

LUP RENEWAL



SITE NUMBER: BA62430S

SITE NAME: SAN RAMON EARTH STATION

SITE TYPE: LIGHT STANDARD

CITY: LIVERMORE

COUNTY: CONTRA COSTA

JURISDICTION: COUNTY OF ALAMEDA

PROJECT SUMMARY

SITE ADDRESS:

8851 MANNING RD.,
LIVERMORE, CA 94551

PROPERTY OWNER CONTACT:

T-MOBILE NEXTEL PROPERTY SERVICES
6391 T-MOBILE PARKWAY
OVERLAND PARK, KS 66251

APPLICANT:

T-MOBILE WEST LLC
1200 CONCORD AVENUE, 5TH FLOOR
CONCORD, CA 94520
REPRESENTATIVE:
T-MOBILE PROJECT MANAGER: BRANDON GEPHART
PROJECT MANAGER: LYNDIA McCLUNG

BUILDING SUMMARY

OCCUPANCY CLASSIFICATION: U (UNMANNED TELECOMMUNICATIONS FACILITY)

ZONE CLASSIFICATION: INSTITUTION/ UNIVERSITY

CONSTRUCTION TYPE: V

APN: 006-200-004

PROJECT DESCRIPTION

THE PROJECT ENTAILS:
T-MOBILE IS REQUESTING A RENEWAL OF THE LAND USE PERMIT FOR THE CONTINUED USE AND OPERATION OF THEIR EXISTING WIRELESS TELECOMMUNICATIONS FACILITY:

(2) EXISTING PANEL ANTENNAS

(2) EXISTING RADIOS

(1) EXISTING EQUIPMENT CABINET

(1) EXISTING 19" EQUIPMENT RACK

(1) EXISTING POWER & BATTERY CABINET

(2) EXISTING SECURITY PANELS

(1) EXISTING A/C CONTROL PANEL

(1) EXISTING ALARM PANEL

(1) EXISTING PPC

(1) EXISTING FIBER CIENA BOX

(1) EXISTING HVAC UNIT

(1) EXISTING AAV BACKBOARD

(1) EXISTING CABLE ENTRY PORT

LEGAL DESCRIPTION

N/A

PROJECT TEAM

SAC/ZONING/PERMITTING:

NETWORK CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
CONTACT: ISABEL CHAVEZ
MOBILE: (951) 496-2452
E-MAIL: ichavez@networkconnex.com

LATITUDE / LONGITUDE

LAT: 37° 45' 37.00" N

LAT: 37.76027800°

LONG: 121° 47' 57.00" W

LONG: -121.79916700°

UTILITY PURVEYOR

POWER:

COMPANY: PG&E

TELCO:

COMPANY: AT&T

DRAWING INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	PLAT MAPS
T-3	SITE PHOTOS
A-1	EXISTING OVERALL SITE PLAN
A-1.1	EXISTING ENLARGED SITE PLAN
A-2	EXISTING EQUIPMENT AND ANTENNA LAYOUT PLANS
A-3	EXISTING ELEVATIONS I
A-4	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

GENERAL LOCATION MAP

VICINITY MAP

T-Mobile
Stick Together

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

PROJECT INFORMATION:

(LUP RENEWAL)

