



Planning Application Summary

County File Number: CDLP24-02022

File Date: 9/23/2024

Applicant:

Kilye Chaekal
5390 Aspen Rd
Oakley, CA 94561

chaekal@sbcglobal.net
(925) 642-4867

Property Owner:

KILYE CHAEKAL
5390 ASPEN RD
OAKLEY, CA 945615001

kernstp@gmail.com
(209) 324-6476

Project Description:

The applicant requests a land use permit to allow for Aspen Resorts RV Park which will allow 21 RV parking spaces, a community bathroom structure and a free-standing sign.

Project Location: (Address: 5390 ASPEN RD, OAKLEY, CA 945615001), (APN: 032280040)

Additional APNs:

General Plan Designation(s): AL, OIBA

Zoning District(s): A-2

Flood Hazard Areas: AE

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC: Bethel Island

Sphere of Influence: Oakley

Fire District: CONSOLIDATED FIRE Former ECC

Sanitary District: IRONHOUSE SANITARY

Housing Inventory Site:

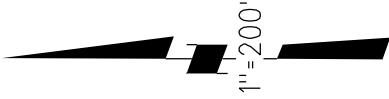
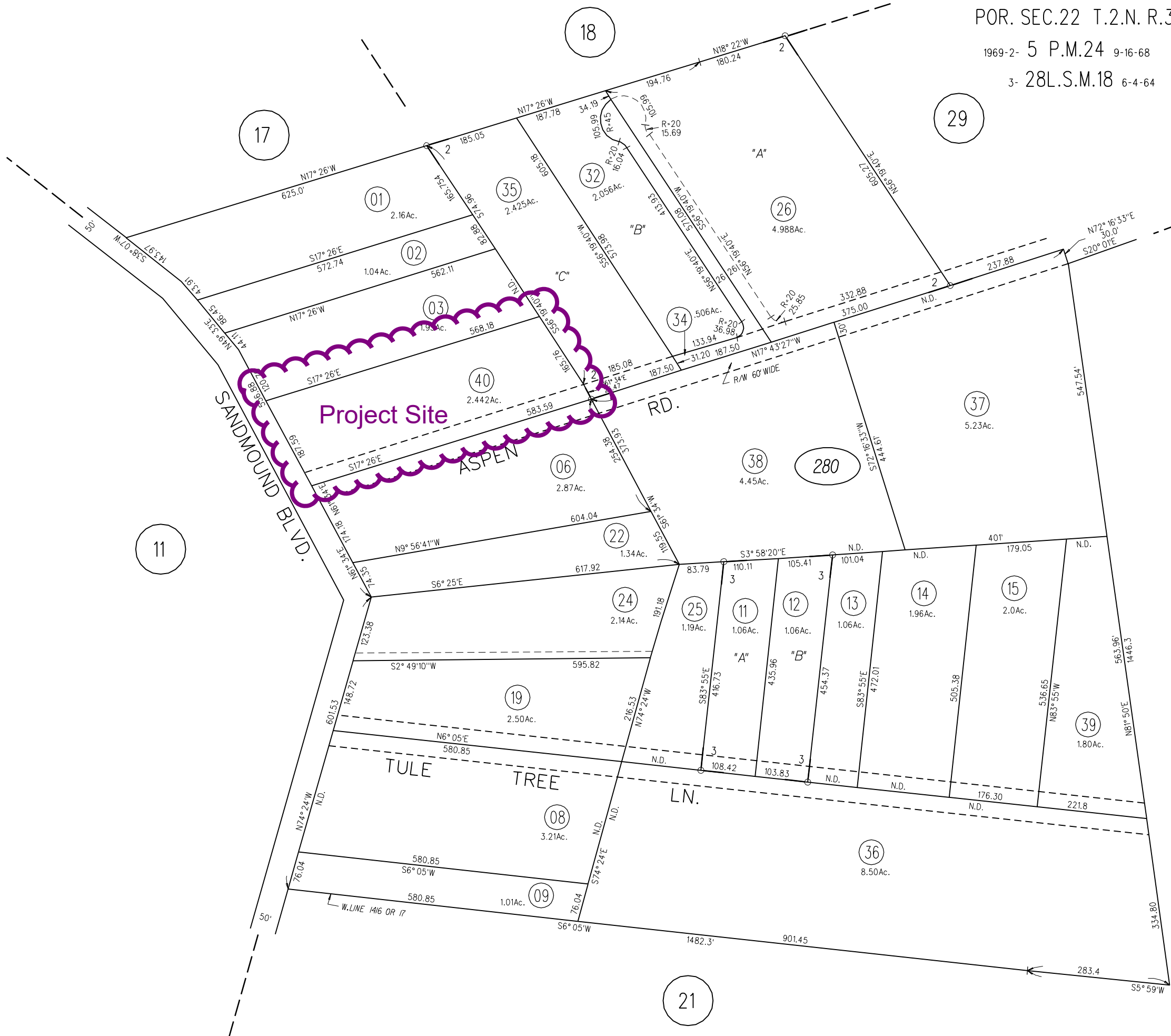
Fees:

Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee (\$75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
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:			7662.00	7662.00

POR. SEC.22 T.2.N. R.3.E. M.D.B.M.

1969-2- 5 P.M.24 9-16-68

3- 28L.S.M.18 6-4-64






280

ASSESSOR'S MAP
BOOK 32 PAGE 28

3-12-64 CONTRA COSTA COUNTY,CALIF.



Map Legend

-  Assessment Parcels
- Planning Layers (DCD)**
-  Unincorporated
-  Board of Supervisors' Districts



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



Map Legend

-  Assessment Parcels
- Planning Layers (DCD)**
- General Plan**
- SH (Single Family Residential - High) 5.0 - 7.2 Units per Net Acre
- MO (Mobile Home) 1.0 - 12.0 Units per Net Acre
- AL, OIBA (Agricultural Lands & Off Island Bonus Area) 5 Acre Minimum Parcel Size + Bonus Provisions
- Unincorporated Board of Supervisors' Districts



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



Map Legend

- Assessment Parcels
- Planning Layers (DCD)**
- Zoning**
- ZONE_OVER**
- F-1 (Water Recreational)
- A-2 (General Agriculture)
- P-1 (Planned Unit)
- T-1 (Mobile Home/Manufactured Home Park)
- Unincorporated
- Board of Supervisors' Districts



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RECEIVED on 9/23/2024 CDLP24-02022
 By Contra Costa County
 Department of Conservation and Development

