



AGENCY COMMENT REQUEST

Date 1/7/25

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

DISTRIBUTION

INTERNAL

☒ Building Inspection 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
San Ramon Valley – (email) rwendel@srvfire.ca.gov
☒ Consolidated – (email) fire@cccfdpd.org

☒ Sanitary District Ironhorse
☒ Water District CCC GSA
☒ 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)
☒ CA Fish and Wildlife, Region 3 – Bay Delta
Native American Tribes

ADDITIONAL RECIPIENTS
Ryan Hernandez

Please submit your comments to:

Project Planner Chloe Partain
Phone # 925-655-2857
E-mail chloe.partain@dcd.cccounty.us
County File # CDDP24-03058

Prior to Feb. 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: 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:

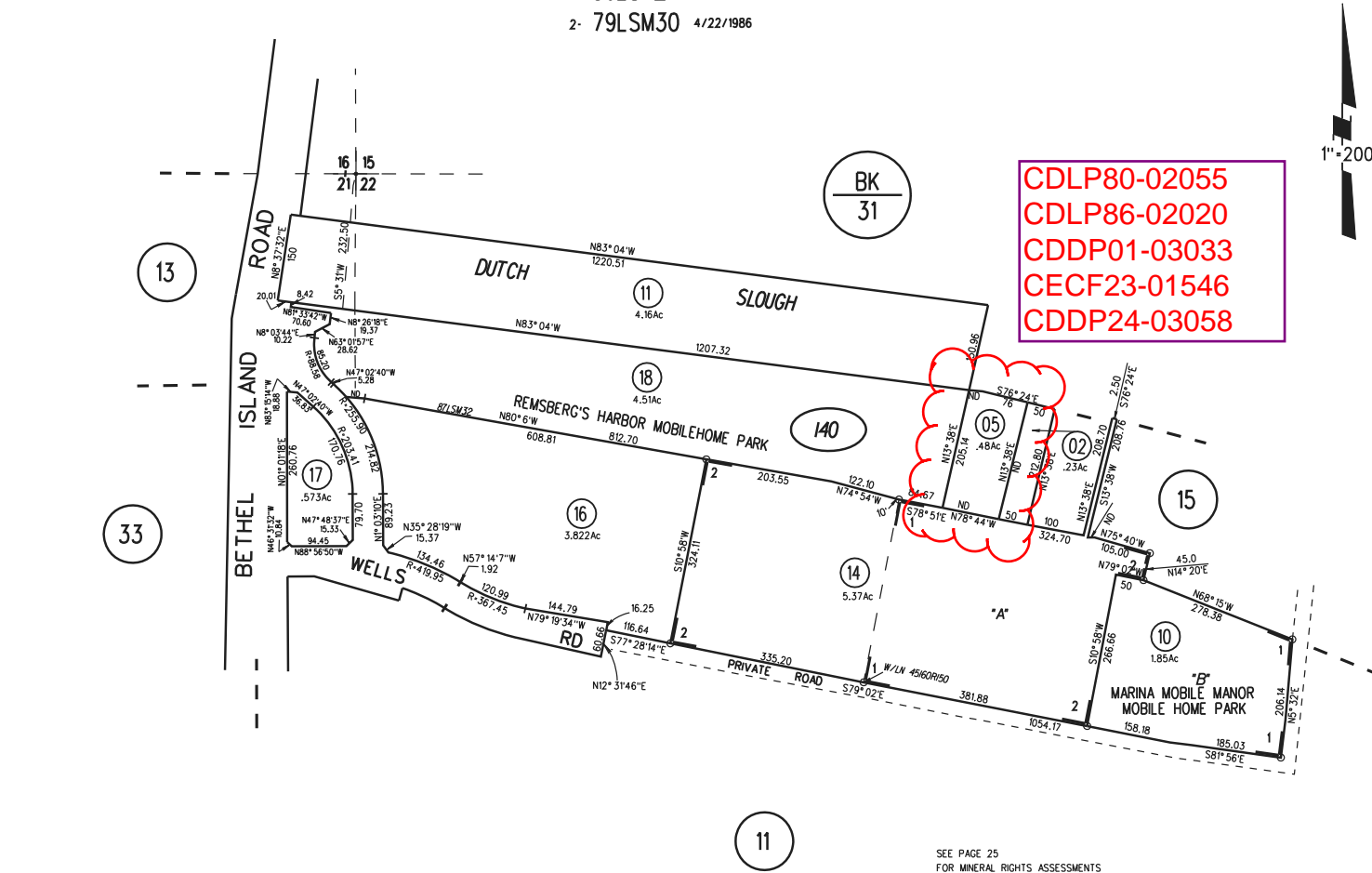
Fee Item	Description	Account Code	Total Fee	Paid
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
DPS0016	Dev Plan Review - DCD	002606-9660-REV-000-5B0016	3000.00	3000.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
Total:			3087.00	3087.00

