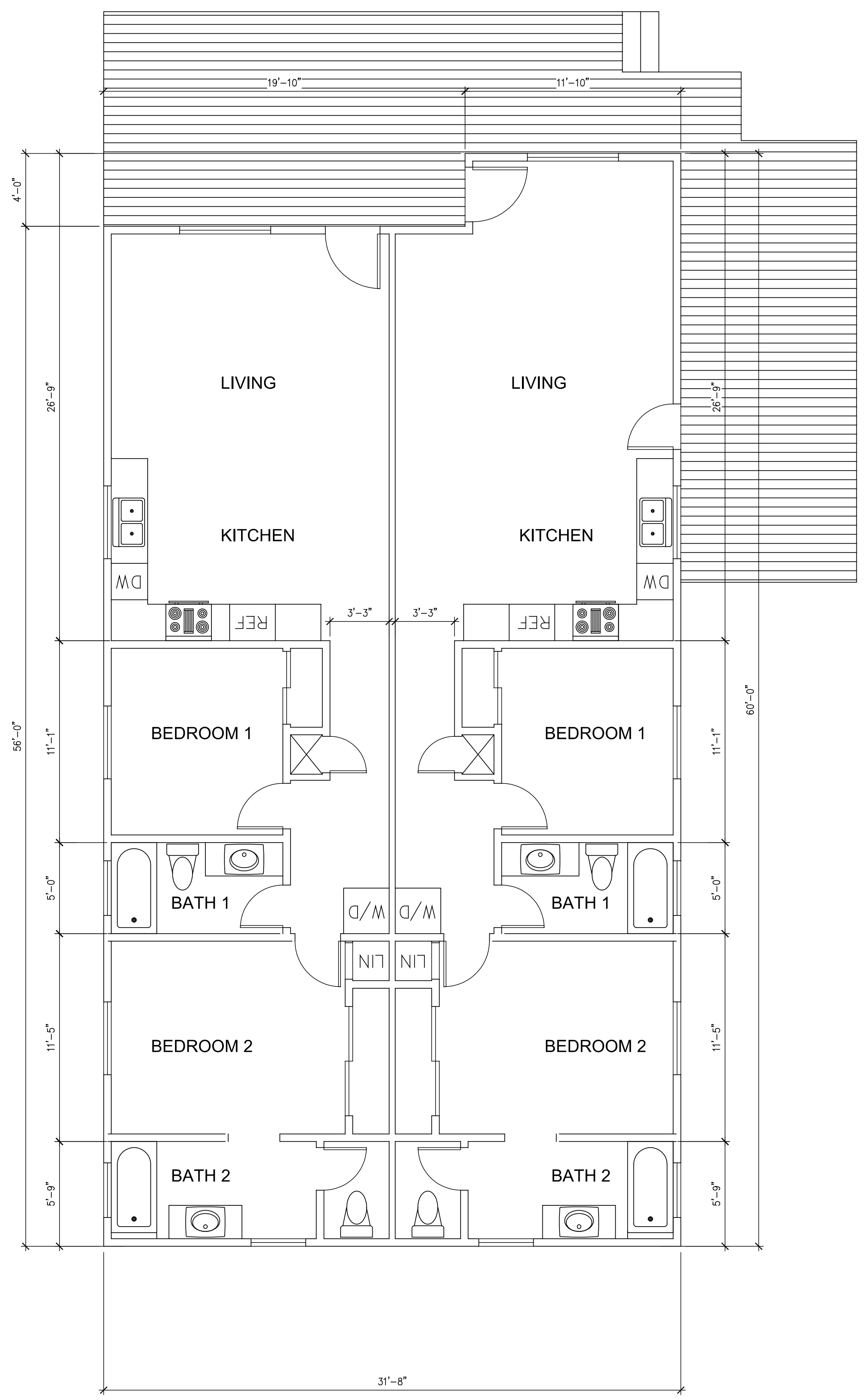
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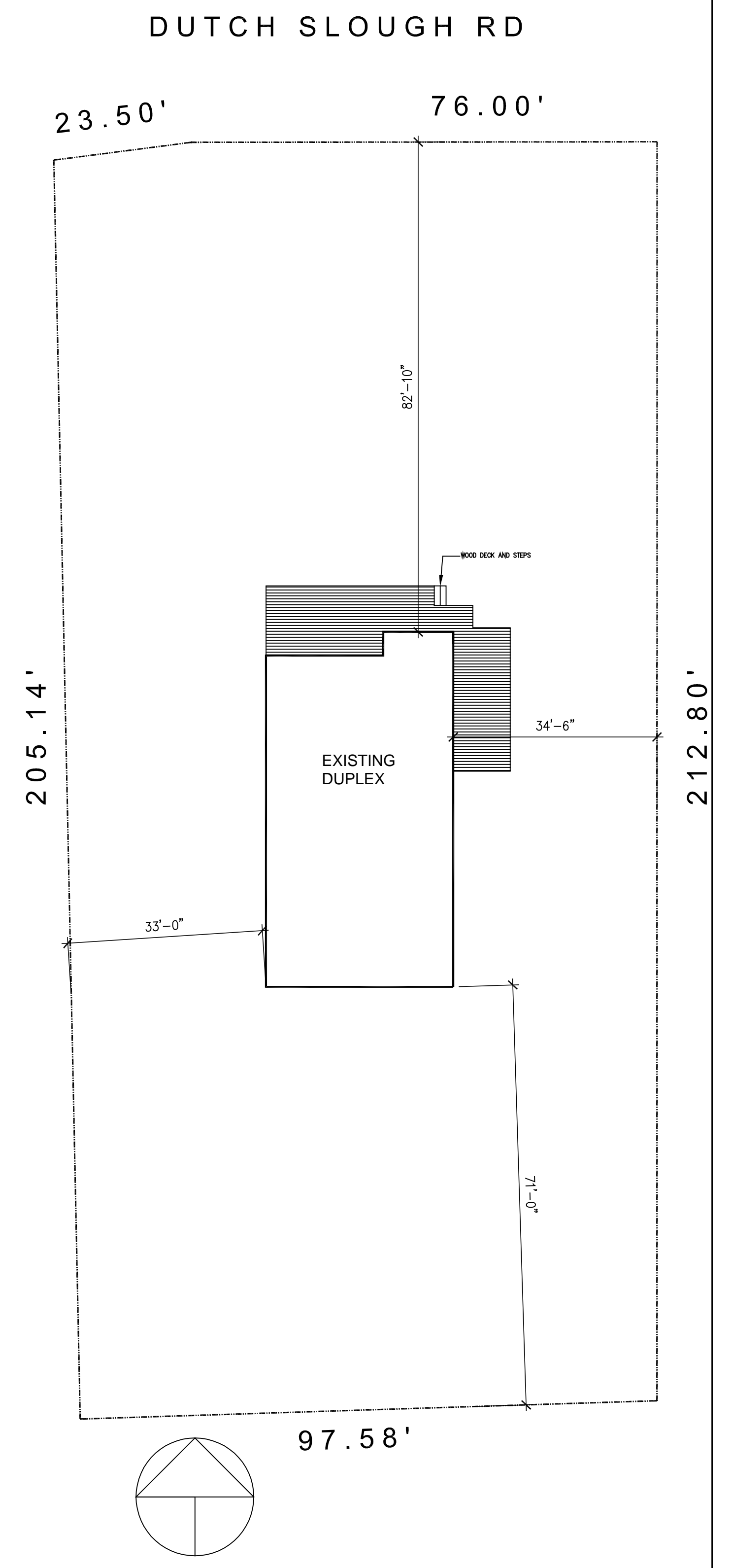
ROOF PLAN

