



AGENCY COMMENT REQUEST

Date 08/28/2025

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

☒ Sanitary District Ironhouse
Water District _____

☒ City of Oakley
School District(s) _____
LAFCO

☒ Reclamation District # 799
East Bay Regional Park District
Diablo/Discovery Bay/Crockett CSD

☒ MAC/TAC Bethel Island MAC
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

Delta Stewardship Council
Delta Protection Committee

Please submit your comments to:

Project Planner Grant Farrington
Phone # 925-655-2868
E-mail grant.farrington@dcd.cccounty.us
County File # CDMS25-00011

Prior to 09/26/2025

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: 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

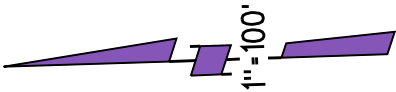
Housing Inventory Site: NO

Specific Plan:

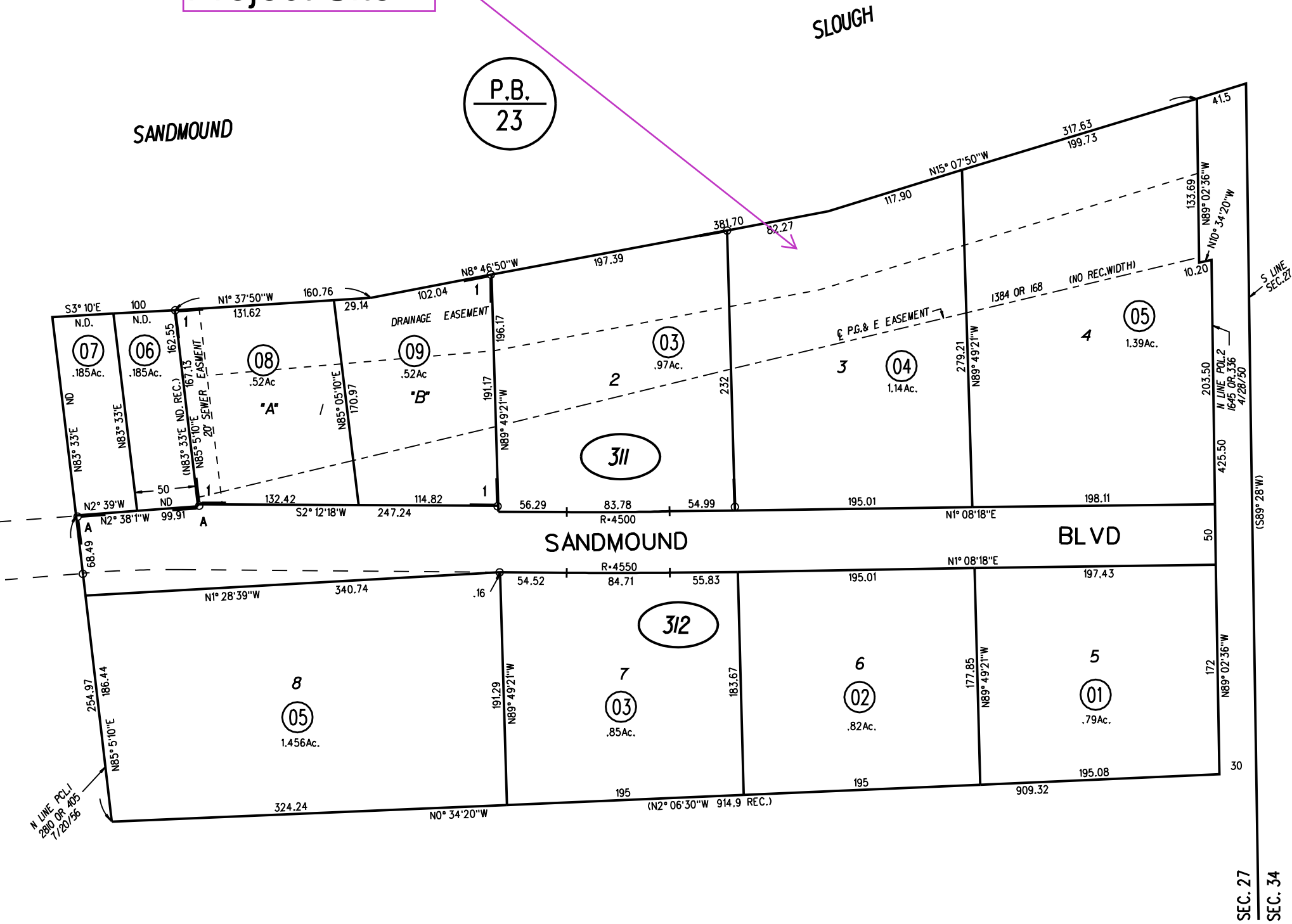
Fees:

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.
20

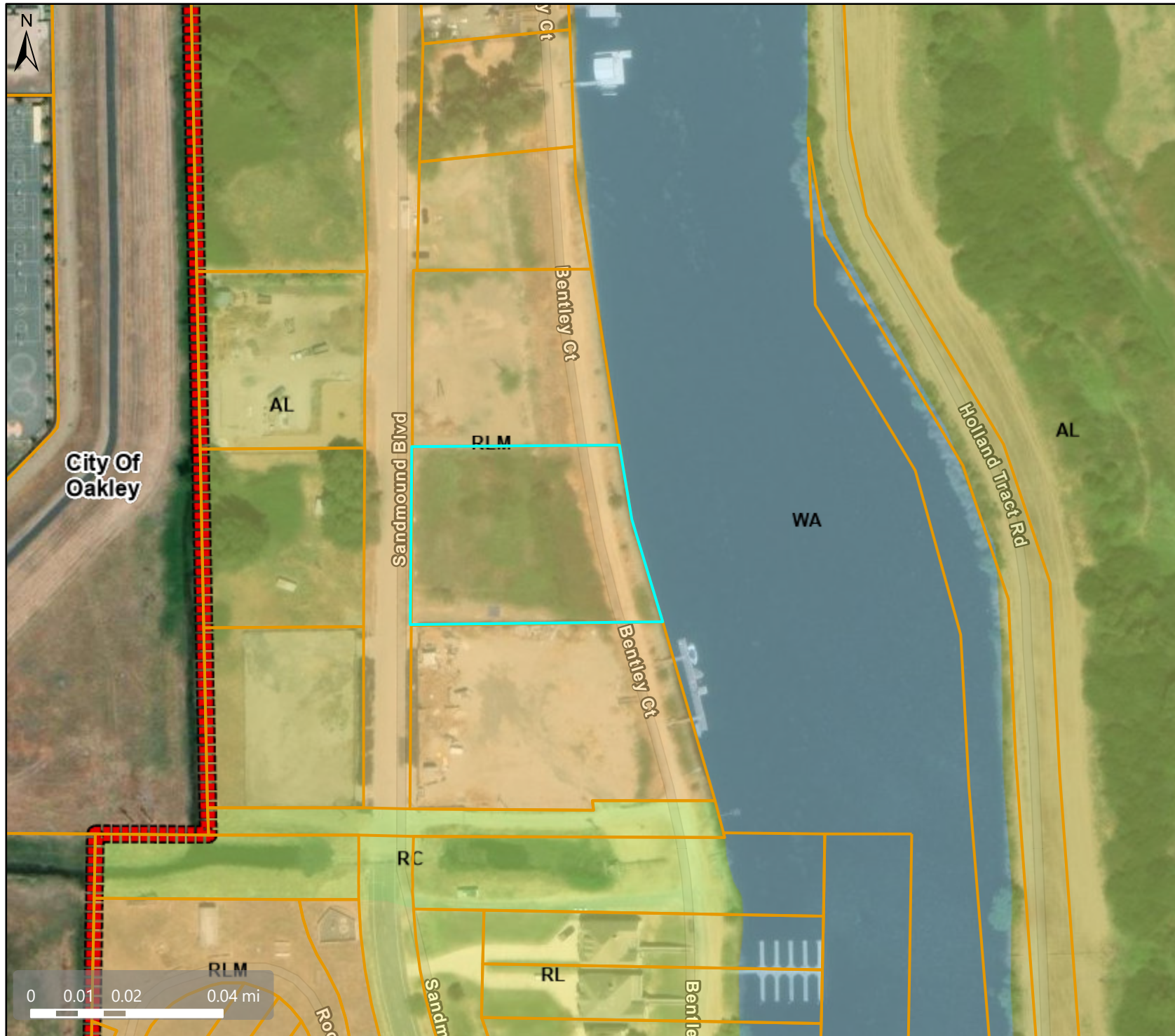
SEE PAGE 25 FOR
MINERAL RIGHTS
ASSESSMENTS

311
312

197
PM14
6/6/07
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)

