

CUP RENEWAL



RECEIVED on 10/02/2025 CDLP25-02030
By Contra Costa County
Department of Conservation and Development

T-Mobile
Stick Together[®]
1200 CONCORD AVENUE 5TH FLOOR
CONCORD, CA 94520

SITE NUMBER: SF70278M **CITY: BAY POINT**
SITE NAME: SF0278 PG&E MANOR-BAY POINT **COUNTY: CONTRA COSTA**
SITE TYPE: TRANSMISSION TOWER **JURISDICTION: CONTRA COSTA COUNTY**

PROJECT INFORMATION:
(CUP RENEWAL)
SF70278M
SF0278 PG&E MANOR-BAY POINT
111 MANOR DR
BAY POINT, CA 94565
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:
09/29/25

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
△ A	06/30/25	90% ZD	VMW
△ 0	07/03/25	100% ZD	VMW
△ 1	09/29/25	100% ZD, REVISED PER CITY COMMENTS	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
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GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY: VMW CHK.: AB APV.: AB

LICENSURE:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: **T-1** REVISION: **1**
SF70278M

PROJECT SUMMARY

SITE ADDRESS:
111 MANOR DR
BAY POINT, CA 94565

PROPERTY OWNER CONTACT:
JONI GRAVES
111 MANOR DR
BAY POINT, CA 93923

APPLICANT:
T-MOBILE WEST LLC
1200 CONCORD AVENUE 5TH FLOOR
CONCORD, CA 94520
T-MOBILE PROJECT MANAGER:
PROJECT MANAGER:

SITE COORDINATES & ELEVATION:
LAT: 38.025208°
LONG: -121.946803°
GROUND ELEVATION: 74'± AMSL

TOWER OWNER CONTACT:
PACIFIC GAS & ELECTRIC CO
245 MARKET ST, MAIL CODE N10D
SAN FRANCISCO CA 94105

BRANDON GEPHART
ANGELINA BOURDAGE

CONSULTING TEAM

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

SITE SUMMARY

OCCUPANCY CLASSIFICATION: U (UNMANNED TELECOMMUNICATIONS FACILITY)
ZONE CLASSIFICATION: P-1
APN: 093-072-004

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
T-2	SITE PHOTOS I
T-3	SITE PHOTOS II
T-4	SITE PHOTOS III
T-5	SITE PHOTOS AND PLAT MAP
A-1	EXISTING OVERALL SITE PLAN
A-1.1	ENLARGED SITE PLAN
A-2	EXISTING EQUIPMENT & ANTENNA LAYOUT PLANS AND ANTENNA SCHEDULES
A-3	ELEVATIONS

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 (MACHINERY SPACES)

CODE COMPLIANCE

- CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2022
- CALIFORNIA BUILDING CODE 2022
- CALIFORNIA ELECTRICAL CODE 2022
- CALIFORNIA MECHANICAL CODE 2022
- CALIFORNIA PLUMBING CODE 2022
- ANSI / TIA-222-H-2017
- LOCAL BUILDING CODE
- CITY / COUNTY ORDINANCES
- CALIFORNIA FIRE CODE 2022 EDITION
- ASCE 7-16
- ACI 318-19
- AISC STEEL CONSTRUCTION MANUAL, 15TH EDITION



DRIVING DIRECTION

FROM T-MOBILE OFFICE: 1200 CONCORD AVE, CONCORD, CA 94520

HEAD NORTH ON NEW DRIVE, TURN RIGHT ONTO CONCORD AVE, SLIGHT RIGHT ONTO THE STATE ROUTE 242 N RAMP TO PITTSBURG, MERGE WITH CA-242 N, USE THE LEFT 3 LANES TO MERGE WITH CA-4 E TOWARD STOCKTON/PITTSBURG, TAKE EXIT 19 FOR SAN MARCO BLVD/WILLOW PASS RD TOWARD BAY POINT, USE THE LEFT 2 LANES TO TURN LEFT ONTO WILLOW PASS RD, TURN RIGHT ONTO MANOR DR, DESTINATION ON THE LEFT