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

see page 25 for Mineral Rights Assessments

G-27

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

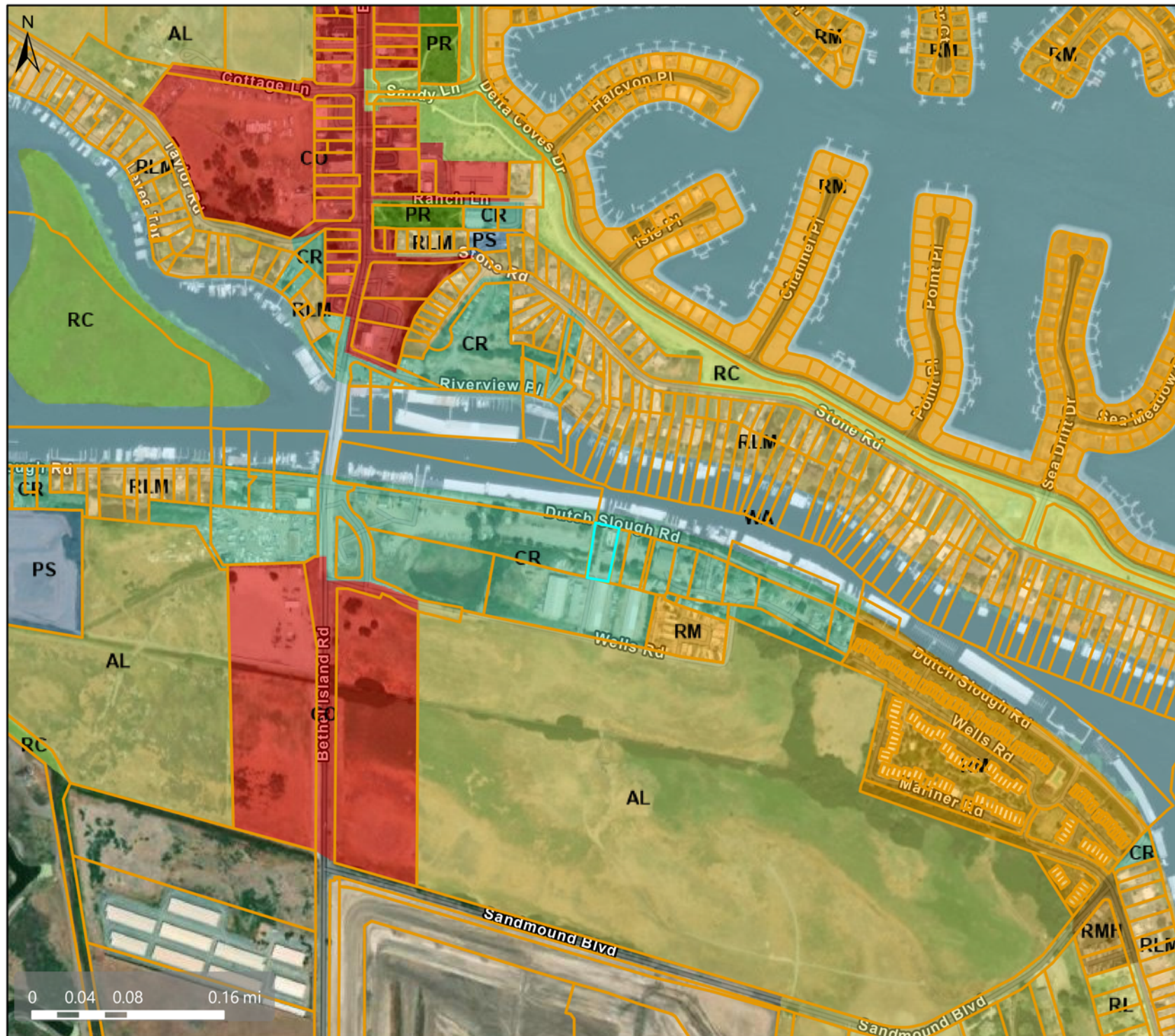


NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

SEE PAGE 25
FOR MINERAL RIGHTS ASSESSMENTS

140 18
5/20/09

General Plan: Commercial Recreation (CR)



Map Legend

Assessment
Parcels

Planning Layers
(DCD)

