



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, January 5, 2026

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccounty-us.zoom.us/j/85491390617>

Webinar ID: 854 9139 0617 Call in: (855) 758-1310 or (408) 961-3928

The Zoning Administrator meeting will be accessible in-person, via telephone, and via live-streaming to all members of the public. Zoning Administrator meetings can be viewed live online at: http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

Persons who wish to address the Zoning Administrator during public comment or with respect to an item on the agenda may comment in person or may call in during the meeting by dialing (855)758-1310 US Toll Free or (408) 961-3928. A caller should indicate they wish to speak on an agenda item, by pushing "#2" on their phone. Access via Zoom is also available using the following link <https://cccounty-us.zoom.us/j/85491390617> Webinar ID: 854 9139 0617.

Those participating via Zoom should indicate they wish to speak on an agenda item by using the "raise your hand" feature in the Zoom app. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us or by voicemail at (925) 655-2860.

Commenters will generally be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. The Zoning Administrator may alter the order of agenda items at the meeting. Your patience is appreciated.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 655-2860.

1. PUBLIC COMMENTS
2. VARIANCE: CONTINUED PUBLIC HEARING

2a. DARRIN DERITA (Applicant) - DARRIN DERITA & TINA M. STRAUB DERITA (Owners), County File #CDVR25-01036. The applicant requests approval of a Variance Permit to allow a 19-foot front setback (where 25 feet is required) and small lot design review for the construction of an approximately 106-square-foot addition to an existing garage and improvements to an approximately 200-square-foot living space addition constructed within the garage without permits. The applicant also requests approval of small lot design review for the construction of an approximately 1,255 square-foot living space addition on the eastern side of the home located on a substandard lot. The subject property is located at 236 Angela Avenue in the Alamo area of Contra Costa County. (Zoning: R-20, Single-Family Residential); (Assessor's Parcel Number: 192-090-007) (Continued from 12.15.2025 WRN) SS [25-5452](#)

Attachments: [Findings COA VR25-1036](#)

3. LAND USE PERMIT: PUBLIC HEARING

3a. ISABEL CHAVEZ FOR T MOBILE (Applicant) - TINA THOMAS TRUST (Property Owner); County File #CDLP25-02008: A request for approval of a Land Use Permit to allow the continued operation of an existing T Mobile wireless telecommunications facility that is located on a PG&E tower. The subject property is located at 4723 Suzanne Drive in the unincorporated Pittsburg area of Contra Costa County. Zoning: Agricultural Preserve (A-4) District; APN: 089-050-056 DV [25-5453](#)

Attachments: [Attachment 1 Findings and Conditions of Approval](#)

[Attachment 2 Maps](#)

[Attachment 3 Project Plans](#)

3b. JACLYN BELLICITTI, CENTERLINE COMMUNICATIONS (Applicant) - TINA M. THOMAS TRUST (Owner), County File # CDLP23-02030. The applicant requests approval of a Land Use Permit modification of file #CDLP25-02008 to allow an expansion of the lease area and a Variance to allow an approximately 10-foot side yard (where 50 feet is the minimum) for the installation of ground-level electrical equipment for an existing T-Mobile telecommunications facility. The project is located 4723 Suzanne Drive in the unincorporated Pittsburg area of the Contra Costa County. (Zoning: Agricultural Preserve, A-4); (Assessor's Parcel Number: 089-050-056) SS [25-5454](#)

Attachments: [Attachment 1 - Findings and COA CDLP23-02030](#)

[Attachment 2 - Maps CDLP23-02030](#)

[Attachment 3 - Agency Comments CDLP23-02030](#)

[Attachment 4 - Project Plans CDLP23-02030](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON WEDNESDAY, JANUARY 21, 2026.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-5452

Agenda Date: 1/5/2026

Agenda #: 2a.

Project Title:	Variance and Small Lot Design Review for Residential Additions
County File(s):	CDVR25-01036
Applicant:	Darrin Derita
Owners:	Darrin Derita & Tina M. Straub Derita
Zoning:	Single-Family Residential (R-20)
General Plan:	Residential Low Density (RL)
Site Address/Location:	236 Angela Avenue, Alamo, CA 94507 (APN: 192-090-007)
California Environmental Quality Act (CEQA) Status:	Categorically Exempt: CEQA Guidelines, Section 15301(e), regarding additions to "Existing Facilities"
Project Planner:	Syd Sotoodeh, Senior Planner; (925) 655-2877; syd.sotoodeh@dcd.cccounty.us
Staff Recommendation:	Partial Approval (See Section III for Full Recommendation)

CONTINUED PUBLIC HEARING FROM DECEMBER 15, 2025

I. PROJECT SUMMARY

The applicant requests approval of a Variance Permit to allow a 19-foot front setback (where 25 feet is required) and small lot design review for the construction of an approximately 106-square-foot addition to an existing garage and improvements to an approximately 200-square-foot living space addition constructed within the garage without permits. The applicant also requests approval of small lot design review for the construction of an approximately 1,255 square-foot living space addition on the eastern side of the home located on a substandard lot.

II. BACKGROUND

On December 15, 2025, the Zoning Administrator opened the public hearing and received testimony from Darrin Derita (applicant). After accepting testimony and discussing the matter with interested parties, the Zoning Administrator requested that the matter be continued as an open hearing to January 5, 2026, in order to allow time for the Zoning Administrator to review the permit history for other properties in the vicinity and to consider the variance findings.

III. RECOMMENDATION

Staff recommends that the Zoning Administrator deny the variance requested for a reduced front setback and small lot design review for a garage and living space addition on the western side of the residence as part of County File #CDVR25-01036 based on the attached findings.

The location of the addition to the eastern side of the residence is consistent with the development standards of the R-20 zoning district and findings exist for small lot design review criteria. Therefore, staff recommends approval of a small lot design review for the addition to the eastern side of the residence as part of County File #CDVR25-01036 based on the attached findings and subject to the attached conditions of approval.

Attachments:

- A. Findings and COA

FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE #CDVR25-01036; DARRIN DERITA (APPLICANT) AND DARRIN DERITA & TINA M. STRAUB DERITA (OWNERS)

FINDINGS

A. Variance Findings

1. *Required Finding: That any variance authorized shall not constitute a grant of special privilege inconsistent with the limitations of other properties in the vicinity and the respective land use district.*

Project Finding: The applicant is requesting a variance to allow a 19-foot front setback (where 25 feet is the minimum) for a 106-square-foot addition to an existing garage at the front of the home and improvements to an existing, approximately 200-square-foot living space addition within the garage that was constructed without permits. As the project design includes a substantial addition to the rear of the home, it has been demonstrated that a living space addition can be accommodated elsewhere on the property. Thus, it is feasible that the living space encroachment into the existing two-car garage could be removed and the garage restored to its original purpose. Similar to other nearby lots, the subject property is substandard in average width. Three other properties on the same private road that are also substandard in average width have been granted permits since the year 2004 to construct new garages that are compliant with R-20 zoning regulations. Therefore, granting the requested variance to allow the garage addition within the required front setback would be a grant of special privilege and would be inconsistent with the limitations of other properties in the vicinity.

2. *Required Finding: That because of special circumstances applicable to the subject property because of its size, shape, topography, location, or surroundings, the strict application of the respective zoning regulations is found to deprive the subject property of rights enjoyed by other properties in the vicinity and within the identical land use district.*

Project Finding: The subject property is a flat, 25,265-square-foot lot in the R-20 Single-Family Residential District that has been developed with a single-family residence with a two-car garage. Expanding the existing garage at the front of the residence unnecessarily encroaches into the required 25-foot front setback. The purpose of the garage addition is to allow improvements to an existing, unpermitted living space expansion into the garage which reduced the length of parking spaces. Although the lot is substandard in average width, as evidenced by the project's proposal to construct an approximately 1,255-square-foot addition at the rear of the home, there are no special circumstances that prevent the construction of an addition elsewhere on the property that would be compliant with the required setbacks. Other nearby properties with similarly substandard average widths have been granted permits for new garages that are compliant with the R-20 zoning district standards. Thus, it is evident that granting the variance would be unrelated to limitations on the property and the strict application of the R-20 zoning regulations would not deprive

the subject property of rights enjoyed by other properties in the vicinity and same land use district.

3. *Required Finding: That any variance authorized substantially meets the intent and purpose of the respective land use district in which the subject property is located.*

Project Finding: A garage addition is consistent with the residential use permitted in the R-20 Single-Family Residential District provided it meets the setback standards in County Code Article 84-14.10. The intent of setbacks is to provide orderly development, access to light and air, and open space at the front of the residential property. The construction of the garage addition within the front setback is in conflict with these objectives. Thus, granting of the variance does not meet the intent and purpose of the respective land use district.

B. Small Lot Design Review Findings:

Prior to the issuance of a building permit on a substandard lot for an approximately 1,255 square-foot one-story addition to the eastern (rear) side of the residence, the Zoning Administrator must review the project's compatibility and impact on the surrounding neighborhood in terms of the following:

1. Location: The location of the one-story addition to the eastern side of the existing single-family residence is consistent with the R-20 zoning district's development standards and requirements for front setback and side and rear yards without the need for variances. The placement of the addition is also consistent with the development pattern found in the surrounding Alamo neighborhood.
2. Size: The 1,255-square-foot addition will increase the living space of the residence to 2,912 square feet with a 400-square-foot attached garage. Based on available information, nearby residences generally range in size from approximately 1,438 square feet to 3,346 square feet. It is not known if the available information on home sizes in the neighborhood includes garage space. Therefore, the residence will remain compatible with other residences in the vicinity in regard to size.
3. Height: The one-story addition does not increase the height of the one-story residence, which will remain below the maximum 35-foot height allowed in the R-20 zoning district. Homes in the vicinity are typically one- or two-stories in height. Thus, the height of the one-story addition is consistent and compatible with other residences in the vicinity.
4. Design: The neighborhood mainly consists of homes in ranch and bungalow architectural styles. The design of the addition is compatible with the existing ranch style of the residence which remains compatible with the architectural styles in the area.

C. California Environmental Quality Act (CEQA) Findings: The project is exempt under CEQA Guidelines, Section 15301, regarding "Existing Facilities." Specifically, paragraph (e) exempts the construction additions to an existing structure, provided that the addition does not increase the floor area or square feet of the structure pursuant to the criteria in paragraphs

(1) or (2). The addition of 1,255 square feet is less than 2,500 square feet and is less than 50 percent of the floor area of the structure and therefore allowed an exemption pursuant to Section 15301(e).

CONDITIONS OF APPROVAL FOR COUNTY FILE #CDVR25-01036

Project Approval

1. **Small Lot Design Review approval** is granted to allow the construction of an approximately 1,255-square-foot addition to the eastern side of the one-story single-family residence.
2. The approval described above is granted based on and as generally shown on the application and materials received by the Department of Conservation and Development, Community Development Division (CDD) on July 14, 2025.

Any deviation from the approved plans requires review and approval by the CDD and may require the filing of an application for a new Small Lot Design Review Permit.

3. The approval described above does not include any variance allowing a reduced front setback for construction of a garage addition or approval of improvements to an unpermitted addition of living space that encroaches into the garage as shown on the plans received by the CDD on July 14, 2025.

Application Costs

4. The Variance permit application was subject to an initial deposit of \$3,250.00. Applications are subject to time and material costs if the application review expenses exceed the initial deposit. **Any additional fee due must be paid prior to an application for a grading or building permit, or 60 days of the effective date of this permit, whichever occurs first.** The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days past due, the Department of Conservation and Development may seek a court judgement against the applicant and will charge interest at a rate of ten percent (10%) from the date of judgement. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance in the event that additional fees are due.

General Provisions

5. Approval of this permit does not constitute a building permit. Grading and building permits from the County shall be obtained, as necessary, for any development approved as part of this permit.

Construction Period Restrictions and Requirements

Any construction activity shall comply with the following restrictions which shall be included on the construction drawings.

6. A good faith effort shall be made to avoid interference with existing neighborhood traffic flows and to minimize project-related disruptions to adjacent properties.
7. Transportation of large trucks and heavy equipment is subject to the same restrictions that are imposed on construction activities, except that the hours are limited to 9:00 AM to 4:00 PM.
8. All construction activities shall be limited to the hours of 8:00 am to 5:00 pm, Monday through Friday, and are prohibited on state and federal holidays on the calendar dates that these holidays are observed by the state or federal government as listed below:

New Year's Day (State and Federal)
Birthday of Martin Luther King, Jr. (State and Federal)
Washington's Birthday (Federal)
Lincoln's Birthday (State)
President's Day (State and Federal)
Cesar Chavez Day (State)
Memorial Day (State and Federal)
Juneteenth National Independence Day (Federal)
Independence Day (State and Federal)
Labor Day (State and Federal)
Columbus Day (State and Federal)
Veterans Day (State and Federal)
Thanksgiving Day (State and Federal)
Day after Thanksgiving (State)
Christmas Day (State and Federal)

For information on the actual days and dates that these holidays occur, please visit the following websites:

Federal: <http://www.federalreserve.gov/aboutthefed/k8.htm>
State: <http://www.sos.ca.gov/state-holidays/>

9. The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.
10. The site shall be maintained in an orderly fashion. Litter and debris shall be contained in appropriate receptacles and shall be disposed of as necessary. Any debris found outside the site shall immediately be collected and deposited in appropriate receptacles.

ADVISORY NOTES

ADVISORY NOTES ARE NOT CONDITIONS OF APPROVAL; THEY ARE PROVIDED TO ALERT THE APPLICANT TO ADDITIONAL ORDINANCES, STATUTES, AND LEGAL REQUIREMENTS OF THE COUNTY AND OTHER PUBLIC AGENCIES THAT MAY BE APPLICABLE TO THIS PROJECT.

A. NOTICE OF 90-DAY OPPORTUNITY TO PROTEST FEES, DEDICATIONS, RESERVATIONS OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.

This notice is intended to advise the applicant that pursuant to Government Code Section 66000, et. seq., the applicant has the opportunity to protest fees, dedications, reservations, and/or exactions required as part of this project approval. The opportunity to protest is limited to a ninety-day (90) period after the project is approved.

The 90-day period in which you may protest the amount of any fee or imposition of any dedication, reservation, or other exaction required by this approved permit, begins on the date this permit was approved. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and delivered to the CDD within 90 days of the approval date of this permit.

B. Additional requirements may be imposed by the following agencies and departments:

- Department of Conservation and Development, Building Inspection Division
- San Ramon Valley Fire Protection District
- Central Contra Costa Sanitary District (Central San)
- East Bay Municipal Utility District
- Contra Costa County Environmental Health Division

The Applicant is strongly encouraged to review these agencies' requirements prior to continuing with the project.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-5453

Agenda Date: 1/5/2026

Agenda #: 3a.

Project Title:	Continuing Operation of an Existing T-Mobile Wireless Telecommunications Facility
County File(s):	#CDLP25-02008
Applicant:	Isabel Chavez, Network Connex for T-Mobile
Owner:	Tina M. Thomas, Trustee
Zoning:	Agricultural Preserve (A-4)
General Plan:	Agricultural Lands (AL)
Site Address/Location:	4723 Suzanne Drive in unincorporated Pittsburg, CA (APN: 089 050-056)
California Environmental Quality Act (CEQA) Status:	Categorically Exempt: CEQA Guidelines, Section 15301(b), regarding existing facilities/utilities.
Project Planner:	Dominique Vogelpohl, Project Planner (925) 655-2880 Dominique.Vogelpohl@dcd.cccounty.us
Staff Recommendation:	Approve (See Section II for Full Recommendation)

I. PROJECT SUMMARY

A request for approval of a Land Use Permit to allow the continued operation of an existing T-Mobile wireless telecommunications facility and a Variance for an approximately 1-foot side yard (where 50-feet is the minimum required) to allow the existing lease area to remain in its current location.

II. RECOMMENDATION

Staff recommends that the Zoning Administrator:

- A. FIND that the project is categorically exempt from CEQA under Section 15301(b) of the CEQA Guidelines;
- B. APPROVE Land Use Permit CDLP25-02008, subject to the attached Findings and Conditions of Approval; and
- C. DIRECT Staff to file a CEQA Notice of Exemption with the County Clerk.

III. GENERAL INFORMATION

- A. General Plan: The subject property is located within an AL, Agricultural Lands (AL) land

use designation.

B. Zoning: The subject property is located within an A-4, Agricultural Preserve (A-4) Zoning District.

C. California Environmental Quality Act (CEQA) Compliance: The proposed project is categorically exempt under CEQA Guidelines, Section 15301(b), regarding "Existing Facilities," which exempts the operation, repair, maintenance, and minor alteration of existing facilities of investor-owned utilities providing electrical, gas, sewage, and other utility services.

D. Agricultural Preserve Contract: Pursuant to the California Williamson Act, the subject property has entered into an Agricultural Preserve Contract #AP 7-71 with the County. Establishment and modification of wireless telecommunications facilities is consistent with the limitations of the contract.

E. Prior County Files of Relevance:

- a. CDLP05-02078: A Land Use permit to allow T-Mobile to establish an existing unmanned wireless communications facility that was erroneously processed and approved by the City of Pittsburg (DR-98-18 City of Pittsburg), with three pairs of antennas mounted to an existing PG&E lattice tower and an equipment lease area underneath the tower, approved on May 15, 2006, and valid for 10 years.
- b. CDLP12-02105: A Land Use Permit to allow modification of County File #CDLP05-02078 to replace six antennas and the addition of a hybrid cable and breakout enclosure for an existing wireless facility; approved on November 19, 2012, and valid for 10 years.
- c. CDCV12-00128: Request for an initial compliance review to determine compliance with the Conditions of Approval for County File #CDLP12-02105 for issuance of a building permit; approved May 28, 2013.
- d. CDWM17-00003: Request for a Minor Alteration permit to allow non-substantial modifications of the existing facility to replace three existing antennas and upgrade an existing breaker, and a 3-year compliance review to determine compliance with the Conditions of Approval for County File #CDLP12-02105; approved June 7, 2017.
- e. CDWM20-00015: Request for a Minor Alteration permit to allow non-substantial modifications of the existing facility to replace six existing antennas and three RRUs, install nine new RRUs, cables, and equipment in an existing equipment cabinet, and a 3-year compliance review to determine compliance with the Conditions of Approval for County File #CDLP12-02105; approved July 29, 2020.
- f. CDWM20-00024: Request for a Minor Alteration permit to allow non-substantial modifications of the existing facility to replace three existing antennas, three RRUs, and

two cabinets, and to install six new hybrid cables; approved November 24, 2020.

g. CDLP23-02030: Request for a Land Use permit modification of file #CDLP25-02008 to allow an expansion of the lease area and a Variance to allow an approximately 1-foot side yard (where 50 feet is the minimum) for the installation of ground-level electrical equipment for an existing T-Mobile telecommunications facility.

IV. SITE/AREA DESCRIPTION

The approximately 471-acre subject property is located in the unincorporated Pittsburg area of Contra Costa County. Kirker Pass Road traverses the northwesternmost portion of the parcel. The project site is located in the western portion of the property approximately 1,200 feet east of Kirker Pass Road, approximately $\frac{3}{4}$ -mile west of Suzanne Drive, and approximately $\frac{1}{2}$ -mile south of Buchanan Road. The eastern portion of the property is developed with a single-family residence, barns, and other structures typical for agricultural uses that are accessed from Suzanne Drive. Access to the wireless facility is via Hillview Drive through an access easement and gate. Wireless telecommunication facilities have been in operation on the subject property since the year 2005 when Cingular Wireless (now AT&T) established a facility on an existing PG&E lattice tower (County File #CDLP05-02042) and an equipment lease area located 10 feet south of the tower. The T-Mobile facility was established in 2006 (County File #CDLP05-02078) with antennas installed on the lattice tower and ground equipment installed in a lease area under and within the footprint of the tower. Otherwise, the property largely consists of rolling hills, unpaved dirt roads and trails, and grassland vegetation with few shrubs or trees.

The adjacent parcels to the west, south, and east are large, agricultural parcels similar to the subject property. Directly north of the subject property are established single- and multiple-family residential neighborhoods located within the City of Pittsburgh. A water tank is located approximately 720 feet south of the terminus of Hillside Drive on a parcel owned by the City of Pittsburgh.

V. PROJECT DESCRIPTION

Approval of Land Use Permit CDLP25-02008 would allow the continued operation of the existing T-Mobile wireless telecommunications facility, consisting of the following elements:

- The access road is also an all-inclusive easement, so it is also the utility easement.
- 190 square-foot ground level lease area that includes: 3 equipment cabinets, 1 transformer, 3 fiber boxes, 1 ciena box, 1 LMU box, 1 telco cabinet, 1 PPC cabinet, and 1 GPS antenna; and
- The antenna area is attached to the PG&E lattice tower that is comprised of three sectors:
 - Sector A antenna area that includes: 1 H frame, 2 antennas, 2 dplexers, and 2 radio units;

- Sector B antenna area that includes: 1 H frame, 2 antennas, 2 diplexers, and 2 radio units; and
- Sector C antenna area that includes: 1 H frame, 2 antennas, 2 diplexers, and 2 radio units.

No changes to the antennas or equipment installed on the tower are proposed.

This entitlement includes a Variance for an approximately 1-foot side yard (where 50-feet is the minimum required) to allow the existing lease area to remain in its current location.

VI. AGENCY COMMENTS

- A. Department of Conservation and Development, Conservancy Staff: In correspondence received on April 15, 2025, Conservancy staff indicated that compliance with the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) is not required.
- B. Additional Agencies: Comments were solicited from Contra Costa County, Building Inspection Division, Contra Costa County Environmental Health Division, Contra Costa Mosquito & Vector Control District, and the City of Pittsburg. No comments were received from these agencies prior to the preparation of this report.

VII. STAFF ANALYSIS AND DISCUSSION

- A. General Plan: The subject property is located within an Agricultural Lands (AL) General Plan Land Use designation. Generally speaking, uses within the AL designation include grazing and dryland farming or other productive agricultural uses, but other types of uses are considered compatible with this designation when conducted in accordance with the County's policies for those uses including those such as a wireless telecommunication facility with the approval of a land use permit. The continuing operation of an existing facility would not affect grazing or any other agricultural activity on undeveloped portions of the property. Therefore, the project is consistent with the intent and purpose of the AL designation.

Kirker Pass Road, an officially designated scenic route pursuant to Figure COS-12 (Scenic Resources) of the County General Plan, is located approximately 1,175 feet west of the project site. Due to the distance from Kirker Pass Road, there is no potential for the project to significantly impact public views along the scenic route (General Plan Policy COS-P12.8). In addition, as conditioned to require painting the ground-mounted equipment to match the surrounding landscape, the project would be consistent with Policy COS-P12.9 which enables flexibility in project design to protect views and visual quality along scenic routes. The project site is an existing wireless telecommunications facility within and adjacent to the footprint of an existing PG&E lattice tower. The project as designed and conditioned is

consistent with General Plan policies for Scenic Resources.

B. Zoning: The project site is located within an Agricultural Preserve (A-4) Zoning District. Generally speaking, the purpose of the A-4 district is to provide for commercial agricultural production and other compatible uses that are consistent with the intent and purpose of the Land Conservation Act of 1965. In addition, pursuant to County Code Section 84-42.404 (14), the A-4 district allows commercial radio and television receiving and transmitting facilities, excluding broadcasting studios or business offices, upon the granting of a land use permit. This Land Use Permit is to allow for the continued operation of an existing, compliant facility. Therefore, the project is consistent with the allowed uses in the A-4 district.

The A-4 district requires a 50-foot-wide side yard. Pursuant to County Code section 88-24.406(d) wireless facilities including ground-mounted equipment must meet the setback distance requirements applicable to the zoning district where the facility is located. The existing lease area is located approximately 9 feet from the nearest side property boundary. Pursuant to County Code Section 84-42.1402, variances may be granted to modify the provisions in the A-4 district. Staff considers that findings exist to allow the variance for a reduced side yard due to the existing location of the wireless facility on a PG&E lattice tower.

C. Wireless Telecommunications Facilities Ordinance (Chapter 88-24): The subject wireless telecommunications facility was established under a Land Use Permit #CDLP05-02078, and its most recent entitlement is Land Use Permit #CDLP12-02105 that expired on November 19, 2022. Pursuant to County Ordinance §88-24.620(a), a land use permit or other discretionary approval issued prior to the enactment of Chapter 88-24 may be renewed in accordance with the requirements in effect at the time the discretionary approval was issued, provided that an application for renewal is received prior to its expiration date. The operating permit for the subject communications tower expired prior to the submittal of this application. Therefore, the proposed renewal will be processed under the County's current Wireless Ordinance, Chapter 88-24 of the County Code.

The applicant is seeking a Land Use permit for the continuing operation of an existing wireless telecommunications facility. As designed and conditioned, the facility will remain in compliance with the Wireless Ordinance in terms of location, building standards and operational requirements.

Pursuant to the location requirements of Section 88-24.406, collocation is encouraged, and no new tower can be located within 1,000-feet of an existing tower unless certain findings are made. A new facility must also not visually impact a scenic ridgeline unless the facility is required to close a significant gap in coverage. This facility is located on a PG&E lattice tower, where there is also an existing AT&T facility. Even though there are two wireless carriers, they are both on the same lattice tower, so there are not two towers within 1,000 feet of one another. The facility is located within proximity of a County-designated scenic

ridge (Figure COS-12), but the ground level equipment is located at its lowest elevation and the antennas are attached to the lattice tower making it a "low visibility facility" as defined by Section 88-24.204(p)(4), so it is not visually impactful to its surroundings. Section 88-24.406(d) requires telecommunications facilities to meet the setback requirements that apply in the zoning district where the facility is located. The A-4 Zoning District requires a 50-foot side yard, but as the facility is existing, and its location is dictated by the location of the PG&E lattice tower, the necessary findings can be made to allow the facility to continue to be located within the required side yard. Therefore, the existing facility meets the location requirements of Section 88-24.406 of the Wireless Ordinance.

Pursuant to the design guidelines of Section 88-24.408(a), the facility must meet or exceed design requirements to reduce the facility's visual and aesthetic impacts. As conditioned, the existing facility meets this criterion as the facility's equipment is to be painted to match the surrounding environment, whether that is the lattice tower or the ground level equipment, and will be maintained with enforcement of the conditions of approval when a modification is made to the facility.

Lastly, pursuant to the safety and security guidelines of Section 88-24.412, the facility is also consistent with the location, safety and security, and operational requirements of the Wireless Ordinance. The facility is on the rooftop not accessible to the general public, only accessible to authorized personnel.

Therefore, the entire wireless telecommunications facility as conditioned is consistent with the requirements of the County Wireless Ordinance.

- D. Federal Communications Commission (FCC) Compliance: As an agency, the FCC has adopted radio frequency protection standards, which establish safety levels with respect to human exposure to radio frequency (RF) emissions. These standards are jointly published by the American National Standards Institute and the Institute of Electrical and Electronics Engineers. The standards prescribe limits for continuous exposure to radio RF emissions. No changes to the communications equipment are proposed and all existing antennas will remain. A Minor Modification permit approved on November 24, 2020 (County File #CDWM20-00024) allowed replacement of antennas. A Radio Frequency-Electromagnetic Energy (RF-EME) Compliance Report prepared by EBI Consulting (August 18, 2020) for County File #CDWM20-00024 evaluated the cumulative impacts of the telecommunications facility and concluded that the facility is compliant with the allowable threshold standards pursuant to the federal government and will remain compliant with the FCC standards for RF emissions.
- E. Appropriateness of Use: The subject wireless telecommunications facility has been established on the subject property since 2006. Wireless communications facilities are conditionally allowed within the AL General Plan land use designation and A-4 zoning district. The County is unaware of any nuisances arising from the operation of the existing facility to date. Wireless telecommunication facilities provide a vital service to both

residents and visitors of the County and are relied upon for general communication needs and for emergency personnel such as Fire and Sheriff Department Staff.