PROJECT DESCRIPTION

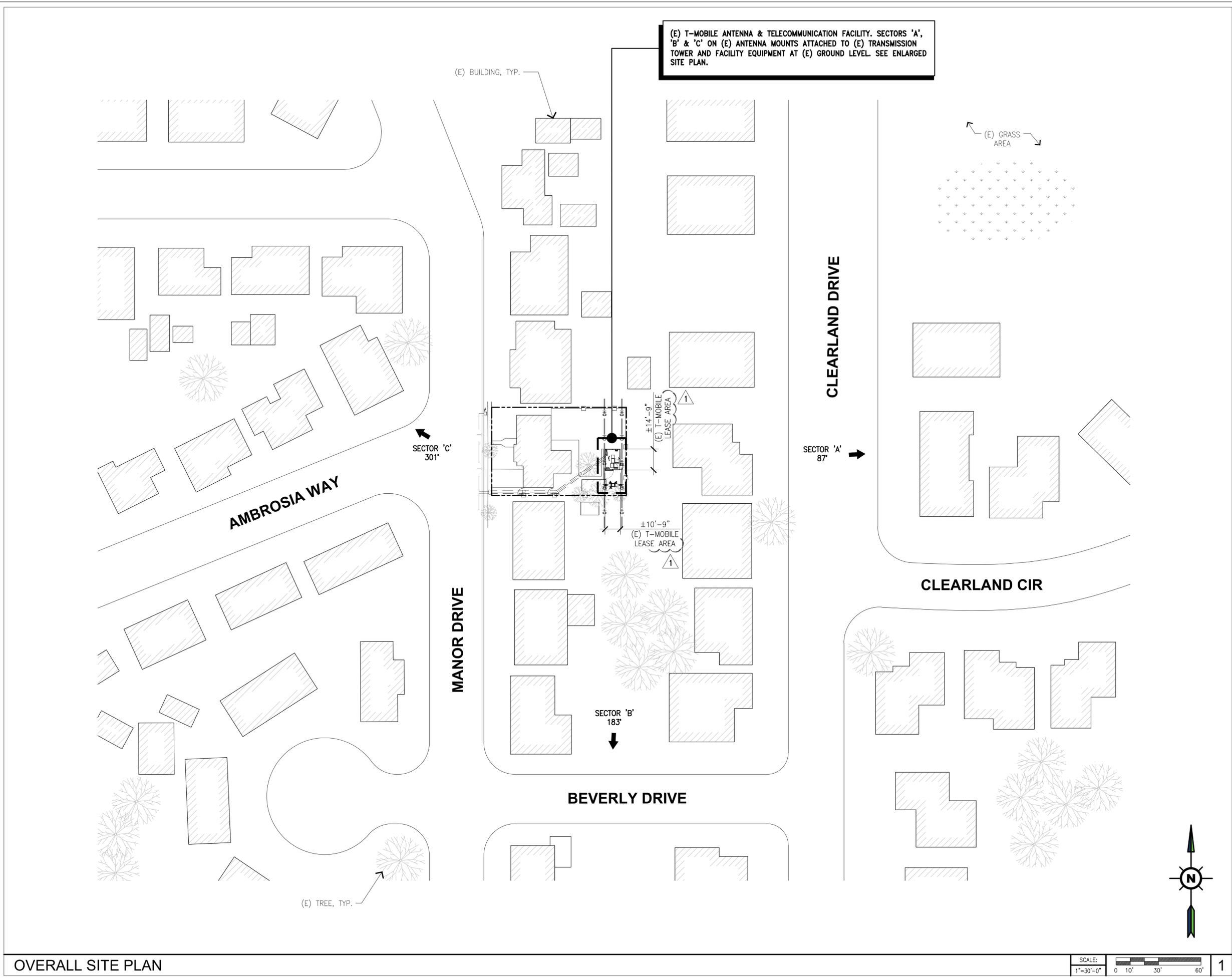
THE PROJECT ENTAILS:
T-MOBILE IS REQUESTING A RENEWAL OF THE CONDITIONAL USE PERMIT FOR THE CONTINUED USE AND OPERATION OF THEIR EXISTING WIRELESS TELECOMMUNICATIONS FACILITY:

ANTENNA AND RADIOS:

- (6) (E) ANTENNAS
- (3) (E) TMAs
- (6) (E) DIPLEXERS

EQUIPMENT CABINETS:

- (2) (E) EQUIPMENT CABINETS
- (1) (E) BATTERY CABINET
- (1) (E) 200A METER AND METER BASE
- (1) (E) 200A PPC WITH GEN PLUG
- (1) (E) T-MOBILE TELCO BOX
- (1) (E) T-MOBILE CIENA UNIT



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VMW	AB	AB

LICENSURE:

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:	REVISION:
A-1	1
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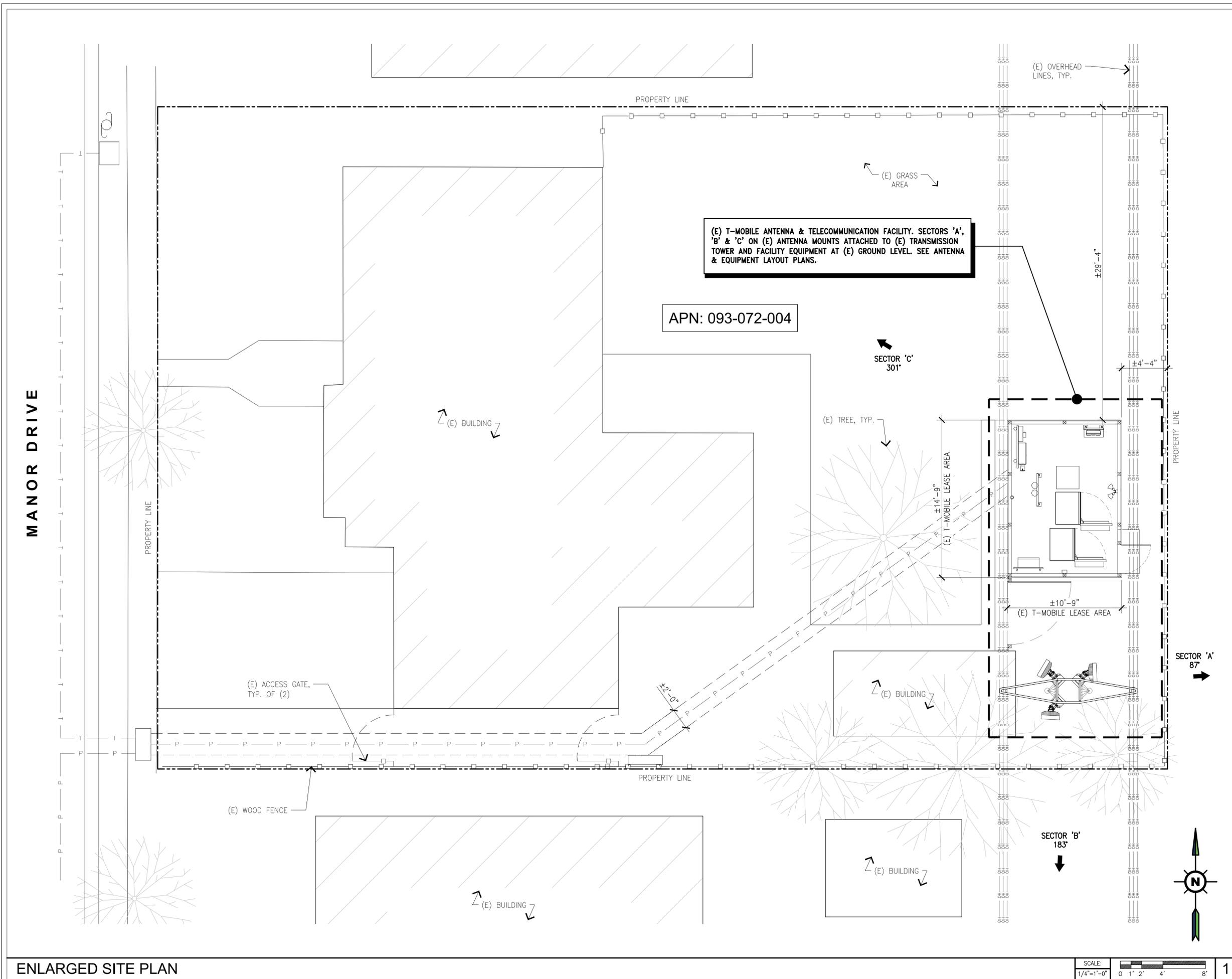
LICENSURE:

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER: REVISION:

A-1.1 1
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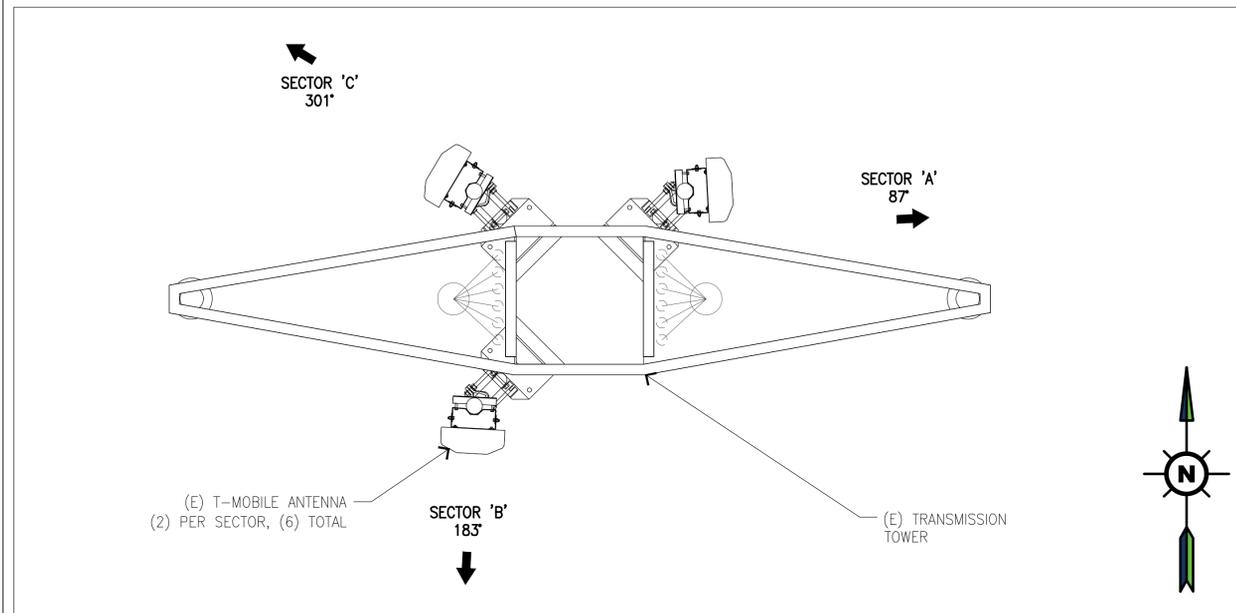
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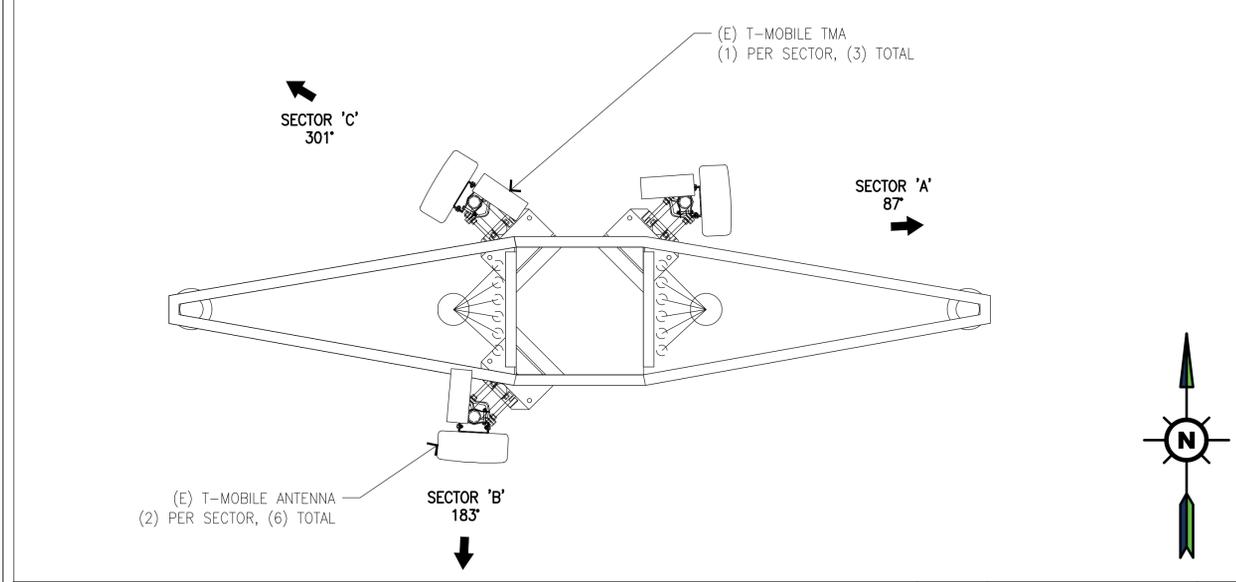
LICENSURE:

SHEET TITLE:
EXISTING EQUIPMENT & ANTENNA LAYOUT PLANS AND ANTENNA SCHEDULES

SHEET NUMBER: **A-2** REVISION: **1**
SF70278M



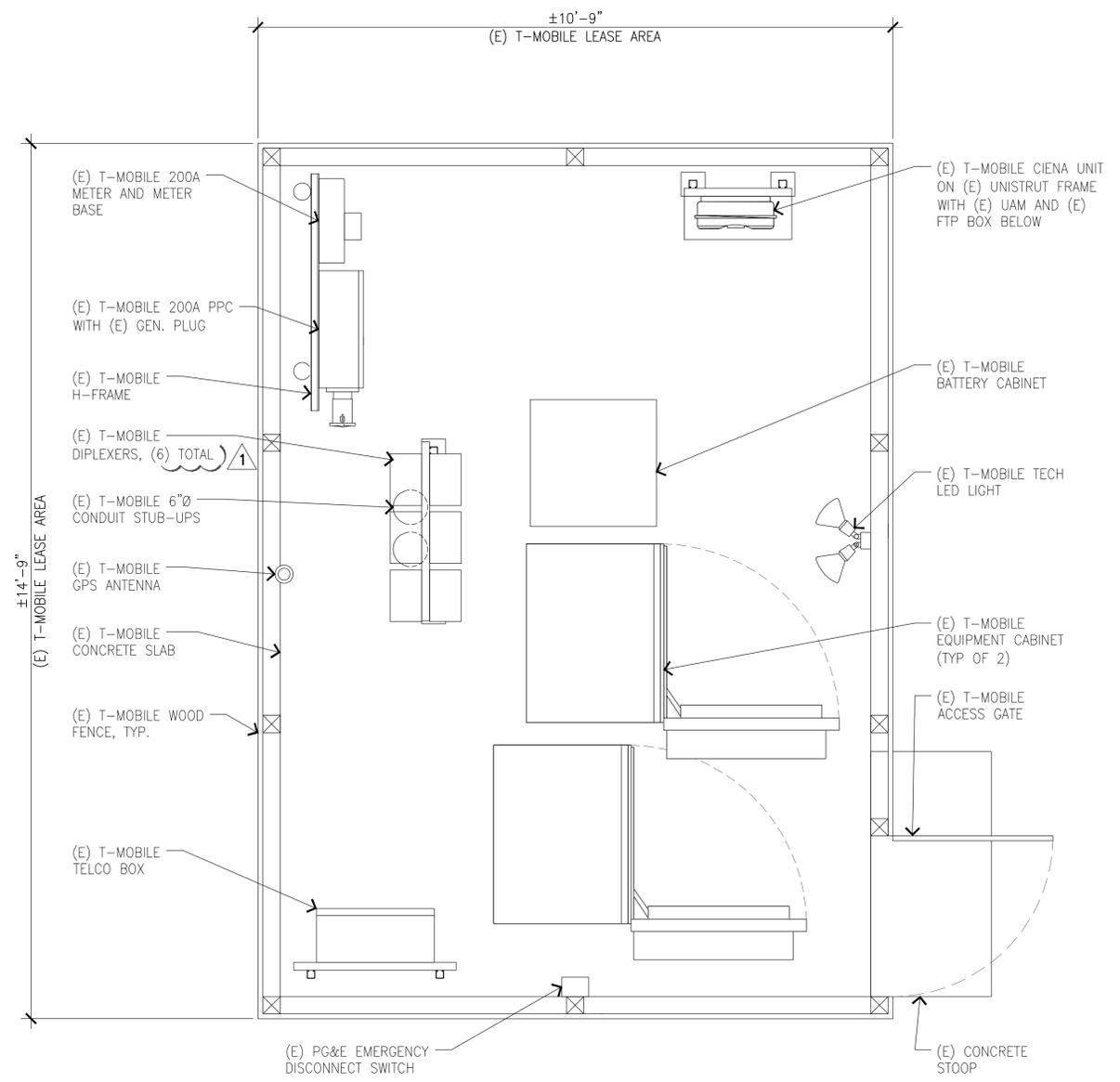
EXISTING ANTENNA LAYOUT PLAN AT 42'-0" SCALE: 3/4"=1'-0" 1



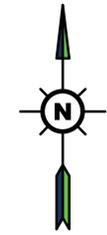
EXISTING ANTENNA LAYOUT PLAN AT 74'-0" SCALE: 3/4"=1'-0" 2

(E) ANTENNA SCHEDULE										
POS	TECHNOLOGY	AZIMUTH (°)	RAD CENTER	MAKE	ANTENNA MODEL	DIMENSIONS H x W x D (in.)	RRU/TMA/DIPLEXER MODELS	CABLE		
								CABLE TYPE	LENGTH	QTY
SECTOR 'A'	A1	L2100/G1900/L1900	87	±74'-0"	RFS APXV18-206516S-C-A20	53.0 x 6.65 x 3.15	RFS Style 4-ATMAP4-1A20 TMA RFS AWS/PCS - FDAP5002/1A20 DIPLEXER (x2)	7/8" COAX	100'	2
	A2	L700	87	±42'-0"	RFS APXVF18-C-A20	72 x 14.5 x 6.9	-	7/8" COAX	100'	2
SECTOR 'B'	B1	L2100/G1900/L1900	183	±74'-0"	RFS APXV18-206516S-C-A20	53.0 x 6.65 x 3.15	RFS Style 4-ATMAP4-1A20 TMA RFS AWS/PCS - FDAP5002/1A20 DIPLEXER (x2)	7/8" COAX	100'	2
	B2	L700	183	±42'-0"	RFS APXVF18-C-A20	72 x 14.5 x 6.9	-	7/8" COAX	100'	2
SECTOR 'C'	C1	L2100/G1900/L1900	301	±74'-0"	RFS APXV18-206516S-C-A20	53.0 x 6.65 x 3.15	RFS Style 4-ATMAP4-1A20 TMA RFS AWS/PCS - FDAP5002/1A20 DIPLEXER (x2)	7/8" COAX	100'	2
	C2	L700	301	±42'-0"	RFS APXVF18-C-A20	72 x 14.5 x 6.9	-	7/8" COAX	100'	2

