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 08/13/2025

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

DISTRIBUTION

INTERNAL

✔ Building Inspection
Grading Inspection
Advance Planning
Housing Programs
Trans. Planning
✔ Telecom Planner
ALUC Staff
HCP/NCCP Staff
County Geologist

HEALTH SERVICES DEPARTMENT

✔ Environmental Health
Hazardous Materials

PUBLIC WORKS DEPARTMENT

Engineering Services
Special Districts
Traffic
Flood Control (Full-size)

LOCAL

✔ Fire District CONTRA COSTA
San Ramon Valley – (email) rwendel@srvfire.ca.gov
✔ Consolidated – (email) fire@cccfpd.org

✔ Sanitary District MTN VIEW
✔ Water District CCWD
✔ City of MARTINEZ
School District(s)
LAFCO
Reclamation District #
East Bay Regional Park District
Diablo/Discovery Bay/Crockett CSD
MAC/TAC
Improvement/Community Association
✔ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

CHRIS (email only: nwic@sonoma.edu)
CA Fish and Wildlife, Region 3 – Bay Delta
Native American Tribes

ADDITIONAL RECIPIENTS

Please submit your comments to:

Project Planner Chloe Partain
Phone # 925-655-2857
E-mail chloe.partain@dcd.cccounty.us
County File # CDLP25-02025

Prior to 09/12/2025

* * * * *

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 Chris Elliott

Signature August 13, 2025
DATE

Agency phone # (925) 228-5635

CONTRA COSTA
CONSERVATION & DEVELOPMENT

Planning Application Summary

County File Number: CDLP25-02025 **File Date: 8/13/2025**

Applicant:
Crystal Shea Network Connex
655 N. Central Ave. Suite 1520
Glendale, CA 92103
cshea@networkconnex.com
(312) 758-7915

Property Owner:
Arthur Road Associates
1200 Snyder Lane
Walnut Creek, CA 94598
cshea@networkconnex.com
(312) 758-7915

Project Description:
Applicant requests approval of a Land Use Permit application for the continuing operation of an existing T-Mobile wireless telecommunications facility previously permitted under Land Use Permit LP13-2035. LP13-2035 expired on 08/16/2023.

Project Location: (Address: 0 ARTHUR RD, MARTINEZ, CA 94553), (APN: 380041008)