Choice
 Plans & Permits



Client:
 Kilye Chaekal

Project:
 Recreational Park

Project Address:
 5390 Aspen Road, Oakley

Sheet Title:
 Title Page

Revisions		
No.	Descrptn	Date

Drawn By:
Conrad Frenne

Date:
 21Jun24

Scale:
 N/A

Page
T

SCOPE OF WORK

- NEW RV PARK WITH BATHROOM BUILDING; 21 TOTAL RV SPACES

APPLICABLE CODES

CONTRA COSTA COUNTY CODE
 2022 CALIFORNIA BUILDING CODES
 CALIFORNIA TITLE 25 REGULATIONS

PROJECT DATA

OCCUPANCY TYPE: RV PARK
 TYPE OF CONSTRUCTION: V
 STORIES: SINGLE
 AREA OF WORK: REAR OF PROPERTY
 FIRE SPRINKLERS: NO
 RISK CATEGORY: II
 SEISMIC DESIGN CATEGORY: D
 ADDRESS: 5390 ASPEN ROAD
 CITY: OAKLEY
 APN: 032-280-040

SHEET INDEX

TITLE PAGE
 A1 SITE PLANS
 A2 SPACE LAYOUT
 A3 BATHROOM FLOOR PLAN
 A4 BATHROOM ELEVATIONS
 A5 PROPERTY SIGN

Client:
Kilye Chaekal

Project:
Recreational
Park

Project Address:
5390 Aspen
Road, Oakley

Sheet Title:
Site Plans

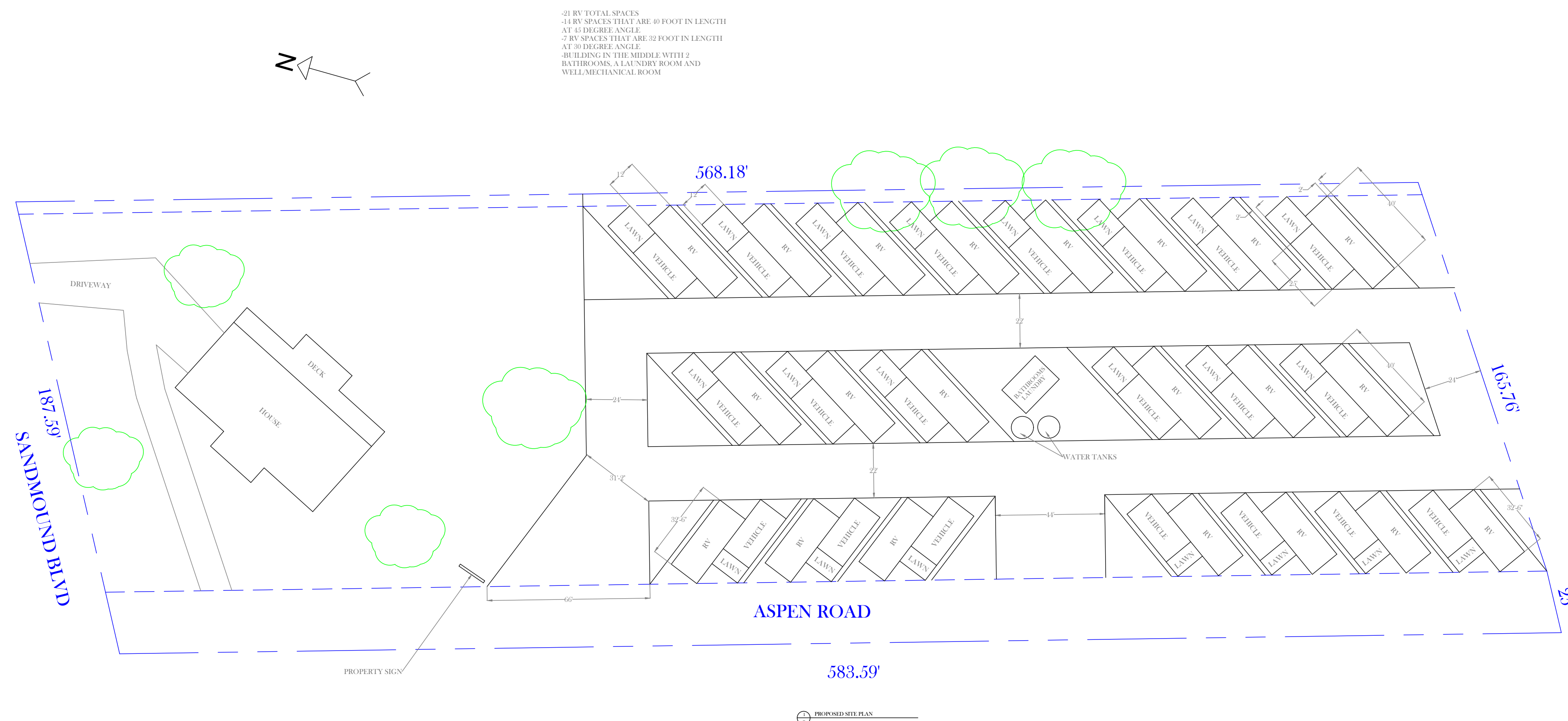
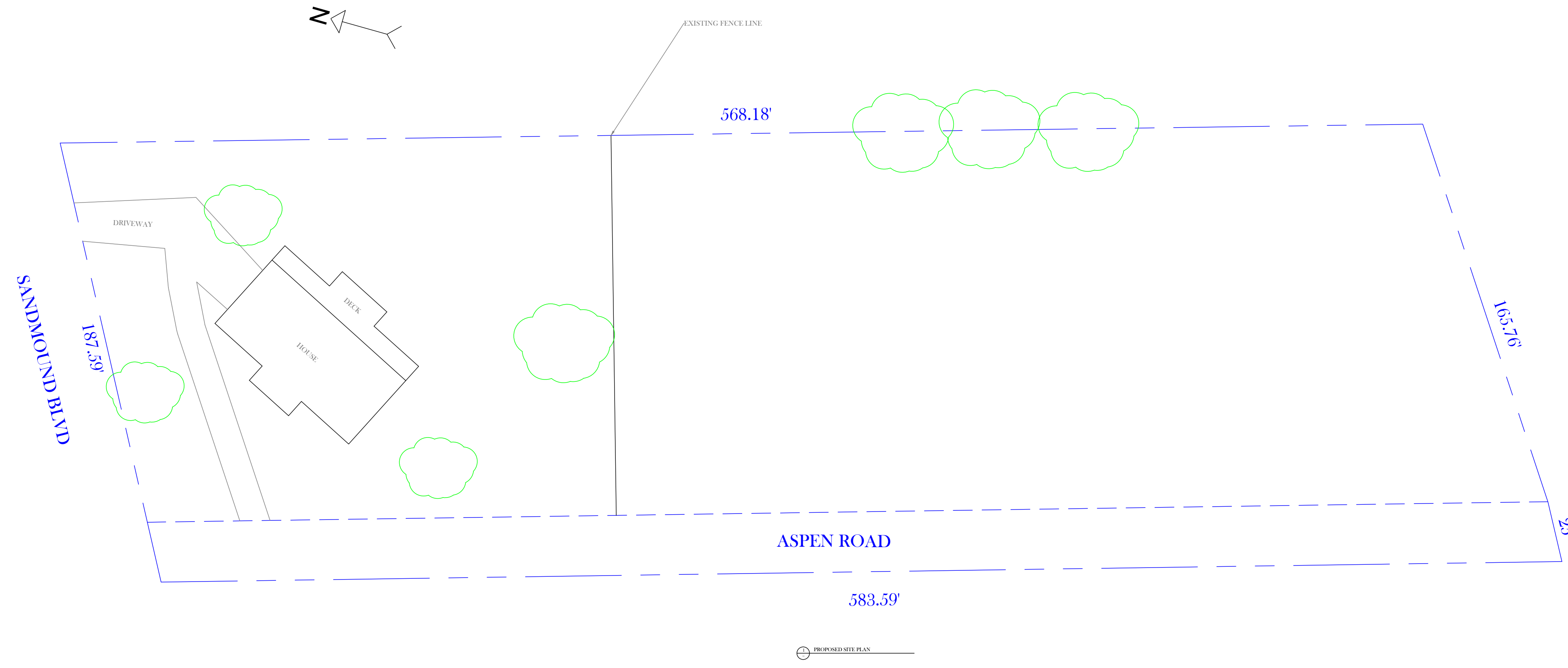
Revisions		
No.	Descrptn	Date

