



CONTRA COSTA

CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDMS25-00011

File Date: 8/28/2025

Applicant:

JIAN HAO HUANG HUANG JIAN HAO
530 PECAN DR
RIPON, CA 953669242

HAO.ENGR@GMAIL.COM
(415) 889-7173

Property Owner:

JIAN HAO HUANG
530 PECAN DR
RIPON, CA 953669242

HAO.ENGR@GMAIL.COM
(415) 889-7173

Project Description:

Applicant requests approval of a minor subdivision application to subdivide an existing 49,698-square-foot lot into three new parcels that are to be 15,448 square feet, 16,323 square feet and 17,538 square feet. No development is proposed as part of the subdivision.

Project Location: (Address: 0 SANDMOUND BLVD, OAKLEY, CA 94561), (APN: 032311004)

Additional APNs:

General Plan Designation(s): RLM

Zoning District(s): F-1

Flood Hazard Areas: AE

AP Fault Zone:

60-dBA Noise Control:

MAC/TAC:

Sphere of Influence: Oakley

Fire District: CONSOLIDATED FIRE Former ECC

Sanitary District: IRONHOUSE SANITARY

Housing Inventory Site: NO

Specific Plan:

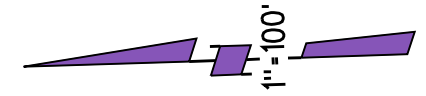
Fees:

| 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 |
| 83PW | Planning Application Requiring PW Review and Comment | 000651-9660-REV-000-6L83PW | 1000.00 | 1000.00 |
| HSDR | Environmental Health Fee (\$57) | 002606-9660-REV-000-5BHSDR \$5.00 | 57.00 | 57.00 |
| MSS0034 | Tentative Subdiv Map Rvw-Minor | 000350-9665-000-000-5B0034 | 7500.00 | 7500.00 |
| Total: | | | 8662.00 | 8662.00 |

POR SE QR SEC 27 T2N R3E MDB&M

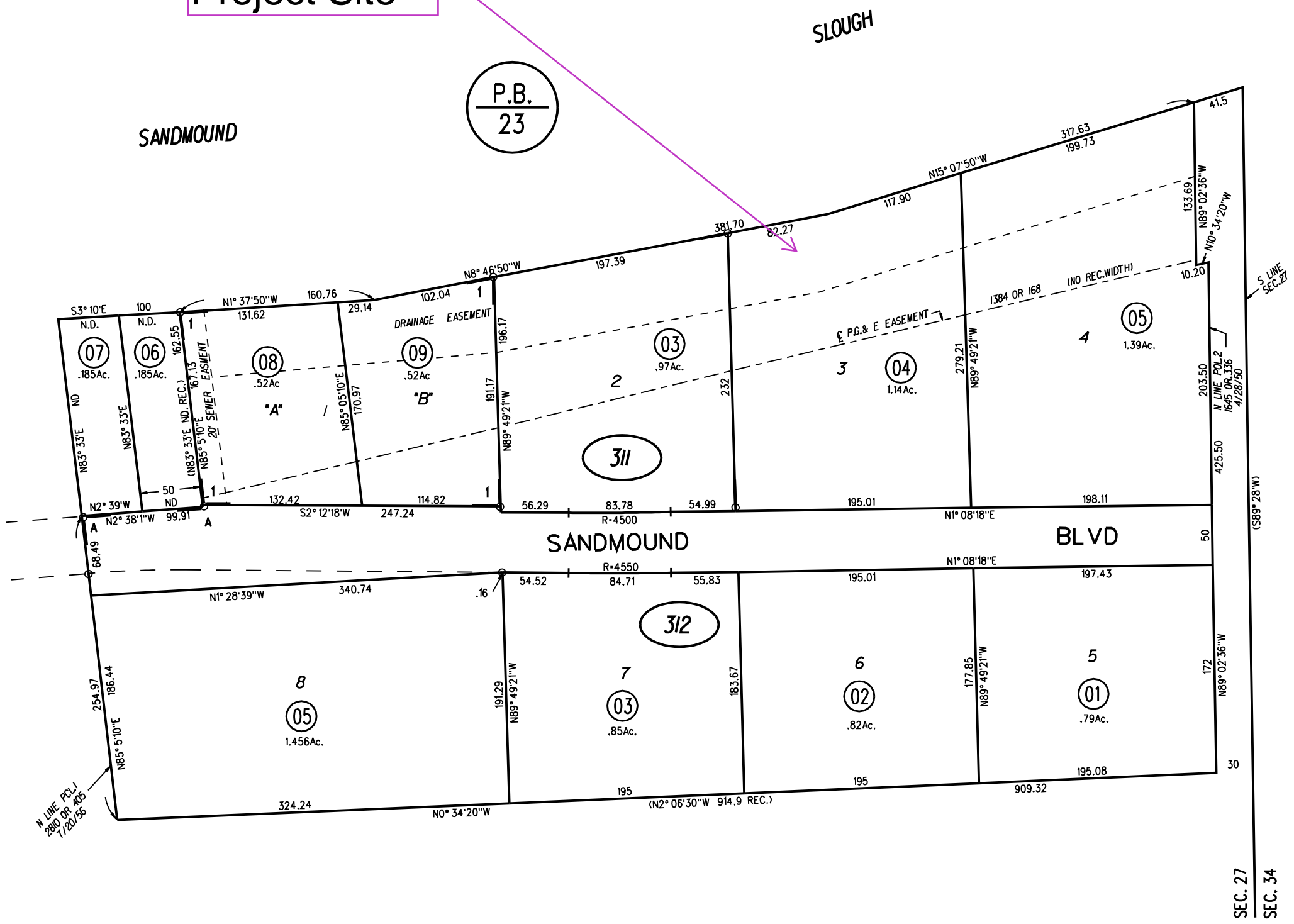
A-1968 ROLL-TRACT 3561 MB 117-43 (BARBIERISUB)

