

CUP RENEWAL



RECEIVED on 11/04/2025 CDLP25-02035
By Contra Costa County
Department of Conservation and Development

T-Mobile
Stick Together

1200 CONCORD AVE, 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:
(CUP RENEWAL)
BA01289A
PL289 TASSAJARA-F
1501 FINLEY RD.
PLEASANTON, CA 94588
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:
10/23/25

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
A	08/28/25	90% ZD ISSUED FOR REVIEW	GJA
D	08/29/25	100% ZD	GHB
1	10/23/25	100% ZD REVISED PER CITY COMMENTS	GJA

PLANS PREPARED BY:

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

CONSULTANT:
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DRAWN BY: _____ CHK.: _____ APV.: _____

GJA	AB	AB
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LICENSURE:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: **T-1** REVISION: **1**
BA01289A

SITE NUMBER: BA01289A **CITY: PLEASANTON**
SITE NAME: PL289 TASSAJARA-F **COUNTY: CONTRA COSTA**
SITE TYPE: RAWLAND **JURISDICTION: CONTRA COSTA COUNTY**

PROJECT SUMMARY

SITE ADDRESS:
1501 FINLEY RD.
PLEASANTON, CA 94588

PROPERTY OWNER CONTACT:
WAGNER ROGER & JANET
1505 FINLEY RD.
PLEASANTON, CA 94588

APPLICANT:
T-MOBILE WEST LLC
1200 CONCORD AVE., 5TH FLOOR
CONCORD, CA 94520
REPRESENTATIVE:
T-MOBILE PROJECT MANAGER: BRANDON CEPHART
PROJECT MANAGER: ANGELINA BOURDAGE

PROJECT TEAM

SAC/ZONING/PERMITTING:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
CONTACT: ISABEL CHAVEZ
MOBILE: (951) 496-2452
E-MAIL: lchavez@networkconnex.com

LATITUDE / LONGITUDE

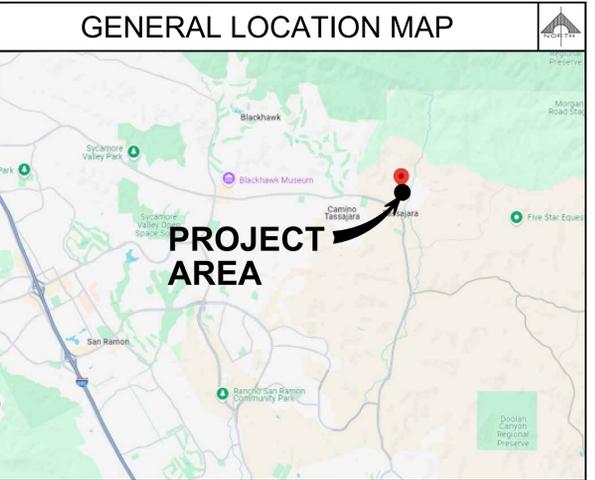
LAT: 37° 48' 3.071" N LAT: 37.800853°
LONG: 121° 51' 53.05" W LONG: -121.864736°

UTILITY PURVEYOR

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

DRAWING INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	PLAT MAP
T-3	SITE PHOTOS
A-1	EXISTING OVERALL SITE PLAN
A-1.1	EXISTING ENLARGED SITE PLAN
A-2	EXISTING EQUIPMENT AND ANTENNA LAYOUT PLANS
A-3	EXISTING ELEVATIONS



BUILDING SUMMARY

OCCUPANCY CLASSIFICATION: U (UNMANNED TELECOMMUNICATIONS FACILITY)
ZONING CLASSIFICATION: A-20 EXCLUSIVE AGRICULTURE
PROPERTY USE: RURAL/AGRICULTURAL RESIDENCE

APN: 220-100-024-3

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 PANEL ANTENNAS
- (4) EXISTING RADIOS
- (1) EXISTING GPS ANTENNA
- (2) EXISTING EQUIPMENT CABINET
- (1) EXISTING BATTERY CABINET
- (1) EXISTING SAFETY SWITCH
- (2) EXISTING FIBER CIENA BOXES
- (1) EXISTING POWER PEDESTAL
- (2) EXISTING TELCO BOXES

