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

Date

We request your comments regarding the attached applie	cation currently under review.	
DISTRIBUTION	Please submit your comments to:	
INTERNAL	Project Planner	
Building Inspection Grading Inspection	Phone #	
Advance Planning Housing Programs	E-mail	
Trans. Planning Telecom Planner	County File #	
ALUC Staff HCP/NCCP Staff	·	
APC PW Staff County Geologist	Prior to	
HEALTH SERVICES DEPARTMENT	* * * *	
Environmental Health Hazardous Materials	We have found the following special programs apply	
PUBLIC WORKS DEPARTMENT	to this application:	
Engineering Services (1 Full-size + 3 email Contacts)	Active Fault Zone (Alquist-Priolo)	
Traffic	Flood Hazard Area, Panel #	
Flood Control (Full-size) Special Districts	60-dBA Noise Control	
	CA EPA Hazardous Waste Site	
Fire District	High or Very High FHSZ	
San Ramon Valley – (email) <u>rwendel@srvfire.ca.gov</u>	* * * *	
Consolidated – (email) <u>fire@cccfpd.org</u>	<b>AGENCIES:</b> Please indicate the applicable code section for any recommendation required by law or	
East CCC – (email) brodriguez@eccfpd.org	ordinance. Please send copies of your response to the	
Sanitary District	Applicant and Owner.	
Water District	Comments: None Below Attached	
City of		
School District(s)		
LAFCO		
Reclamation District #		
East Bay Regional Park District		
Diablo/Discovery Bay/Crockett CSD		
МАС/ТАС		
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	Print Name	
Native American Tribes		
ADDITIONAL RECIPIENTS	Signature DATE	
	Agency phone #	



### **Planning Application Summary**

### County File Number: CDLP24-02022

File Date: 9/23/2024

Applicant: Kilye Chaekal 5390 Aspen Rd

chaekal@sbcglobal.net (925) 642-4867

### Oakley, CA 94561 Property Owner:

KILYE CHAEKAL 5390 ASPEN RD OAKLEY, CA 945615001 kernstp@gmail.com (209) 324-6476

### **Project Description:**

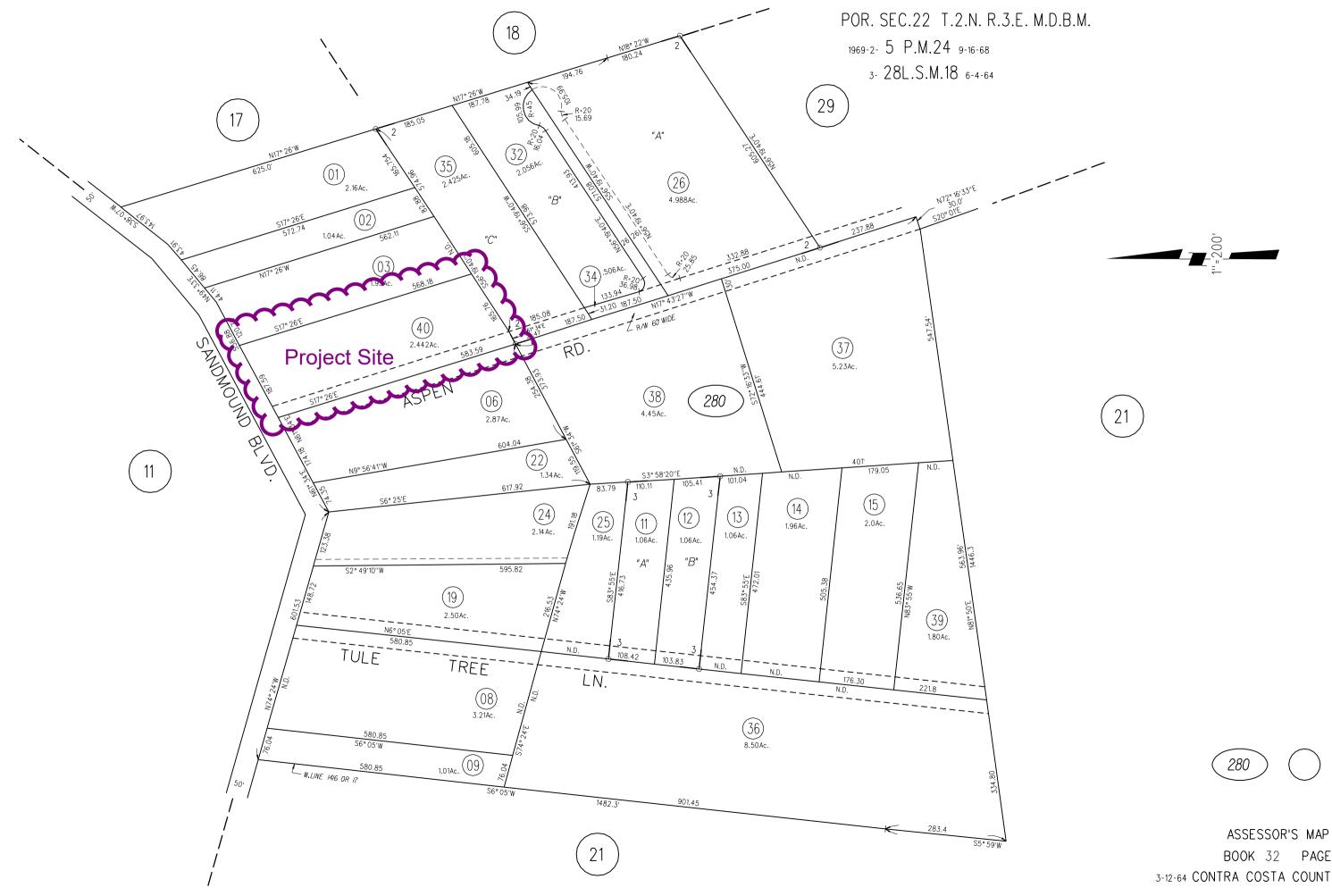
The applicant requests a land use permit to allow for Aspen Resorts RV Park which will allow 21 RV parking spaces, a community bathroom structure and a free-standing sign.