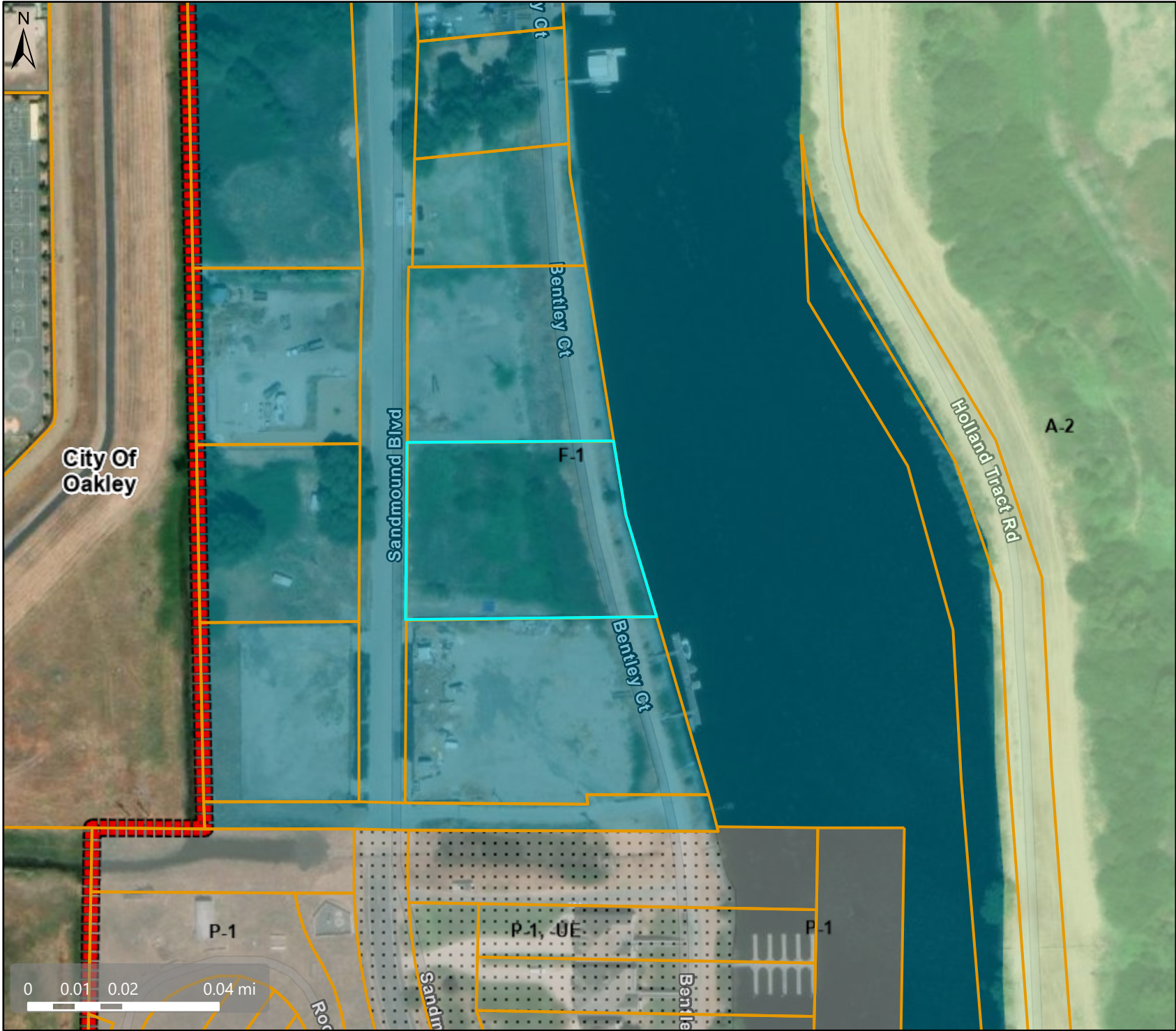
City Limits

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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Datum: WGS 1984