Drawn By:
Conrad Fromme

Date:
21 Jun 24

Scale:
1/32" = 1' 0"

Page
A1

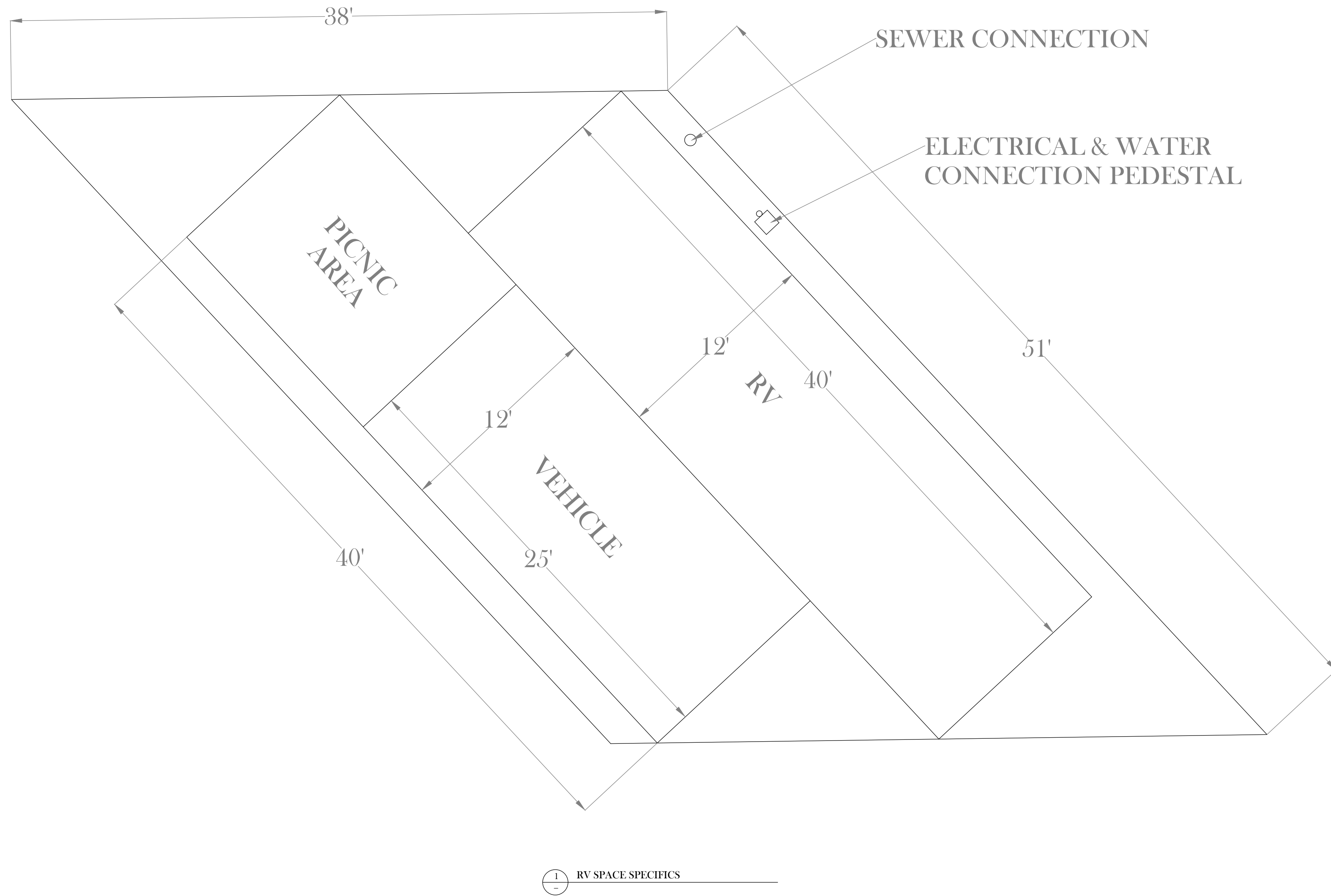


Client:
Kilye Chaekal

Project:
Recreational
Park

Project Address:
5390 Aspen
Road, Oakley

Sheet Title:
RV Space
Layout



① RV SPACE SPECIFICS

Revisions		
No.	Descrptn	Date

Drawn By:
Conrad Fromme

Date:
21Jun24

Scale:
1/4" = 1' 0"