VIII. CONCLUSION

The continuing operation of the existing T-Mobile wireless facility is consistent with the County General Plan land use designation Agricultural Lands (AL), compliant with the applicable standards and policies of the County Zoning Ordinance, and as conditioned is consistent with the provisions of the County's Wireless Telecommunication Facilities Ordinance. Therefore, staff recommends that the Zoning Administrator approve County File #CDLP25-02008 based on the attached findings and subject to the attached conditions of approval.

Attachments:

1. Findings and Conditions of Approval
2. Maps - Parcel Map, General Plan, Zoning, and Aerial Photo
3. Project Plans

FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE #CDLP25-02008,
ISABEL CHAVEZ, NETWORK CONNEX FOR T-MOBILE (APPLICANT), TINA M.
THOMAS, TRUSTEE (PROPERTY OWNER)

FINDINGS

A. Land Use Permit Findings

1. The project shall not be detrimental to the health, safety and general welfare of the County;

Project Finding: The Federal Communications Commission (FCC) has adopted radio frequency protection standards, which establish safety levels with respect to human exposure to radio frequency (RF) emissions. These standards are jointly published by the American National Standards Institute and the Institute of Electrical and Electronics Engineers. The standards prescribe limits for continuous exposure to radio RF emissions. No changes to the communications equipment are proposed and all existing antennas will remain. A Minor Modification permit approved on November 24, 2020 (County File #CDWM20-00024) allowed replacement of antennas. A Radio Frequency-Electromagnetic Energy (RF-EME) Compliance Report prepared by EBI Consulting (August 18, 2020) for County File #CDWM20-00024 evaluated the cumulative impacts of the telecommunications facility and concluded that the facility is compliant with the allowable threshold standards pursuant to the federal government and will remain compliant with the FCC standards for RF emissions. Therefore, the project is not anticipated to be detrimental to the health, safety and general welfare of the County.

2. The project shall not adversely affect the orderly development of property within the County;

Project Finding: The Zoning Administrator is unaware of any evidence which suggests that the existing site adversely affects development within the County. Thus, the granting of a land use permit to allow the continued operation of the existing telecommunications facility will not adversely affect the orderly development of property within the County. The service provided with the project would ensure the continuation of telecommunications service to the population within the area, including daily commuters, local employees, residents, and 911 service providers. Therefore, as conditioned, it is unlikely that granting approval of a land use permit to allow the continued operation and upgrade of the facility will adversely affect the orderly development of property within the County.

3. The proposed project shall not adversely affect the preservation of property values and the protection of the tax base within the County;

Project Finding: The project is for a land use permit to allow the continued operation of the wireless facility. It will continue to be unmanned and is not expected to impact development activity in the area or result in an adverse impact on the value of properties within the area. This determination is due to the site's previous establishment as a telecommunications facility and the continued consistency with that established use. Given that the facility and surrounding land uses have remained consistent since the establishment of this wireless facility, there is no indication that the project will adversely affect the preservation of property values and the protection of the tax base within the County.

4. The project as conditioned shall not adversely affect the policy and goals as set by the General Plan;

Project Finding: The subject property is located within a Agricultural Lands (AL) General Plan Land Use designation. Generally speaking, uses within the AL designation include grazing and dryland farming or other productive agricultural uses, but other types of uses are considered compatible with this designation when conducted in accordance with the County's policies for those uses including those such as a wireless telecommunication facility with the approval of a land use permit. The continuing operation of an existing facility would not affect grazing or any other agricultural activity on undeveloped portions of the property.

Kirker Pass Road, an officially designated scenic route pursuant to Figure COS-12 (Scenic Resources) of the County General Plan, is located approximately 1,175 feet west of the project site. Due to the distance from Kirker Pass Road, there is no potential for the project to significantly impact public views along the scenic route (General Plan Policy COS-P12.8). In addition, as conditioned to require painting the ground-mounted equipment to match the surrounding landscape, the project would be consistent with Policy COS-P12.9 which enables flexibility in project design to protect views and visual quality along scenic routes. The project site is an existing wireless telecommunications facility within the footprint of an existing PG&E lattice tower. The project as designed and conditioned is consistent with General Plan policies for Scenic Resources.

Therefore, the continuing operation of this existing wireless telecommunications facility is consistent with the policies and goals of the County's General Plan.

5. The project shall not create a nuisance and/or enforcement problem within the neighborhood or community;

Project Finding: The project, as conditioned, will not create a nuisance and/or enforcement problem within the neighborhood or community. There has been no record of code compliance issues with the existing facility. The conditions of approval require that the site be maintained in an orderly manner, and that the facility be removed upon cessation of the use. In addition, the applicant will be required to submit 5-year condition of approval compliance reviews for County staff evaluation of the on-going compliance efforts.

6. The project as conditioned shall not encourage marginal development within the neighborhood; and

Project Finding: Continuing the operation of the existing wireless telecommunications facility will not encourage marginal development within the neighborhood because development is controlled by the County's Zoning Code and General Plan. Where there is a sizeable population, major road, or need for telecommunications services, the public demands wireless telecommunications facilities. This project allows the continued use of an existing wireless facility that provides wireless service to the area. Thus, given the physical conditions of the area, and the nature of the project as an unmanned telecommunications facility, the project will not encourage marginal development within the area.

7. That special conditions or unique characteristics of the subject property and its location or surroundings are established.

Project Finding: A communications facility was established on the project site in 2006 and has been in operation since, providing telecommunications services to the surrounding area. The locations of the antenna areas, equipment areas are consistent with the provisions of the County's Wireless Telecommunication Facility Ordinance, and the project has been conditioned accordingly. Thus, given the physical conditions of the site and local area, and the nature of the project as an unmanned telecommunications facility, the special conditions and unique characteristics of the subject property and its location and surroundings are established.

B. Wireless Telecommunications Facility Land Use Permit Findings (County Code Section 88-24.614(b))

1. The application is complete.

Project Finding: County staff deemed the application complete and acceptable on December 15, 2025.

2. The facility or substantial change will meet the requirements of this chapter.

Project Finding: This Land Use permit allows the continued operation of the existing wireless facility. The project as conditioned is consistent with all applicable requirements within Chapter 88-24 of the County Ordinance Code. County staff will conduct a condition of approval compliance review throughout the term of this approval, to ensure the facility's continued compliance throughout the life of the permit.

3. The facility or substantial change has been reviewed pursuant to all appropriate environmental laws and regulations, including the California Environmental Quality Act (CEQA).

Project Finding: Pursuant to CEQA guidelines section 15301(b), the continued operation of investor and publicly owned utilities, involving negligible or no expansion of the existing or former use, is categorically exempt from CEQA review.

4. If an environmental impact report or mitigated negative declaration was prepared for the facility or substantial change, the facility or substantial change will incorporate all mitigation measures identified in either of those documents. Each mitigation measure will be included as a term of the permit.

Project Finding: This project is exempt from CEQA review pursuant to CEQA guidelines section 15301(b). Therefore, there are no environmental mitigation measures to be included as a term of the permit.

5. If the Contra Costa County Airport Land Use Commission reviewed and commented on the application, the facility or substantial change will incorporate each mitigation measure recommended by the commission and deemed by the Zoning Administrator to be necessary to protect public safety, health, and welfare. Each mitigation measure will be included as a term of the permit.

Project Finding: The project site is not within a zone identified by the Airport Land Use Commission (ALUC) as an area of planning interest.

6. The applicant has provided the financial assurance required by this chapter.

Project Finding: There is an existing removal bond (Bond #39S205496) on file for this facility and this entitlement is conditioned to verify that the bond amount of \$10,000 is still sufficient in the event the facility is abandoned, revoked, or the use permit expires. The County will remain in retention of this bond unless determined it is no longer needed per condition of approval #9.

7. The applicant has paid all required fees and costs, including but not limited to the application fee, any required environmental review fee, and any required peer review fee.

Project Finding: A deposit in the amount of \$5,500 was submitted with this application for a Land Use Permit. Per Condition of Approval #5, the applicant is responsible for any additional fees that exceed the initial deposit.

C. Variance Findings

1. That any variance authorized shall not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and the respective land use district in which the subject property is located.

Project Finding: The granting of a variance to continue allowing a 1-foot side yard (where 50-feet is the minimum required) so the existing wireless telecommunications facility can remain in its current location would not constitute a grant of special privilege because this setback is existing and non-conforming. The development is not expanding the lease area, so the existing setback is not worsening with this project. Therefore, the variance would not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and the respective Agricultural Preserve (A-4) land use district in which the subject property is located.

2. That because of special circumstances applicable to the subject property because of its size, shape, topography, location or surroundings, the strict application of the respective zoning regulations is found to deprive the subject property of rights enjoyed by other properties in the vicinity and within the identical land use district.

Project Finding: The requested variance is to continue allowing a 1-foot side yard (where 50-feet is the minimum required). The antenna equipment being attached to the PG&E lattice tower makes this a "low visibility facility" as defined by Section 88-24.204(p)(4), so it is not visually impactful to its agriculturally surroundings. Section 88-24.406(d) requires telecommunications facilities to meet the setback requirements that apply in the zoning district where the facility is located. The A-4 district requires a 50-foot side yard, but as the facility is existing, and its location is dictated by the location of the PG&E lattice tower so it can be a "low visibility facility". Thus, strict application of the A-4 zoning regulations would deprive the subject property of the rights enjoyed by other properties in the immediate vicinity and within the identical land use district.

3. That any variance authorized shall substantially meet the intent and purpose of the respective land use district in which the subject property is located.

Project Finding: The subject wireless telecommunications facility has been established on the subject property since 2006. The County is unaware of any nuisances arising from the operation of the existing facility to date. Wireless telecommunication facilities provide a vital service to both residents and visitors of the County and are relied upon for general communication needs and for emergency personnel such as Fire and Sheriff Department Staff. Wireless telecommunications facilities are conditionally allowed within an A-4 district. Therefore, approval of this variance would meet the intent and purpose of the A-4 land use district.

D. California Environmental Quality Act (CEQA) Finding

The project is exempt from environmental review pursuant to CEQA Guidelines section 15301(b) which exempts, among other things, the operation, repair, maintenance, and permitting of existing facilities (either privately, or publicly owned) for the provision of a public utility service, involving negligible or no expansion of use. The project consists of granting a land use permit for the continued operation of an existing wireless telecommunications facility. There is no substantial evidence that the project involves unusual circumstances, including future activities, resulting in, or which might reasonably result in, significant impacts which threaten the environment. None of the exceptions in CEQA Guidelines section 15300.2 apply.

CONDITIONS OF APPROVAL FOR COUNTY FILE #CDLP25-02008:

Land Use Permit Approval

1. Land Use Permit is approved to allow the continued operation of the existing T-Mobile wireless telecommunications facility. The wireless facility includes:
 - An access road that is also an all-inclusive utility easement;
 - 190 square-foot ground level lease area that includes: 3 equipment cabinets, 1 transformer, 3 fiber boxes, 1 ciena box, 1 LMU box, 1 telco cabinet, 1 PPC cabinet, and 1 GPS antenna; and
 - The antenna area that is attached to the PG&E lattice tower that is comprised of three sectors:
 - Sector A: 1 H frame, 2 antennas, 2 diplexers, and 2 radio units;
 - Sector B: 1 H frame, 2 antennas, 2 diplexers, and 2 radio units; and
 - Sector C: 1 H frame, 2 antennas, 2 diplexers, and 2 radio units.

2. Variance is approved to continue allowing for a 1-foot side yard (where 50-feet is the minimum required) so the existing wireless telecommunications facility can remain in its current location.
3. This Land Use Permit and Variance approval is generally described in the application materials accepted by the Department of Conservation and Development, Community Development Division (CDD) on April 15, 2025.
4. The following conditions supersede all prior Conditions of Approval for prior County approvals for the existing wireless telecommunications facility.

Application Processing Fees

5. The land use permit application was subject to an initial deposit of \$5,500.00. Applications are subject to time and material costs if the application review expenses exceed the initial deposit. **Any additional fee due must be paid prior to an application for a grading or building permit, or 60 days of the effective date of this permit, whichever occurs first.** The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days past due, the Department of Conservation and Development may seek a court judgement against the applicant and will charge interest at a rate of ten percent (10%) from the date of judgement. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance in the event that additional fees are due.

Permit Duration and Permit Review

6. This land use permit is granted for a period of ten (10) years and shall be administratively reviewed at five-year intervals. The applicant shall initiate the first review by submitting a statement as to the current status of the project to the CDD **no later than five years following the effective date of the project approval.** This review by the CDD will be for the purpose of ensuring continued compliance with the conditions of permit approval. **Non-compliance with the approved conditions and/or the ordinance code provisions after written notice thereof shall be cause for revocations proceedings.**

For the review of existing commercial wireless communications facilities, submittal shall include photo documentation of existing conditions and equipment for comparison with the applicable approved conditions.

The applicant is encouraged, at the time of each administrative review, to review the design of the telecommunications facility and make voluntary upgrades to the facility for the purpose of improving safety and lessening visual obtrusiveness.

A review fee in the amount of \$2,000.00 (subject to time and materials) will be filed through a Compliance Verification application to allow for review of the approved conditions.

Responsible Party

7. The Permittee (wireless operator) is responsible for keeping the Department of Conservation and Development, Community Development Division (CDD) informed of who is responsible for maintenance of compliance with this permit and how they may be contacted (i.e., mailing and email addresses, and telephone number) at all times.

- **Prior to this permit being considered exercised or prior to CDD stamp approval of plans for a building permit, whichever is first**, the Permittee shall provide the name of the party (carrier) responsible for permit compliance and their contact information.
- Should the responsible party subsequently change (e.g., facility is acquired by a new carrier), within 30 days of the change, the Permittee shall issue a letter to the CDD informing the CDD of the name of the new party who has been assigned permit compliance responsibility and their contact information. Failure to satisfy this condition may result in the commencement of procedures to revoke the permit.

Removal of Facility/Site Restoration

8. All structures and equipment associated with a commercial wireless communications facility shall be removed within 60 days of the discontinuance of the use, and the site shall be restored by the permittee to its original pre-development condition. In addition, the permittee shall provide the CDD with a notice of intent to vacate the site a minimum of 30 days prior to vacation.

Security to Provide for Removal of Equipment

9. The applicant or permittee shall provide and maintain a bond, cash, or other surety, to the satisfactory of the CDD, for the removal of the facility in the event that the use is abandoned, or the use permit expires, or is revoked, or is otherwise terminated. If the permittee does not remove any obsolete or unused facilities as described above, the financial guarantee shall be used by the County to remove any obsolete or unused facilities and to return the site to its pre-development condition.

The financial assurance must be submitted before a permit will be issued. A financial assurance must be irrevocable and not cancelable, except by the County.

Each form of financial assurance must remain valid for the duration of the permit and for six months following termination, cancellation, or revocation permit.

Any unused financial guarantee shall be returned to the applicant upon termination of the use and removal of the facility, or transfer of the lease accompanied by a financial guarantee by the new lessee or owner. The amount of the security shall be based on a cost estimate provided by a contractor or other qualified professional to the satisfactory of the Zoning Administrator.

General Provisions

10. Any deviation from or substantial change beyond the limits of this permit approved under this application may require the filing and approval of a request for modification of the Land Use Permit.

11. A minor alteration to this land use permit (or collocation if CEQA environmental review of collocation for the land use permit has been completed) may be issued if the proposed modification(s) are not considered a substantial modification as stated under federal law (Title 47, Section 1.60001).

A minor alteration (or a collocation) has a term that is the shorter of the following:

- a. 10 years: or,
- b. The duration, including any renewal period, of the permit that authorizes the existing facility on which the new facility will be collocated or on which the minor alteration will occur.

12. The conditions contained herein shall be accepted by the applicant, their agents, lessees, survivors or successors for continuing obligation.

13. At all times the facility shall comply with applicable rules, regulations and standards of the FCC and other agencies having jurisdiction, and any other applicable Federal, State, and County laws and regulations.

14. Facilities shall be operated in such a manner as not to contribute to ambient RF/EMF emissions in excess of then-current FCC adopted RF/EMF emission standards. **Within**

15 days of new antennas being installed, RF power density measurements shall be taken with the operating antennas to verify the level reported in the RF report and to ensure that the FCC public exposure level is not exceeded in any public accessible area. This measurement shall be taken again if any equipment is replaced or added. Verification of all RF power density measurements under this condition shall be submitted to CDD for review and to confirm that the requirements of the Ordinance Code and this permit have been met.

15.The equipment shall be maintained in good condition over the term of the permit. This shall include keeping the structures graffiti-free.

16.Antennas, towers, cabinets, and mountings shall not be used for advertising.

17.The equipment cabinets shall be kept locked, except when personnel are present, in order to restrict access to the equipment.

18.No lights or beacons may be installed on any antenna or antenna support structure, unless lights or beacons are required by a state or federal agency having jurisdiction over the antenna or antenna support structure, such as the California Public Utilities Commission, Federal Communications Commission, or Federal Aviation Administration, or if lights or beacons are recommended by the County Airport Land Use Commission.

19.A facility, all fences and walls surrounding a facility, and all other fixtures and improvements on a facility site must be repainted as often as necessary to prevent fading, chipping, or weathering of paint. All paint shall have a non-reflective finish and paints with a reflectivity less than 55 percent, except as otherwise required by the terms of the FCC Antenna Structure Registration applicable to the facility. Prior to any final building inspection, or at the request of CDD, color photographs showing the as-built condition shall be submitted for review of CDD to verify compliance with this Condition of Approval.

Frequency Interference

20.No facility may be operated at a frequency that will interfere with an emergency communication system or 911 system, including any regional emergency communication system.

Exterior Noise

21.In the event that a modification to this facility involving noise-generating equipment is proposed, the applicant shall submit evidence for review and approval of CDD staff that the wireless telecommunications facility meets acceptable exterior noise level standards as established in the Noise and Land Use Compatibility Guidelines contained in the Noise Element of the County General Plan. The evidence can either be theoretical calculations for identical equipment or noise monitoring data recorded on the site, and shall be provided prior to final building inspection.

Camouflaging Requirements

22.All ground level equipment (existing and future) shall be painted to blend in with the natural surrounding and have a non-reflective finish. Paints with a reflectivity less than

55 percent are required. Prior to any final building inspection, or at the request of CDD, color photographs showing the as-built condition shall be submitted for review of CDD to verify compliance with this Condition of Approval.

23.The antenna equipment (existing and future) shall be painted to blend in with the PG&E lattice tower and have a non-reflective finish. Paints with a reflectivity less than 55 percent are required. Prior to any final building inspection, or at the request of CDD, color photographs showing the as-built condition shall be submitted for review of CDD to verify compliance with this Condition of Approval.

Cultural Resources

The following condition shall be included on all sets of construction drawings:

24.If any significant cultural materials such as artifacts, human burials, or the like are encountered during construction operations, such operations shall cease within 100-feet of the find, the Community Development Division shall be notified within 24-hours and a qualified archaeologist contacted and retained for further recommendations. Significant cultural materials include, but are not limited to, aboriginal human remains, chipped stone, groundstone, shell and bone artifacts, concentrations of fire cracked rock, ash, charcoal, shell, bone, and historic features such as privies or building foundations.

Indemnification

25.Prior to recordation of the Parcel Map, pursuant to Government Code Section 66474.9, the applicant (including the subdivider or any agent thereof) shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the Agency (the County) or its agents, officers, or employees, to attack, set aside, void, or annul, the Agency's approval concerning this subdivision map application, which action is brought within the time period provided in Section 66499.37. The County will promptly notify the subdivider of any such claim, action, or proceeding and cooperate full in the defense.

Work Restrictions

All construction activity shall comply with the following requirements, which shall be included on all sets of construction documents:

26.The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to other uses on the site. This shall be communicated to project-related contractors.

27.The project sponsor shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors and concrete pumps as far away from existing residences as possible.

28.The site shall be maintained in an orderly fashion. Following the cessation of construction activity; all construction debris shall be removed from the site.

29.A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.

30.Transportation of heavy equipment and trucks shall be limited to weekdays between the hours of 9:00 A.M. and 4:00 P.M. and prohibited on Federal and State holidays.

31.Non-emergency maintenance, construction and other activities on the site related to this use are restricted to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and shall be prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:

New Year's Day (State and Federal)
Birthday of Martin Luther King, Jr. (State and Federal)
Washington's Birthday (Federal)
President's Day (State)
Cesar Chavez Day (State)
Memorial Day (State and Federal)
Juneteenth National Independence Holiday (Federal)
Independence Day (State and Federal)
Labor Day (State and Federal)
Columbus Day (Federal)
Veterans Day (State and Federal)
Thanksgiving Day (State and Federal)
Day after Thanksgiving (State)
Christmas Day (State and Federal)

For specific details on the actual days and dates that these holidays occur, please visit the following websites:

Federal Holidays:www.federalreserve.gov/aboutthefed/k8.htm

California Holidays: <http://www.sos.ca.gov/state-holidays/>

ADVISORY NOTES

THE FOLLOWING INFORMATION DOES NOT CONSTITUTE CONDITIONS OF APPROVAL. IT IS PROVIDED TO ALERT THE APPLICANT TO LEGAL REQUIREMENTS OF THE COUNTY AND OTHER PUBLIC AGENCIES TO WHICH THIS PROJECT MAY BE SUBJECT.

A. NOTICE OF NINETY (90) DAY OPPORTUNITY TO PROTEST FEES, DEDICATIONS, RESERVATIONS, OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.

Pursuant to Government Code Section 66000, et seq., the applicant has the opportunity to protest fees, dedications, reservations or exactions required as part of this project approval. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and must be delivered to the Community Development Division within a ninety (90) day period that begins on the date that this project is approved. If the 90th day falls on a day that the Community Development Division is closed, then the protest must be submitted by the end of the next business day.

B. Prior to applying for a building permit, the applicant may wish to contact the following agencies to determine if additional requirements and/or additional permits are required as part of the proposed project:

- County Building Inspection Division
- County Environmental Health Division
- Contra Costa County Fire Protection District
- Federal Communications Commission

SEC 28 & 29 T2N R1E MDB&M

A- POR TRACT 7217 MB 409-1 (HIGHLANDS RANCH UNIT 1) 4/23/1999

B- PCL A TRACT 8354 MB 425-24 (HIGHLANDS RANCH UNIT 3) 10/06/2000

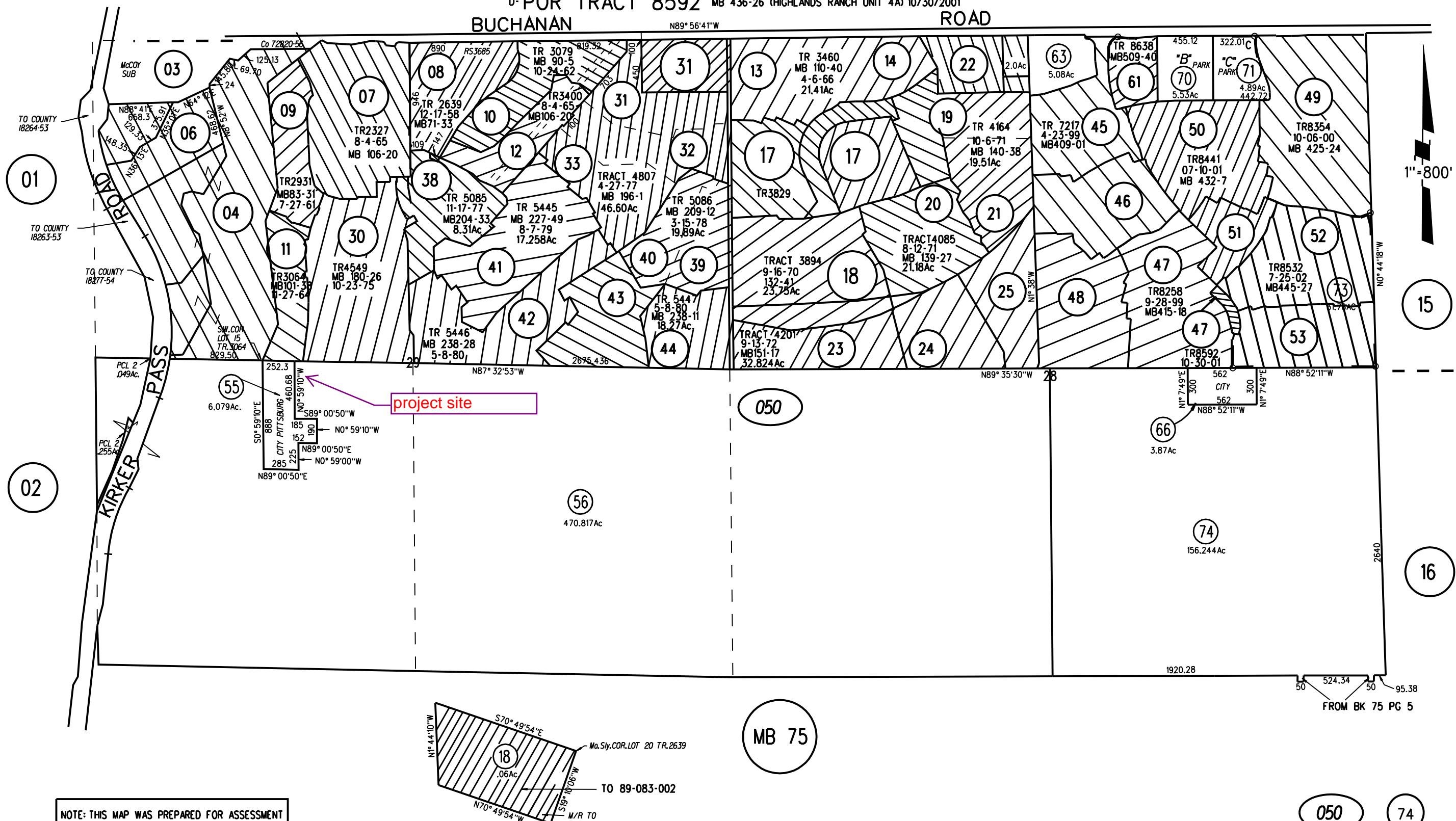
C- POR TRACT 8441 MB 432-7 (HIGHLANDS RANCH UNIT 4) 7/10/2001