General Plan

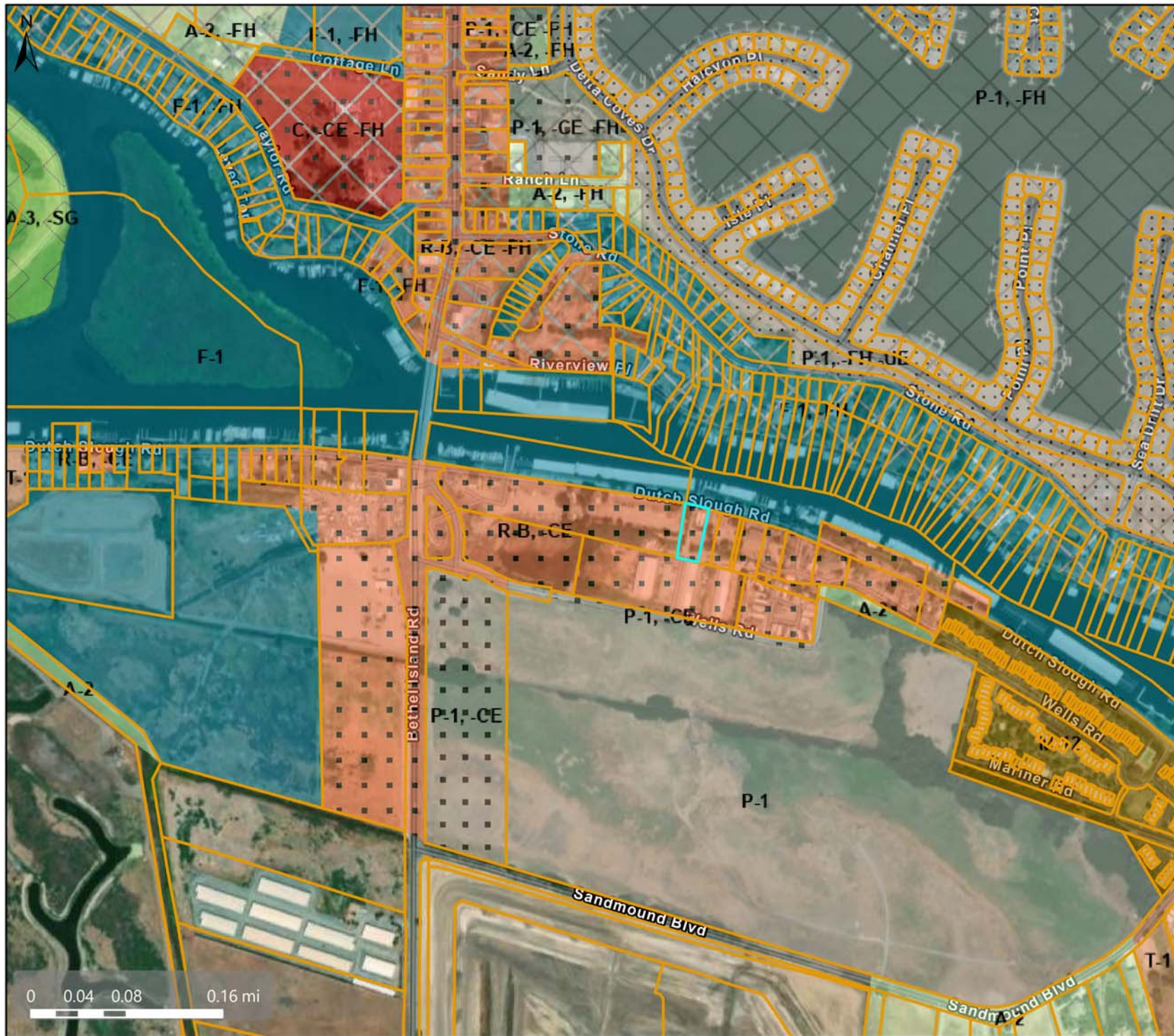
- RL (Residential Low Density) (1-3 du/na)
- RLM (Residential Low-Medium Density) (3-7 du/na)
- RM (Residential Medium Density) (7-17 du/na)
- RMH (Residential Medium-High Density) (17-30 du/na)
- CO (Commercial and Office) (C: 1.0 FAR O: 2.75 FAR)
- PS (Public and Semi-Public)
- CR (Commercial Recreation)
- PR (Park and Recreation)
- RC (Resource Conservation)
- AL (Agricultural Lands) (1 du/10 ac) (1 du/20 ac in DPZ)
- WA (Water)

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: 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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Spatial Reference

