

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

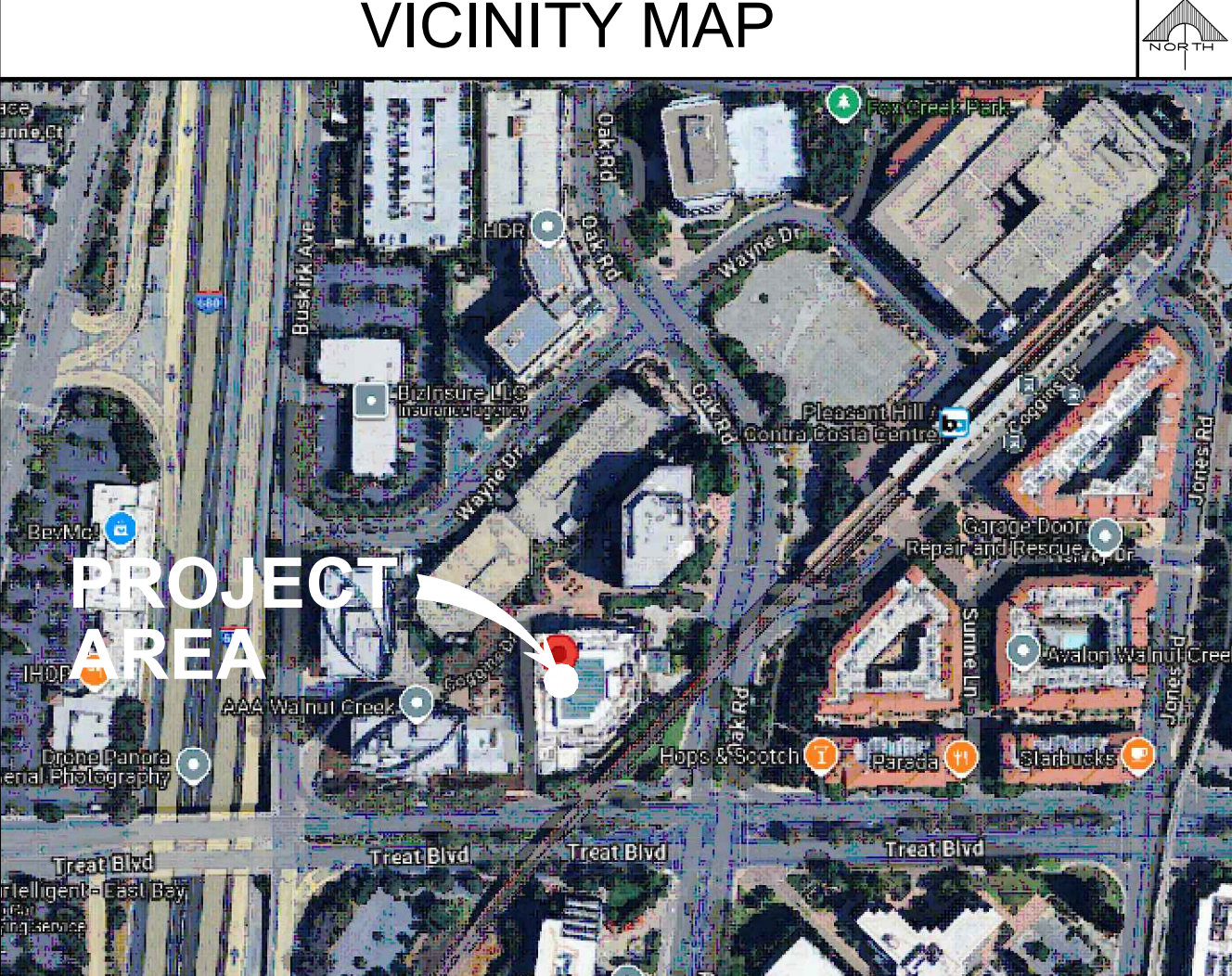
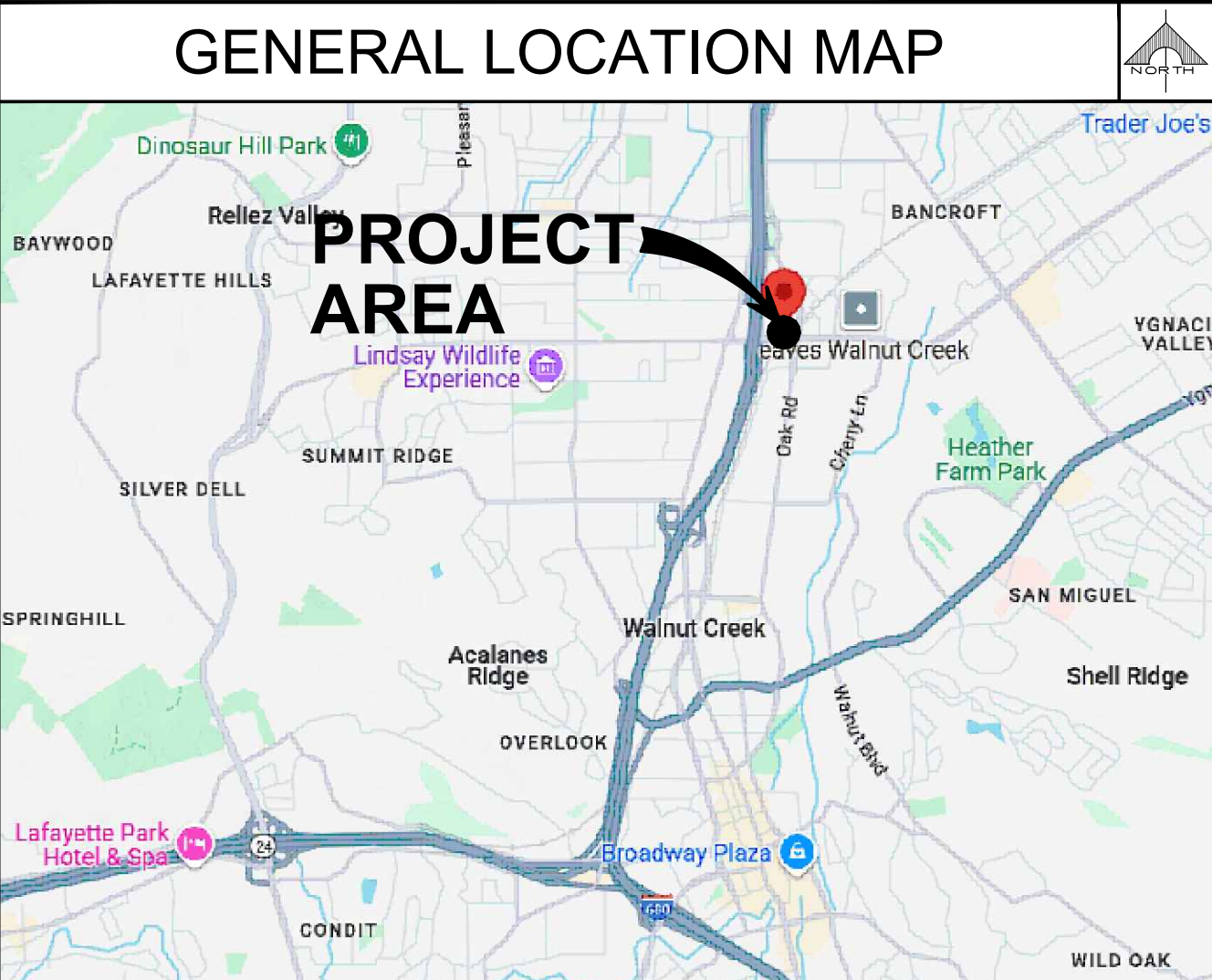
8. CITY / COUNTY ORDINANCES