SCALE:  
1/4" = 1'-0"



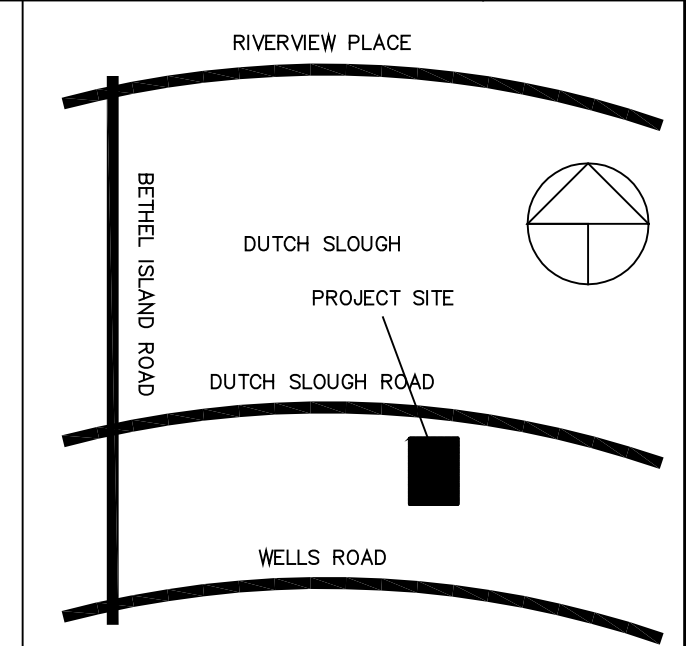
FLOOR PLAN

SCALE:  
1/4" = 1'-0"



