



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Zoning Administrator

Monday, October 6, 2025

1:30 PM

30 Muir Road, Martinez

Zoom: <https://cccouny-us.zoom.us/j/83831039285> Call in: (888) 278-0254 Access Code 198675

The Zoning Administrator meeting will be accessible in-person, via telephone, and via live-streaming to all members of the public. Zoning Administrator meetings can be viewed live online at: http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

Persons who wish to address the Zoning Administrator during public comment or with respect to an item on the agenda may comment in person or may call in during the meeting by dialing (888) 278-0254, followed by the access code 198675##. A caller should indicate they wish to speak on an agenda item, by pushing "#2" on their phone. Access via Zoom is also available using the following link <https://cccouny-us.zoom.us/j/83831039285>. Those participating via Zoom should indicate they wish to speak on an agenda item by using the "raise your hand" feature in the Zoom app. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccouny.us or by voicemail at (925) 655-2860.

Commenters will generally be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. The Zoning Administrator may alter the order of agenda items at the meeting. Your patience is appreciated.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 655-2860.

1. PUBLIC COMMENTS
2. DEVELOPMENT PLAN: CONTINUED CLOSED PUBLIC HEARING

- 2a. DEBBIE CHERNOFF, JACK BACKUS ARCHITECTS (Applicant) - [25-3966](#)
TIMOTHY AND CATHERINE LO (Owners), County File CDDP24-03059: The applicant requests approval of a Kensington Design Review Development Plan for a new two-story single-family residence totaling 3,524-square-feet on a vacant lot, with grading of 207 cubic yards of fill and 182 cubic yards of cut. The applicant also requests approval of a Tree Permit for the removal of an 8-inch diameter Blueberry tree, and work within the dripline of six Oak trees, ranging from 6-inches to 22-inches in diameter. The project site is located at 18 Eagle Hill Road in the Kensington area of unincorporated Contra Costa County. (Zoning: R-6 Single-Family Residential District, -TOV Tree Obstruction of Views Combining District, -K Kensington Combining District) (Assessor's Parcel Number: 571-070-010) (Continued from 09/15/2025 JRC) DL

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. ISABEL CHAVEZ FOR T MOBILE (Applicant) and SC WALNUT CREEK LLC (Property Owner); County File #CDLP25-02010: A request for approval of a Land Use Permit and Development Plan combination to allow the continued operation of an existing rooftop T Mobile wireless telecommunications facility. The subject property is located at 1345 Treat Boulevard in the unincorporated Walnut Creek area of Contra Costa County. Zoning: Planned Unit (P-1); APN: 148-250-083 DV [25-3967](#)

Attachments: [Attachment 1 Findings and Conditions of Approval](#)
[Attachment 2 Maps](#)
[Attachment 3 Project Plans](#)
[Attachment 4 Agency Comments](#)

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 20, 2025.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-3966

Agenda Date: 10/6/2025

Agenda #: 2a.

CONTINUED CLOSED PUBLIC HEARING ITEM

Project Title:	18 Eagle Hill Road Kensington Design Review Development
County File(s):	#CDDP24-03059
Applicant/Owners:	Debbie Chernoff, Jack Backus Architects (Applicant) / Tir Catherine Lo (Owners)
Zoning General Plan:	R-6 Single-Family Residential District, -TOV Tree Obstruction Combining District, -K Kensington Combining District / Residential Medium Density (RM)
Site Address/Location:	18 Eagle Hill Road in the Kensington area of unincorporated County (APN: 571-070-010)
California Environmental Quality Act (CEQA) Status:	Categorical Exemption, CEQA Guidelines Section 15303(i) Family residence.
Project Planner:	Diana Lecca, Project Planner - (925) 655-2873; diana.lecca@dcd.cccounty.us
Staff Recommendation:	Approve (See section II for full recommendation)

I. PROJECT SUMMARY

The applicant requests approval of a Kensington Design Review Development Plan for a new two-story single-family residence totaling 3,524 square feet on a vacant lot, with grading of 207 cubic yards of fill and 182 cubic yards of cut. The applicant also requests approval of a Tree Permit for the removal of an 8-inch diameter Blueberry tree, and work within the dripline of six Oak trees, ranging from 6-inches to 22-inches in diameter.

II. RECOMMENDATION

The Department of Conservation and Development, Community Development Division (CDD) Staff recommends that the Zoning Administrator:

- A. APPROVE the Development Plan (County File #CDDP24-03059), based on the attached Findings and Conditions of Approval; and

- B. DETERMINE that the proposed project is categorically exempt from CEQA under Section 15303(a) of the CEQA Guidelines.

C.DIRECT Staff to file a Notice of Exemption with the County Clerk.

III. BACKGROUND

The project, County File #CDDP24-03059 was submitted on December 12, 2024. The project was scheduled for a public hearing before the Zoning Administrator on September 15, 2025. During the public hearing, the Zoning Administrator received testimony from the applicant and the public. The Zoning Administrator continued the item as a closed public hearing to October 6, 2025, in order to visit the site and consider public comments received shortly before the public hearing.

IV. CONCLUSION

Staff recommends that the Zoning Administrator APPROVE County file #CDDP24-03059 based on the attached findings and conditions of approval.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-3967

Agenda Date: 10/6/2025

Agenda #: 3a.

Project Title:	Continuing Operation of an Existing T-Mobile Wireless Telecommunication Facility
County File:	#CDLP25-02010
Applicant/Owner:	Isabel Chavez, Network Connex for T-Mobile / SC Walnut Creek LLC
Zoning/General Plan:	Contra Costa Centre Planned Unit (P-1) District / Mixed-Use High Density (MUH)
Site Address/Location:	1345 Treat Boulevard, Walnut Creek / Parcel Number: 148-250-083
California Environmental Quality Act (CEQA) Status:	The proposed project is exempt under CEQA Guidelines Section 15301(b), which identifies the permitting of existing facilities of both investor and publicly-owned utilities used to provide electric, or other public utility services.
Project Planner:	Dominique Vogelpohl, Project Planner (925) 655-2880 Dominique.Vogelpohl@dcd.cccounty.us
Staff Recommendation:	Approve (See Section II for Full Recommendation)

I. PROJECT SUMMARY

A request for approval of a Land Use Permit and Development Plan combination to allow the continued operation of an existing rooftop T-Mobile wireless telecommunications facility.



II. RECOMMENDATION

Department of Conservation and Development, Community Development Division (CDD) staff recommends that the County Zoning Administrator:

- A. FIND that the project is categorically exempt from CEQA under Section 15301(b) of the CEQA Guidelines;
- B. APPROVE Land Use Permit CDLP25-02010, subject to the attached Findings and Conditions of Approval; and
- C. DIRECT staff to file a Notice of Exemption with the County Clerk.

III. GENERAL INFORMATION

- A. General Plan: The subject property is located within a Mixed-Use High Density (MUH) General Plan land use designation.
- B. Zoning: The subject property is located within a Contra Costa Centre Planned Unit (P-1) District.
- C. California Environmental Quality Act (CEQA) Compliance: The proposed project is categorically exempt under CEQA Guidelines, Section 15301(b), regarding "Existing Facilities," which exempts existing facilities of investor-owned utilities providing electrical, gas, sewage, and other utility services.
- D. Previous Applications of Relevance:
 - 1. CDWM22-00026: A Wireless Minor Alteration to install a backup generator.
 - 2. CDWM19-00028: A Wireless Minor Alteration to modify this wireless telecommunications facility's antennas and associated equipment.
 - 3. CDDP15-03032: A Development Plan to modify this wireless telecommunications facility's antennas and associated equipment.
 - 4. CDCV15-00052: An Initial Compliance Review to verify compliancy with the conditions of approval for CDLP15-02011.
 - 5. CDLP15-02011: A Land Use Permit to modify this wireless telecommunications facility's antennas and associated equipment.
 - 6. CDCV10-00008: A Compliance Review to verify compliancy with the conditions of approval for CDDP07-03068.
 - 7. CDDP07-03068: A Development Plan to modify this wireless telecommunications facility's antennas and associated equipment.
 - 8. CDDP95-03066: A Development Plan that established six communication antennas and two equipment cabinets.

IV. SITE/AREA DESCRIPTION

The project site is within the Pleasant Hill Bart Station area in Central Contra Costa County. This T-Mobile facility is located atop of the 10-story tall Embassy Suites hotel. There are other wireless telecommunications providers that operate facilities at the site with antennas mounted on the rooftop. Bay Area Rapid Transit (BART) has a track line traversing the southeast corner of the subject parcel.

The area surrounding the facility is primarily commercial in nature with several multi-story office buildings to the North

and South, and the Pleasant Hill Bart Station and new Avalon development to the East.

V. PROJECT DESCRIPTION

Approval of Land Use Permit CDLP25-02010 would allow the continued operation of the existing T-Mobile wireless telecommunications facility, consisting of the following elements:

- Cable trays from the lease areas for the equipment areas to the lease areas for Sectors A, B, and C antenna areas;
- 288 square-foot lease area for a shelter building that includes: a 25 kw backup generator;
- 42 square-foot lease area that includes: 3 cabinets, 1 transformer, 1 ciena cabinet, 1 telco cabinet, 1 PPC, 1 ATS, and an emergency fire extinguisher;
- Sector A antenna area that includes: FRP screen enclosure, 3 antennas, and 2 radio units;
- Sector B antenna area that includes: FRP screen wall, 3 antennas, and 2 radio units; and
- Sector C antenna area that includes: antenna mount, 3 antennas, and 2 radio units.

VI. AGENCY COMMENTS

- A. Contra Costa Fire Protection District: In a memo dated May 22, 2025, the Fire Protection District stated that they have no comments.
- B. Central Contra Costa Sanitary District: In an email received on May 1, 2025, the Sanitary District stated that they have no comments.

No other comments were received from solicited agencies, which included: County Building Inspection, County Environmental Health Division, the Contra Costa Water District, the Contra Costa Mosquito and Vector Control District, and the City of Walnut Creek. Please note, the Contra Costa Centre Municipal Advisory Council is no longer active.

VII. STAFF ANALYSIS AND DISCUSSION

- A. General Plan: The subject property is located within a Mixed-Use High Density (MUH) General Plan land use designation. The MUH land use designation is for mixed use development oriented around the transit station. Adopted policies for the Pleasant Hill/Contra Costa Centre BART Station include specific goals related to usage of the existing BART station as a local and regional transit option. The T-Mobile facility is consistent with these goals as it is improving the wireless infrastructure that services the area while remaining visually

inconspicuous atop one of the larger buildings in the area.

- B. Zoning: The subject property is located within the Contra Costa Centre (P-1) Planned Unit District, which is guided by the Pleasant Hill BART Station Area Specific Plan. Allowable uses in the P-1 District include minor utility installations, which would include wireless telecommunications facilities; however, pursuant to the County's Wireless Telecommunication Facilities Ordinance (County Code Chapter 88-24) a wireless telecommunications facility permit is required to establish a new wireless telecommunications facility. (See Section VII.C below.) The proposed project will utilize an existing leased area that is presently occupied with antennas and equipment of other wireless telecommunications carriers. Thus, the project does not conflict with the P-1 Planned Unit District or the Pleasant Hill BART Station Specific Plan.
- C. Wireless Telecommunications Facilities Ordinance (Chapter 88-24): The subject wireless telecommunications facility was established under Development Plan #CDDP95-03066, and its most recent entitlement is Land Use Permit #CDLP15-02011 that expired on May 18, 2025. Pursuant to County Ordinance §88-24.620(a), a land use permit or other discretionary approval issued prior to the enactment of Chapter 88-24 may be renewed in accordance with the requirements in effect at the time the discretionary approval was issued, provided that an application for renewal is received prior to its expiration date. The operating permit for the subject communications tower expired prior to the submittal of this application. Therefore, the proposed renewal will be processed under the County's current Wireless Ordinance, Chapter 88-24 of the County Code.

The applicant is seeking a Land Use permit for the continuing operation of an existing wireless telecommunications facility. As designed and conditioned, the facility will remain in compliance with the Wireless Ordinance in terms of location, building standards and operational requirements.

Pursuant to the location requirements of Section 88-24.406, collocation is encouraged, and no new tower can be located within 1,000-feet of an existing tower unless certain findings are made. A new facility must also not visually impact a scenic ridgeline unless the facility is required to close a significant gap in coverage. This facility is not supported by a tower but rather it is considered located on a base station i.e. the rooftop. A Verizon facility was recently installed within proximity of this facility, but this is not in conflict with this code section as these facilities are not towers, and the rooftop is an environment that fosters collocation. Also, this facility does not impact a scenic ridgeline as there are none in the area. Lastly, the lease areas and associated equipment for this facility meet the development standards required by the Contra Costa Centre P-1 District. Therefore, the existing facility meets the location requirements of Section 88-24.406 of the Wireless Ordinance.

Pursuant to the design guidelines of Section 88-24.408(a), the facility must meet or exceed design requirements to reduce the facility's visual and aesthetic impacts. The existing facility meets this criterion as the facility's equipment area is at the center of the rooftop and not publicly visible, and the screens provide stealthing for two antenna areas and the other antenna area is also not readily visible and painted to camouflage with the building. This visual compliancy is apparent in the attached site photos, and will be maintained with enforcement of the conditions of approval when a modification is made to the facility.

Lastly, pursuant to the safety and security guidelines of Section 88-24.412, the facility is also consistent with the location, safety and security, and operational requirements of the Wireless Ordinance. The facility is on the rooftop not accessible to the general public, only accessible to authorized personnel.

