

CUP RENEWAL



RECEIVED on 11/10/2025 CDLP25-02024
By Contra Costa County
Department of Conservation and Development

SITE NUMBER: BA01774A **CITY: WALNUT CREEK**
SITE NAME: EB774 ST. LUKE CHURCH **COUNTY: CONTRA COSTA**
SITE TYPE: STEEPLE **JURISDICTION: COUNTY OF CONTRA COSTA**

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

PROJECT INFORMATION:
(CUP RENEWAL)
BA01774A
EB774 ST. LUKE CHURCH
2491 SAN MIGUEL DRIVE
WALNUT CREEK, CA 94596
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:
10/29/25

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION	BY
A	06/23/25	90% ZD	RAR
B	06/25/25	100% ZD	RAR
1	10/29/25	FINAL ZD, REVISED PER PLANNER 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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OFFICE: (818) 840-0808 FAX: (818) 840-0708

DRAWN BY:	CHK.:	APV.:
RAR	AB	AB

LICENSURE:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: **T-1** REVISION: **1**
BA01774A

PROJECT SUMMARY	
SITE ADDRESS: 2491 SAN MIGUEL DRIVE WALNUT CREEK, CA 94596	SITE COORDINATES & ELEVATION: LAT: 37.883056° LONG: -122.035806° GROUND ELEVATION: 547'± AMSL
PROPERTY OWNER CONTACT: ST. LUKE EVANGELICAL CHURCH 2491 SAN MIGUEL DRIVE WALNUT CREEK, CA 94596	TOWER OWNER CONTACT: 1200 CONCORD AVENUE, SUITE 500 CONCORD, CA 94529
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: ISABEL CHAVEZ MOBILE: (951) 496-2452 E-MAIL: ichavez@networkconnex.com

DRAWING INDEX	
SHEET	DESCRIPTION
T-1	TITLE SHEET
A-1	EXISTING OVERALL SITE PLAN ¹
A-1.1	EXISTING ENLARGED SITE PLAN
A-2	EXISTING EQUIPMENT AND ANTENNA LAYOUT PLANS
A-3	ELEVATIONS I
A-4	ELEVATIONS II



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:

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

EQUIPMENT CABINETS:

- (1) EQUIPMENT CABINET
- (1) (E) CIENA ENCLOSURE
- (1) (E) FIBER ENCLOSURE
- (1) (E) TELCO CABINET
- (1) (E) 200A METER
- (1) (E) ELECTRICAL PANEL