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.



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08/07/25

ISSUED FOR:

ZONING

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:

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

DRAWN BY: CHK.: APV.:

VTA

AB

AB

LICENSURE:

SHEET TITLE:

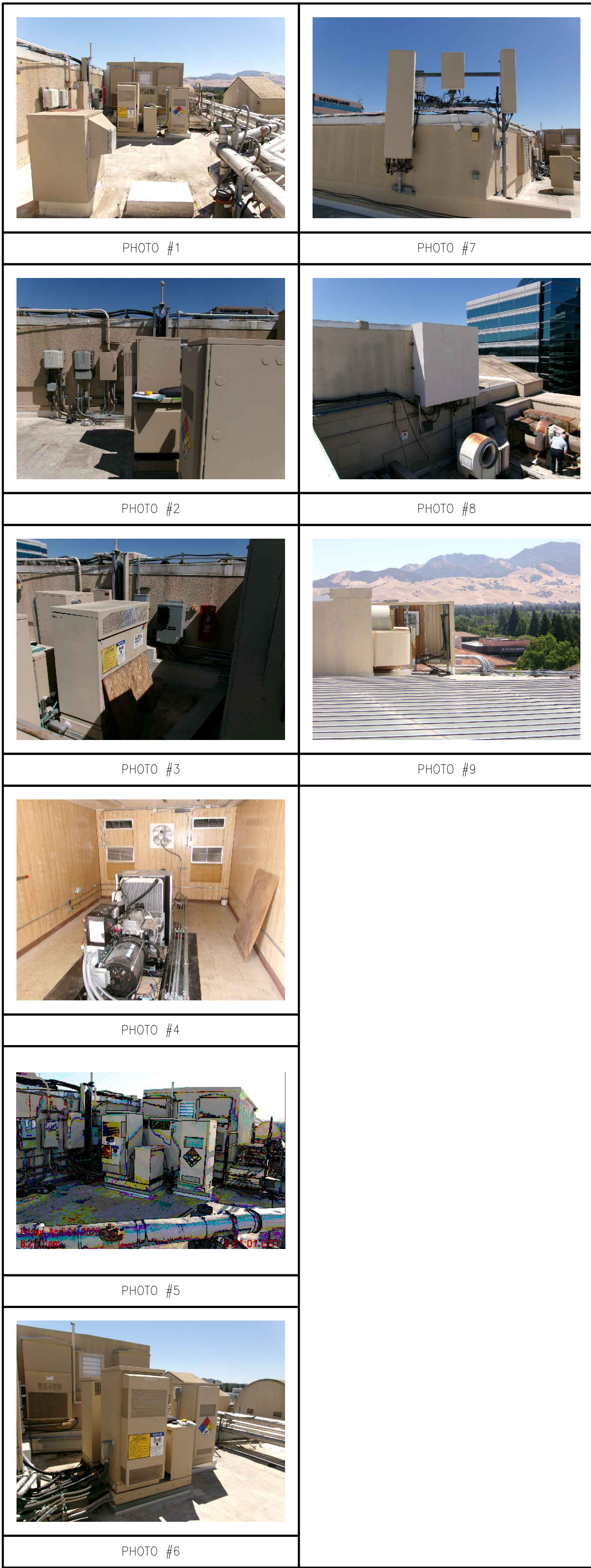
TITLE SHEET

SHEET NUMBER: REVISION:

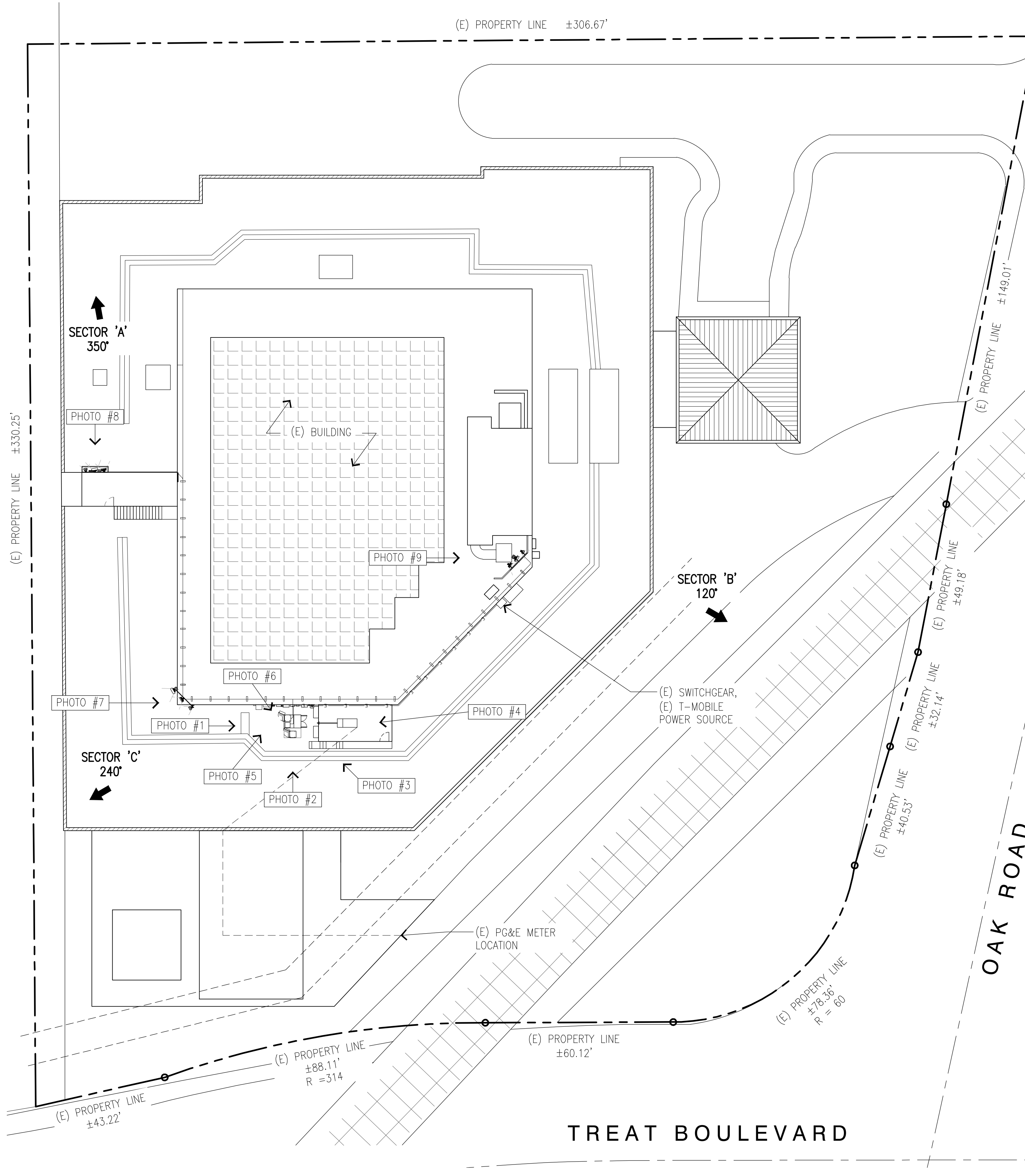
T-1

1

BA01211A



PLAT MAP



T-Mobile
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1200 CONCORD AVE., 5TH FLOOR
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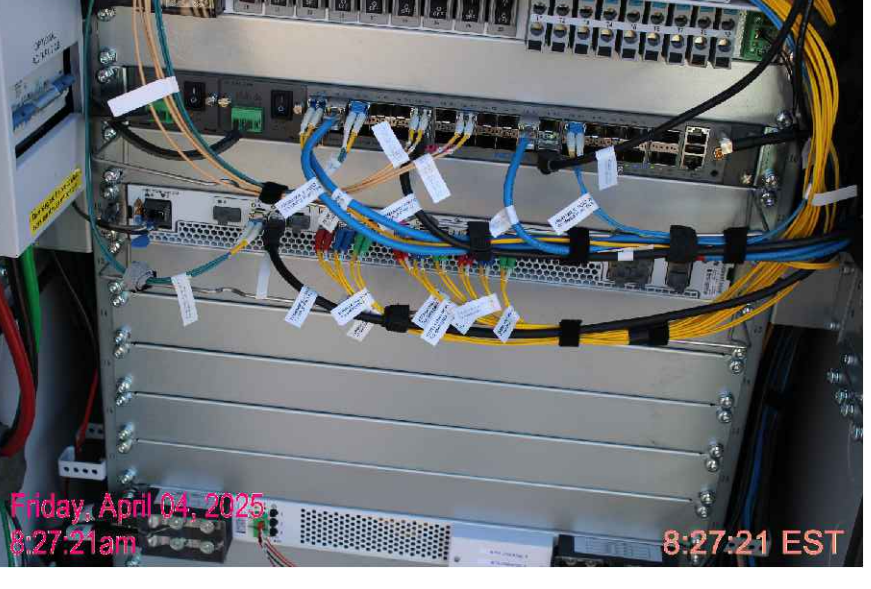
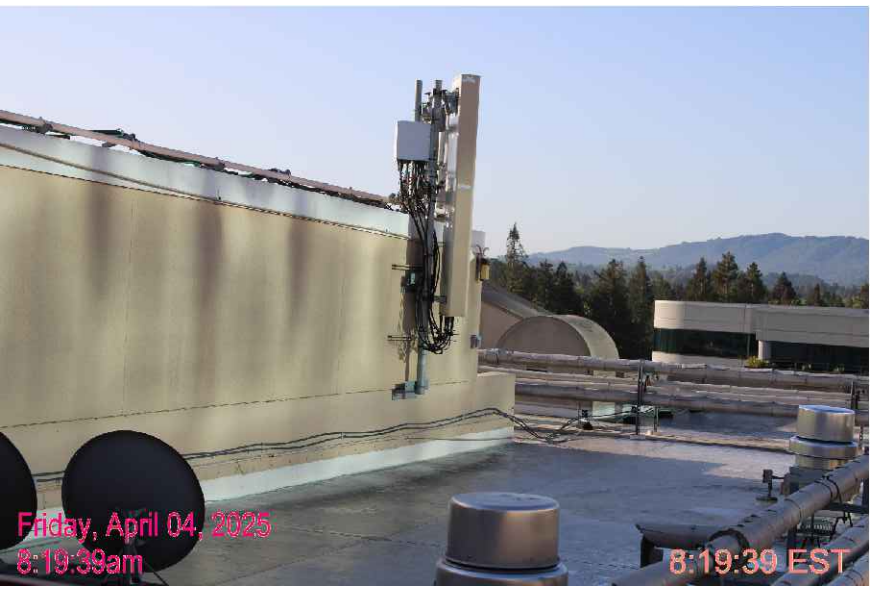
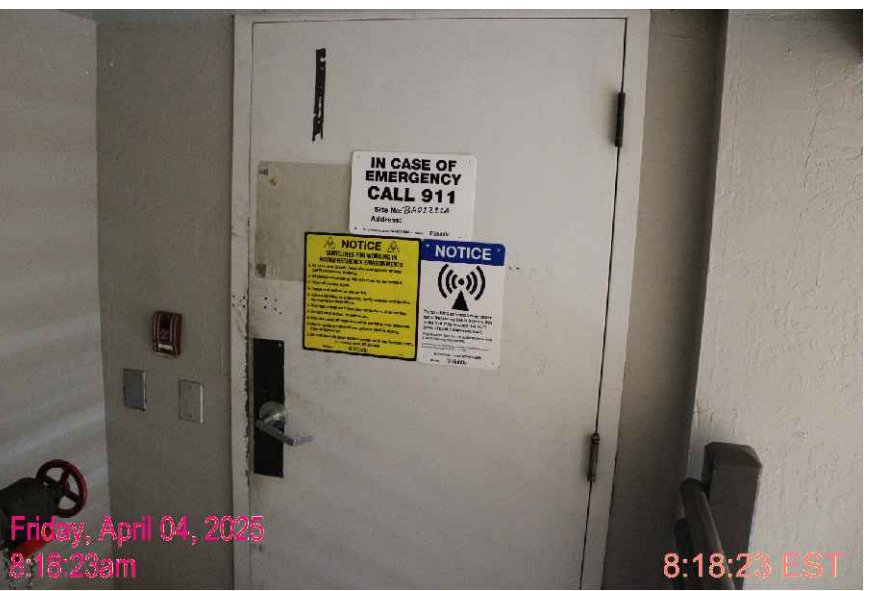
CONSULTANT:
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LICENSURE:

SHEET TITLE:
PLAT MAP

SHEET NUMBER: **T-2** REVISION: **1**
BA01211A