Therefore, the entire wireless telecommunications facility as conditioned is consistent with the requirements of the County Wireless Ordinance.

- D. Appropriateness of Use: Communications facilities have been established on this rooftop since 1995. Wireless telecommunications facilities are permitted in the Pleasant Hill/Contra Costa Centre BART Station P-1 district and County staff is not aware of any nuisances that have arisen as a result of the facilities. The project will be consistent with the General Plan policies for the Pleasant Hill/Contra Costa Centre BART station and provide a service that benefits the immediate area. Thus, the continued operation of this facility is an appropriate use for the subject property and the surrounding area.

VIII. CONCLUSION

The continuing operation of the existing T-Mobile wireless telecommunications facility is consistent with the County General Plan land use designation Mixed-Use High Density (MUH), compliant with the Contra Costa Centre (P-1) Planned Unit District, and is consistent with the provisions of the County's Wireless Telecommunication Facilities Ordinance. Therefore, staff recommends that the Zoning Administrator approve County File #CDLP25-02010 based on the attached findings and subject to the attached conditions of approval.

Attachments:

- Findings and Conditions of Approval
- Maps - Parcel Map, General Plan, Zoning, and Aerial Photo
- Project Plans: proposed generator area and existing conditions with installing trim piece
- Agency Comments

**FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE #CDLP25-02010,
ISABEL CHAVEZ, NETWORK CONNEX FOR T-MOBILE (APPLICANT), SC WALNUT
CREEK LLC (PROPERTY OWNER)**

FINDINGS

A. Land Use Permit Findings

1. The project shall not be detrimental to the health, safety and general welfare of the County;

Project Finding: The Federal Communications Commission (FCC) has adopted radio frequency protection standards, which establish safety levels with respect to human exposure to radio frequency (RF) emissions. These standards are jointly published by the American National Standards Institute and the Institute of Electrical and Electronics Engineers. The standards prescribe limits for continuous exposure to radio RF emissions. The last modification to the antennas was in 2022. The Electromagnetic Energy (EME) Exposure report prepared by EBI Consulting dated December 15, 2020, evaluated the cumulative impacts of the telecommunications facility, including the 9 antennas, and concluded that the facility will be compliant with the allowable threshold standards pursuant to the federal government. This report is still valid as these standards are still applicable and there haven't been any modifications to the facility since.

For areas accessible to the general population at ground level, the maximum permissible exposure (MPE) resulting from all operations exceeds the FCC General Population limits, but the general public cannot access the antenna areas on the rooftop, and the required caution signage is posted, so this facility is compliant with the FCC standards. Therefore, the project is not anticipated to be detrimental to the health, safety and general welfare of the County.

2. The project shall not adversely affect the orderly development of property within the County;

Project Finding: The Zoning Administrator is unaware of any evidence which suggests that the existing site adversely affects development within the County. Thus, the granting of a land use permit to allow the continued operation of the existing telecommunications facility will not adversely affect the orderly development of property within the County. The service provided with the project would ensure the continuation of telecommunications service to the population within the area, including daily commuters, local employees, residents, and 911 service providers. Therefore, as conditioned, it is unlikely that granting approval of

a land use permit to allow the continued operation and upgrade of the facility will adversely affect the orderly development of property within the County.

3. The proposed project shall not adversely affect the preservation of property values and the protection of the tax base within the County;

Project Finding: The project is for a land use permit to allow the continued operation of the wireless facility. It will continue to be unmanned and is not expected to impact development activity in the area or result in an adverse impact on the value of properties within the area. This determination is due to the site's previous establishment as a telecommunications facility and the continued consistency with that established use. Given that the facility and surrounding land uses have remained consistent since the establishment of this wireless facility, there is no indication that the project will adversely affect the preservation of property values and the protection of the tax base within the County.

4. The project as conditioned shall not adversely affect the policy and goals as set by the General Plan;

Project Finding: The subject property is located within a Mixed-Use High Density (MUH) General Plan land use designation. The MUH land use designation is for mixed use development oriented around the transit station. Adopted policies for the Pleasant Hill/Contra Costa Centre BART Station include specific goals related to usage of the existing BART station as a local and regional transit option. The T-Mobile facility is consistent with these goals as it is improving the wireless infrastructure that services the area while remaining visually inconspicuous atop one of the larger buildings in the area. Therefore, the continuing operation of this existing wireless telecommunications facility is consistent with the policies and goals of the County's General Plan.

5. The project shall not create a nuisance and/or enforcement problem within the neighborhood or community;

Project Finding: The project, as conditioned, will not create a nuisance and/or enforcement problem within the neighborhood or community. There has been no record of code compliance issues with the existing facility. The conditions of approval require that the site be maintained in an orderly manner, and that the facility be removed upon cessation of the use. In addition, the applicant will be required to submit 5-year condition of approval compliance reviews for County staff evaluation of the on-going compliance efforts.

6. The project as conditioned shall not encourage marginal development within the neighborhood; and

Project Finding: Continuing the operation of the existing wireless telecommunications facility will not encourage marginal development within the neighborhood because development is controlled by the County's Zoning Code and General Plan. Where there is a sizeable population, major road, or need for telecommunications services, the public demands wireless telecommunications facilities. This project allows the continued use of an existing wireless facility that provides wireless service to the area. Thus, given the physical conditions of the area, and the nature of the project as an unmanned telecommunications facility, the project will not encourage marginal development within the area.

7. That special conditions or unique characteristics of the subject property and its location or surroundings are established.

Project Finding: A communications facility was established on the project site in 1995 and has been in operation since, providing telecommunications services to the surrounding area. The locations of the antenna areas, equipment areas are consistent with the provisions of the County's Wireless Telecommunication Facility Ordinance, and the project has been conditioned accordingly. Thus, given the physical conditions of the site and local area, and the nature of the project as an unmanned telecommunications facility, the special conditions and unique characteristics of the subject property and its location and surroundings are established.

B. Wireless Telecommunications Facility Land Use Permit Findings (County Code Section 88-24.614(b))

1. The application is complete.

Project Finding: County staff deemed the application complete and acceptable on September 2, 2025.

2. The facility or substantial change will meet the requirements of this chapter.

Project Finding: This Land Use permit allows the continued operation of the existing wireless facility. The project as conditioned is consistent with all applicable requirements within Chapter 88-24 of the County Ordinance Code. County staff will conduct a condition of approval compliance review throughout the term of this approval, to ensure the facility's continued compliance throughout the life of the permit.

3. The facility or substantial change has been reviewed pursuant to all appropriate environmental laws and regulations, including the California Environmental Quality Act (CEQA).

Project Finding: Pursuant to CEQA guidelines section 15301(b), the continued operation of investor and publicly owned utilities, involving negligible or no expansion of the existing or former use, is categorically exempt from CEQA review.

4. If an environmental impact report or mitigated negative declaration was prepared for the facility or substantial change, the facility or substantial change will incorporate all mitigation measures identified in either of those documents. Each mitigation measure will be included as a term of the permit.

Project Finding: This project is exempt from CEQA review pursuant to CEQA guidelines section 15301(b). Therefore, there are no environmental mitigation measures to be included as a term of the permit.

5. If the Contra Costa County Airport Land Use Commission reviewed and commented on the application, the facility or substantial change will incorporate each mitigation measure recommended by the commission and deemed by the Zoning Administrator to be necessary to protect public safety, health, and welfare. Each mitigation measure will be included as a term of the permit.

Project Finding: The project site is not within a zone identified by the Airport Land Use Commission (ALUC) as an area of planning interest.

6. The applicant has provided the financial assurance required by this chapter.

Project Finding: There is an existing removal bond (Bond #674214871) on file for this facility and this entitlement is conditioned to verify that the bond amount of \$20,272 is still sufficient in the event the facility is abandoned, revoked, or the use permit expires. The County will remain in retention of this bond unless determined it is no longer needed per condition of approval #8.

7. The applicant has paid all required fees and costs, including but not limited to the application fee, any required environmental review fee, and any required peer review fee.

Project Finding: A deposit in the amount of \$5,500 was submitted with this application for a Land Use Permit. Per Condition of Approval #4, the applicant is responsible for any additional fees that exceed the initial deposit.

C. Development Plan Findings

1. The project is consistent with the intent and purpose of the P-1 district and is compatible with other uses in the vicinity, both inside and outside the district.

Project Finding: The T-Mobile wireless telecommunications facility is within Subarea 10B of Contra Costa Centre and has been developed with an Embassy Suites location that is consistent with the Mixed Use General Plan Land Use designation and the Pleasant Hill BART Station Area Specific Plan. The proposed cellular site modification will not change any development characteristics of the site, including site coverage, floor area ratio, or number of employees. Subarea 10B also requires conditional approval of a maximum height taller than 80-feet as shown in Policy 1 of height limits in the Pleasant Hill BART Station Area Specific Plan. As the existing facility's antenna screens have the building's maximum height be 83-feet, approval of a Development Plan is required for this facility. The screens are conditioned to match the design and color of the building. This visual compliancy is apparent in the attached site photos, and will be maintained with enforcement of the conditions of approval when a modification is made to the facility.

Communications services is a permitted use within Subarea 10B of the Contra Costa Centre Land Use Matrix, where the project site resides. The approval of the continued operation to the existing T-Mobile facility would allow continued telecommunication service to the population within the area by adding antennas within the existing lease areas. Where there is a sizeable population or major road, the public demands wireless telecommunications facilities. This project is in response to demand for wireless service to the area. Thus, the project is compatible with the allowed use within the P-1 Planned Unit District and the residential, commercial and transit uses in the vicinity.

D. California Environmental Quality Act (CEQA) Finding

The project is exempt from environmental review pursuant to CEQA Guidelines section 15301(b) which exempts, among other things, the operation, repair, maintenance, and permitting of existing facilities (either privately, or publicly owned) for the provision of a public utility service, involving negligible or no expansion of use. The project consists of granting a land use permit for the continued operation of an existing wireless telecommunications facility. There is no substantial evidence that the project involves unusual circumstances, including future activities, resulting in, or which might reasonably result in, significant impacts which threaten the environment. None of the exceptions in CEQA Guidelines section 15300.2 apply.

CONDITIONS OF APPROVAL FOR COUNTY FILE #CDLP25-02010:

Land Use Permit Approval

1. Land Use Permit and Development Plan combination is approved to allow the continued operation of the existing T-Mobile wireless telecommunications facility. The wireless facility includes:
 - Cable trays from the lease areas for the equipment areas to the lease areas for Sectors A, B, and C antenna areas;
 - 288 square-foot lease area for a shelter building that includes: a 25 kw backup generator;
 - 42 square-foot lease area that includes: 3 cabinets, 1 transformer, 1 ciena cabinet, 1 telco cabinet, 1 PPC, 1 ATS, and an emergency fire extinguisher;
 - Sector A antenna area that includes: FRP screen enclosure, 3 antennas, and 2 radio units;
 - Sector B antenna area that includes: FRP screen wall, 3 antennas, and 2 radio units; and
 - Sector C antenna area that includes: antenna mount, 3 antennas, and 2 radio units.
2. This Land Use Permit and Development Plan approval is generally described in the application materials accepted by the Department of Conservation and Development, Community Development Division (CDD) on April 18, 2025, and revised project plans accepted on August 18, 2025.
3. The following conditions supersede all prior Conditions of Approval for prior County approvals for the existing wireless telecommunications facility.

Application Processing Fees

4. The land use permit application was subject to an initial deposit of \$5,500.00. Applications are subject to time and material costs if the application review expenses exceed the initial deposit. **Any additional fee due must be paid prior to an application for a grading or building permit, or 60 days of the effective date of this permit, whichever occurs first.** The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days past due, the Department of Conservation and Development may seek a court judgement against the applicant and will charge interest at a rate of ten percent (10%) from the date of judgement. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance in the event that additional fees are due.

Permit Duration and Permit Review

5. This land use permit is granted for a period of ten (10) years and shall be administratively reviewed at five-year intervals. The applicant shall initiate the first review by submitting a statement as to the current status of the project to the CDD

no later than five years following the effective date of the project approval. This review by the CDD will be for the purpose of ensuring continued compliance with the conditions of permit approval. **Non-compliance with the approved conditions and/or the ordinance code provisions after written notice thereof shall be cause for revocations proceedings.**

For the review of existing commercial wireless communications facilities, submittal shall include photo documentation of existing conditions and equipment for comparison with the applicable approved conditions.

The applicant is encouraged, at the time of each administrative review, to review the design of the telecommunications facility and make voluntary upgrades to the facility for the purpose of improving safety and lessening visual obtrusiveness.

A review fee in the amount of \$2,000.00 (subject to time and materials) will be filed through a Compliance Verification application to allow for review of the approved conditions.

Responsible Party

6. The Permittee (wireless operator) is responsible for keeping the Department of Conservation and Development, Community Development Division (CDD) informed of who is responsible for maintenance of compliance with this permit and how they may be contacted (i.e., mailing and email addresses, and telephone number) at all times.
 - **Prior to this permit being considered exercised or prior to CDD stamp approval of plans for a building permit, whichever is first,** the Permittee shall provide the name of the party (carrier) responsible for permit compliance and their contact information.
 - Should the responsible party subsequently change (e.g., facility is acquired by a new carrier), within 30 days of the change, the Permittee shall issue a letter to the CDD informing the CDD of the name of the new party who has been assigned permit compliance responsibility and their contact information. Failure to satisfy this condition may result in the commencement of procedures to revoke the permit.