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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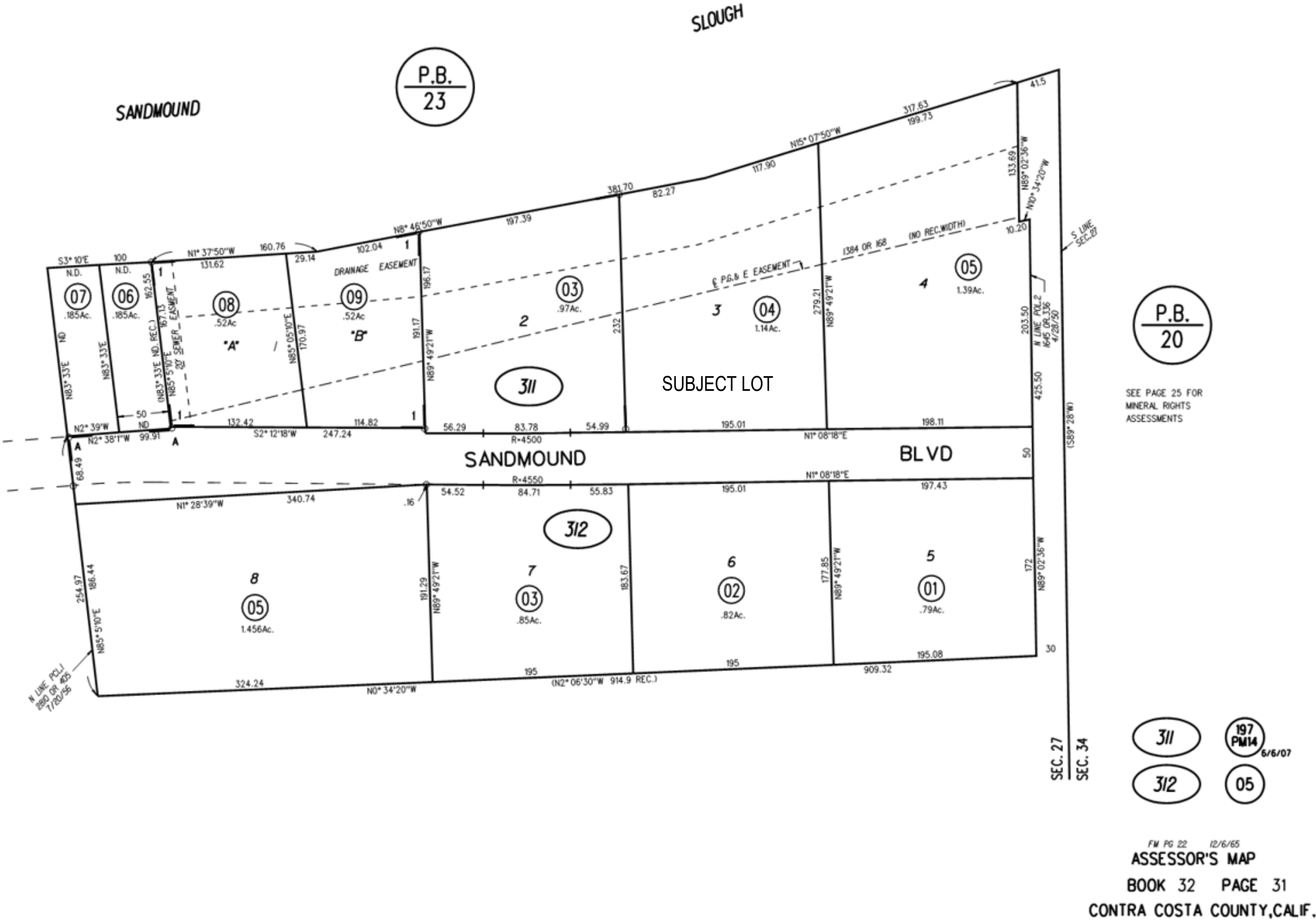
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ASSESSOR'S MAP

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
TYPE OF CONSTRUCTION
MAX HEIGHT
MAX NO. STORIES
MIN OFF STREET PARKING
FRONT SETBACK
SIDE SETBACK
REAR SETBACK