Client:
Kilye Chaekal

Project:
Recreational
Park

Project Address:
5390 Aspen
Road, Oakley

Sheet Title:
Bathroom
Building Floor
Plan

Revisions		
No.	Descrptn	Date

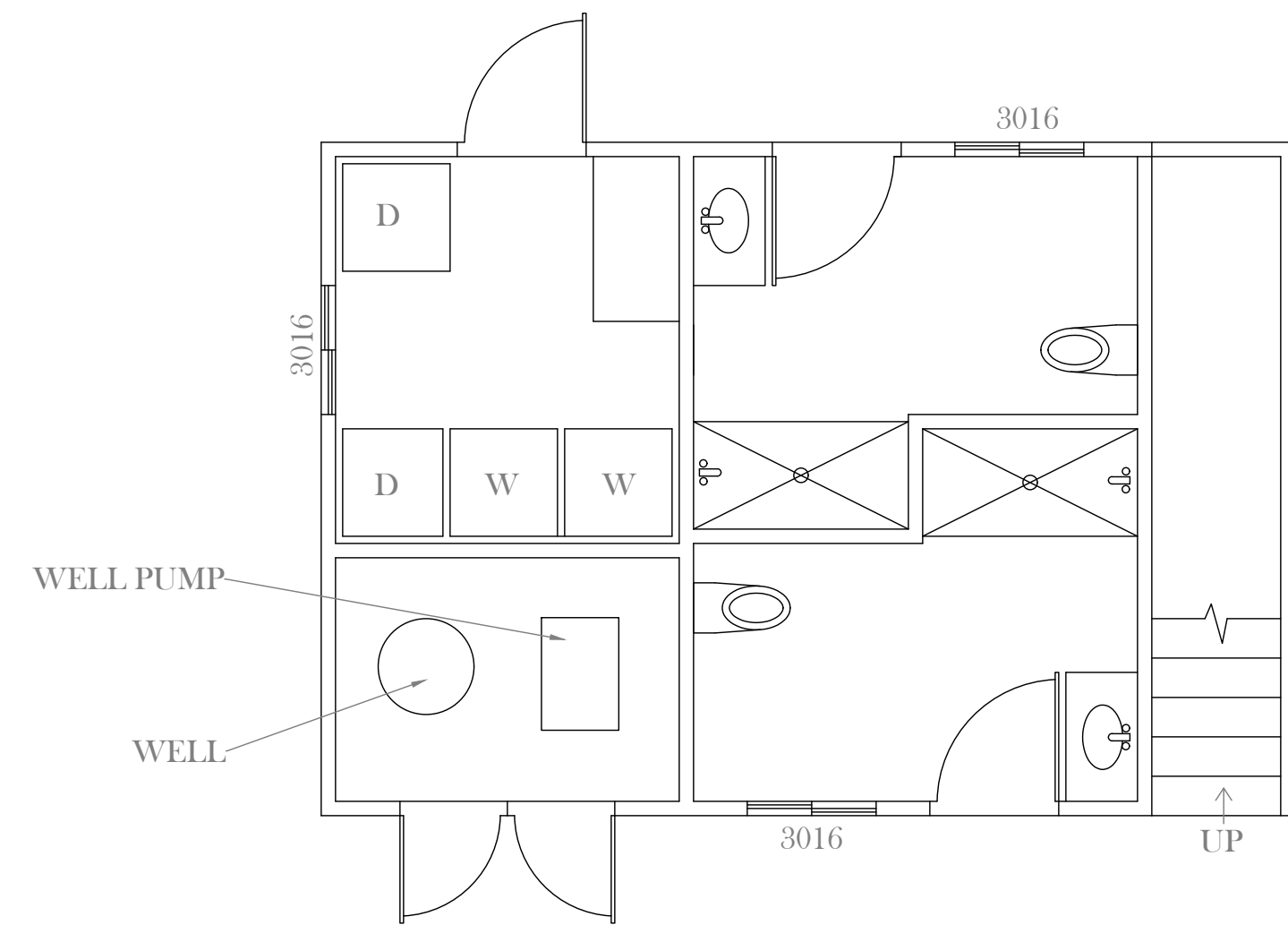
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Conrad Fremme