(E) ANTENNA SCHEDULES 3



EXISTING EQUIPMENT LAYOUT PLAN SCALE: 3/4"=1'-0" 4



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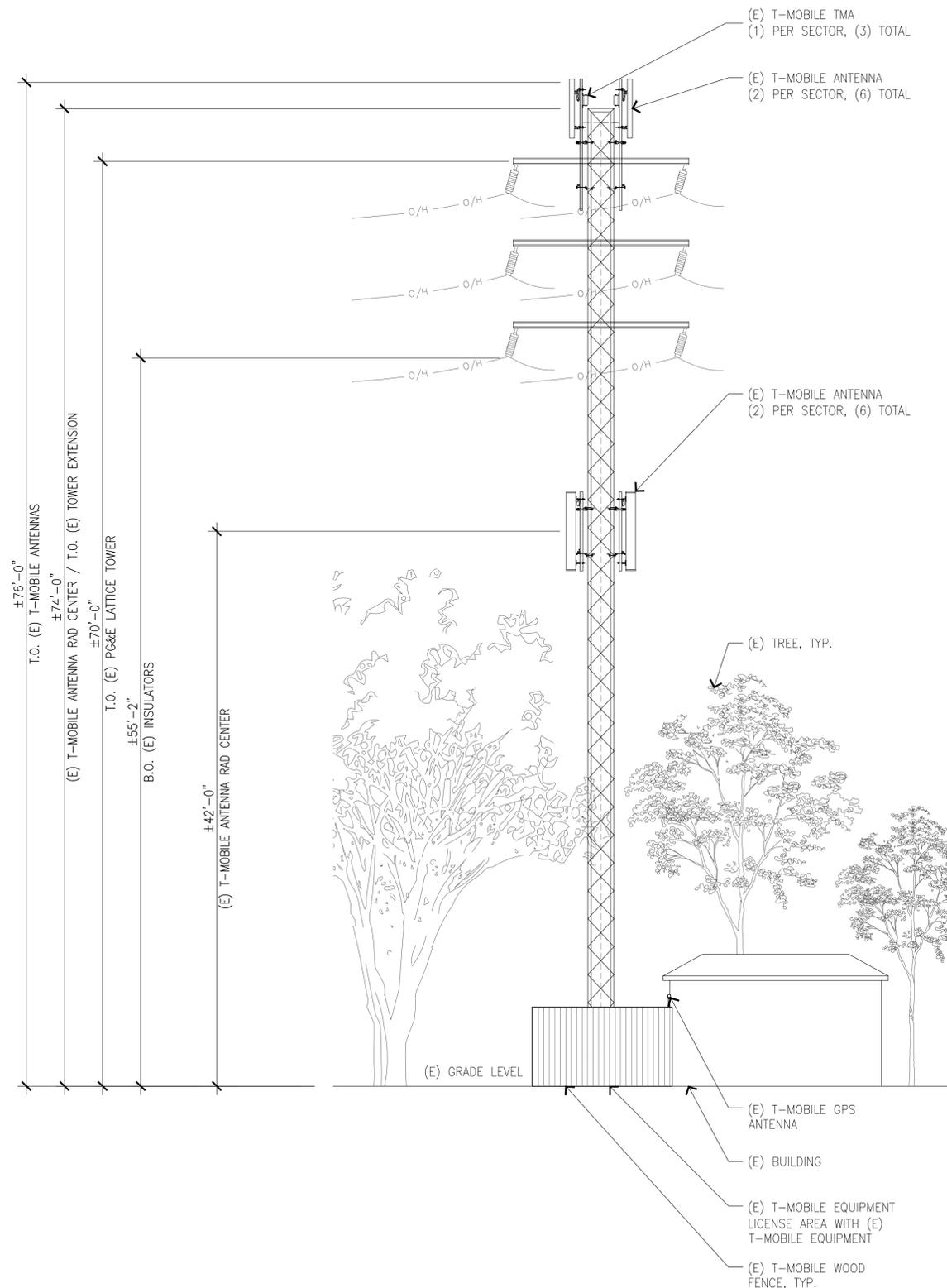
ELEVATIONS

SHEET NUMBER: REVISION:

A-3

1

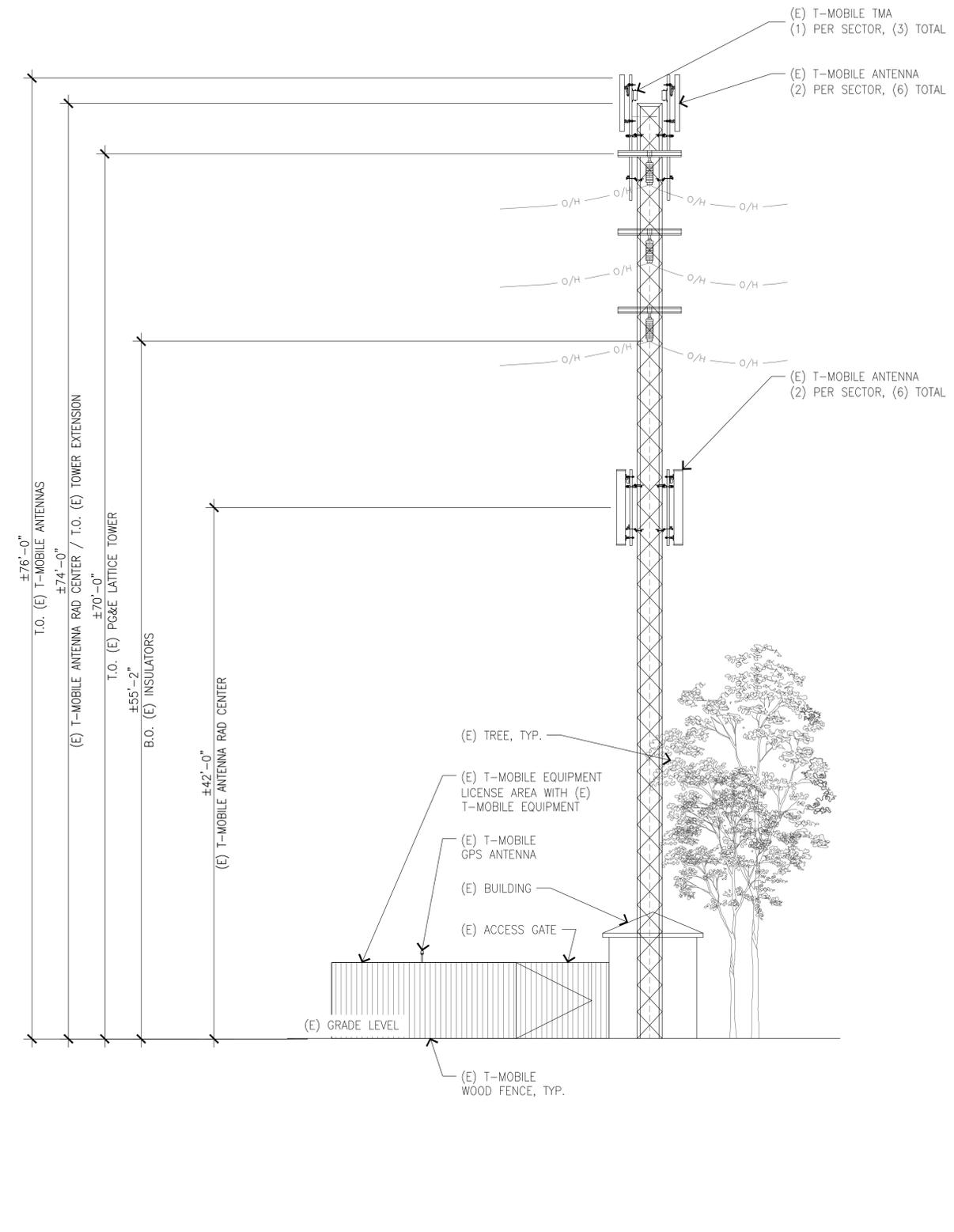
SF70278M



EXISTING NORTH ELEVATION

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

1



EXISTING WEST ELEVATION

SCALE: 3/8"=1'-0"
0 1' 2' 5'

2