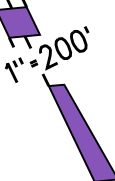
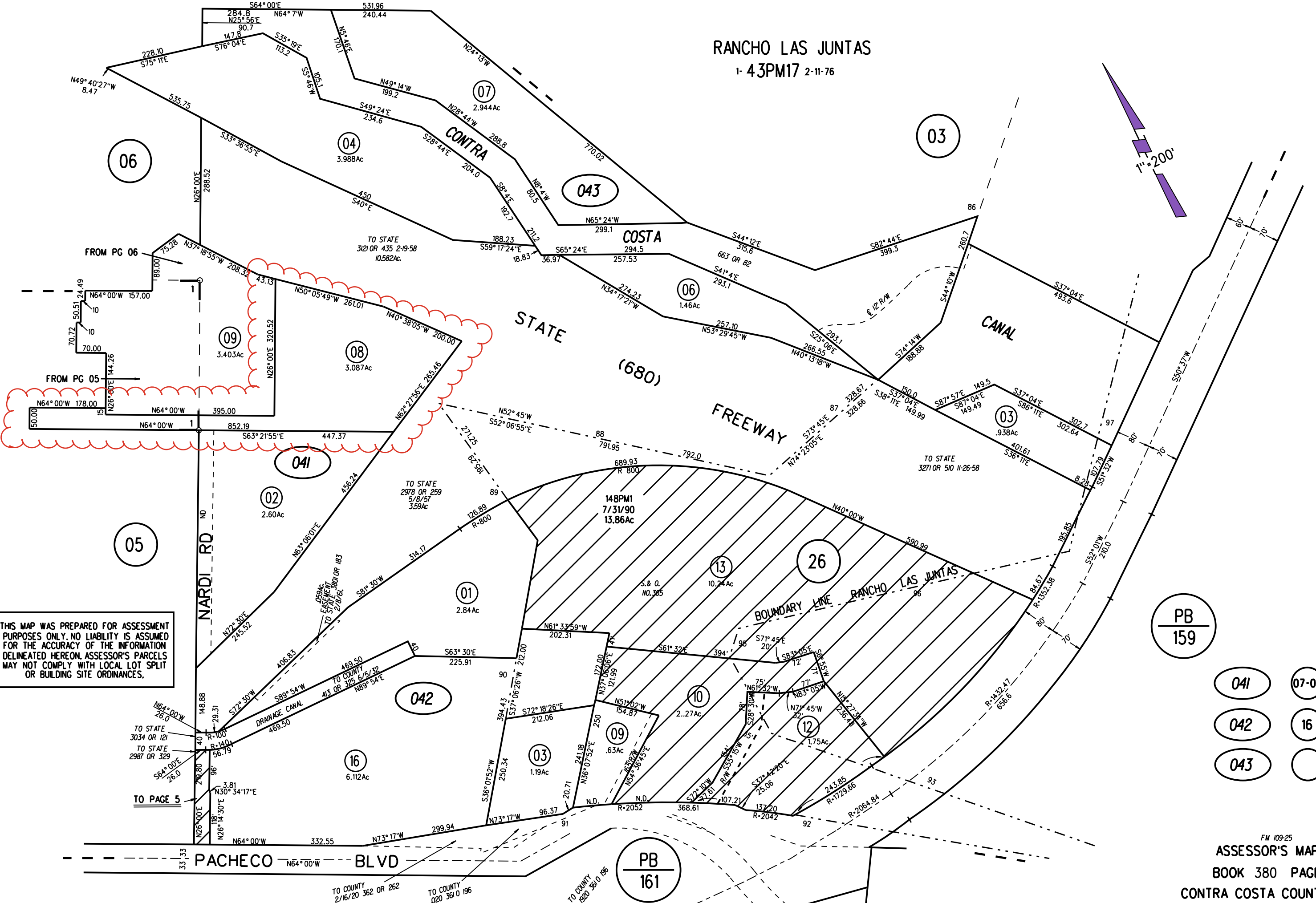


