CONTRA COSTA COUNTY DEPARTMENT OF CONSERVATION AND DEVELOPMENT

COMMUNITY DEVELOPMENT DIVISION

30 Muir Road

Martinez, CA 94553-4601 Phone: 925-655-2700 Fax: 925-655-2758



AGENCY COMMENT REQUEST

V	Ve request your comments req	arding the attached appli	cation c	urrentlv เ	ınder revie	Dato	1///25
	DISTRIBUTION INTERNAL			Please submit your comments to: Project Planner Chloe Partain			
	✓ Building Inspection	Grading Inspection	Projec	ot Planne	9:	25-655-2857	
		Housing Programs	Phone # 925-655-2857 E-mail chloe.partain@dcd.cccounty.us				COUNTY US
	Trans. Planning		County File #CDDP24-03058			<u> </u>	
	ALUC Staff		Prior to Feb. 5, 2025				
	County Geologist						
	HEALTH SERVICES DEPARTMENT		****				
	✔ Environmental Health Hazardous Materials PUBLIC WORKS DEPARTMENT			ave found applicat		wing special p	orograms apply
	Engineering Services					Active Fault	, ,
	Traffic		✓ Liquefaction Flood Hazard A		d Area		
	Flood Control (Full-size)		60-dBA Noise Control				
	LOCAL		CA EPA Hazardous Waste Site				
	✔ Fire District Contra Costa			High or V	ery High		
Island	San Ramon Valley – (email) rwendel@srvfire.ca.gov Consolidated – (email) fire@cccfpd.org		* * * * * AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the				
	Sanitary DistrictIronhorse		Applic	ant and	Owner.		
	✓ Water District CCC GSA		Comm	nents:	None	Below	Attached
	✓ City of Oakley						
	School District(s)						
	LAFCO						
	X Reclamation District #	799					
	East Bay Regional Park District						
	Diablo/Discovery Bay/Crockett CSD						
	✓ MAC/TAC Bethel Island						
	Improvement/Community Association						
	✔ CC Mosquito & Vector Control Dist (email)						
	OTHERS/NON-LOCAL						
	CHRIS (email only: nwic@sonoma.edu)		Drint N	Nama			
	✔ CA Fish and Wildlife, Region 3 – Bay Delta		FIIII	varrie			
	Native American Tribes		Signa	ture		DA	TE
	ADDITIONAL RECIPIENTS				ш		
	Ryan Hernandez		Agend	by phone	#		



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.

racility) to construct a 2-unit building as the harbornaster 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

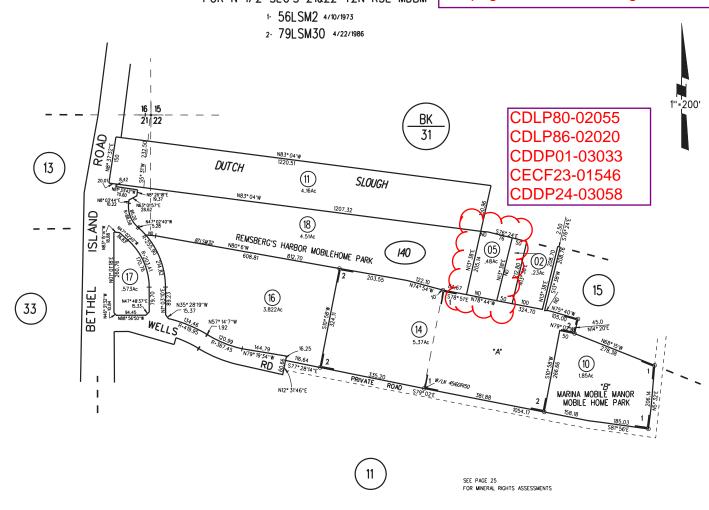
Sanitary District: IRONHOUSE SANITARY Housing Inventory Site: NO

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
		Total:	3087.00	3087.00

POR N 1/2 SEC'S 21&22 T2N R3E MDBM

see page 25 for Mineral Rights Assessments



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.