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

Aerial Map



Map Legend

- Assessment
- Parcels

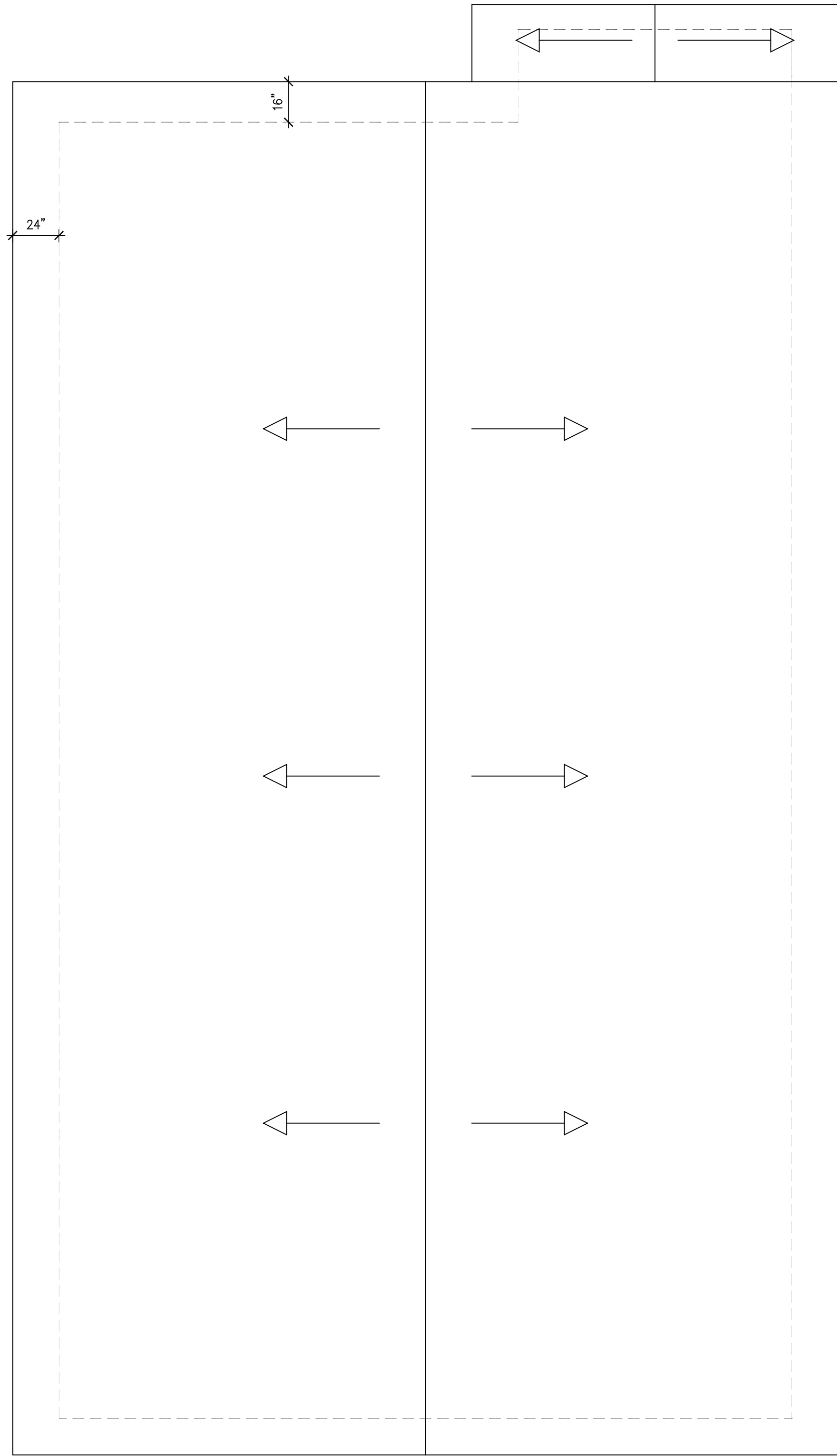
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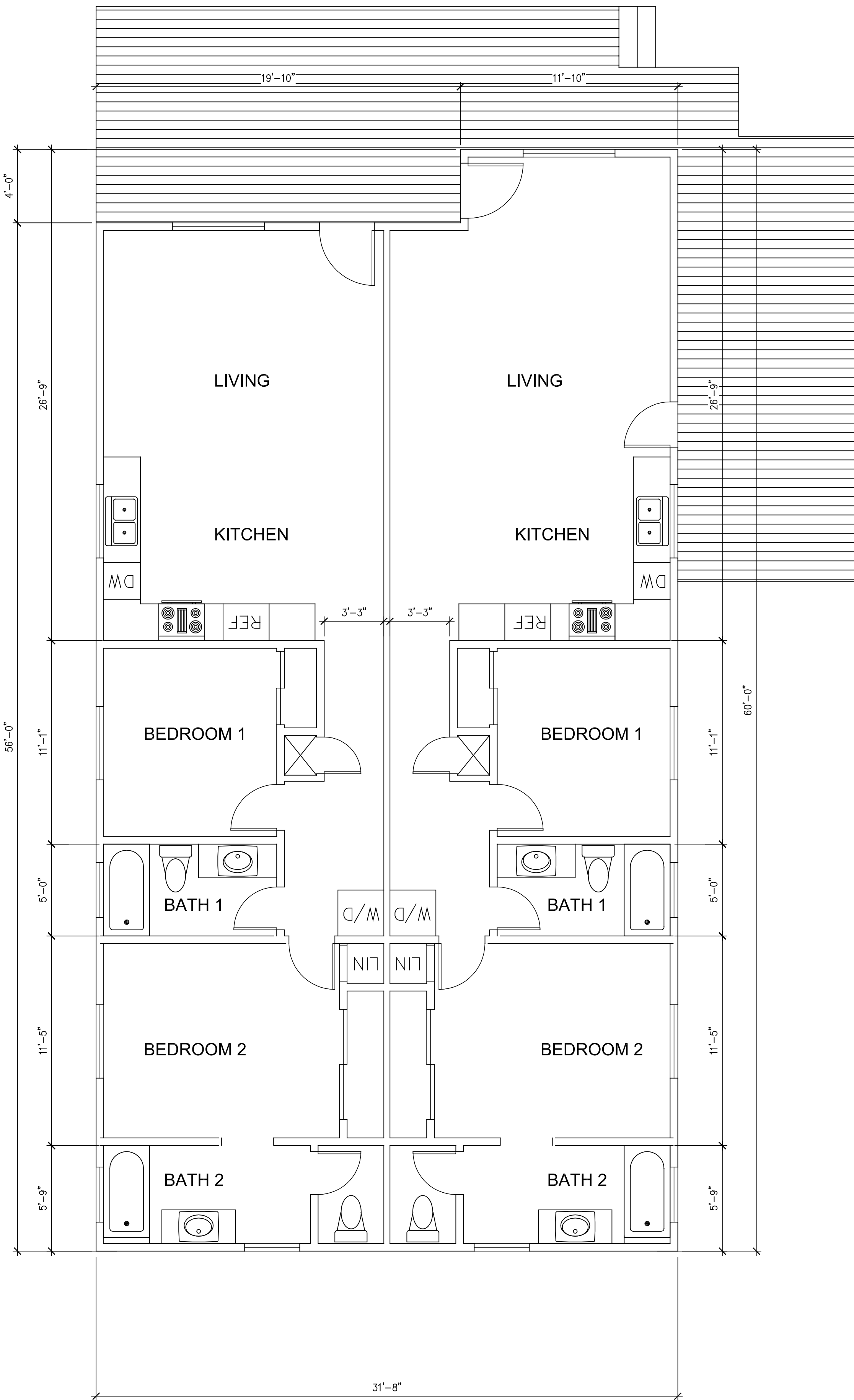
Spatial Reference
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Datum: WGS 1984

