

CUP RENEWAL



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

SITE NUMBER: BA01234A

CITY: PITTSBURG

SITE NAME: HILLVIEW PL234 THOMAS CATTLE RANCH

COUNTY: CONTRA COSTA

SITE TYPE: UTILITY LATTICE TOWER

JURISDICTION: CONTRA COSTA COUNTY

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 TEAM

SAC/ZONING/PERMITTING:

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

LATITUDE / LONGITUDE

LAT: 37° 59' 26.26" N
LONG: 121° 53' 30.25" W
LAT: 37.990628°
LONG: -121.891736°

UTILITY PURVEYOR

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

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

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

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

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

LICENSURE:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: REVISION:
T-1 0
BA01234A

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, (E) PROPERTY LINES AND
CONDUIT RUNS.

T

Mobile

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LICENSURE:

SHEET TITLE:

EXISTING OVERALL
SITE PLAN

SHEET NUMBER:

0

A-1

BA01234A

(E) T-MOBILE ANTENNAS AT (E)
PG&E TOWER AND (E) T-MOBILE
EQUIPMENT AT GRADE LEVEL.
SEE ENLARGED SITE PLAN.

1
A-2

SECTOR 'A'
350'

SECTOR 'B'
80'

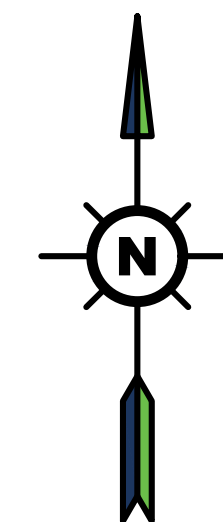
(E) BUILDING, TYP.

APPROXIMATE LOCATION
OF (E) PROPERTY LINE

SECTOR 'C'
220'