1-197PM14 6/30/06



Project Site

P.B.
23



P.B.
20

SEE PAGE 25 FOR
MINERAL RIGHTS
ASSESSMENTS

30

SEC. 27
SEC. 34

311

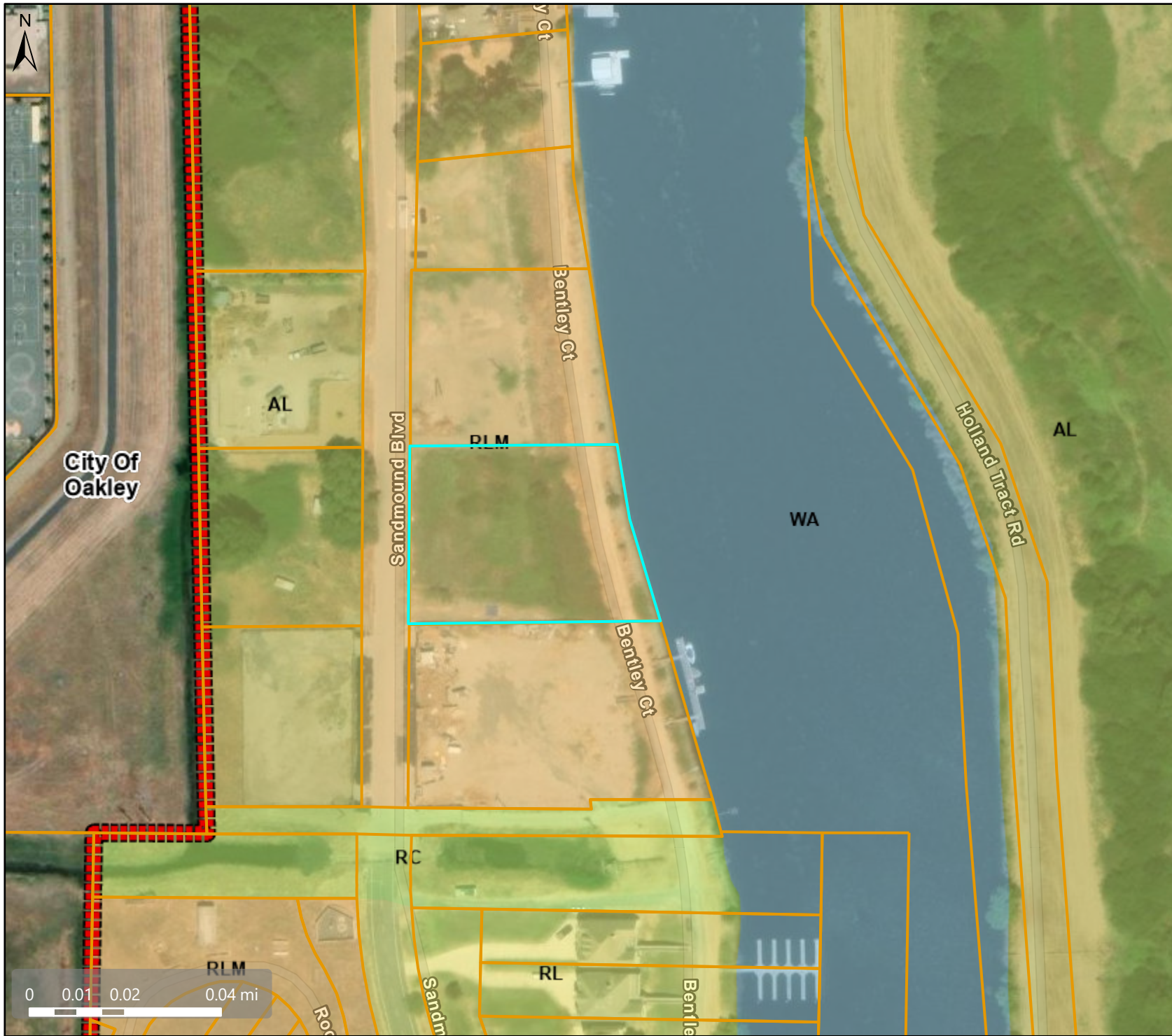
197
PM14
6/6/07

312

05

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.

General Plan: Residential Low-Medium Density