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

**Additional APNs:** 

General Plan Designation(s): AL, OIBA Flood Hazard Areas: AE 60-dBA Noise Control: Sphere of Influence: Oakley Sanitary District: IRONHOUSE SANITARY Zoning District(s): A-2 AP Fault Zone: MAC/TAC: Bethel Island Fire District: CONSOLIDATED FIRE Former ECC 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

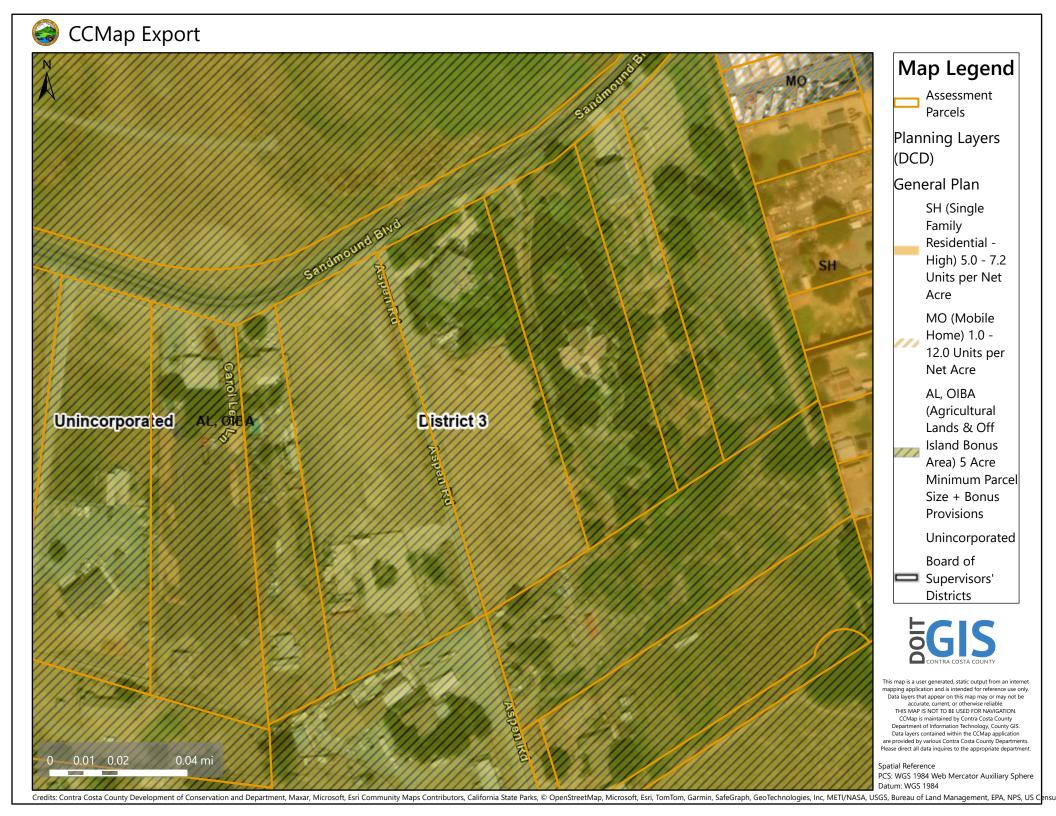


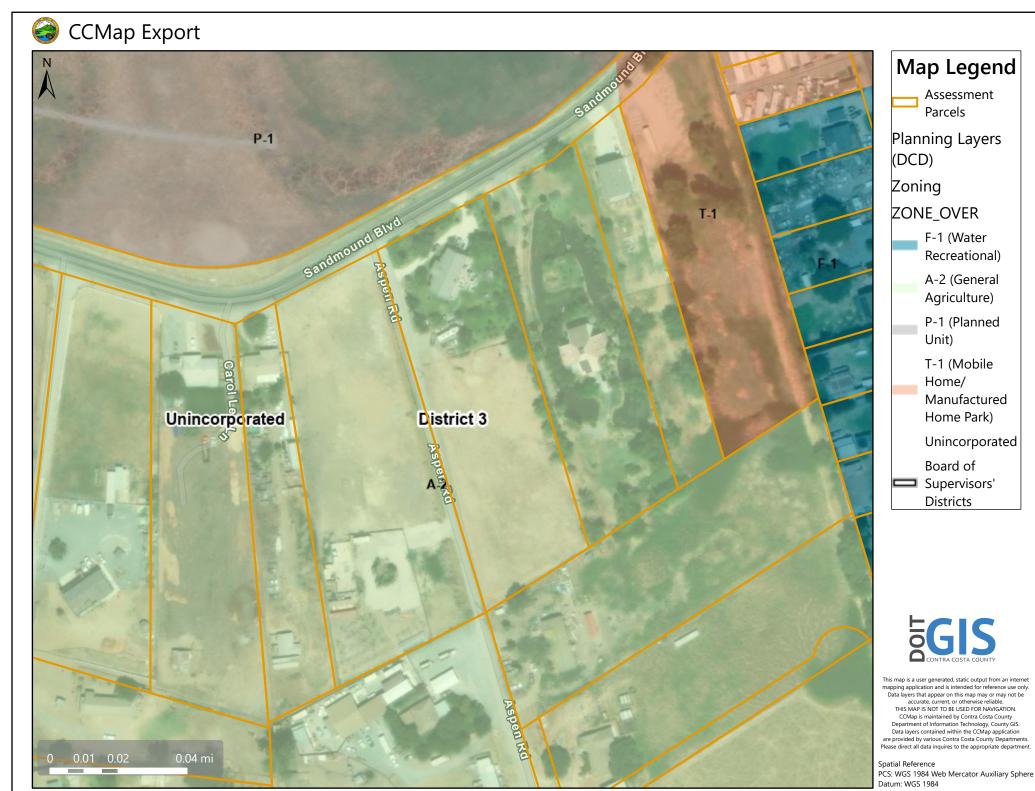
**BOOK** 32 **PAGE** 28 3-12-64 CONTRA COSTA COUNTY, CALIF.



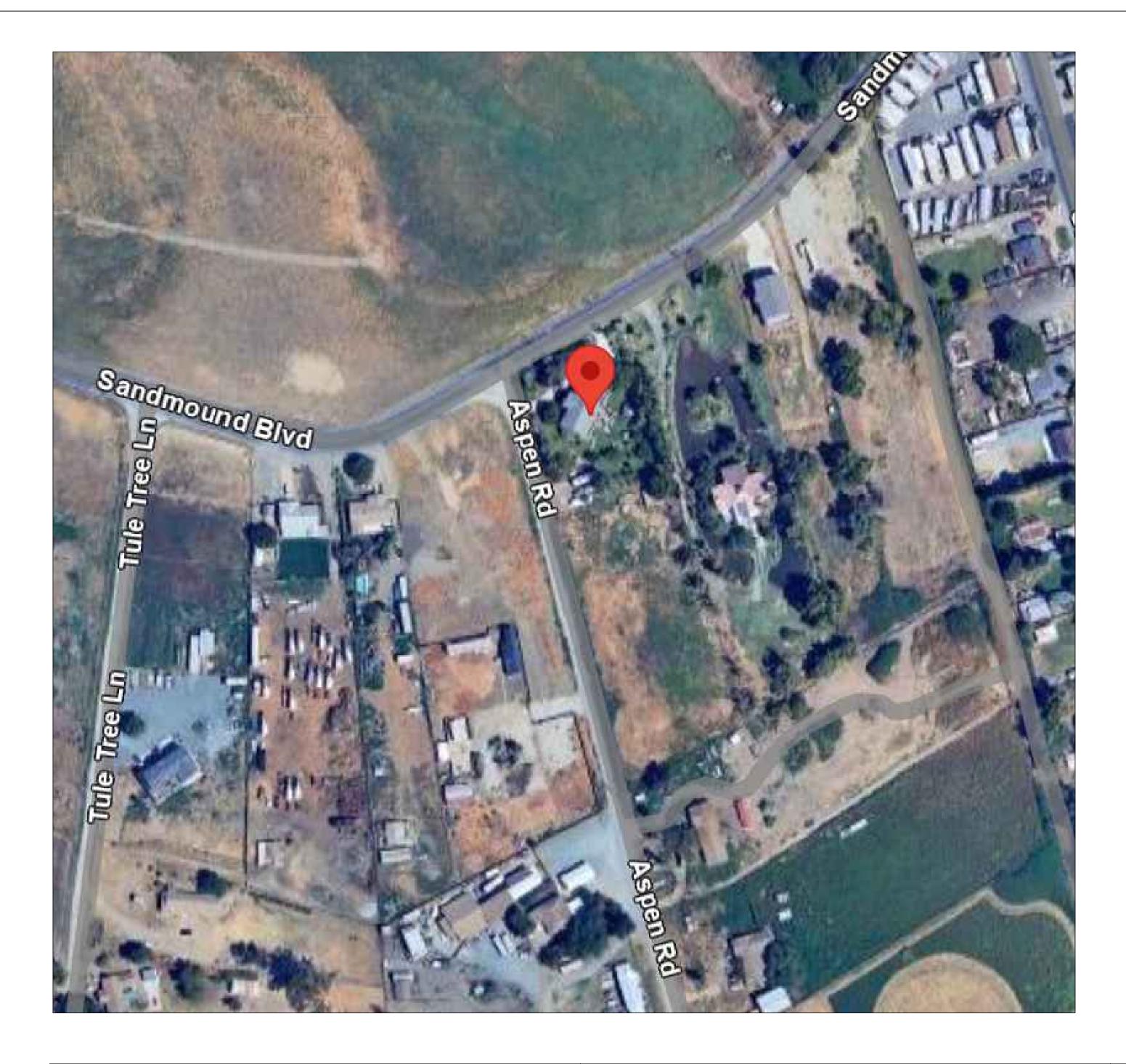


Assessment Unincorporated Supervisors'