SITE SUMMARY
OCCUPANCY CLASSIFICATION: A-3 (ASSEMBLY) ZONE CLASSIFICATION: R-20 APN: 183-290-010-2

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

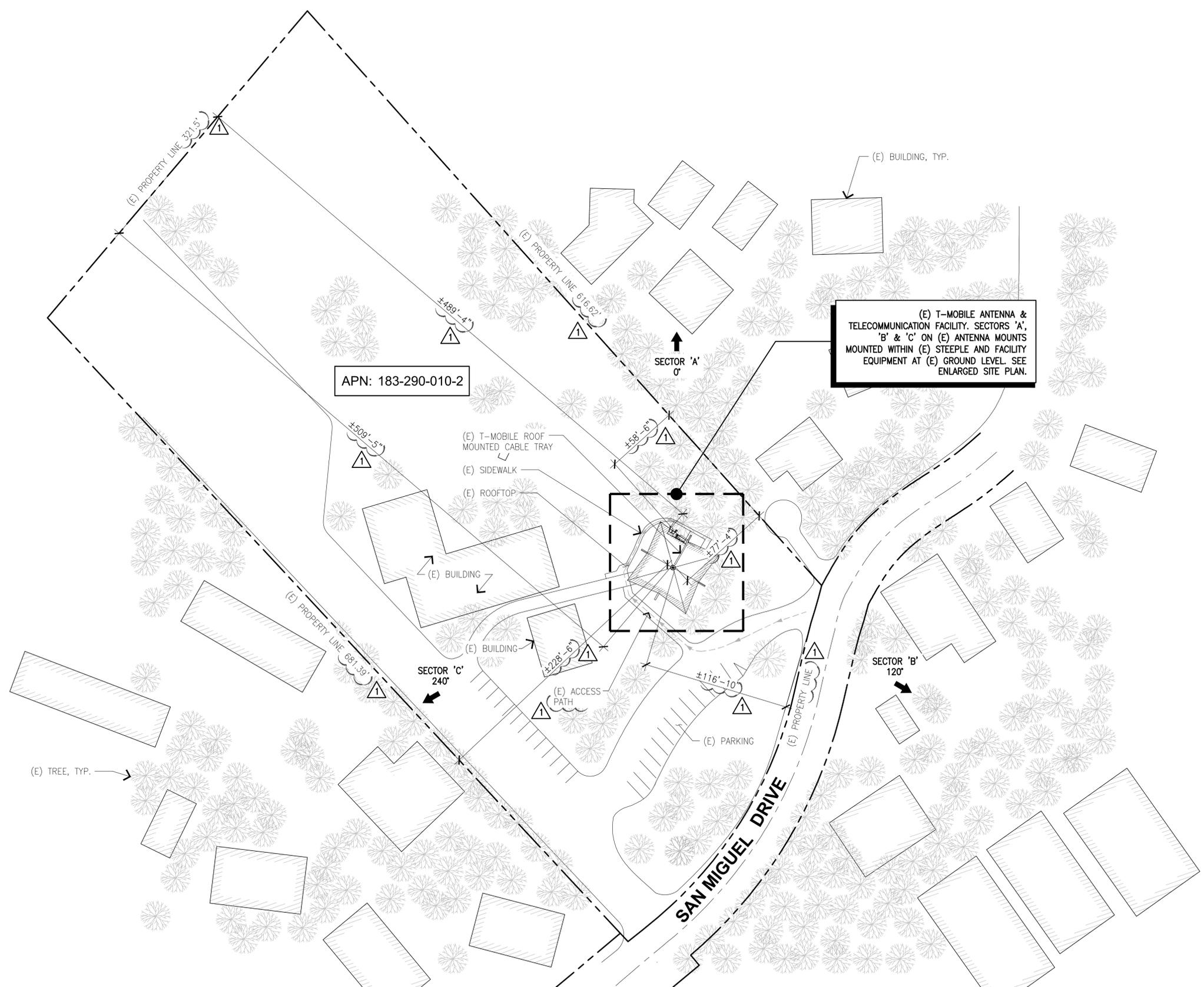
THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION. HANDICAPPED ACCESS IS NOT REQUIRED PER CBC 2022, SECTION 11B-203.4 (LIMITED ACCESS SPACES) SECTION 11B-203.5 (MACHINERY SPACES)

- 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 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, TAKE EXIT 45A FOR S MAIN ST, TURN RIGHT ONTO S MAIN ST, CONTINUE ONTO DANVILLE BLVD, USE THE LEFT 2 LANES TO TURN LEFT ONTO RUDGEAR RD, TURN LEFT ONTO SAN MIGUEL DR, TURN LEFT, DESTINATION WILL BE ON THE RIGHT.



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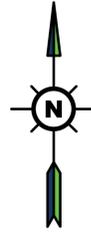
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DRAWN BY: RAR CHK.: AB APV.: AB

LICENSURE:

SHEET TITLE:
EXISTING OVERALL SITE PLAN

SHEET NUMBER: **A-1** REVISION: **1**
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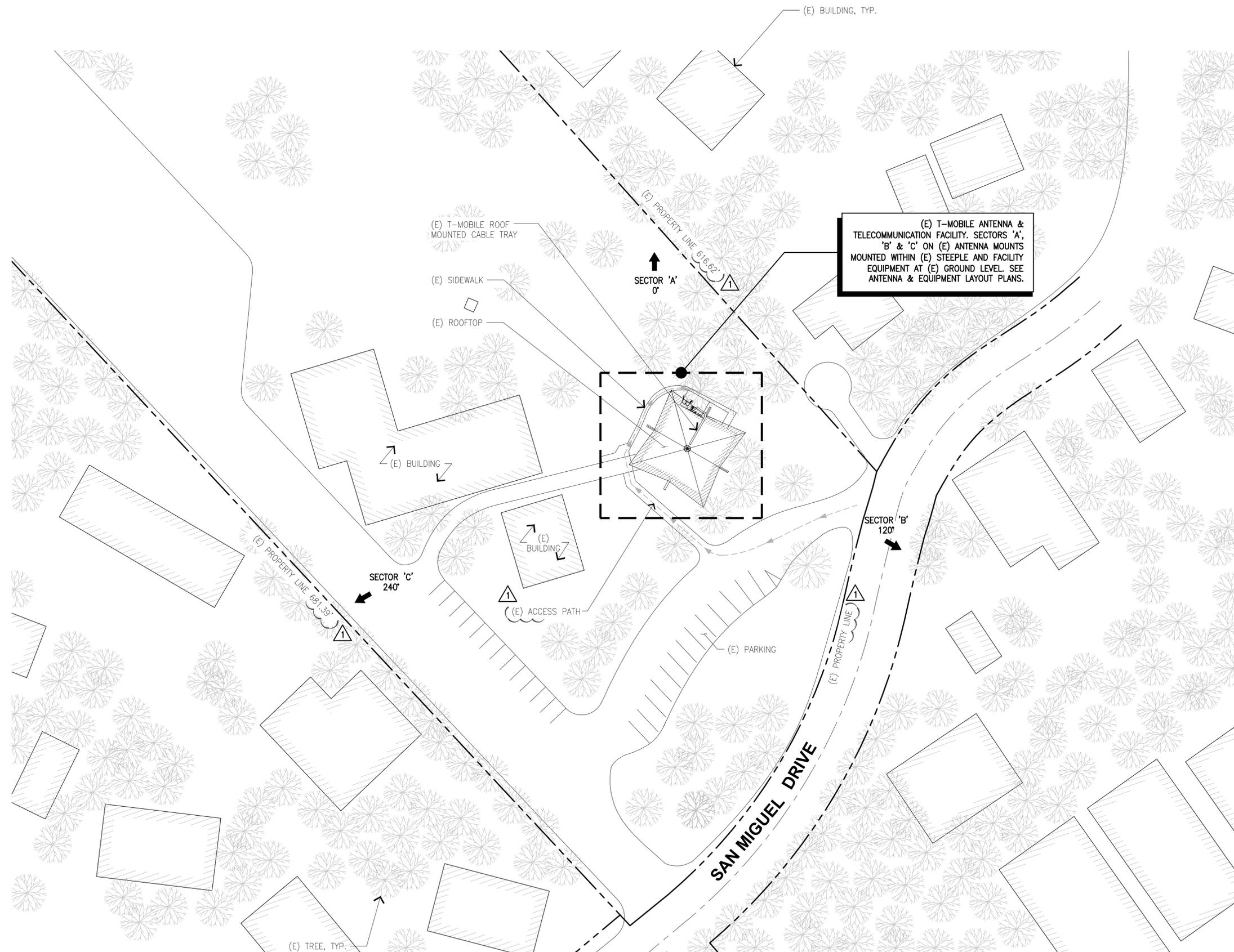
SHEET TITLE:

EXISTING ENLARGED
SITE PLAN

SHEET NUMBER: REVISION:

A-1.1 1

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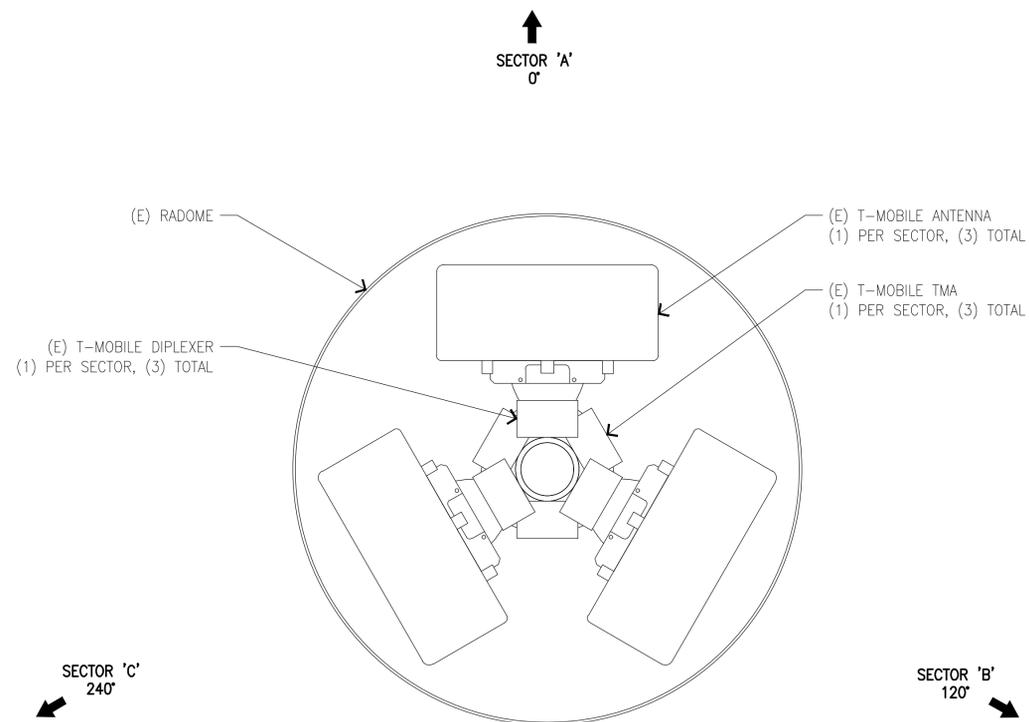
SHEET TITLE:

EXISTING ANTENNA
LAYOUT PLAN

SHEET NUMBER: REVISION:

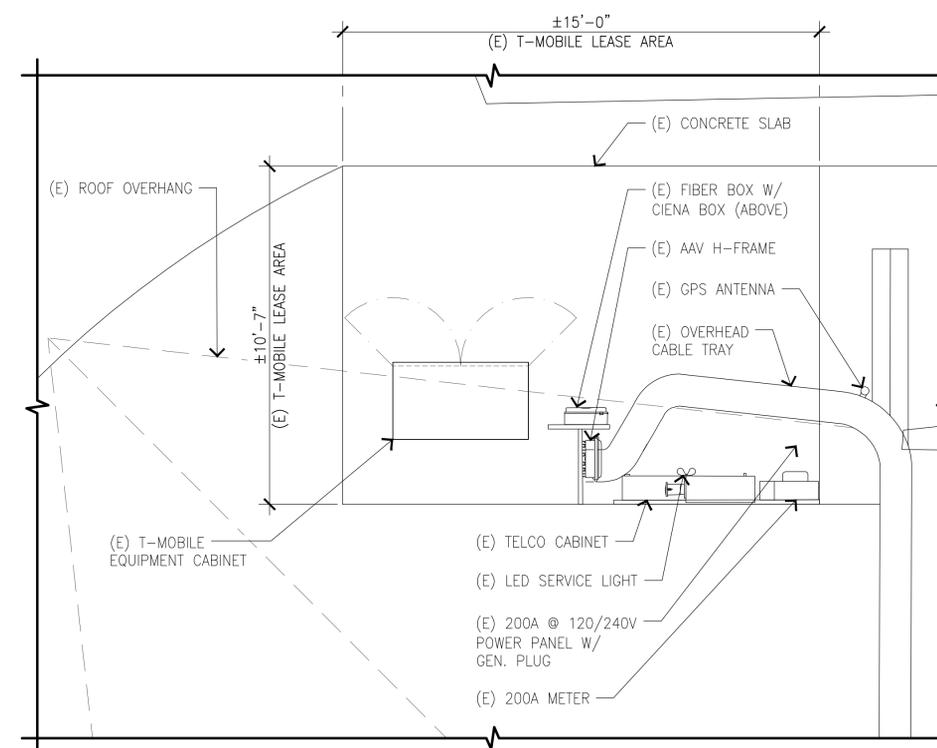
A-2 1

BA01774A



EXISTING ANTENNA LAYOUT PLAN AT 57'-0"