Map Legend

Assessment
Parcels

Planning

General Plan

RL (Residential
Low Density)
(1-3 du/na)

RLM
(Residential
Low-Medium
Density) (3-7
du/na)

RC (Resource
Conservation)

AL (Agricultural
Lands) (1 du/10
ac) (1 du/20 ac
in DPZ)

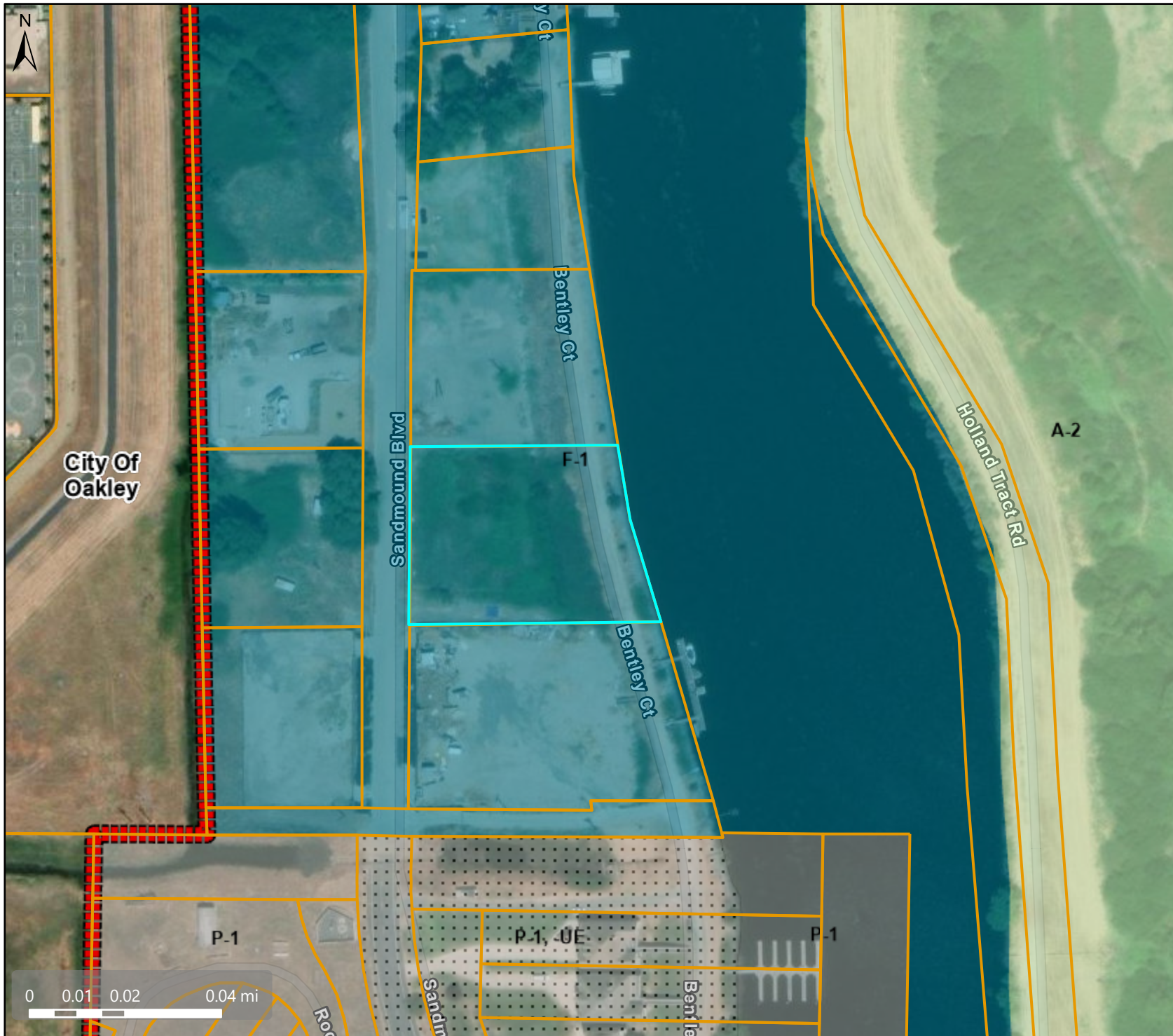
WA (Water)