APN: 089-050-056-4

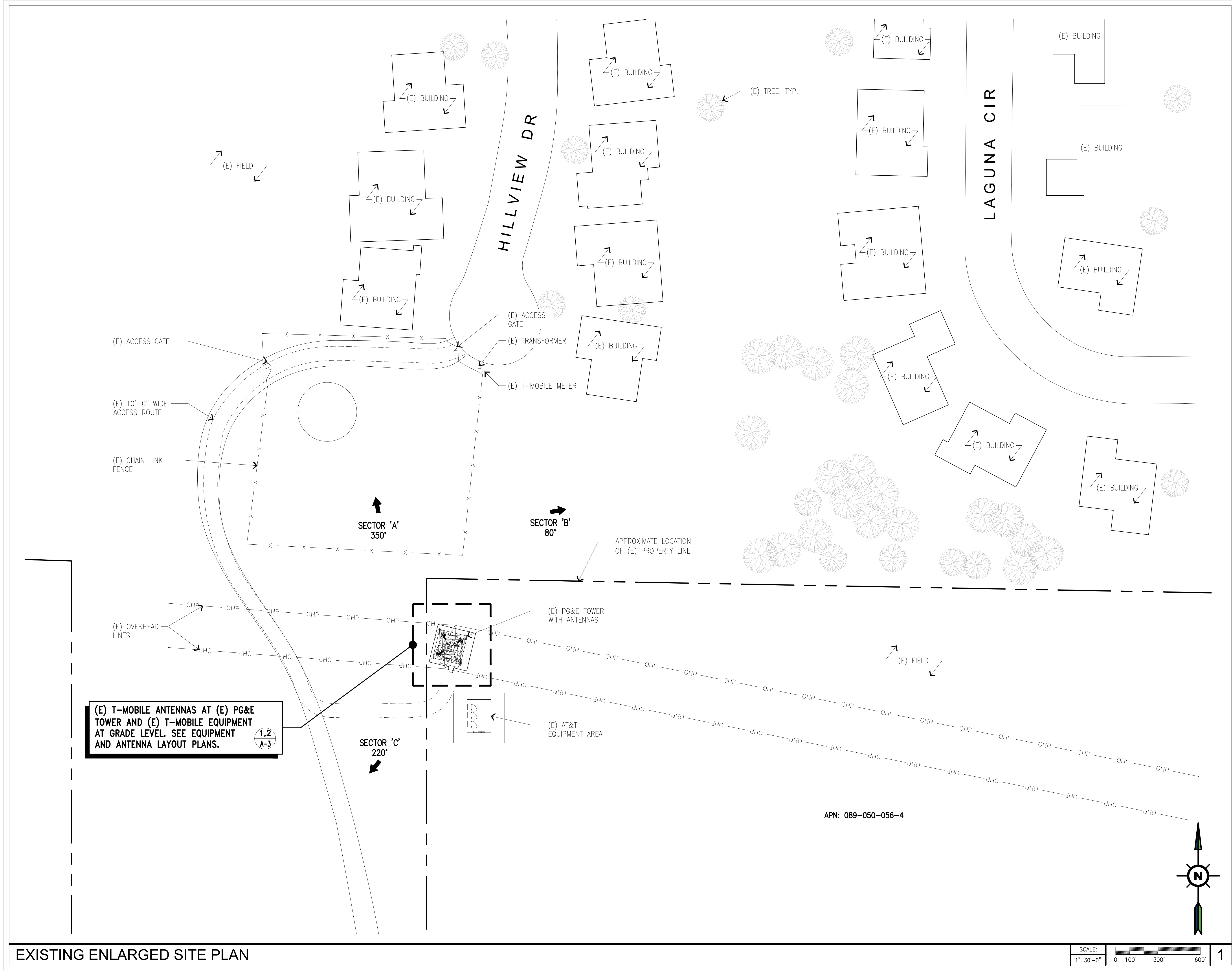
EXISTING OVERALL SITE PLAN



SCALE:
1"=300'-0"

0 150' 300' 600'