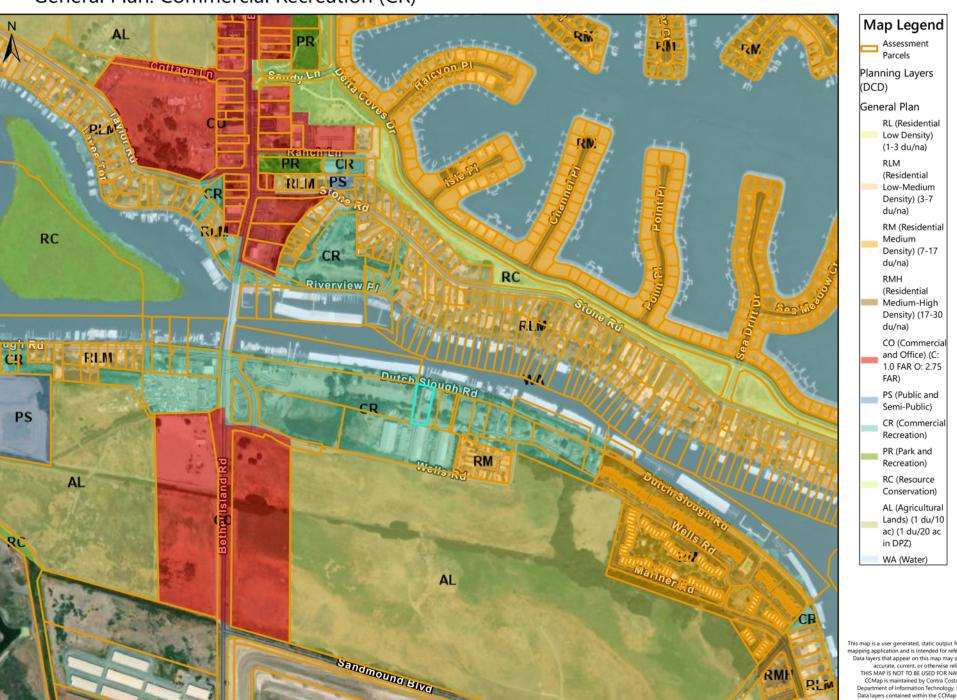


ASSESSOR'S MAP & BOOK 32 PAGE 14
CONTRA COSTA COUNTY, CALIF.

General Plan: Commercial Recreation (CR)

0.16 mi

0.04 0.08



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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 inquires to the appropriate department.

Spatial Reference

RL

PCS: WGS 1984 Web Mercator Auxiliary Sphere

Zoning: Retail Business, Cannabis Exclusion Combining (R-B, -CE) Map Legend Assessment Parcels (CONTROP LA) Planning Layers (DCD) P-1, -FH Zoning ZONE_OVER M-12 (Multiple Family Residential) F-1 (Water Recreational) F-1 -FH (Flood -3, -SG Hazard Combining A-2 (General Agriculture) A-2 -FH (Flood Hazard Combining District) F-1 A-3, -SG (Solar Energy Generation Combining District) R-B -CE (Cannabis Exclusion Combining District) (Cannabis Exclusion and C -CE -FH (Cannabis Exclusion and Flood Hazardt) 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 P-1 Sanamound Blva This map is a user generated, static output from an internel mapping application and is intended for reference use only Data layers that appear on this map may or may not be 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 inquires to the appropriate department.