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VTA	AB	AB
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LICENSURE:

SHEET TITLE:

SITE PHOTOS I

SHEET NUMBER: REVISION:

T-3

1

BA01211A



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VTA AB AB

LICENSURE:

SHEET TITLE:

SITE PHOTOS II

SHEET NUMBER: REVISION:

T-4

1

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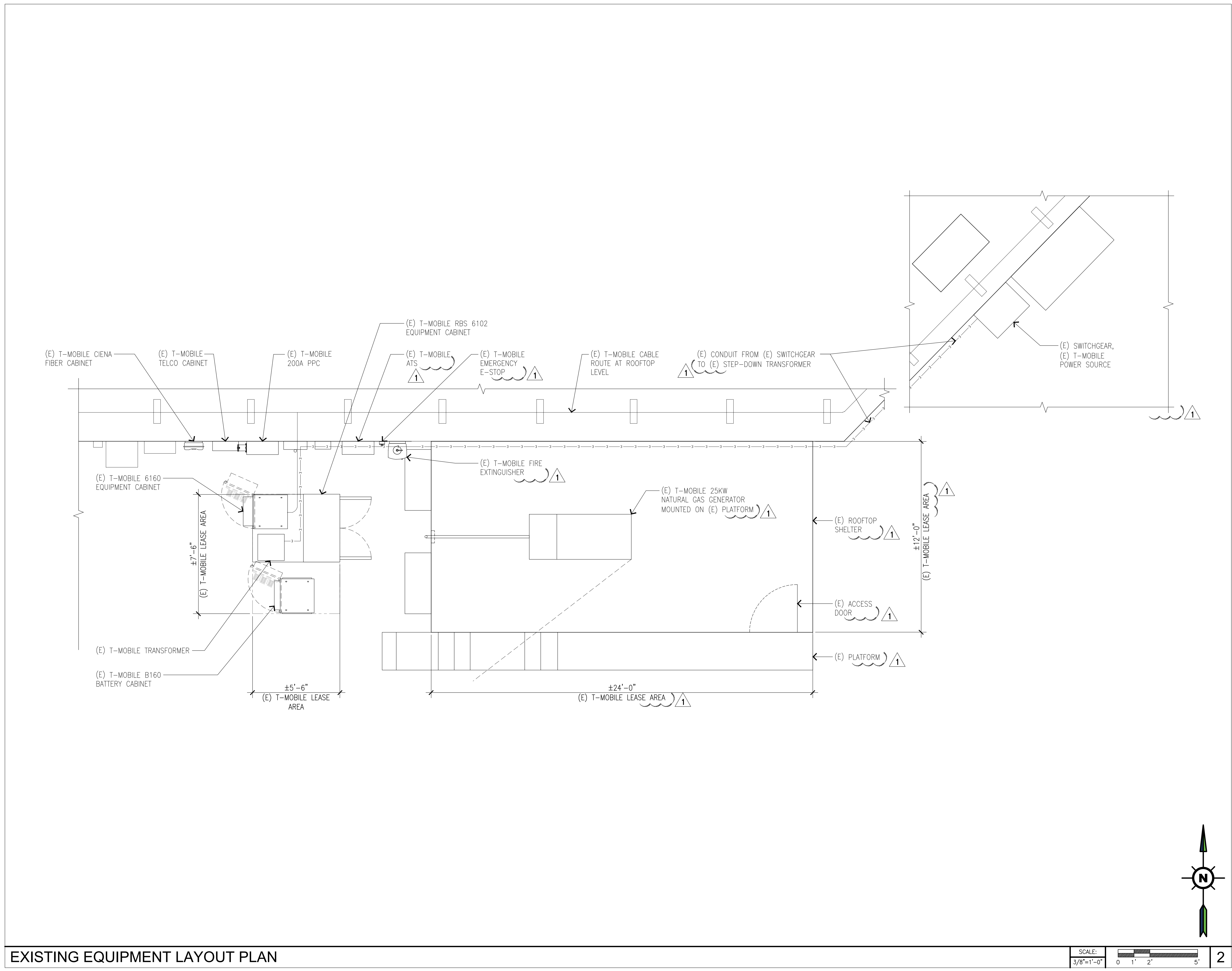
VTA	AB	AB
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EXISTING OVERALL
SITE PLAN