BA62430S

SAN RAMON EARTH STATION

8851 MANNING RD.,
LIVERMORE, CA 94551
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

10/13/25

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

0	12/09/24	100% ZD	VTA
1	10/13/25	100% ZD REVISED PER CITY COMMENTS	VJA

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
-----	----	----

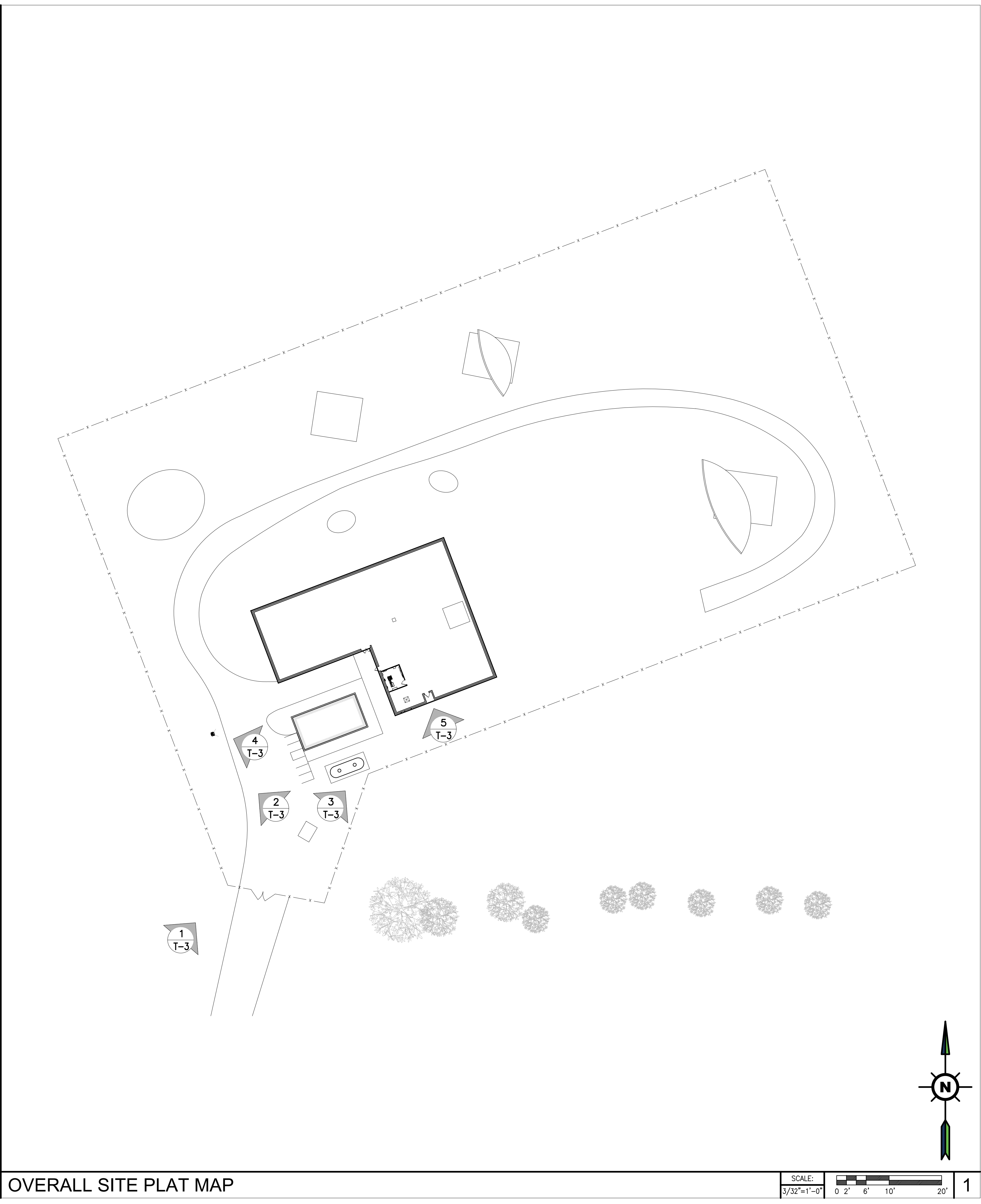
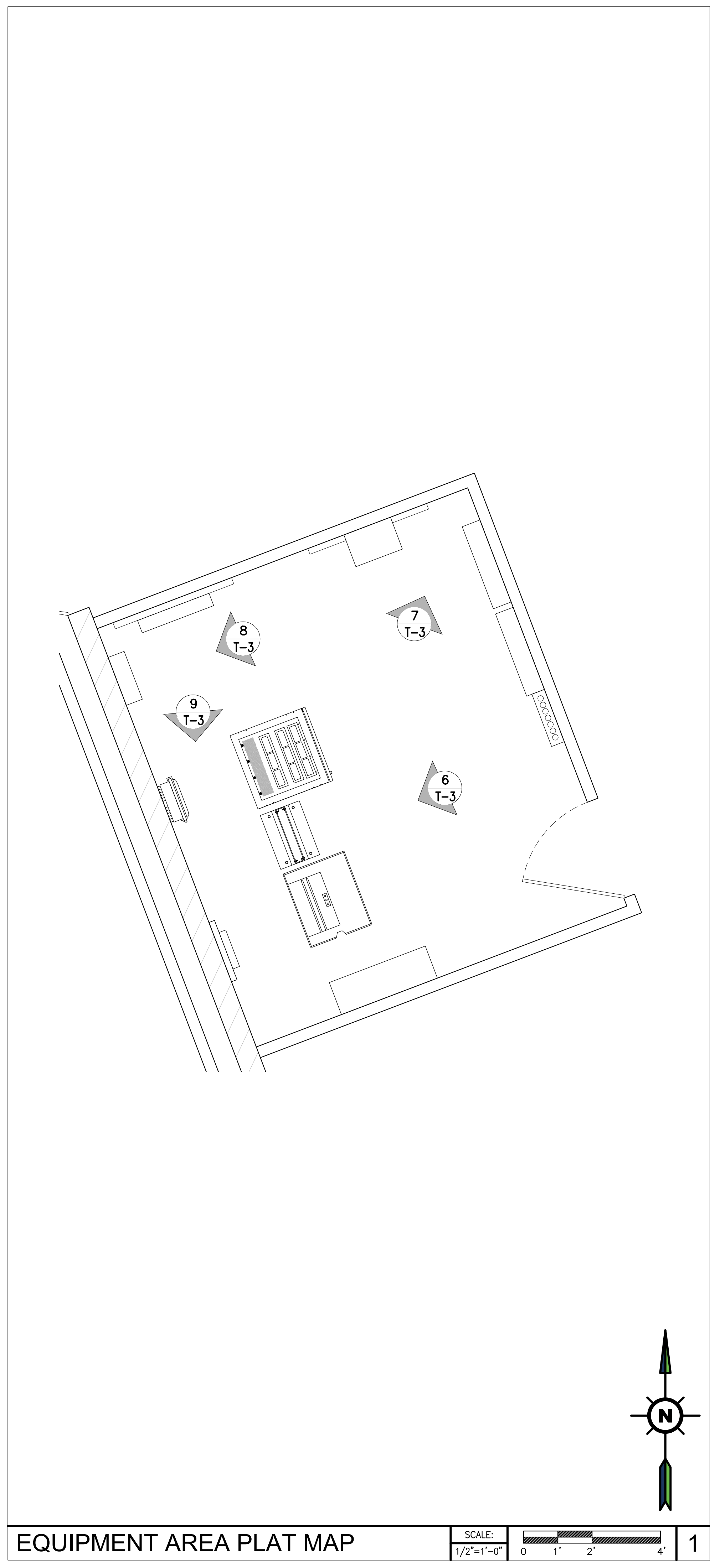
LICENSURE:

SHEET TITLE:

TITLE SHEET

SHEET NUMBER: REVISION:

T-1	1
	BA62430S



T

Mobile

Stick Together

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

PROJECT INFORMATION:

(LUP RENEWAL)

BA62430S

SAN RAMON EARTH STATION

8851 MANNING RD.,
LIVERMORE, CA 94551
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

10/13/25

ISSUED FOR:

ZONING

REV.:	DATE:	DESCRIPTION:	BY:
0	12/09/24	100% ZD	VTA
1	10/13/25	100% ZD REVISED PER CITY COMMENTS	VJA

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:

PLAT MAPS

SHEET NUMBER:	REVISION:
T-2	1
	BA62430S



Tuesday, December 03, 2024
12:14:04pm 12:14:04 EST



Tuesday, December 03, 2024
12:12:57pm 12:12:57 EST



Tuesday, December 03, 2024
12:03:47pm 12:03:47 EST

SECURITY AND A/C CONTROL PANELS

7 FOCUS VIEW OF ANTENNAS & RADIOS

4 OVERVIEW OF COMPOUND AREA

1



Tuesday, December 03, 2024
12:14:07pm 12:14:07 EST



Tuesday, December 03, 2024
12:12:25pm 12:12:25 EST



Tuesday, December 03, 2024
12:11:13pm 12:11:13 EST

200A PPC

8 BUILDING ACCESS TO EQUIPMENT AREA

5 OVERVIEW OF ANTENNAS & RADIO ON LIGHT STD.

2



Tuesday, December 03, 2024
12:14:47pm 12:14:47 EST



Tuesday, December 03, 2024
12:13:45pm 12:13:45 EST



Tuesday, December 03, 2024
12:13:00pm 12:13:00 EST

FIBER CEINA BOX AND AAV BACKBOARD

9 EQUIPMENT RACK & CABINETS

6 VIEW OF DIESEL TANK & GPS ANTENNAS

3

T

Mobile

Stick Together

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

PROJECT INFORMATION:
(LUP RENEWAL)
BA62430S
SAN RAMON EARTH STATION
8851 MANNING RD.,
LIVERMORE, CA 94551
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:
10/13/25

ISSUED FOR:
ZONING

0	12/09/24	100% ZD	VTA
1	10/13/25	100% ZD REVISED PER CITY COMMENTS	VJA

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

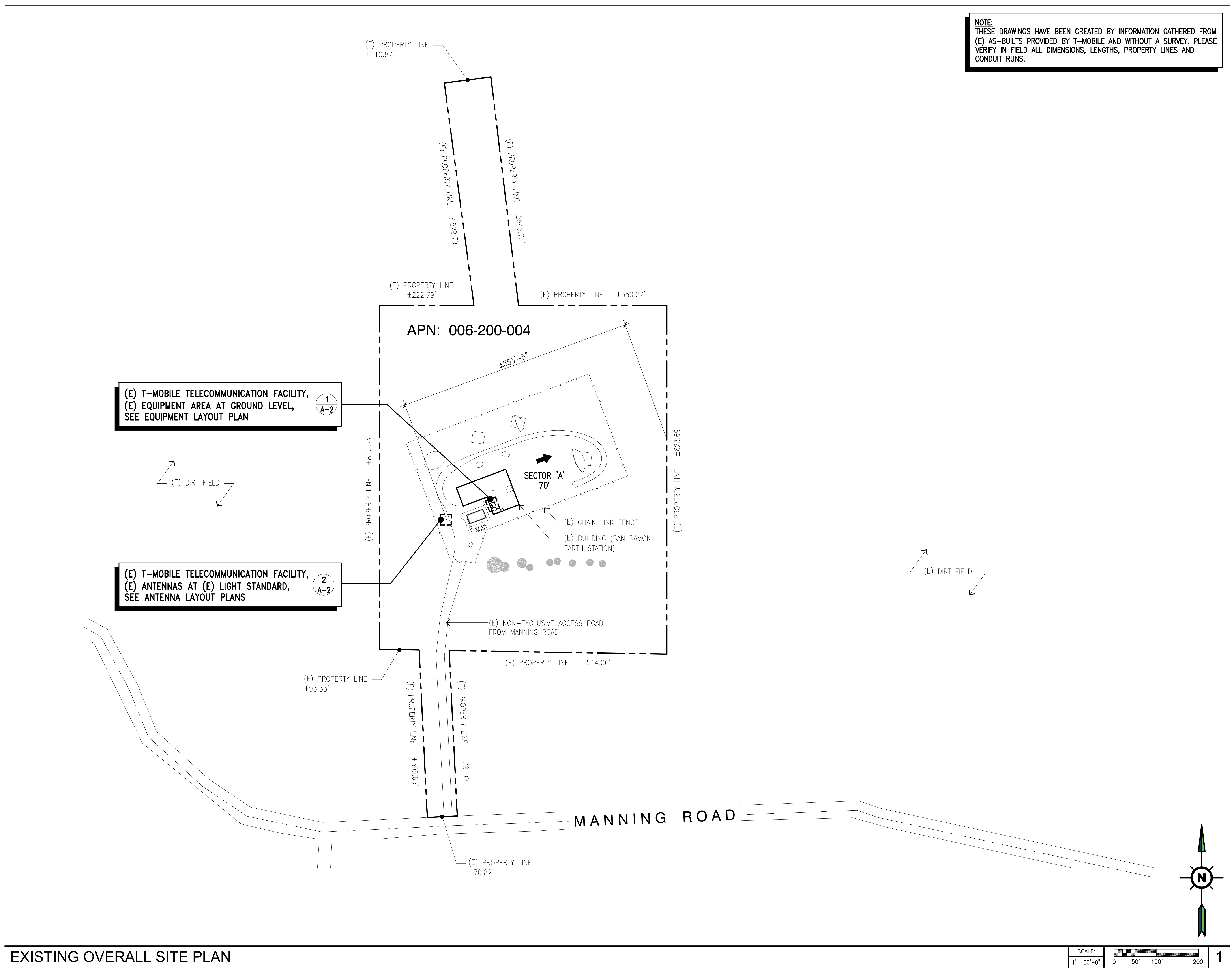
CONSULTANT:
NETWORK
CONNEX
655 N. CENTRAL AVE., #1520
GLENDALE, CA 91203
OFFICE: (818) 840-0808 FAX: (818) 840-0708