Removal of Facility/Site Restoration

7. All structures and equipment associated with a commercial wireless communications facility shall be removed within 60 days of the discontinuance of the use, and the site shall be restored by the permittee to its original pre-development condition. In addition, the permittee shall provide the CDD with a notice of intent to vacate the site a minimum of 30 days prior to vacation.

Security to Provide for Removal of Equipment

- 8.** The applicant or permittee shall provide and maintain a bond, cash, or other surety, to the satisfaction of the CDD, for the removal of the facility in the event that the use is abandoned, or the use permit expires, or is revoked, or is otherwise terminated. If the permittee does not remove any obsolete or unused facilities as described above, the financial guarantee shall be used by the County to remove any obsolete or unused facilities and to return the site to its pre-development condition.

The financial assurance must be submitted before a permit will be issued. A financial assurance must be irrevocable and not cancelable, except by the County.

Each form of financial assurance must remain valid for the duration of the permit and for six months following termination, cancellation, or revocation permit.

Any unused financial guarantee shall be returned to the applicant upon termination of the use and removal of the facility, or transfer of the lease accompanied by a financial guarantee by the new lessee or owner. The amount of the security shall be based on a cost estimate provided by a contractor or other qualified professional to the satisfaction of the Zoning Administrator.

General Provisions

- 9.** Any deviation from or substantial change beyond the limits of this permit approved under this application may require the filing and approval of a request for modification of the Land Use Permit.
- 10.** A minor alteration to this land use permit (or collocation if CEQA environmental review of collocation for the land use permit has been completed) may be issued if the proposed modification(s) are not considered a substantial modification as stated under federal law (Title 47, Section 1.60001).

A minor alteration (or a collocation) has a term that is the shorter of the following:

- a. 10 years: or,
 - b. The duration, including any renewal period, of the permit that authorizes the existing facility on which the new facility will be collocated or on which the minor alteration will occur.
- 11.** The conditions contained herein shall be accepted by the applicant, their agents, lessees, survivors or successors for continuing obligation.
 - 12.** At all times the facility shall comply with applicable rules, regulations and standards of the FCC and other agencies having jurisdiction, and any other applicable Federal, State, and County laws and regulations.

- 13.** Facilities shall be operated in such a manner as not to contribute to ambient RF/EMF emissions in excess of then-current FCC adopted RF/EMF emission standards. **Within 15 days of new antennas being installed**, RF power density measurements shall be taken with the operating antennas to verify the level reported in the RF report and to ensure that the FCC public exposure level is not exceeded in any public accessible area. This measurement shall be taken again if any equipment is replaced or added. Verification of all RF power density measurements under this condition shall be submitted to CDD for review and to confirm that the requirements of the Ordinance Code and this permit have been met.
- 14.** The equipment shall be maintained in good condition over the term of the permit. This shall include keeping the structures graffiti-free.
- 15.** Antennas, towers, cabinets, and mountings shall not be used for advertising.
- 16.** The equipment cabinets shall be kept locked, except when personnel are present, in order to restrict access to the equipment.
- 17.** No lights or beacons may be installed on any antenna or antenna support structure, unless lights or beacons are required by a state or federal agency having jurisdiction over the antenna or antenna support structure, such as the California Public Utilities Commission, Federal Communications Commission, or Federal Aviation Administration, or if lights or beacons are recommended by the County Airport Land Use Commission.
- 18.** A facility, all fences and walls surrounding a facility, and all other fixtures and improvements on a facility site must be repainted as often as necessary to prevent fading, chipping, or weathering of paint. All paint shall have a non-reflective finish and paints with a reflectivity less than 55 percent, except as otherwise required by the terms of the FCC Antenna Structure Registration applicable to the facility. Prior to any final building inspection, or at the request of CDD, color photographs showing the as-built condition shall be submitted for review of CDD to verify compliance with this Condition of Approval.

Frequency Interference

- 19.** No facility may be operated at a frequency that will interfere with an emergency communication system or 911 system, including any regional emergency communication system.

Exterior Noise

- 20.** In the event that a modification to this facility involving noise-generating equipment is proposed, the applicant shall submit evidence for review and approval of CDD staff

that the wireless telecommunications facility meets acceptable exterior noise level standards as established in the Noise and Land Use Compatibility Guidelines contained in the Noise Element of the County General Plan. The evidence can either be theoretical calculations for identical equipment or noise monitoring data recorded on the site, and shall be provided prior to final building inspection.

Stealthing and Camouflaging Requirements

- 21.** All equipment shall be painted to match the color of the building and have a non-reflective finish. Paints with a reflectivity less than 55 percent are required. Prior to any final building inspection, or at the request of CDD, color photographs showing the as-built condition shall be submitted for review of CDD to verify compliance with this Condition of Approval.
- 22.** The antenna screens and equipment shelter shall remain intact, architecturally consistent with the building to which it is located on and maintained to the satisfactory of CDD to ensure stealthing and camouflaging. Any modification to the screens or shelter shall be reviewed and approved by CDD. Prior to any final building inspection, or at the request of CDD, color photographs showing the as-built condition shall be submitted for review of CDD to verify compliance with this Condition of Approval.

Cultural Resources

The following condition shall be included on all sets of construction drawings:

- 23.** If any significant cultural materials such as artifacts, human burials, or the like are encountered during construction operations, such operations shall cease within 100-feet of the find, the Community Development Division shall be notified within 24-hours and a qualified archaeologist contacted and retained for further recommendations. Significant cultural materials include, but are not limited to, aboriginal human remains, chipped stone, groundstone, shell and bone artifacts, concentrations of fire cracked rock, ash, charcoal, shell, bone, and historic features such as privies or building foundations.

Work Restrictions

All construction activity shall comply with the following requirements, which shall be included on all sets of construction documents:

- 24.** The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to other uses on the site. This shall be communicated to project-related contractors.

- 25.** The project sponsor shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors and concrete pumps as far away from existing residences as possible.
- 26.** The site shall be maintained in an orderly fashion. Following the cessation of construction activity; all construction debris shall be removed from the site.
- 27.** A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.
- 28.** Transportation of heavy equipment and trucks shall be limited to weekdays between the hours of 9:00 A.M. and 4:00 P.M. and prohibited on Federal and State holidays.
- 29.** Non-emergency maintenance, construction and other activities on the site related to this use are restricted to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and shall be prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:

New Year's Day (State and Federal)
Birthday of Martin Luther King, Jr. (State and Federal)
Washington's Birthday (Federal)
President's Day (State)
Cesar Chavez Day (State)
Memorial Day (State and Federal)
Juneteenth National Independence Holiday (Federal)
Independence Day (State and Federal)
Labor Day (State and Federal)
Columbus Day (Federal)
Veterans Day (State and Federal)
Thanksgiving Day (State and Federal)
Day after Thanksgiving (State)
Christmas Day (State and Federal)

For specific details on the actual days and dates that these holidays occur, please visit the following websites:

Federal Holidays: www.federalreserve.gov/aboutthefed/k8.htm
California Holidays: <http://www.sos.ca.gov/state-holidays/>

ADVISORY NOTES

THE FOLLOWING INFORMATION DOES NOT CONSTITUTE CONDITIONS OF APPROVAL. IT IS PROVIDED TO ALERT THE APPLICANT TO LEGAL REQUIREMENTS OF THE COUNTY AND OTHER PUBLIC AGENCIES TO WHICH THIS PROJECT MAY BE SUBJECT.

A. NOTICE OF NINETY (90) DAY OPPORTUNITY TO PROTEST FEES, DEDICATIONS, RESERVATIONS, OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.

Pursuant to Government Code Section 66000, et seq., the applicant has the opportunity to protest fees, dedications, reservations or exactions required as part of this project approval. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and must be delivered to the Community Development Division within a ninety (90) day period that begins on the date that this project is approved. If the 90th day falls on a day that the Community Development Division is closed, then the protest must be submitted by the end of the next business day.

B. Prior to applying for a building permit, the applicant may wish to contact the following agencies to determine if additional requirements and/or additional permits are required as part of the proposed project:

- County Building Inspection Division
- County Environmental Health Division
- Central Contra Costa Sanitary District
- Contra Costa Water District
- Contra Costa County Fire Protection District
- Federal Communications Commission

RANCHO LAS JUNTAS

A- TRACT 6905 MB 327-44 11/15/1988

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.

26

1"=100'

SEE 148-221-016

DEL HOMBRE LN.

ROAD

JONES

TRACT 8950
MB 508-4
7/25/08
19.26Ac

BART
PLEASANT HILL STATION

BLVD.

OAK RD.

TREAT

ROAD

OAK

BART

WAYNE

DR.

23

91

1.002Ac

90

1.755Ac

250

83

1.950Ac.

47

47

22

22

71

10.779Ac

TR
8950

9/15/08

250

FM. 43-30 7-21-64
ASSESSOR'S MAP

BOOK 148 PAGE 25

CONTRA COSTA COUNTY, CA 23

P.B.
172

PCL. 148-231-026
FM. PG. 23.

TRAFFIC SIGNAL
MAINT. EASE.

250

83

1.950Ac.

47

47

22

22

71

10.779Ac

TR
8950

9/15/08

250

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ASSESSOR'S MAP

BOOK 148 PAGE 25

CONTRA COSTA COUNTY, CA 23

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TRAFFIC SIGNAL
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250

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9/15/08

250

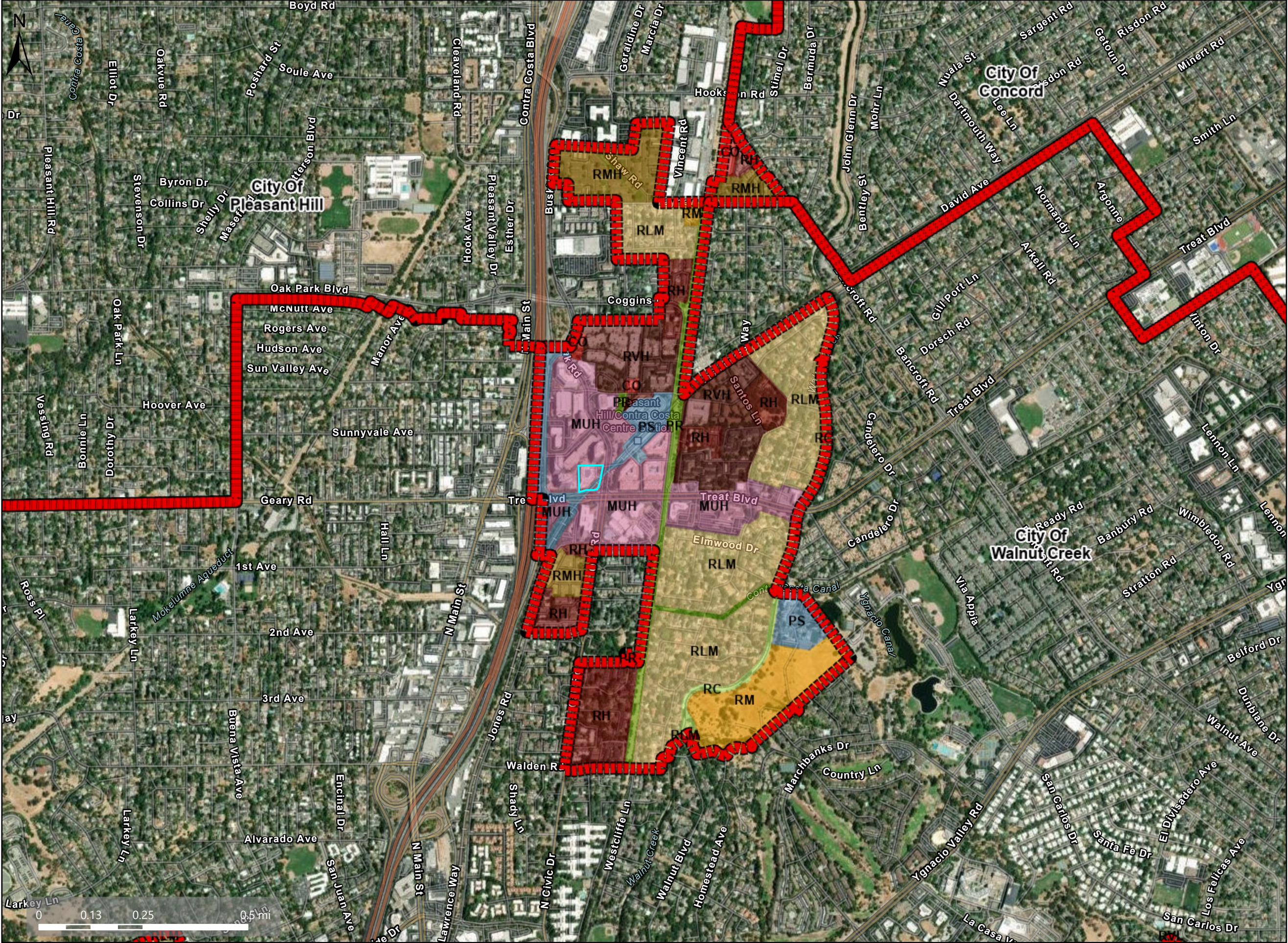
FM. 43-30 7-21-64
ASSESSOR'S MAP

BOOK 148 PAGE 25

CONTRA COSTA COUNTY, CA 23

P.B.
172

General Plan: MUH (Mixed-Use High Density); PS (Public and Semi-Public)