Date:
21Jun24

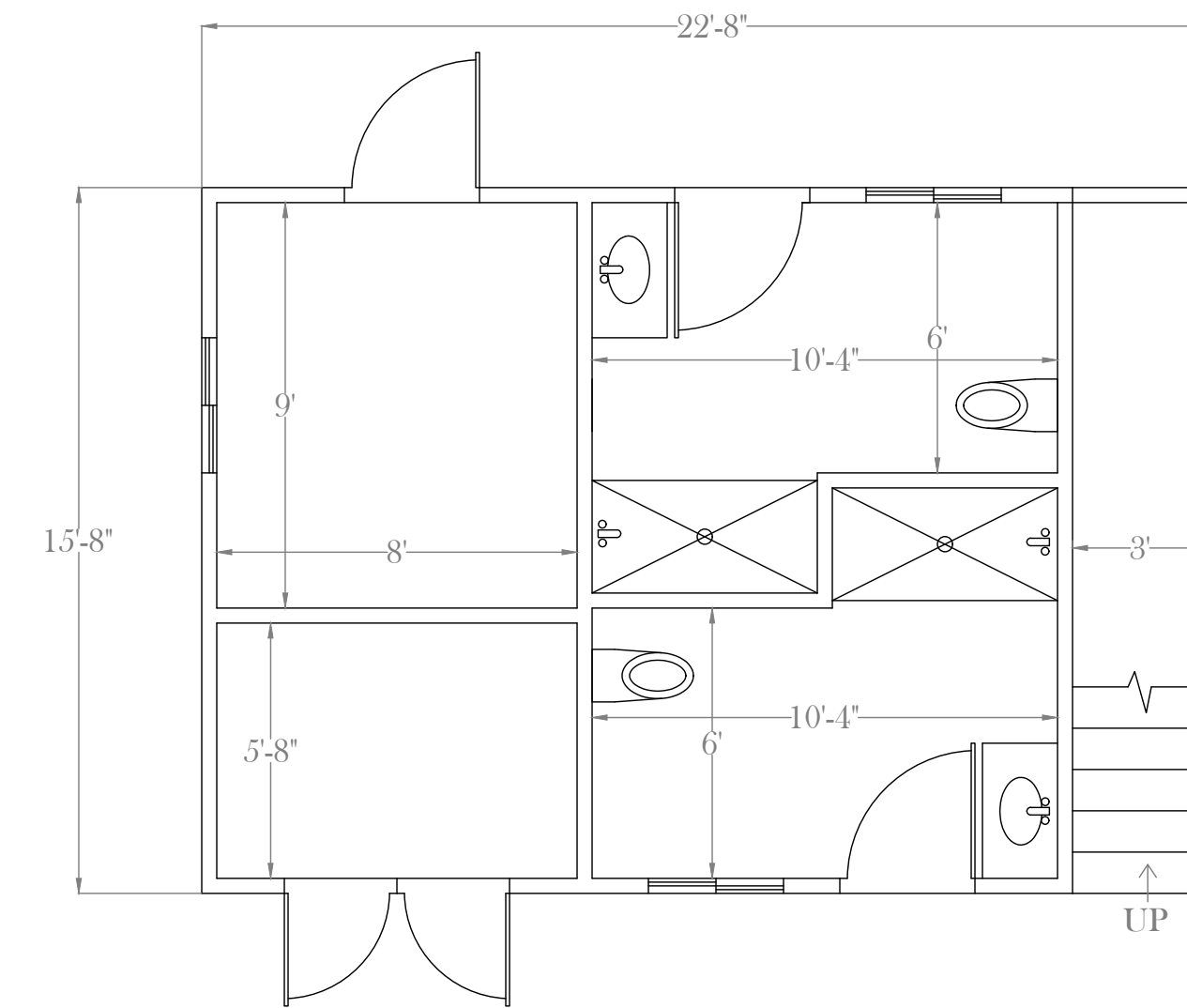
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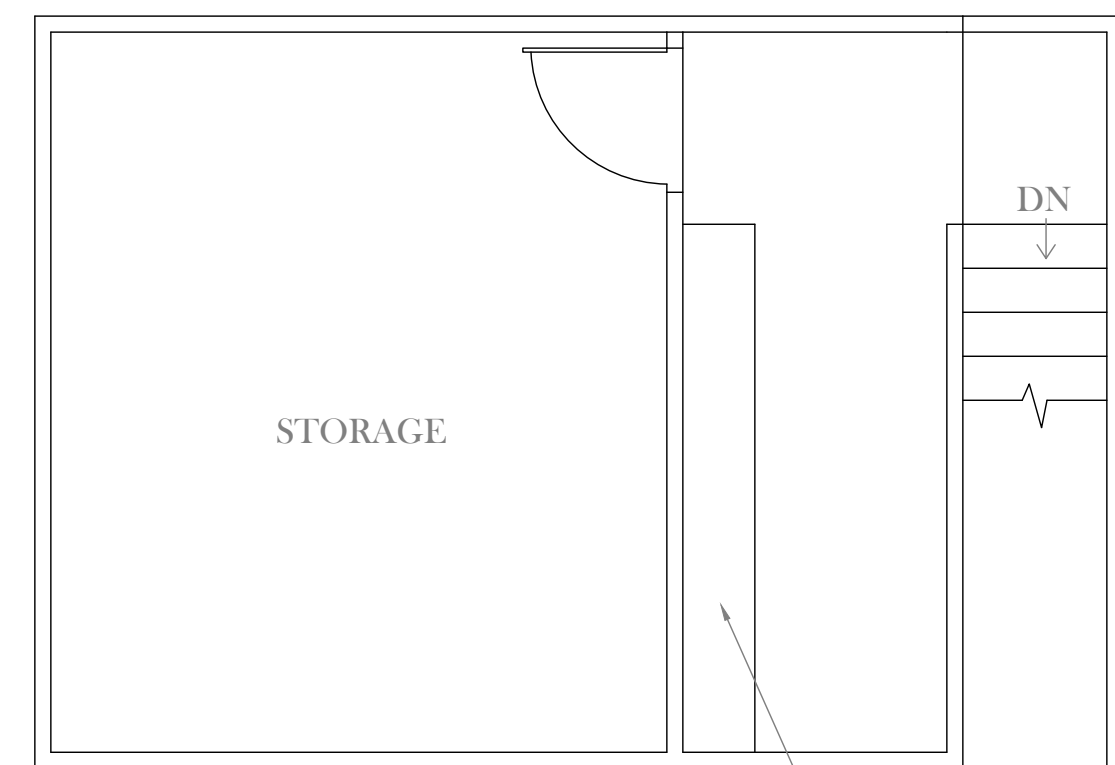
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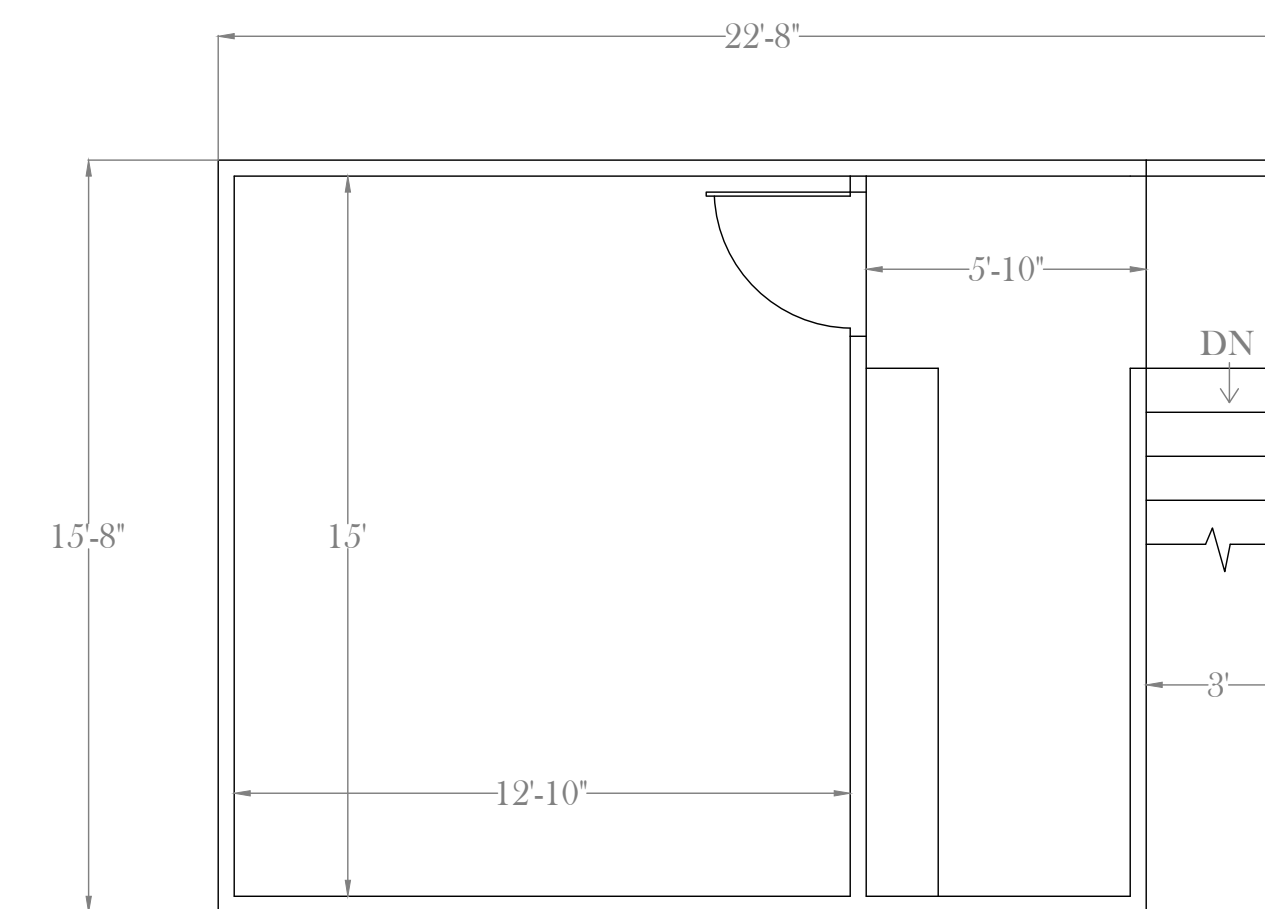
1 BATHROOM/LAUNDRY FLOOR PLAN
1ST FLOOR