D- POR TRACT 8592 MB 436-26 (HIGHLANDS RANCH UNIT 4A) 10/30/2001

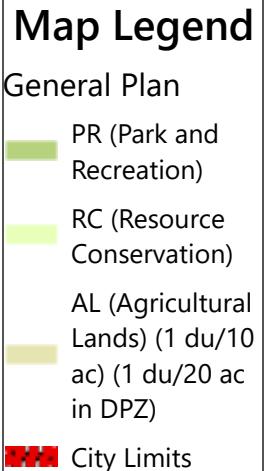
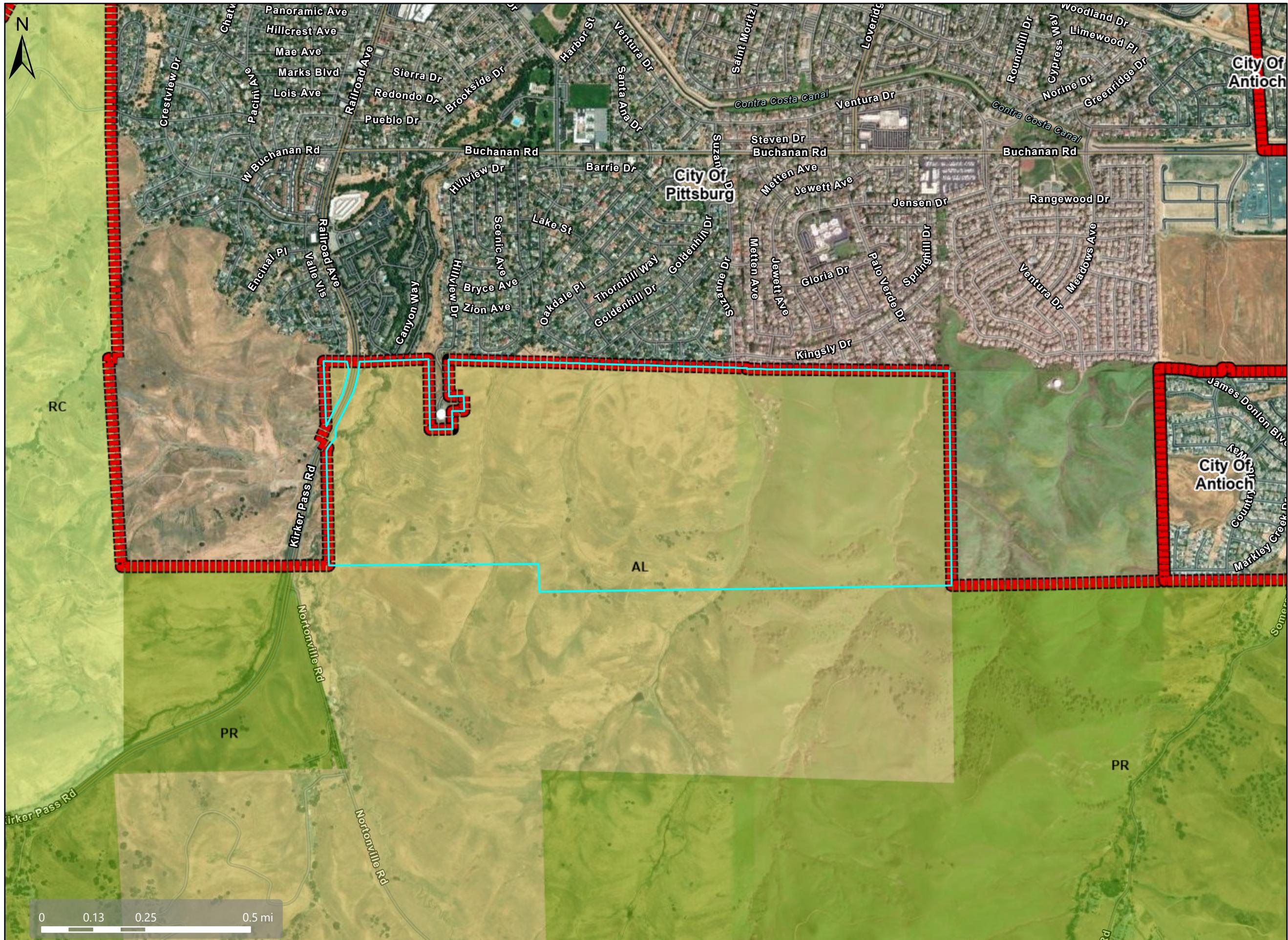
G-20
H-20

MB 87

MB 88



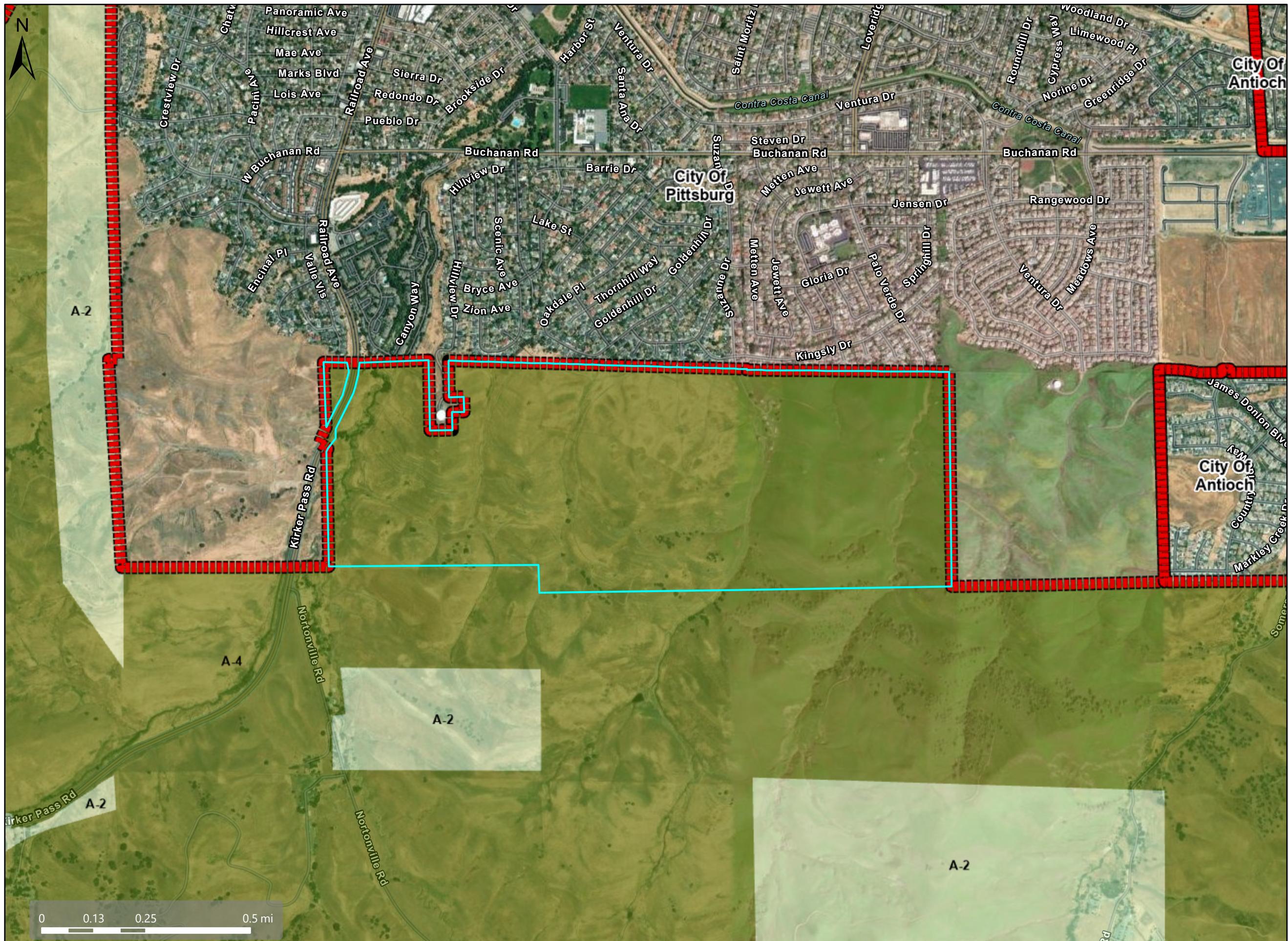
General Plan: Agricultural Lands (AL)



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 inquires to the appropriate department.

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

Zoning: Agricultural Preserve (A-4)



Map Legend	
Zoning	ZONE_OVER
A-2 (General Agriculture)	A-2
A-4 (Agricultural Preserve)	A-4
City Limits	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 inquires to the appropriate department.
Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

Aerial Photo



Map Legend
Assessment
Parcels
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 inquires to the appropriate department.
Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984

CUP RENEWAL



RECEIVED on 04/15/2025 CDLP25-02008
By Contra Costa County
Department of Conservation and Development

SITE NUMBER: BA01234A

SITE NAME: HILLVIEW PL234 THOMAS CATTLE RANCH

SITE TYPE: UTILITY LATTICE TOWER

CITY:

COUNTY:

JURISDICTION: CONTRA COSTA COUNTY

PITTSBURG

CONTRA COSTA

PROJECT SUMMARY

SITE ADDRESS:
4500 HILLVIEW DR
PITTSBURG, CA 94565

PROPERTY OWNER CONTACT:
THOMAS TINA M (TRE)
4723 SUZANNE DR,
PITTSBURG, CA 94565-6273

APPLICANT:
T-MOBILE WEST LLC
1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520
REPRESENTATIVE:
T-MOBILE PROJECT MANAGER:
PROJECT MANAGER:
BRANDON GEPHART
ANGELINA BOURDAGE

BUILDING SUMMARY

OCCUPANCY CLASSIFICATION: UNMANNED TELECOMMUNICATION FACILITY
PROPERTY TYPE: VACANT LAND
LAND USE: PRIVATE PRESERVE, OPEN SPACE – VACANT LAND (FOREST LAND, CONSERVATION)
APN: 089-050-056-4

PROJECT DESCRIPTION

THE PROJECT ENTAILS:
T-MOBILE IS REQUESTING A RENEWAL OF THE CONDITIONAL USE PERMIT FOR THE
CONTINUED USE AND OPERATION OF THEIR EXISTING WIRELESS TELECOMMUNICATIONS
FACILITY:

- (6) EXISTING ANTENNAS
- (6) EXISTING RADIOS
- (2) EXISTING EQUIPMENT CABINET
- (1) EXISTING BATTERY CABINET
- (1) EXISTING PPC
- (1) EXISTING TRANSFORMER
- (1) EXISTING GPS ANTENNA
- (1) EXISTING LMU BOX
- (2) EXISTING FIBER CIENA BOX
- (1) EXISTING CIENA DISCONNECT BOX
- (1) EXISTING PG&E SHUT-OFF BOX
- (1) EXISTING TELCO BOX
- (1) EXISTING FIBER DEMARC BOX
- (1) EXISTING J-BOX

LEGAL DESCRIPTION

BRIEF DESCRIPTION: POR SECS 28 & 29 T2N R1E EX MR

PROJECT TEAM

SAC/ZONING/PERMITTING:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
CONTACT: CRYSTAL SHEA
MOBILE: (312) 758-7915
E-MAIL: cshea@networkconnex.com

LATITUDE / LONGITUDE

LAT: 37° 59' 26.26" N
LONG: 121° 53' 30.25" W

UTILITY PURVEYOR

POWER: COMPANY: PG&E
TELCO: COMPANY: AT&T

APPROVAL

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND
AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED
HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL
BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

PRINT NAME SIGNATURE DATE

LANDLORD: _____

ZONING MGR: _____

DEVELOP. MGR: _____

CONST. MGR: _____

PROJECT MGR: _____

SR. RF ENGINEER: _____

RF ENGINEER: _____

OPERATIONS: _____

SAC REP.: _____

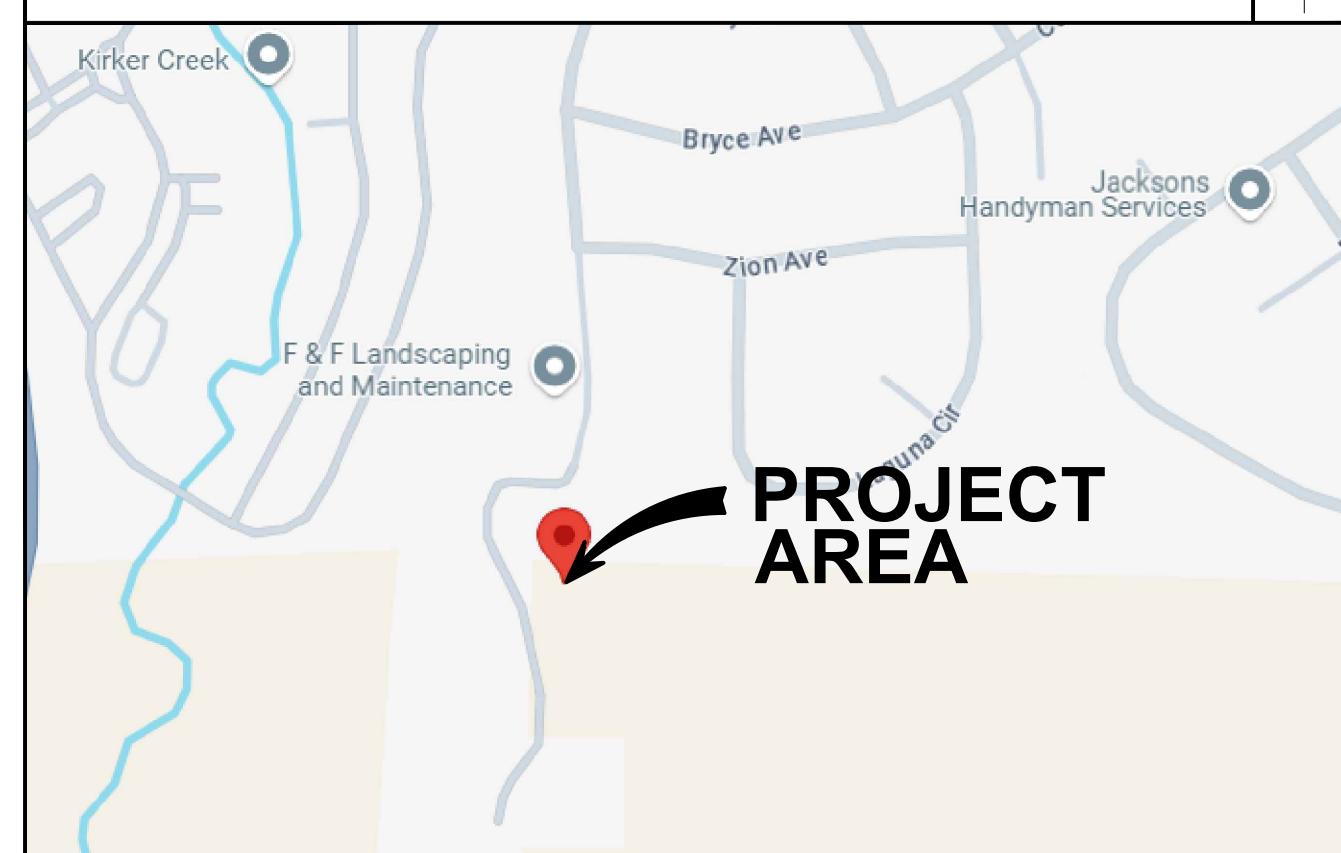
UTILITIES: _____

REAL ESTATE MGR: _____

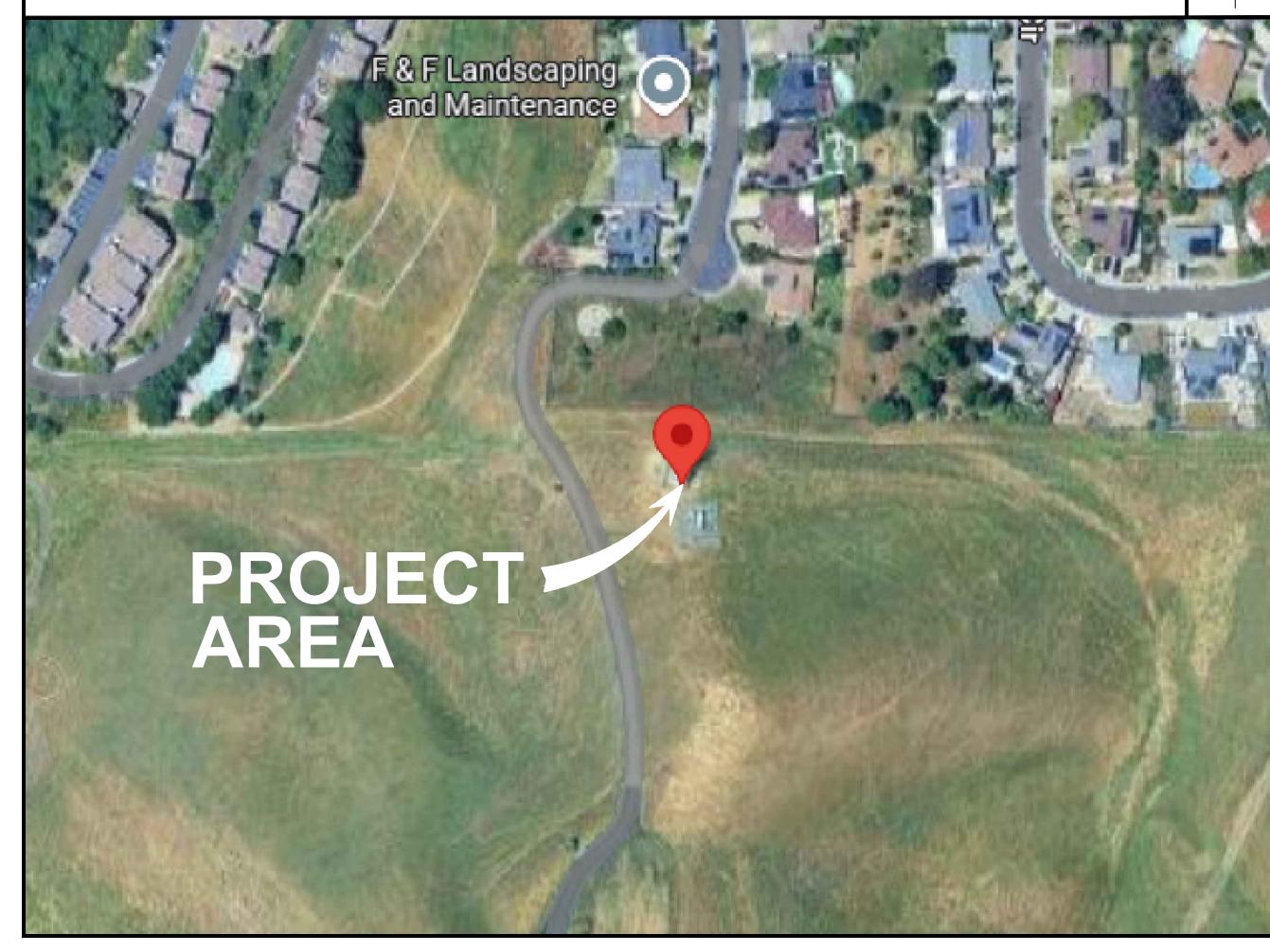
DRAWING INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
A-1	EXISTING OVERALL SITE PLAN
A-2	EXISTING ENLARGED SITE PLAN
A-3	EXISTING EQUIPMENT AND ANTENNA LAYOUT PLANS
A-4	EXISTING ELEVATIONS

GENERAL LOCATION MAP



VICINITY MAP



ACCESSIBILITY REQUIREMENTS

THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION.
HANDICAPPED ACCESS IS NOT REQUIRED PER CBC 2022,
SECTION 11B-203.4 (LIMITED ACCESS SPACES)
SECTION 11B-203.5 (EQUIPMENT SPACES)

CODE COMPLIANCE

1. CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2022
2. CALIFORNIA BUILDING CODE 2022
3. CALIFORNIA ELECTRICAL CODE 2022
4. CALIFORNIA MECHANICAL CODE 2022
5. CALIFORNIA PLUMBING CODE 2022
6. ANSI / TIA-222-H-2017
7. LOCAL BUILDING CODE
8. CITY / COUNTY ORDINANCES
9. CALIFORNIA FIRE CODE 2022 EDITION
10. ASCE 7-16 WITH SUPPLEMENT
11. ACI 318-19
12. STEEL CONSTRUCTION MANUAL, 15TH EDITION

DRIVING DIRECTION

FROM T-MOBILE OFFICE: 1200 CONCORD AVENUE, CONCORD, CA 94520
GET ON CA-242 N. HEAD NORTH ON NEW DRIVE. TURN RIGHT ONTO CONCORD AVE.
SLIGHT RIGHT ONTO THE STATE ROUTE 242 N RAMP TO PITTSBURG. TAKE CA-4 E
TO RAILROAD AVE IN PITTSBURG. TAKE EXIT 23 FROM CA-4 E. MERGE ONTO CA-242
N. USE THE LEFT 3 LANES TO MERGE ONTO CA-4 E TOWARD STOCKTON/PITTSBURG.
USE THE RIGHT LANE TO TAKE EXIT 23 FOR RAILROAD AVENUE. CONTINUE ON
RAILROAD AVE. DRIVE TO HILLVIEW DR. USE THE RIGHT 2 LANES TO TURN RIGHT
ONTO RAILROAD AVE. TURN LEFT ONTO BUCHANAN RD. TURN RIGHT ONTO HEIGHTS
AVE. TURN RIGHT ONTO HILLVIEW DR. DESTINATION WILL BE ON THE LEFT.

T-Mobile
Stick Together®

1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520

PROJECT INFORMATION:
(CUP RENEWAL)
BA01234A
HILLVIEW PL234 THOMAS
CATTLE RANCH
4500 HILLVIEW DR
PITTSBURG, CA 94565
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

04/11/25

ISSUED FOR:
ZONING

REV.: DATE: DESCRIPTION: BY:
0 04/11/25 100% ZD GHB

PLANS PREPARED BY:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

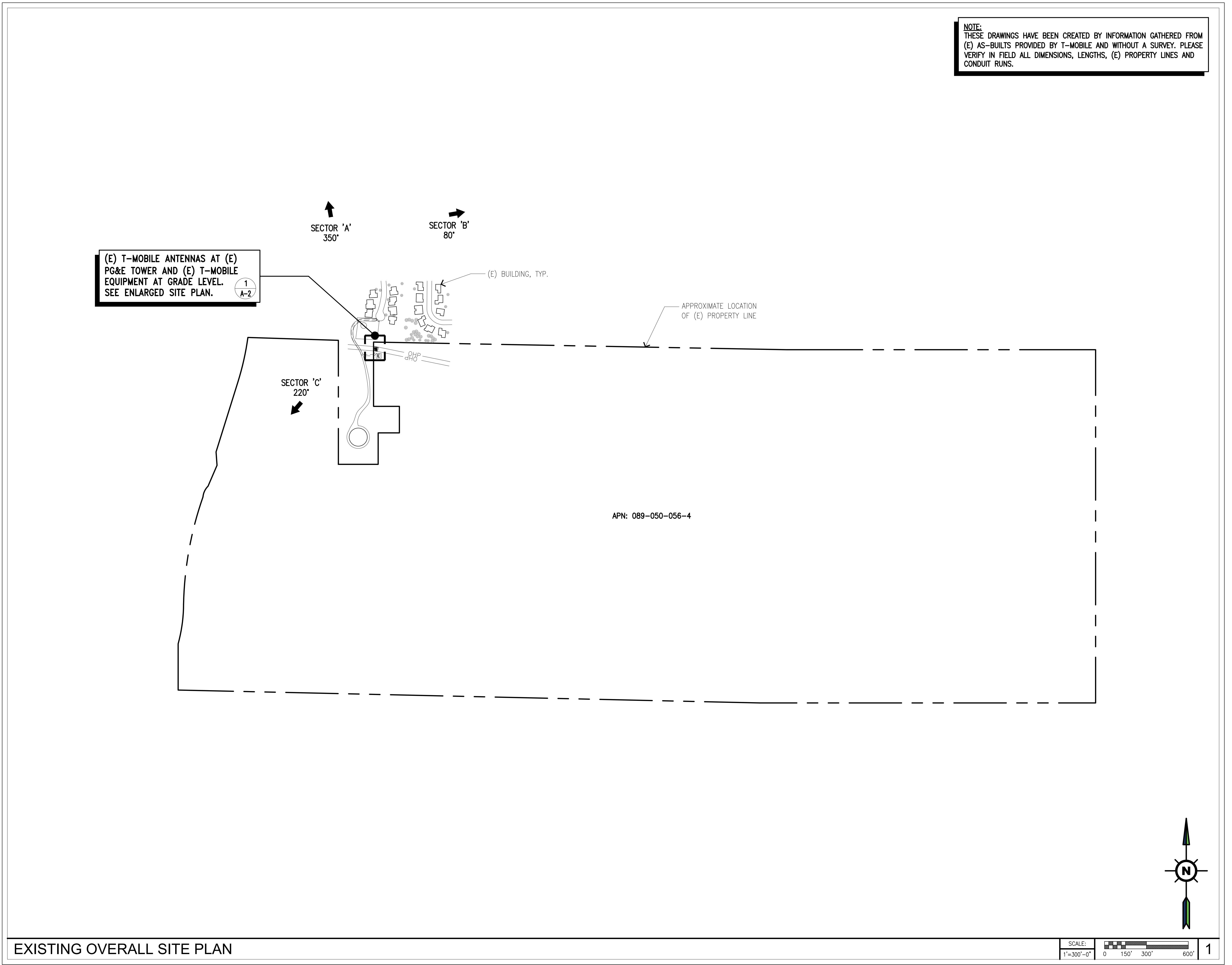
CONSULTANT:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY: CHK.: APV.:
GHB CS CS

LICENSURE:
SHEET TITLE:
TITLE SHEET

SHEET NUMBER: REVISION:
T-1 0

BA01234A



T-Mobile
Stick Together®

1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520

PROJECT INFORMATION:
(CUP RENEWAL)
BA01234A
HILLVIEW PL234 THOMAS
CATTLE RANCH
4500 HILLVIEW DR
PITTSBURG, CA 94565
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:
04/11/25

ISSUED FOR:
ZONING

REV.: 04/11/25 DATE: 04/11/25 DESCRIPTION: 100% ZD BY: GHB

PLANS PREPARED BY:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

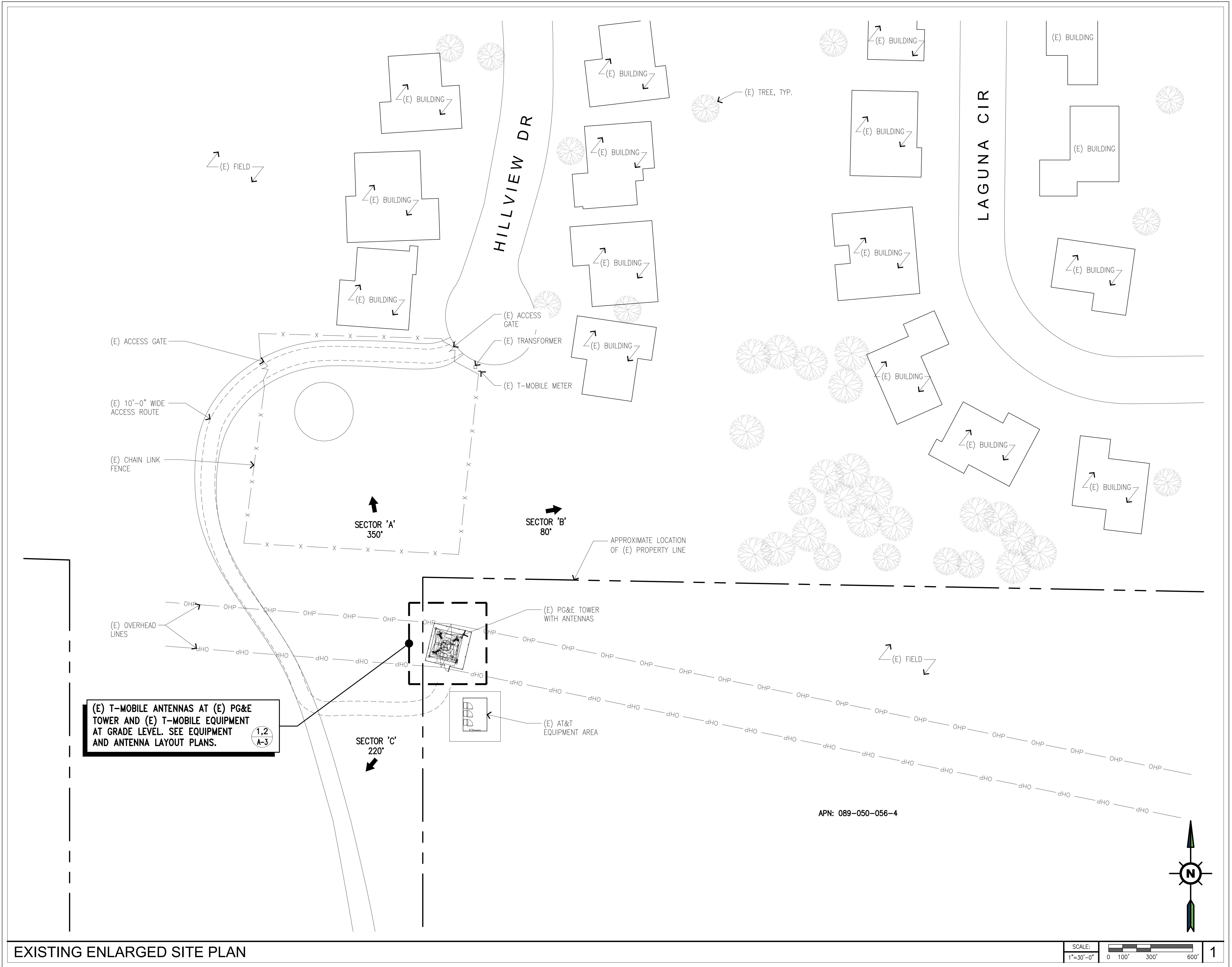
DRAWN BY: GHB CHK. CS APV. CS

LICENSURE:

SHEET TITLE:
EXISTING OVERALL SITE PLAN

SHEET NUMBER: A-1 REVISION: 0

BA01234A



T-Mobile
Stick Together®

1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520

PROJECT INFORMATION:
(CUP RENEWAL)
BA01234A
HILLVIEW PL234 THOMAS
CATTLE RANCH
4500 HILLVIEW DR
PITTSBURG, CA 94565
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:
04/11/25

ISSUED FOR:
ZONING

REV.: DATE: DESCRIPTION: BY:
0 04/11/25 100% ZD GHB

PLANS PREPARED BY:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

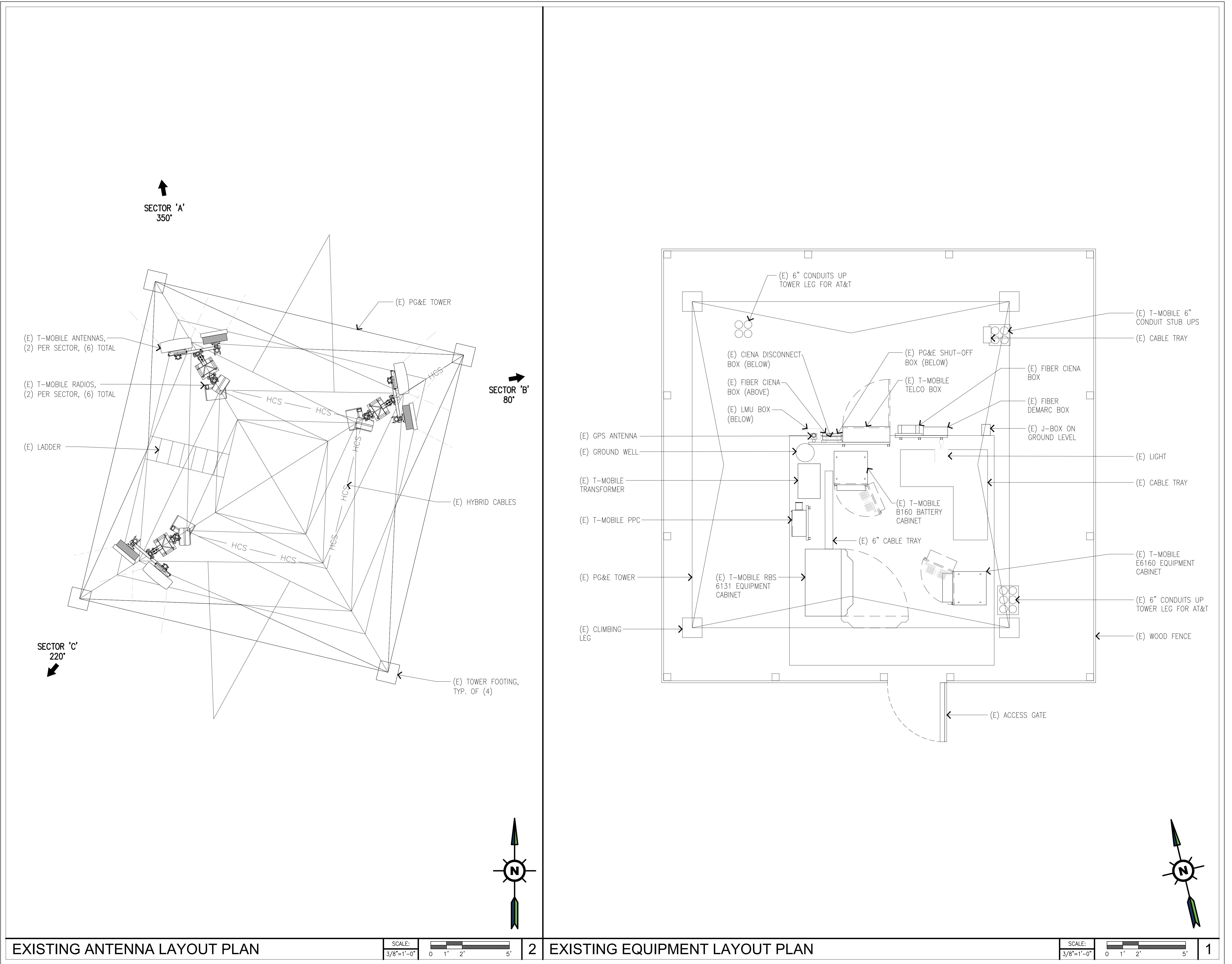
CONSULTANT:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY: CHK: APV:
GHB CS CS

LICENSURE:

SHEET TITLE:
EXISTING ENLARGED SITE PLAN

SHEET NUMBER: REVISION:
A-2 0



T-Mobile®
Stick Together®

1200 CONCORD AVENUE, SUITE 500
CONCORD, CA 94520

PROJECT INFORMATION:
(CUP RENEWAL)
BA01234A
HILLVIEW PL234 THOMAS
CATTLE RANCH
4500 HILLVIEW DR
PITTSBURG, CA 94565
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:
04/11/25

ISSUED FOR:
ZONING

REV.: DATE: DESCRIPTION: BY:
0 04/11/25 100% ZD GHB

PLANS PREPARED BY:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

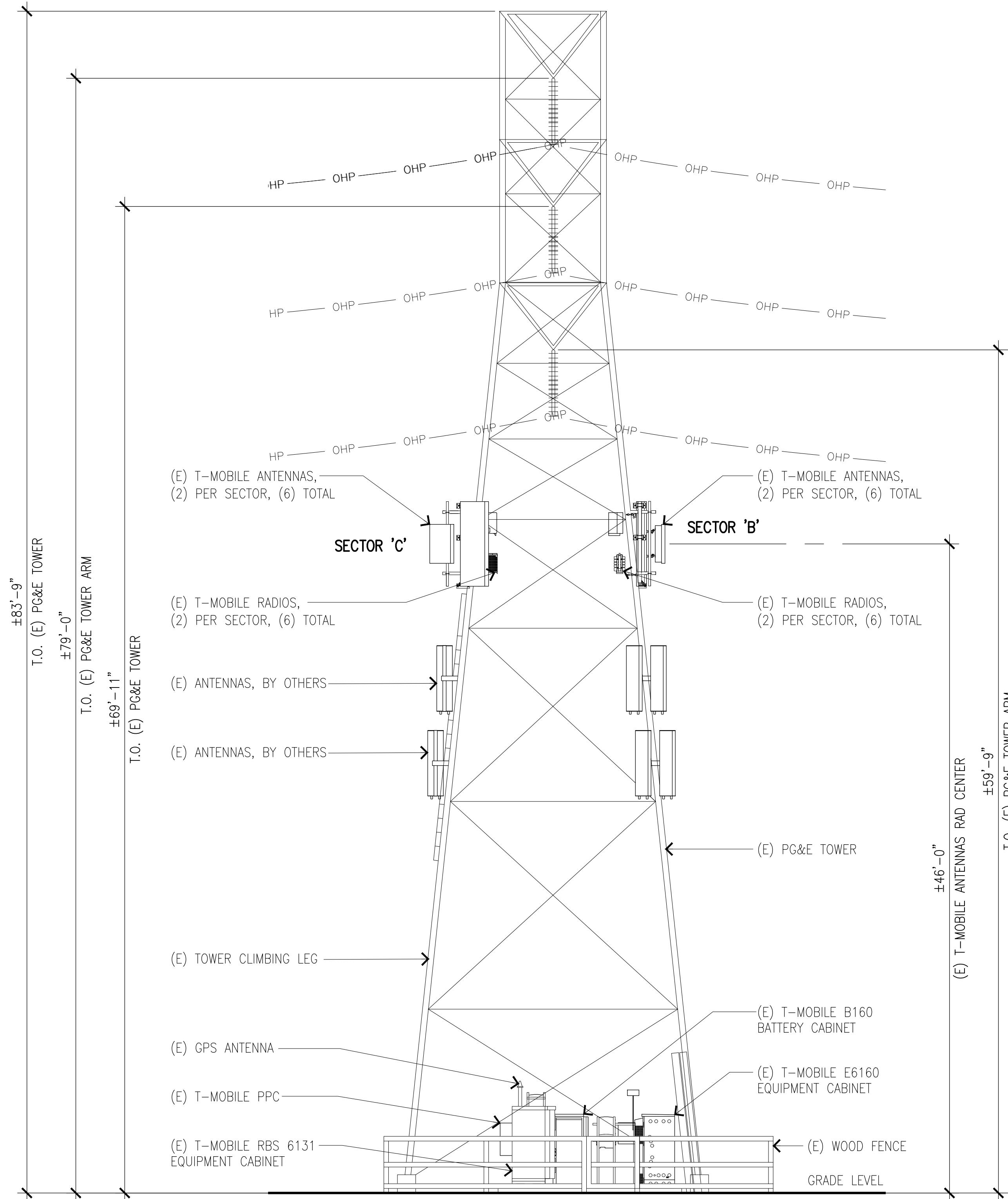
DRAWN BY: CHK.: APV.:
GHB CS CS

LICENSURE:

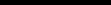
SHEET TITLE:
**EXISTING EQUIPMENT
AND ANTENNA
LAYOUT PLANS**

SHEET NUMBER: REVISION:
A-3 0

BA01234A

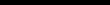


EXISTING SOUTH ELEVATION

SCALE:	
$3/16'' = 1'-0''$	0 1' 3' 5' 10'

2

EXISTING NORTH ELEVATION

SCALE:	
$3/16" = 1' - 0"$	0 1' 3' 5' 10'

1



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-5454

Agenda Date: 1/5/2026

Agenda #: 3b.

Project Title:	Modification and variance for an Existing T-Mobile Telecommunications Facility
County File(s):	#CDLP23-02030
Applicant:	Centerline Communications
Owner:	Tina M. Thomas, Trustee
Zoning:	Agricultural Preserve (A-4)
General Plan:	Agricultural Lands (AL)
Site Address/Location:	4723 Suzanne Drive in unincorporated Pittsburg, CA (APN: 089 050-056)
California Environmental Quality Act (CEQA) Status:	Categorically Exempt: CEQA Guidelines, Section 15301(b), regarding existing facilities/utilities, and Section 15303(d) regarding new construction of small structures and utility extensions
Project Planner:	Syd Sotoodeh, Senior Planner; (925) 655-2877; syd.sotoodeh@dcd.cccounty.us
Staff Recommendation:	Approve (See Section II for Full Recommendation)

I. PROJECT SUMMARY

The applicant requests approval of a Land Use Permit modification of file #CDLP25-02008 to allow an expansion of the lease area and the installation of ground-level electrical equipment, and a Variance to allow an approximately 9-foot side yard (where 50 feet is the minimum) for the new lease area for an existing T-Mobile telecommunications facility.

II. RECOMMENDATION

Staff recommends that the Zoning Administrator:

- A. FIND that the project is categorically exempt from CEQA under Section 15301(b) of the CEQA Guidelines;
- B. APPROVE the Land Use Permit CDLP23-02030 for modifications to the T-Mobile facility (Project);
- C. APPROVE the Variance to allow a 9-foot side yard (where 50 feet is required) for a new

approximately 74-square-foot equipment lease area;

- D. APPROVE the findings in support of the project;
- E. APPROVE the project conditions of approval; and,
- F. DIRECT Staff to file a CEQA Notice of Exemption with the County Clerk.

III. GENERAL INFORMATION

- A. General Plan: The subject property is located within an AL, Agricultural Lands (AL) land use designation.
- B. Zoning: The subject property is located within an A-4, Agricultural Preserve (A-4) Zoning District.
- C. California Environmental Quality Act (CEQA) Compliance: The proposed project is categorically exempt under CEQA Guidelines, Section 15301(b), regarding "Existing Facilities," which exempts the operation, repair, maintenance, and minor alteration of existing facilities of investor-owned utilities providing electrical, gas, sewage, and other utility services, and 15303(d) regarding "New Construction of Small Structures" which exempts utility extensions of reasonable length to serve such utility services as telecommunications facilities.
- D. Agricultural Preserve Contract: Pursuant to the California Williamson Act, the subject property has entered into an Agricultural Preserve Contract #AP 7-71 with the County. Establishment and modification of wireless telecommunications facilities is consistent with the limitations of the contract.
- E. Prior County Files of Relevance:

Three wireless carriers (T-Mobile, AT&T, and DISH Wireless) are located on the subject property, and several applications have been processed since the year 2005. The AT&T and DISH Wireless facilities are not part of this land use permit. Therefore, below are the applications that relate to the T-Mobile telecommunications facility.

- a. CDLP05-02078: A Land Use permit to allow T-Mobile to establish an existing unmanned wireless communications facility that was erroneously processed and approved by the City of Pittsburg (DR-98-18 City of Pittsburg), with three pairs of antennas mounted to an existing PG&E lattice tower and an equipment lease area underneath the tower, approved on May 15, 2006, and valid for 10 years.

- b. CDLP12-02105: A Land Use Permit to allow modification of County File #CDLP05-02078 to replace six antennas and the addition of a hybrid cable and breakout enclosure for an existing wireless facility; approved on November 19, 2012, and valid for 10 years.
- c. CDCV12-00128: Request for an initial compliance review to determine compliance with the Conditions of Approval for County File #CDLP12-02105 for issuance of a building permit; approved May 28, 2013.
- d. CDWM17-00003: Request for a Minor Alteration permit to allow non-substantial modifications of the existing facility to replace three existing antennas and upgrade an existing breaker, and a 3-year compliance review to determine compliance with the Conditions of Approval for County File #CDLP12-02105; approved June 7, 2017.
- e. CDWM20-00015: Request for a Minor Alteration permit to allow non-substantial modifications of the existing facility to replace six existing antennas and three RRUs, install nine new RRUs, cables, and equipment in an existing equipment cabinet, and a 3-year compliance review to determine compliance with the Conditions of Approval for County File #CDLP12-02105; approved July 29, 2020.
- f. CDWM20-00024: Request for a Minor Alteration permit to allow non-substantial modifications of the existing facility to replace three existing antennas, three RRUs, and two cabinets, and to install six new hybrid cables; approved November 24, 2020.
- g. CDLP25-02008: Request for a Land Use permit to allow the continued operation by T-Mobile of an unmanned wireless communications facility approved under County File #CDLP12-02105; approved on January 5, 2026.

IV. SITE/AREA DESCRIPTION

The approximately 471-acre subject property is located in the unincorporated Pittsburg area of Contra Costa County. Kirker Pass Road traverses the northwesternmost portion of the parcel. The project site is located in the western portion of the property approximately 1,200 feet east of Kirker Pass Road, approximately 3/4-mile west of Suzanne Drive, and approximately 1/2-mile south of Buchanan Road. The eastern portion of the property is developed with a single-family residence, barns, and other structures typical for agricultural uses that are accessed from Suzanne Drive. Access to the wireless facility is via Hillview Drive through an access easement and gate. Wireless telecommunication facilities have been in operation on the subject property since the year 2005 when Cingular Wireless (now AT&T) established a facility on an existing PG&E lattice tower (County File #CDLP05-02042) and an equipment lease area located 10 feet south of the tower. The T-Mobile facility was established in 2006 (County File #CDLP05-02078) with antennas installed on the lattice tower and ground equipment installed in a lease area under and within the footprint of the tower. Otherwise, the property largely consists of rolling

hills, unpaved dirt roads and trails, and grassland vegetation with few shrubs or trees.

The adjacent parcels to the west, south, and east are large, agricultural parcels similar to the subject property. Directly north of the subject property are established single- and multiple-family residential neighborhoods located within the City of Pittsburgh. A water tank is located approximately 720 feet south of the terminus of Hillside Drive on a parcel owned by the City of Pittsburgh.

V. PROJECT DESCRIPTION

The applicant requests approval of a Land Use Permit modification of file #CDLP25-02008 to allow an expansion of the lease area and a Variance to allow an approximately 9-foot side yard (where 50 feet is the minimum) for a new approximately 74-square-foot lease area and new ground-level equipment for an existing T-Mobile telecommunications facility (County code section 88-24.406(d) Setback Requirements for wireless facilities). The existing facility consists of antennas, RRUs, cables, and other equipment installed on an existing PG&E lattice tower and an approximately 190-square-foot lease area with an existing concrete pad beneath the tower.

The proposed modification includes the following:

- New, approximately 74-square-foot lease area approximately 34 feet south of the existing lease area:
 - Install 25kVA transformer on a new concrete pad
 - Install 8 permanent bollards and 2 removable bollards up to 4 feet in height
 - Install approximately 34 feet of new conduit (underground) within a new 3-foot utility easement from the transformer to the existing facility
- Install approximately 430 feet of 1/4" conduit (underground) within an existing 10-foot utility easement to the new transformer
- Modify equipment on existing concrete pad within the 190-square-foot lease area beneath the tower:
 - Relocate an existing 100-amp meter/main and panel pedestal
 - Install one new 200-amp meter/main disconnect per serving utility
 - Install one new 200-amp power protection cabinet (PPC)
 - Install new feed conductors from new meter to new PPC through existing conduit
 - Reconnect existing loads from removed AC panel onto new PPC panel
 - Install new H-Frame

No changes to the antennas or equipment installed on the tower are proposed.

VI. AGENCY COMMENTS

- A. Contra Costa County Department of Conservation & Development, Telecom Planner: In correspondence received on October 4, 2023, the Telecom Planner advised that the project plans should clearly define the utility easement(s), if any, and that the plans should show the entire facility including access, utilities, ground level equipment, and antenna equipment, for a permit renewal. Please refer to the attached correspondence for the details of their comments.
- B. Contra Costa County Fire Protection District (CCCFPD): In correspondence received on December 21, 2023, CCCFPD staff stated that it is not clear if the existing facility has a Knox box for fire access which is required, and that if there is no new generator involved, no further action is needed regarding a generator. Please refer to the attached correspondence for the details of their comments.
- C. Department of Conservation and Development, Conservancy Staff: In correspondence received on January 9, 2024, Conservancy staff indicated that although the proposed project activity (installation of new electrical equipment) would occur outside of the existing concrete footprint of the facility, compliance with the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) is not required. Please refer to the attached correspondence for the details of their comments.
- D. Additional Agencies: Comments were solicited from Contra Costa County, Building Inspection Division, Contra Costa County Environmental Health Division, Contra Costa Mosquito & Vector Control District, and the City of Pittsburg. No comments were received from these agencies prior to the preparation of this report.

VII. STAFF ANALYSIS AND DISCUSSION

- A. General Plan:

Land Use Designation: The subject property is located within an Agricultural Lands (AL) General Plan Land Use designation. Generally speaking, uses within the AL designation include grazing and dryland farming or other productive agricultural uses, where other types of uses are considered compatible with this designation when conducted in accordance with the County's policies for those uses such as a wireless telecommunication facility with the approval of a land use permit. The proposed project involves issuing a land use permit for the expansion of the lease area for the installation of new ground-mounted equipment, and modifications to the ground-mounted equipment within an existing lease area for a wireless telecommunication facility that has been in operation since the year 2006. The wireless facility's lease area on the approximately 471-acre property would be

expanded by 74 square feet and a new, approximately 26.7-inch-tall transformer installed on a new concrete pad within the new lease area. Minor equipment modifications would be made within the existing lease area underneath an existing PG&E lattice tower. Thus, the continuing operation of an existing facility with modification would not alter the property in a manner which would affect grazing or any other agricultural activity on undeveloped portions of the property. Therefore, the project is consistent with the intent and purpose of the AL designation.

Kirker Pass Road, an officially designated scenic route pursuant to Figure COS-12 (Scenic Resources) of the County General Plan, is located approximately 1,175 feet west of the project site. Due to the distance from Kirker Pass Road, there is no potential for the project to significantly impact public views along the scenic route (General Plan Policy COS-P12.8). In addition, as conditioned to require painting the ground-mounted equipment to match the surrounding landscape, the project would be consistent with Policy COS-P12.9 which enables flexibility in project design to protect views and visual quality along scenic routes. The project site is also located at the top of a County-designated scenic ridge (Figure COS-12). County General Plan Policy COS-P12.3 prohibits development within 100 vertical feet of a designated scenic ridge unless it is infrastructures that requires high-elevation siting such as communications towers designed with measures for screening, undergrounding, or camouflaging to mitigate visual impacts. The project site is an existing wireless telecommunications facility within and adjacent to the footprint of an existing PG&E lattice tower. The project as designed and conditioned is consistent with General Plan policies for Scenic Resources. Staff considers that due to the nature of the existing facility and the proposed equipment located at ground level being painted in a non-reflective finish to match the surrounding landscape as appropriate, the project will not detract from the surrounding terrain's scenic nature or detract from views from a scenic route.

Therefore, the proposed project to expand the lease area and install new ground-mounted equipment for an existing T-Mobile wireless telecommunications facility is consistent with the policies and goals of the County's General Plan.

B. Zoning: The project site is located within an Agricultural Preserve (A-4) Zoning District. Generally speaking, the purpose of the A-4 district is to provide for commercial agricultural production and other compatible uses that are consistent with the intent and purpose of the Land Conservation Act of 1965. Pursuant to County Code Section 84-42.404(14), the A-4 district allows facilities for commercial radio and television receiving and/or transmitting, including wireless telecommunication facilities, and excluding broadcasting studios or business offices, upon the granting of a land use permit. The applicant is requesting approval of a Land Use permit for a use that is conditionally allowed for modifications to the site including an increase in the size of the lease area and installation of new electric equipment. Therefore, the project is consistent with the allowed uses in the A-4 district. The A-4 district requires a 50-foot-wide side yard. Pursuant to County Code section 88-24.406

(d) wireless facilities including ground-mounted equipment must meet the setback distance requirements applicable to the zoning district where the facility is located. As designed, the proposed lease area with new bollards and a new transformer would be located approximately 9 feet from the nearest side property boundary. Therefore, the applicant has requested a variance from the standards to allow an approximately 9-foot side yard. Pursuant to County Code Section 84-42.1402, variances may be granted to modify the provisions in the A-4 district. Staff considers that findings exist to allow the variance for a reduced side yard for the new transformer on a new concrete pad due to the existing location of the wireless facility on a PG&E lattice tower.

According to Figure COS-12, Scenic Ridges, the project site is located at the top of a County-designated scenic ridge. County Code section 88-24.406(c) requires wireless facilities to avoid impacts to ridges and scenic ridges unless the facility is required to close a gap in coverage. Removing the existing T-Mobile wireless facility that is located on and beneath an existing PG&E lattice tower would potentially create a significant gap in coverage in the vicinity and along Kirker Pass Road. In addition, staff considers that due to the nature of the existing facility, and as conditioned to require equipment located at ground level to be painted in a non-reflective finish to match the surrounding landscape, the project will be consistent with the location requirements of County code section 88-24.406(c).

C. Wireless Telecommunications Facilities Ordinance (Chapter 88-24): The subject wireless telecommunications facility was established under a Land Use Permit approved by the County in the year 2006 (County File #CDLP05-02078) and renewed in 2025 (County File #CDLP25-02008). Pursuant to County Ordinance §88-24.618 and §88-24.614(b), a land use permit or other discretionary approval may be modified and a land use permit approved for a substantial modification of an existing facility. The operating permit for the subject communications tower expired prior to the submittal of this application, but a land use permit for the continuing operation of the facility was processed under the County's current Wireless Ordinance, Chapter 88-24 of the County Code as part of County File #CDLP25-02008.

The applicant is seeking a Land Use permit for a substantial modification to an existing T-Mobile wireless telecommunication facility including expansion of the lease area and installation of a new transformer on a new concrete pad within the new lease area, and the installation of approximately 36 feet of new electric conduit installed within a new 3-foot utility easement on the subject property. As designed and conditioned, the facility will remain in compliance with the Wireless Ordinance in terms of location, building standards and operational requirements. Pursuant to the design guidelines of Section 88-24.408(a), the facility must meet design requirements to reduce the facility's visual and aesthetic impacts, such as it must be: designed to blend in with the surrounding area and painted with a non-reflective finish and textured to match or blend in with the predominant

background. All proposed changes would be to ground-level equipment and no changes are proposed for the existing antennas installed on the existing PG&E lattice tower. Thus, the facility meets the design guidelines, and, as conditioned, will maintain the existing visual character of the area. Therefore, the proposed telecommunications facility is consistent with the requirements of the County Wireless Ordinance.

D. Federal Communications Commission (FCC) Compliance: As an agency, the FCC has adopted radio frequency protection standards, which establish safety levels with respect to human exposure to radio frequency (RF) emissions. These standards are jointly published by the American National Standards Institute and the Institute of Electrical and Electronics Engineers. The standards prescribe limits for continuous exposure to radio RF emissions. Modifications of the electrical equipment installed on the existing ground-level lease area and an expansion of the ground-level lease area and installation of new electrical equipment within the expanded lease area are proposed with this application. No changes to the communications equipment are proposed and all existing antennas will remain. A Minor Modification permit approved on November 24, 2020 (County File #CDWM20-00024) allowed replacement of antennas. A Radio Frequency-Electromagnetic Energy (RF-EME) Compliance Report prepared by EBI Consulting (August 18, 2020) for County File #CDWM20-00024 evaluated the cumulative impacts of the telecommunications facility and concluded that the facility is compliant with the allowable threshold standards pursuant to the federal government and will remain compliant with the FCC standards for RF emissions.

E. Appropriateness of Use: The subject wireless telecommunications facility has been established on the subject property since 2006. Wireless communications facilities are conditionally allowed within the AL General Plan land use designation and A-4 zoning district. The County is unaware of any nuisances arising from the operation of the existing facility to date. The proposed project will allow for improvements to an existing T-Mobile telecommunications facility. The proposed project will remain compatible with the surrounding environment with respect to land use and aesthetics. Wireless telecommunication facilities provide a vital service to both residents and visitors of the County and are relied upon for general communication needs and for emergency personnel such as Fire and Sheriff Department Staff. In addition, the proposed project will maintain continued compliance with the County's Wireless Telecommunication Facilities Ordinance (Ch. 88-24) and with FCC standards for RF emissions.

VIII. CONCLUSION

The improvements to the existing T-Mobile wireless facility will be consistent with the County General Plan, will be compliant with the applicable standards and policies of the County Zoning Ordinance, and will be consistent with the provisions of the County's Wireless Telecommunication Facilities Ordinance. Therefore, staff recommends that the Zoning Administrator approve County File #CDLP23-02030 based on the attached findings and subject

to the attached conditions of approval.

Attachments:

1. Findings and Conditions of Approval
2. Maps - Parcel Map, General Plan, Zoning, and Aerial Photo
3. Agency Comments
4. Project Plans

**FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE # CDLP23-02030,
CENTERLINE COMMUNICATIONS ON BEHALF OF T-MOBILE (APPLICANT), TINA M.
THOMAS, TRUSTEE (OWNER)**

FINDINGS

A. Land Use Permit Findings

- 1. The proposed project shall not be detrimental to the health, safety and general welfare of the County.*

Project Finding: The Federal Communications Commission (FCC) has adopted radio frequency protection standards which establish safety levels with respect to human exposure to radio frequency (RF) emissions as well as occupational exposure to electro-magnetic fields. Compliance with these standards is considered to be evidence that the project does not present health and safety risks. The project involves an approximately 74-square-foot expansion of the lease area and modifications to ground-level equipment. The project does not involve any modifications to the antennas. Consequently, the site and equipment modifications remain compliant with the FCC standards for RF emissions.