RECEIVED on 01/06/2025 CDDP24-03058
By Contra Costa County
Department of Conservation and Development



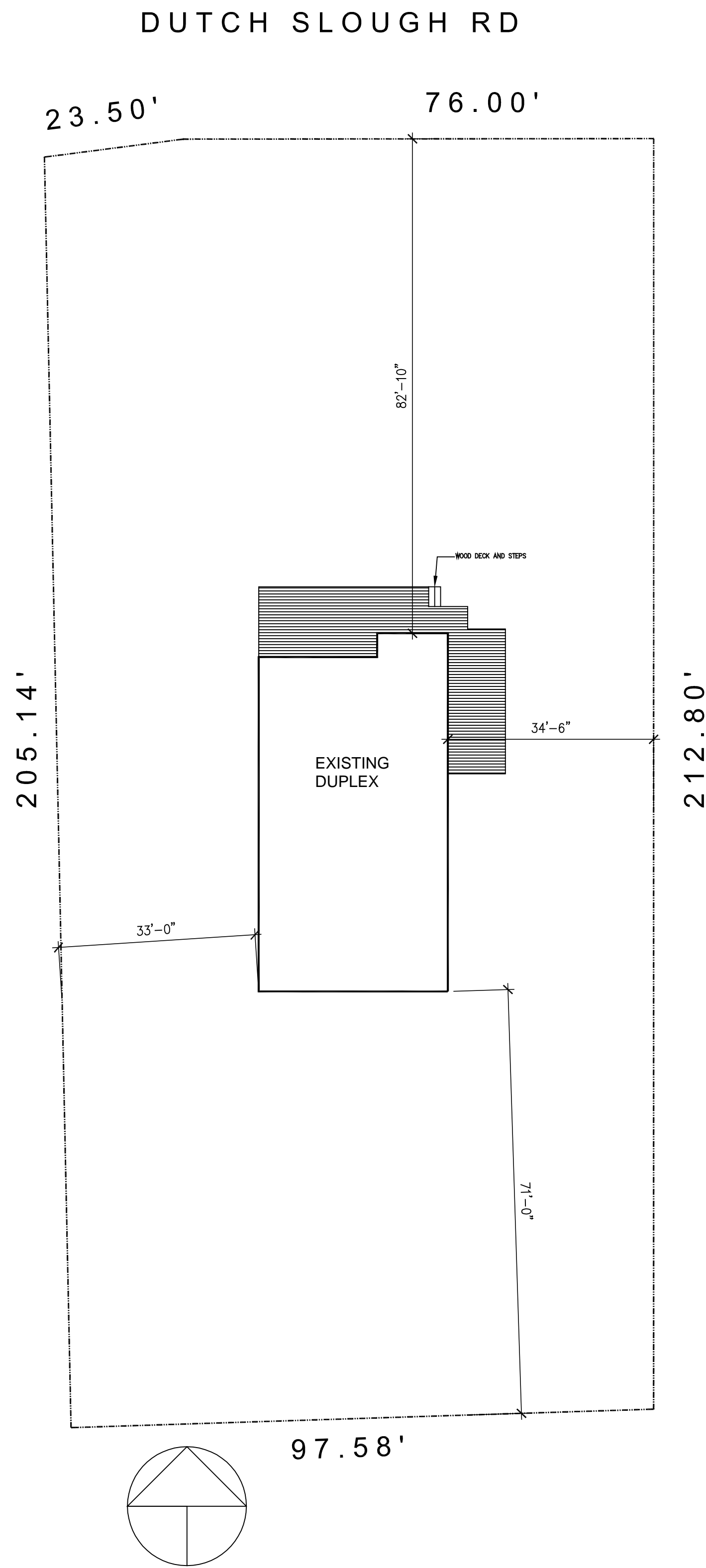
ROOF PLAN

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



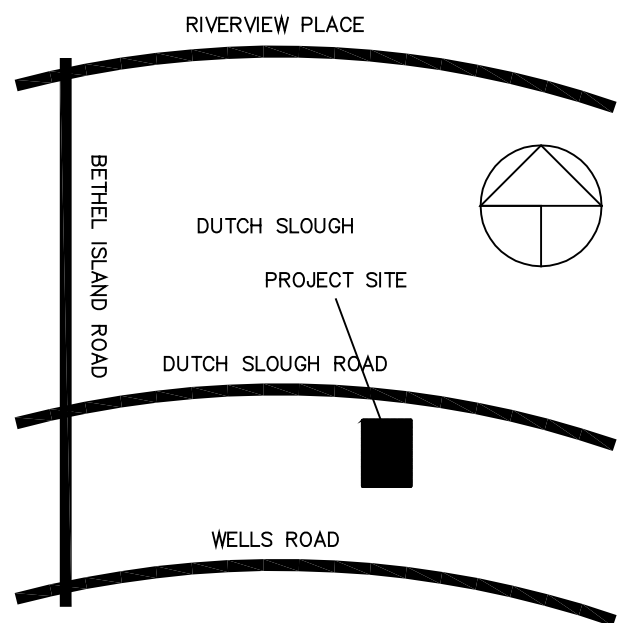
FLOOR PLAN

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



SITE PLAN

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

