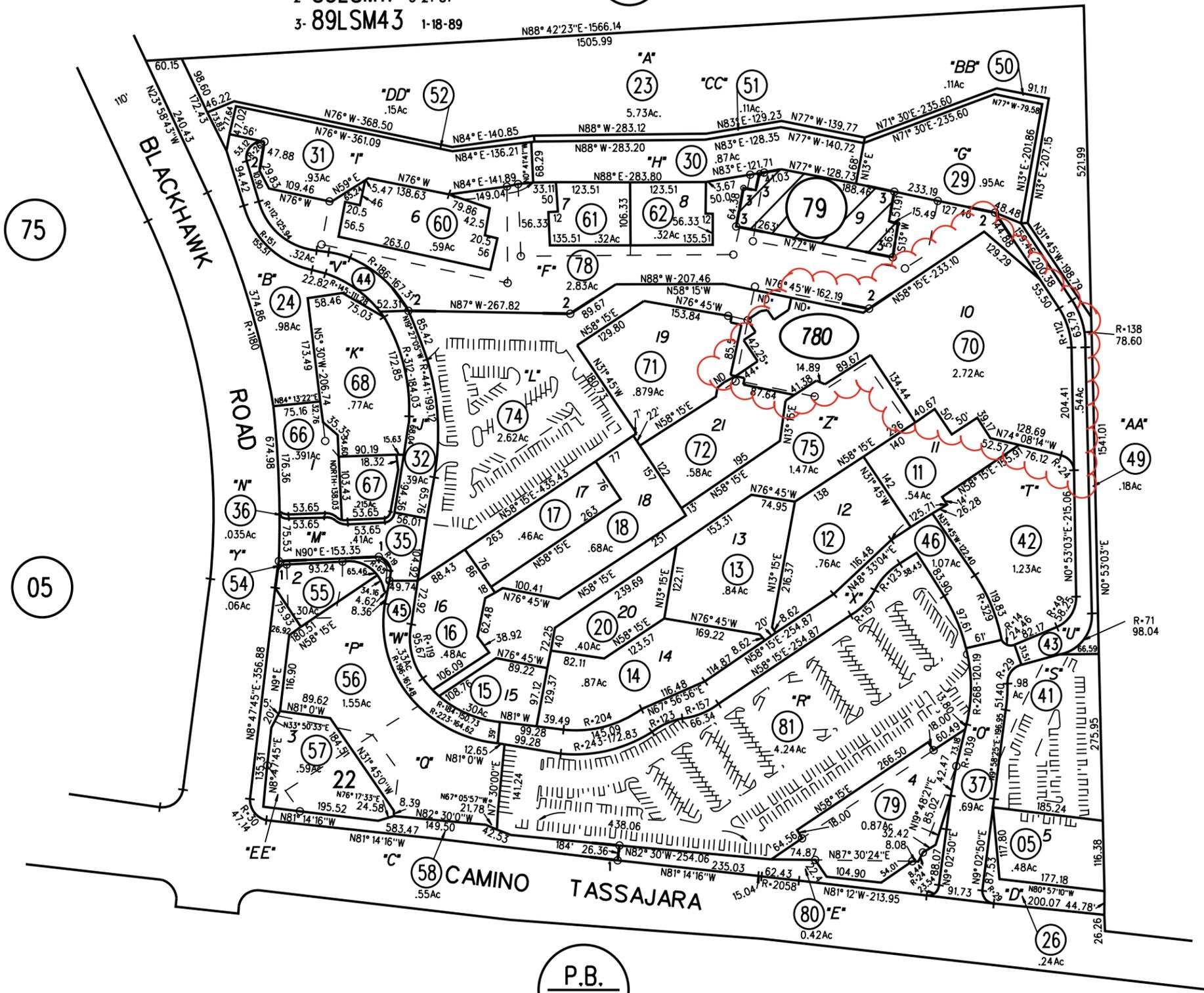


1987 ROLL - TRACT 6586 M.B. 304-17 CONDO.

- 1- 82LSM39 5-1-87
- 2- 83LSM17 5-21-87
- 3- 89LSM43 1-18-89

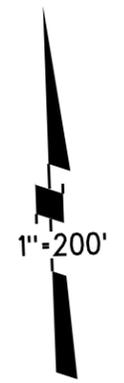
53



NOTE: ALL INTERNAL STREETS ARE BLACKHAWK PLAZA CIRCLE
 *Title and dimensions could not clearly be determined

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.