- 2. The proposed project shall not adversely affect the orderly development of property within the County.*

Project Finding: Staff is unaware of any evidence which suggests that the existing site adversely affects development within the County. The subject property will remain largely agricultural in nature. The service provided with the project will ensure the continuation of telecommunications service to the population within the area, including daily commuters, residents, and 911 service providers. Thus, the granting of a land use permit to allow the expansion of a lease area for the existing telecommunications facility with minor ground-level equipment modifications will not adversely affect the orderly development of property within the County.

- 3. The proposed project shall not adversely affect the preservation of property values and the protection of the tax base within the County.*

Project Finding: The project involves the expansion of the lease area in order to install a new electrical transformer and modifications to ground-mounted electrical equipment within the existing lease area for the existing T-Mobile wireless facility established on the lot in the year 2006. The facility will continue to be unmanned and is not expected to impact development activity in the area

or result in an adverse impact on the value of properties within the area. This determination is due to the site's previous establishment as a telecommunication facility and the continued consistency with that established use. Given that the facility and surrounding land uses have remained consistent for nearly twenty years, there is no indication that the project will adversely affect the preservation of property values and the protection of the tax base within the County.

4. *The proposed project as conditioned shall not adversely affect the policy and goals as set by the General Plan.*

Project Finding: The subject property and the project site is located within an Agricultural Lands (AL) General Plan land use designation. The purpose of the AL designation is generally to allow grazing and dryland farming or other productive agricultural uses, where other types of uses are considered compatible with this designation when conducted in accordance with the County's policies for those uses such as a wireless telecommunication facility with the approval of a land use permit. The project involves issuing a land use permit for the expansion of the lease area for the installation of new ground-mounted equipment, and modifications to the ground-mounted equipment within an existing lease area for a wireless telecommunication facility that has been in operation since the year 2006. The facility, which covers approximately 830 square feet of the 471-acre property, is intended and used strictly for communications activities. Thus, the modifications to an existing facility would not alter the property in a manner which would affect agricultural activities on the property, and the project is consistent with the policies and goals of the County General Plan.

5. *The proposed project shall not create a nuisance and/or enforcement problem within the neighborhood or community.*

Project Finding: The project, as conditioned, will not create a nuisance and/or enforcement problem within the neighborhood or community. There has been no record of code compliance issues with the existing facility. The conditions of approval require that the site be maintained in an orderly manner, and that the facility be removed upon cessation of the use. In addition, the applicant will be required to submit 5-year condition of approval compliance reviews for County staff evaluation of the on-going compliance efforts.

6. *The proposed project as conditioned shall not encourage marginal development within the neighborhood.*

Project Finding: Expanding the lease area and modifying the ground-mounted equipment of the existing wireless telecommunications facility will not encourage marginal development within the neighborhood because development is controlled by the County's Zoning Code and General Plan. Where there is a sizeable population, major road, or need for telecommunications services, the public demands wireless telecommunications facilities. This project allows upgrades to electrical equipment for a T-Mobile Wireless facility that provides wireless service to the area. Thus, given the physical conditions of the area, and the nature of the project as an unmanned telecommunications facility, the project will not encourage marginal development within the area.

7. *That special conditions or unique characteristics of the subject property and its location or surroundings are established.*

Project Finding: The wireless facility was established on the project site in 2006 under Land Use Permit CDLP05-02078 to provide telecommunications services to the surrounding area and has since been in operation on the lot within an area established with agricultural uses on the east, west, and south, and residential uses to the north. Modifications are proposed including an expansion of the project site by approximately 74 square feet and installation of a new electrical transformer, with minor modifications to ground-mounted equipment within an existing lease area. The locations of the ground-mounted equipment are consistent with the provisions of the County's Wireless Telecommunication Facility Ordinance, and the project has been conditioned accordingly. Thus, given the physical conditions of the site and local area, and the nature of the project as an unmanned telecommunications facility, the special conditions and unique characteristics of the subject property and its location and surroundings are established.

B. Wireless Telecommunications Facility Land Use Permit Findings (County Code Section 88-24.614(b))

1. *The application is complete.*

Project Finding: County staff deemed the application complete on July 31, 2024, and revised project plans as acceptable on September 26, 2025.

2. *The facility or substantial change will meet the requirements of this chapter.*

Project Finding: The T-Mobile wireless telecommunications facility was first established under County File #CDLP05-02078 and allowed continuing operation under County File #CDLP25-2008. The expansion of the lease area

with minor modifications to ground-mounted equipment has been processed under the County's Wireless Ordinance, Chapter 88-24 of the County Code. As designed and conditioned, the facility will remain in compliance with the Wireless Ordinance in terms of building standards and operational requirements. The facility is designed to blend in with the surrounding area, painted with a non-reflective finish and textured to match or blend in with the predominant background. The project site is within an existing lease area beneath an existing PG&E lattice tower, and the new lease area is adjacent to the lattice tower. Also, due to the location within a hilly area of the County and approximately ½-mile south of the nearest public road, the ground equipment is marginally visible from public view. Therefore, the wireless facility with modifications is consistent with all applicable requirements within Chapter 88-24 of the County Ordinance Code.

- 3. The facility or substantial change has been reviewed pursuant to all appropriate environmental laws and regulations, including the California Environmental Quality Act (CEQA).*

Project Finding: The Crown Castle wireless telecommunications facility was first established under County File #CDLP05-02078. Pursuant to CEQA guidelines section 15301(b), regarding the operation, repair, maintenance, and minor alteration of existing facilities of investor-owned utilities involving negligible expansion of the existing use, and CEQA guidelines section 15303(d), regarding utility extensions of reasonable length to serve such utility services, the project is categorically exempt from CEQA review.

- 4. If an environmental impact report or mitigated negative declaration was prepared for the facility or substantial change, the facility or substantial change will incorporate all mitigation measures identified in either of those documents. Each mitigation measure will be included as a term of the permit.*

Project Finding: This project is exempt from CEQA review pursuant to CEQA guidelines sections 15301(b) and 15303(d). Therefore, there are no environmental mitigation measures to be included as a term of the permit.

- 5. If the Contra Costa County Airport Land Use Commission reviewed and commented on the application, the facility or substantial change will incorporate each mitigation measure recommended by the commission and deemed by the Zoning Administrator to be necessary to protect public safety, health, and welfare. Each mitigation measure will be included as a term of the permit.*

Project Finding: The project site is not within or proximate to any zones identified by the Airport Land Use Commission (ALUC) as areas of planning interest. Consequently, the proposed renewal was not reviewed by the Airport Land Use Commission, and this finding is not applicable to the project.

6. *The applicant has provided the financial assurance required by this chapter.*

Project Finding: Pursuant to the conditions of approval of file #CDLP05-02078, a removal bond was submitted to the County to guarantee the removal of the subject facility in the event it is abandoned, revoked, or the use permit expires. The County remains in retention of this bond. Pursuant to file #CDLP25-02008, the applicant is required to demonstrate the adequacy of the bond for the removal of the as-built facility throughout the life of the permit.

7. *The applicant has paid all required fees and costs, including but not limited to the application fee, any required environmental review fee, and any required peer review fee.*

Project Finding: A deposit in the amount of \$5,500 was submitted with this application for a Land Use Permit renewal. The applicant has paid all outstanding time and materials fees for County staff's processing of this application that have been accrued beyond this initial deposit. In addition, as conditioned, the applicant is responsible for any additional fees that exceed the initial deposit or time and materials fees that accrue for processing.

C. Variance Findings

1. *That any variance authorized shall not constitute a grant of special privilege inconsistent with the limitations of other properties in the vicinity and the respective land use district.*

Project Finding: The subject property is located within an Agricultural Preserve (A-4) District which requires a 50-foot-wide side yard. Pursuant to County Code section 88-24.406(d) wireless facilities including ground-mounted equipment must meet the setback distance requirements applicable to the zoning district where the facility is located. As designed, an expanded lease area will be located approximately 9 feet from the nearest side property boundary. The project includes installing a new, approximately 26.7-inch-tall transformer on a new concrete pad surrounded by new bollards within the new lease area for an existing wireless telecommunications facility. The existing wireless facility is located on and within the footprint of an existing PG&E lattice tower located adjacent to the side property boundary with an existing 1-foot side yard. The new lease area is not worsening the existing side yard setback for the facility.

Therefore, allowing a 9-foot side yard to expand the lease area of the T-Mobile facility by approximately 74 feet does not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and the respective land use district in which the subject property is located.

2. *That because of special circumstances applicable to the subject property because of its size, shape, topography, location, or surroundings, the strict application of the respective zoning regulations is found to deprive the subject property of rights enjoyed by other properties in the vicinity and within the identical land use district.*

Project Finding: The special circumstances for the location of the existing wireless facility within the minimum 50-foot side yard for the A-4 district were established in the year 2006 when Land Use Permit CDLP05-02078 was approved to install the facility on and beneath an existing PG&E lattice tower. In addition, there is a special circumstance applied to wireless facilities in that equipment must meet the setback distance requirements applicable to the zoning district where the facility is located (County Code section 88-24.406(d)). Thus, the variance is to allow a 9-foot side yard to the edge of the new lease area where a ground-mounted electrical transformer will be installed. The location of the new lease area is reasonable due to the existing location of a utility easement and conduit installed from the nearest point of electrical connection in the Buchanan Road right-of-way approximately 430 feet away. In addition, removing the existing T-Mobile wireless facility that is located on and beneath an existing PG&E lattice tower would potentially create a significant gap in coverage in the vicinity and along Kirker Pass Road. Thus, strict application of the A-4 zoning district would deprive the subject property of the rights enjoyed by other properties in the vicinity and within the identical land use district where wireless telecommunications facilities are located.

3. *That any variance authorized substantially meets the intent and purpose of the respective land use district in which the subject property is located.*

Project Finding: The intent and purpose of the A-4 Agricultural Preserve District is to provide for commercial agricultural production and other compatible uses that are consistent with the intent and purpose of the Land Conservation Act of 1965. Pursuant to County Code Section 84-42.404(14), the A-4 district allows facilities for commercial radio and television receiving and/or transmitting, including wireless telecommunication facilities, and excluding broadcasting studios or business offices, upon the granting of a land use permit. The variance will allow the applicant to expand the lease area and install ground-level equipment for an existing T-Mobile Wireless facility that has been established

on the subject property since 2006. As conditioned, the facility will remain compatible with other wireless facilities in the vicinity and in the respective land use district. Therefore, granting the variance will meet the intent and purpose of the A-4 land use district.

D. California Environmental Quality Act (CEQA) Findings

The project is categorically exempt under CEQA Guidelines, Section 15301(b), regarding "Existing Facilities," which exempts the operation, repair, maintenance, and minor alteration of existing facilities of investor-owned utilities providing electrical, gas, sewage, and other utility services, and Section 15303(d) regarding "New Construction of Small Structures" which exempts utility extensions of reasonable length to serve such utility services as telecommunications facilities. The project consists of the expansion of the lease area of an existing wireless telecommunications facility by approximately 74 square feet, with minor equipment modifications at the ground level within the new and the existing lease areas. There is no substantial evidence that the project involves unusual circumstances, including future activities, resulting in, or which might reasonably result in, significant impacts which threaten the environment. None of the exceptions in CEQA Guidelines section 15300.2 apply.

CONDITIONS OF APPROVAL FOR COUNTY FILE #CDLP23-02030:

Land Use Permit Approval

1. **Land Use Permit approval** is granted to allow the expansion of the lease area of an existing T-Mobile wireless telecommunications facility, and the installation of new equipment, consisting of the following elements:
 - New, approximately 74-square-foot lease area and installation of one new 25kVA transformer on a new concrete pad surrounded by ten 4-foot-tall bollards;
 - Installation of approximately 34 feet of new conduit within a new utility easement and approximately 430 feet replacement conduit within an existing utility easement;
 - Relocate or install new ground equipment on an existing concrete pad within an existing, approximately 190-square-foot lease area including equipment and power cabinets, utility frames, electrical meters, conduit and power/fiber cables, and auxiliary electrical equipment.
2. **Variance approval** is granted to allow a 9-foot side yard (where 50 feet is required) for a new approximately 74-square-foot equipment lease area.

3. The approvals described above are granted based on the application submitted to the Department of Conservation and Development, Community Development Division (CDD) on September 25, 2023, and as generally shown on the revised plans received on September 26, 2025.
4. Unless expressly stated otherwise herein, the Conditions of Approval of County File #CDLP25-02008 shall remain in full force and effect.

Application Processing Fees

5. The land use permit application was subject to an initial deposit of \$5,500.00. Applications are subject to time and material costs if the application review expenses exceed the initial deposit. **Any additional fee due must be paid prior to an application for a grading or building permit, or 60 days of the effective date of this permit, whichever occurs first.** The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days past due, the Department of Conservation and Development may seek a court judgement against the applicant and will charge interest at a rate of ten percent (10%) from the date of judgement. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance in the event that additional fees are due.

Initial Compliance Report

6. **Prior to CDD stamp approval of plans for issuance of a building permit**, the applicant shall submit a report addressing compliance with the conditions of approval of County File #CDLP25-02008 and CDLP23-02030, for review and approval of the CDD. The report shall list each condition followed by a description of what the applicant has provided as evidence of compliance with that condition. Unless otherwise indicated, the applicant will be required to demonstrate compliance with the conditions of this report prior to issuance of construction permits. The Zoning Administrator may reject the report if it is not comprehensive with respect to applicable requirements for the requested permit. The deposit for review of the Compliance Report is \$2,000.00; the actual fee shall be time and materials.

Permit Duration

7. This land use permit is granted for the remaining term of Land Use Permit #CDLP25-02008 to January 5, 2036.

General Provisions

8. Any deviation from or substantial change beyond the limits of this permit approved under this application may require the filing and approval of a request for modification of the Land Use Permit.
9. The conditions contained herein shall be accepted by the applicant, their agents, lessees, survivors or successors for continuing obligation.
10. At all times the facility shall comply with applicable rules, regulations and standards of the FCC and other agencies having jurisdiction, and any other applicable Federal, State, and County laws and regulations.
11. The equipment shall be maintained in good condition over the term of the permit. This shall include keeping the structures graffiti-free.
12. Antennas, towers, cabinets, and mountings shall not be used for advertising.
13. The equipment cabinets shall be kept locked, except when personnel are present, in order to restrict access to the equipment.
14. No lights or beacons may be installed on any antenna or antenna support structure, unless lights or beacons are required by a state or federal agency having jurisdiction over the antenna or antenna support structure, such as the California Public Utilities Commission, Federal Communications Commission, or Federal Aviation Administration, or if lights or beacons are recommended by the County Airport Land Use Commission.
15. A facility, all fences and walls surrounding a facility, and all other fixtures and improvements on a facility site must be repainted as often as necessary to prevent fading, chipping, or weathering of paint. All paint shall have a non-reflective finish and paints with a reflectivity less than 55 percent, except as otherwise required by the terms of the FCC Antenna Structure Registration applicable to the facility. **Prior to any final building inspection**, or at the request of CDD, color photographs showing the as-built condition shall be submitted for review of CDD to verify compliance with this Condition of Approval.

Camouflaging Requirements

16. All ground level equipment (existing and future) shall be painted to blend in with the natural surroundings and have a non-reflective finish. Paints with a reflectivity of less than 55 percent are required. **Prior to any final building inspection**, or at the request of CDD, color photographs showing the as-built condition shall be submitted for review of CDD to verify compliance with this Condition of Approval.

Cultural Resources

The following condition **shall be included on all sets of construction drawings:**

17. If any significant cultural materials such as artifacts, human burials, or the like are encountered during construction operations, such operations shall cease within 100-feet of the find, the Community Development Department shall be notified within 24-hours and a qualified archaeologist contacted and retained for further recommendations. Significant cultural materials include, but are not limited to, aboriginal human remains, chipped stone, groundstone, shell and bone artifacts, concentrations of fire cracked rock, ash, charcoal, shell, bone, and historic features such as privies or building foundations.

Construction Restrictions

All construction activity shall comply with the following restrictions. **These restrictions shall be included on the construction drawings.**

18. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to other uses on the site. This shall be communicated to project-related contractors.
19. The project sponsor shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors and concrete pumps as far away from existing residences as possible.
20. The site shall be maintained in an orderly fashion. Following the cessation of construction activity; all construction debris shall be removed from the site.
21. A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.
22. Transportation of heavy equipment and trucks shall be limited to weekdays between the hours of 9:00 A.M. and 4:00 P.M. and prohibited on Federal and State holidays.
23. Non-emergency maintenance, construction and other activities on the site related to this use are restricted to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and shall be prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:

New Year's Day (State and Federal)
Birthday of Martin Luther King, Jr. (State and Federal)
Washington's Birthday (Federal)
President's Day (State)
Cesar Chavez Day (State)
Memorial Day (State and Federal)
Juneteenth National Independence Holiday (Federal)
Independence Day (State and Federal)
Labor Day (State and Federal)
Columbus Day (Federal)
Veterans Day (State and Federal)
Thanksgiving Day (State and Federal)
Day after Thanksgiving (State)
Christmas Day (State and Federal)

For specific details on the actual days and dates that these holidays occur, please visit the following websites:

Federal Holidays: www.federalreserve.gov/aboutthefed/k8.htm
California Holidays: <http://www.sos.ca.gov/state-holidays/>

ADVISORY NOTES

THE FOLLOWING INFORMATION DOES NOT CONSTITUTE CONDITIONS OF APPROVAL. IT IS PROVIDED TO ALERT THE APPLICANT TO LEGAL REQUIREMENTS OF THE COUNTY AND OTHER PUBLIC AGENCIES TO WHICH THIS PROJECT MAY BE SUBJECT.

A. NOTICE OF 90-DAY OPPORTUNITY TO PROTEST FEES, DEDICATIONS, RESERVATIONS OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.

This notice is intended to advise the applicant that pursuant to Government Code Section 66000, et. seq., the applicant has the opportunity to protest fees, dedications, reservations, and/or exactions required as part of this project approval. The opportunity to protest is limited to a ninety-day (90) period after the project is approved.

The 90-day period in which you may protest the amount of any fee or imposition of any dedication, reservation, or other exaction required by this approved permit, begins on the date this permit was approved. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and delivered to the CDD within 90 days of the approval date of this permit.

B. Prior to applying for a building permit, the applicant may wish to contact the following agencies to determine if additional requirements and/or additional permits are required as part of the proposed project:

- County Building Inspection Division
- County Health Services Dept., Environmental Health Division
- Contra Costa County Fire Protection District
- Federal Communications Commission Division

SEC 28 & 29 T2N R1E MDB&M

A- POR TRACT 7217 MB 409-1 (HIGHLANDS RANCH UNIT 1) 4/23/1999

B- PCL A TRACT 8354 MB 425-24 (HIGHLANDS RANCH UNIT 3) 10/06/2000

C- POR TRACT 8441 MB 432-7 (HIGHLANDS RANCH UNIT 4) 7/10/2001

D- POR TRACT 8592 MB 436-26 (HIGHLANDS RANCH UNIT 4A) 10/30/2001

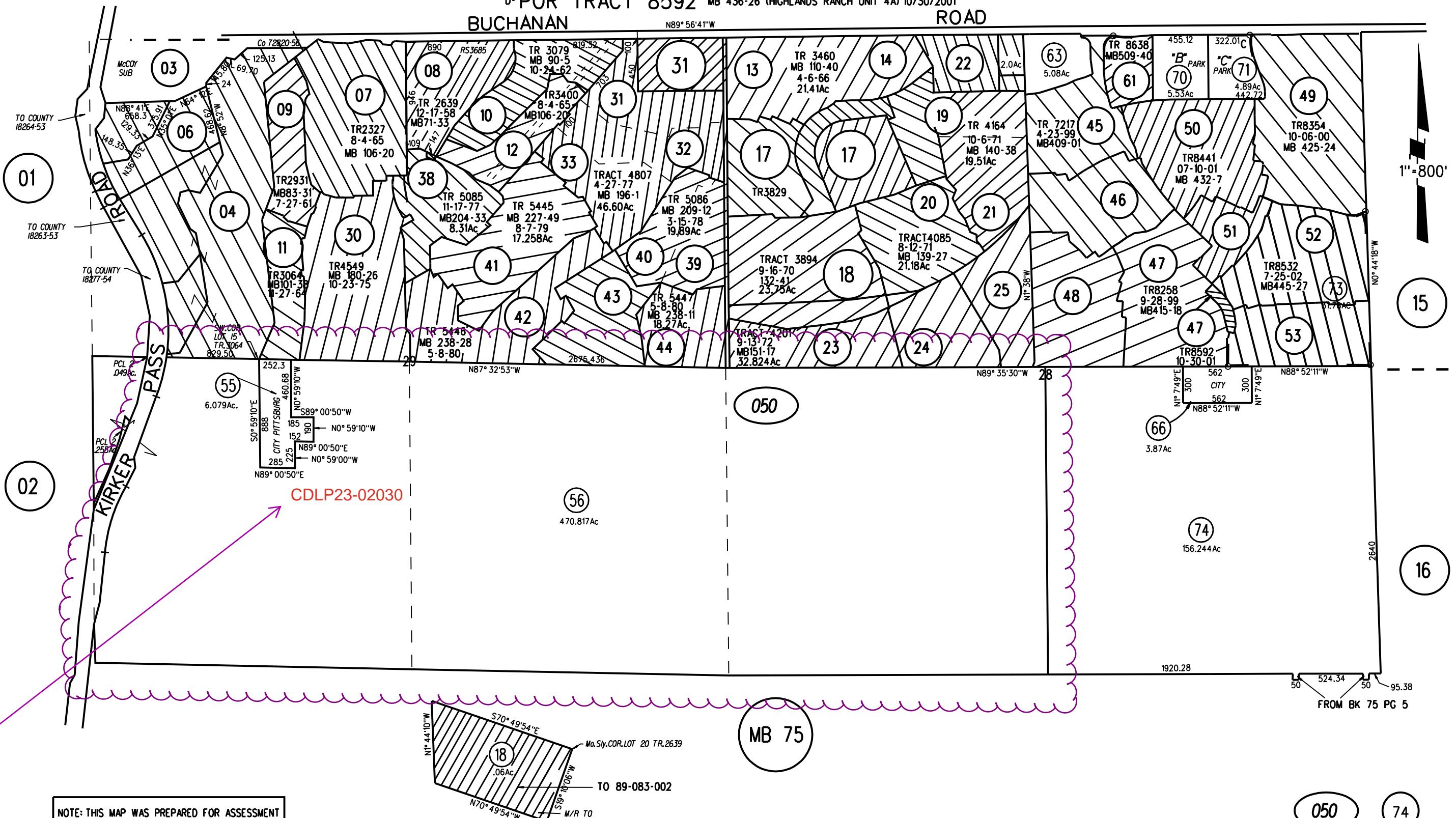
G-20
H-20

MB 87

MB 88

BUCHANAN

ROAD

Project
Site

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.

050

74

10/29/13

ASSESSOR'S MAP

BOOK 89 PAGE 05

CONTRA COSTA COUNTY, CA 60

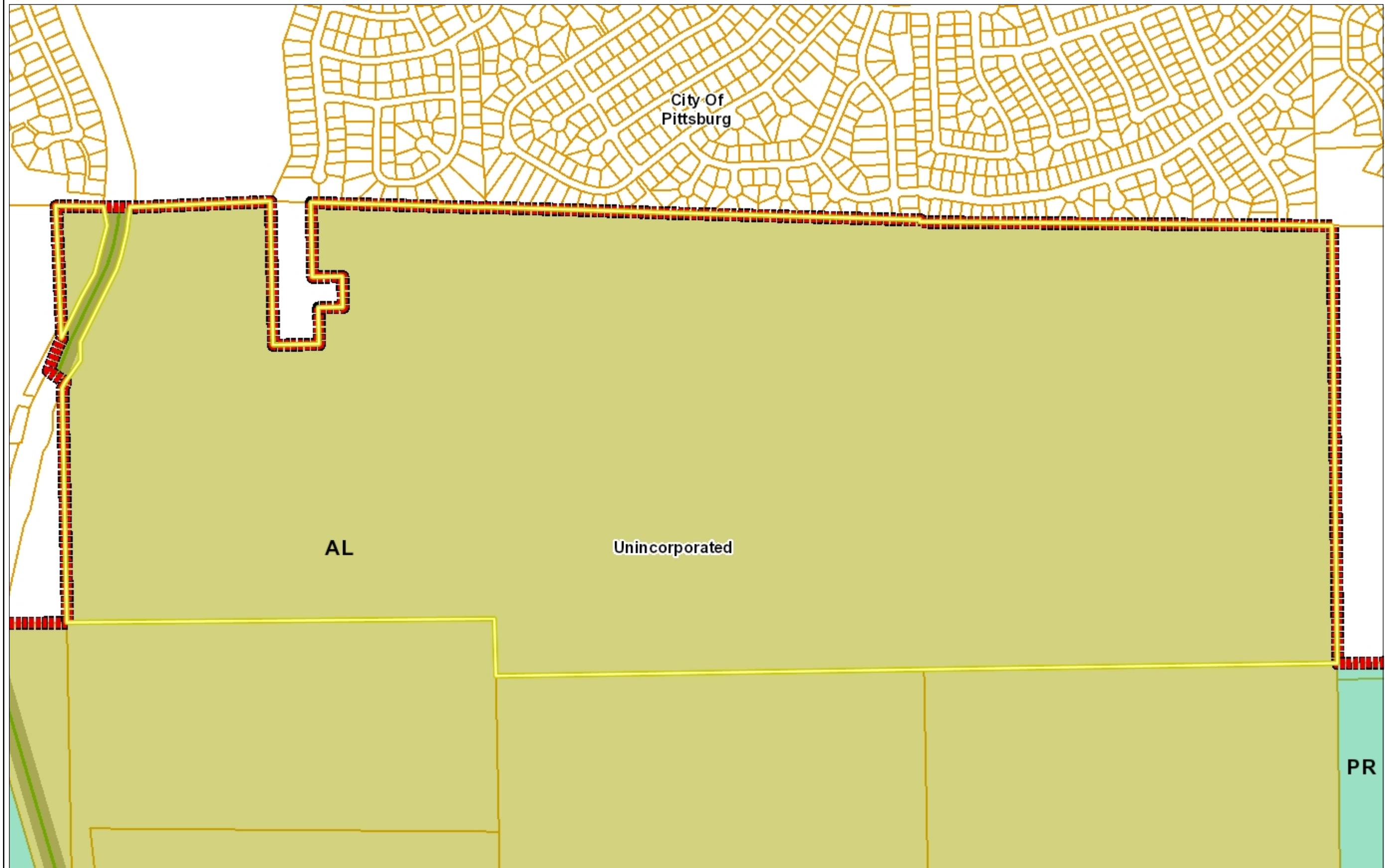
General Plan: Agricultural Lands (AL)