Credits: Contra Costa County Development of Conservation and Department, Maxar, Microsoft, Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US C



# 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

**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

# SHEET INDEX

TITLE PAGE

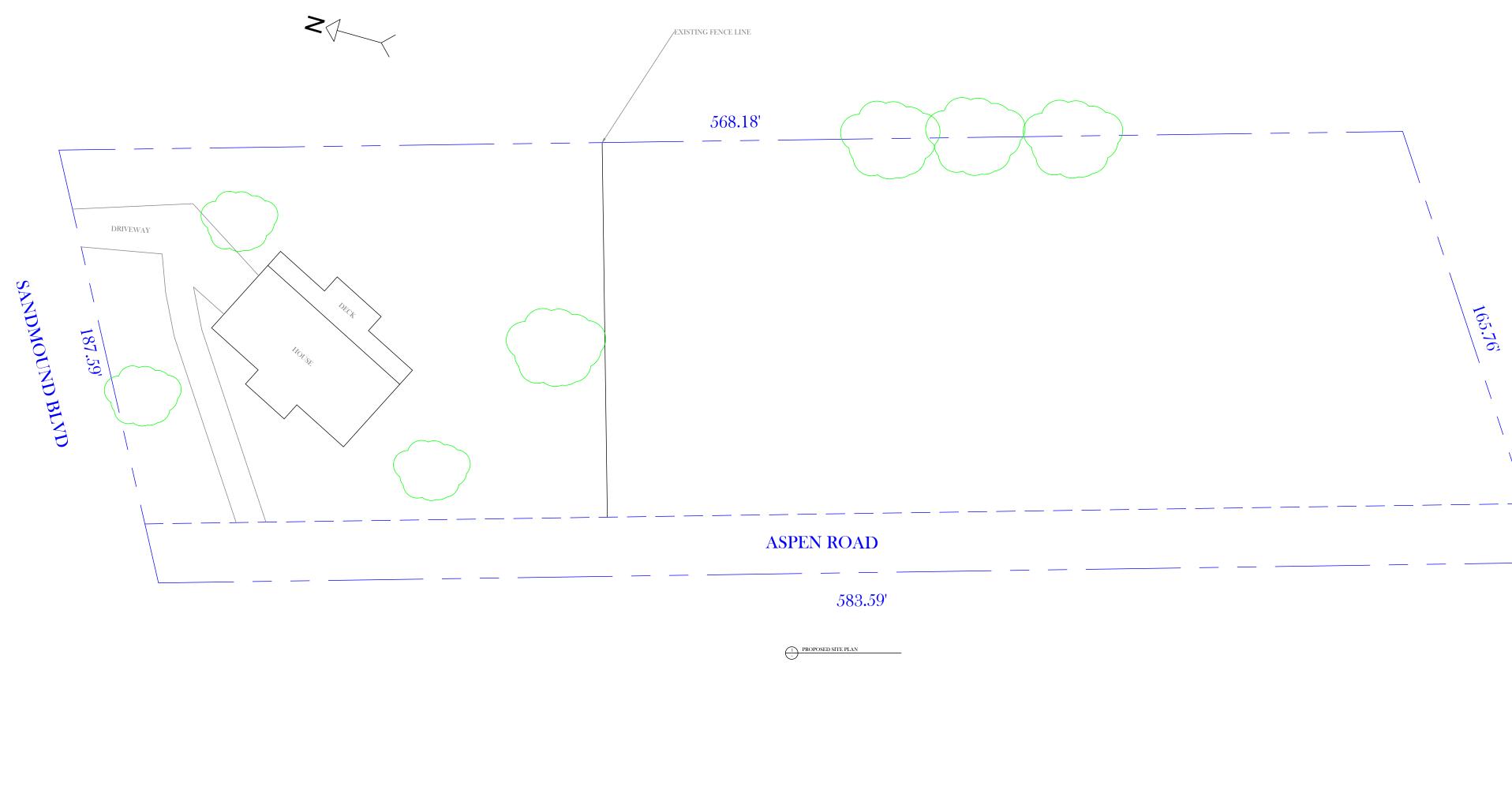
- A1 SITE PLANS
- A2 SPACE LAYOUT
- A3 BATHROOM FLOOR PLAN
- A4 BATHROOM ELEVATIONS
- A5 PROPERTY SIGN

Drawn By:

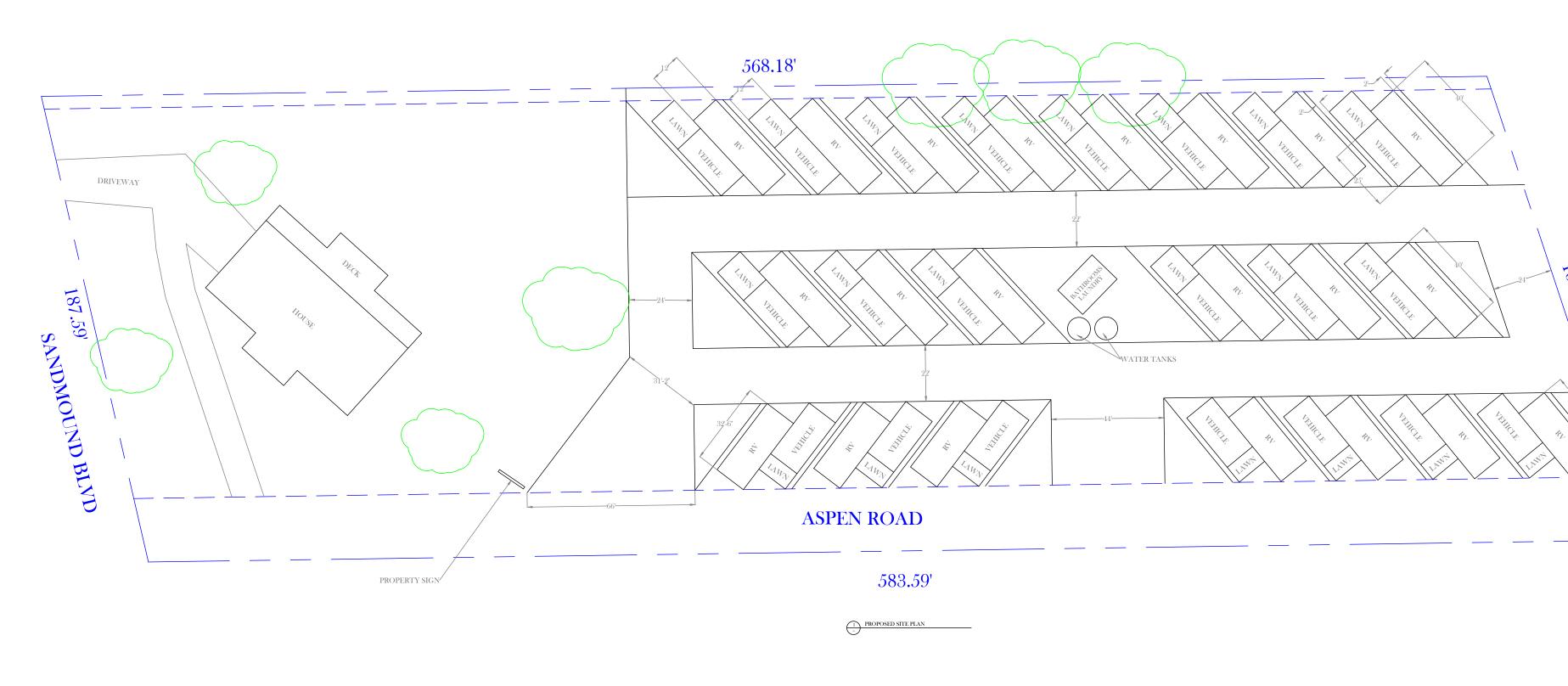
Conrad Fromme

Date: 21**J**un24 Scale: N/A

Page



2



-21 RV TOTAL SPACES -14 RV SPACES THAT ARE 40 FOOT IN LENGTH AT 45 DEGREE ANGLE -7 RV SPACES THAT ARE 32 FOOT IN LENGTH AT 30 DEGREE ANGLE -BUILDING IN THE MIDDLE WITH 2 BATHROOMS, A LAUNDRY ROOM AND WELL/MECHANICAL ROOM