Map Legend

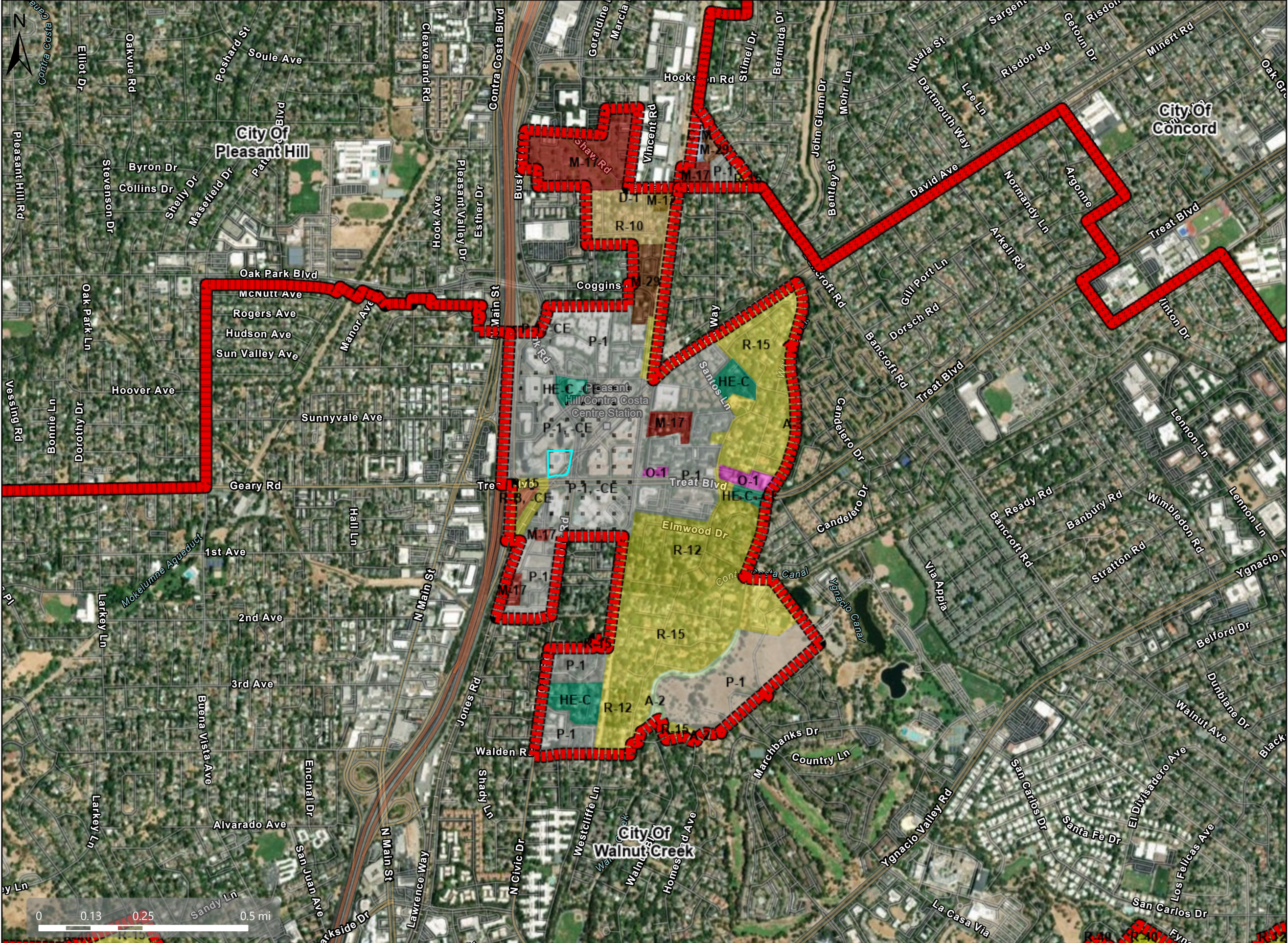
General Plan

- RVL (Residential Very-Low Density) (≤ 1 du/na)
- RL (Residential Low Density) (1-3 du/na)
- RLM (Residential Low-Medium Density) (3-7 du/na)
- RM (Residential Medium Density) (7-17 du/na)
- RMH (Residential Medium-High Density) (17-30 du/na)
- RH (Residential High Density) (30-60 du/na)
- RVH (Residential Very-High Density) (60-125 du/na)
- MUH (Mixed-Use High) (75-125 du/na) (4.0 FAR)
- CO (Commercial and Office) (C: 1.0 FAR O: 2.75 FAR)
- PS (Public and Semi-Public)
- CR (Commercial Recreation)
- PR (Park and Recreation)
- RC (Resource Conservation)
- City Limits

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 inquiries to the appropriate department.

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

Zoning: Planned-Unit District (P-1); Cannabis Exclusion Combining District (-CE)



Map Legend

Zoning

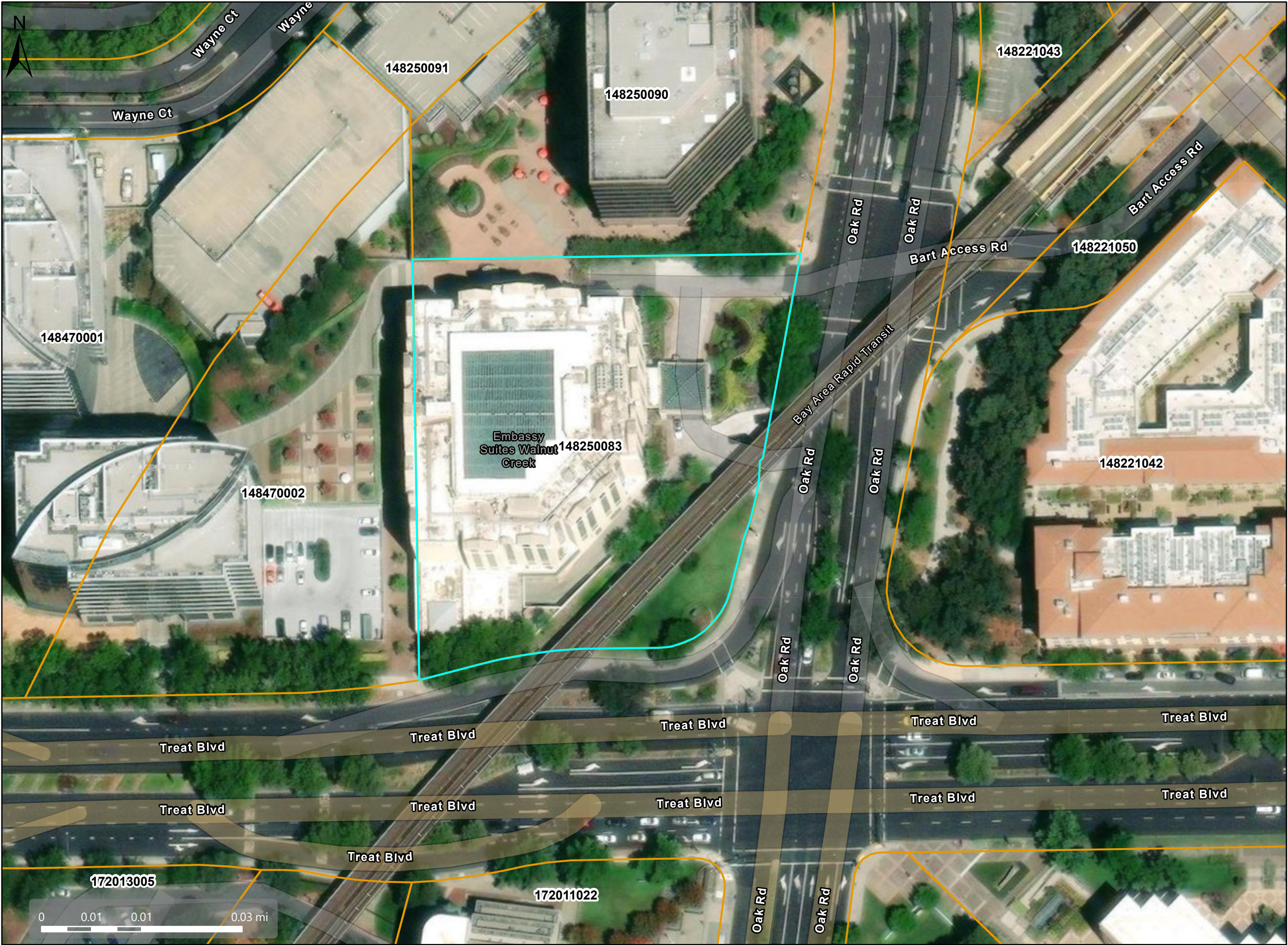
ZONE_OVER

- R-10 (Single Family Residential)
- R-12 (Single Family Residential)
- R-15 (Single Family Residential)
- R-40 (Single Family Residential)
- D-1 (Two Family Residential)
- M-12 (Multiple Family Residential)
- M-17 (Multiple Family Residential)
- M-29 (Multiple Family Residential)
- A-2 (General Agriculture)
- A-3 (Heavy Agriculture)
- O-1 (Limited Office)
- R-B - CE (Cannabis Exclusion Combining District)
- C-M (Controlled Manufacturing)
- P-1 (Planned Unit)
- P-1, -CE (Cannabis Exclusion Combining District)
- HE-C (Housing Element Consistency)
- HE-C -CE (Cannabis Exclusion Combining District)
- City Limits

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

Aerial Map



Map Legend

- Assessment
- Parcels

CUP RENEWAL



RECEIVED on 08/18/2025 CDLP25-02010
By Contra Costa County
Department of Conservation and Development

SITE NUMBER: BA01211A

SITE NAME: PL211 SPARKLE

SITE TYPE: ROOFTOP

CITY: WALNUT CREEK

COUNTY: CONTRA COSTA

JURISDICTION: CONTRA COSTA COUNTY

PROJECT SUMMARY

SITE ADDRESS:

1345 TREAT BLVD.,
WALNUT CREEK, CA 94597

PROPERTY OWNER CONTACT:

ASHFORD TRS NICKEL, LLC
D/B/A WALNUT CREEK
EMBASSY SUITES
1345 TREAT BLVD.,
WALNUT CREEK, CA 94597

APPLICANT:

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

BUILDING SUMMARY

OCCUPANCY CLASSIFICATION: B (TELEPHONE EXCHANGE)

ZONE CLASSIFICATION: C-R (CENTRAL RETAIL)

CONSTRUCTION TYPE: V-B

APN: 148-250-083-0

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:

(9) EXISTING PANEL ANTENNAS

(6) EXISTING RADIOS

(3) EXISTING EQUIPMENT CABINETS

(1) EXISTING TELCO CABINET

(1) EXISTING CIENA FIBER CABINET

(1) EXISTING ELECTRICAL PANEL

(1) EXISTING TRANSFORMER

(1) EXISTING 25KW NATURAL GAS GENERATOR

(1) EXISTING FIRE EXTINGUISHER

(1) EXISTING EMERGENCY E-STOP

(1) EXISTING ATS

LEGAL DESCRIPTION

T6905 L1

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° 55' 37.10" N

LAT: 37.92697156000°

LONG: 122° 03' 29.60" W

LONG: -122.058222000°

UTILITY PURVEYOR

POWER:

TELCO:

COMPANY: -

COMPANY: -

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	PLAT MAP
T-3	SITE PHOTOS I
T-4	SITE PHOTOS II
A-1	EXISTING OVERALL SITE PLAN
A-2	EXISTING EQUIPMENT LAYOUT PLAN
A-3	EXISTING ANTENNA LAYOUT PLAN AND ANTENNA SCHEDULE
A-4	EXISTING ELEVATIONS I
A-5	EXISTING ELEVATIONS II