Additional APNs: 380-041-006

General Plan Designation(s): LI

Zoning District(s): L-I

Flood Hazard Areas: X

AP Fault Zone: NO

60-dBA Noise Control: YES

MAC/TAC: N/A

Sphere of Influence: Martinez

Fire District: CONSOLIDATED FIRE

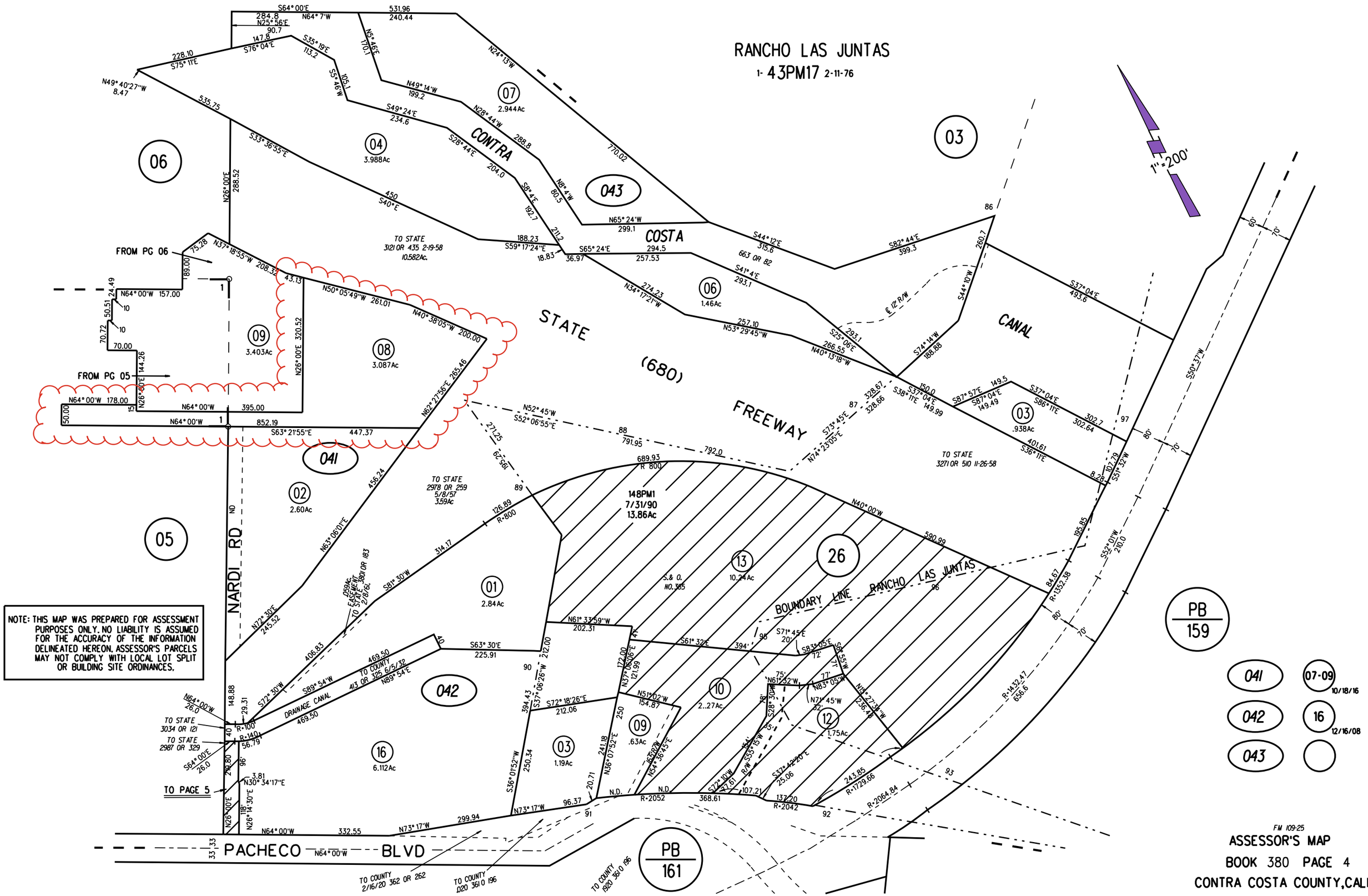
Sanitary District: MT VIEW SANITARY

Housing Inventory Site: NO

Specific Plan: NO

Fees:

Fee Item	Description	Account Code	Total Fee	Paid
048F	Fish & Wildlife Fee ($75)	002606-9660-REV-000-5B048F	75.00	75.00
052B	Notification Fee ($30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee ($57)	002606-9660-REV-000-5BHSDR| $5.00	57.00	57.00
LPS0029	Land Use Permit-Other DCD	002606-9660-REV-000-5B0029	5500.00	5500.00
		Total:	**5662.00**	**5662.00**