1



Stick Together

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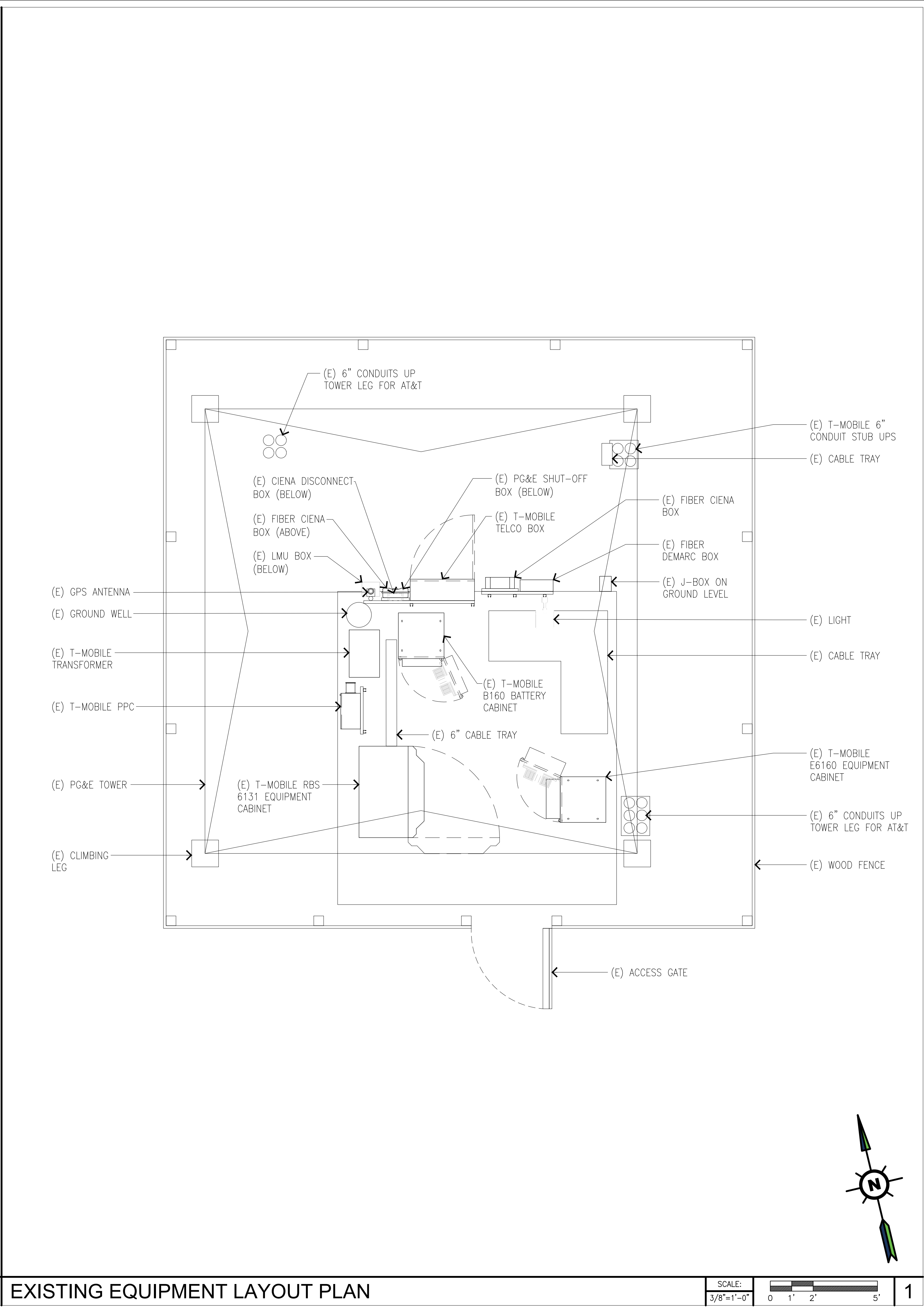
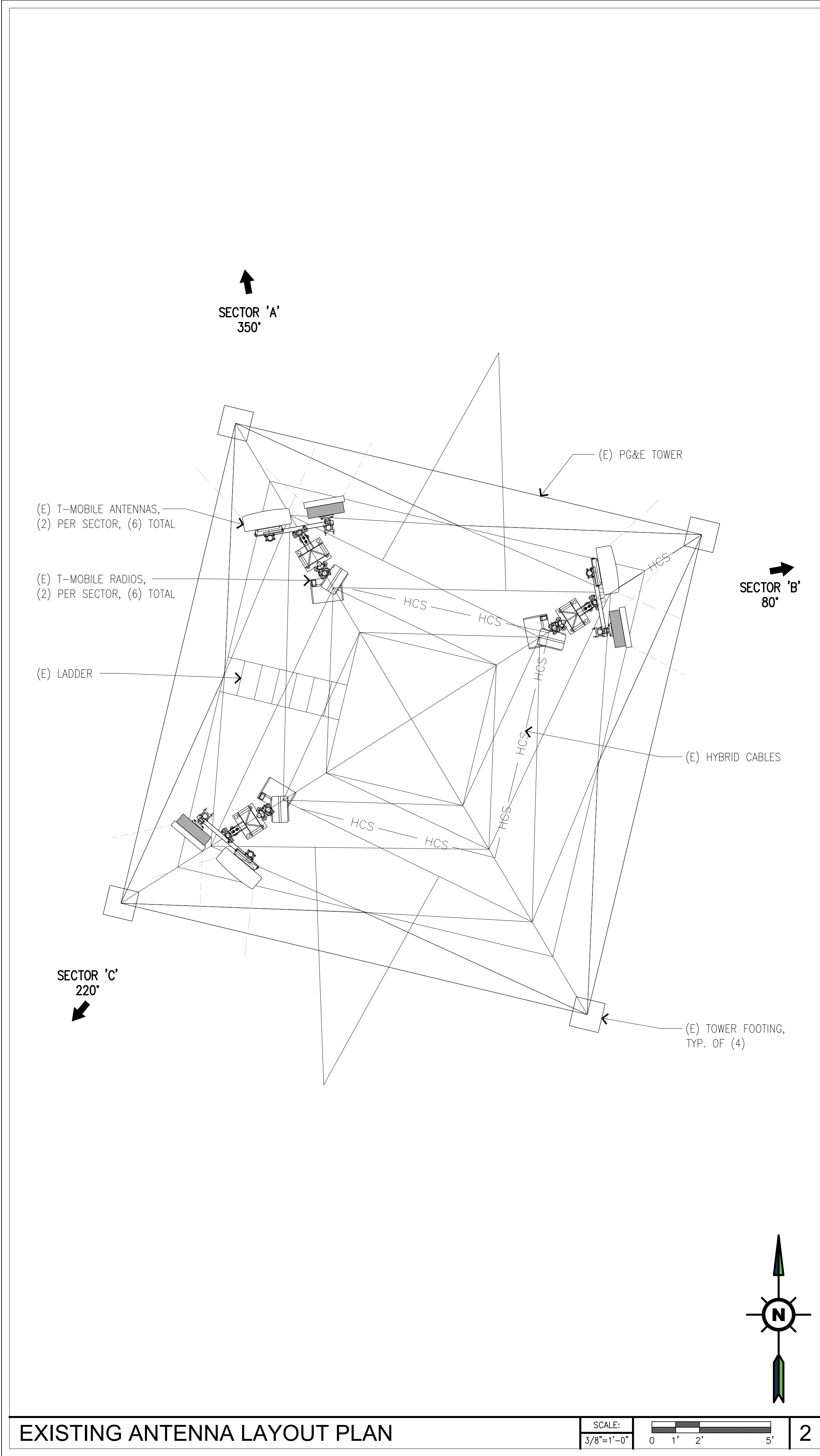
LICENSURE:

SHEET TITLE:

EXISTING ENLARGED SITE PLAN

SHEET NUMBER: REVISION:

A-2	0
	BA01234A





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DRAWN BY: CHK.: APV.:

GHB	CS	CS
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LICENSURE:

SHEET TITLE:

EXISTING EQUIPMENT
AND ANTENNA
LAYOUT PLANS

SHEET NUMBER: REVISION:

A-3	0
	BA01234A

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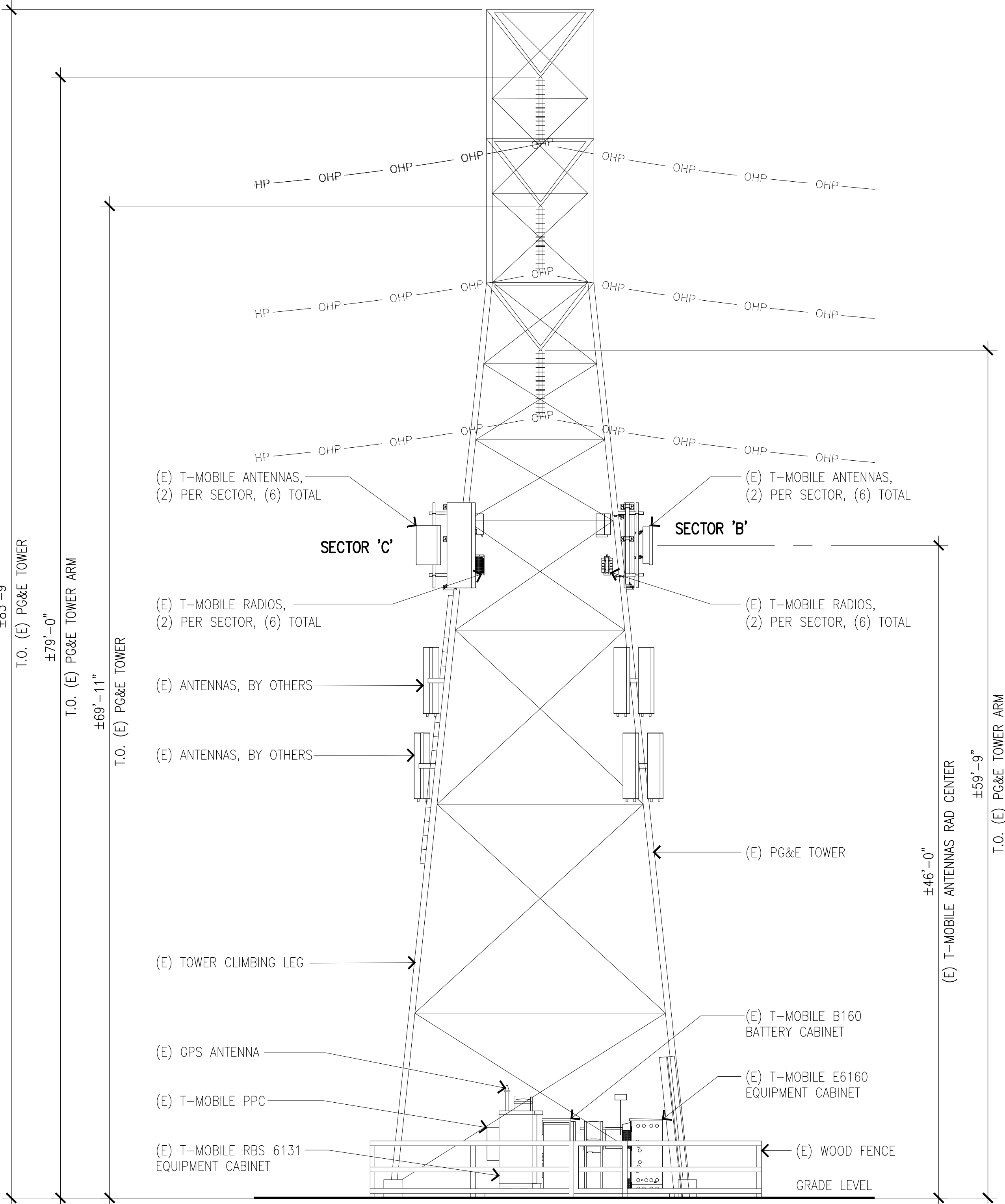
EXISTING
ELEVATIONS