A-1	1
	BA01211A



SCALE:		1
1"=20'-0"		



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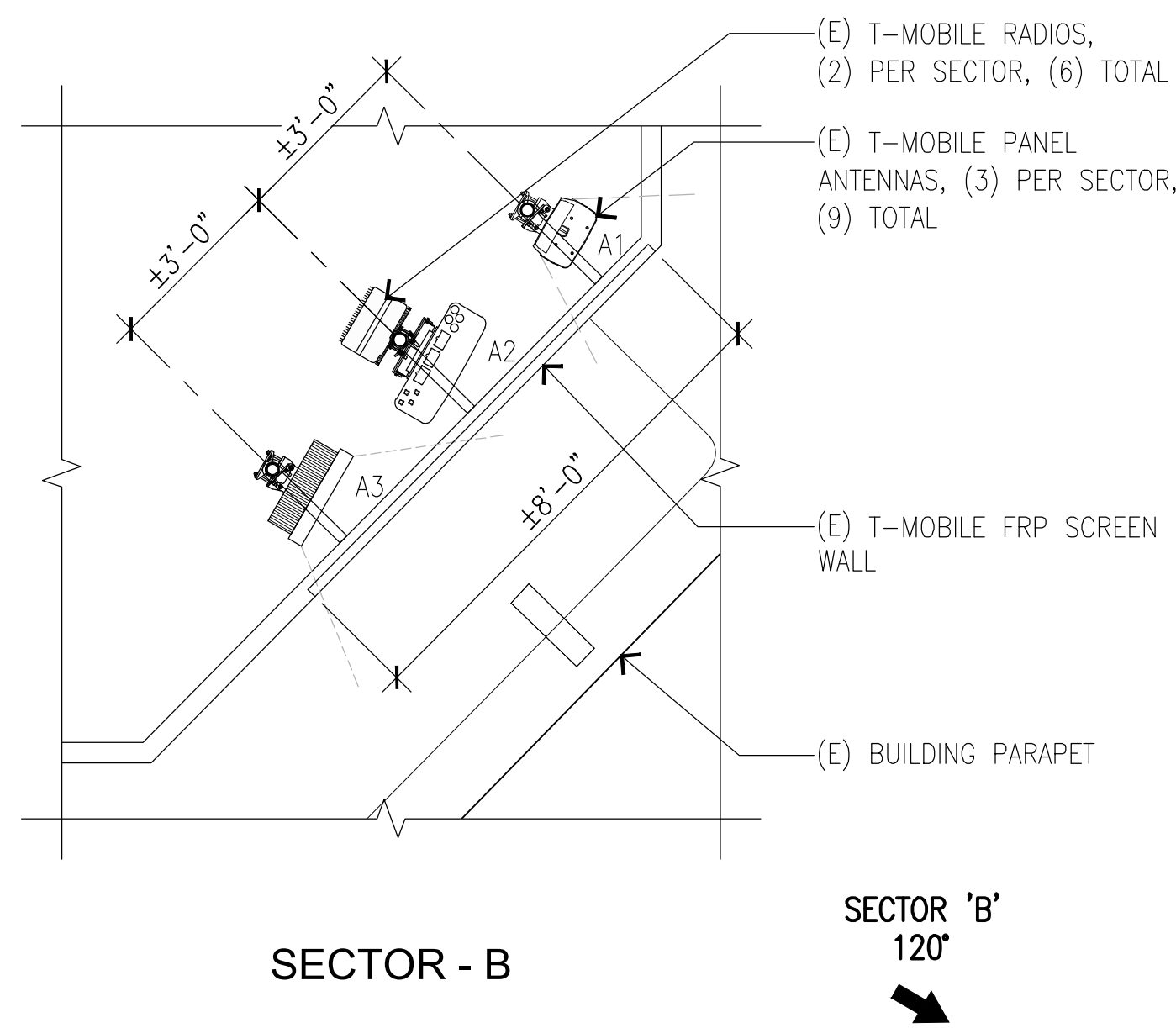
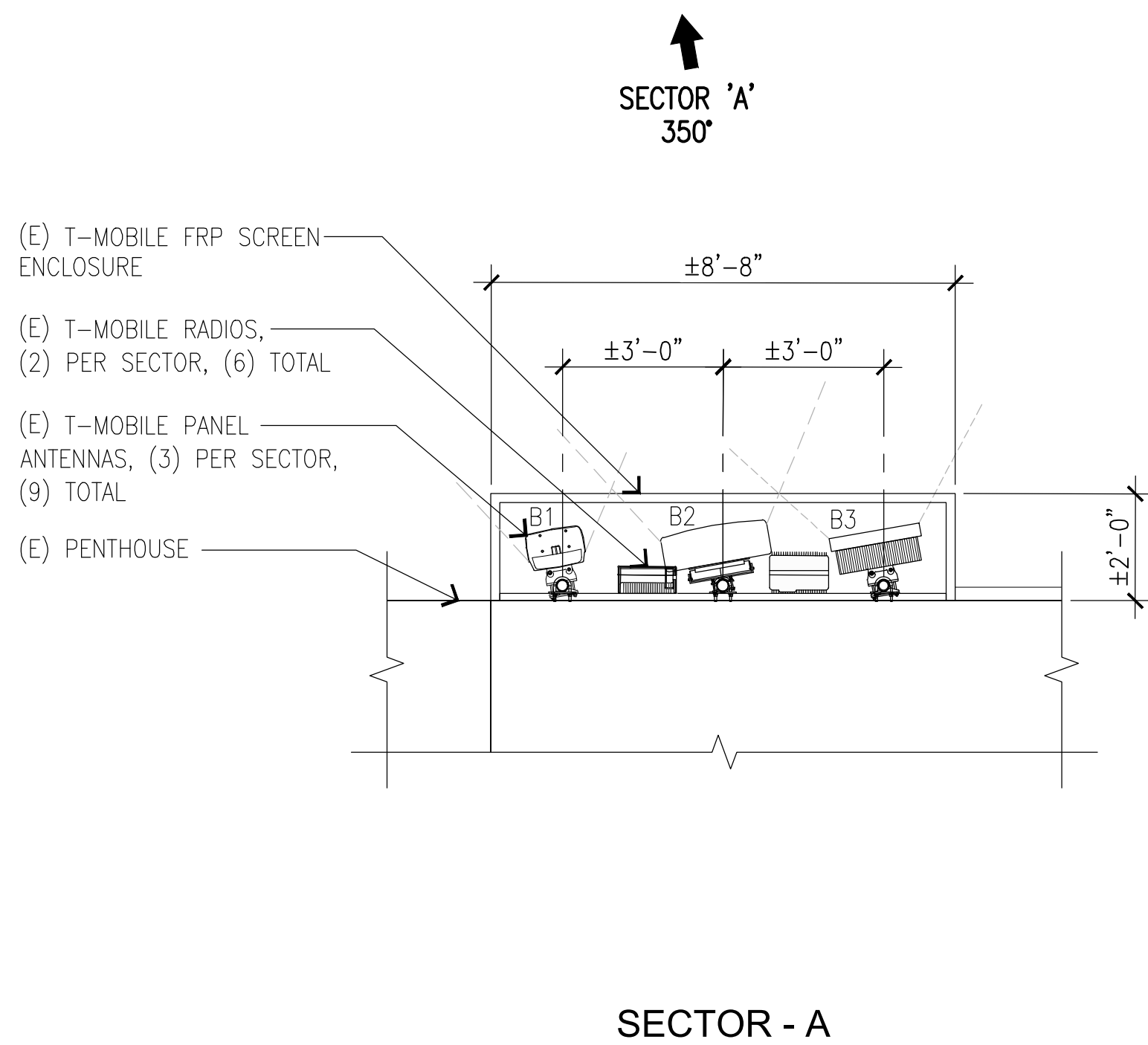