LEGAL DESCRIPTION

TRACT NO: 184PM11 BRIEF DESCRIPTION: T184PM11 PCL A

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:	_____	_____	_____

ACCESSIBILITY REQUIREMENTS

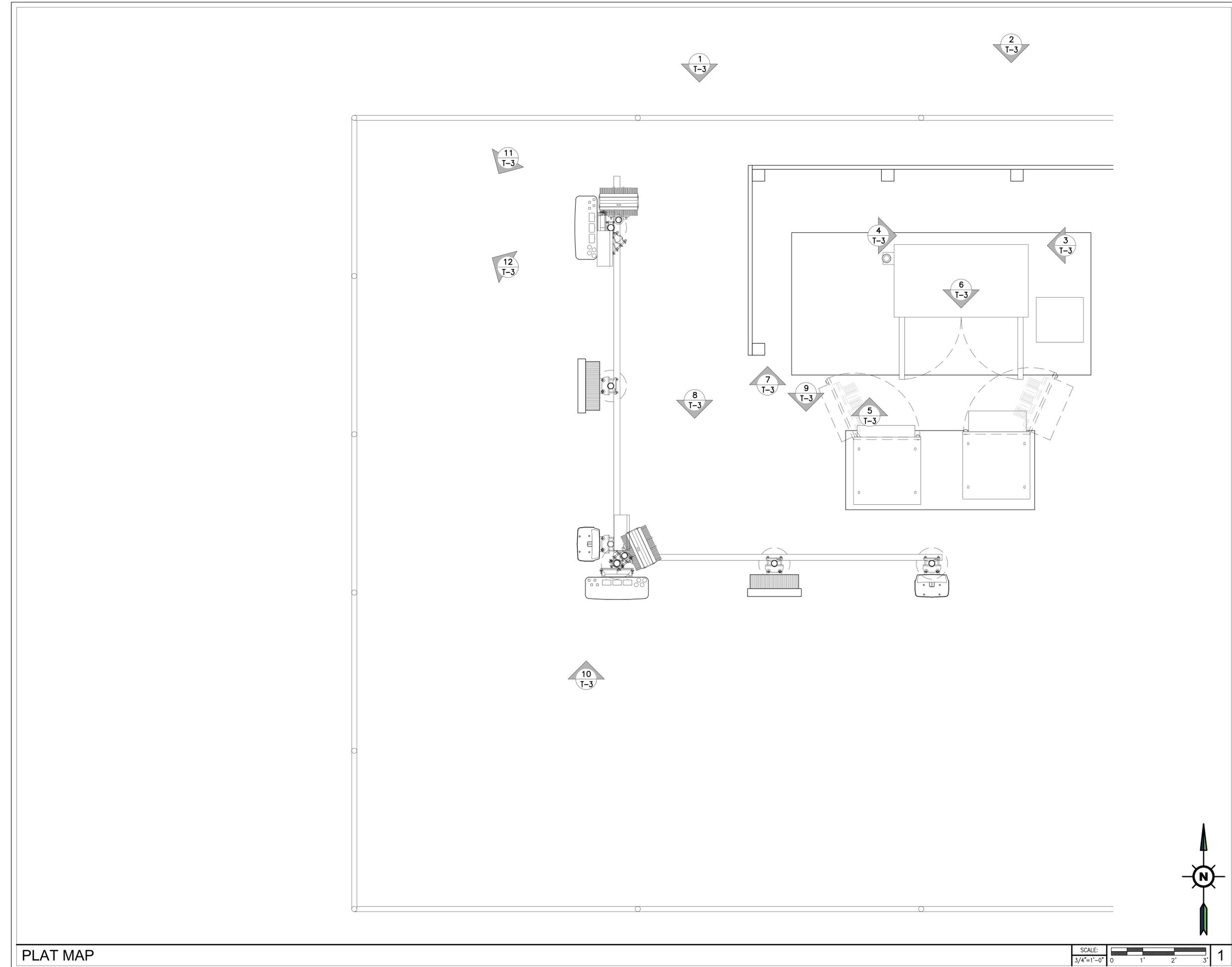
THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION. HANDICAPPED ACCESS IS NOT REQUIRED PER CBC 2022, SECTION 11B-203.4 (LIMITED ACCESS SPACES) SECTION 11B-203.5 (EQUIPMENT SPACES)

CODE COMPLIANCE

- 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 WITH SUPPLEMENT
- ACI 318-19
- STEEL CONSTRUCTION MANUAL, 15TH EDITION