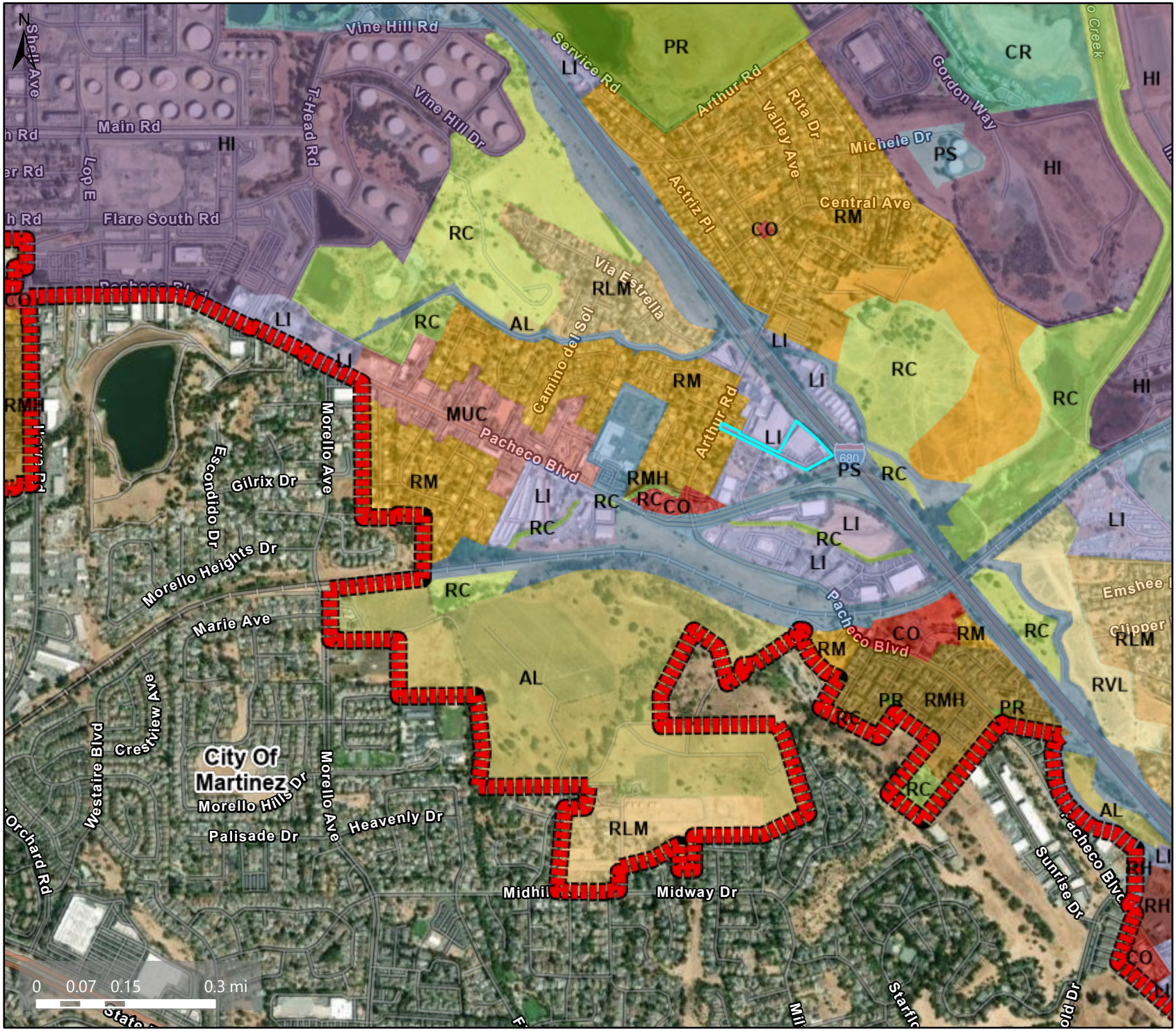
NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

041	07-09 10/18/16
042	16 12/16/08
043	

FM 109-25

ASSESSOR'S MAP
BOOK 380 PAGE 4
CONTRA COSTA COUNTY, CALIF.

General Plan: Light Industry (LI)



Map Legend

- County Border

Planning Layers (DCD)