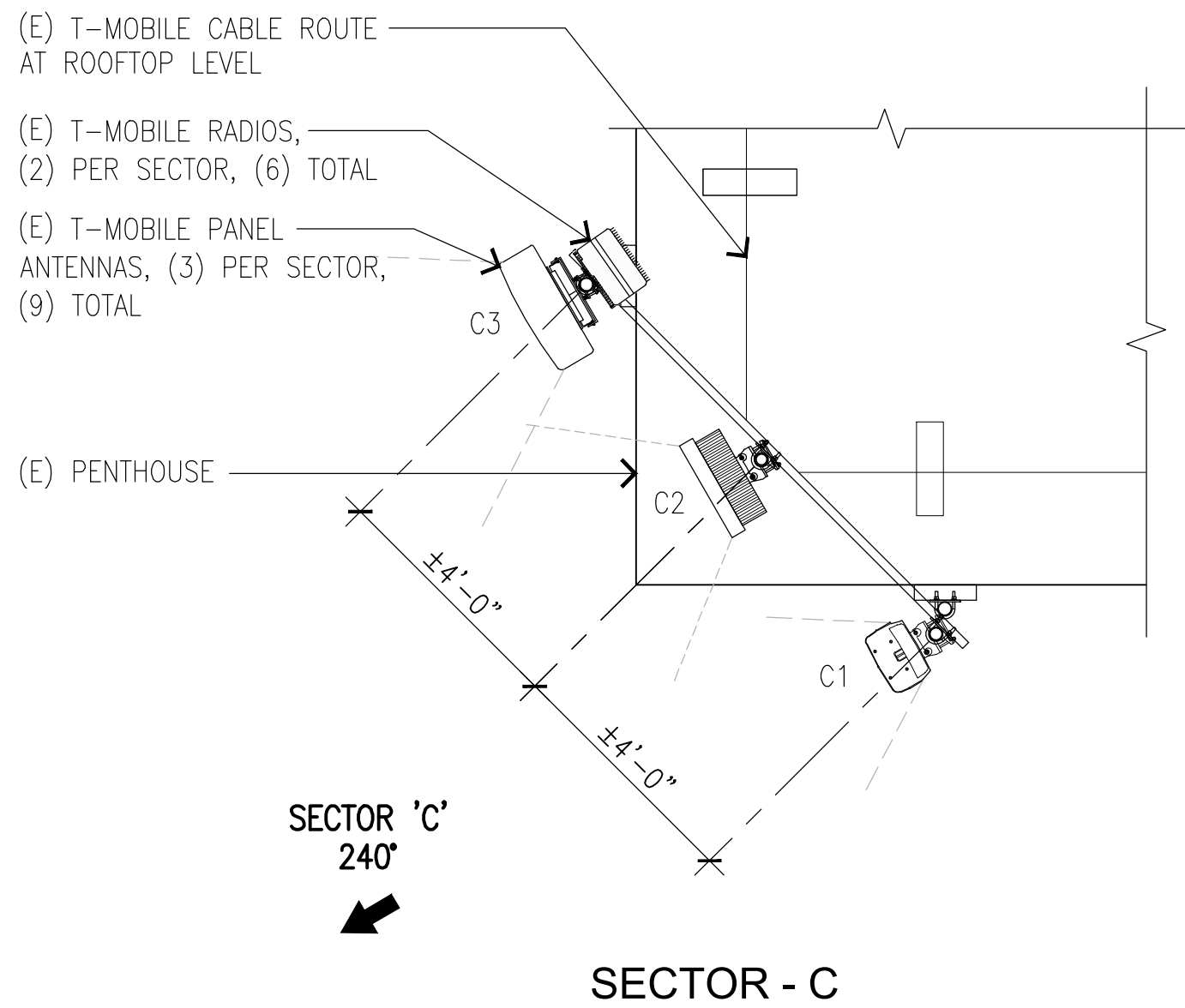
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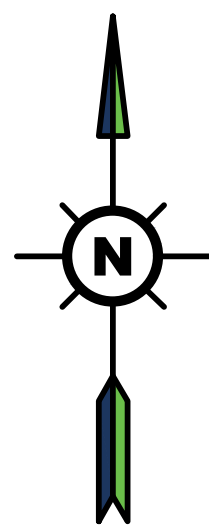
LICENSURE:

SHEET TITLE:
EXISTING EQUIPMENT LAYOUT PLAN

SHEET NUMBER:	REVISION:
A-2	1
	BA01211A



(E) ANTENNA SCHEDULE														
	POS	TECHNOLOGY	AZIMUTH (°)	RAD CENTER	MAKE	ANTENNA MODEL	HEIGHT (in.)	RRU MODELS	CABLE			HYBRID CABLE		
										CABLE TYPE	LENGTH			
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"	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			
	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'	4			
								-	-	-	-			
								-	-	-	-			
	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			



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VTA AB AB

LICENSURE:

SHEET TITLE:

EXISTING ANTENNA
LAYOUT PLAN AND
ANTENNA SCHEDULE

SHEET NUMBER: REVISION:

A-3

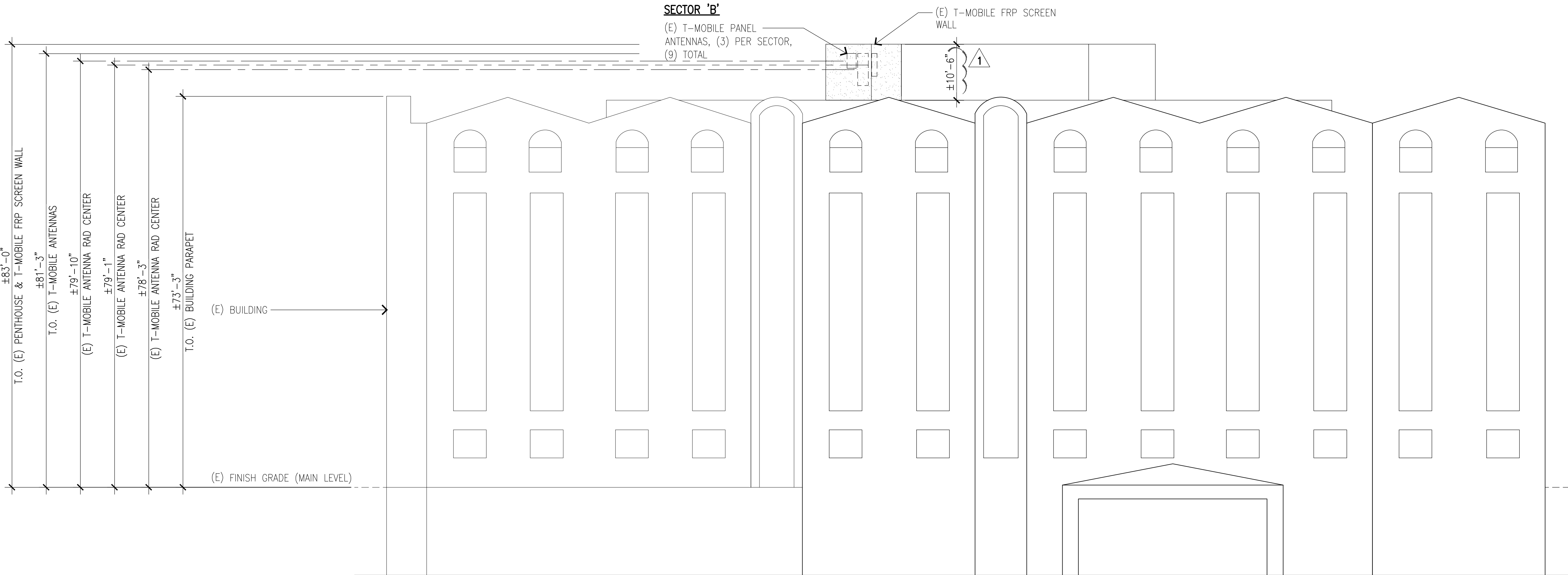
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BA01211A