City Limits

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: F-1



Map Legend

Assessment
Parcels

Planning

Zoning

ZONE_OVER

F-1 (Water
Recreational)

A-2 (General
Agriculture)

P-1 (Planned
Unit)

P-1 -UE (Urban
Exclusion)

City Limits


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Spatial Reference
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Orthophotography



Map Legend

 Assessment
Parcels




Planning

 City Limits

2019 Aerial
Imagery

Aerials 2019

RGB

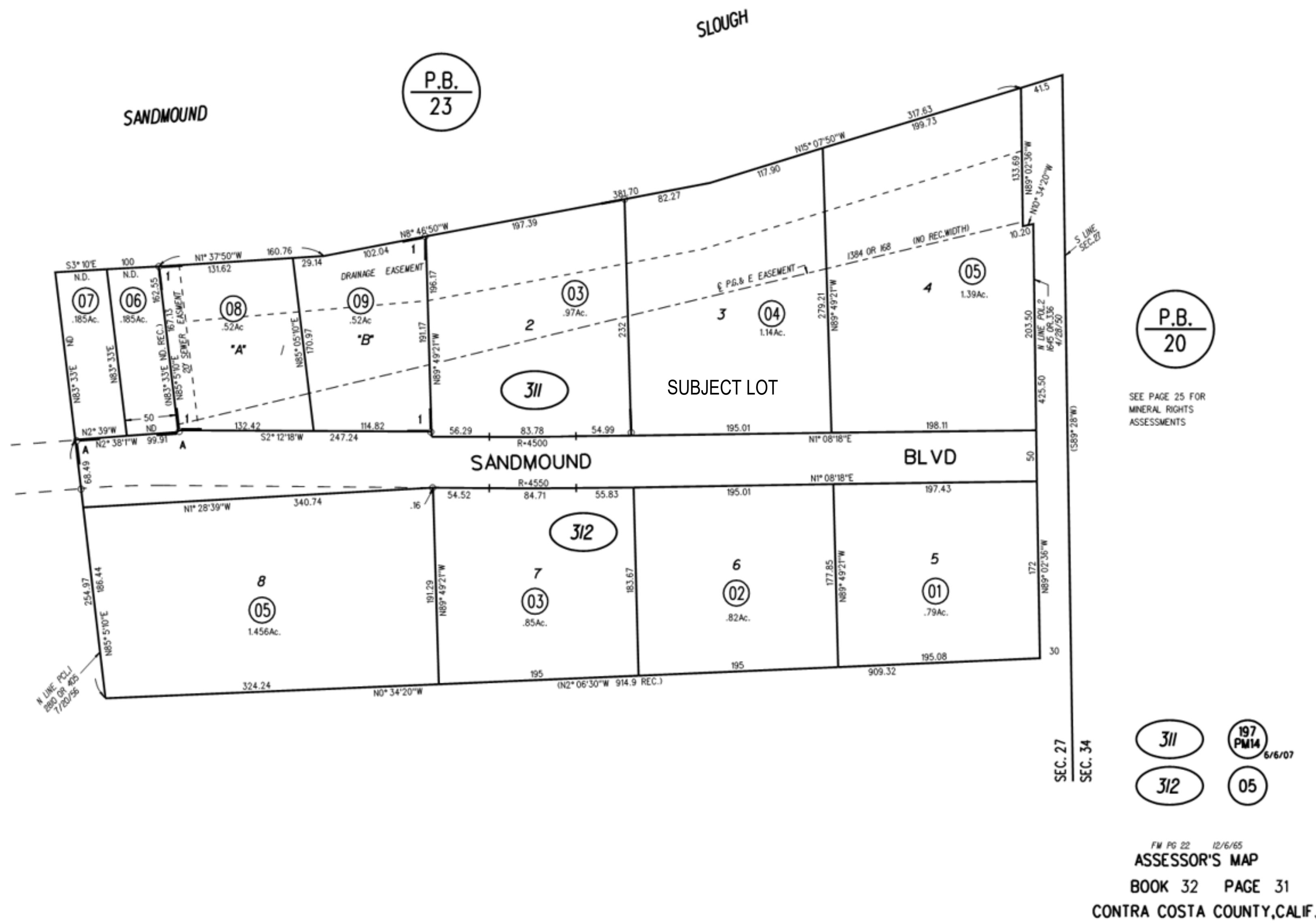
-  Red: Band_1
-  Green: Band_2
-  Blue: Band_3

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ASSESSOR'S MAP

RECEIVED on 08/28/2025 CDMS25-00011
By Contra Costa County
Department of Conservation and Development



SCOPE OF WORK

- SUBDIVIDING A VACANT RESIDENTIAL LOT TO CREATE THREE ROUGHLY EQUAL RESIDENTIAL LOTS

OWNER INFORMATION

JIAN HAO, HUANG
530 PECAN DRIVE
RIPON, CA 95366
PHONE: 415-889-7173

ZONING SUMMARY (F-1)

PARCELS (APN): 032-311-004
LEGAL DESCRIPTION: TRACT 3561 LOT 3
ADDRESS: 4130 SANDMOUND BLVD, OAKLEY, CA 94561
LOT AREA: 1.14 ACRE
ZONING: F-1 (WATER RECREATIONAL DISTRICT)
ALL THE USES DESIGNATED FOR THE R-6 DISTRICT IN SECTION 84-4.404 EXCEPT FOR THE DELETION OF "COMMERCIAL NURSERIES, ECT." (2) COMMERCIAL BOAT HARBORS.

OCCUPANCY R3
TYPE OF CONSTRUCTION VACANT LOT
MAX HEIGHT 35 FEET
MAX NO. STORIES TWO AND ONE-HALF
MIN OFF STREET PARKING 2 SPACE
FRONT SETBACK 20 FEET
SIDE SETBACK 5 FEET
REAR SETBACK 15 FEET