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

LICENSURE:

SHEET TITLE:
SITE PHOTOS

SHEET NUMBER: T-3
REVISION: 1
BA62430S



Stick Together

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

PROJECT INFORMATION:

(LUP RENEWAL)

BA62430S

SAN RAMON EARTH STATION

8851 MANNING RD.,
LIVERMORE, CA 94551
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

10/13/25

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

0	12/09/24	100% ZD	VTA
1	10/13/25	100% ZD REVISED PER CITY COMMENTS	VJA

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 OVERALL SITE PLAN

SHEET NUMBER: REVISION:

A-1	1
	BA62430S

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

CURRENT ISSUE DATE: 10/13/25

ISSUED FOR: _____

ZONING

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

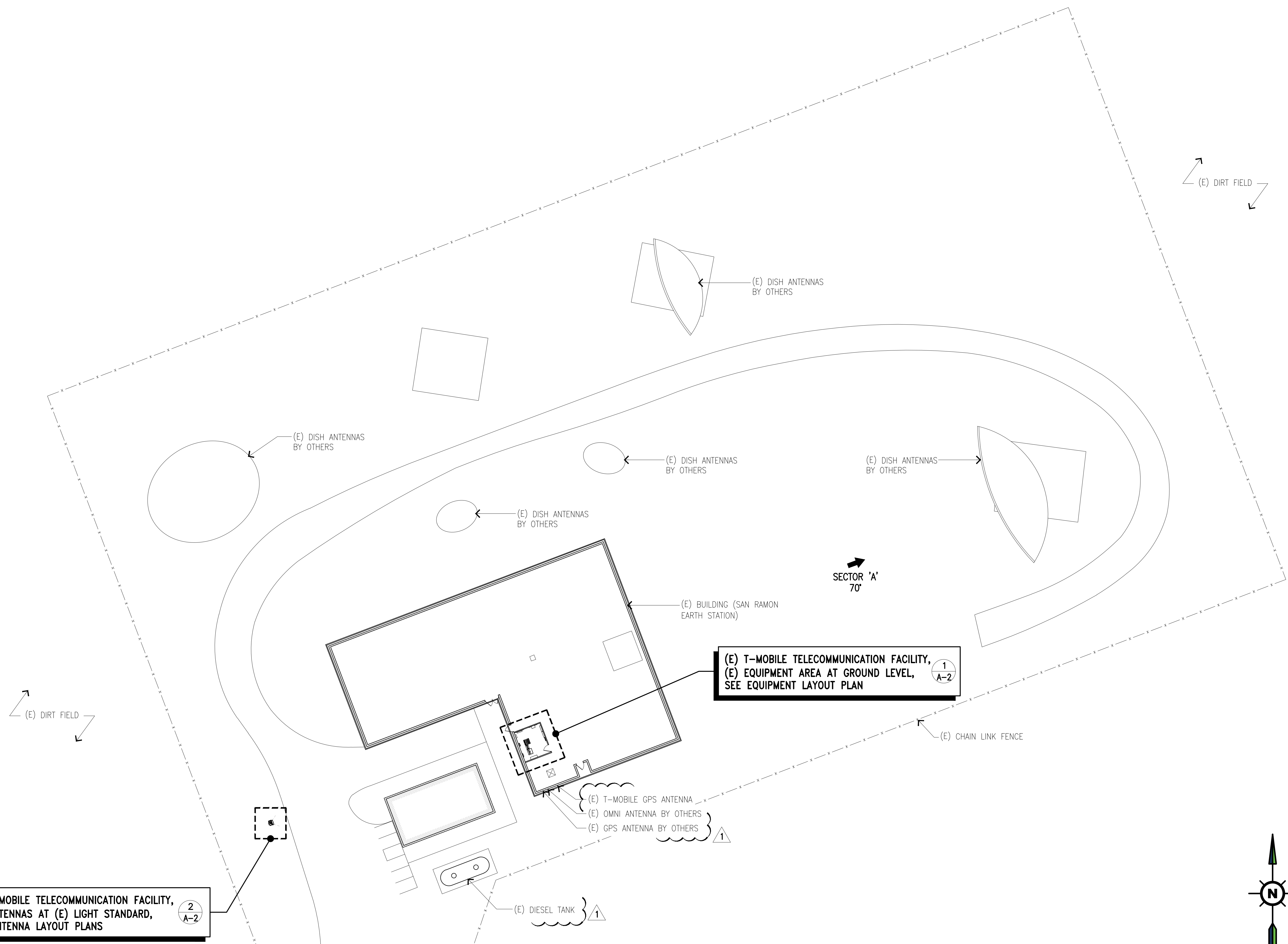
LICENSURE: _____

SHEET TITLE: _____

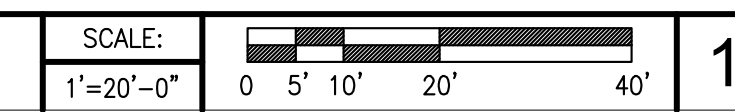
EXISTING ENLARGED
SITE PLAN

1

SHEET NUMBER:		REVISION:	
A-1.1		1	
		BA62430S	



EXISTING ENLARGED SITE PLAN



PROJECT INFORMATION:

(LUP RENEWAL) 1
BA62430S
SAN RAMON EARTH STATION
8851 MANNING RD.,
LIVERMORE, CA 94551
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