RANCHO LAS JUNTAS
1- 43PM17 2-11-76



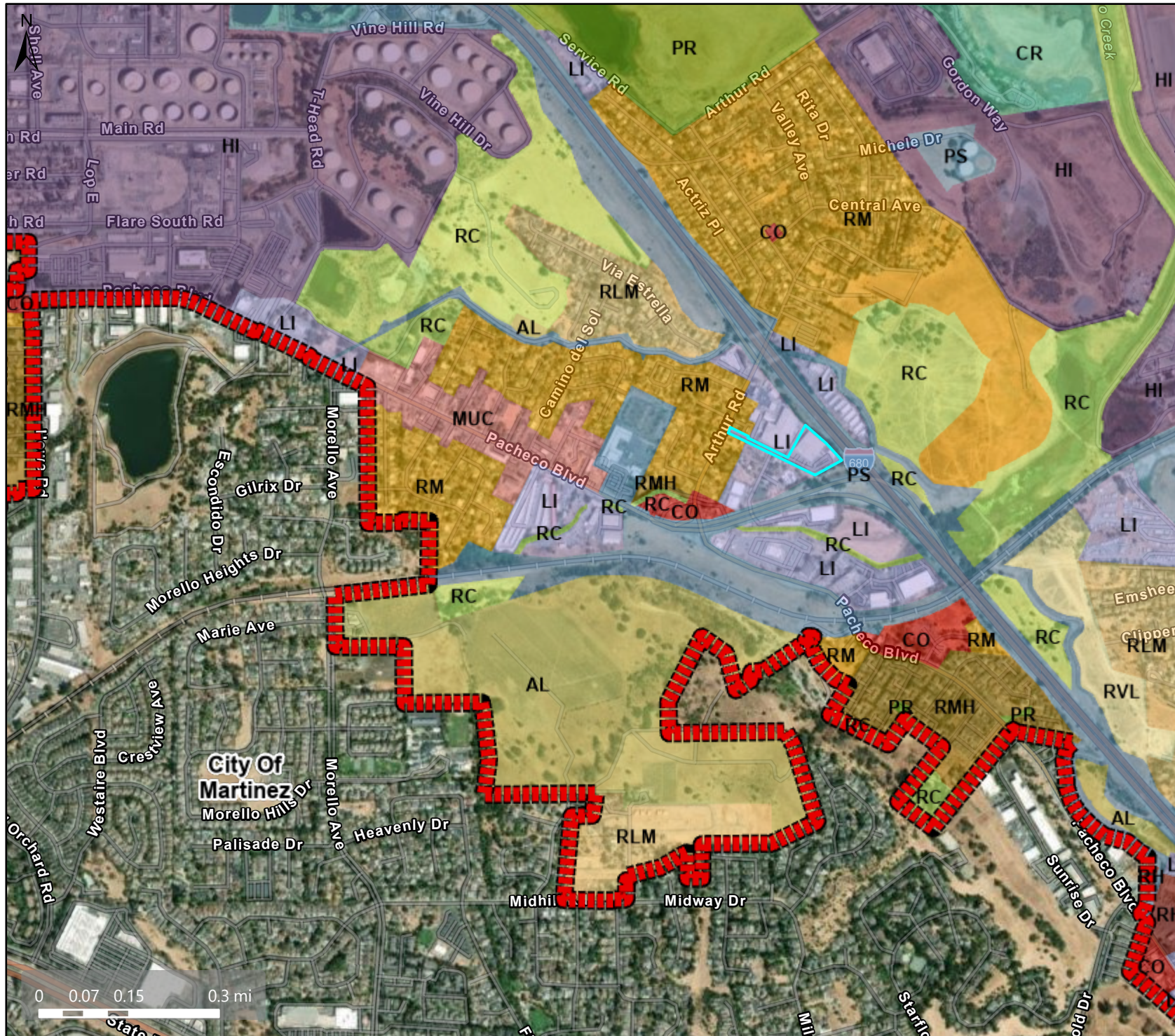
NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.



PB
159

- 041
- 042
- 043
- 07-09
- 16
-

General Plan: Light Industry (LI)



Map Legend

County Border

Planning Layers
(DCD)

General Plan

- RVL (Residential Very-Low Density) (≤ 1 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)
- MUC (Mixed-Use Community-Specific) (Variable)
- CO (Commercial and Office) (C: 1.0 FAR O: 2.75 FAR)
- LI (Light Industry) (1.5 FAR)
- HI (Heavy Industry) (HI: 0.67 FAR LI: 1.5 FAR)
- PS (Public and Semi-Public)
- CR (Commercial Recreation)
- PR (Park and Recreation)
- RC (Resource Conservation)
- AL (Agricultural Lands) (1 du/10 ac) (1 du/20 ac in DPZ)