R3
VACANT LOT
35 FEET
TWO AND ONE-HALF
2 SPACE
20 FEET
5 FEET
15 FEET

SHEET INDEX

0.0	COVER SHEET
0.1	SITE PLANS



Engineering & Construction

JIAN HUANG
HAO.ENGR@GMAIL.COM
T 415.889.7173

STAMP



JIAN HAO HUANG C-87110

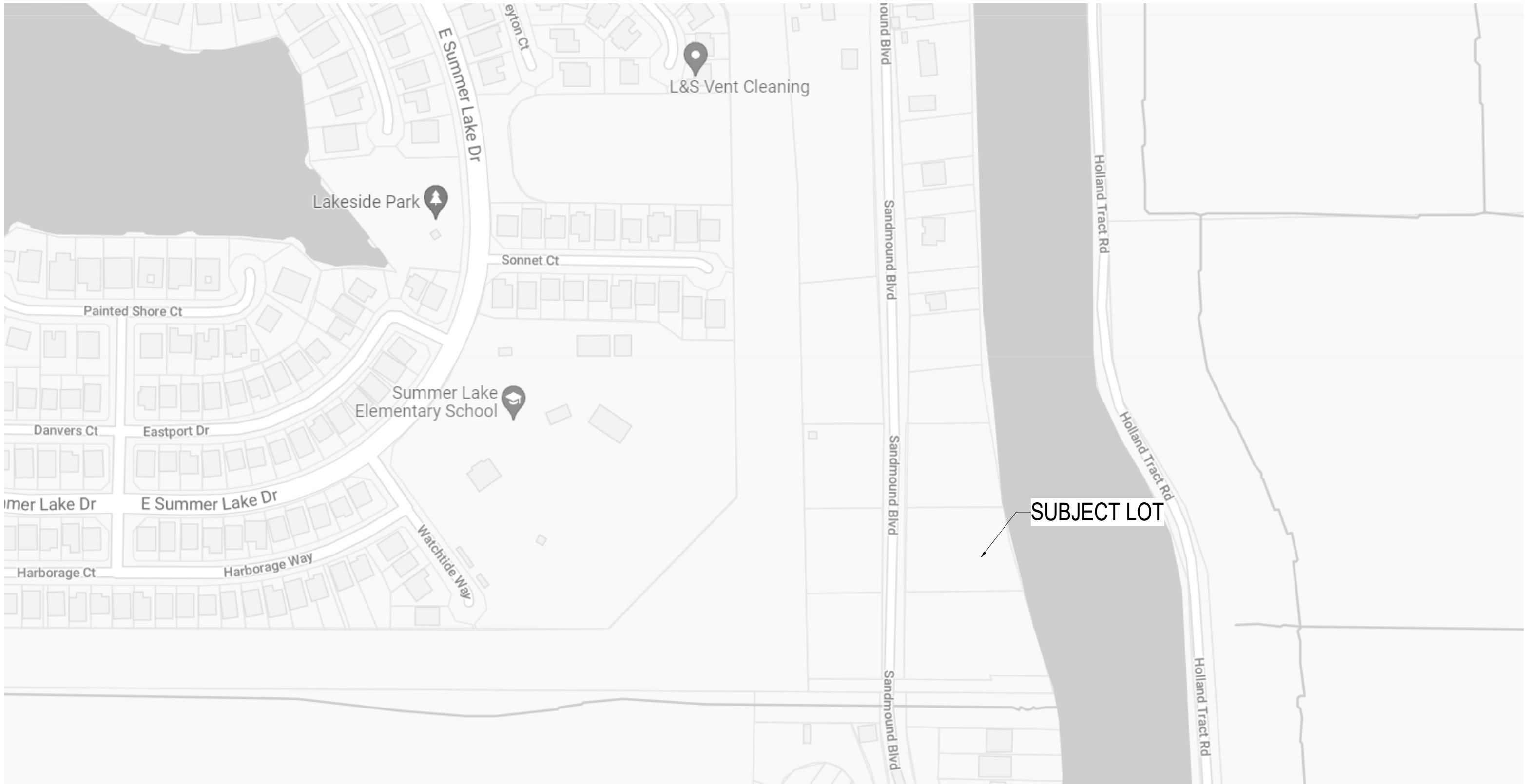
JOB ADDRESS:

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

Sheet Title

COVER SHEET

SHEET SIZE: 24"x36"

SIZE CHECK

0" 1" 2"