10/13/25

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

0	12/09/24	100% ZD	VTA
1	10/13/25	100% ZD REVISED PER CITY COMMENTS	VJA

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:

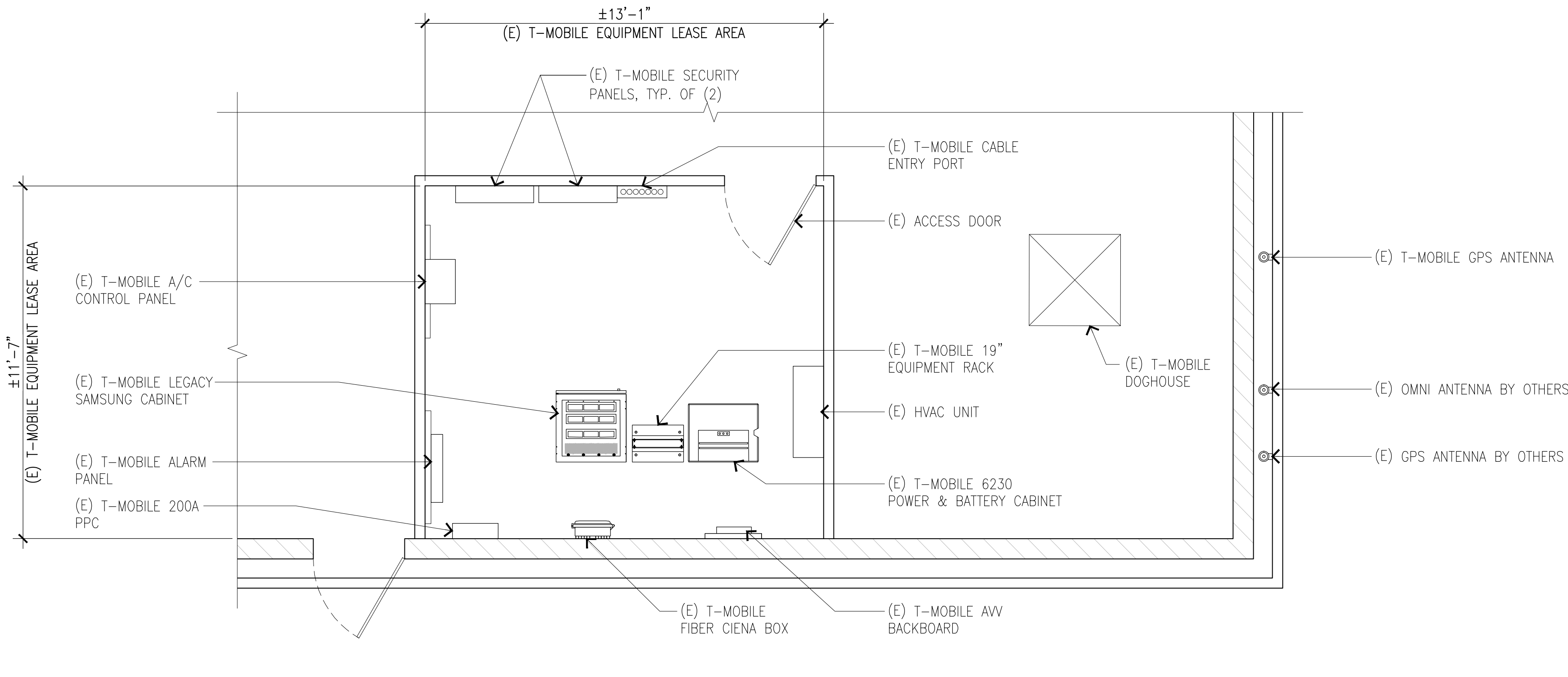
EXISTING EQUIPMENT AND
ANTENNA LAYOUT PLANS

SHEET NUMBER: REVISION:

A-2

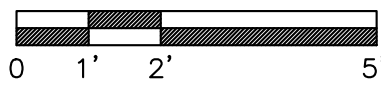
1

BA62430S



EXISTING EQUIPMENT LAYOUT PLAN

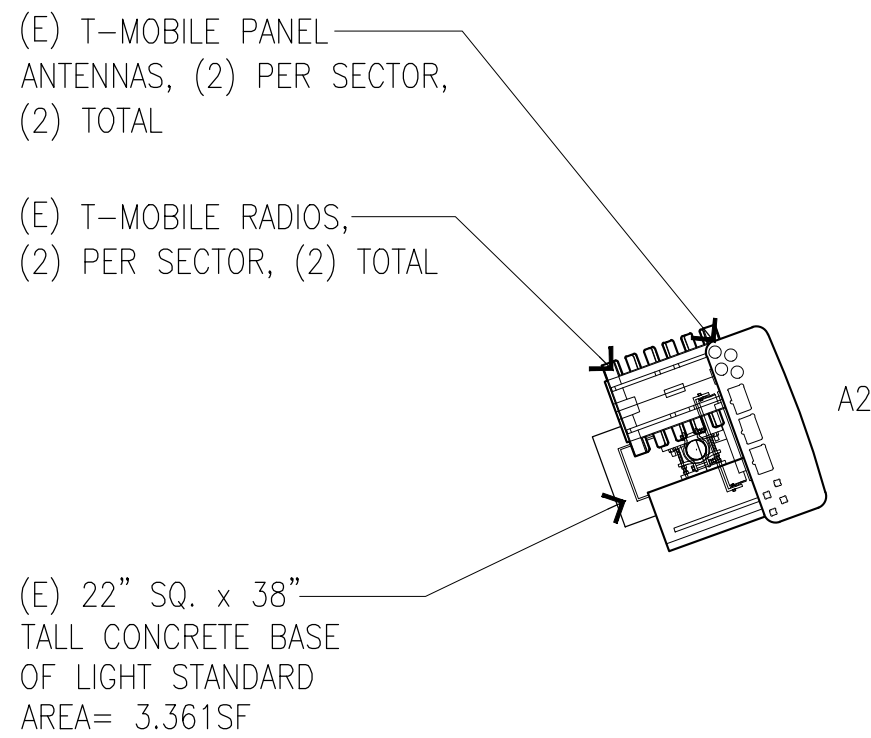
SCALE:
3/8"=1'-0"