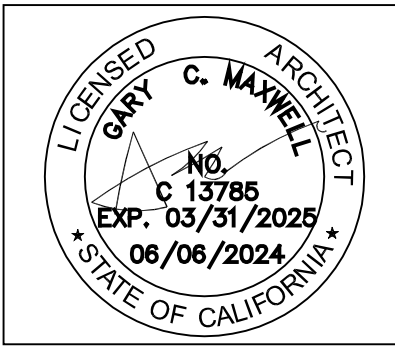


VICINITY MAP

M/a
maxwell &
associates
architecture & planning

8941 Atlanta Ave, Suite 365
Huntington Beach, CA 92646
949 632 6018 tel / 714 276-9993 fax
gary@maxarc.com
registrations: c13785

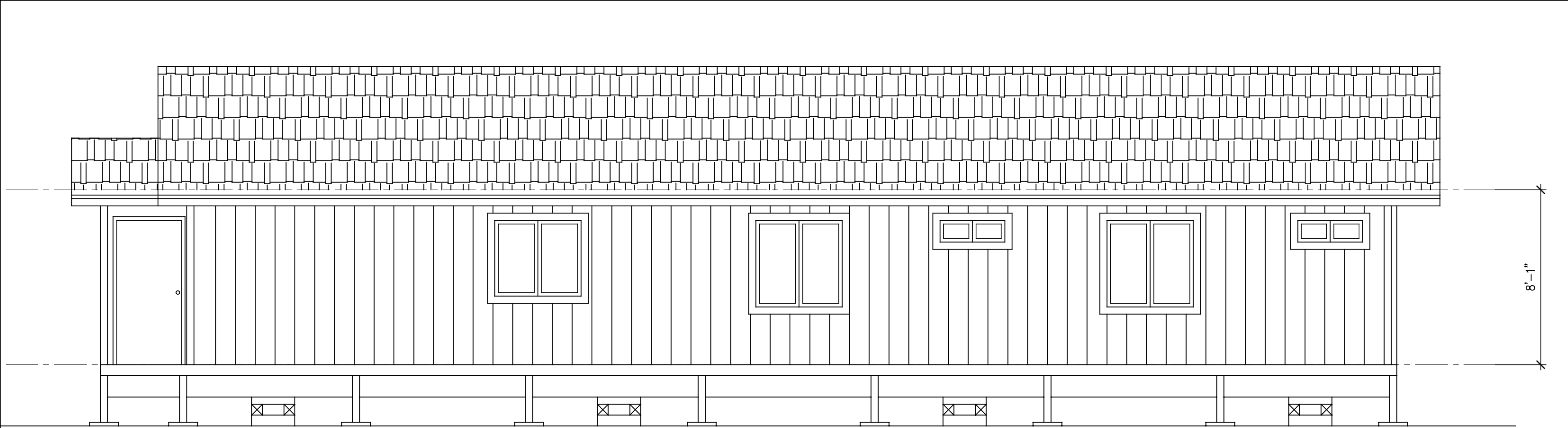
Harbor Master Residence
Hennis Marina
3205 Wells Road
Oakley, CA 94561