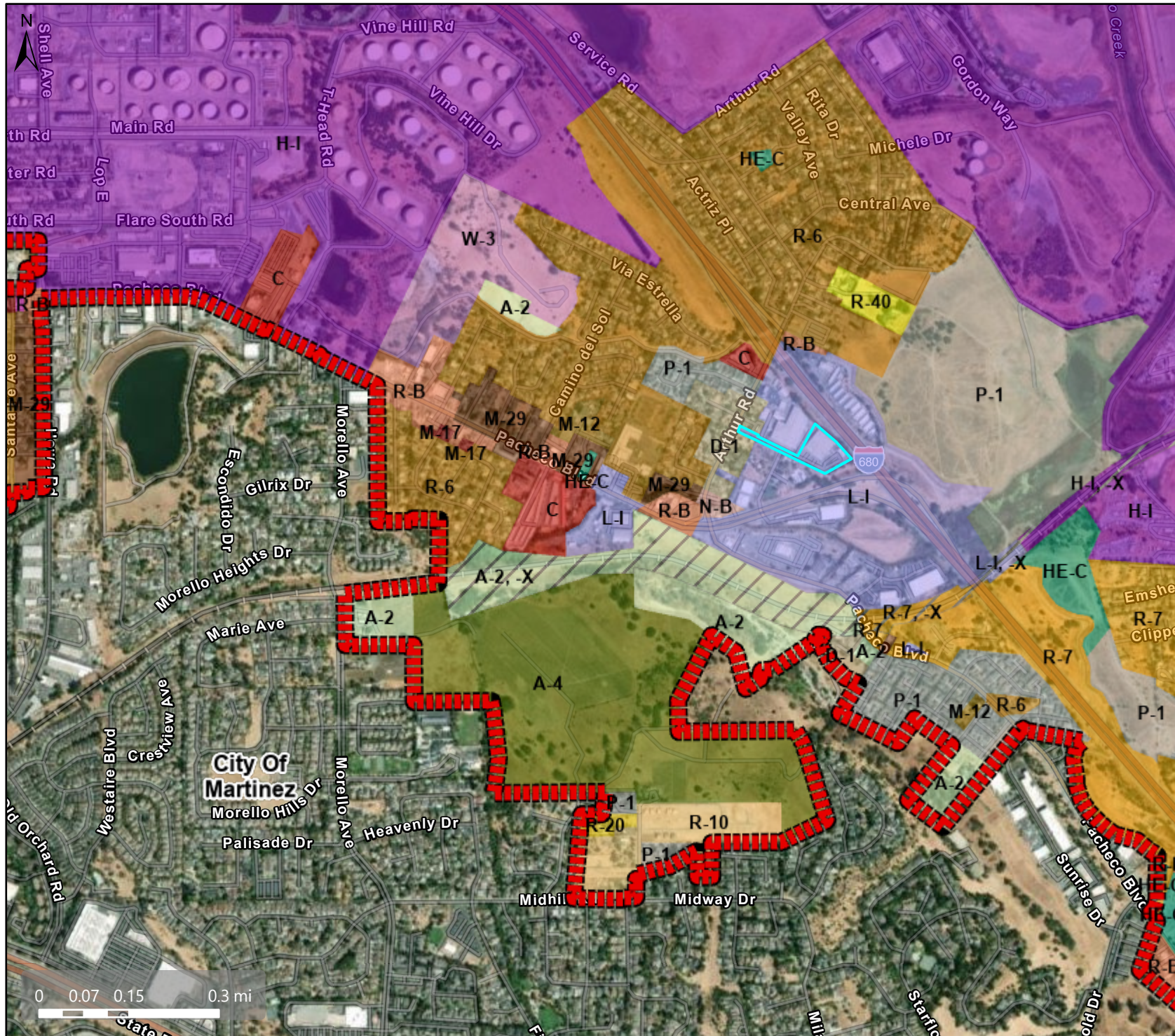
This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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Spatial Reference

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

Zoning: Light Industrial District (LI)



Map Legend

County Border

Planning Layers
(DCD)

Zoning

ZONE_OVER

- R-6 (Single Family Residential)
- R-7 (Single Family Residential)
- R-7-X (Railroad Corridor Combining District)
- R-10 (Single Family Residential)
- R-20 (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-2-X (Railroad Corridor Combining District)
- A-4 (Agricultural Preserve)
- O-1 (Limited Office)
- N-B (Neighborhood Business)
- R-B (Retail Business)

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

Aerial



Map Legend

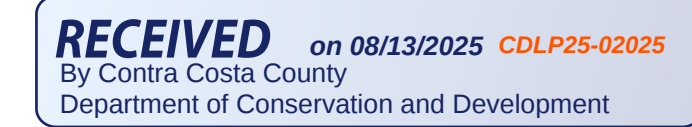
- County Border
- Assessment Parcels

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

The T-Mobile logo, featuring a magenta 'T' with black squares on its horizontal bars, followed by the word 'Mobile' in a black serif font, and a registered trademark symbol (®) to the right.