SITE PLAN

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

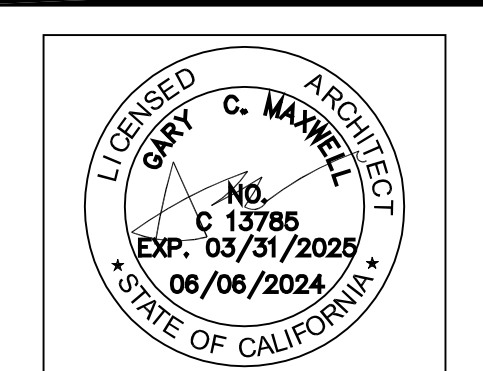


VICINITY MAP

**M/a**  
 maxwell &  
 associates  
 architecture & planning

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 949 532 6018 tel / 714 276-9593 fax  
 gary@maxarc.com  
 registrations: c13785

**Harbor Master Residence**  
 Hennis Marina  
 3205 Wells Road  
 Oakley, CA 94561

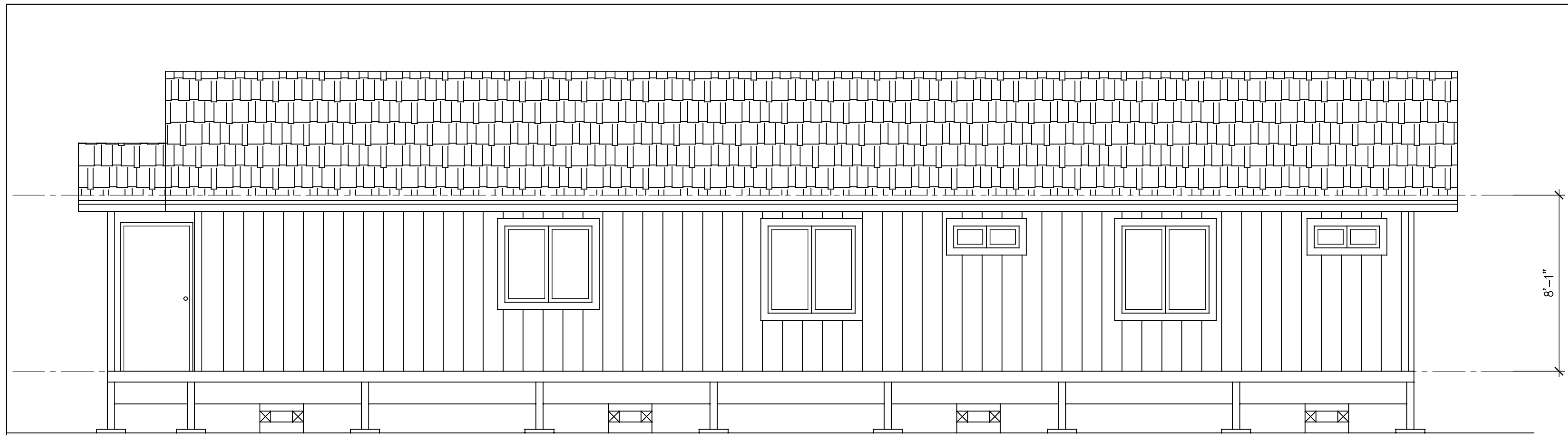


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REVISIONS

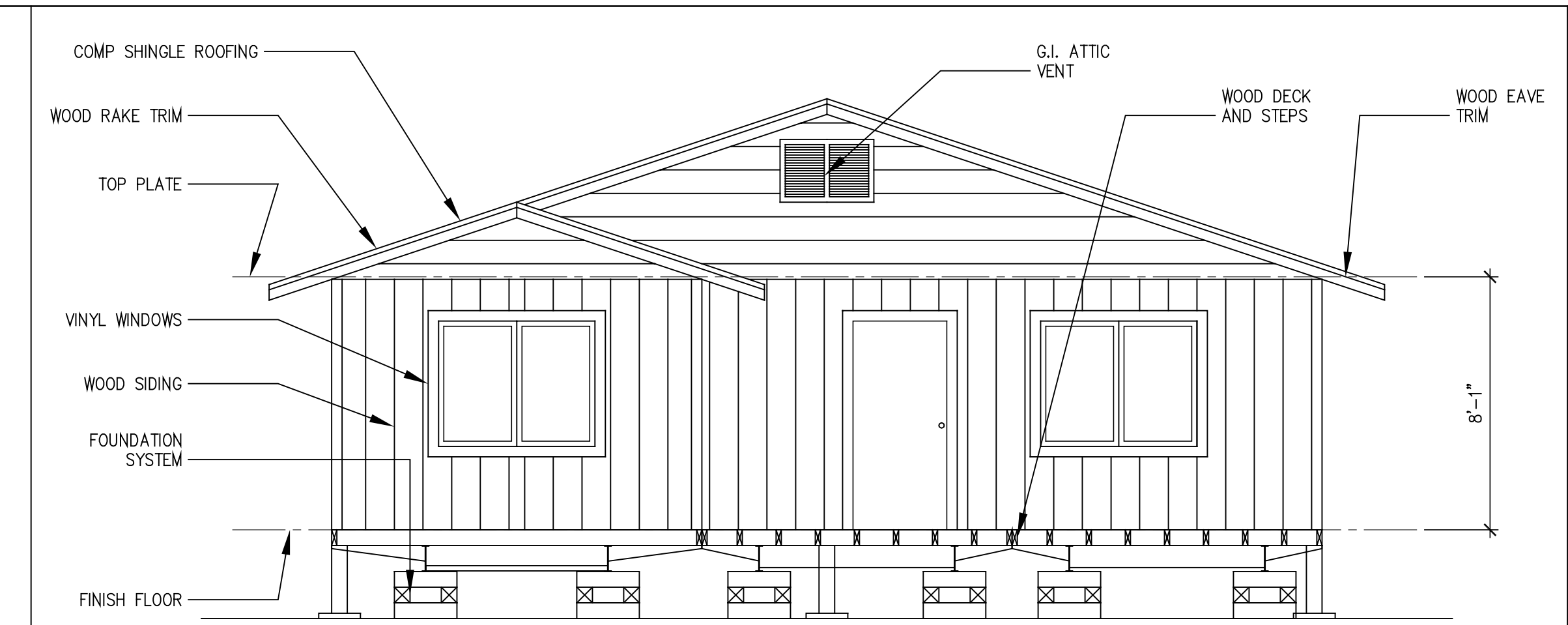
**A-1**





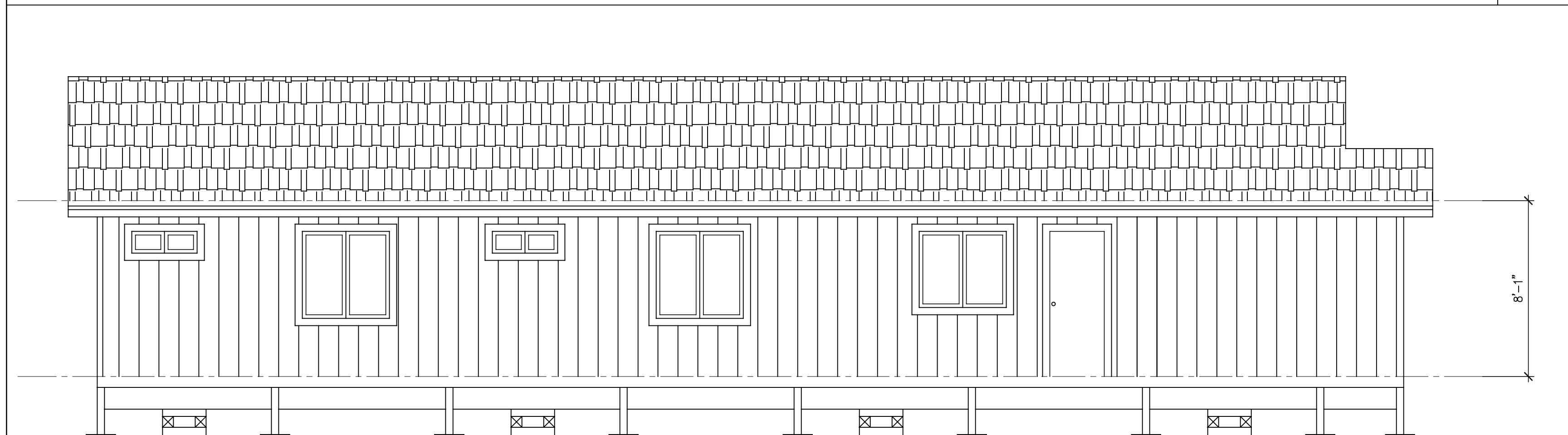
EAST ELEVATION

SCALE:  
1/4" = 1'-0"