General Plan

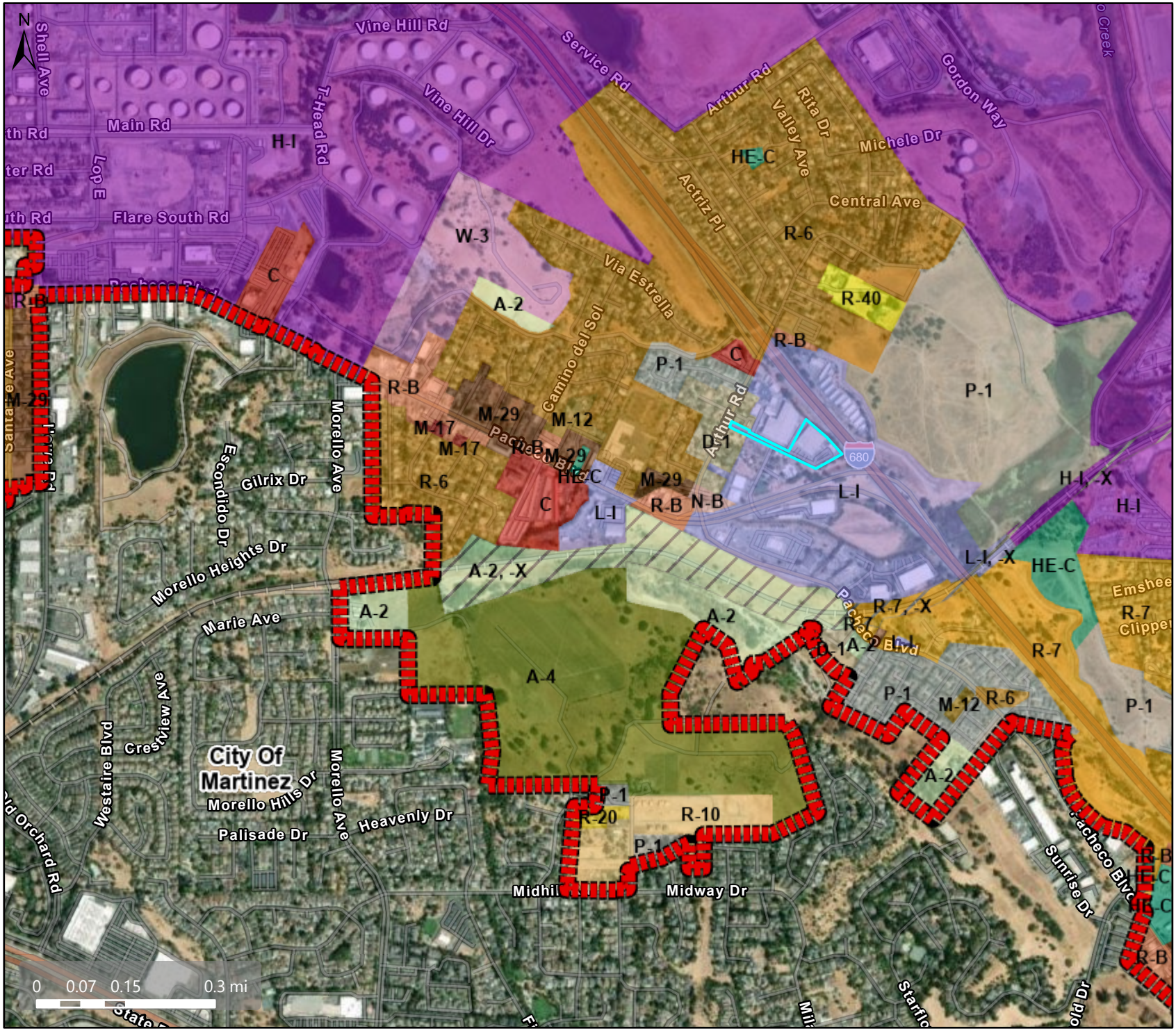
- RVL (Residential Very-Low Density) (≤1 du/na)
- RLM (Residential Low-Medium Density) (3-7 du/na)
- RM (Residential Medium Density) (7-17 du/na)
- RMH (Residential Medium-High Density) (17-30 du/na)
- RH (Residential High Density) (30-60 du/na)
- MUC (Mixed-Use Community-Specific) (Variable)
- CO (Commercial 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.
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 inquires to the appropriate department.

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

Credits: Esri Community Maps Contributors, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Contra Costa County Development of Conservation and Department, Maxar

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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Aerial

Map Legend

- County Border
- Assessment Parcels

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CUP RENEWAL

RECEIVED on 08/13/2025 CDLP25-02025
By Contra Costa County
Department of Conservation and Development

T-Mobile®

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

PROJECT SUMMARY

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: BRANDON GEPHART
PROJECT MANAGER: 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

CONSULTING TEAM

SAC/ZONING/PERMITTING:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
CONTACT: CRYSTAL SHEA
PHONE: (312) 758-7915
E-MAIL: cshea@networkconnex.com

SITE SUMMARY

OCCUPANCY CLASSIFICATION: F-2 (LIGHT INDUSTRIAL)
ZONE CLASSIFICATION : L-I
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.