PROJECT NO	24062
DATE	06/06/2024
DRAWN BY	

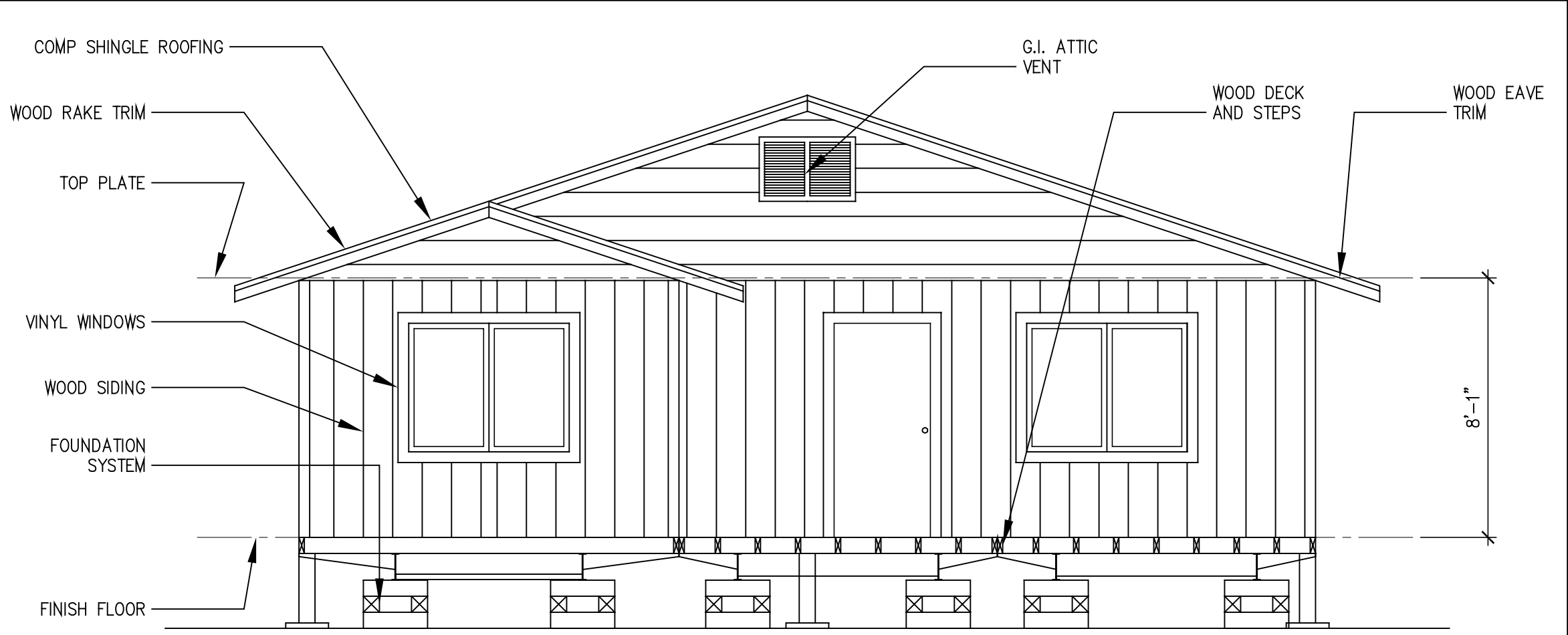
REVISIONS	
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△	
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△	