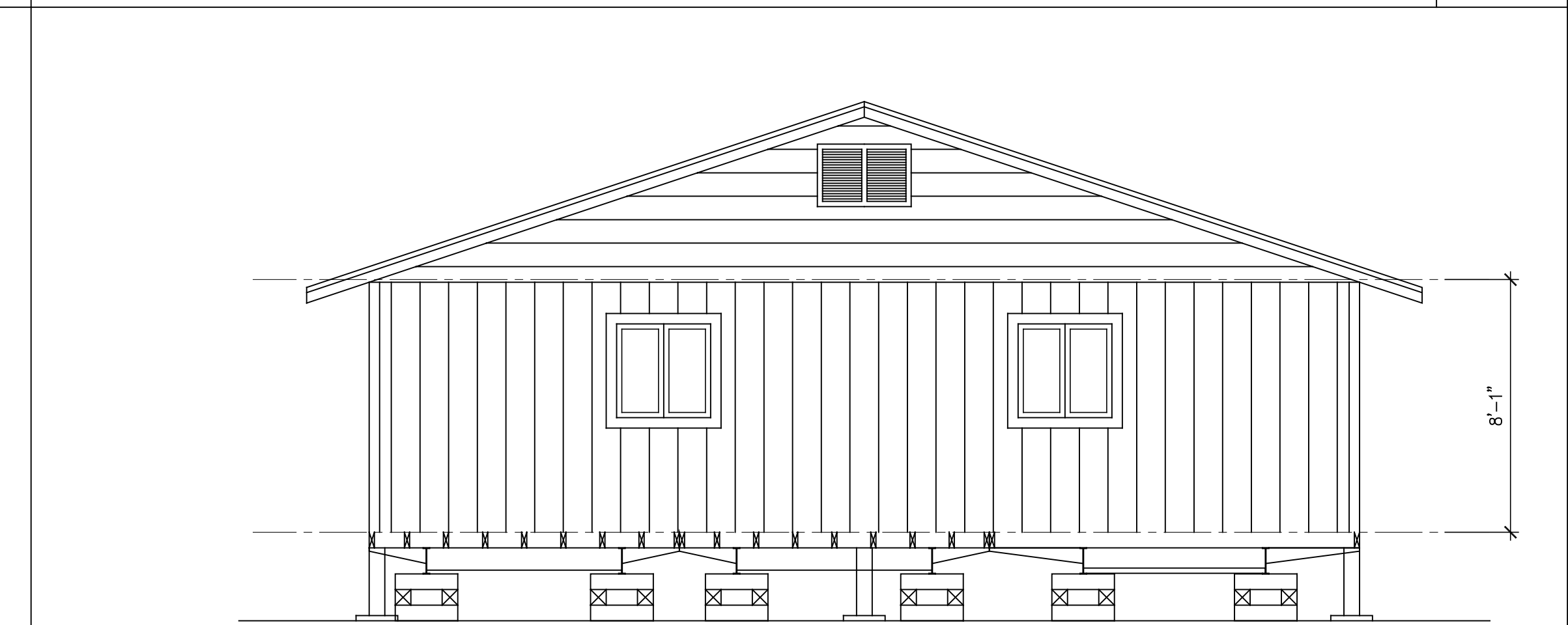
NORTH ELEVATION

SCALE:  
1/4" = 1'-0"



WEST ELEVATION

SCALE:  
1/4" = 1'-0"



SOUTH ELEVATION

SCALE:  
1/4" = 1'-0"

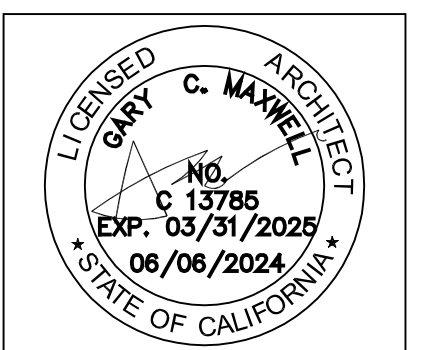
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