SHEET INDEX

| | |
|-----|-------------|
| 0.0 | COVER SHEET |
| 0.1 | SITE PLANS |



JIAN HUANG
HAO.ENGR@GMAIL.COM
T 415.889.7173

STAMP



JIAN HAO HUANG C-87110

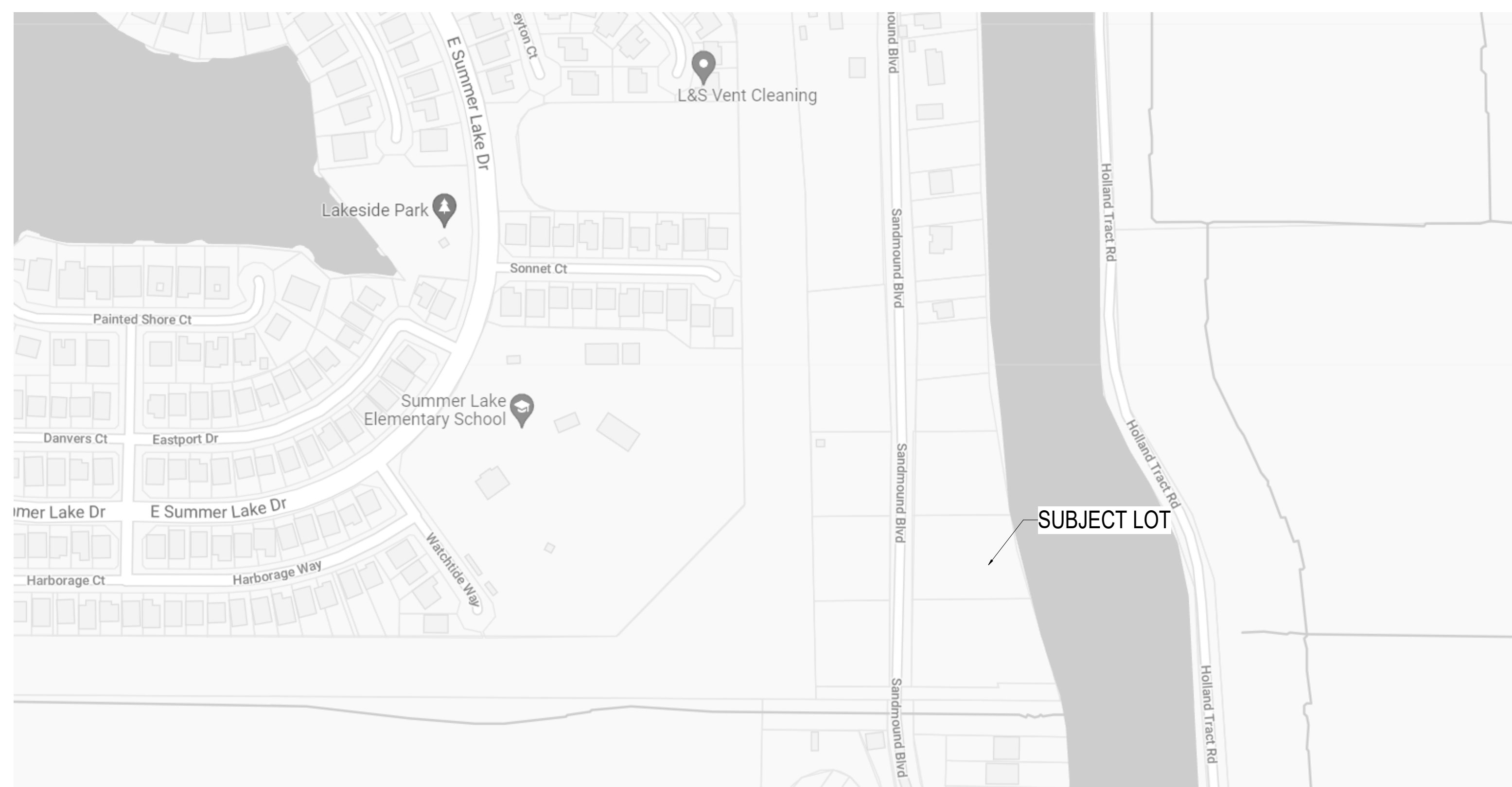
JOB ADDRESS:

4130 SANDMOUND BLVD
OAKLEY, CA 94561

MINOR SUBDIVISION
4120 SANDMOUND BLVD
OAKLEY, CA 94561
APN: 032-311-005-9

APPROVAL STAMP

JOB LOCATION



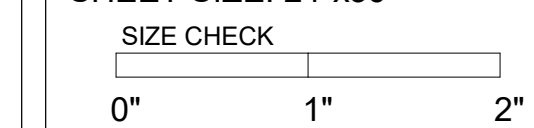
Issue History

| No. | Description | Date |
|-----|-------------|------|
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Sheet Title

COVER SHEET

SHEET SIZE: 24"x36"