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

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VTA	AB	AB
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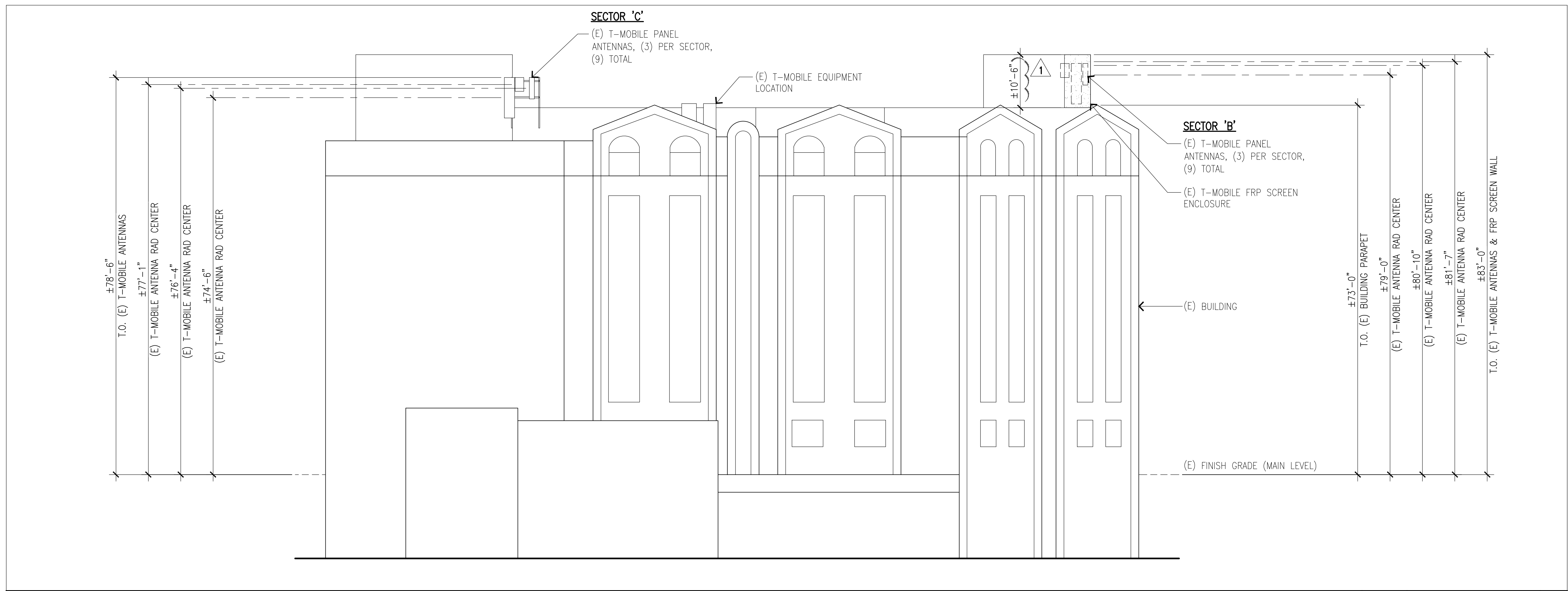
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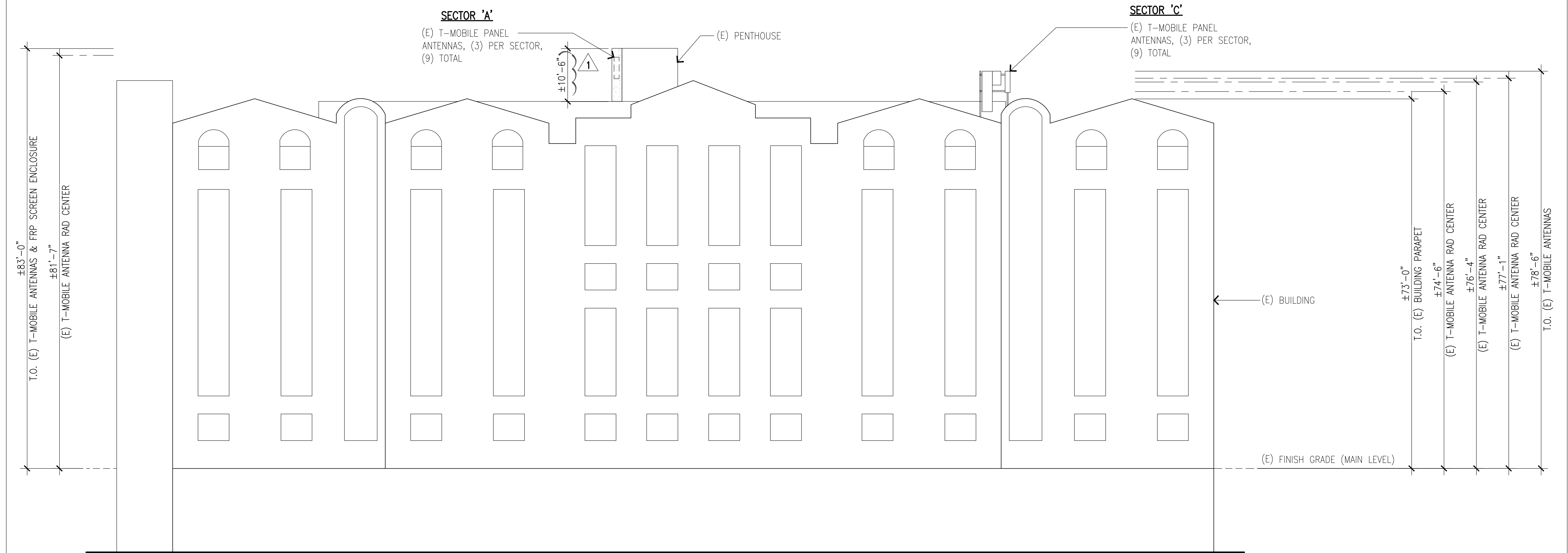
A-4

1

BA01211A



EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION

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EXISTING ELEVATIONS II

SHEET NUMBER: REVISION:

A-5

1

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