	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
A-1	EXISTING OVERALL SITE PLAN
A-2	EXISTING EQUIPMENT AND ANTENNA LAYOUT PLANS
A-3	ELEVATION

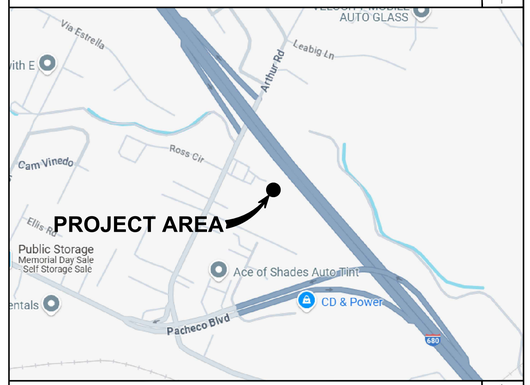
ACCESSIBILITY REQUIREMENTS

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

GENERAL LOCATION MAP



VICINITY MAP

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.

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

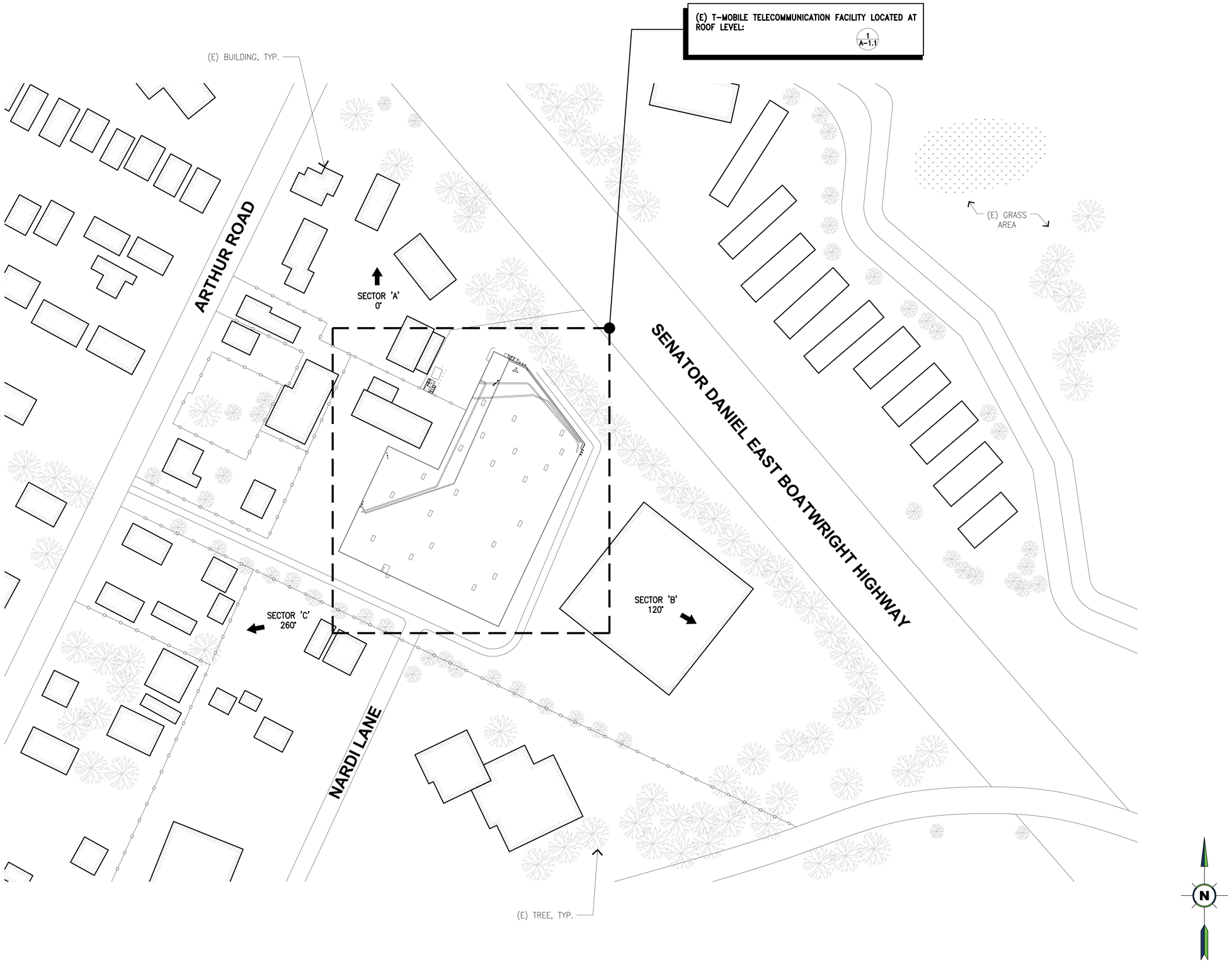
CONSULTANT:
NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