Legend

- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- General Plan
- SV (Single Family Residential - Ver)
- SL (Single Family Residential - Low)
- SM (Single Family Residential - Me)
- SH (Single Family Residential - Hig)
- ML (Multiple Family Residential - Lc)
- MM (Multiple Family Residential - M)
- MH (Multiple Family Residential - H)
- MV (Multiple Family Residential - Vi)
- MS (Multiple Family Residential - Vi)
- CC (Congregate Care/Senior Hous)
- MO (Mobile Home)
- M-1 (Parker Avenue Mixed Use)
- M-2 (Downtown/Waterfront Rodeo I)
- M-3 (Pleasant Hill BART Mixed Use)
- M-4 (Willow Pass Road Mixed Use)
- M-5 (Willow Pass Road Commercia)
- M-6 (Bay Point Residential Mixed U)
- M-7 (Pittsburg/Bay Point BART Sta)
- M-8 (Dougherty Valley Village Cent)
- M-9 (Montalvin Manor Mixed Use)
- M-10 (Willow Pass Business Park)
- M-11 (Appian Way Mixed Use)
- M-12 (Triangle Area Mixed Use)
- M-13 (San Pablo Dam Road Mixed)
- M-14 (Heritage Mixed Use)
- CO (Commercial)
- OF (Office)
- BP (Business Park)
- LI (Light Industry)
- HI (Heavy Industry)
- AL, OIBA (Agricultural Lands & Off)
- CR (Commercial Recreation)
- ACO (Airport Commercial)
- LF (Landfill)

1: 9,028



0.3 0 0.14 0.3 Miles
WGS_1984/Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference 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

Notes
CDLP23-02030

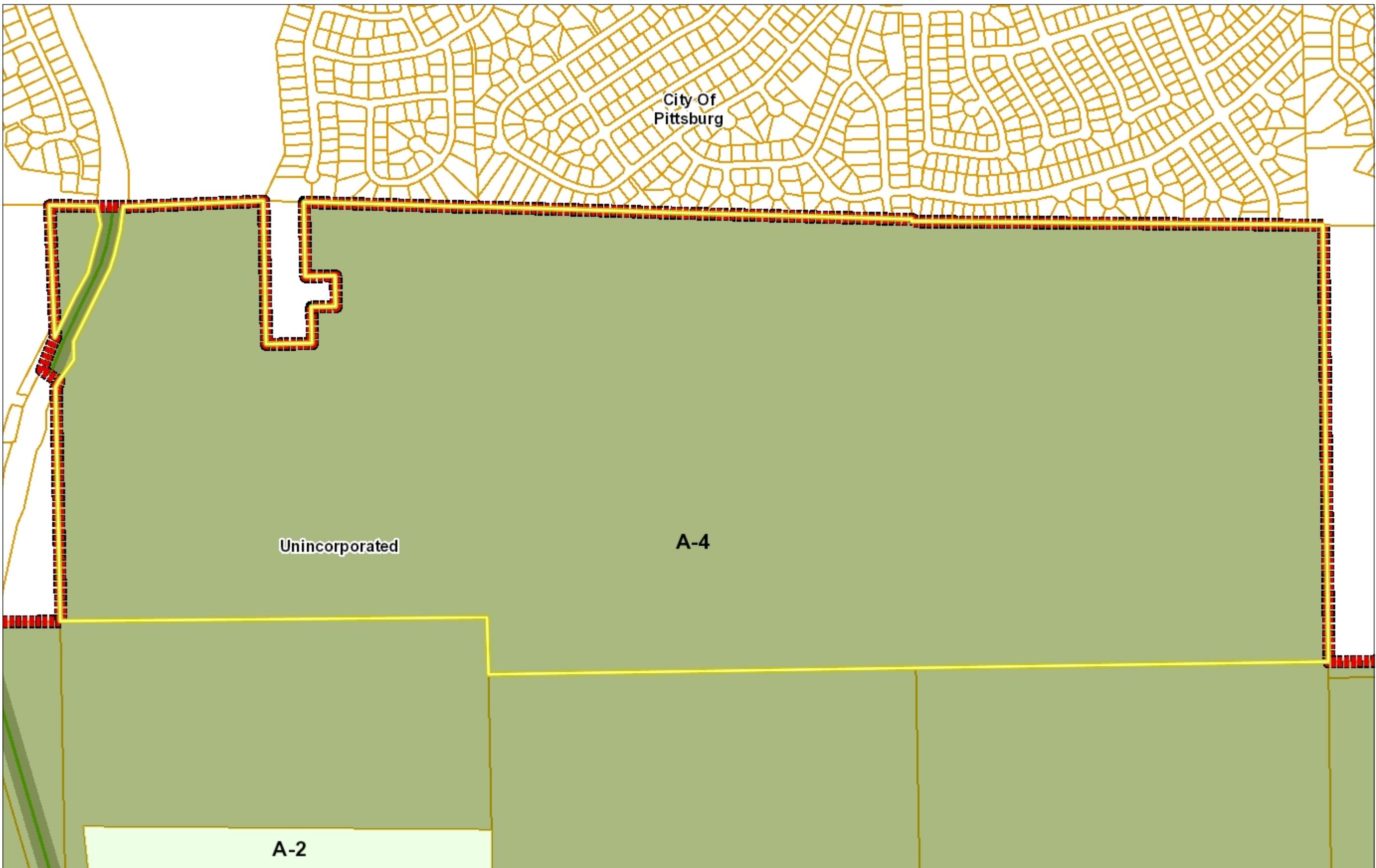
Zoning: A-4 Agricultural Preserve District



Legend

- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Zoning
- R-6 (Single Family Residential)
- R-6, -FH -UE (Flood Hazard and A)
- R-6 -SD-1 (Slope Density Hillside I)
- R-6 -TOV -K (Tree Obstruction and K)
- R-6, -UE (Urban Farm Animal Excl.)
- R-6 -X (Railroad Corridor Combinig)
- R-7 (Single Family Residential)
- R-7 -X (Railroad Corridor Combinig)
- R-10 (Single Family Residential)
- R-10, -UE (Urban Farm Animal Excl.)
- R-12 (Single Family Residential)
- R-15 (Single Family Residential)
- R-20 (Single Family Residential)
- R-20, -UE (Urban Farm Animal Excl.)
- R-40 (Single Family Residential)
- R-40, -FH -UE (Flood Hazard and A)
- R-40, -UE (Urban Farm Animal Excl.)
- R-65 (Single Family Residential)
- R-100 (Single Family Residential)
- D-1 (Two Family Residential)
- D-1 -T (Transitional Combining Dist)
- D-1, -UE (Urban Farm Animal Excl.)
- M-12 (Multiple Family Residential)
- M-12 -FH (Flood Hazard Combinig)
- M-17 (Multiple Family Residential)
- M-29 (Multiple Family Residential)
- F-R (Forestry Recreational)
- F-R -FH (Flood Hazard Combinig)
- F-1 (Water Recreational)
- F-1 -FH (Flood Hazard Combinig)
- A-2 (General Agriculture)
- A-2, -BS (Boat Storage Combinig)
- A-2, -BS -SG (Boat Storage and So)
- A-2 -FH (Flood Hazard Combinig)

1: 9,028



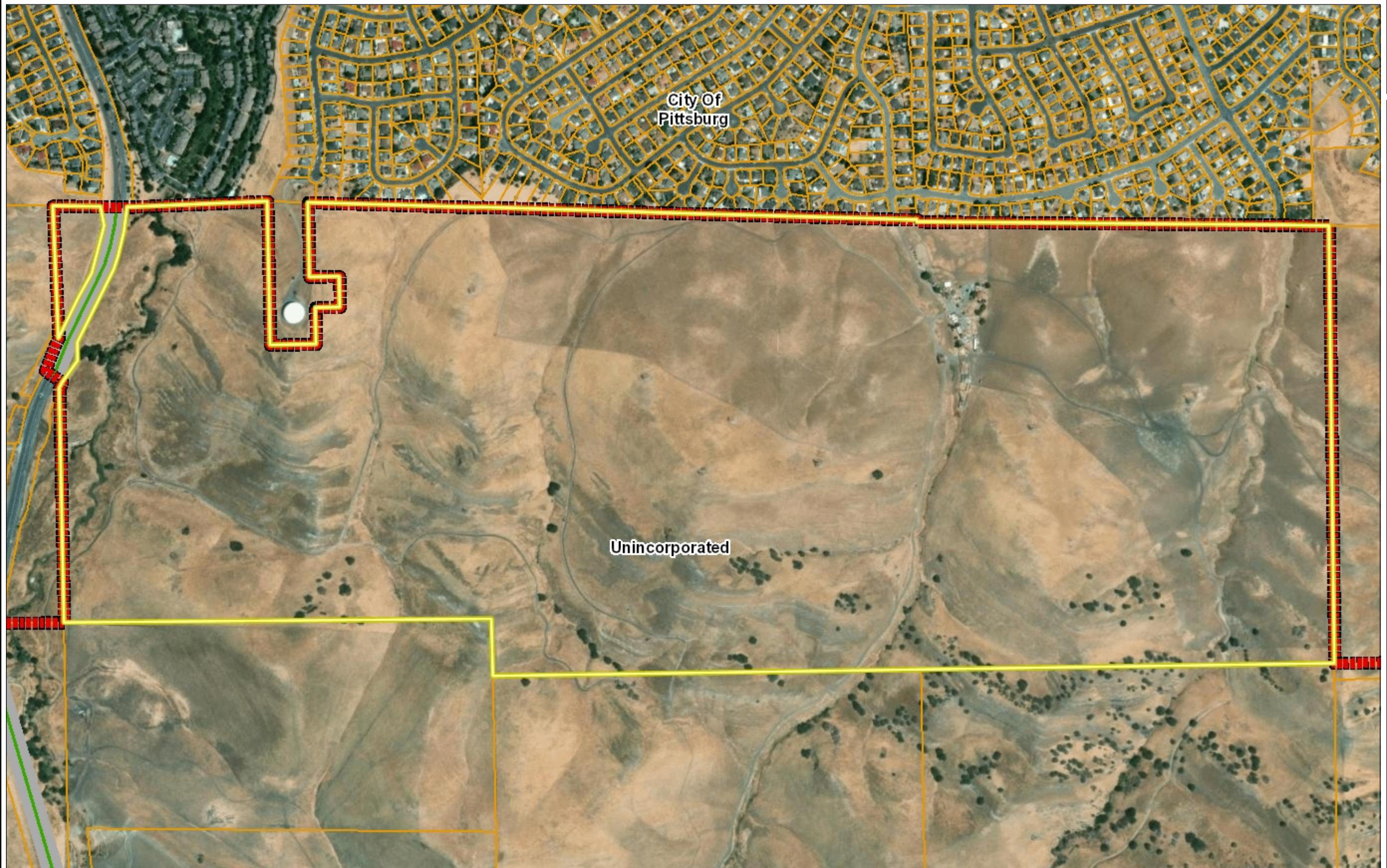
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes
CDLP23-02030

0.3 0 0.14 0.3 Miles

WGS_1984/Web_Mercator_Auxiliary_Sphere

Orthophotography



1: 9,028



0.3 0 0.14 0.3 Miles
A horizontal scale bar with markings at 0.3, 0, 0.14, and 0.3 miles.

WGS_1984/Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference 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

Notes
CDLP23-02030

From: [Dominique Vogelpohl](#)
To: [Nai Saephan](#)
Subject: RE: Cicily Briant shared the folder "CDLP23-02030" with you
Date: Wednesday, October 4, 2023 7:31:36 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)
[image006.png](#)
[image004.png](#)

Hello Nai,

I would suggest have the utility easement(s) clearly defined, existing and if any, proposed for this project.

And as this is a renewal, the entire facility needs to be reviewed, so access, utilities, ground level equipment, and antenna equipment.

The plans provided are only showing a proposed project, and not the entire facility.

Please let me know if you have any questions.

Best,

Dominique Vogelpohl, Senior Planner
Department of Conservation and Development
Community Development Division
30 Muir Road Martinez, CA 94553
(925) 655-2880



From: [Michael Cameron](#)
To: [Jaclyn Bellicitti](#)
Cc: [Joanne Chiu](#); [fire@cccfpd.org](#); [Refugio Cruz](#); [Shaunt Keuftedjian](#); [Nai Saephan](#)
Subject: Re: BA01234A / P-047219 / PWR Upgrade / Land Use Permit CDLP23-02030
Date: Thursday, December 21, 2023 10:33:48 AM
Attachments: [image001.png](#)
[image002.png](#)

Ms. Bellicitti,

Responding to your email. If there is no new generator involved, then nothing needs to be done regarding a generator.

It is not clear if the existing facility has a Knox box for fire access already. If it does not, then it will be required.

Happy Holidays,
Inspector Cameron

On Thu, Dec 21, 2023 at 10:20 AM Jaclyn Bellicitti <jbellecitti@clinellc.com> wrote:

Good morning,

Land Use Permit CDLP23-02030 is for an existing T-Mobile telecommunication facility that we are doing a power upgrade to. The fire comments ask about a generator and knox box, which there is no generator associated with this scope of work and fire should already have access since this is existing. The HCP comments, this is an existing facility, and our only scope of work is to upgrade the power to 200amps. We are not touching the antennas and we are working within the already enclosed area. Could you please advise why we are getting these comments for an existing facility?

Regards,



Jaclyn Bellicitti | Site Acquisition and Zoning
Specialist
Phone: 408-691-3113
jbellecitti@clinellc.com
www.centerlinecommunications.com

From: [Allison Cloney](#)
To: [Nai Saephan](#)
Cc: [Joanne Chiu](#)
Subject: Re: FW: BA01234A / P-047219 / PWR Upgrade / Land Use Permit CDLP23-02030
Date: Tuesday, January 9, 2024 2:17:15 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi Nai,

Joanne forwarded me the below email regarding the HCP/NCCP comments on Land Use Permit CDLP23-02030.

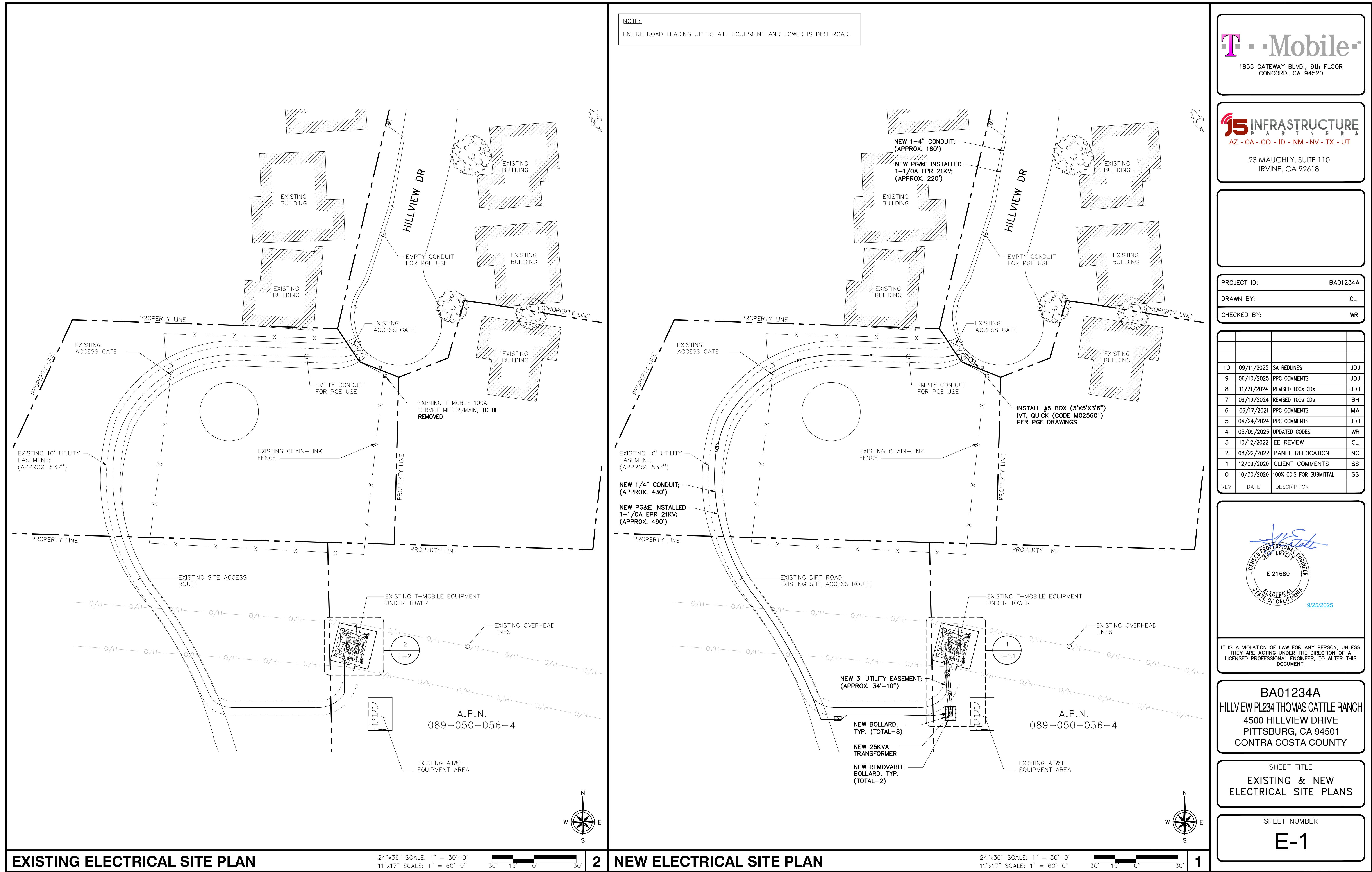
My apologies, I provided incorrect guidance in my response to the agency comment request. Considering the proposed project is outside the ULL, I should have sent a voluntary inclusion letter. HCP/NCCP compliance is not required. If the applicant would like to opt in to the HCP/NCCP for take coverage for the proposed activity, we would be happy to process the application.

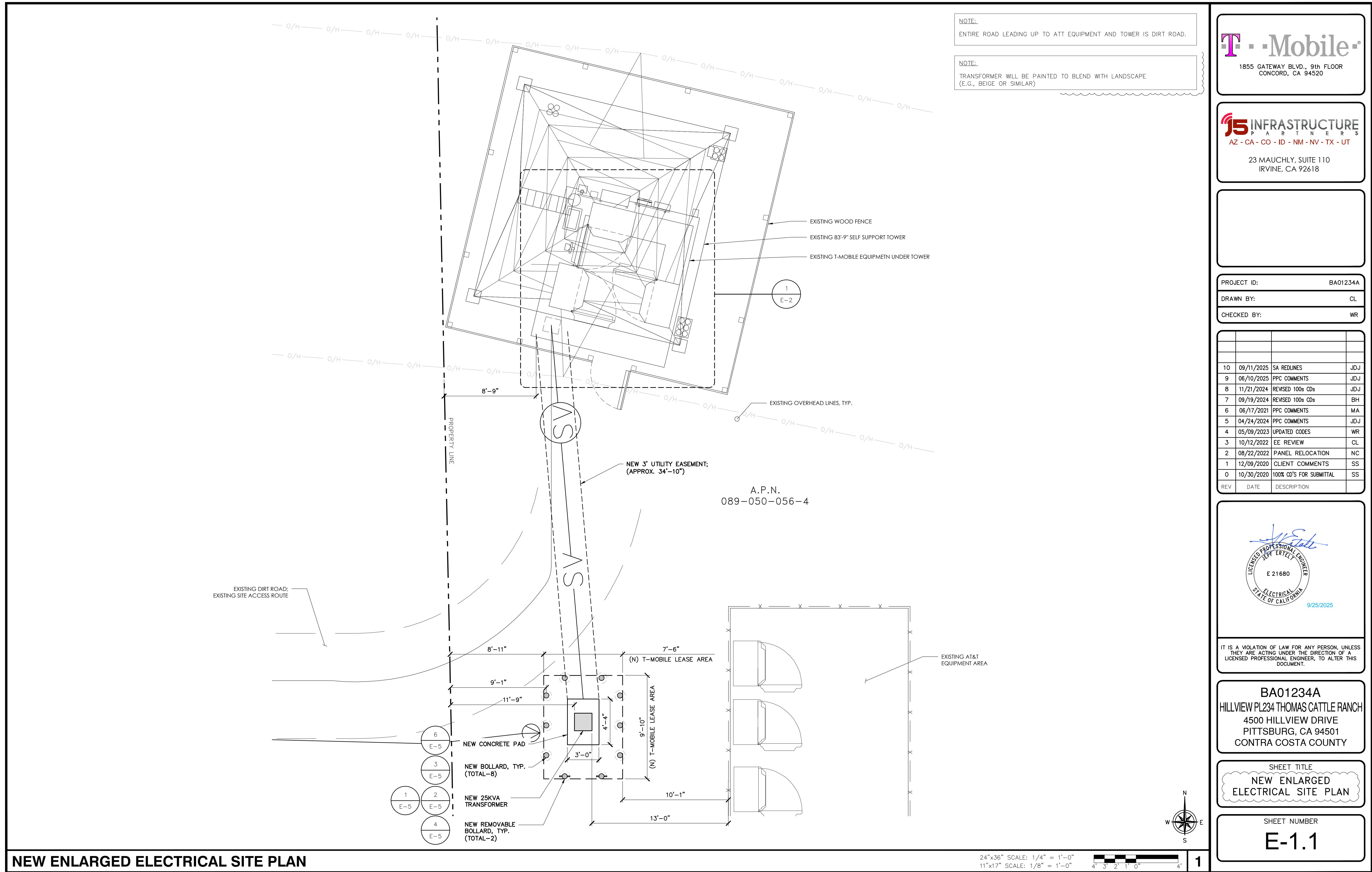
This site was right on the ULL cusp and had proposed activity outside of the concrete footprint per the Plans, that is why I mistook the site for being subject to HCP/NCCP compliance. Again, my apologies. Please feel free to forward this to the applicant or provide an update in your own words.

Let me know if you have any questions.

Thanks,

Allie Cloney
Nomad Ecology, LLC
822 Main Street
Martinez, California 94553
Direct: (925) 413-9637
Fax: (925) 228-1006
acloney@nomadecology.com
www.nomadecology.com
Ecological Setting: Alhambra





T-Mobile

1855 GATEWAY BLVD., 9th FLOOR
CONCORD, CA 94520

J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT
23 MAUCHLY, SUITE 110
IRVINE, CA 92618

PROJECT ID: BA01234A
DRAWN BY: CL
CHECKED BY: WR

REV	DATE	DESCRIPTION
10	09/11/2025	SA REDLINES JDJ
9	06/10/2025	PPC COMMENTS JDJ
8	11/21/2024	REVISED 100s CDs JDJ
7	09/19/2024	REVISED 100s CDs BH
6	06/17/2021	PPC COMMENTS MA
5	04/24/2024	PPC COMMENTS JDJ
4	05/09/2023	UPDATED CODES WR
3	10/12/2022	EE REVIEW CL
2	08/22/2022	PANEL RELOCATION NC
1	12/09/2020	CLIENT COMMENTS SS
0	10/30/2020	100% CD'S FOR SUBMITTAL SS



IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

BA01234A
HILLVIEW PL234 THOMAS CATTLE RANCH
4500 HILLVIEW DRIVE
PITTSBURG, CA 94501
CONTRA COSTA COUNTY

SHEET TITLE
NEW ENLARGED ELECTRICAL SITE PLAN

SHEET NUMBER
E-1.1



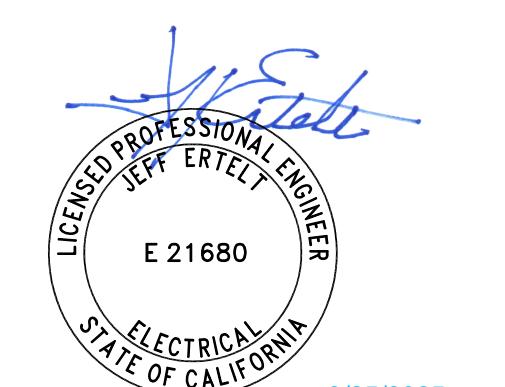
1855 GATEWAY BLVD., 9th FLOOR
CONCORD, CA 94520



23 MAUCHLY, SUITE 110
IRVINE, CA 92618

PROJECT ID:	BA01234A
DRAWN BY:	CL
CHECKED BY:	WR

REV	DATE	DESCRIPTION	
10	09/11/2025	SA REDLINES	JDJ
9	06/10/2025	PPC COMMENTS	JDJ
8	11/21/2024	REVISED 100s CDs	JDJ
7	09/19/2024	REVISED 100s CDs	BH
6	06/17/2021	PPC COMMENTS	MA
5	04/24/2024	PPC COMMENTS	JDJ
4	05/09/2023	UPDATED CODES	WR
3	10/12/2022	EE REVIEW	CL
2	08/22/2022	PANEL RELOCATION	NC
1	12/09/2020	CLIENT COMMENTS	SS
0	10/30/2020	100% CD'S FOR SUBMITTAL	SS