DRIVING DIRECTION

FROM T-MOBILE OFFICE: 1200 CONCORD AVE., 5TH FLOOR, CONCORD, CA 94520
HEAD NORTH TOWARD CONTRA COSTA BLVD, TURN LEFT ONTO CONCORD AVE, TURN RIGHT ONTO CONTRA COSTA BLVD, TURN RIGHT TO MERGE ONTO I-680 S, MERGE ONTO I-680 S, USE THE 2ND FROM THE RIGHT LANE TO TAKE EXIT 38 FOR SYCAMORE VALLEY RD E, MERGE ONTO SYCAMORE VALLEY RD, CONTINUE ONTO CAMINO TASSAJARA, TURN LEFT ONTO FINLEY RD, DESTINATION WILL BE ON THE LEFT, 1501 FINLEY RD, CLAYTON, CA 94517



PLAT MAP



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GJA	AB	AB

LICENSURE:
1
T-3

SHEET TITLE:
PLAT MAP }
1

SHEET NUMBER: **T-2** REVISION: **1**
BA01289A



SECTOR 'A' PANEL ANTENNAS



RBS 6102 EQUIPMENT CABINET



FIBER CIENA BOX



VIEWED FROM NORTH



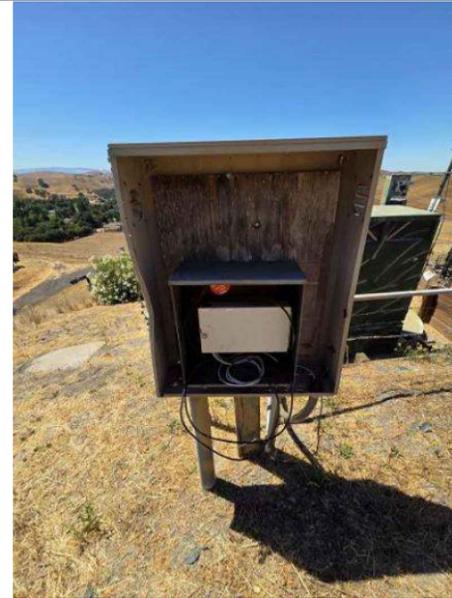
SECTOR 'B' PANEL ANTENNAS



B160 BATTERY CABINET



POWER PEDESTAL



TELCO BOX



PANEL ANTENNA AND RADIO



6160 SITE SUPPORT CABINET



SAFETY SWITCH



VIEWED FROM EAST

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GJA AB AB

LICENSURE:

SHEET TITLE:

SITE PHOTOS

SHEET NUMBER: REVISION:

T-3

1

BA01289A

NOTE:
 THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION GATHERED FROM (E) AS-BUILTS PROVIDED BY T-MOBILE AND WITHOUT A SURVEY. PLEASE VERIFY IN FIELD ALL DIMENSIONS, LENGTHS, PROPERTY LINES AND CONDUIT RUNS.