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

LICENSURE:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: T-1
REVISION: 0
BA01246A



OVERALL SITE PLAN

SCALE: 1/64"=1'-0"

0 10' 50' 100'

1

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1200 CONCORD AVENUE 5TH FLOOR
CONCORD, CA 94520

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

LICENSURE:

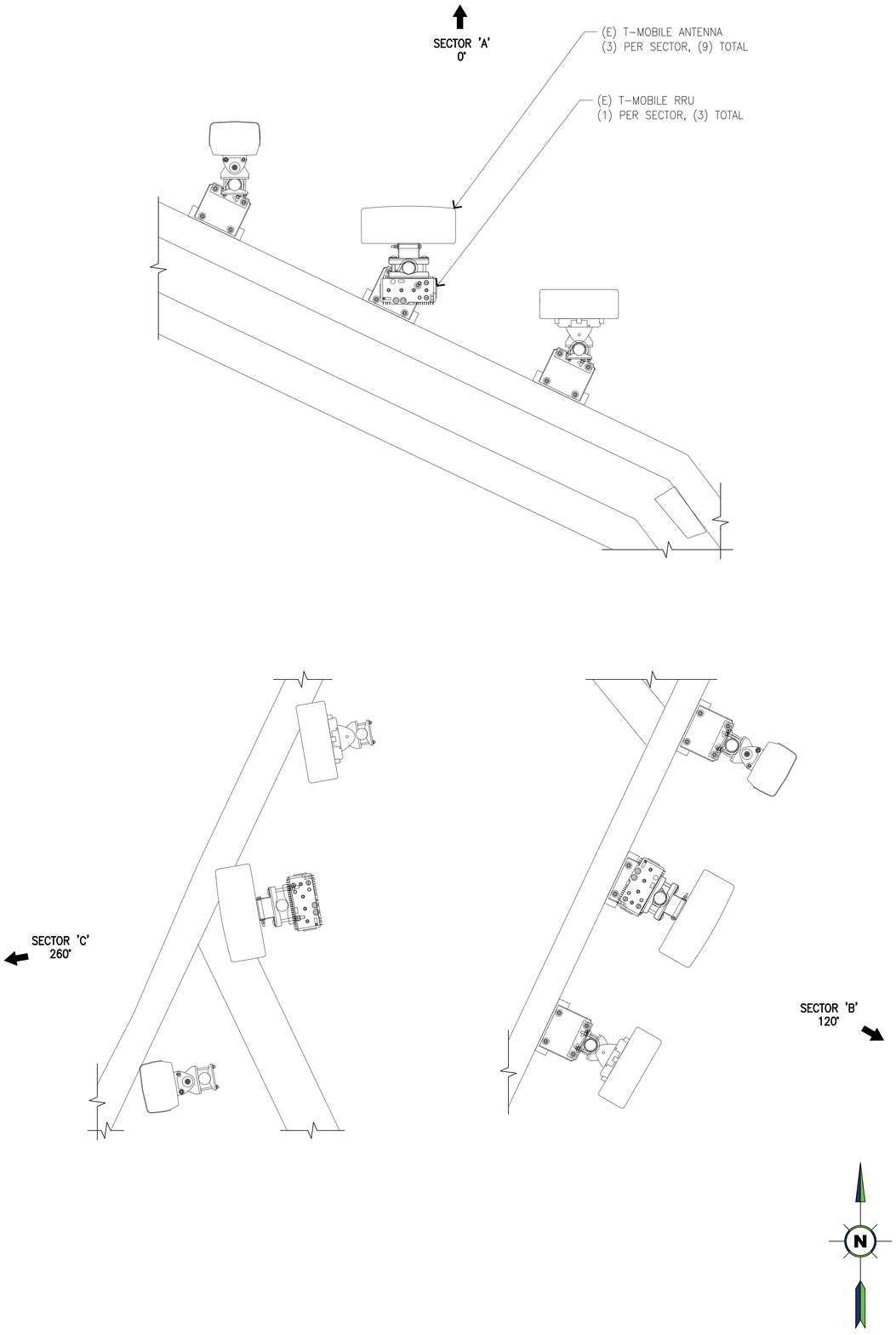
SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER: A-1