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

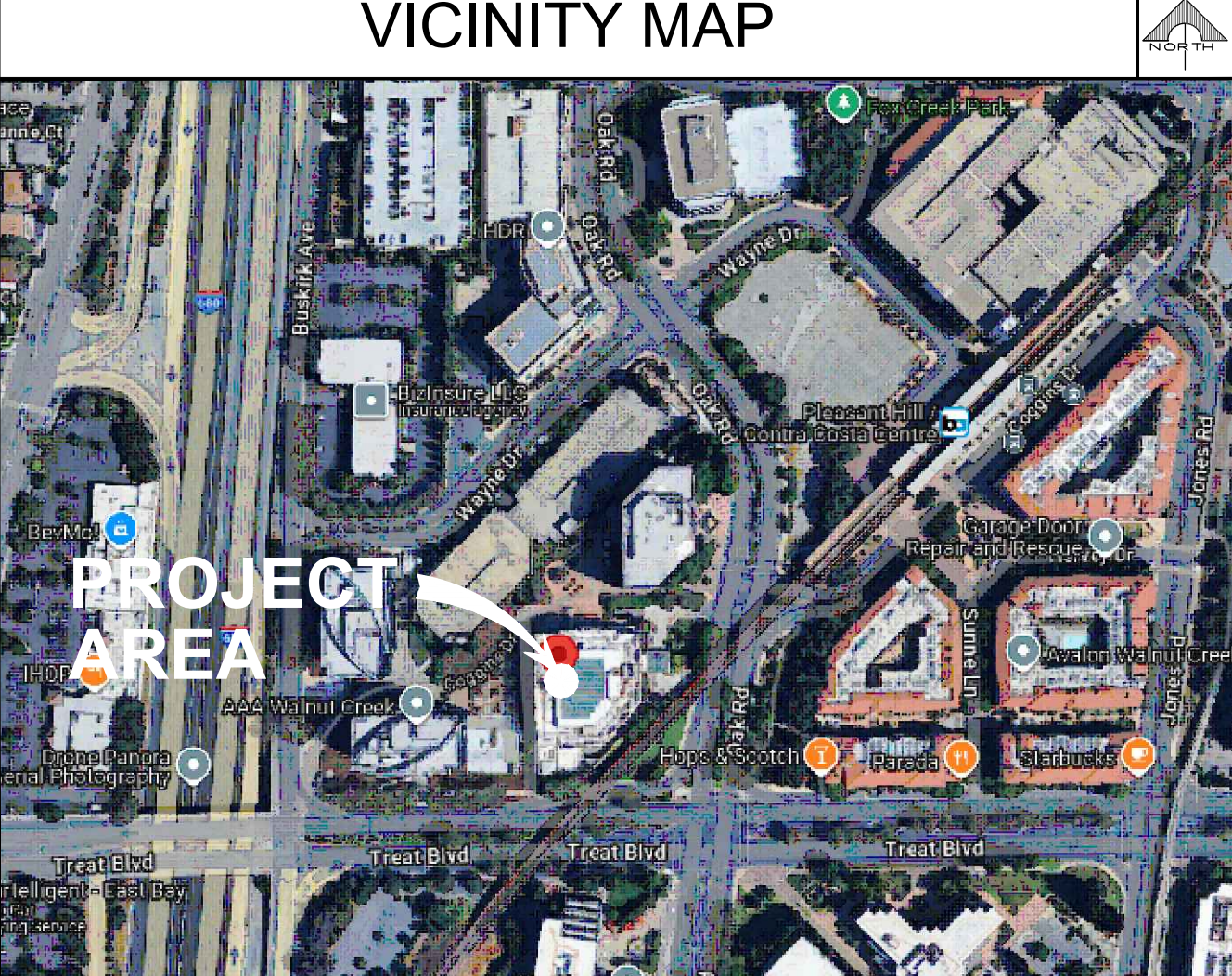
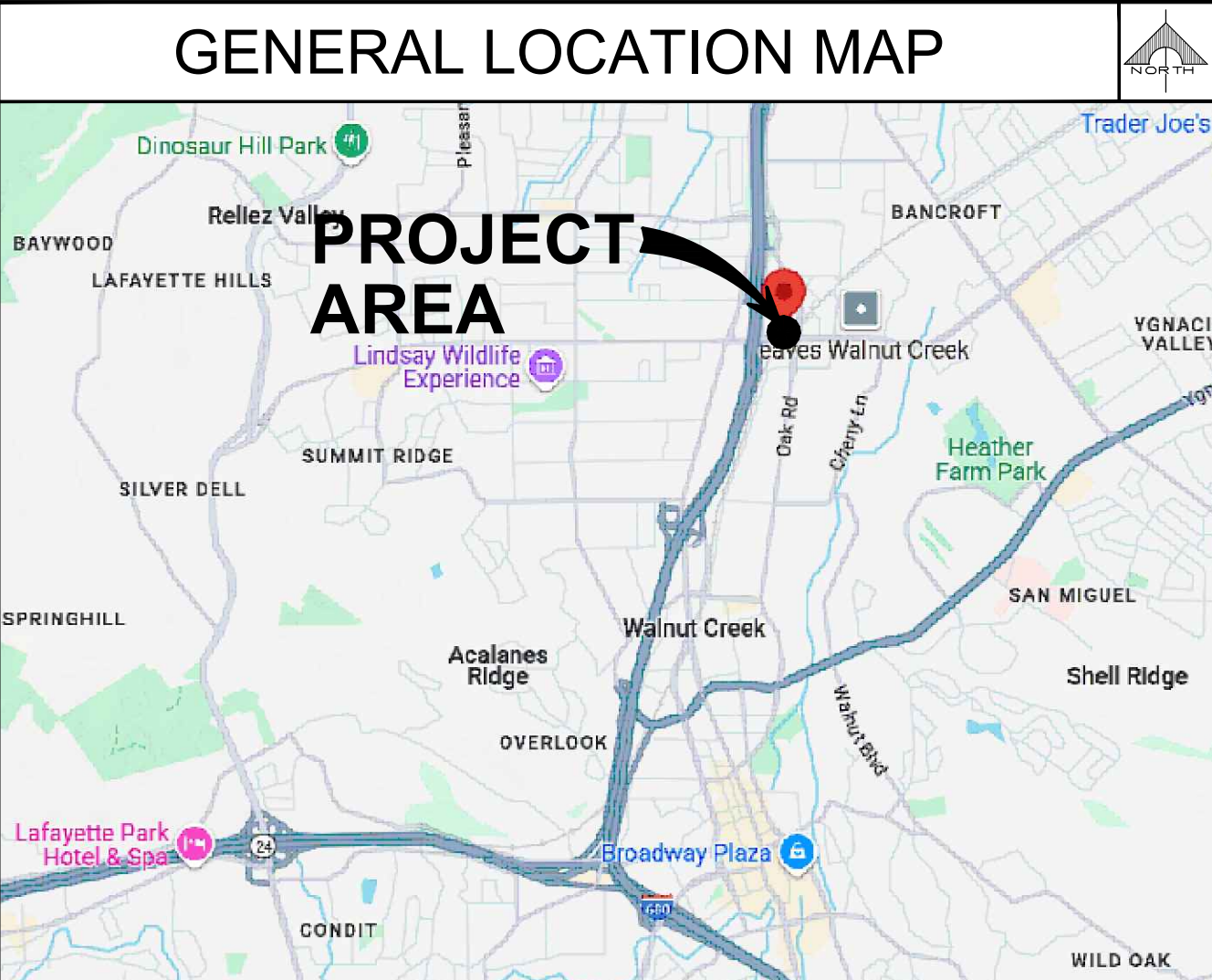
8. CITY / COUNTY ORDINANCES

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 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 ONTO I-680 S. MERGE ONTO I-680 S. USE THE RIGHT LANE TO TAKE EXIT 48 TOWARD GEARY RD. SHARP RIGHT ONTO N MAIN ST (SIGNS FOR OAK PARK BLVD). TURN LEFT TOWARD PLEASANT VALLEY DR. CONTINUE ONTO PLEASANT VALLEY DR. USE THE MIDDLE LANE TO TURN LEFT ONTO OAK PARK BLVD. TURN RIGHT AT THE 1ST CROSS STREET ONTO BUSKIRK AVE. CONTINUE ONTO OAK RD. TURN RIGHT. DESTINATION WILL BE ON THE LEFT.



PROJECT INFORMATION:

(CUP RENEWAL)

BA01211A

PL211 SPARKLE

1345 TREAT BLVD.,
WALNUT CREEK, CA 94597
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

08/07/25

ISSUED FOR:

ZONING

REV.:	DATE:	DESCRIPTION:	BY:
0	04/16/25	100% ZD	VTA
1	08/07/25	100% ZD, REVISED PER JRX 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

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

DRAWN BY:

VTA

AB

AB

LICENSURE:

SHEET TITLE:

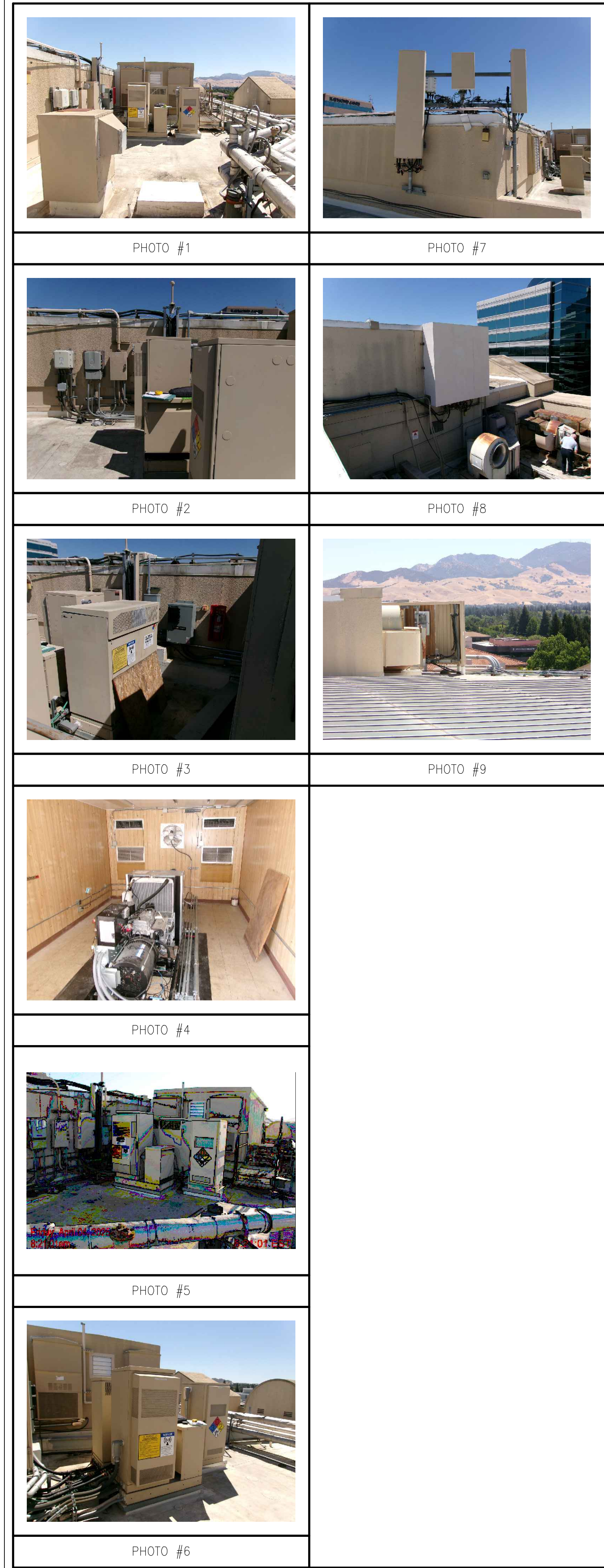
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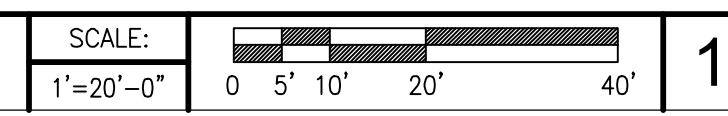
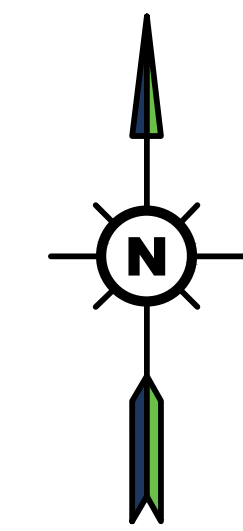
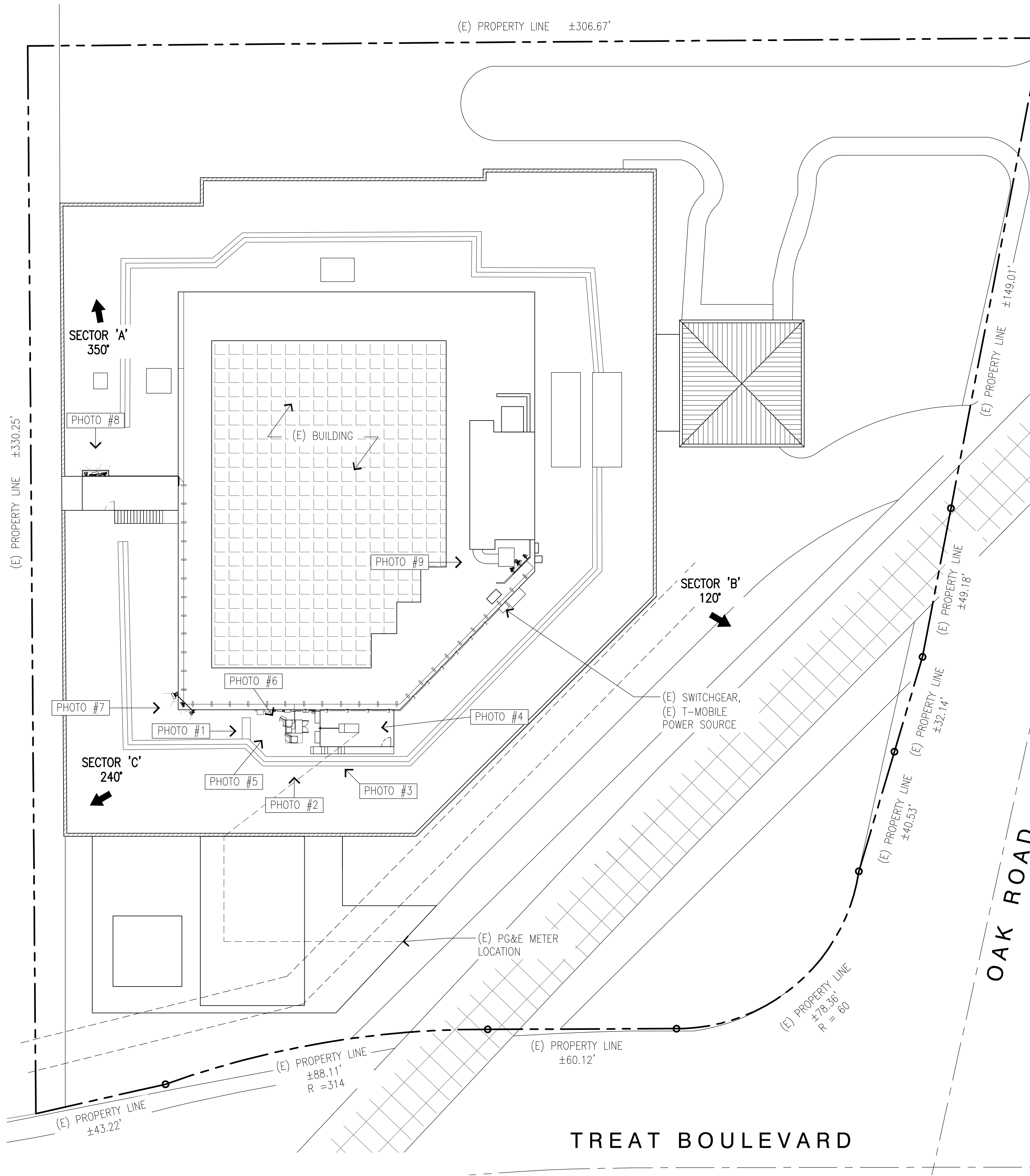
T-1