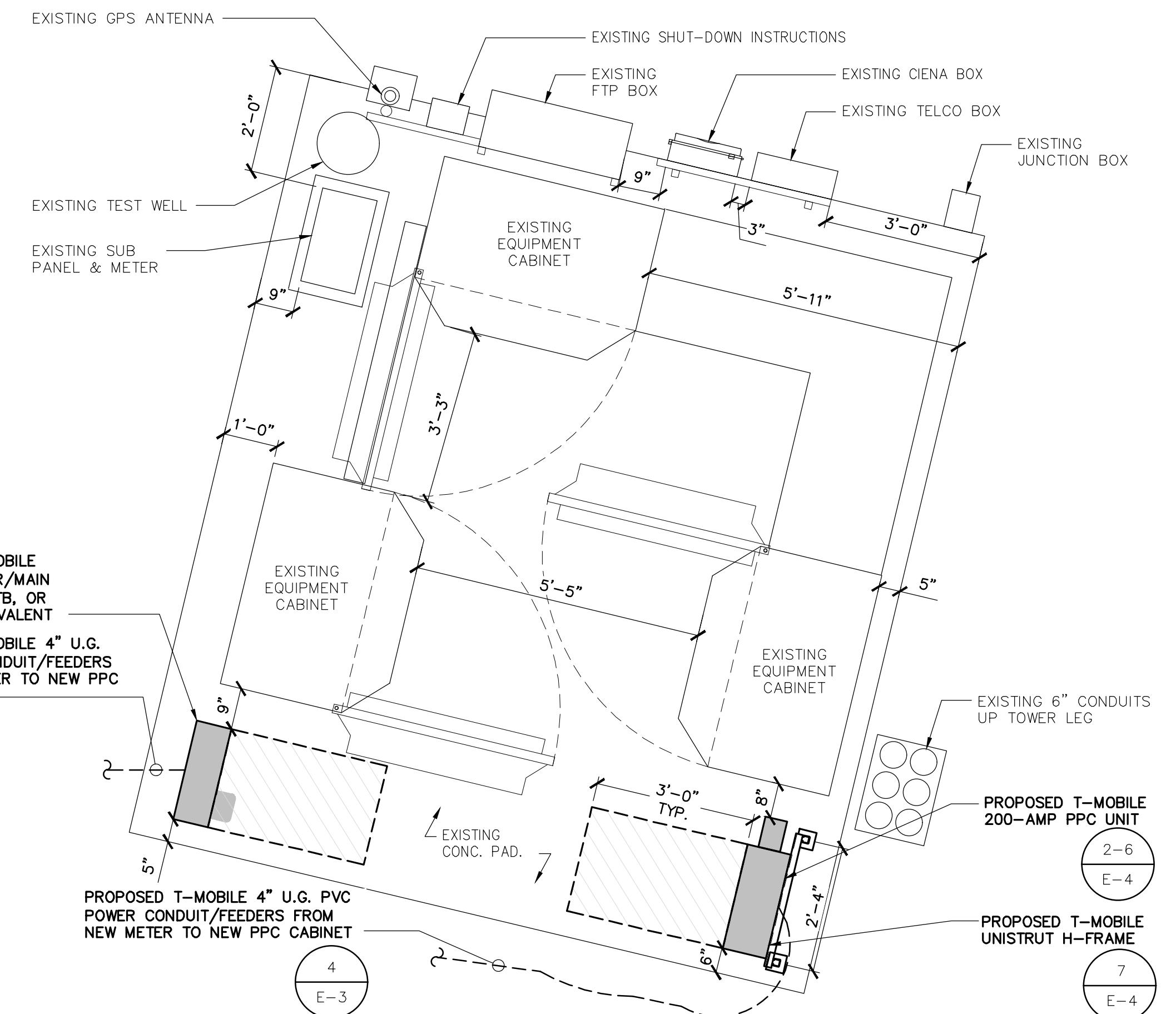
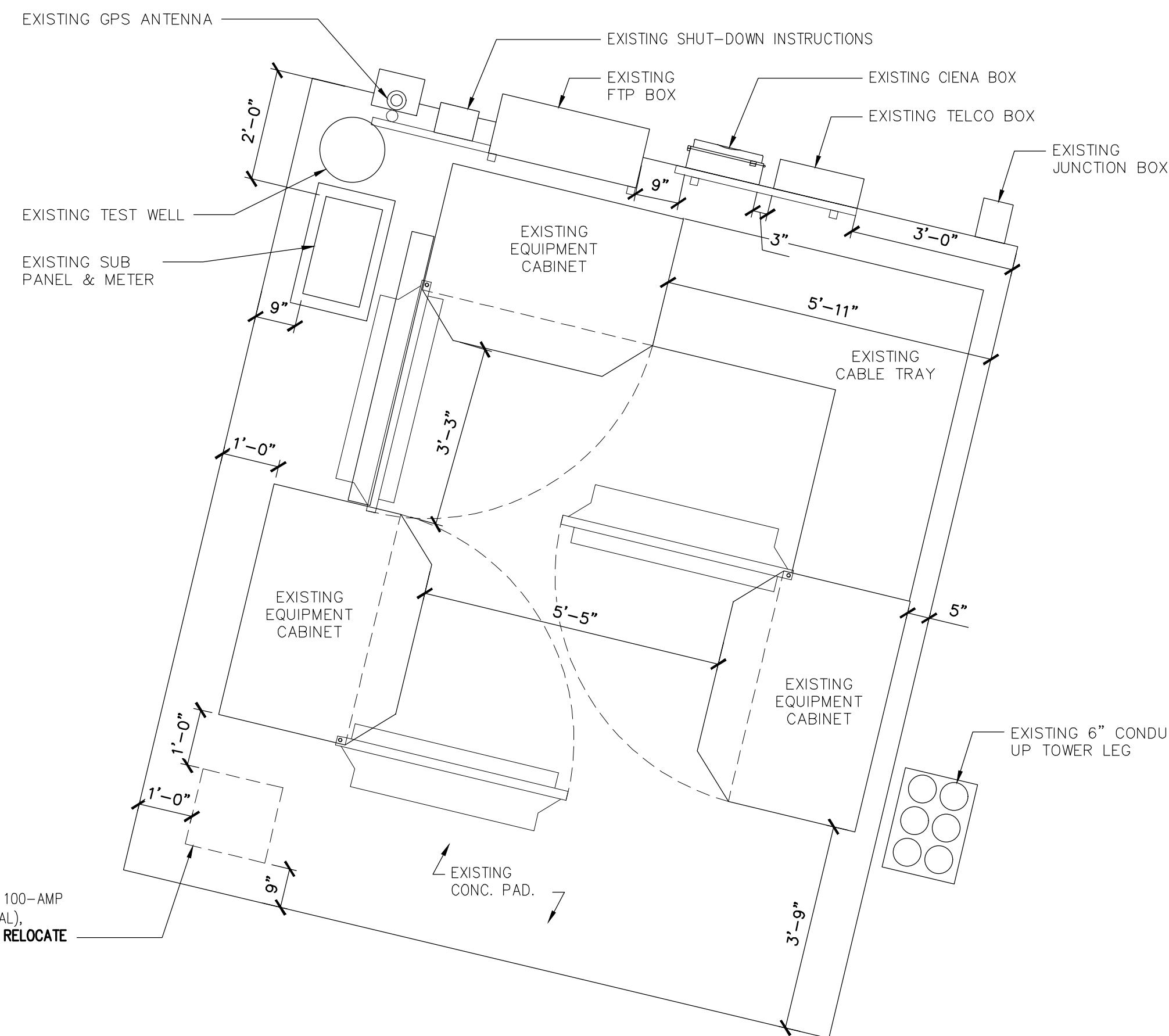
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

BA01234A
HILLVIEW PL234 THOMAS CATTLE RANCH
4500 HILLVIEW DRIVE
PITTSBURG, CA 94501
CONTRA COSTA COUNTY

SHEET TITLE
**EXISTING & NEW
EQUIPMENT PLANS**

SHEET NUMBER

E-2



EXISTING EQUIPMENT PLAN

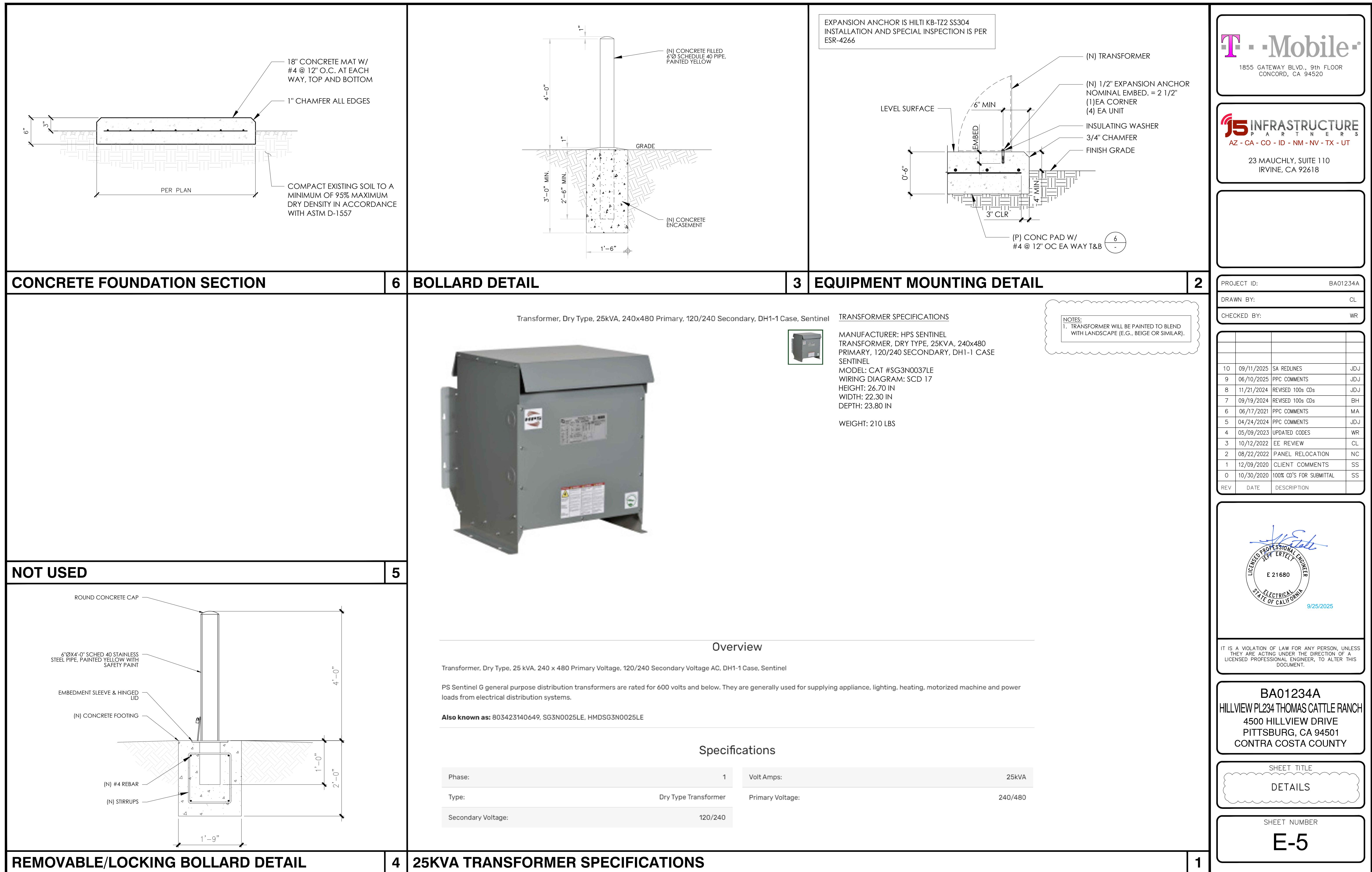
24" x 36" SCALE: 1/2" = 1'-0"
11" x 17" SCALE: 1/4" = 1'-0"

A horizontal ruler scale from 0 to 2 inches. The inch marks are labeled '0"', '1"', and '2''. The segment between 0 and 1 is divided into four equal parts, with the third tick mark from 0 labeled '0.75''. The segment between 1 and 2 is also divided into four equal parts, with the third tick mark from 1 labeled '1.75''. The segment between 0 and 1 is highlighted with a white box.

NEW EQUIPMENT PLAN

24" x 36" SCALE: 1/2" = 1'-0"
11" x 17" SCALE: 1/4" = 1'-0"

E-2



T-Mobile

1855 GATEWAY BLVD., 9th FLOOR
CONCORD, CA 94520

J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

23 MAUCHLY, SUITE 110
IRVINE, CA 92618

PROJECT ID: BA01234A
DRAWN BY: CL
CHECKED BY: WR

REV	DATE	DESCRIPTION
10	09/11/2025	SA REDLINES
9	06/10/2025	PPC COMMENTS
8	11/21/2024	REVISED 100s CDs
7	09/19/2024	REVISED 100s CDs
6	06/17/2021	PPC COMMENTS
5	04/24/2024	PPC COMMENTS
4	05/09/2023	UPDATED CODES
3	10/12/2022	EE REVIEW
2	08/22/2022	PANEL RELOCATION
1	12/09/2020	CLIENT COMMENTS
0	10/30/2020	100% CD'S FOR SUBMITTAL

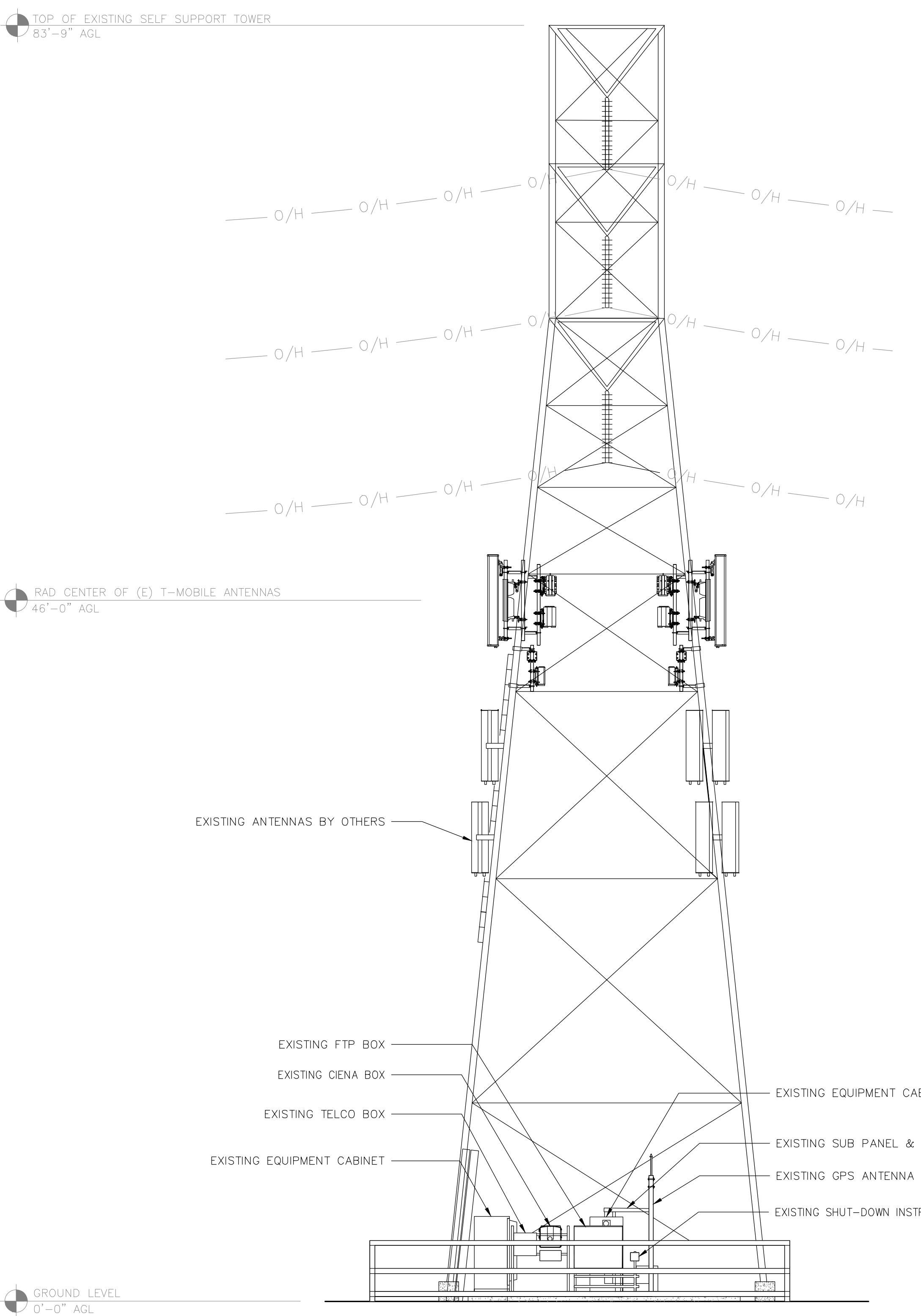


IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

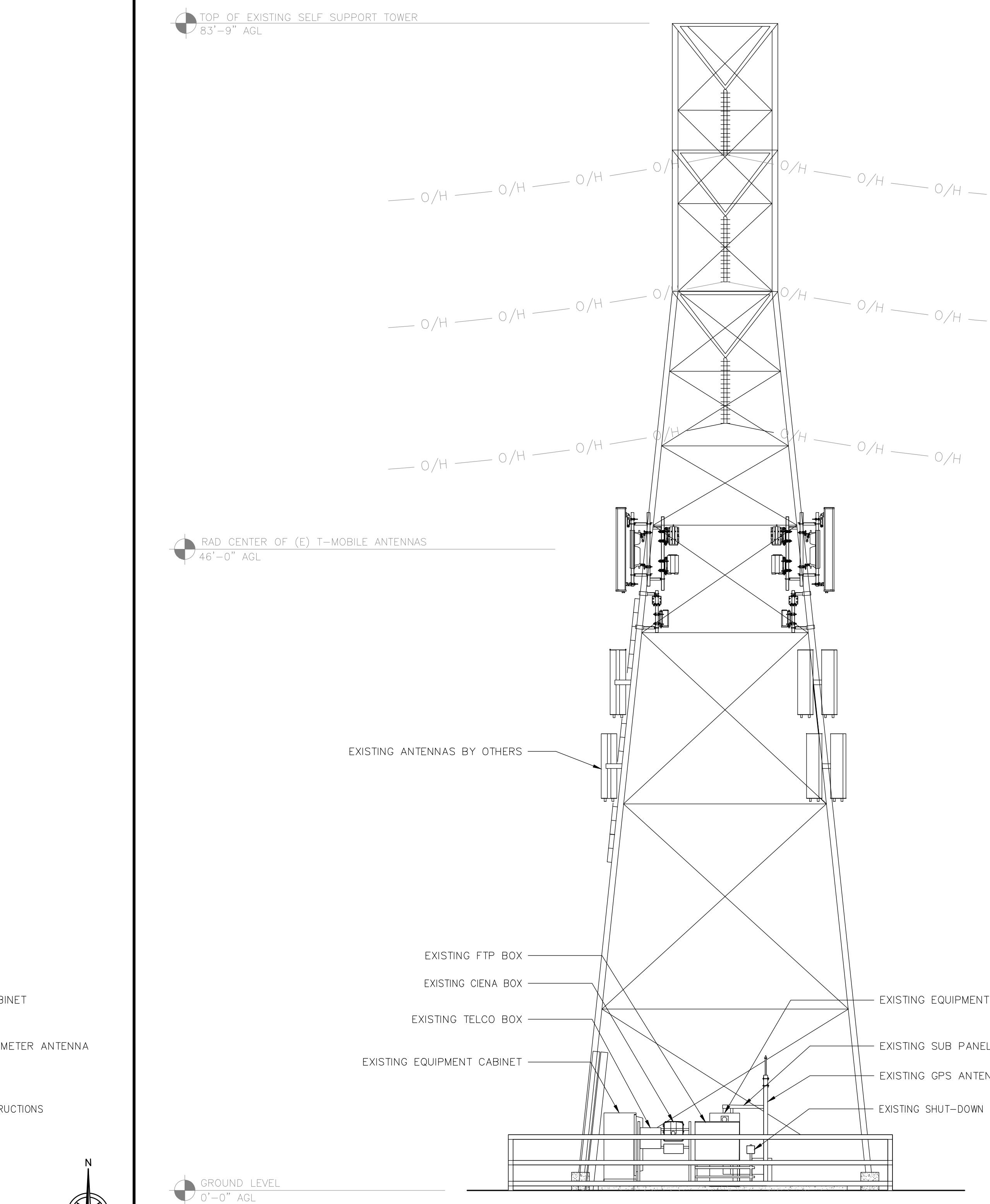
BA01234A
HILLVIEW PL234 THOMAS CATTLE RANCH
4500 HILLVIEW DRIVE
PITTSBURG, CA 94501
CONTRA COSTA COUNTY

SHEET TITLE
ELEVATIONS

SHEET NUMBER
E-6



EXISTING NORTH ELEVATION



2 NEW NORTH ELEVATION

24" x 36" SCALE: 3/16" = 1'-0"
11" x 17" SCALE: 3/32" = 1'-0" 4' 2' 0" 4'

1

T-Mobile

1855 GATEWAY BLVD., 9th FLOOR
CONCORD, CA 94520

J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

23 MAUCHLY, SUITE 110
IRVINE, CA 92618

PROJECT ID: BA01234A
DRAWN BY: CL
CHECKED BY: WR

REV	DATE	DESCRIPTION
10	09/11/2025	SA REDLINES
9	06/10/2025	PPC COMMENTS
8	11/21/2024	REVISED 100s CDs
7	09/19/2024	REVISED 100s CDs
6	06/17/2021	PPC COMMENTS
5	04/24/2024	PPC COMMENTS
4	05/09/2023	UPDATED CODES
3	10/12/2022	EE REVIEW
2	08/22/2022	PANEL RELOCATION
1	12/09/2020	CLIENT COMMENTS
0	10/30/2020	100% CD'S FOR SUBMITTAL



LICENSED PROFESSIONAL ENGINEER

JEFF ERTELT

E 21680

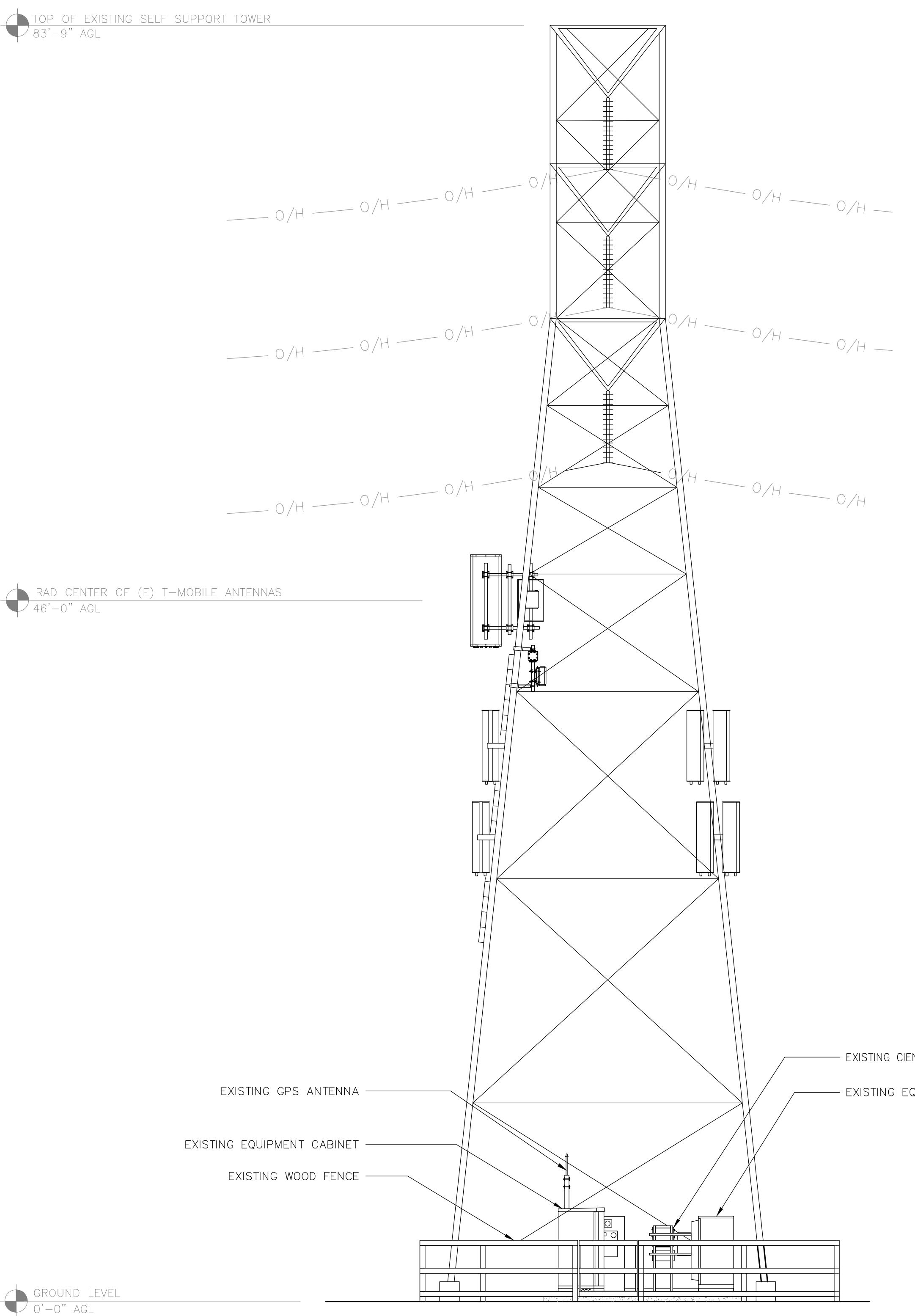
9/25/2025

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

BA01234A
HILLVIEW PL234 THOMAS CATTLE RANCH
4500 HILLVIEW DRIVE
PITTSBURG, CA 94501
CONTRA COSTA COUNTY

SHEET TITLE
ELEVATIONS

SHEET NUMBER
E-7



EXISTING SOUTH ELEVATION

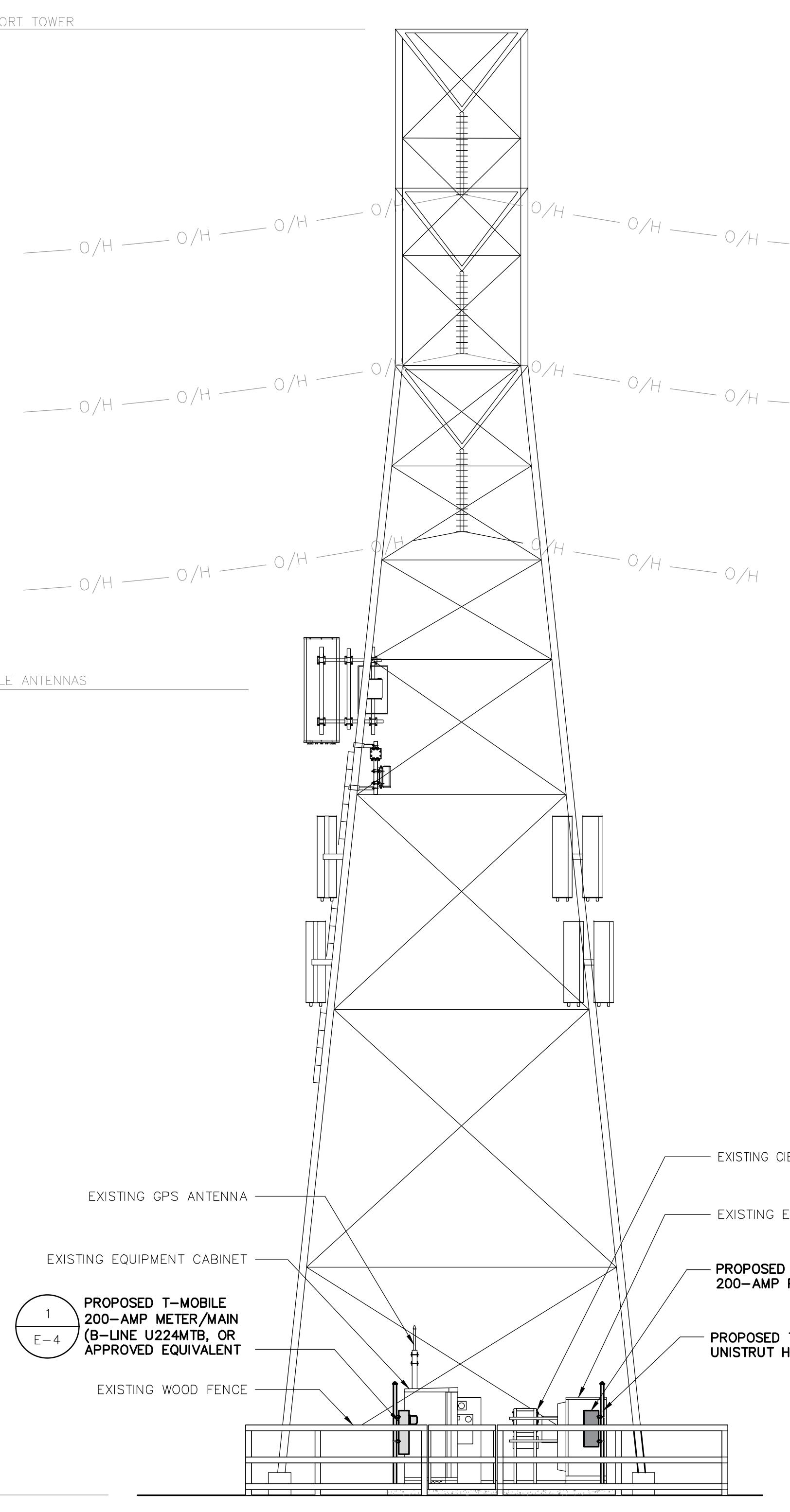
24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

4' 2' 0" 4'

2 NEW SOUTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

4' 2' 0" 4'



24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

4' 2' 0" 4'

1

T-Mobile

1855 GATEWAY BLVD., 9th FLOOR
CONCORD, CA 94520

J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

23 MAUCHLY, SUITE 110
IRVINE, CA 92618

PROJECT ID: BA01234A
DRAWN BY: CL
CHECKED BY: WR

REV	DATE	DESCRIPTION
10	09/11/2025	SA REDLINES
9	06/10/2025	PPC COMMENTS
8	11/21/2024	REVISED 100s CDs
7	09/19/2024	REVISED 100s CDs
6	06/17/2021	PPC COMMENTS
5	04/24/2024	PPC COMMENTS
4	05/09/2023	UPDATED CODES
3	10/12/2022	EE REVIEW
2	08/22/2022	PANEL RELOCATION
1	12/09/2020	CLIENT COMMENTS
0	10/30/2020	100% CD'S FOR SUBMITTAL