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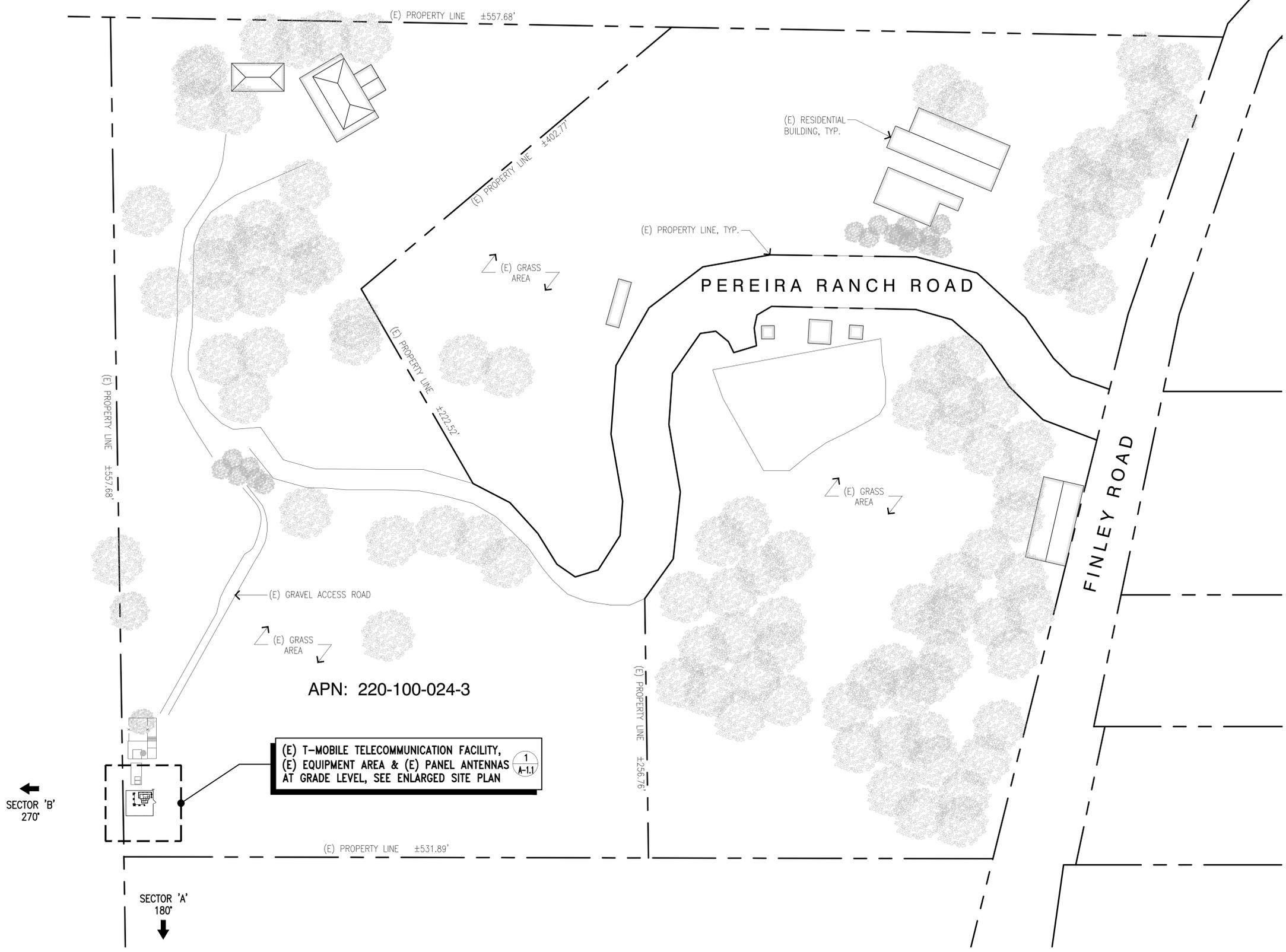
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GJA	AB	AB

LICENSURE:
 SHEET TITLE:

EXISTING OVERALL SITE PLAN

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A-1	1
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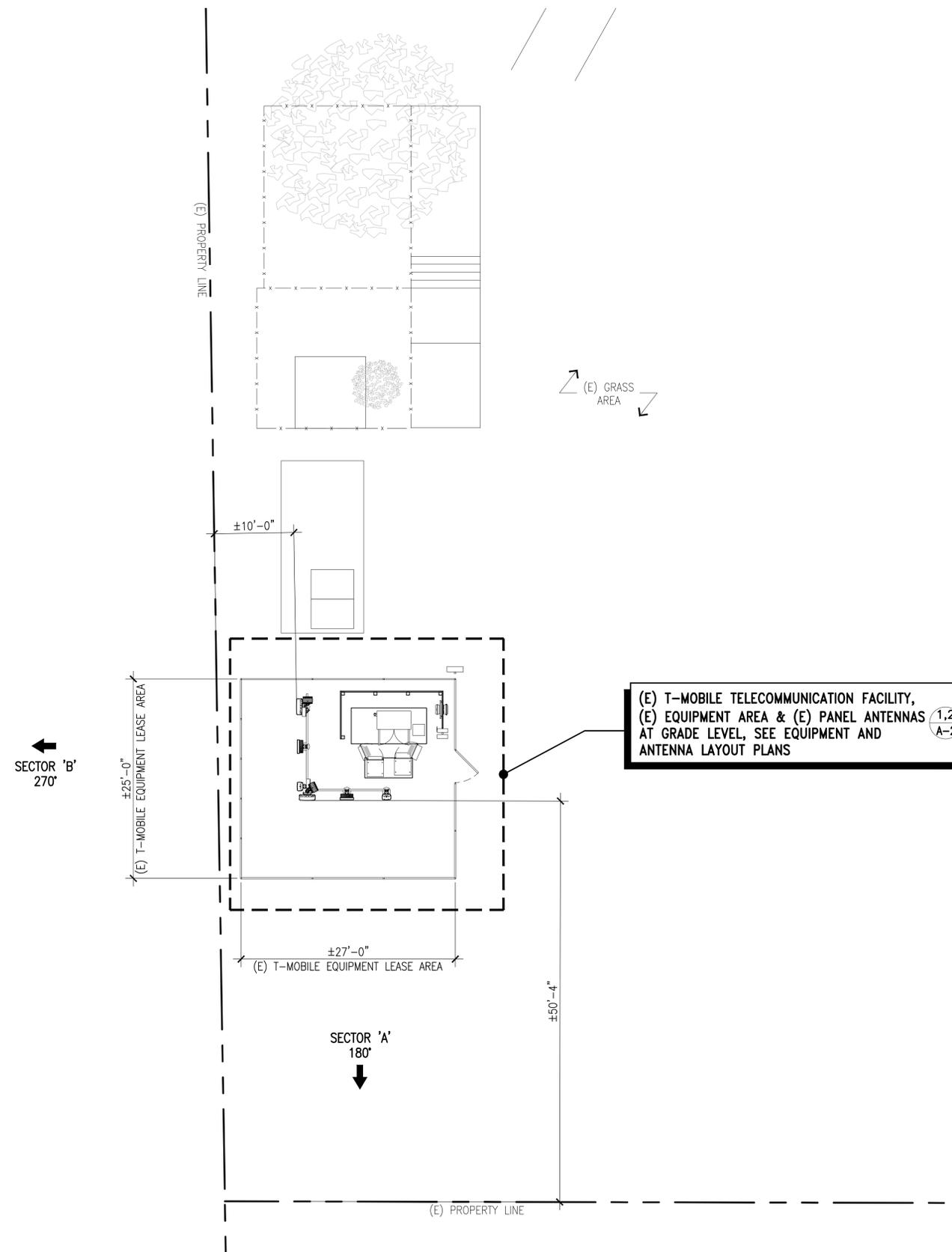
SHEET TITLE:

EXISTING ENLARGED
SITE PLAN

SHEET NUMBER: REVISION:

A-1.1 1

BA01289A



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SHEET TITLE:

EXISTING EQUIPMENT AND ANTENNA LAYOUT PLANS

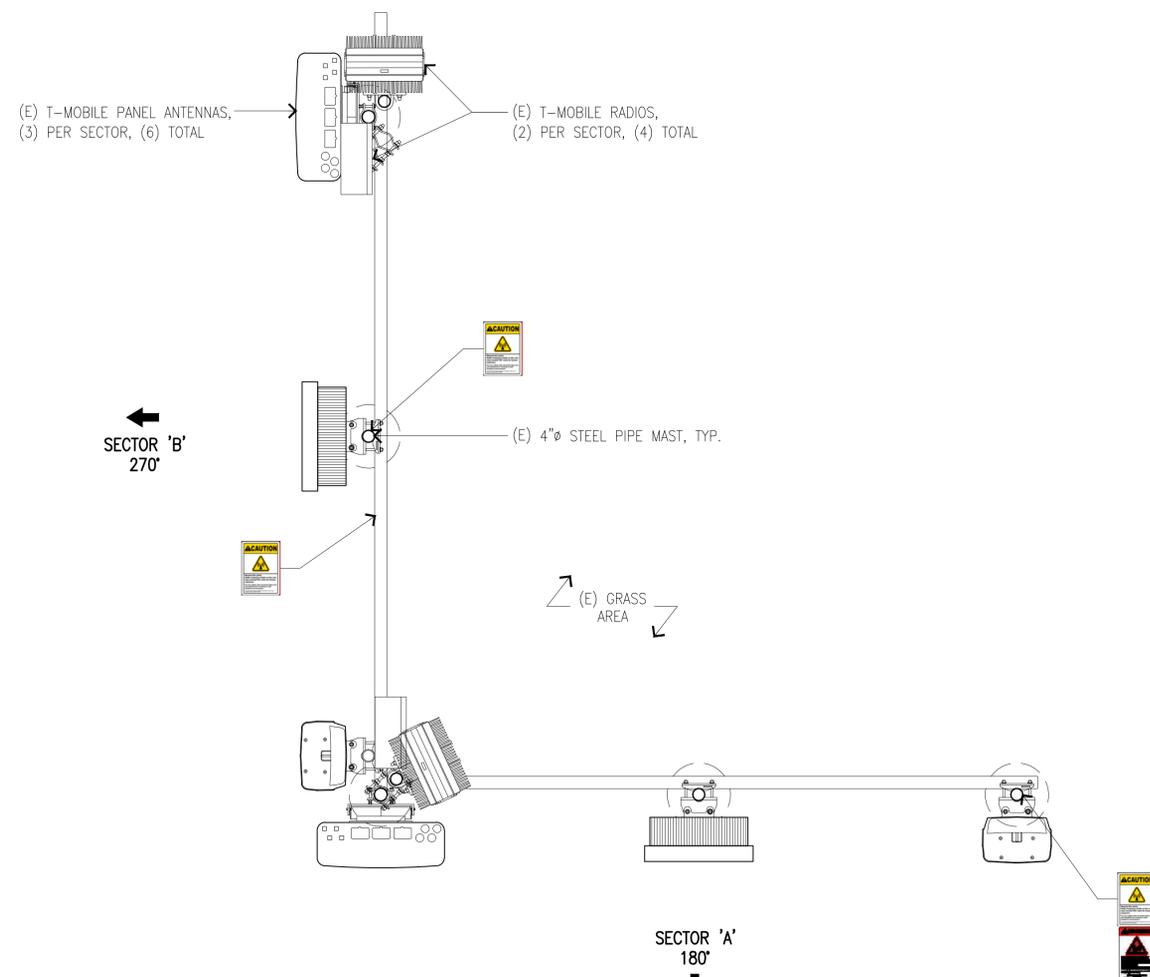
SHEET NUMBER: REVISION:

A-2 1

BA01289A

KEYNOTES:

- 1 (E) WOOD WALL
- 2 (E) STEEL PIPE WITH BARBED WIRE FENCE (MEETS WIRELESS ORDINANCE REQUIREMENT)
- 3 (E) T-MOBILE FIBER CIENA, TYP. OF (2)
- 4 (E) T-MOBILE TELCO BOXES, TYP. OF (2)
- 5 (E) T-MOBILE SAFETY SWITCH
- 6 (E) STEEL PIPE GATE
- 7 (E) T-MOBILE GPS ANTENNA
- 8 (E) T-MOBILE RBS 6102 EQUIPMENT CABINET
- 9 (E) T-MOBILE POWER PEDESTAL
- 10 (E) T-MOBILE B160 BATTERY CABINET
- 11 (E) T-MOBILE 6160 SITE SUPPORT CABINET