(CUP RENEWAL)
BA01246A
PL246 PACHECO-A
187 ARTHUR ROAD
MARTINEZ, CA 94553
CONTRA COSTA COUNTY

07/21/25

ZONING

	07/18/25	90% ZD	VMW
	07/21/25	100% ZD	VMW

**NETWORK
CONNEX**

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

**NETWORK
CONNEX**

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

RAR	SJ	SJ
-----	----	----



TITLE SHEET

T-1	0
	BA01246A

SITE NUMBER:	BA01246A	CITY:	MARTINEZ
SITE NAME:	PL246 PACHECO-A	COUNTY:	CONTRA COSTA
SITE TYPE:	ROOFTOP	JURISDICTION:	COUNTY OF CONTRA COSTA

CONSULTING TEAM

SITE ADDRESS:
187 ARTHUR ROAD
MARTINEZ, CA 94553

SITE COORDINATES & ELEVATION:
LAT: 38.0095650000°
LONG: -122.0878650000°
GROUND ELEVATION: 24'± AMSL

PROPERTY OWNER CONTACT:
ARTHUR RD ASSOC.
1200 SNYDER LANE
WALNUT CREEK, CA 94598

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

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:

1. (9) (E) ANTENNAS
2. (6) (E) RADIOS/RRUs

EQUIPMENT CABINETS:

1. (2) (E) EQUIPMENT CABINETS
2. (1) (E) TRANSFORMER
3. (1) (E) PPC W/ GENERATOR RECEPTACLE
4. (1) (E) TELCO PANEL
5. (1) (E) CIENA ENCLOSURE

SITE SUMMARY

OCCUPANCY CLASSIFICATION: F-2 (LIGHT INDUSTRIAL)
ZONE CLASSIFICATION : L-1
APN: 380-041-006

APPROVAL

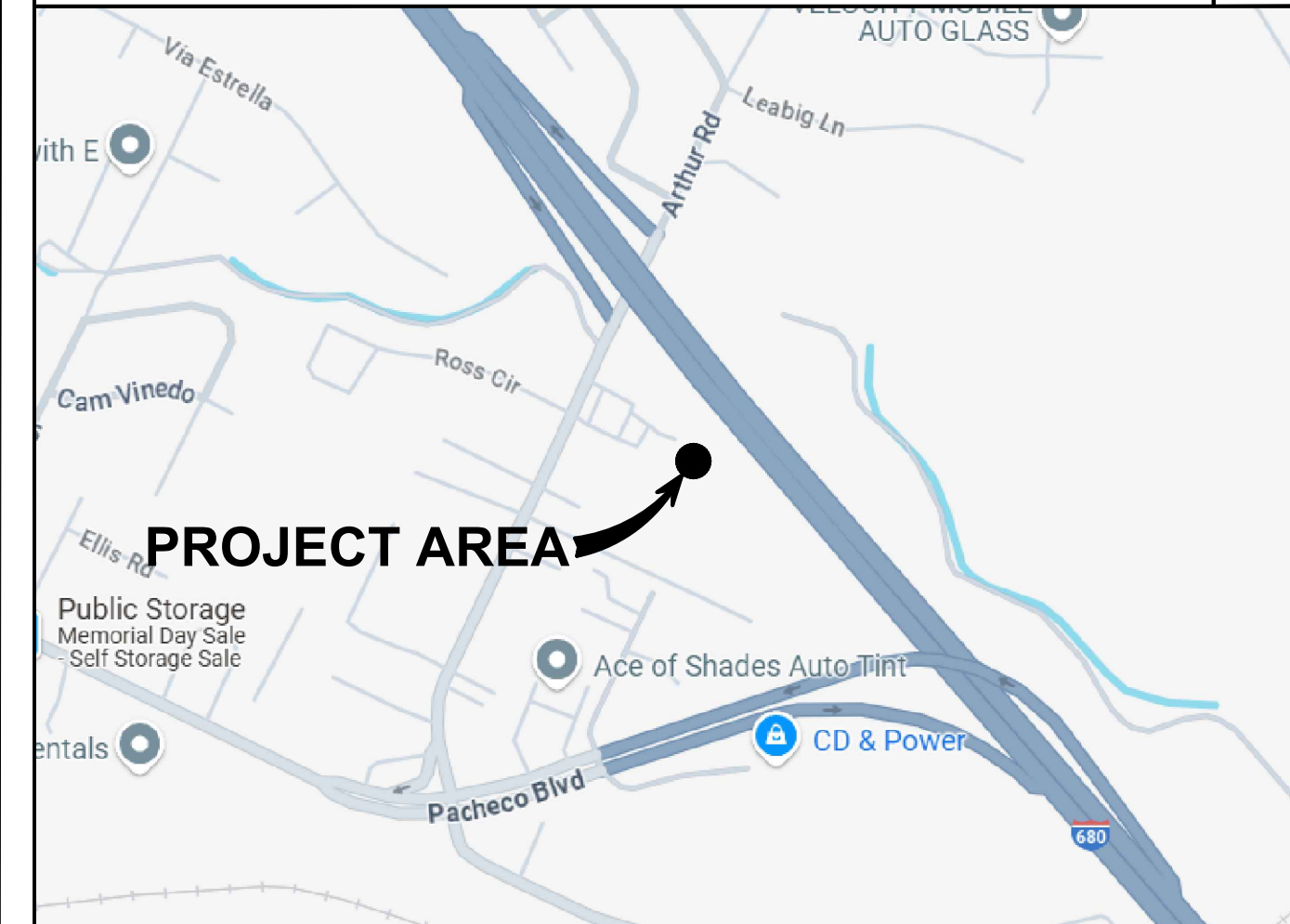
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND
 AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED
 HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL
 BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	<u>PRINT NAME</u>	<u>SIGNATURE</u>	<u>DATE</u>
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
A-1	EXISTING OVERALL SITE PLAN
A-2	EXISTING EQUIPMENT AND ANTENNA LAYOUT PLANS
A-3	ELEVATION