1

BA01211A



PLAT MAP



1200 CONCORD AVE., 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:
(CUP RENEWAL)
BA01211A
PL211 SPARKLE
1345 TREAT BLVD.,
WALNUT CREEK, CA 94597
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:
08/07/25

ISSUED FOR:
ZONING

REV.: DATE: DESCRIPTION: BY:

0	04/16/25	100% ZD	VTA
1	08/07/25	100% ZD, REVISED PER JRX COMMENTS	GHB

PLANS PREPARED BY:
**NETWORK
CONNEX**
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OFFICE: (818) 840-0808 FAX: (818) 840-0708

CONSULTANT:
**NETWORK
CONNEX**
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OFFICE: (818) 840-0808 FAX: (818) 840-0708

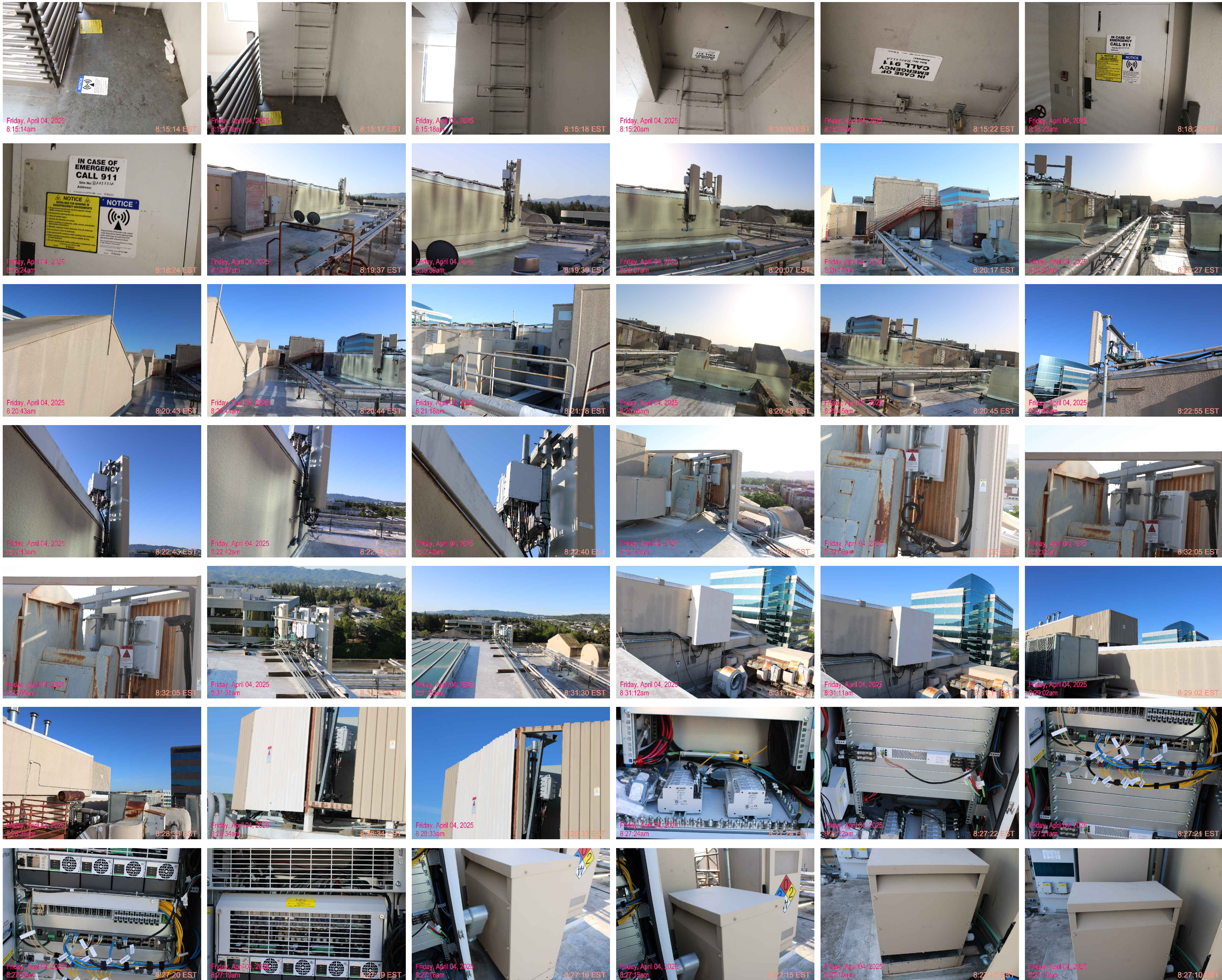
DRAWN BY: CHK.: APV.:

VTA	AB	AB
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LICENSURE:

SHEET TITLE:
PLAT MAP

SHEET NUMBER: T-2
REVISION: 1
BA01211A



T-Mobile
Stick Together

1200 CONCORD AVE., 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:

(CUP RENEWAL)

BA01211A
PL211 SPARKLE

1345 TREAT BLVD.,
WALNUT CREEK, CA 94597
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

08/07/25

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

0	04/16/25	100% ZD	VTA
1	08/07/25	100% ZD, REVISED PER JRX COMMENTS	GHB

PLANS PREPARED BY:

**NETWORK
CONNEX**

655 N. CENTRAL AVE., #1520
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**NETWORK
CONNEX**

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

DRAWN BY: CHK.: APV.:

VTA	AB	AB
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LICENSURE:



SHEET TITLE:

SITE PHOTOS I

SHEET NUMBER: REVISION:

T-3

1

BA01211A



T-Mobile Stick Together

1200 CONCORD AVE., 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:

(CUP RENEWAL)

BA01211A
PL211 SPARKLE

1345 TREAT BLVD.,
WALNUT CREEK, CA 94597
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

08/07/25

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

0	04/16/25	100% ZD	VTA
1	08/07/25	100% ZD, REVISED PER JRX 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

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

DRAWN BY: CHK.: APV.:

VTA AB AB

LICENSURE:

SHEET TITLE:

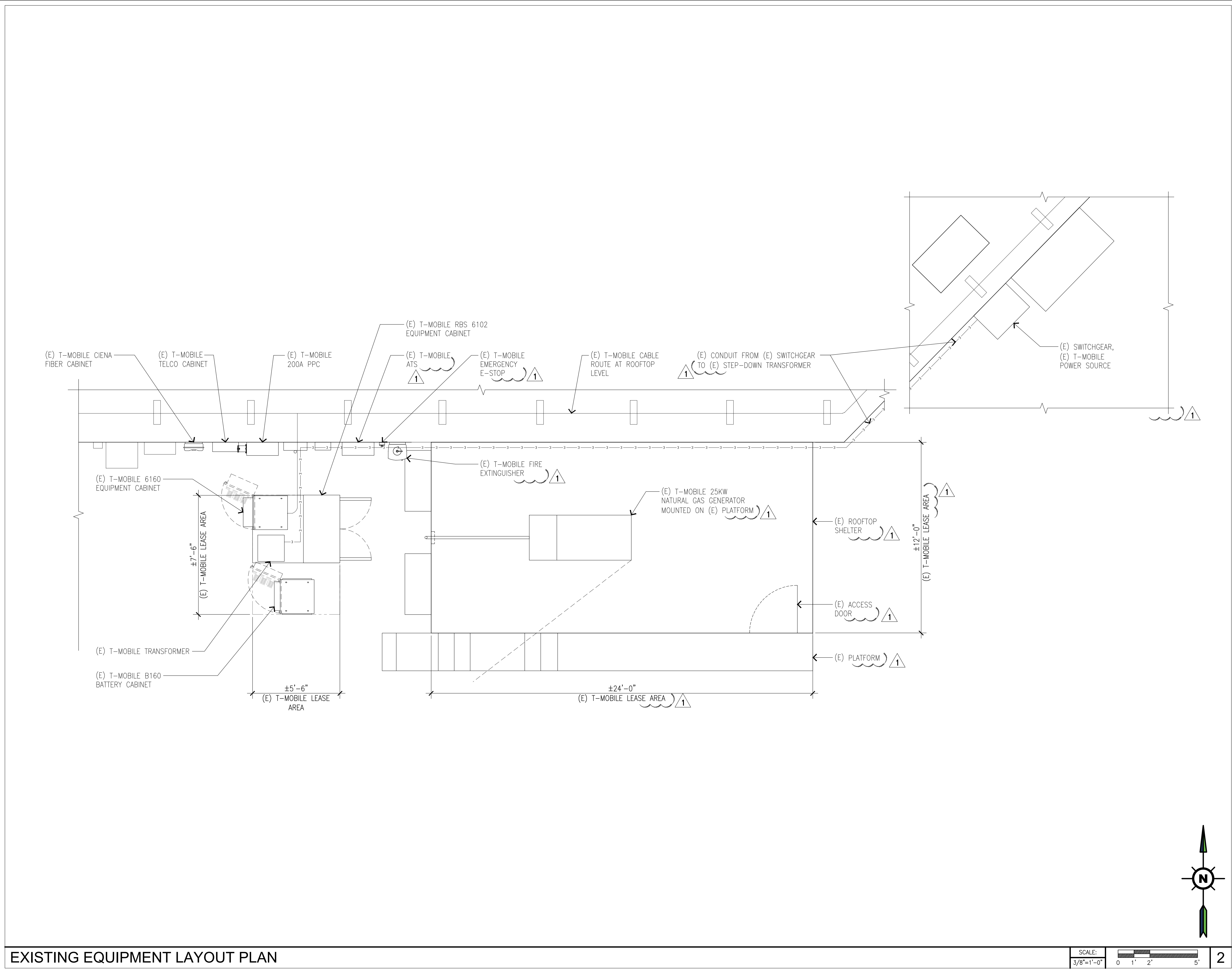
SITE PHOTOS II

SHEET NUMBER: REVISION:

T-4

1

BA01211A



T-Mobile
Stick Together[®]

1200 CONCORD AVE., 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:

(CUP RENEWAL)

**BA01211A
PL211 SPARKLE**

1345 TREAT BLVD.,
WALNUT CREEK, CA 94597
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

08/07/25

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

0	04/16/25	100% ZD	VTA
1	08/07/25	100% ZD, REVISED PER JRX COMMENTS	GHB

PLANS PREPARED BY:

**NETWORK
CONNEX**

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CONSULTANT:

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DRAWN BY: CHK.: APV.:

VTA	AB	AB
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LICENSURE:

SHEET TITLE:

**EXISTING EQUIPMENT
LAYOUT PLAN**

SHEET NUMBER: REVISION:

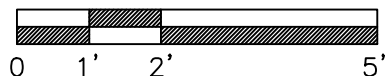
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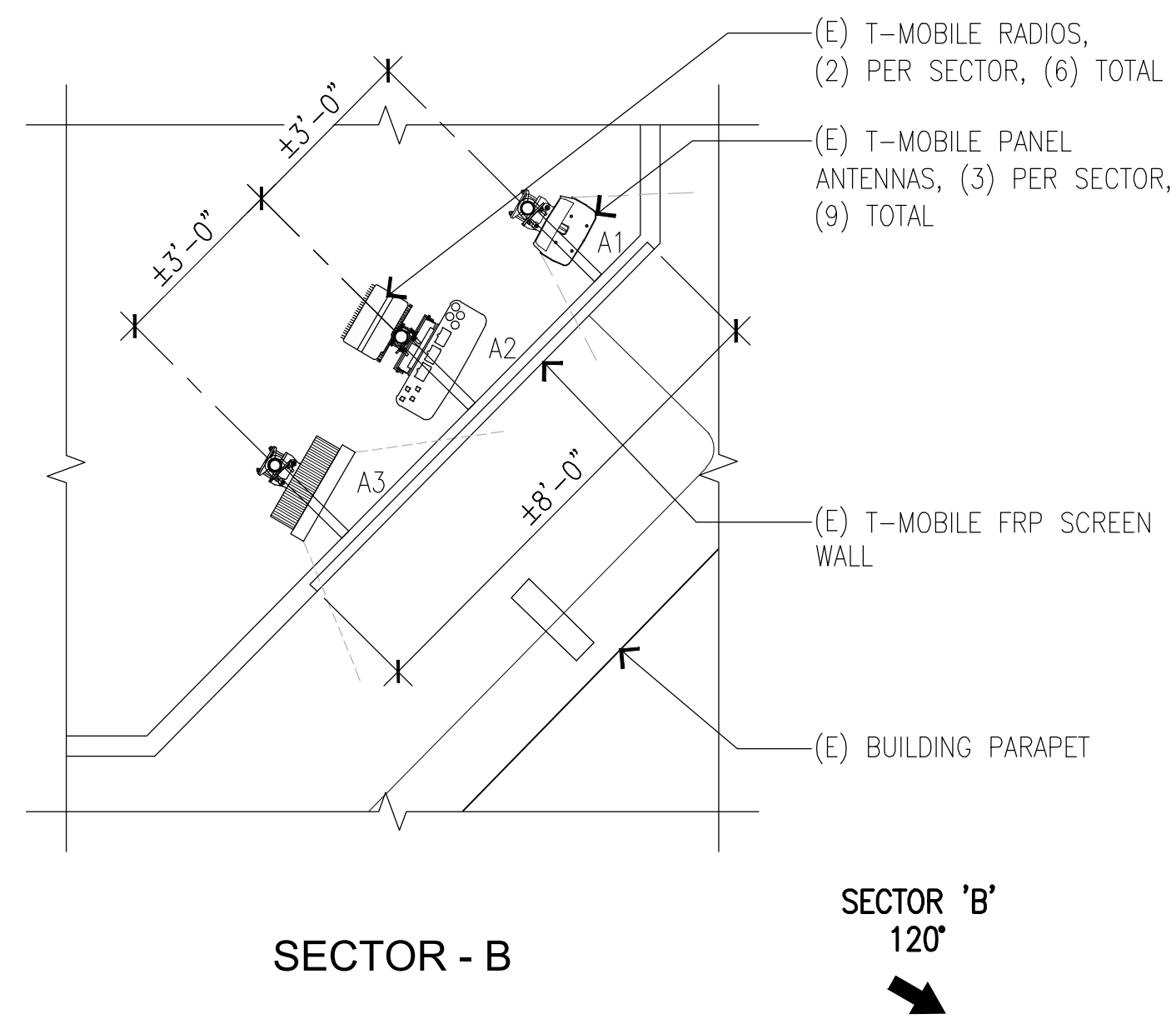
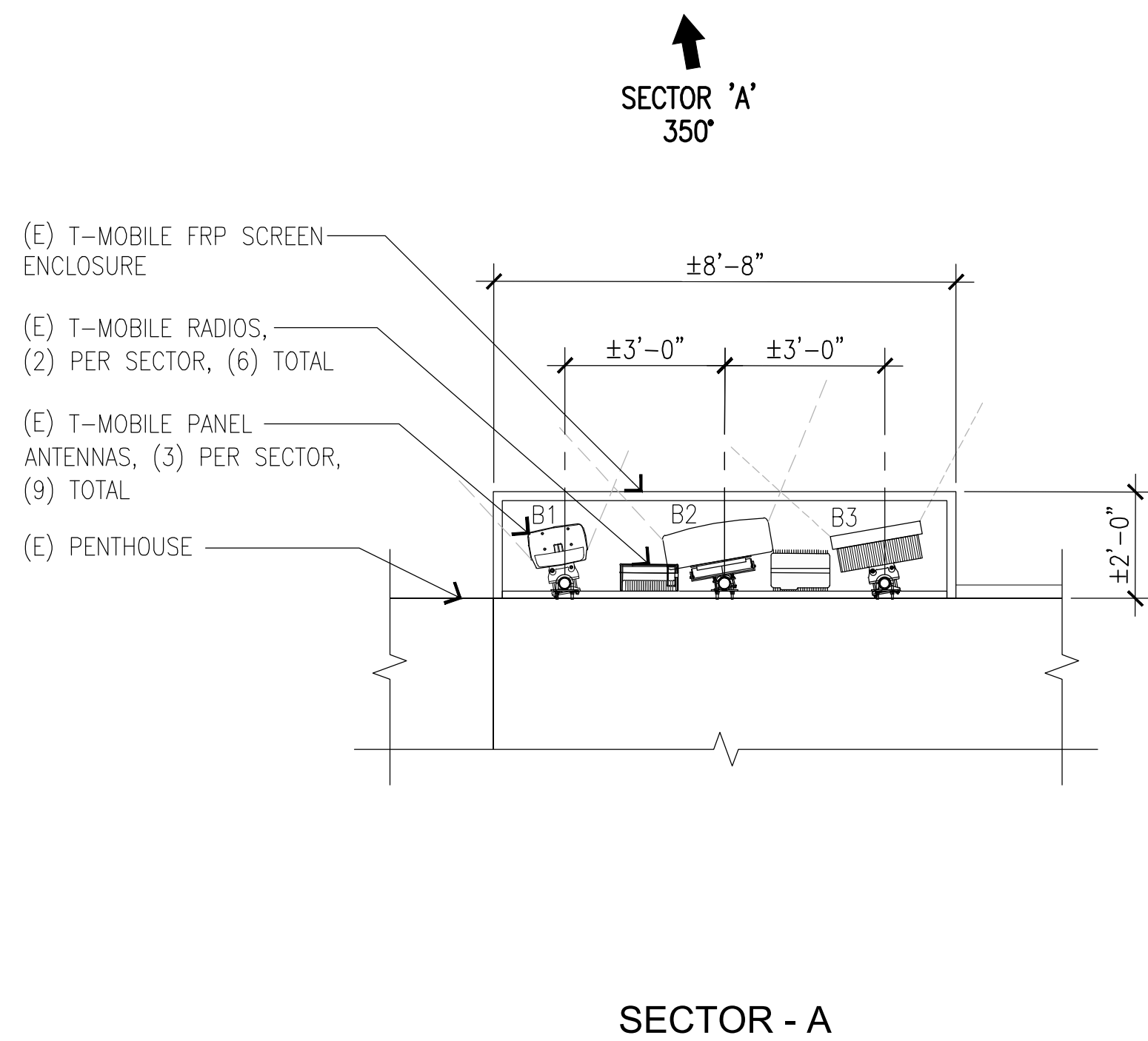
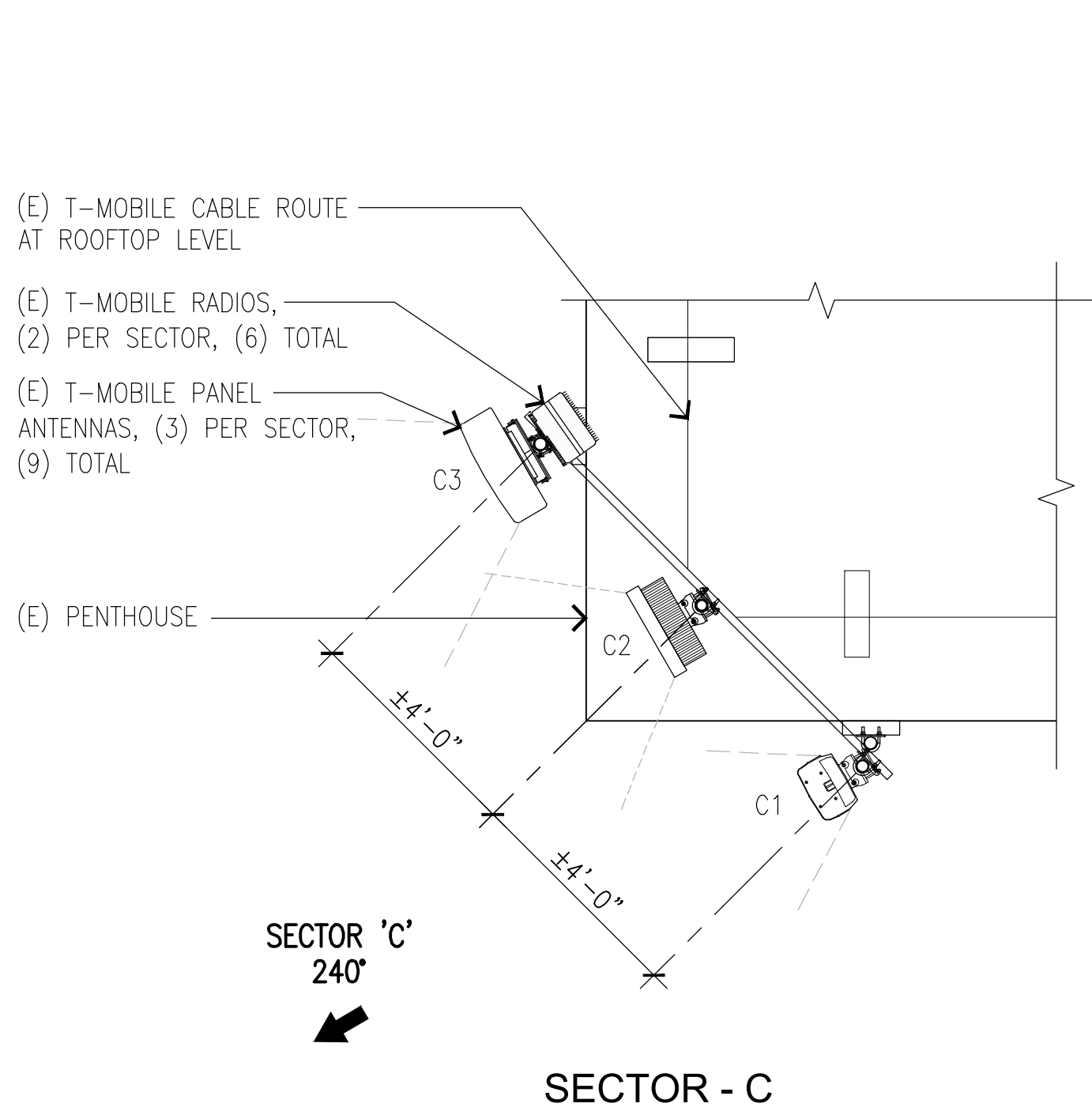
BA01211A

EXISTING EQUIPMENT LAYOUT PLAN

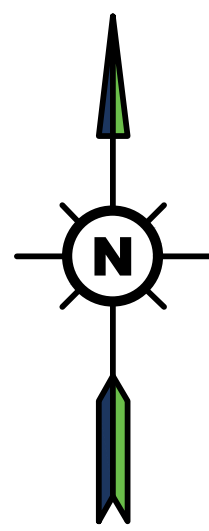
SCALE:
3/8"=1'-0"



2



(E) ANTENNA SCHEDULE														
	POS	TECHNOLOGY	AZIMUTH (°)	RAD CENTER	MAKE	ANTENNA MODEL	HEIGHT (in.)	RRU MODELS	CABLE			HYBRID CABLE		
SECTOR 'A'	A1	L2100/L1900/ G1900	350	±80'-0"	ERICSSON	AIR32 B2A B66A	59.25	-	FIBER JUMPER	9'	4	(2) DC conductor 10AWG (2) Ericsson 6x12 HCS 6AWG 40m (2) Ericsson 6x12 HCS 4AWG 60m (2) Ericsson 6x12 HCS 6AWG 30m (1) Ericsson 3x6 HCS 40m, (1) Ericsson 3x6 HCS 20m, (1) Ericsson 3x6 HCS 60m (1) PSU 4813		
								-	-	-	-			
								A2	N600/L600/L700 L1900/U1900	350	±79'-0"			
	RRU 4415 B25	JUMPER SUREFLEX 4.3-10 TO 4.3-10	10'	4										
	-	FIBER JUMPER	9'	4										
	A3	L2500/N2500	350	±81'-7"	ERICSSON	AIR6449 B41	33.10	-	FIBER JUMPER	9'	4			
								-	-	-	-			
								-	-	-	-			
	SECTOR 'B'	B1	L2100/L1900/ G1900	120	±79'-1"	ERICSSON	AIR32 B2A B66A	59.25	-	FIBER JUMPER	9'			
-									-	-	-			
-									-	-	-			
B2		N600/L600/L700 L1900/U1900	120	±79'-0"	RFS	APXVAARR18_4 3-U-NA20	72.00	RRU 4449 B71+B85	JUMPER SUREFLEX 4.3-10 TO 4.3-10	6'	4			
								RRU 4415 B25	JUMPER SUREFLEX 4.3-10 TO 4.3-10	10'	4			
								-	FIBER JUMPER	9'	4			
B3		L2500/N2500	120	±79'-10"	ERICSSON	AIR6449 B41	33.10	-	FIBER JUMPER	9'	4			
								-	-	-	-			
								-	-	-	-			
SECTOR 'C'	C1	L2100/L1900/ G1900	240	±76'-4"	ERICSSON	AIR32 B2A B66A	59.25	-	FIBER JUMPER	9'	4			
								-	-	-	-			
								-	-	-	-			
	C2	L2500/N2500	240	±77'-1"	ERICSSON	AIR6449 B41	33.10	-	FIBER JUMPER	9'	4			
								-	-	-	-			
								-	-	-	-			
	C3	N600/L600/L700 L1900/U1900	240	±74'-6"	RFS	APXVAARR24_4 3-U-NA20	95.90	RRU 4449 B71+B85	JUMPER SUREFLEX 4.3-10 TO 4.3-10	6'	4			
								RRU 4415 B25	JUMPER SUREFLEX 4.3-10 TO 4.3-10	10'	4			
								-	FIBER JUMPER	9'	4			



PROJECT INFORMATION:

(CUP RENEWAL)