1

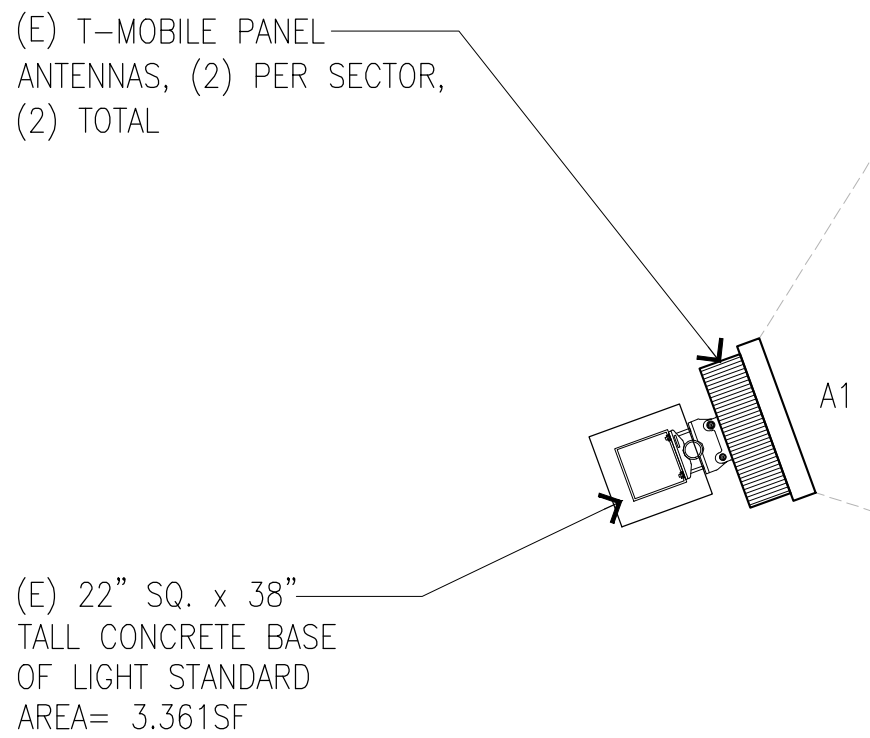
EXISTING ANTENNA SCHEDULE

MOUNT SECTOR	POS	ANTENNA		RADIO		QTY.
		AZIMUTH	RAD CENTER	MODEL	SIZE (L x W x D)	
'A'	A1	70°	25'-11"	AIR 6449 B41 (M-MIMO)	33.1" x 20.6" x 8.6"	1
	A2	70°	19'-6"	APXVAARR18_43-U-NA20 (OCTO)	72" x 24" x 8.5"	1