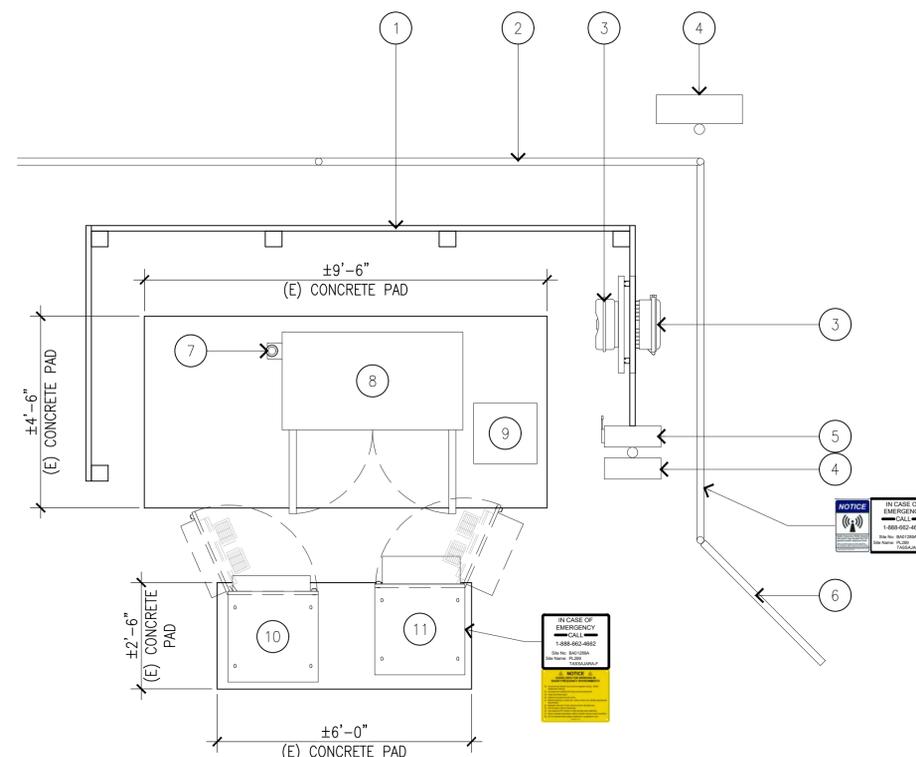
EXISTING ANTENNA LAYOUT PLAN

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



2

EXISTING EQUIPMENT LAYOUT PLAN



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



1

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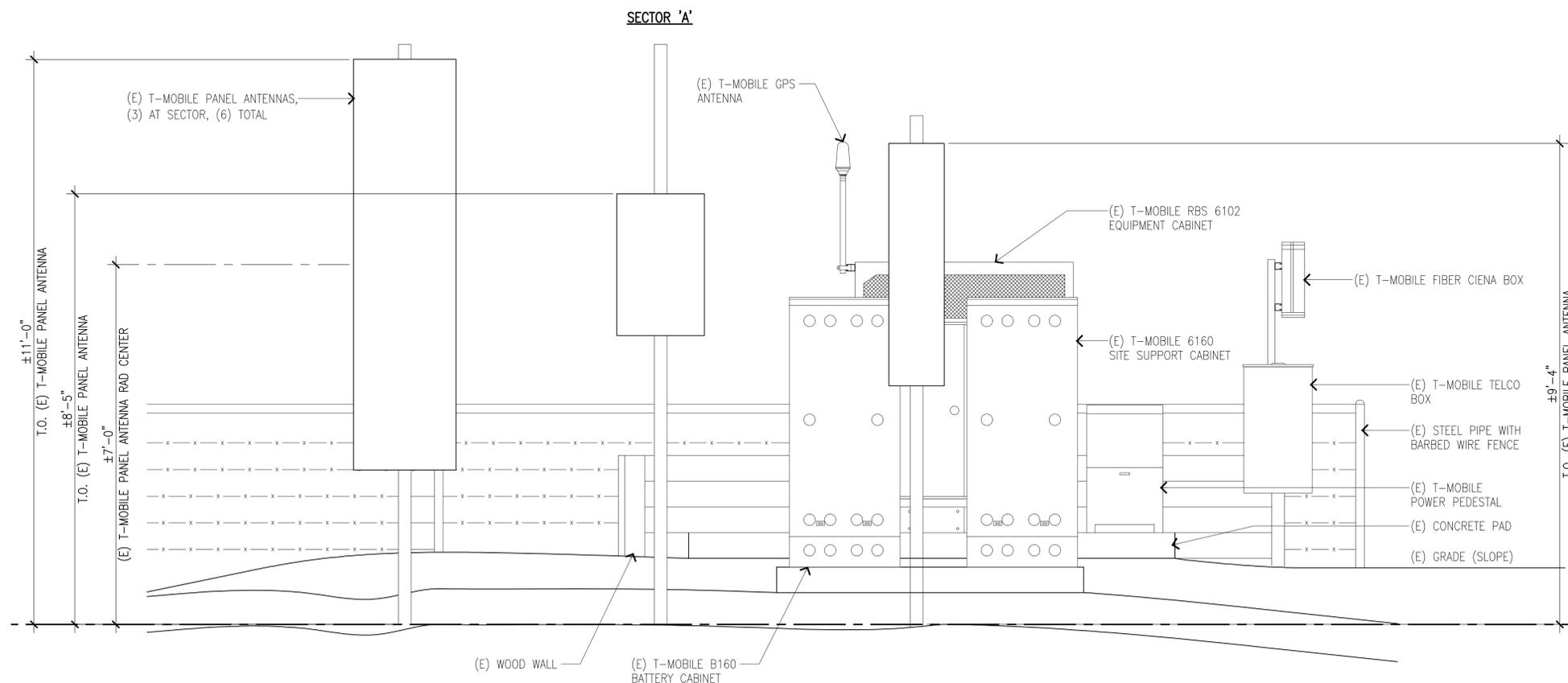
SHEET TITLE:

EXISTING ELEVATIONS

SHEET NUMBER: REVISION:

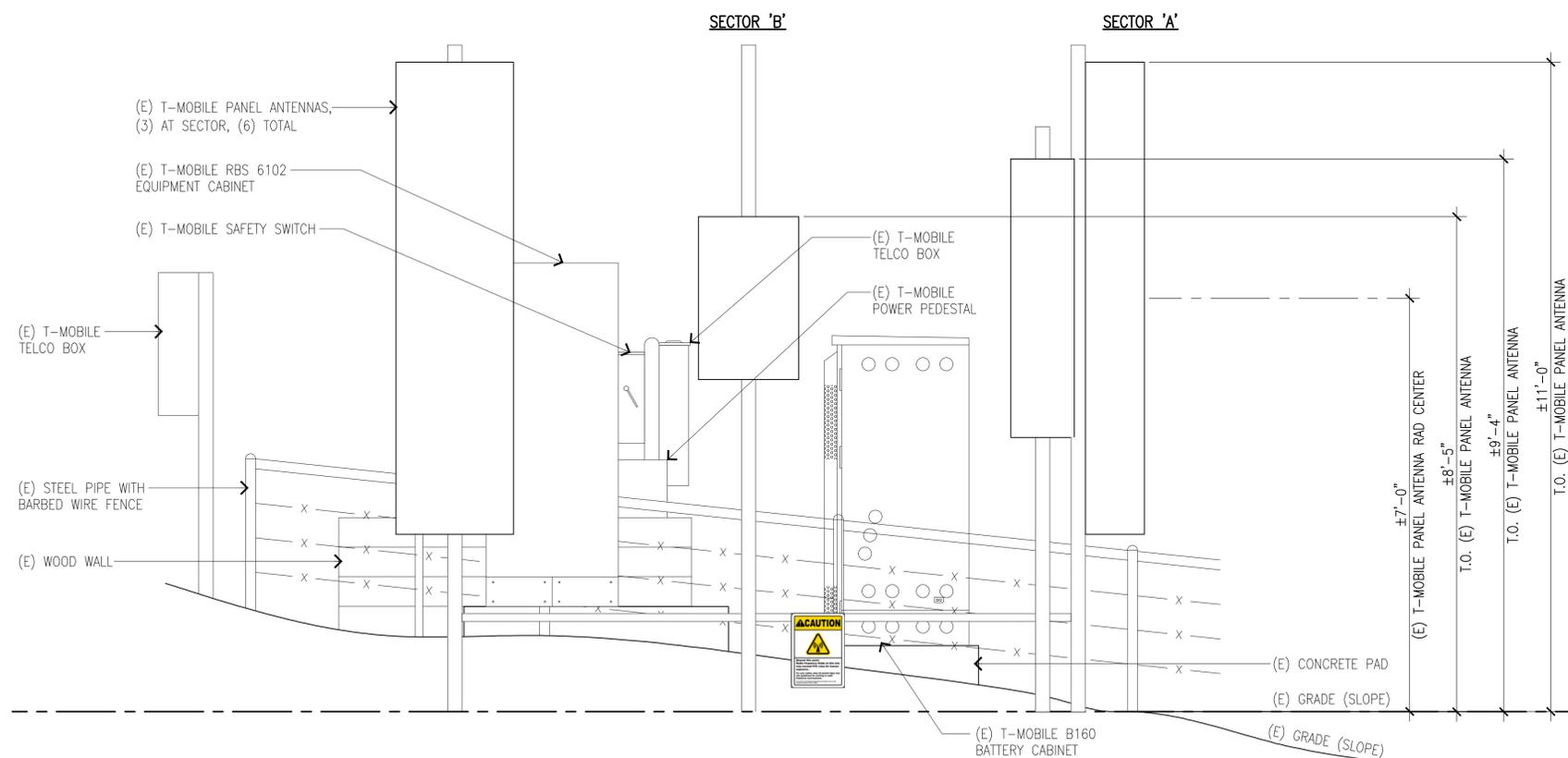
A-3 1

BA01289A



EXISTING SOUTH ELEVATION

SCALE: 3/4"=1'-0" 1



EXISTING WEST ELEVATION

SCALE: 3/4"=1'-0" 2