Project number 4130 SANDMOUND

Date Issue Date

Drawn by JHH

Sheet Number

0.0

Scale AS SHOWN



Engineering & Construction

JIAN HUANG
HAO.ENGR@GMAIL.COM
T 415.889.7173



JIAN HAO HUANG C-87110

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4130 SANDMOUND BLVD
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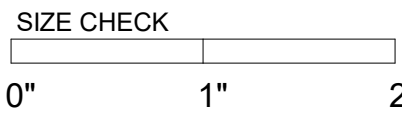
Issue History

No.	Description	Date

Sheet Title

SITE PLANS

SHEET SIZE: 24"x36"



Project number 4130 SANDMOUND

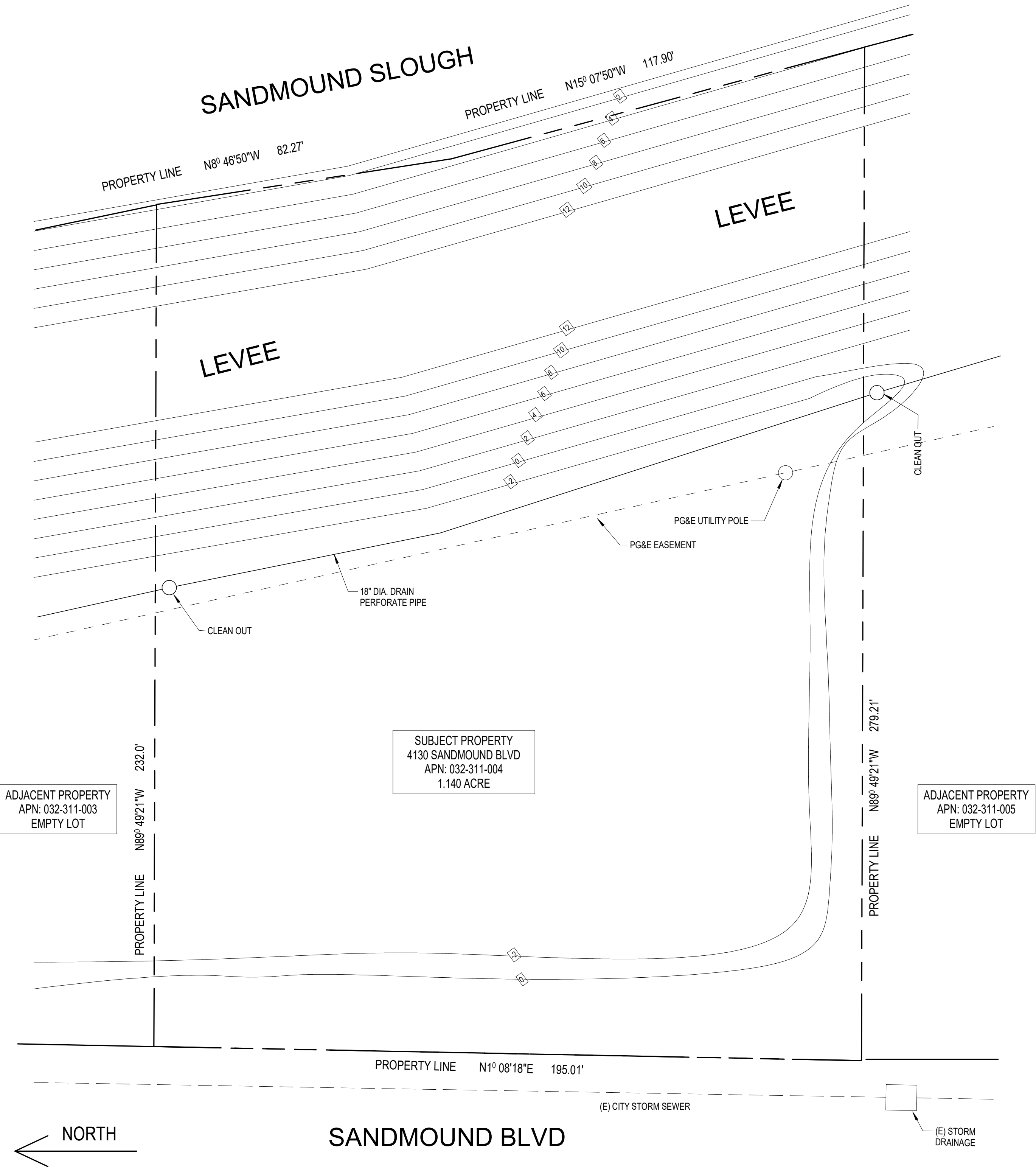
Date Issue Date

Drawn by JHH

Sheet Number

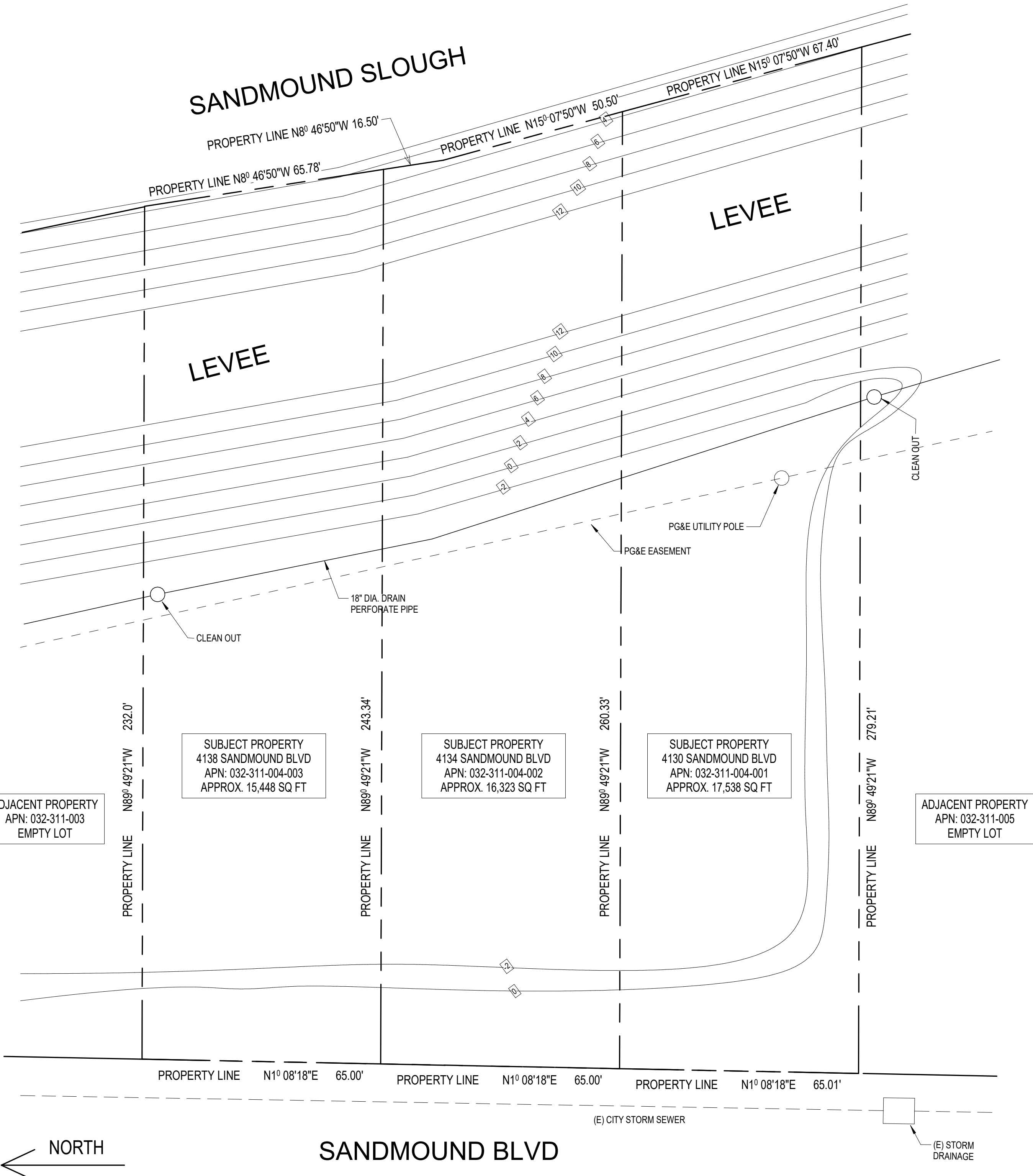
0.1

Scale AS SHOWN



2 EXISTING SITE PLAN & GRADING PLAN

1" = 20'-0"



1 PROPOSED SITE PLAN

1" = 20'-0"