2 BATHROOM/LAUNDRY FLOOR PLAN
2ND FLOOR; WITH DIMENSIONS



1 ELECTRICAL/STORAGE FLOOR PLAN
2ND FLOOR



2 ELECTRICAL/STORAGE FLOOR PLAN
2ND FLOOR; WITH DIMENSIONS

Client:
Kilye Chaekal

Project:
Recreational
Park

Project Address:
5390 Aspen
Road, Oakley

Sheet Title:
Bathroom
Building
Elevations

Revisions		
No.	Descrptn	Date

Drawn By:
Conrad Fromme

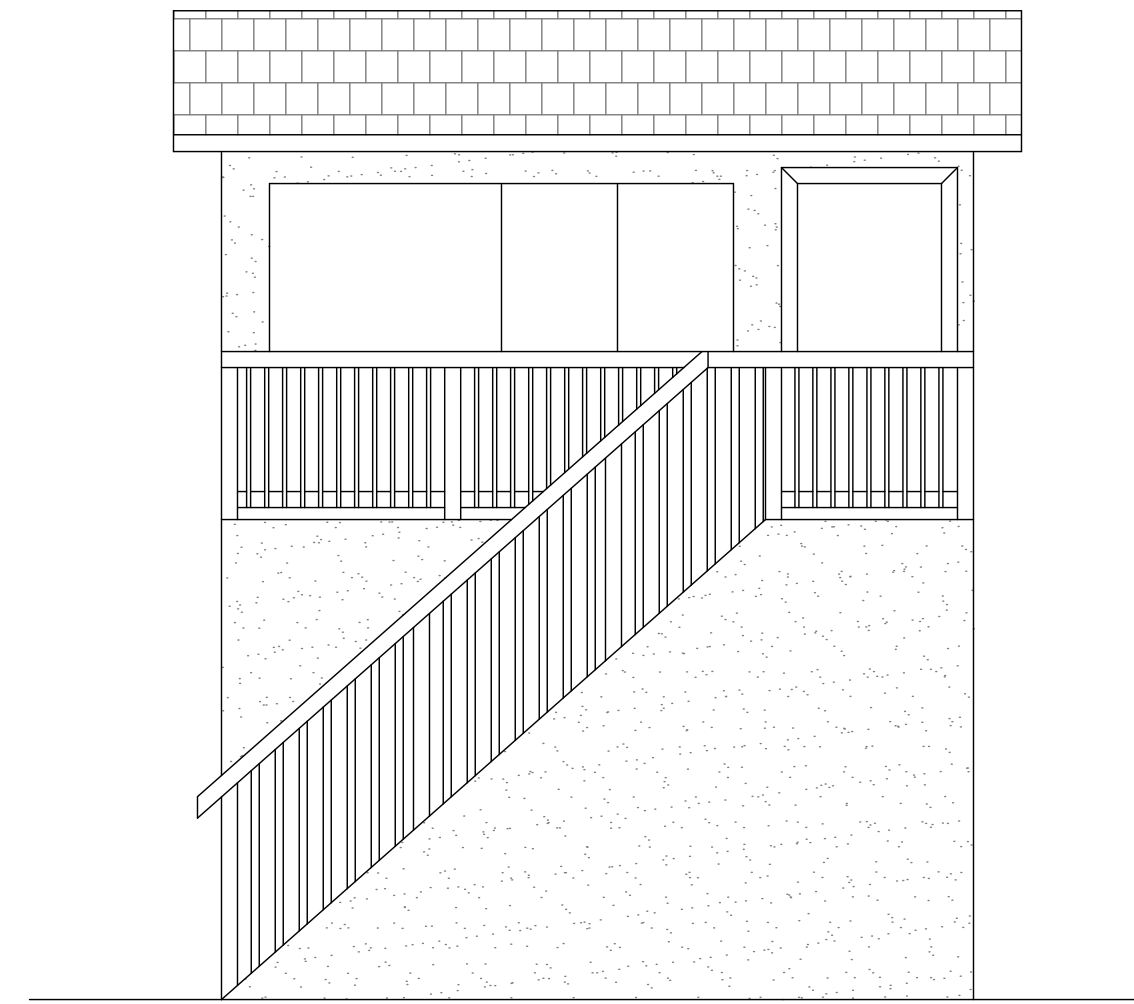
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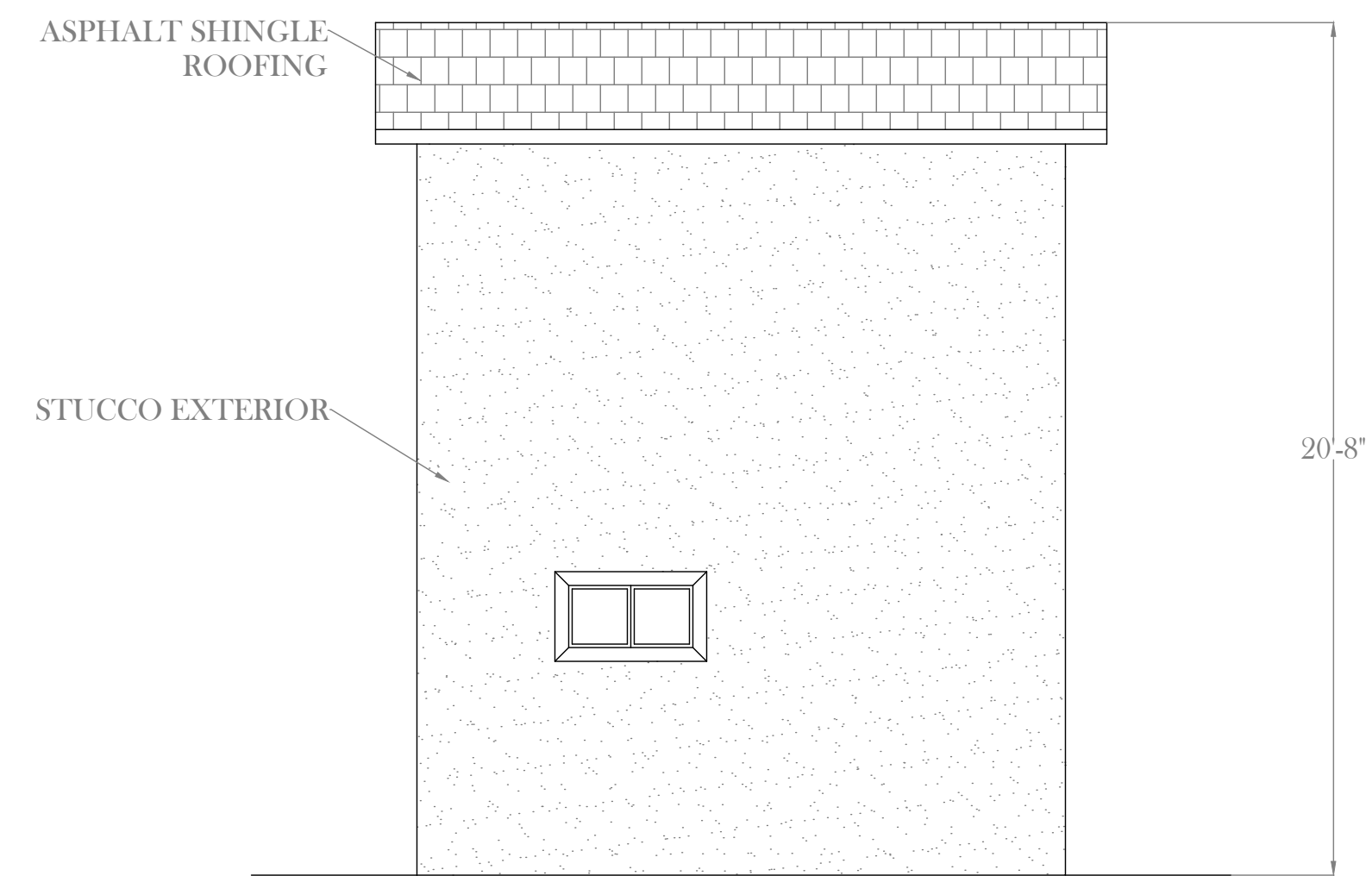
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- SOUTH ELEVATION