Sandinound BIN PCS: WGS 1984 Web Mercator Auxiliary Sphere

Spatial Reference

0.04 0.08

Aerial Map



Map Legend

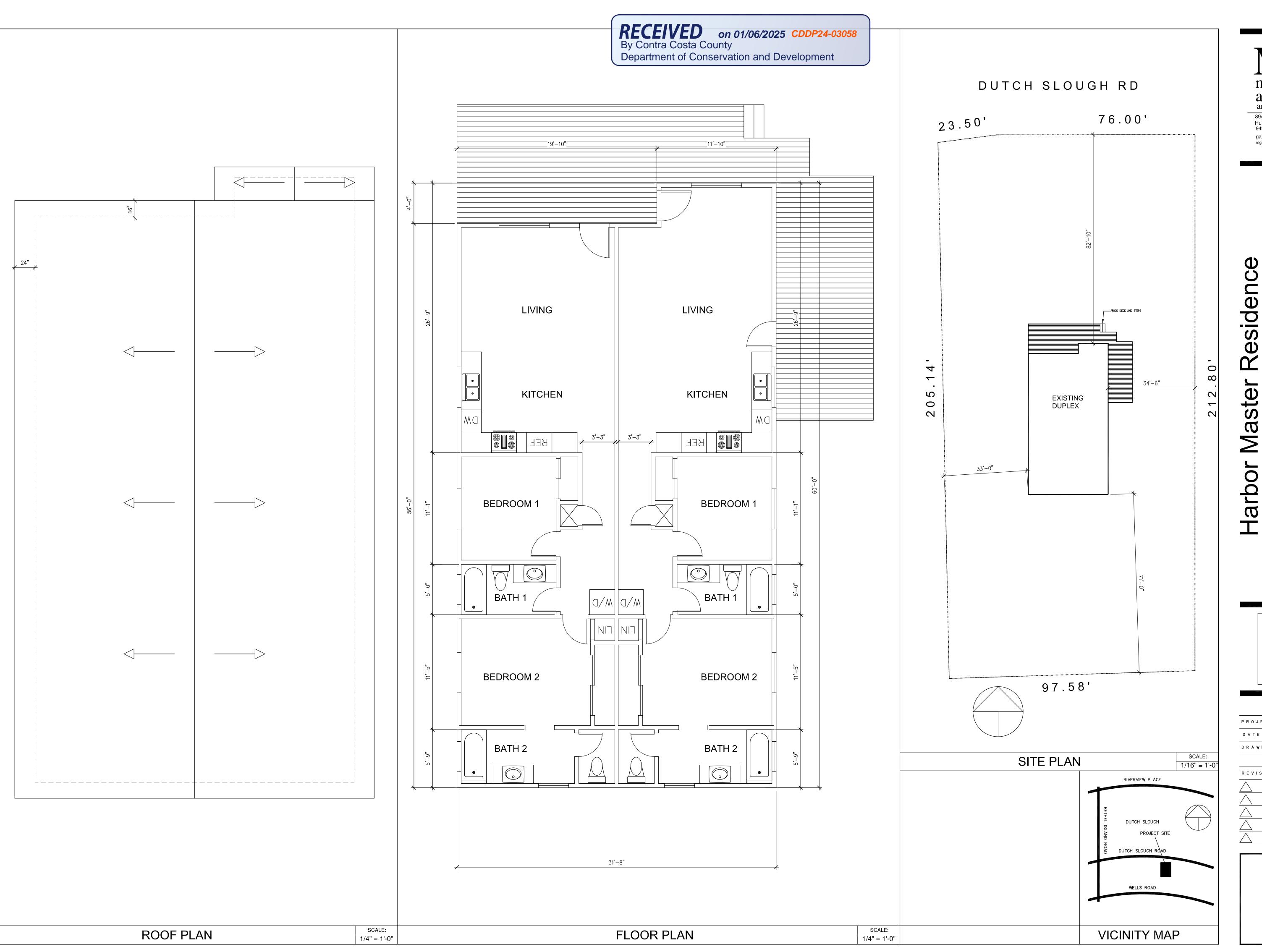
Assessment
Parcels

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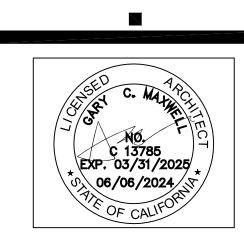
Spatial Reference PCS: WGS 1984 Web Mercator Auxiliary Sphere Datum: WGS 1984



MAZWELL & maxwell & associates architecture & planning

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Huntington Beach, CA 92646
949 632 6018 tel / 714 276-9593 fax
gary@maxarc.com
registrations: c13785

Hennis Marina 3205 Wells Road



PROJECT NO 24062

DATE OG/OG/2024

DRAWN BY

REVISIONS

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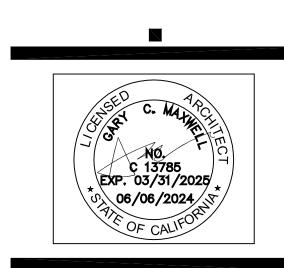
A-1





Hennis Marina Hennis Marina

3205 Wells Road Oakley, CA 94561



•	1				
PROJECT NO	24062				
DATE	06/06/2024				
DRAWN BY					
REVISIONS					
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A-2