*Choice* Plans & Permits

Client: Kilye Chaekal

Project: Recreational Park

Project Address: 5390 Aspen Road, Oakley

Sheet Title: Site Plans

Revisions No. Descrptn Date

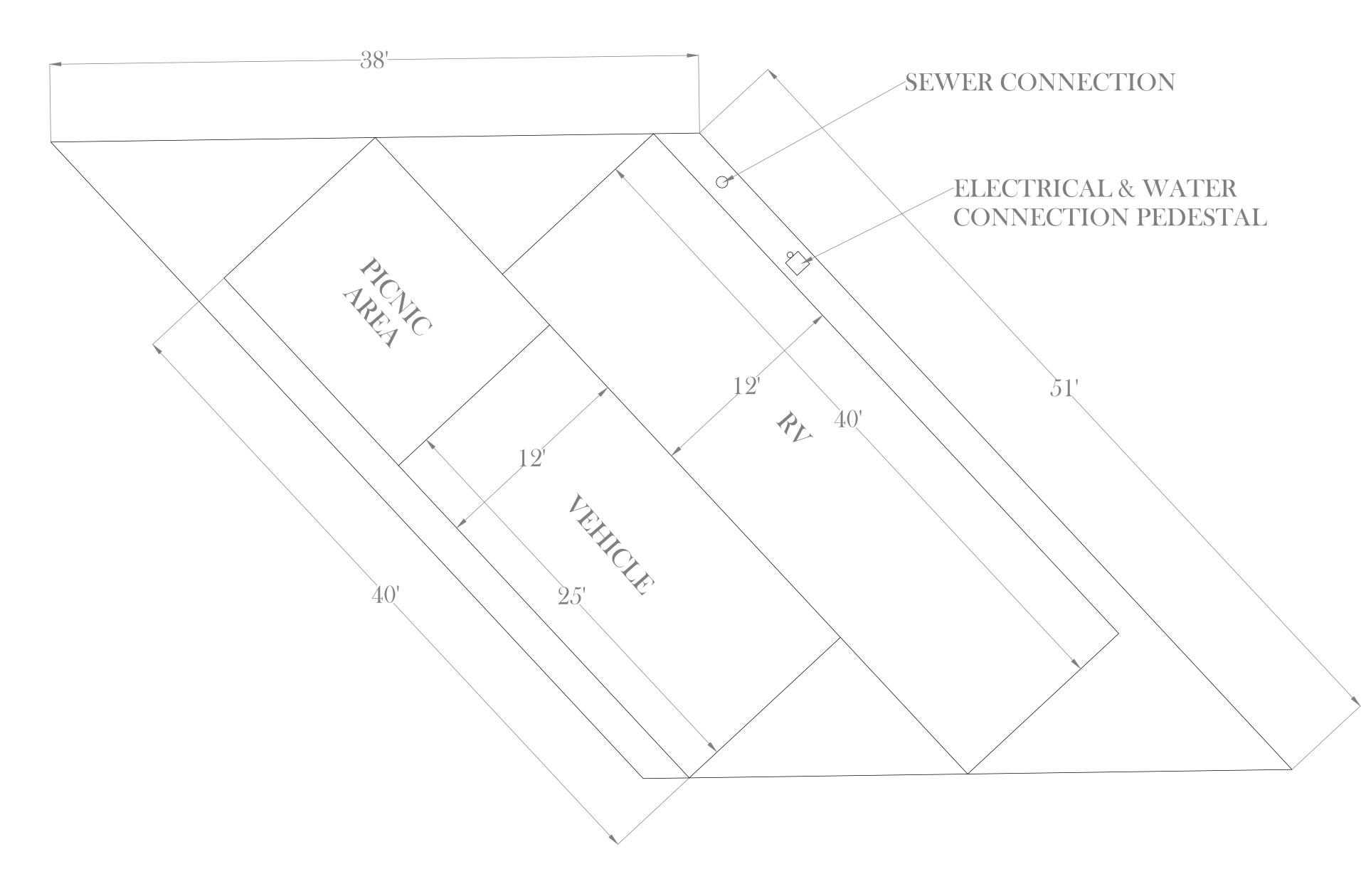
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Conrad Fromme

Date: 21Jun24 Scale: 1/32" = 1'0"

25





1 RV SPACE SPECIFICS

*Choice* Plans & Permits

Client: Kilye Chaekal

Project: Recreational Park

Project Address: 5390 Aspen Road, Oakley

Sheet Title: **RV Space** Layout

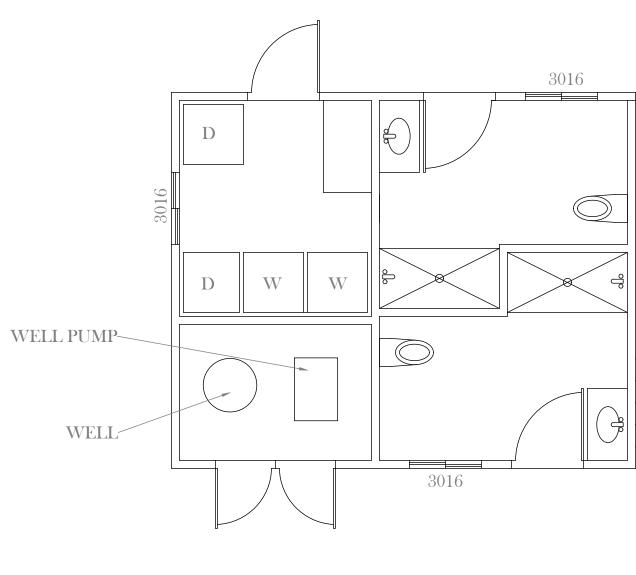
Revisions No. Descrptn Date

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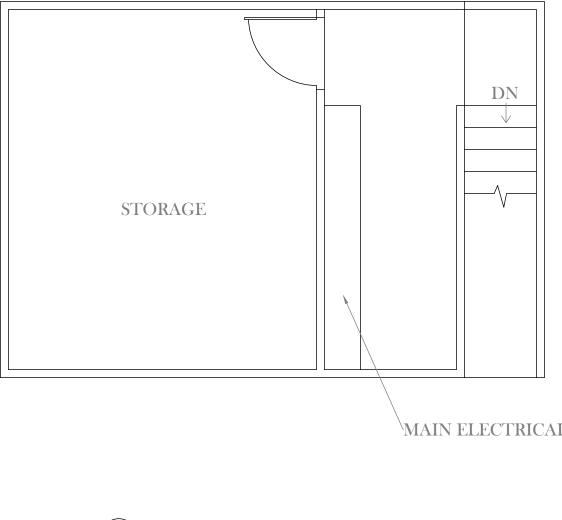
Conrad Fromme