P.B.
206



780
3/4/20

GP - MUM



Map Legend

-  County Border
-  Assessment Parcels
- Planning Layers (DCD)**
- General Plan**
-  RM (Residential Medium Density) (7-17 du/na)
-  MUM (Mixed-Use Medium) (30-75 du/na) (2.0 FAR)
-  PS (Public and Semi-Public)
-  Unincorporated
-  Board of Supervisors' Districts

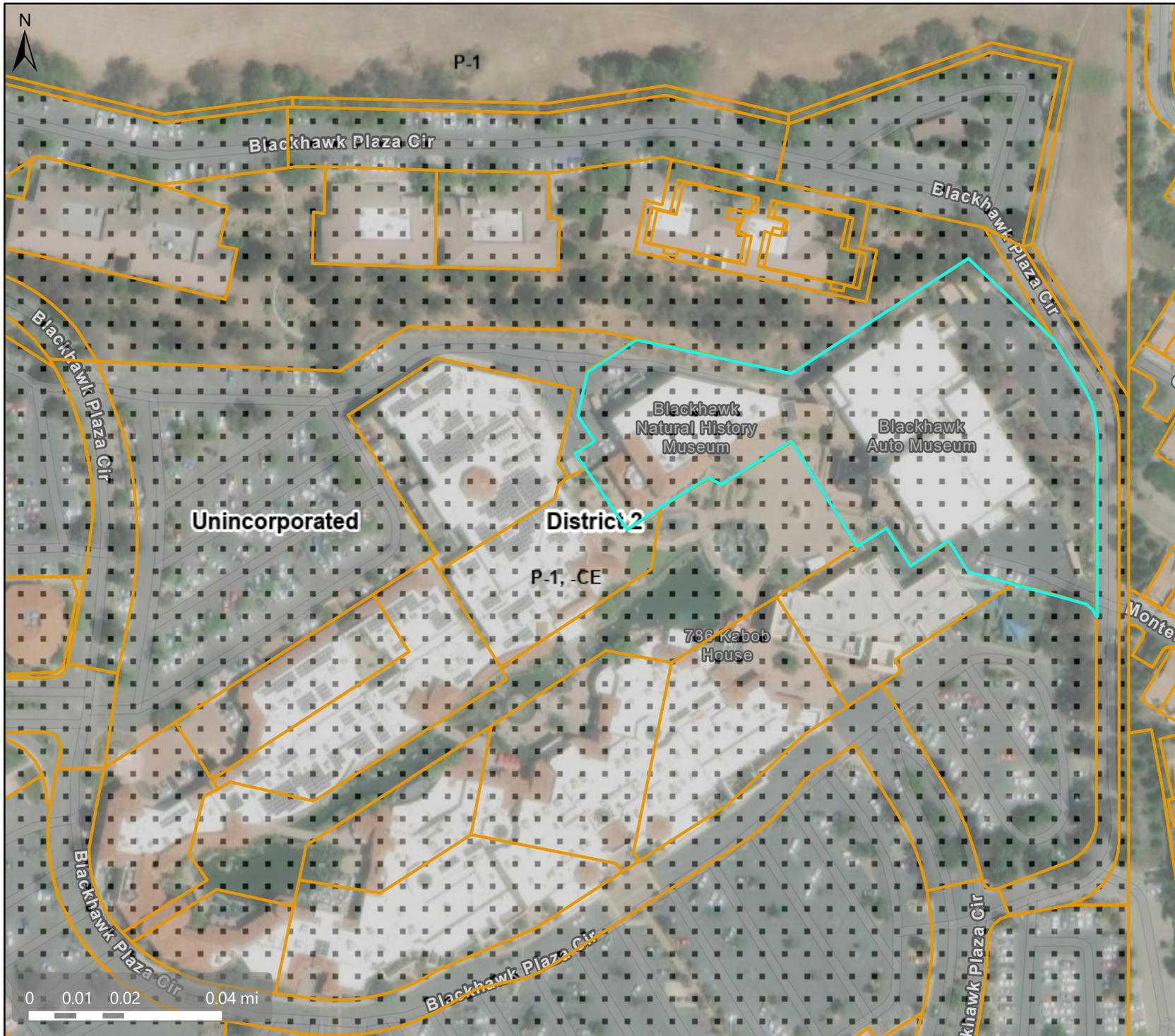
This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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 - P-1, -CE