REVISION: 0

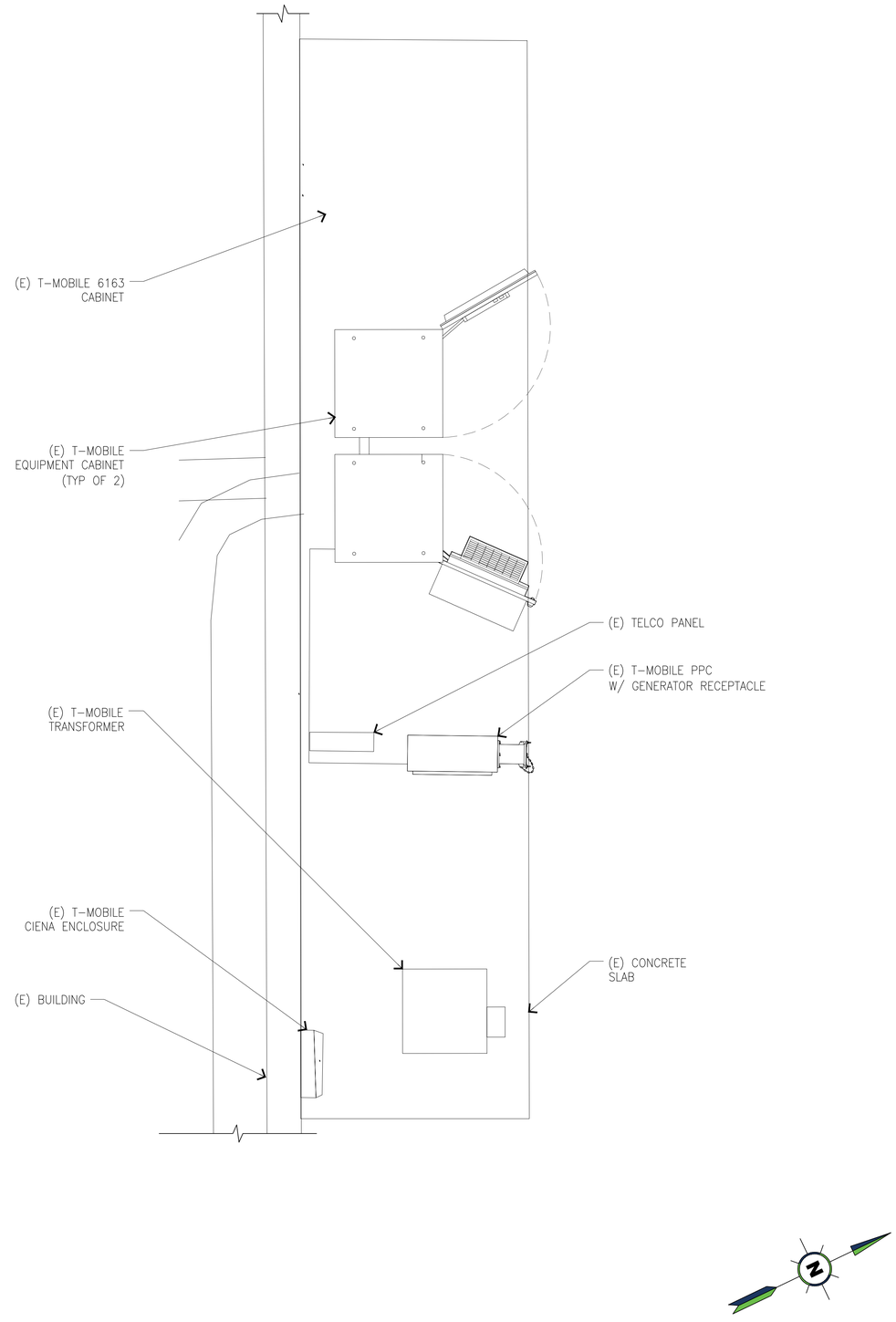
BA01246A



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

SCALE: 3/4"=1'-0" 0 1' 2' 3'

1



EXISTING EQUIPMENT LAYOUT PLAN

SCALE: 3/4"=1'-0" 0 1' 2' 3'

2

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CONCORD, CA 94520

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187 ARTHUR ROAD
MARTINEZ, CA 94553
CONTRA COSTA COUNTY

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