Date: 21**J**un24 Scale: 1/4" = 1'0"



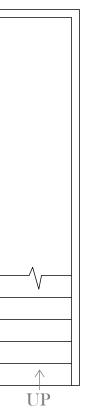


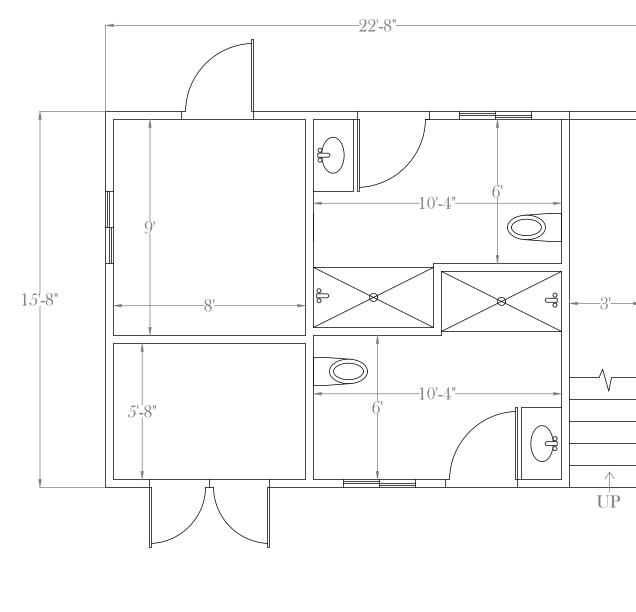
1 BATHROOM/LAUNDRY FLOOR PLAN - 1ST FLOOR



 1
 ELECTRICAL/STORAGE FLOOR PLAN

 2ND FLOOR





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

\_\_\_\_\_5'-10"\_\_\_\_\_

DN

\_\_\_\_\_\_

### MAIN ELECTRICAL SERVICE

15'-8" -12'-10"----

### 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 Floor Plan

Revisions No. Descrptn Date

Drawn By:

Conrad Fromme

Date: 21Jun24 Scale: 1/4" = 1'0"







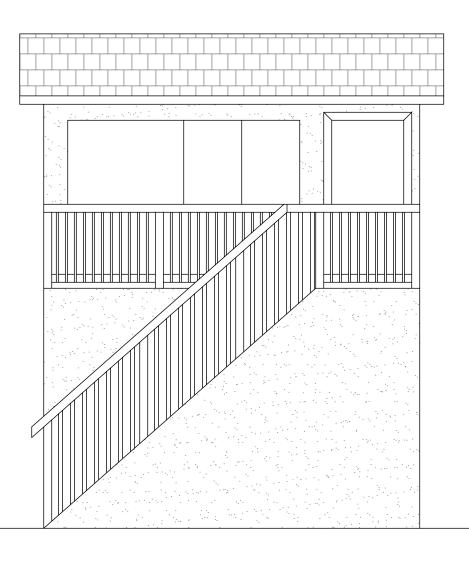
 1
 BATHROOM/LAUNDRY BUILDING

 SOUTH ELEVATION

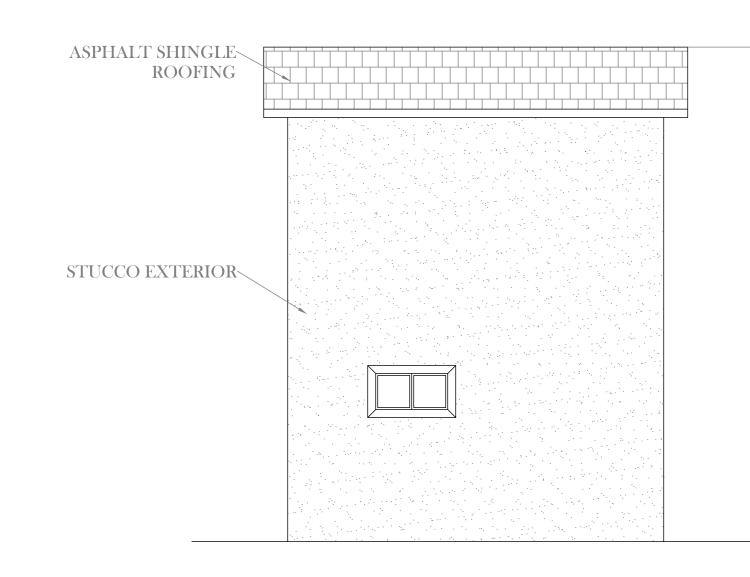


 I
 BATHROOM/LAUNDRY BUILDING

 NORTH ELEVATION

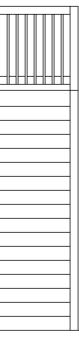








20'-8"