SHEET NUMBER: REVISION:

A-4

0

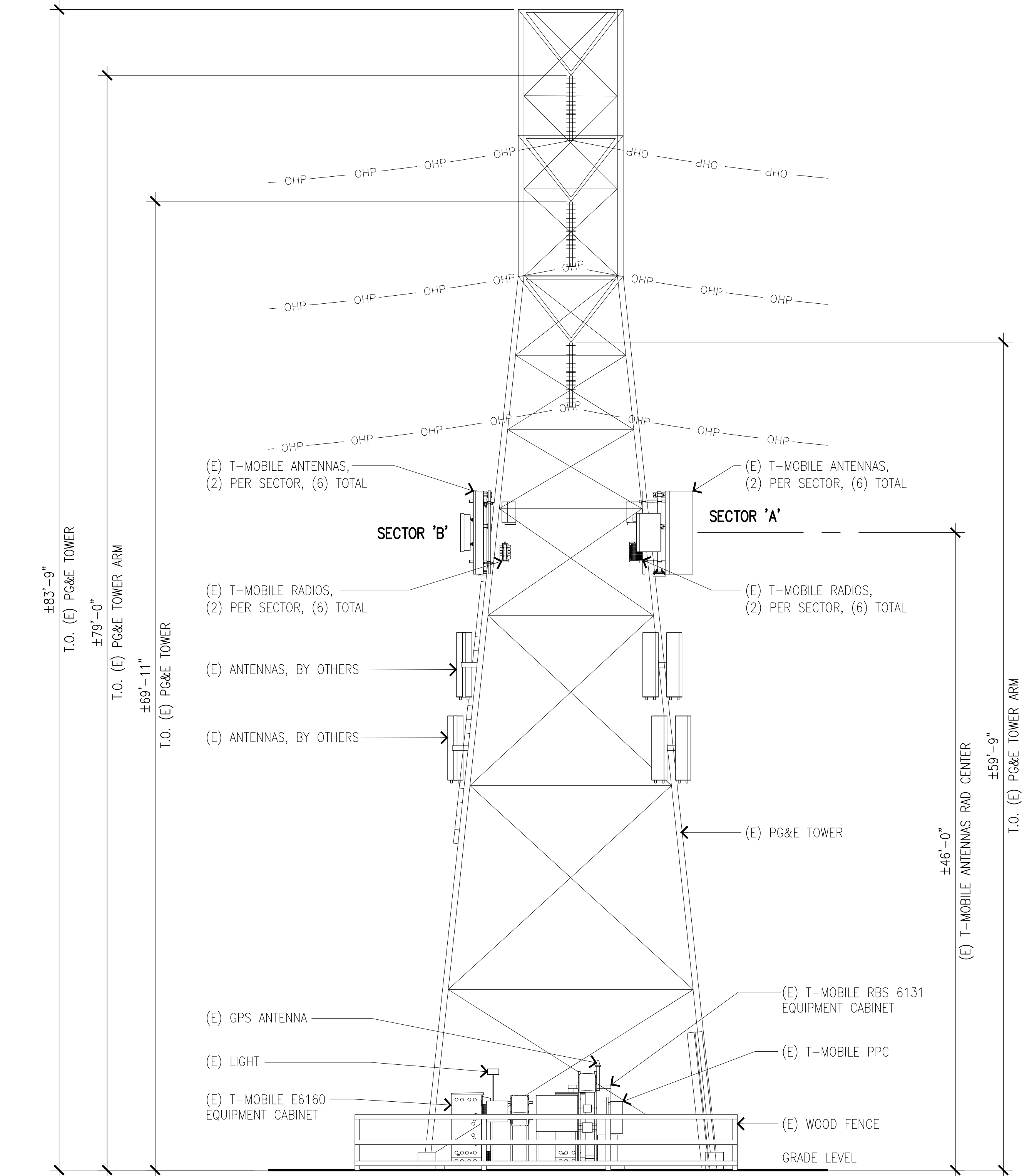
BA01234A



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