Project number 4130 SANDMOUND

Date Issue Date

Drawn by JHH

Sheet Number

0.0

Scale AS SHOWN



Engineering & Construction

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STAMP



JIAN HAO HUANG C-87110

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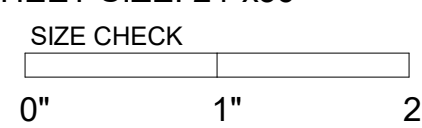
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SITE PLANS

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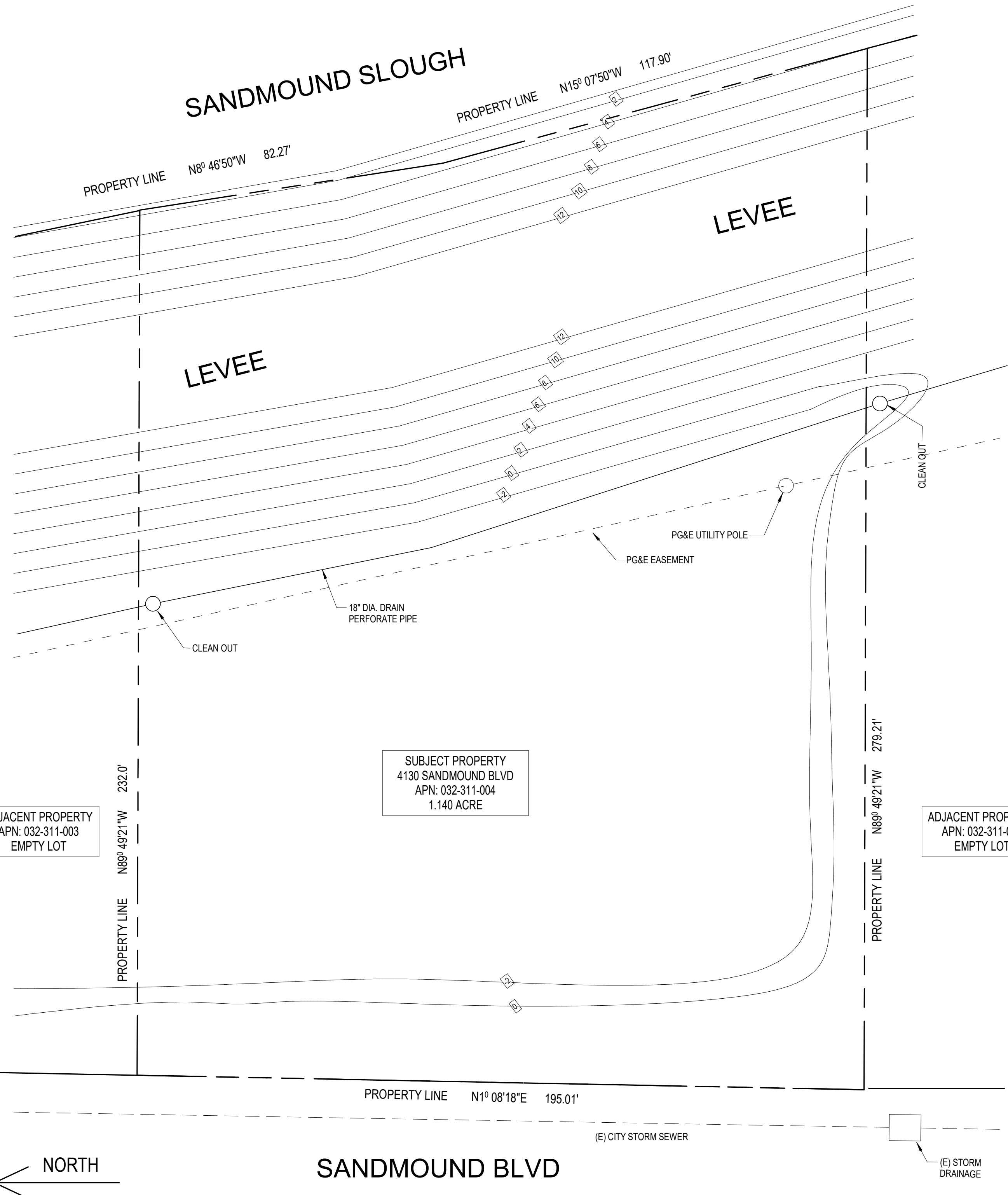
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Sheet Number