Map Legend

- County Border
- Assessment
Parcels
- Planning Layers
(DCD)**
- Zoning**
- ZONE_OVER**
- P-1 (Planned
Unit)
- P-1, -CE
(Cannabis
Exclusion
Combining
District)
- Unincorporated
- Board of
Supervisors'
Districts

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

Aerial



Map Legend

 County Border

 Assessment
Parcels

Planning Layers
(DCD)

 Unincorporated

 Board of

 Supervisors'
Districts

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

CUP RENEWAL



T-Mobile
Stick Together

1200 CONCORD AVENUE 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:

(CUP RENEWAL)
BA01270A
PL270 BLACKHAWK PLAZA - C
3700 BLACKHAWK PLAZA CIR.
DANVILLE, CA 94506
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

06/20/25

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

A	06/19/25	90% ZD	RAR
0	06/20/25	100% ZD	RAR

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.:

RAR SJ SJ

LICENSURE:

SHEET TITLE:

TITLE SHEET

SHEET NUMBER: REVISION:

T-1 0

BA01270A

SITE NUMBER: BA01270A **CITY: DANVILLE**
SITE NAME: PL270 BLACKHAWK PLAZA - C **COUNTY: CONTRA COSTA**
SITE TYPE: BUILDING ROOFTOP **JURISDICTION: COUNTY OF CONTRA COSTA**

PROJECT SUMMARY

SITE ADDRESS:
3700 BLACKHAWK PLAZA CIR.
DANVILLE, CA 94506

SITE COORDINATES & ELEVATION:
LAT: 37.801489°
LONG: -121.917114°
GROUND ELEVATION: 403'± AMSL

PROPERTY OWNER CONTACT:
BEHRING - HOFFMAN
EDUCATION INSTITUTE
3700 BLACKHAWK PLAZA CIR.
DANVILLE, CA 94506

APPLICANT:
T-MOBILE WEST LLC
1200 CONCORD AVENUE 5TH FLOOR
CONCORD, CA 94520
T-MOBILE PROJECT MANAGER:
PROJECT MANAGER: 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, CE
APN: 203-780-070

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 EQUIPMENT AND ANTENNA LAYOUT PLANS
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

GENERAL LOCATION MAP

VICINITY MAP

DRIVING DIRECTION

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

HEAD NORTH TOWARD CONTRA COSTA BLVD, TURN LEFT ONTO CONCORD AVE, TURN RIGHT ONTO CONTRA COSTA BLVD, TURN RIGHT TO MERGE WITH I-680 S, MERGE WITH I-680 S, USE THE 2ND FROM THE RIGHT LANE TO TAKE EXIT 38 FOR SYCAMORE VALLEY RD E, MERGE WITH SYCAMORE VALLEY RD, CONTINUE ONTO CAMINO TASSAJARA, TURN LEFT ONTO BLACKHAWK PLAZA CIR, TURN RIGHT TO STAY ON BLACKHAWK PLAZA CIR, TURN LEFT, DESTINATION WILL BE ON THE RIGHT

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:

- (9) (E) ANTENNAS
- (6) (E) RADIOS/RRUs

EQUIPMENT CABINETS:

- (1) (E) 200A PPC
- (1) (E) CIENA ENCLOSURE
- (1) (E) TELCO ENCLOSURE
- (3) (E) EQUIPMENT CABINETS

RECEIVED on 8/19/2025 **CDLP25-02029**
By Contra Costa County
Department of Conservation and Development

PROJECT INFORMATION:

(CUP RENEWAL)
BA01270A
PL270 BLACKHAWK PLAZA - C
3700 BLACKHAWK PLAZA CIR.
DANVILLE, CA 94506
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

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OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY: CHK.: APV.:

RAR SJ SJ

LICENSURE:

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER: REVISION:

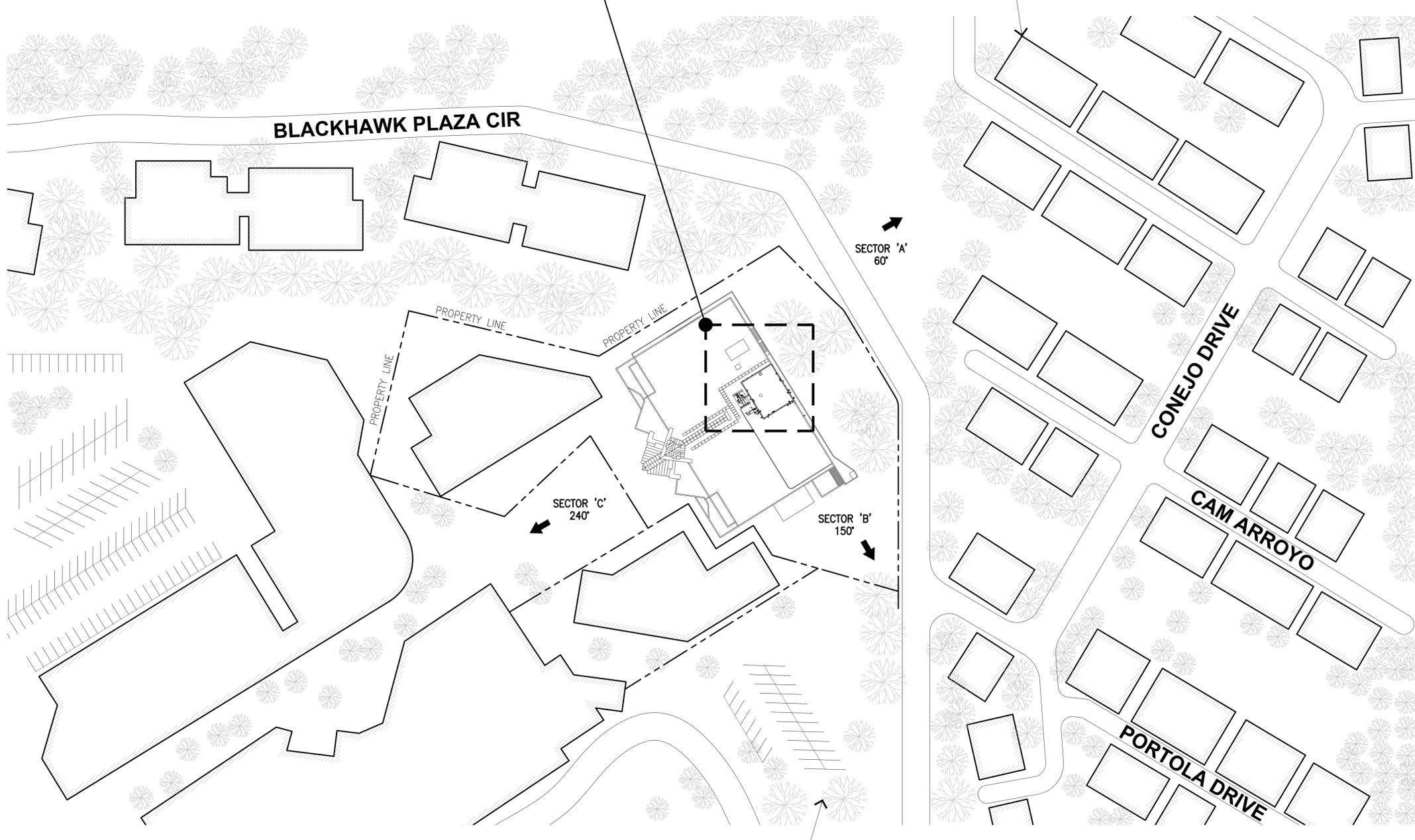
A-1 0

BA01270A

(E) T-MOBILE TELECOMMUNICATION FACILITY LOCATED AT ROOF LEVEL:
1
A-1.1

(E) BUILDING, TYP.

(E) TREE, TYP.



PROJECT INFORMATION:

(CUP RENEWAL)
BA01270A
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RAR SJ SJ

LICENSURE:

SHEET TITLE:

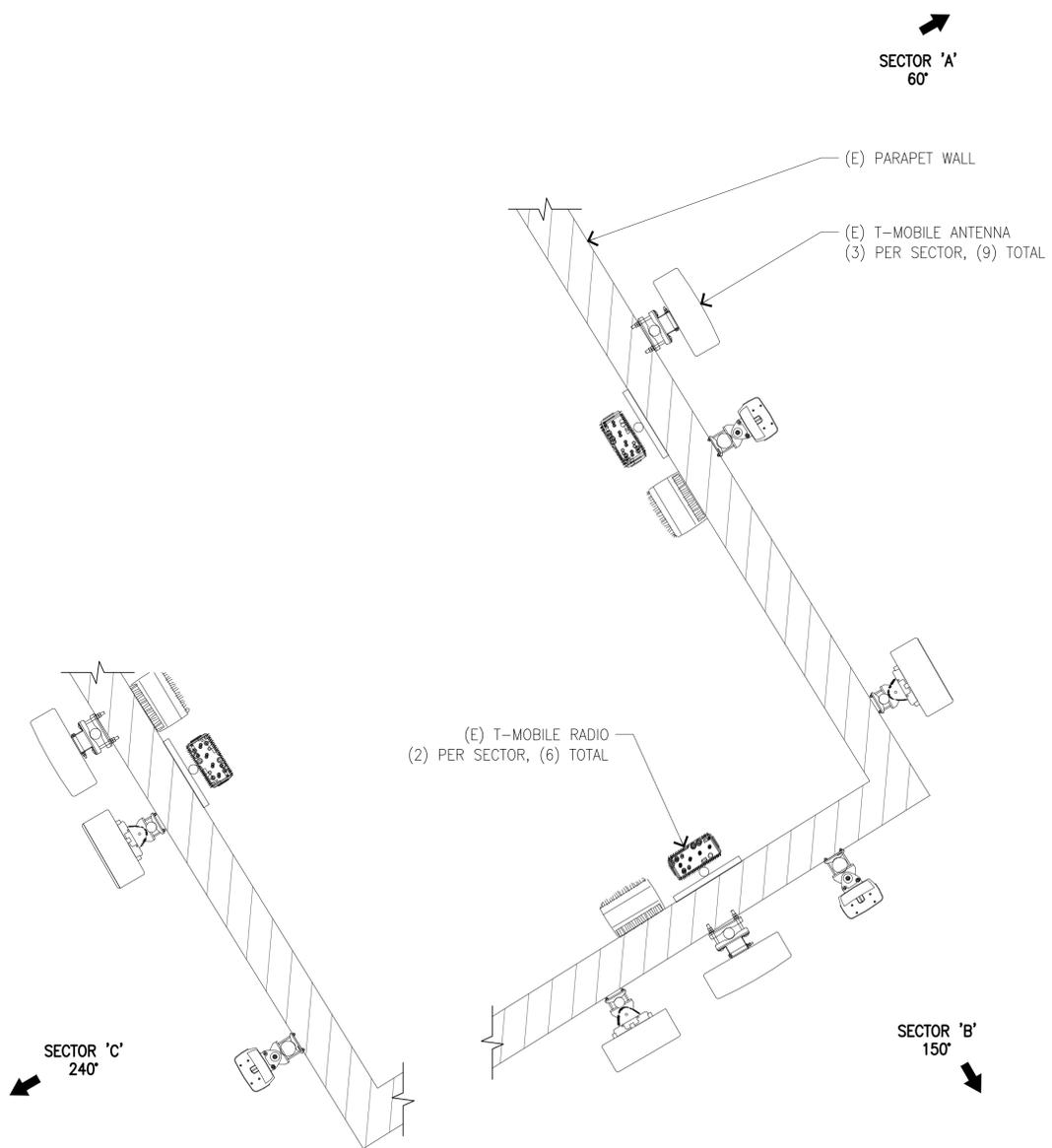
EXISTING ANTENNA
LAYOUT PLAN

SHEET NUMBER: REVISION:

A-2

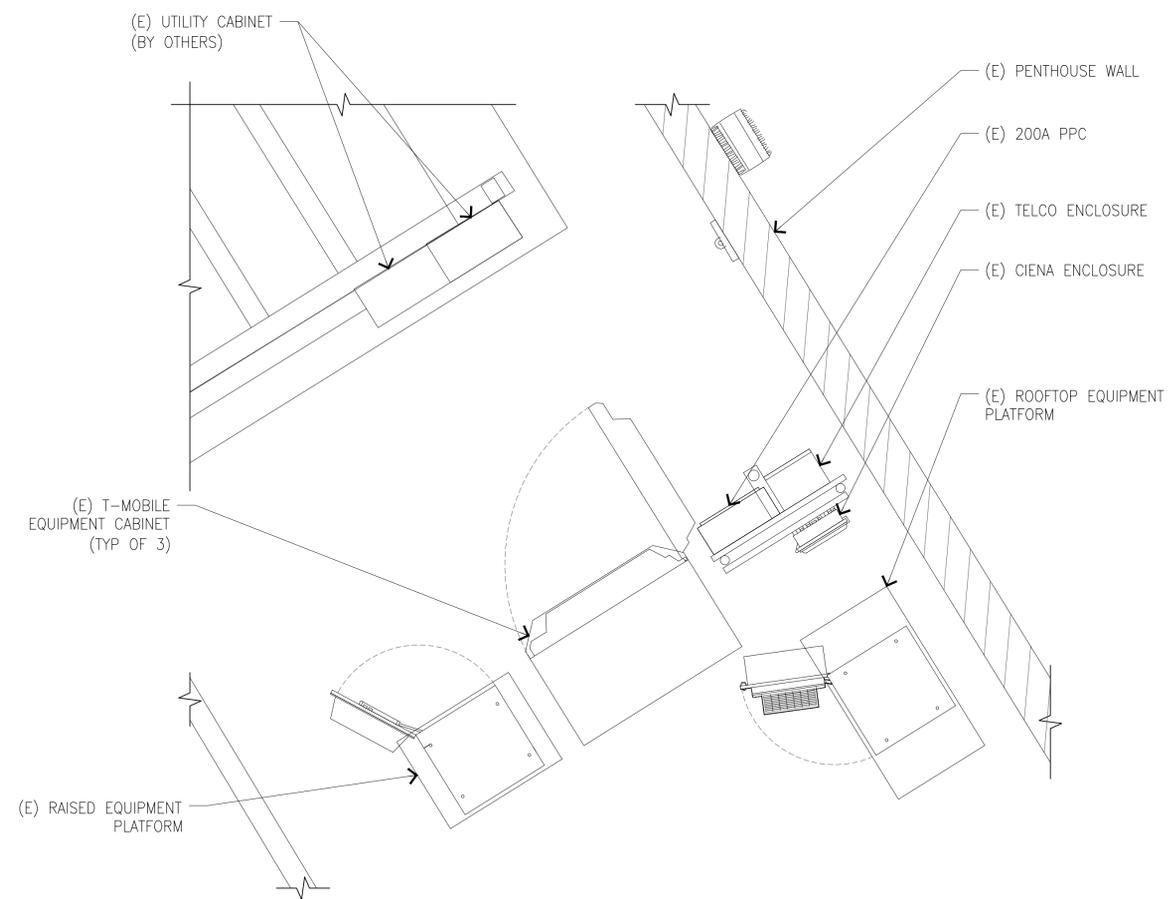
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BA01270A



EXISTING RADIO LAYOUT PLAN

SCALE: 1/2" = 1'-0" 0 1' 2' 4' 1



EXISTING EQUIPMENT LAYOUT PLAN

SCALE: 1/2" = 1'-0" 0 1' 2' 4' 2

PROJECT INFORMATION:

(CUP RENEWAL)
BA01270A
PL270 BLACKHAWK PLAZA - C
3700 BLACKHAWK PLAZA CIR.
DANVILLE, CA 94506
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

06/20/25

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
A	06/19/25	90% ZD	RAR
0	06/20/25	100% ZD	RAR

PLANS PREPARED BY:

**NETWORK
CONNEX**

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RAR SJ SJ

LICENSURE:

SHEET TITLE:

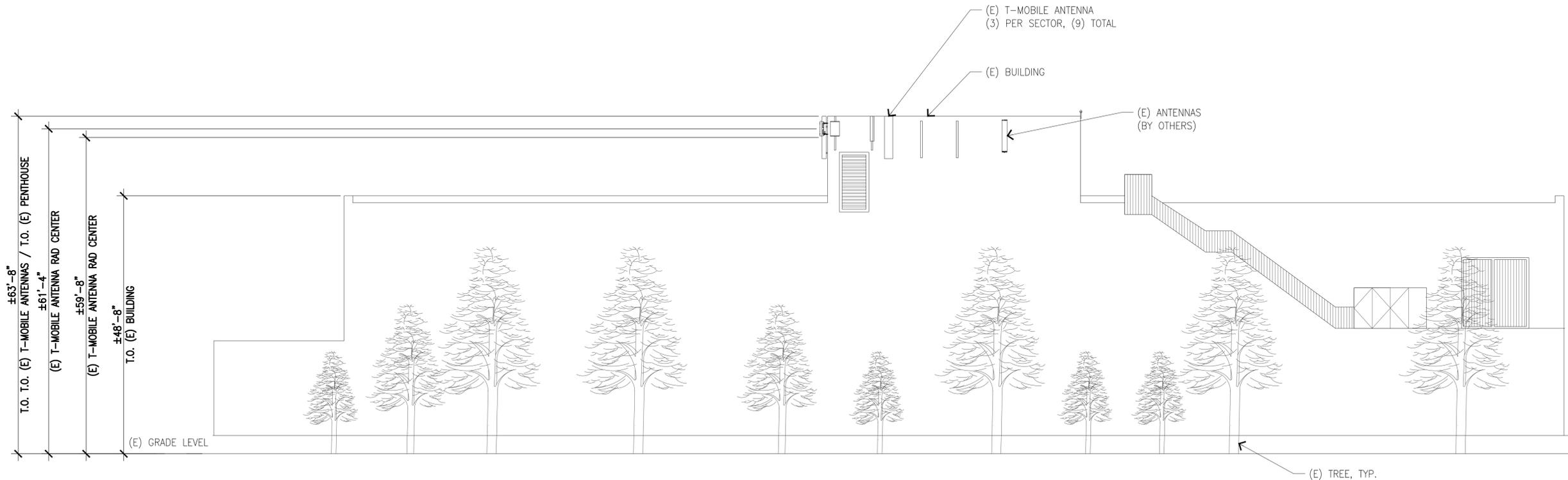
ELEVATIONS

SHEET NUMBER: REVISION:

A-3

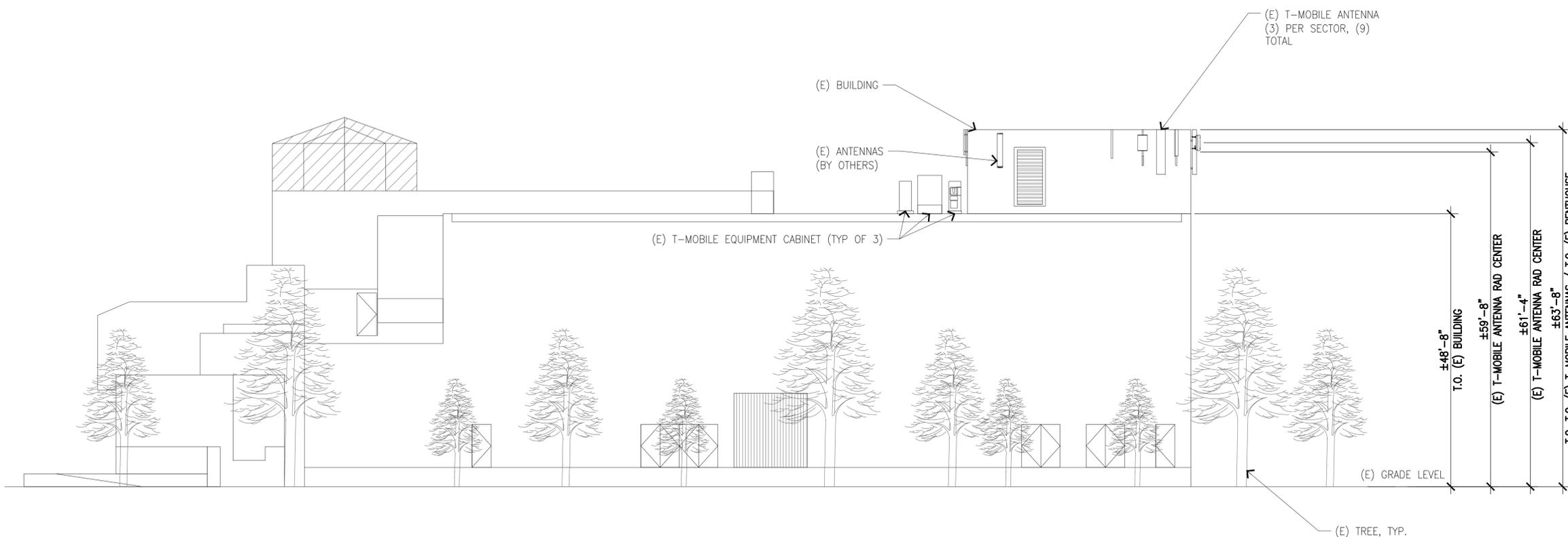
0

BA01270A



(E) EAST ELEVATION

SCALE: 3/32"=1'-0" 0' 2' 6' 10' 20' 1



(E) SOUTH ELEVATION

SCALE: 3/32"=1'-0" 0' 2' 6' 10' 20' 1