ANTENNAS AT 19'-6" RAD CENTER

SECTOR 'A'
70°

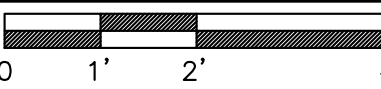


ANTENNAS AT 25'-11" RAD CENTER

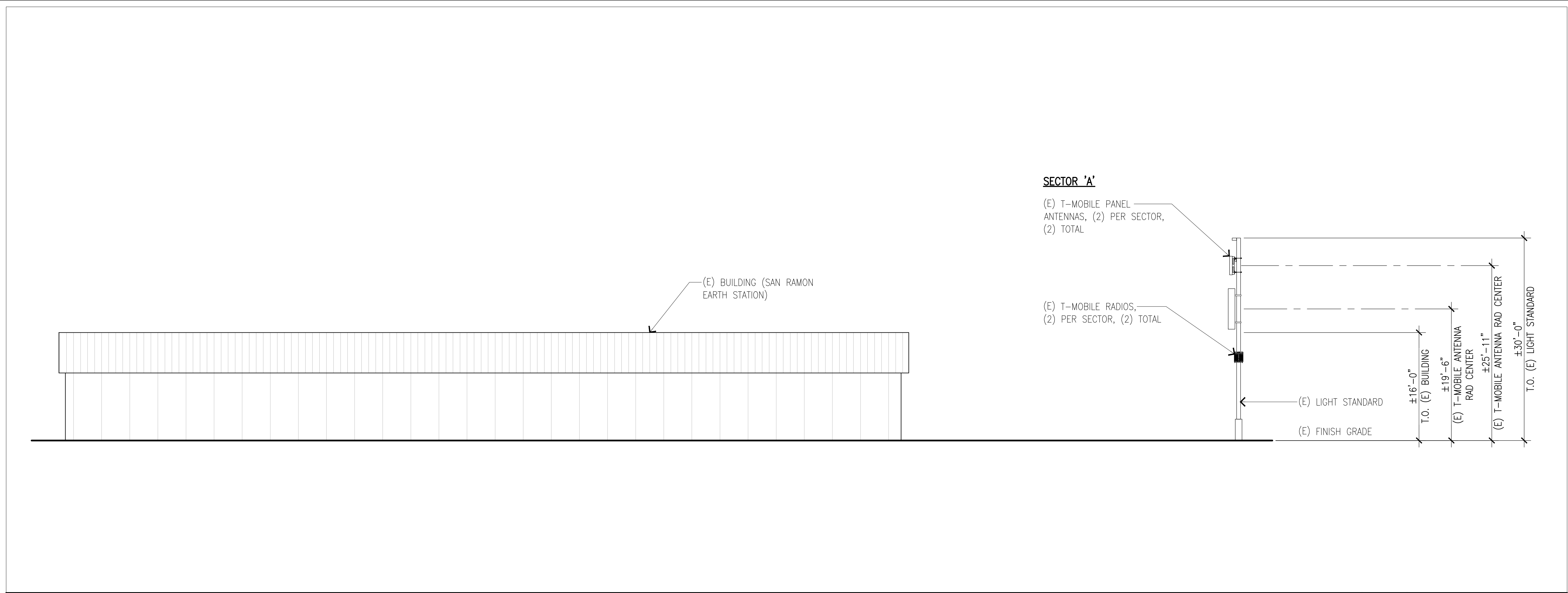
SECTOR 'A'
70°

EXISTING ANTENNA LAYOUT PLAN

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

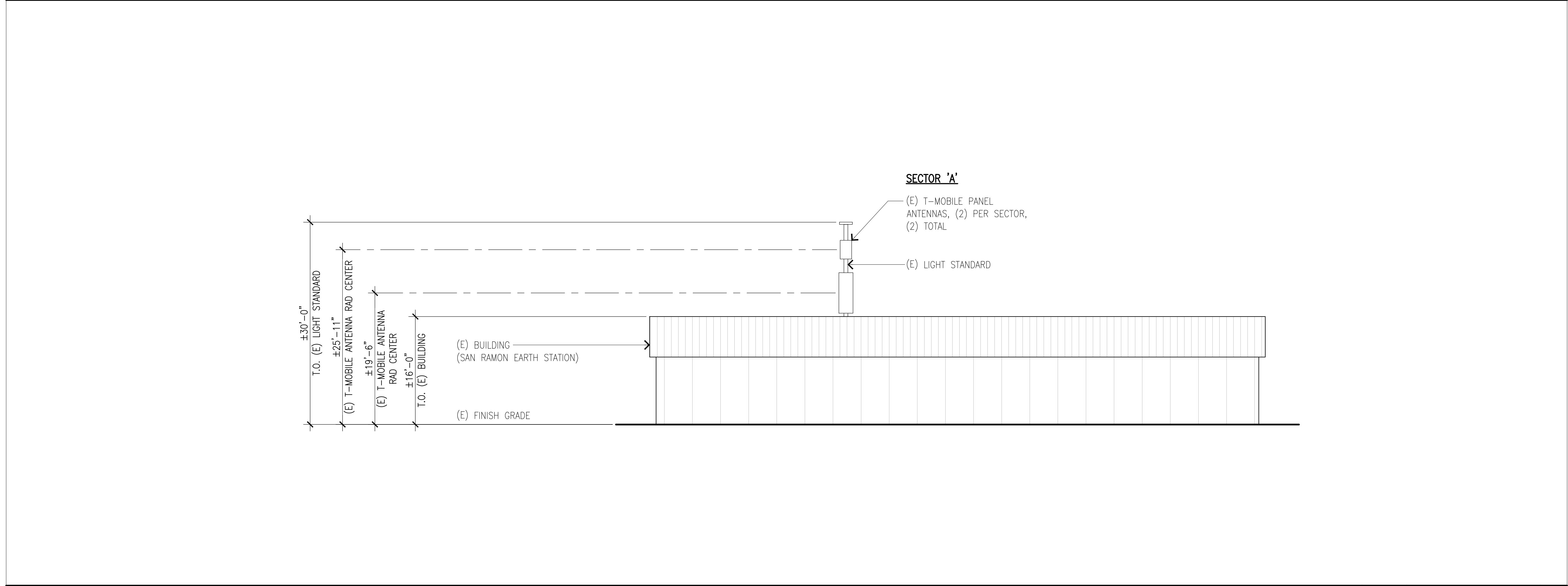


2



EXISTING NORTH ELEVATION

SCALE:	1/8"=1'-0"	0	2'	5'	10'	15'
						1



EXISTING EAST ELEVATION

SCALE:	1/8"=1'-0"	0	2'	5'	10'	15'
						2

T-Mobile
Stick Together

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

PROJECT INFORMATION:

(LUP RENEWAL) 1

BA62430S
SAN RAMON EARTH STATION

8851 MANNING RD.,
LIVERMORE, CA 94551
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

10/13/25

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

0	12/09/24	100% ZD	VTA
1	10/13/25	100% ZD REVISED PER CITY COMMENTS	VJA

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:

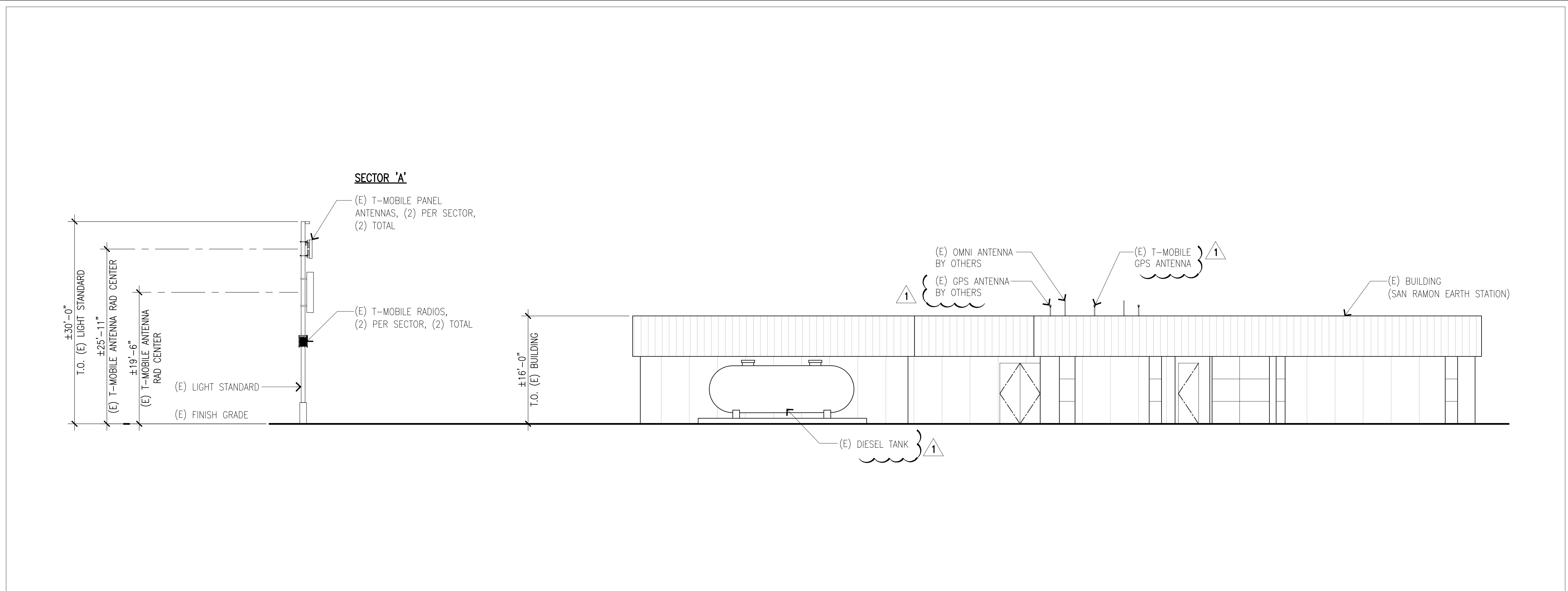
EXISTING ELEVATIONS I

SHEET NUMBER: REVISION:

A-3

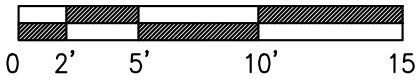
1

BA62430S

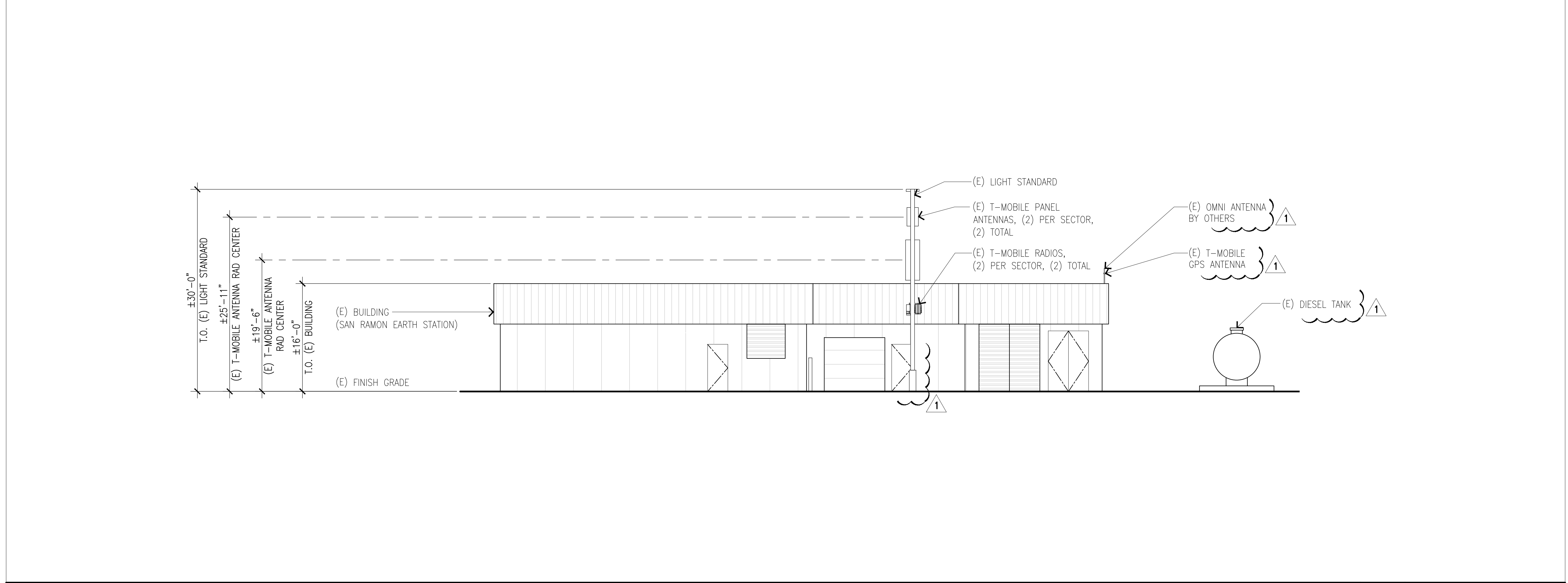


EXISTING SOUTH ELEVATION

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



1



EXISTING WEST ELEVATION

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



2

T-Mobile
Stick Together

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

PROJECT INFORMATION:

(LUP RENEWAL) 1
BA62430S
SAN RAMON EARTH STATION
8851 MANNING RD.,
LIVERMORE, CA 94551
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

10/13/25

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

0	12/09/24	100% ZD	VTA
1	10/13/25	100% ZD REVISED PER CITY COMMENTS	VJA

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 ELEVATIONS II

SHEET NUMBER: REVISION:

A-4

1

BA62430S