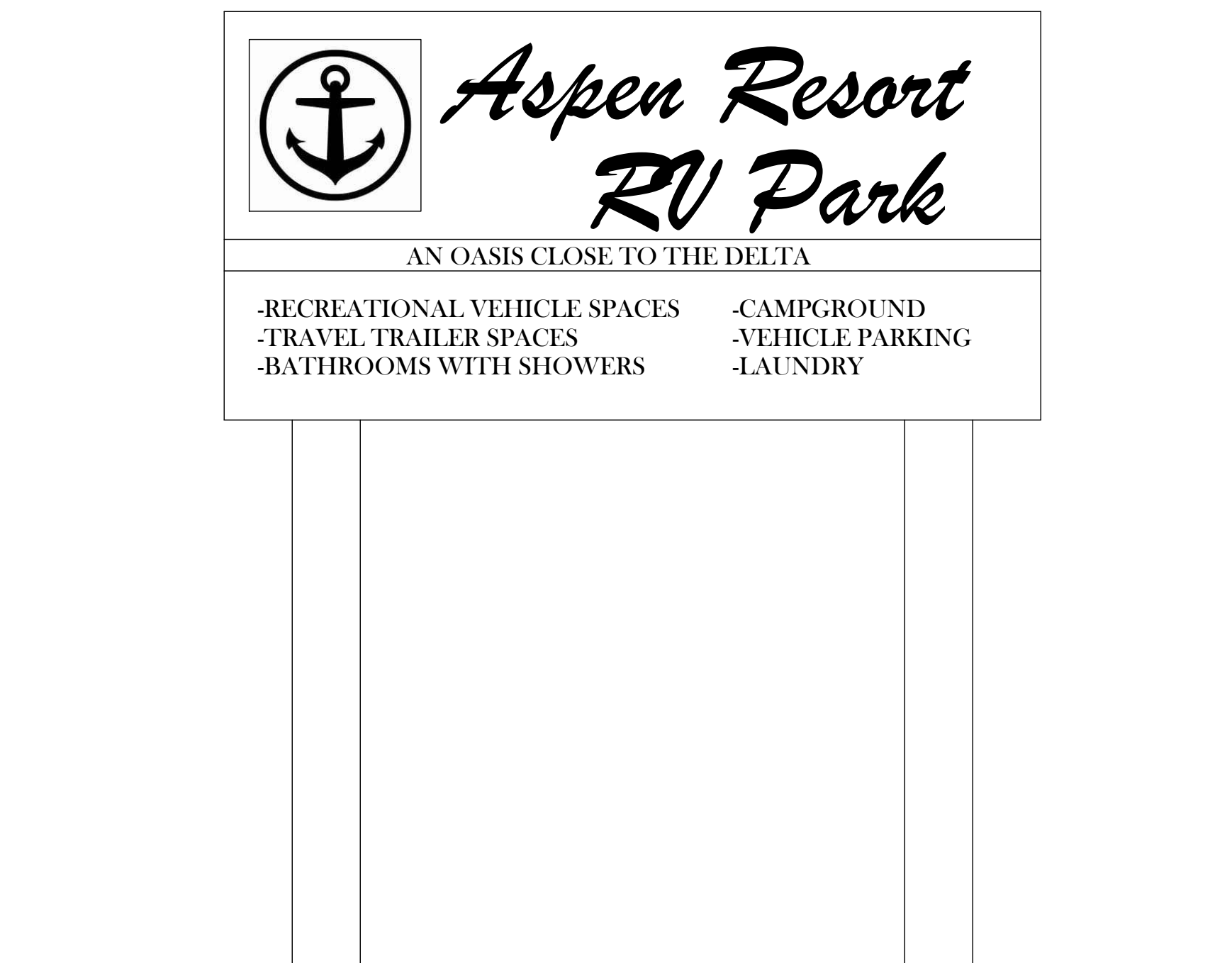
1 BATHROOM/LAUNDRY BUILDING
- EAST ELEVATION



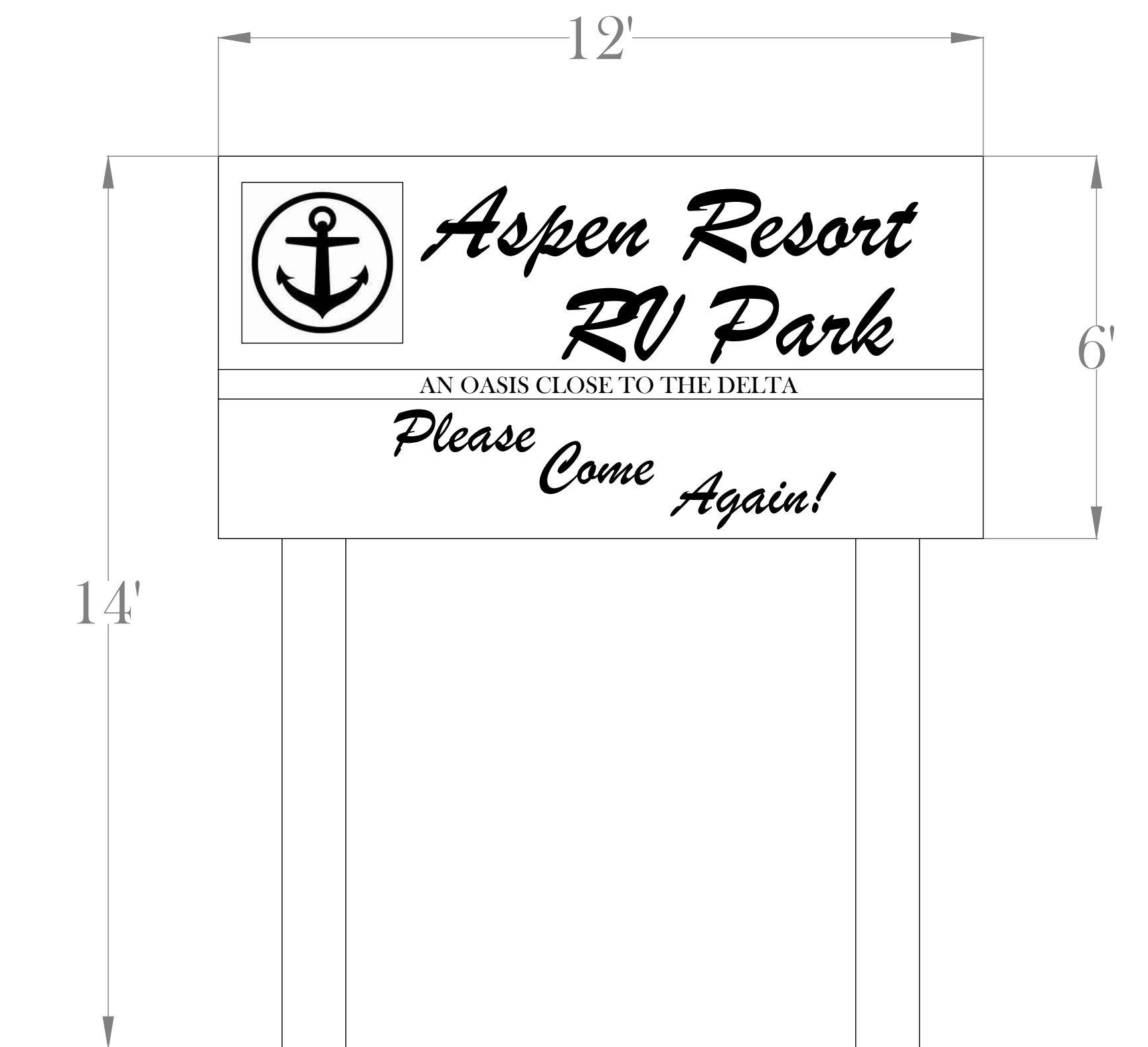
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- NORTH ELEVATION



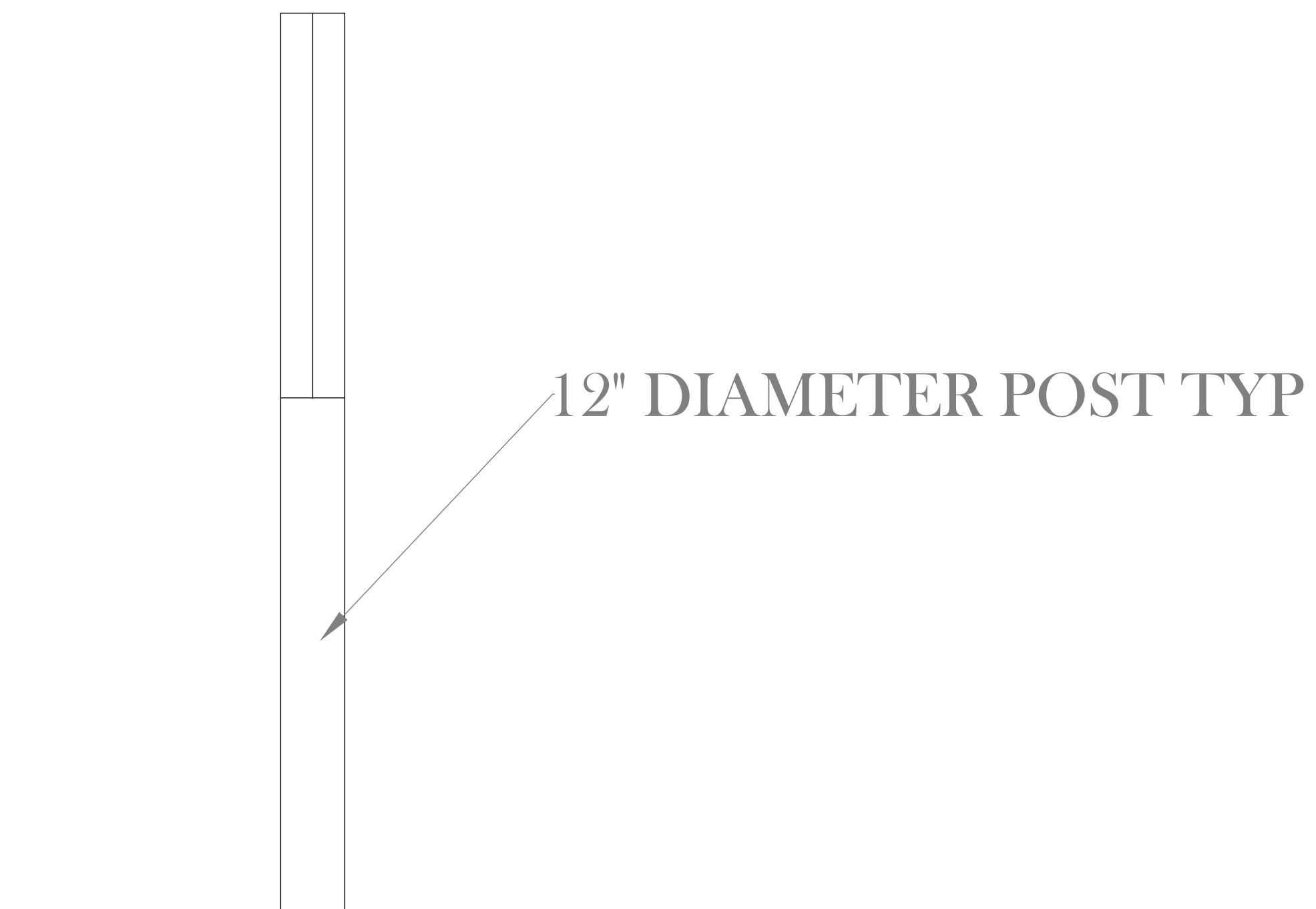
1 BATHROOM/LAUNDRY BUILDING
- WEST ELEVATION



1
-
PROPERTY SIGNAGE; FRONT



2
-
PROPERTY SIGNAGE; REAR



3
-
PROPERTY SIGNAGE; SIDE

Client:
Kilye Chaekal

Project:
Recreational
Park

Project Address:
5390 Aspen
Road, Oakley

Sheet Title:
Property Sign

Revisions		
No.	Descrptn	Date

Drawn By:
Conrad Fremme

Date:
21Jun24

Scale:
1/2" = 1' 0"