GENERAL LOCATION MAP



VICINITY MAP



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

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
11. ACI 318-19
12. AISC STEEL CONSTRUCTION MANUAL, 15TH EDITION

DRIVING DIRECTION

FROM T-MOBILE OFFICE: 1200 CONCORD AVE, CONCORD, CA 94520

HEAD NORTH ON NEW DRIVE, TURN LEFT ONTO CONCORD AVE, TURN RIGHT TO MERGE WITH I-680 N, MERGE WITH I-680 N, TAKE EXIT 54 TOWARD PACHECO BLVD, CONTINUE ONTO PACHECO BLVD, TURN RIGHT ONTO ARTHUR RD, TURN RIGHT, TURN LEFT. DESTINATION WILL BE ON THE LEFT.

PROJECT INFORMATION:

(CUP RENEWAL)
BA01246A
PL246 PACHECO-A
187 ARTHUR ROAD
MARTINEZ, CA 94553
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

07/21/25

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

A	07/18/25	90% ZD	VMW
0	07/21/25	100% ZD	VMW

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.:

RAR	SJ	SJ
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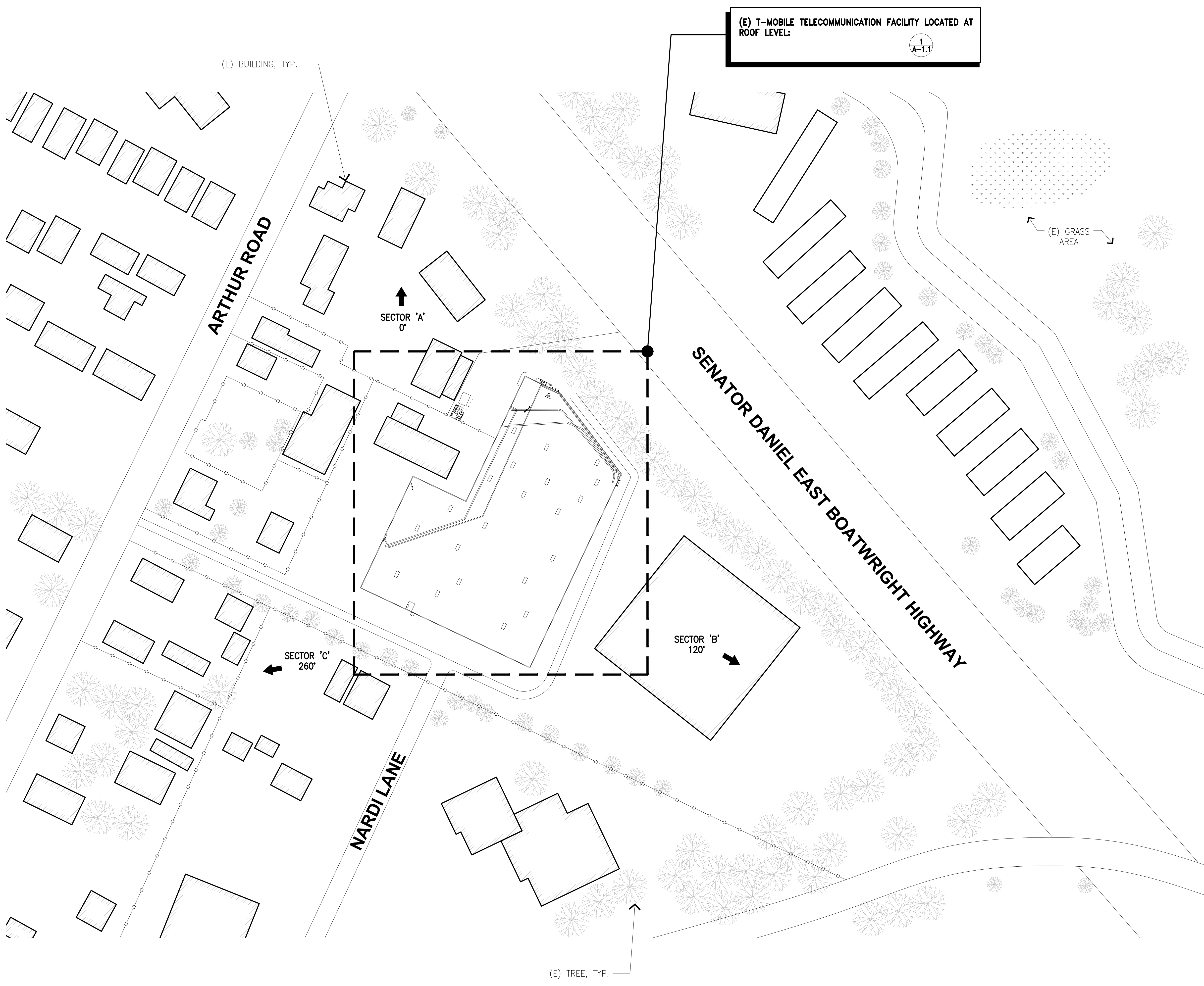
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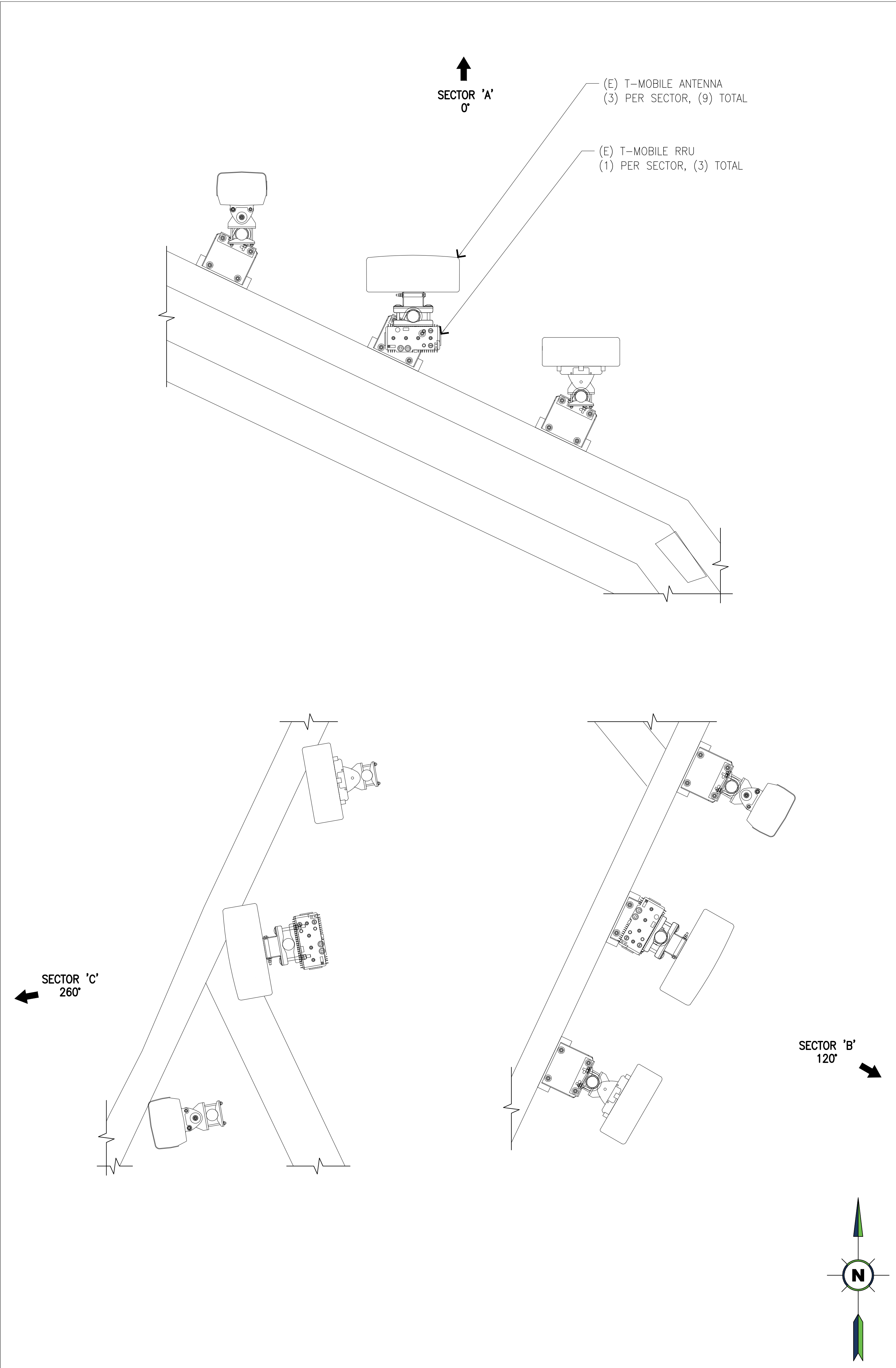
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OVERALL SITE PLAN