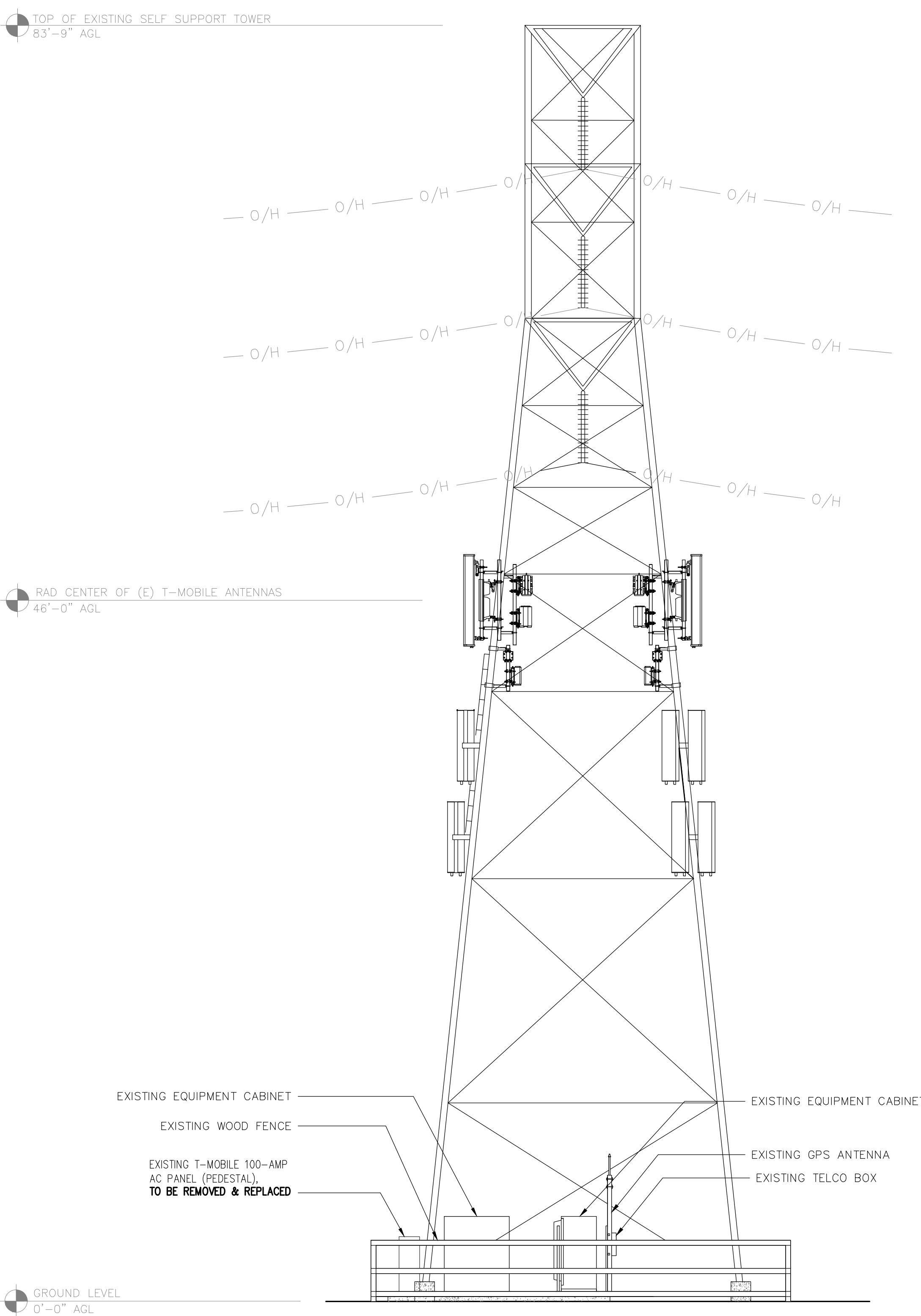


IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

BA01234A
HILLVIEW PL234 THOMAS CATTLE RANCH
4500 HILLVIEW DRIVE
PITTSBURG, CA 94501
CONTRA COSTA COUNTY

SHEET TITLE
ELEVATIONS

SHEET NUMBER
E-8



EXISTING EAST ELEVATION

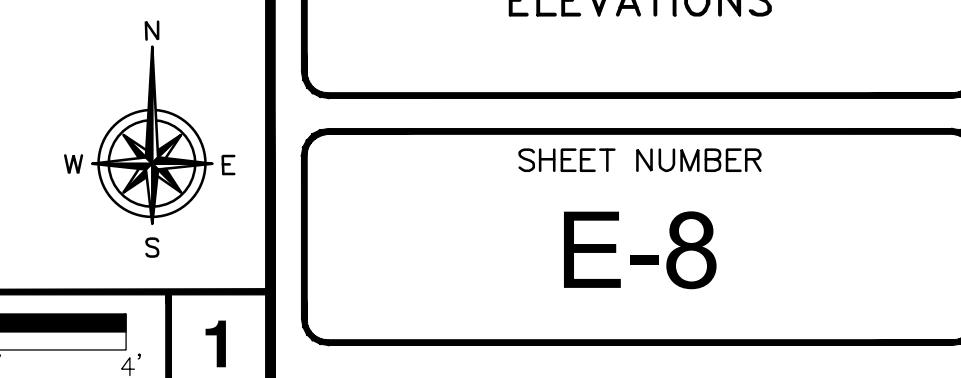
24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
4' 2' 0" 4'

2 NEW EAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
4' 2' 0" 4'

1

1



T-Mobile

1855 GATEWAY BLVD., 9th FLOOR
CONCORD, CA 94520

J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

23 MAUCHLY, SUITE 110
IRVINE, CA 92618

PROJECT ID: BA01234A
DRAWN BY: CL
CHECKED BY: WR

REV	DATE	DESCRIPTION
10	09/11/2025	SA REDLINES
9	06/10/2025	PPC COMMENTS
8	11/21/2024	REVISED 100s CDs
7	09/19/2024	REVISED 100s CDs
6	06/17/2021	PPC COMMENTS
5	04/24/2024	PPC COMMENTS
4	05/09/2023	UPDATED CODES
3	10/12/2022	EE REVIEW
2	08/22/2022	PANEL RELOCATION
1	12/09/2020	CLIENT COMMENTS
0	10/30/2020	100% CD'S FOR SUBMITTAL



LICENSED PROFESSIONAL ENGINEER

JEFF ERTELT

E 21680

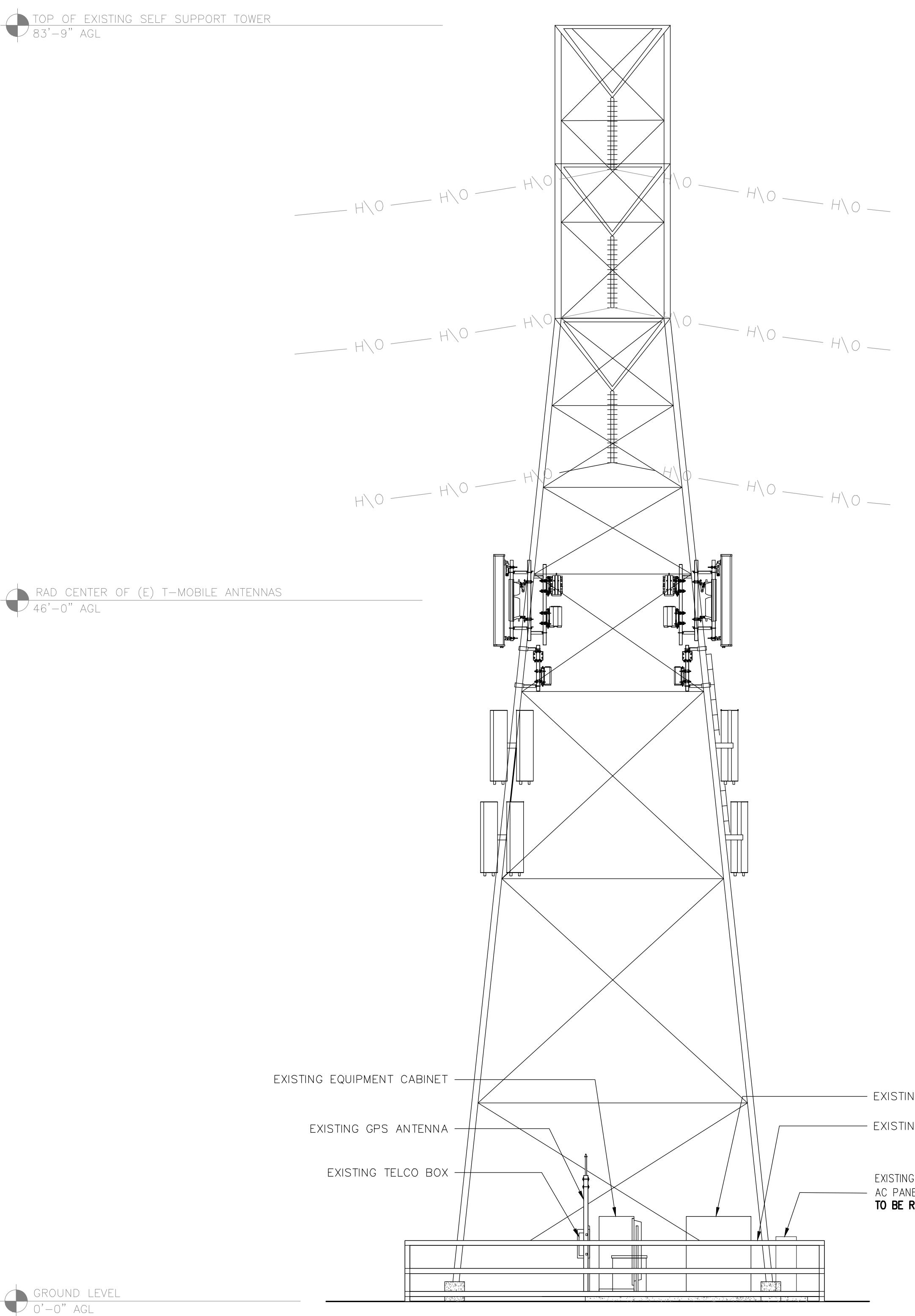
9/25/2025

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

BA01234A
HILLVIEW PL234 THOMAS CATTLE RANCH
4500 HILLVIEW DRIVE
PITTSBURG, CA 94501
CONTRA COSTA COUNTY

SHEET TITLE
ELEVATIONS

SHEET NUMBER
E-9



EXISTING WEST ELEVATION

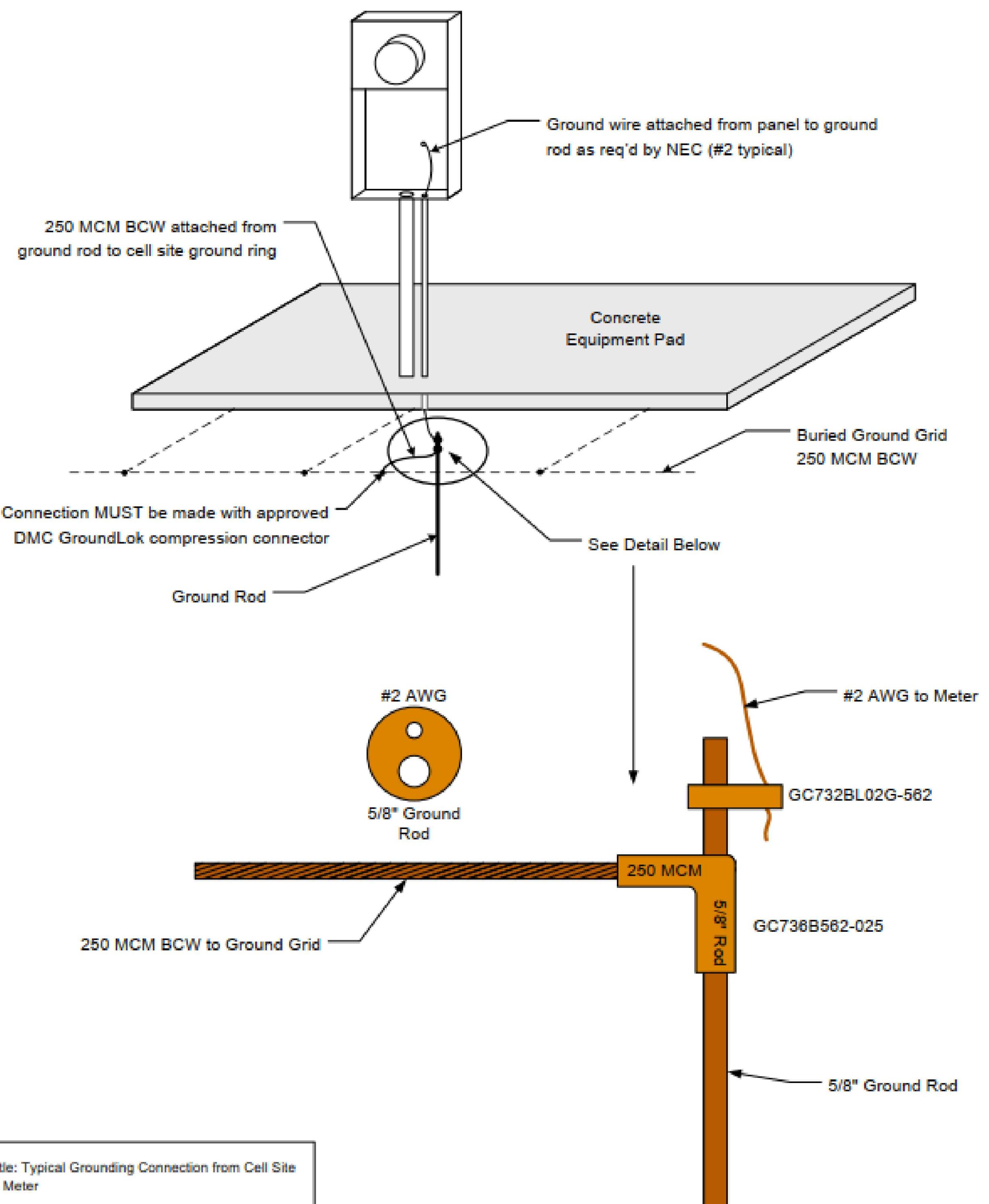
24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
4' 2' 0" 4'

2 NEW WEST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
4' 2' 0" 4'

1

'DETAIL D'
Typical Meter Connection to Ground Grid



Title: Typical Grounding Connection from Cell Site to Meter

Drawn By: Steve Maddix	SIZE 0	Revision Date: 8/4/2011	DWG NO Meter Connection - Detail 'D'	REV 3
Approved By: Marcia Eblen, PE	SCALE none		SHEET 1 of 1	

METER GROUNDING DETAIL

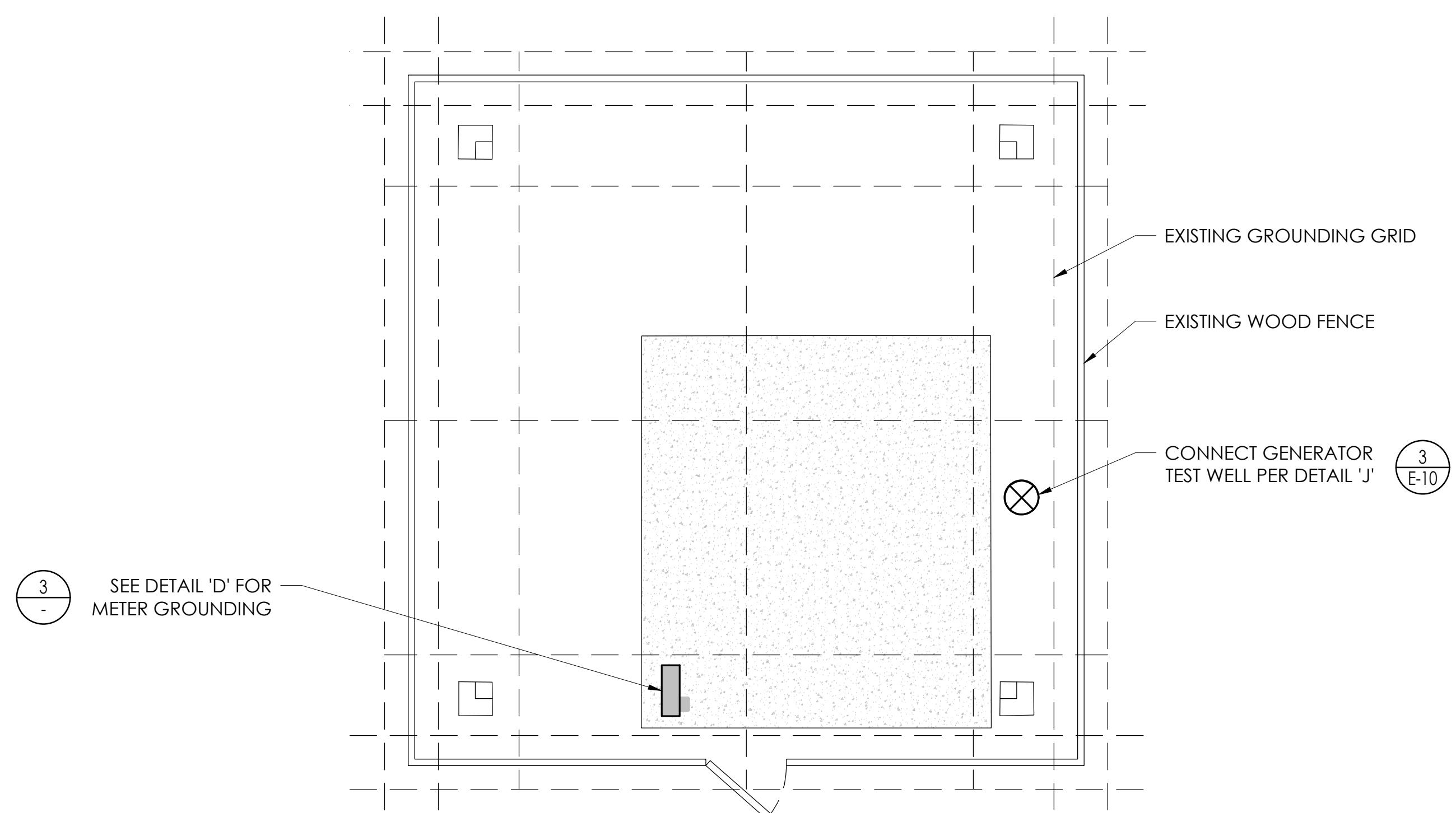
GROUNDING NOTES:

1. ALL GROUNDING CONNECTIONS AND GRID INTERSECTIONS SHALL BE MADE USING APPROVED 'DMC' GROUNDKO System' COMPRESSION COMPONENTS.
2. GROUND GRID SAFETY CALCULATIONS ARE BASED ON THE GROUND GRID CONDUCTORS BEING AT 18" BELOW NATURAL GRADE WITH A CONCRETE EQUIPMENT PAD OF NO MORE THAN 8" THICK. ANY PAD THICKNESS GREATER THAN 8" MUST BE VERIFIED AS ACCEPTABLE BY THE GROUNDING DESIGNER.
3. ALL CONCRETE SHALL CONTAIN #4 REBAR WITH A 1'-0" MAXIMUM GRID SPACING. ALL REBAR INTERSECTIONS MUST BE SECURELY TIED TOGETHER. IF CONCRETE IS POURED IN SEPARATE SECTIONS, EACH SECTION MUST BE CONNECTED TO GROUND GRID WITH 2-250 KCMIL BCW OR EQUIVALENT.
4. COAX GROUND BUS MUST BE CONNECTED TO THE GROUND GRID WITH 2-250 KCMIL BCW OR EQUIVALENT. IF MORE THAN ONE GROUND BUS IS USED, ALL GROUND BUSES MUST BE EITHER CONNECTED TOGETHER OR CONNECTED TO GROUND GRID SEPARATELY WITH #2 BCW OR LARGER.
5. GROUND GRID BACKFILL MATERIAL (AT LEAST 6") COVERING THE 250 MCM BCW MUST BE CLEAN LOAMY MATERIAL (OR CONDUCTIVE MATERIAL) AND BE FREE OF ROCKS AND FOREIGN MATERIAL.
6. ALL FENCES MUST BE OF NON-CONDUCTIVE MATERIAL.
7. IF DRILLING IS REQUIRED TO ACHIEVE GROUND ROD DEPTH, A MINIMUM 2" HOLE IS REQUIRED. THE HOLE MUST BE BACKFILLED WITH BENTONITE (OR EQUIVALENT) MATERIAL.
8. CARE MUST BE TAKEN NOT TO DAMAGE THE EXISTING GROUND GRID. ANY DAMAGE TO THE GROUND GRID MUST BE REPAIRED OR REPLACED.
9. CONCRETE PAD SIZE OR ANY DIMENSION STATED ON SHEET 1 CAN NOT BE CHANGED WITHOUT PRIOR AUTHORIZATION FROM THE GROUNDING DESIGNER.
10. ELECTRIC METER MUST BE LOCATED FULLY WITHIN THE BOUNDARY OF THE CONCRETE PAD. ANY EXCEPTION TO THIS MUST BE CLEARED THROUGH MAVIS BEKOE PRIOR TO CONSTRUCTION (925) 807-9648 PRIOR TO CONSTRUCTION. SPECIAL SERVICE REQUIREMENTS MAY BE REQUIRED TO ISOLATE GROUND GRID FROM OTHER CUSTOMER NEUTRAL WIRES.
11. METER GROUND ROD MUST BE ATTACHED TO THE CELL SITE GROUND GRID WITH A 250 KCMIL BCW OR EQUIVALENT.

REQUIRED DESIGN DETAILS

KEY NOTES:

1. CARE MUST BE TAKEN NOT TO DAMAGE EXISTING GROUND GRID.
2. DAMAGED CONDUCTORS MUST BE REPAIRED OR REPLACED.



3 GROUNDING PLAN

24" x 36" SCALE: 1/2" = 1'-0" 1

T-Mobile
1855 GATEWAY BLVD., 9th FLOOR
CONCORD, CA 94520

J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT
23 MAUCHLY, SUITE 110
IRVINE, CA 92618

PROJECT ID: BA01234A
DRAWN BY: CL
CHECKED BY: WR

REV	DATE	DESCRIPTION
10	09/11/2025	SA REDLINES JDJ
9	06/10/2025	PPC COMMENTS JDJ
8	11/21/2024	REVISED 100s Cds BH
7	09/19/2024	REVISED 100s Cds BH
6	06/17/2021	PPC COMMENTS MA
5	04/24/2024	PPC COMMENTS JDJ
4	05/09/2023	UPDATED CODES WR
3	10/12/2022	EE REVIEW CL
2	08/22/2022	PANEL RELOCATION NC
1	12/09/2020	CLIENT COMMENTS SS
0	10/30/2020	100% C'd's FOR SUBMITTAL SS

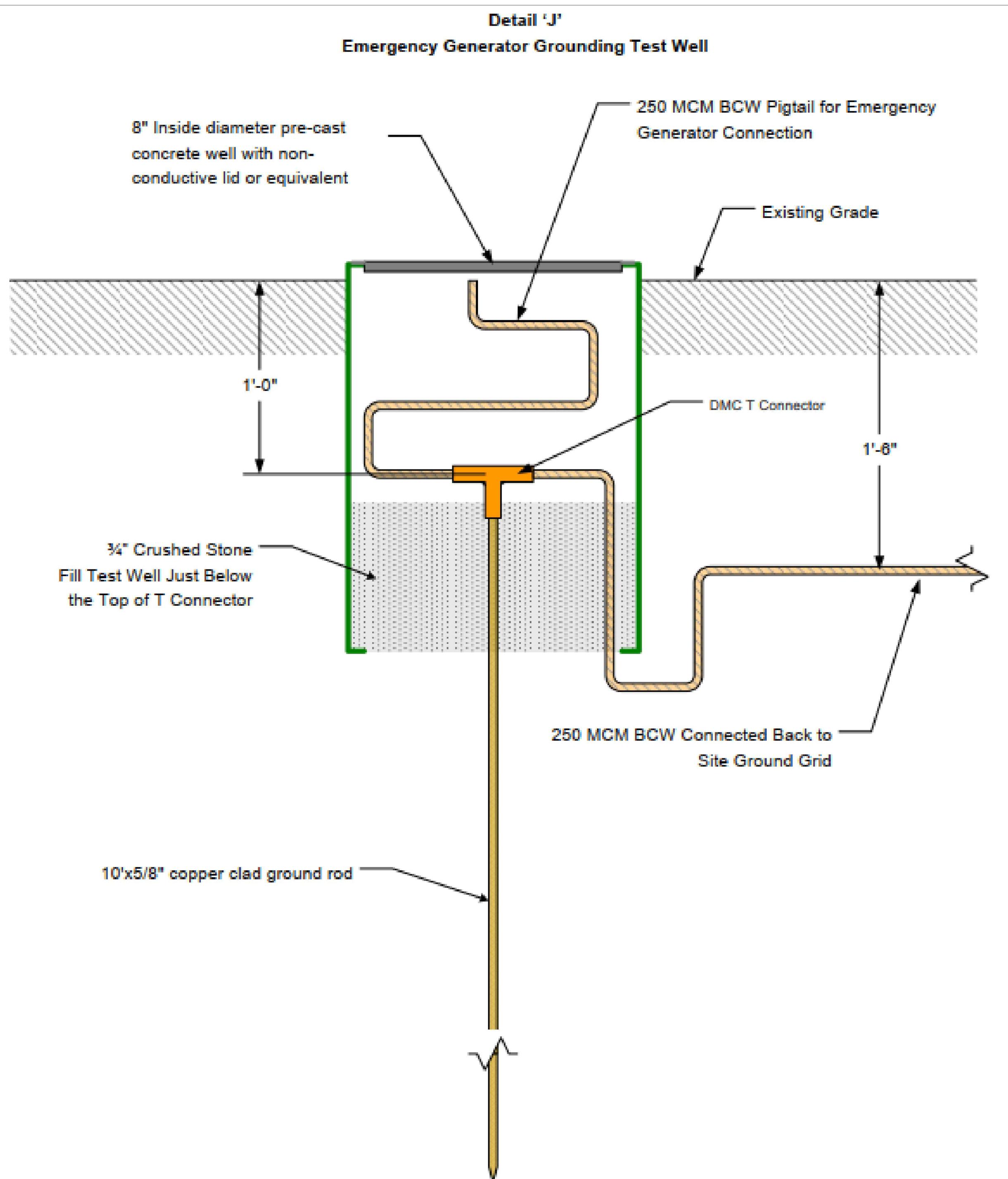


IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

BA01234A
HILLVIEW PL234 THOMAS CATTLE RANCH
4500 HILLVIEW DRIVE
PITTSBURG, CA 94501
CONTRA COSTA COUNTY

SHEET TITLE
GROUNDING PLAN AND NOTES

SHEET NUMBER
E-10



Title: Typical Test Well for Emergency Generator Connection

Redrawn By: Greg Chapman

SIZE Revision Date: 3/24/2022

ĐĂNG KÝ

10

10 of 10

10

METER GROUNDING DETAIL

3 NOT USED

24" x 36" SCALE: NTS
11" x 17" SCALE: NTS

1

SHEET NUMBER
F-11

ANSWER NOTES

Sheet Number _____

SHEET NUMBER

E-1 1

— 1 —

IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS
THEY ARE ACTING UNDER THE DIRECTION OF A
CENSED PROFESSIONAL ENGINEER, TO ALTER THIS
DOCUMENT.

BA01234A
HILLVIEW PL234 THOMAS CATTLE RANCH
4500 HILLVIEW DRIVE
PITTSBURG, CA 94501
CONTRA COSTA COUNTY

SHEET TITLE
**GROUNDING PLAN
AND NOTES**

SHEET NUMBER
— 4 —

— 1 —