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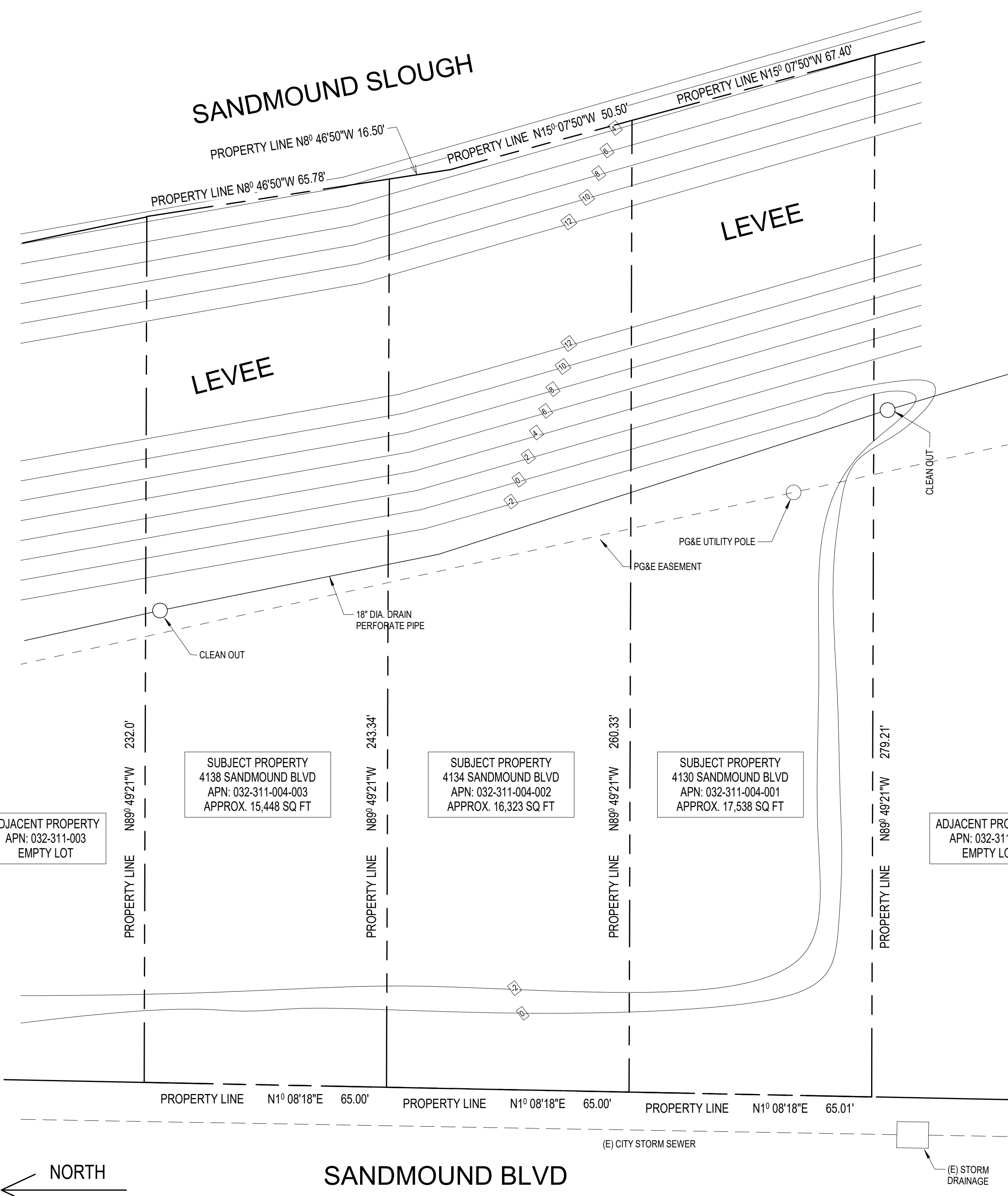
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6/13/2025 2:31:41 PM



2 EXISTING SITE PLAN & GRADING PLAN

1" = 20'-0"



1 PROPOSED SITE PLAN

1" = 20'-0"