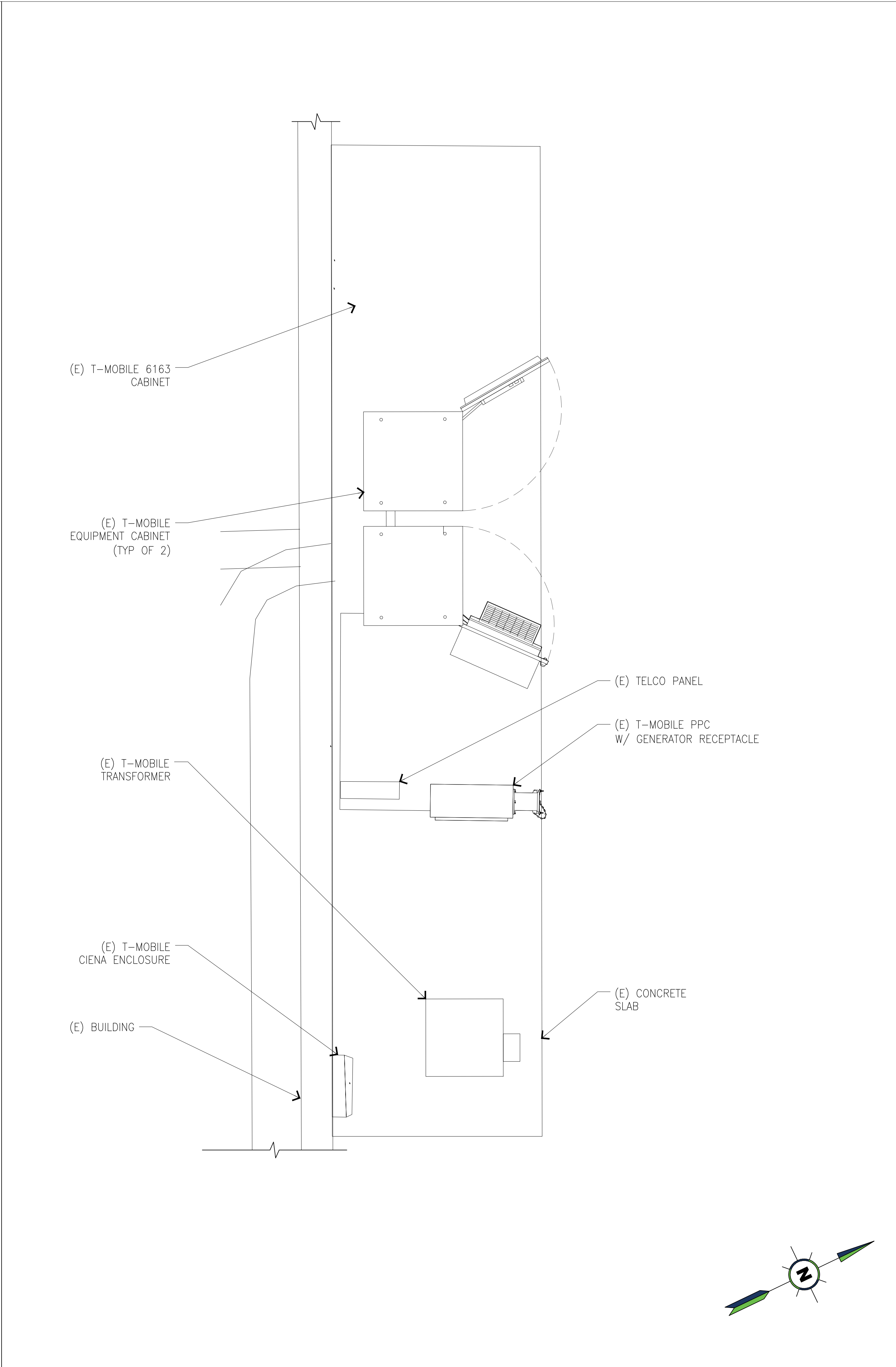
SHEET NUMBER: REVISION:

A-1	0
	BA01246A





EXISTING RADIO LAYOUT PLAN AT 37'-8" AND 34'-6"



EXISTING EQUIPMENT LAYOUT PLAN

Stick Together

1200 CONCORD AVENUE 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:

(CUP RENEWAL)
BA01246A
PL246 PACHECO-A
187 ARTHUR ROAD
MARTINEZ, CA 94553
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0	07/21/25	100% ZD	VMW

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

DRAWN BY: RAR CHK.: SJ APV.: SJ

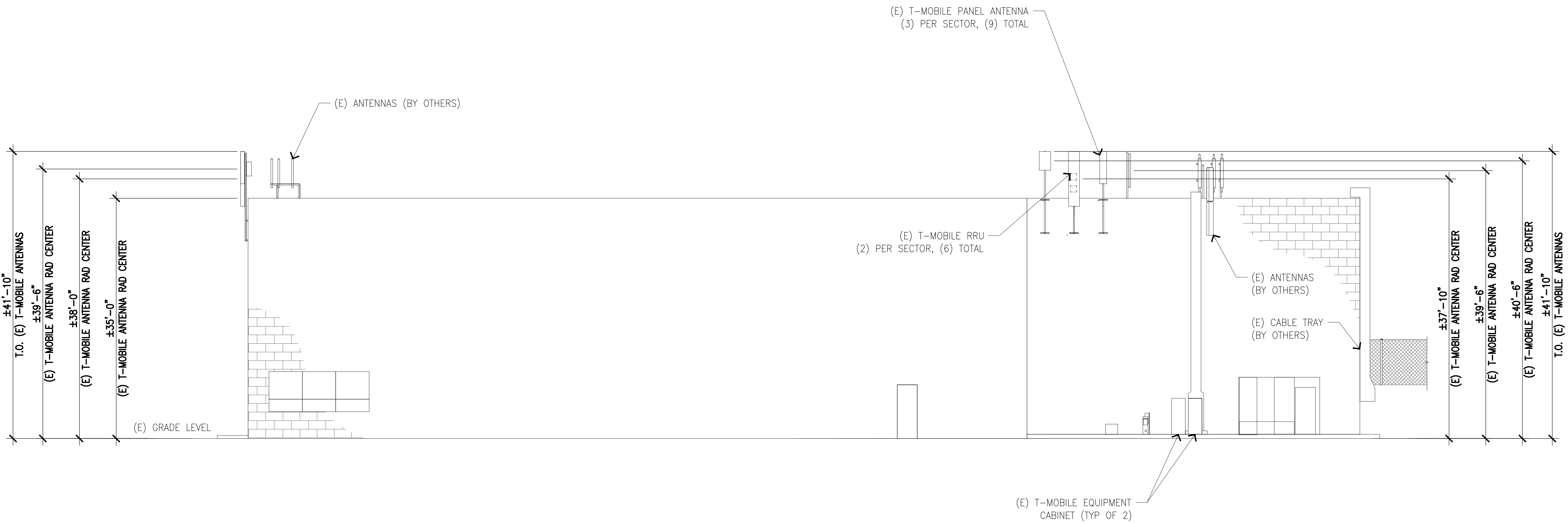
LICENSURE:

SHEET TITLE:

EXISTING ANTENNA LAYOUT PLAN

SHEET NUMBER: A-2 REVISION: 0

BA01246A



(E) EAST ELEVATION

T-Mobile

Stick Together

1200 CONCORD AVENUE 5TH FLOOR
CONCORD, CA 94520

PROJECT INFORMATION:

(CUP RENEWAL)
BA01246A
PL246 PACHECO-A
187 ARTHUR ROAD
MARTINEZ, CA 94553
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

07/21/25

ISSUED FOR:

ZONING

REV.:	DATE:	DESCRIPTION:	BY:
A	07/18/25	90% ZD	VMW
0	07/21/25	100% ZD	VMW

PLANS PREPARED BY:

NETWORK
CONNEX

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DRAWN BY: RAR

CHK.: SJ

APV.: SJ

LICENSURE:

SHEET TITLE:

ELEVATION

SHEET NUMBER: A-3

REVISION: 0

BA01246A