BA01211A
PL211 SPARKLE

1345 TREAT BLVD.,
WALNUT CREEK, CA 94597
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

08/07/25

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

0	04/16/25	100% ZD	VTA
1	08/07/25	100% ZD, REVISED PER JRX 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**

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

DRAWN BY: CHK.: APV.:

VTA	AB	AB
-----	----	----

LICENSURE:

SHEET TITLE:

EXISTING ANTENNA
LAYOUT PLAN AND
ANTENNA SCHEDULE

SHEET NUMBER: REVISION:

A-3

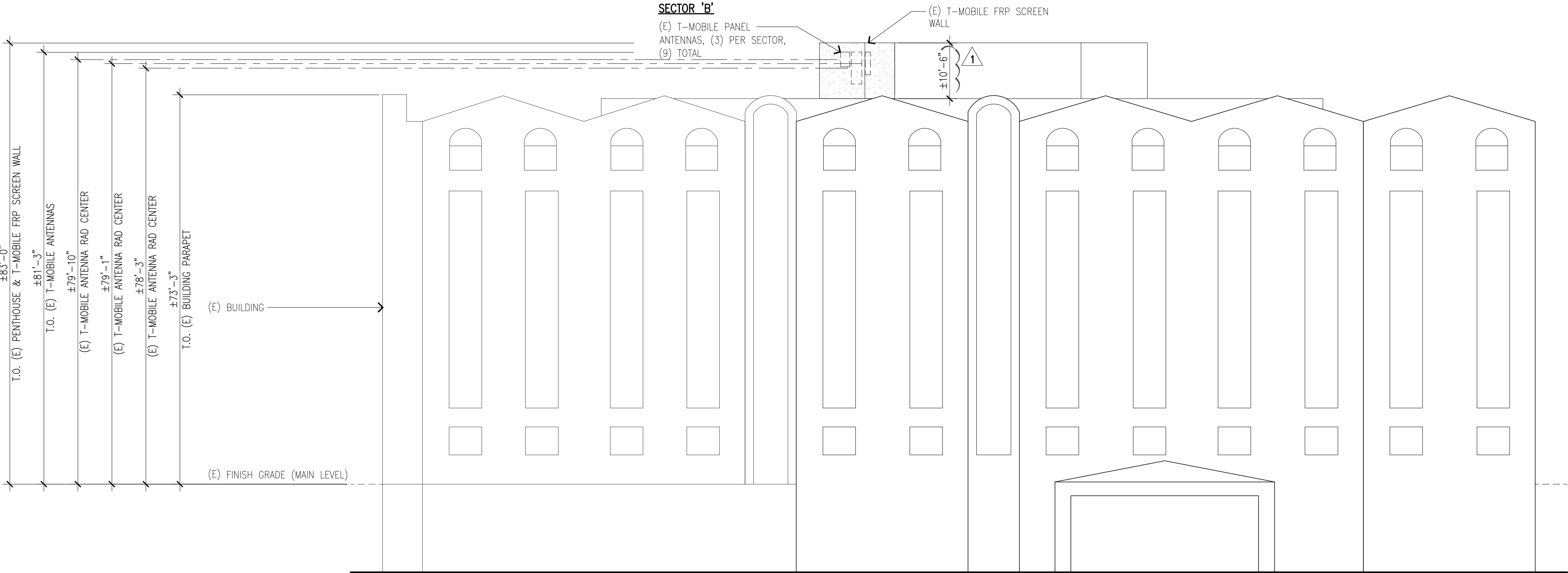
1

BA01211A



EXISTING NORTH ELEVATION

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



EXISTING EAST ELEVATION

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

T-Mobile
Stick Together®

1200 CONCORD AVE., 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:

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△ 0	04/16/25	100% ZD	VTA
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DRAWN BY: CHK.: APV.:

VTA	AB	AB
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LICENSURE:

SHEET TITLE:

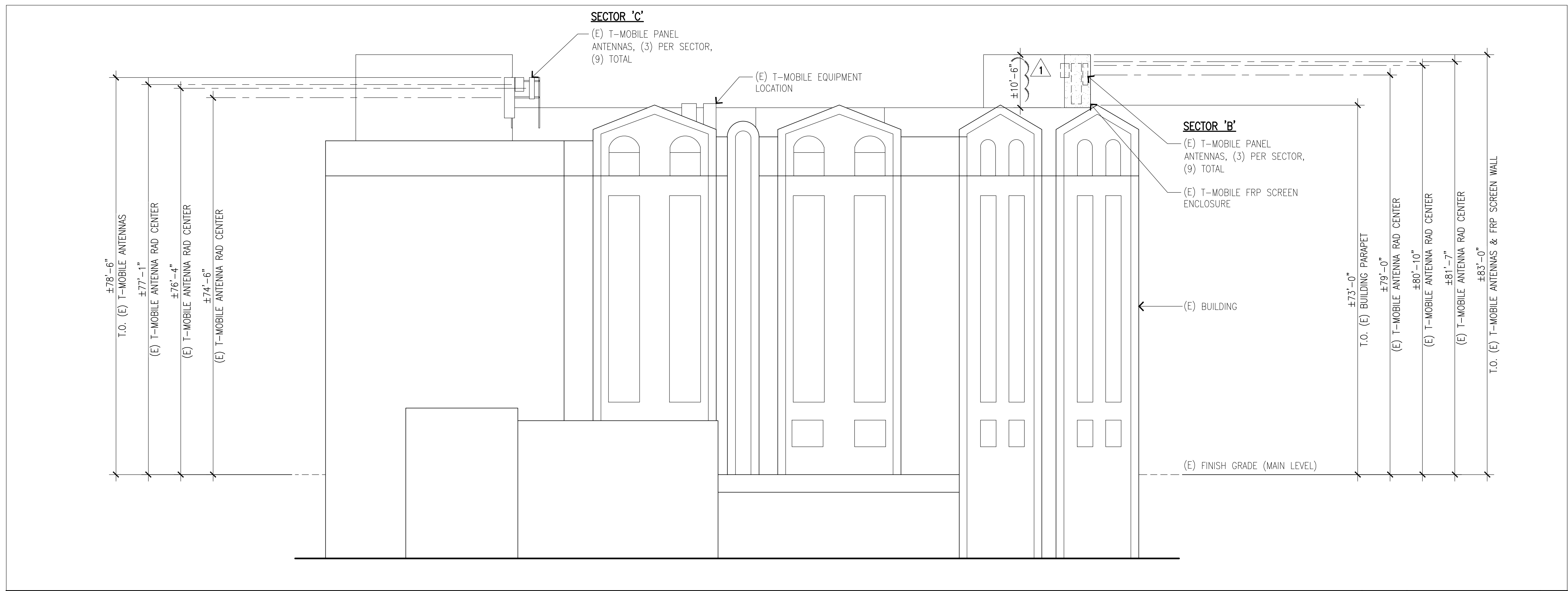
EXISTING ELEVATIONS I

SHEET NUMBER: REVISION:

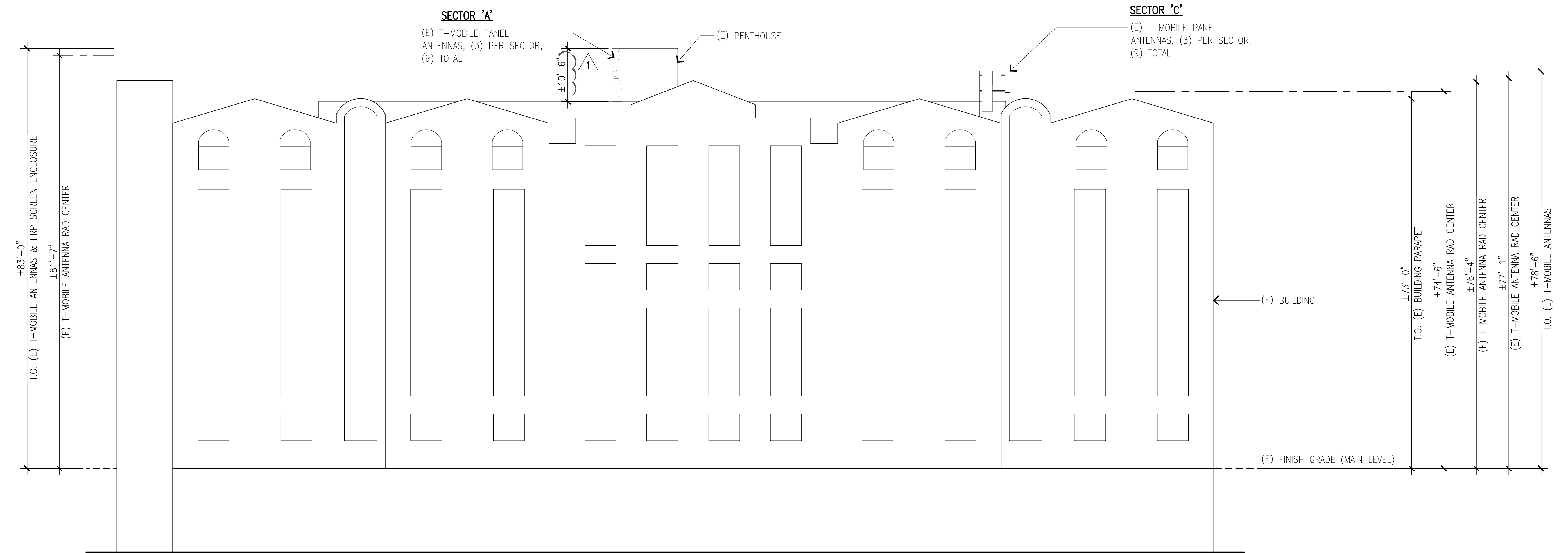
A-4

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BA01211A



EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION

T-Mobile
Stick Together®

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CONCORD, CA 94520

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(CUP RENEWAL)
BA01211A
PL211 SPARKLE
1345 TREAT BLVD.,
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CONTRA COSTA COUNTY

CURRENT ISSUE DATE:
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ISSUED FOR:
ZONING

0	04/16/25	100% ZD	VTA
1	08/07/25	100% ZD, REVISED PER JRX COMMENTS	GHB

PLANS PREPARED BY:
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DRAWN BY: VTA
CHK.: AB
APV.: AB

LICENSURE:

SHEET TITLE:
EXISTING ELEVATIONS II

SHEET NUMBER: **A-5**
REVISION: **1**
BA01211A

CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
Martinez, CA 94553-4601
Phone: 925-655-2700
Fax: 925-655-2758



CONTRA COSTA
CONSERVATION & DEVELOPMENT

AGENCY COMMENT REQUEST

Date 4/28/25

We request your comments regarding the attached application currently under review.

DISTRIBUTION	
<u>INTERNAL</u>	
<input checked="" type="checkbox"/> Building Inspection	Grading Inspection
Advance Planning	Housing Programs
Trans. Planning	<input checked="" type="checkbox"/> Telecom Planner
ALUC Staff	HCP/NCCP Staff
County Geologist	
<u>HEALTH SERVICES DEPARTMENT</u>	
<input checked="" type="checkbox"/> Environmental Health	Hazardous Materials
<u>PUBLIC WORKS DEPARTMENT</u>	
Engineering Services	Special Districts
Traffic	
Flood Control (Full-size)	
<u>LOCAL</u>	
<input checked="" type="checkbox"/> Fire District	<u>CONTRA COSTA</u>
San Ramon Valley – (email) rwendel@srvfire.ca.gov	
<input checked="" type="checkbox"/> Consolidated – (email) fire@cccfd.org	
<input checked="" type="checkbox"/> Sanitary District	<u>CENTRAL SANITARY</u>
<input checked="" type="checkbox"/> Water District	<u>CCWD</u>
<input checked="" type="checkbox"/> City of	<u>Walnut Creek</u>
School District(s) _____	
LAFCO	
Reclamation District # _____	
East Bay Regional Park District	
Diablo/Discovery Bay/Crockett CSD	
MAC/TAC _____	
Improvement/Community Association	
<input checked="" type="checkbox"/> CC Mosquito & Vector Control Dist (email)	
<u>OTHERS/NON-LOCAL</u>	
CHRIS (email only: nwic@sonoma.edu)	
CA Fish and Wildlife, Region 3 – Bay Delta	
Native American Tribes	
<u>ADDITIONAL RECIPIENTS</u>	

Please submit your comments to:

Project Planner Dominique Vogelpohl

Phone # 925-655-2880

E-mail dominique.vogelpohl@dcd.cccounty.ca.gov

County File # CDLP25-02010

Prior to May 23, 2025

We have found the following special programs apply to this application:

☐ Landslide ☐ Active Fault Zone (A-P)

☒ Liquefaction ☐ Flood Hazard Area

☒ 60-dBA Noise Control

☐ CA EPA Hazardous Waste Site

☐ High or Very High FHSZ

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below Attached

Print Name M. Ganeor

[Signature] 5/22/25

Signature DATE

Agency phone # 925 941 3300

From: [ForwardPlanning](#)
To: [Cherie Adriano](#)
Cc: [Dominique Vogelpohl](#)
Subject: RE: Cherie Adriano shared the folder "CDLP25-02010" with you
Date: Thursday, May 1, 2025 10:06:03 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)
[image006.png](#)

Good morning,

Thank you for sending over the below plans. Central San has reviewed the proposed project at 1345 Treat Blvd., Walnut Creek and has no comments.

Thank you!

Michelle Peon Del Valle

Engineering Assistant

Phone: 925-229-7355

Email: mpeondelvalle@centralsan.org

5019 Imhoff Place, Martinez, CA 94553