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

LICENSURE:

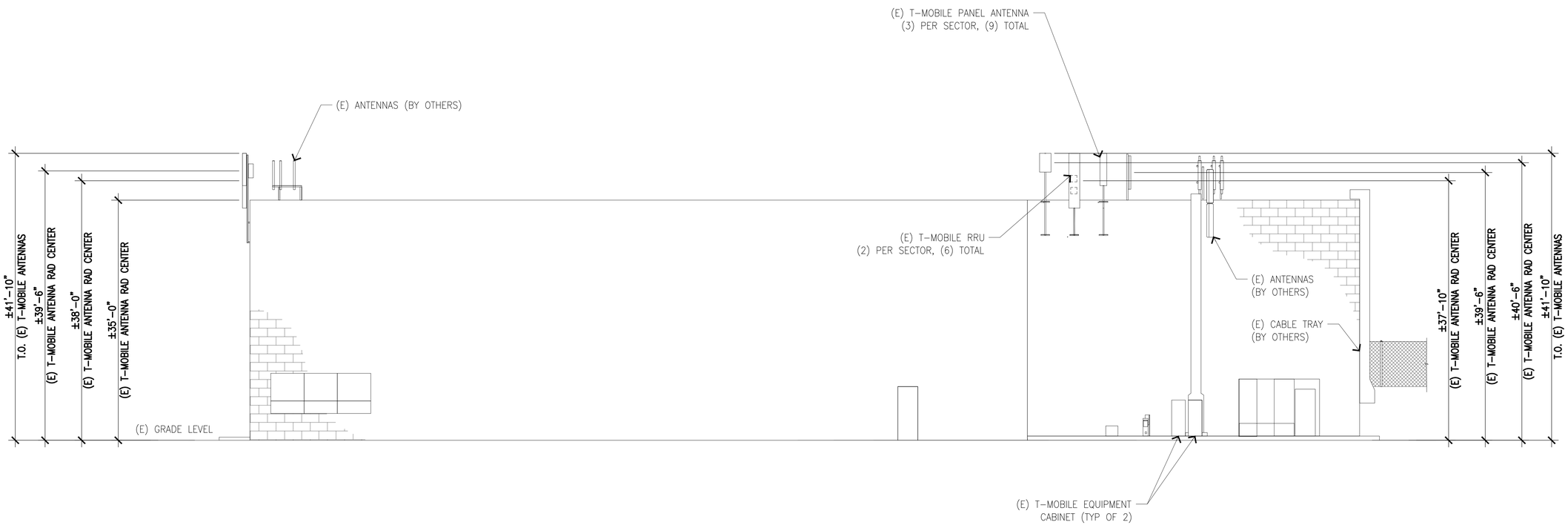
SHEET TITLE:

EXISTING ANTENNA
LAYOUT PLAN

SHEET NUMBER: A-2

REVISION: 0

BA01246A



(E) EAST ELEVATION

SCALE: 1/4"=1'-0" 0 1' 2' 4' 8'

1

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CONCORD, CA 94520

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

LICENSURE:

SHEET TITLE:

ELEVATION

SHEET NUMBER: A-3

REVISION: 0

BA01246A