*Choice* Plans & Permits

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

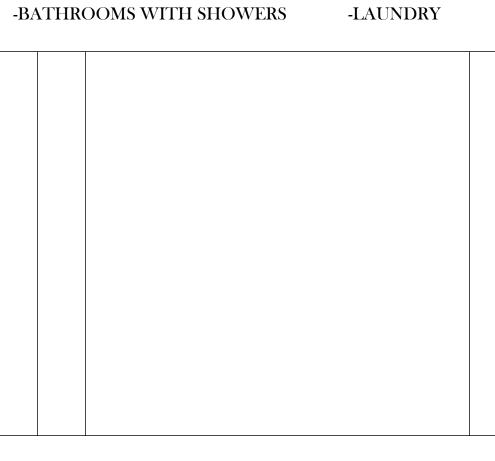
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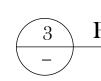
AN OASIS CLOSE TO THE DELTA -RECREATIONAL VEHICLE SPACES -TRAVEL TRAILER SPACES

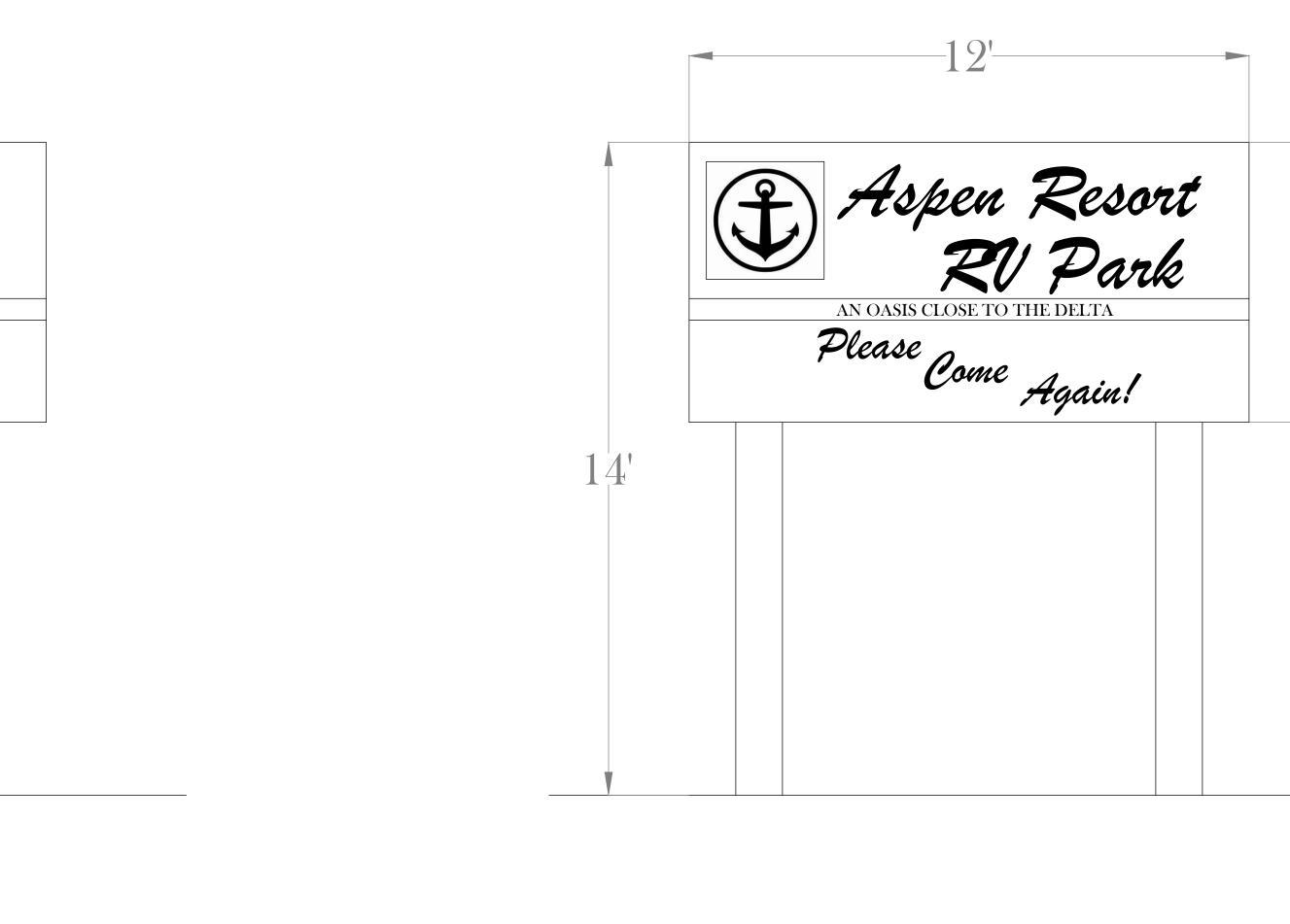
-CAMPGROUND -VEHICLE PARKING -LAUNDRY





12" DIAMETER POST TYP





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PROPERTY SIGNAGE; REAR

Choice Plans & Permits

Client: Kilye Chaekal

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n

Project: Recreational Park

Project Address: 5390 Aspen Road, Oakley

Sheet Title: Property Sign

Revisions No. Descrptn Date

Drawn By:

Conrad Fromme

Date: 21**J**un24 Scale: 1/2" = 1'0"