A-1



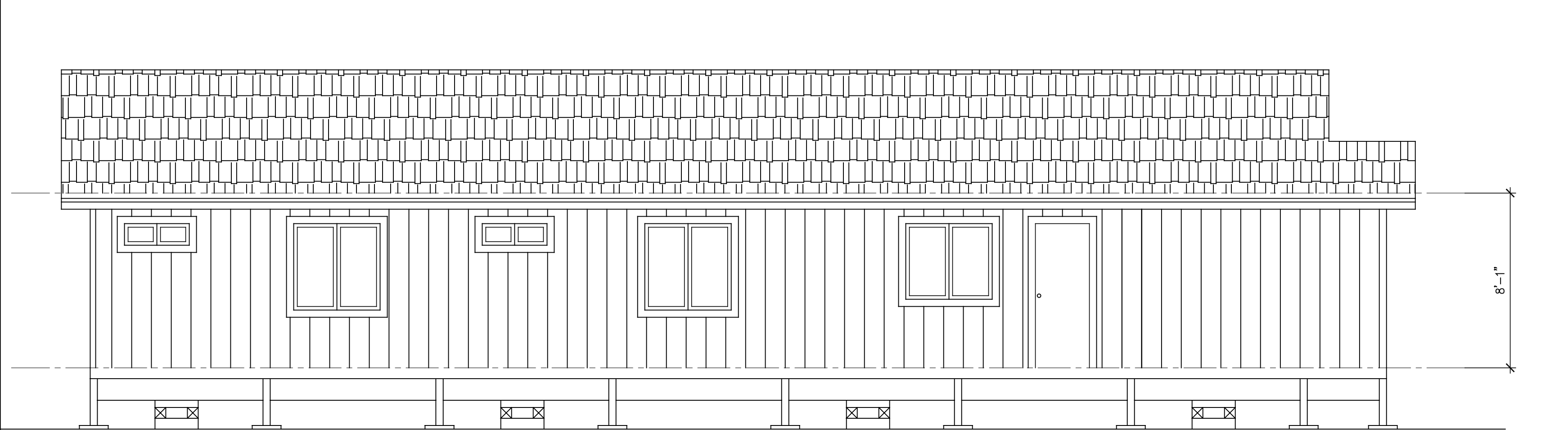
EAST ELEVATION

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



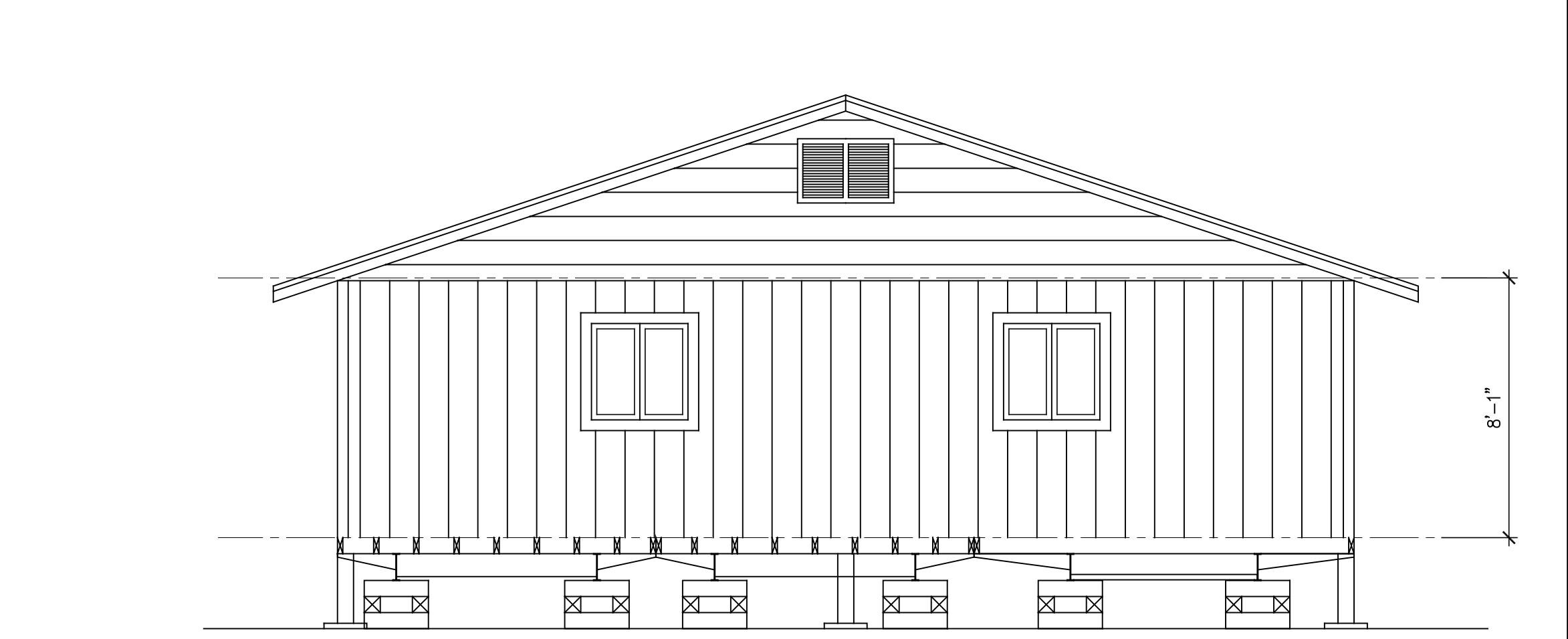
NORTH ELEVATION

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



WEST ELEVATION

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

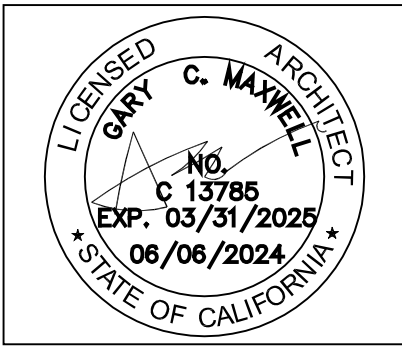


SOUTH ELEVATION

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

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