1



EXISTING EQUIPMENT LAYOUT PLAN

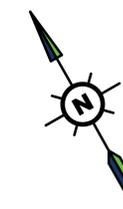
NOT USED

2

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



3



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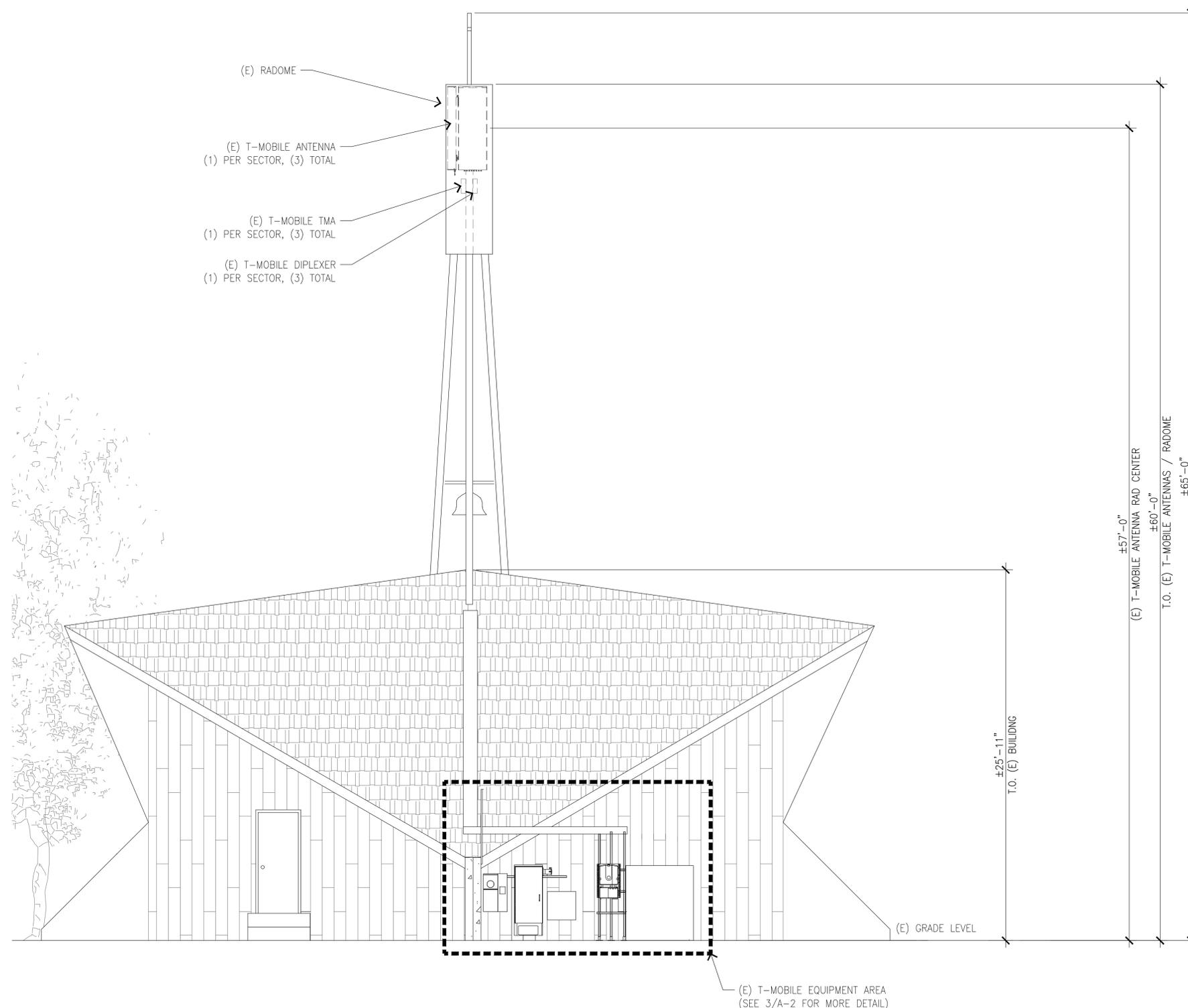
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ELEVATION I

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ELEVATION II

SHEET NUMBER: REVISION:

A-4 1

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