



## Referral Early Consultation

**Date:** June 26, 2025

**To:** Distribution List (See Attachment A)

**From:** Marcus Ruddicks, Assistant Planner  
Planning and Community Development

**Subject:** STAFF APPROVAL APPLICATION NO. PLN2025-0045 – THE TOWERS LLC

**Respond By:** July 16, 2025

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**\*\*\*\*PLEASE REVIEW REFERRAL PROCESS POLICY\*\*\*\***

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing the conditions for a Staff Approval. Therefore, please list any conditions that you wish to have included as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

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**Applicant:** The Towers, LLC

**Project Location:** 5967 Hinds Road, between Lambuth and 26-Mile Roads in the Community of Valley Home.

**APN:** 002-008-009

**Williamson Act Contract:** 1972-0602

**General Plan:** Agriculture

**Current Zoning:** General Agriculture (A-2-40)

**Project Description:** Request to establish a wireless communication facility on a 246.2± acre parcel in the General Agriculture (A-2-40) zoning district. This proposal includes the installation of a 130-foot-tall monopole, which will include: up to 12 panel antennas, 12 remote radio units (RRUs), and 4 surge protectors. Ground equipment is proposed to be enclosed within ground mounted radio cabinets. The project lease area will be 2,500± square feet in size and will be enclosed by a six-foot-tall chain link fence. A 20-foot-wide, 255-foot-long non-exclusive access and utility easement is proposed, which will provide access to Hinds Road. The proposed facility would meet the County's siting standards of Chapter 21.91 – Communication Facilities of the County Code. The site is currently improved with a single-family dwelling and accessory agricultural structures.

Full document with attachments available for viewing at:  
<http://www.stancounty.com/planning/pl/act-projects.shtm>



**STAFF APPROVAL APPLICATION NO. PLN2025-0045 – THE TOWERS LLC**

Attachment A

Distribution List

X	CROP DUSTERS	X	STAN CO BUILDING PERMITS DIVISION
X	FIRE PROTECTION DIST: OAKDALE RURAL	X	STAN CO HAZARDOUS MATERIALS
X	IRRIGATION DIST: OAKDALE	X	STAN CO PUBLIC WORKS
X	MOSQUITO ABATEMENT DIST: EASTSIDE	X	STANISLAUS FIRE PREVENTION BUREAU
X	PACIFIC GAS & ELECTRIC	X	SURROUNDING LAND OWNERS
X	MUNICIPAL ADVISORY COUNCIL: VALLEY HOME		

## STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

**TO:** Stanislaus County Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**FROM:** \_\_\_\_\_

**SUBJECT: STAFF APPROVAL APPLICATION NO. PLN2025-0045 – THE TOWERS LLC**

Based on this agency's particular field(s) of expertise, it is our position the above described project:

- \_\_\_\_\_ Will not have a significant effect on the environment.  
\_\_\_\_\_ May have a significant effect on the environment.  
\_\_\_\_\_ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

\_\_\_\_\_  
\_\_\_\_\_

Response prepared by:





Name	Title	Date
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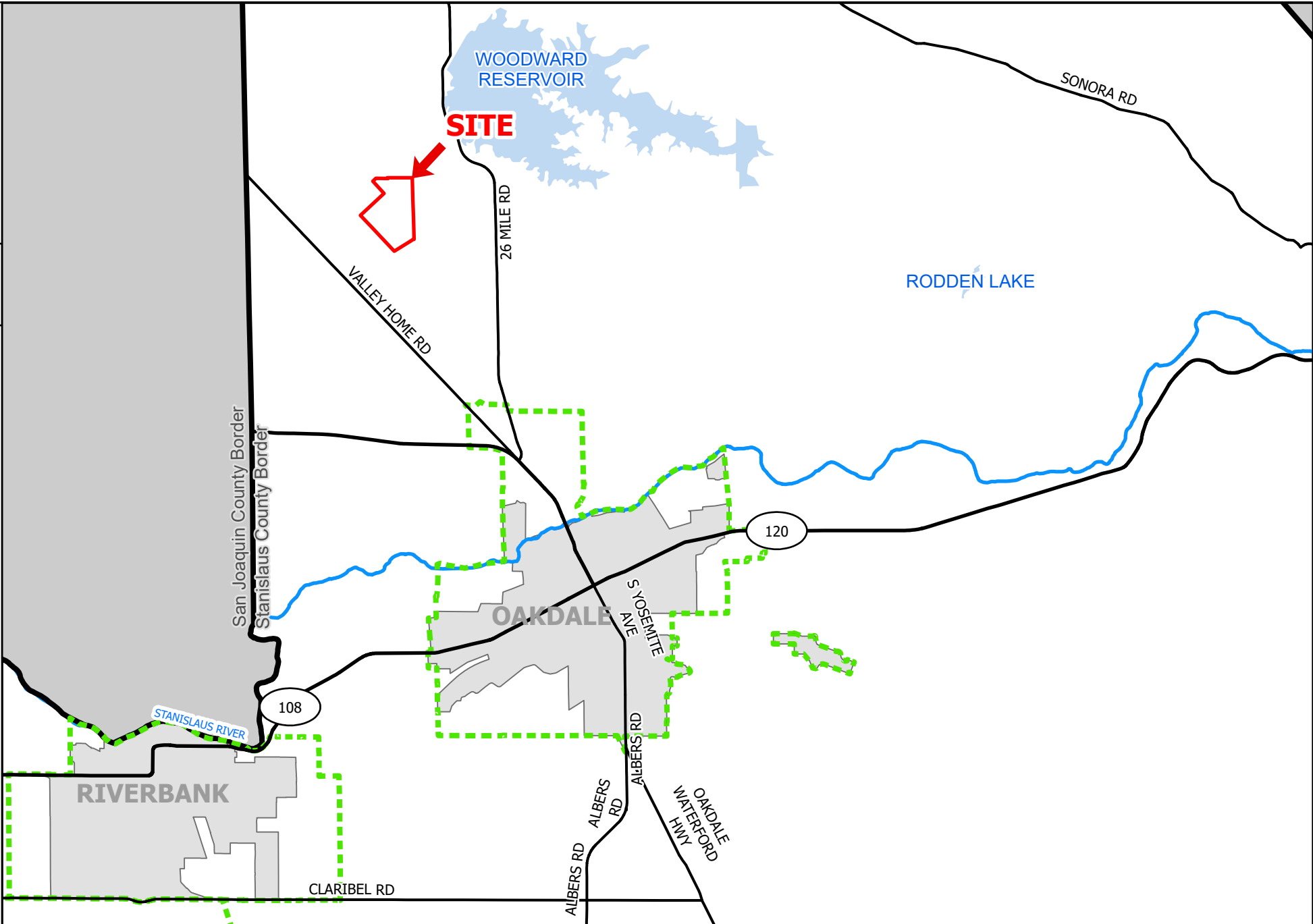
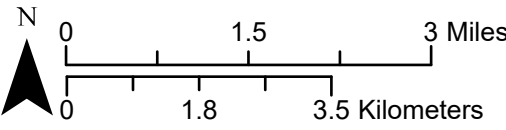
**THE TOWERS,  
LLC**

**SA  
PLN2025-0045**

*AREA MAP*

LEGEND

-  Project Site
-  Sphere of Influence
-  Highway
-  Major Road
-  River
-  Lake









**THE TOWERS,  
LLC**

**SA**




**PLN2025-0045**

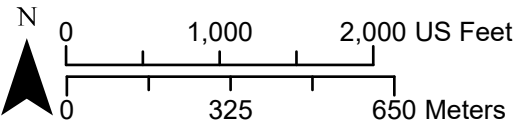
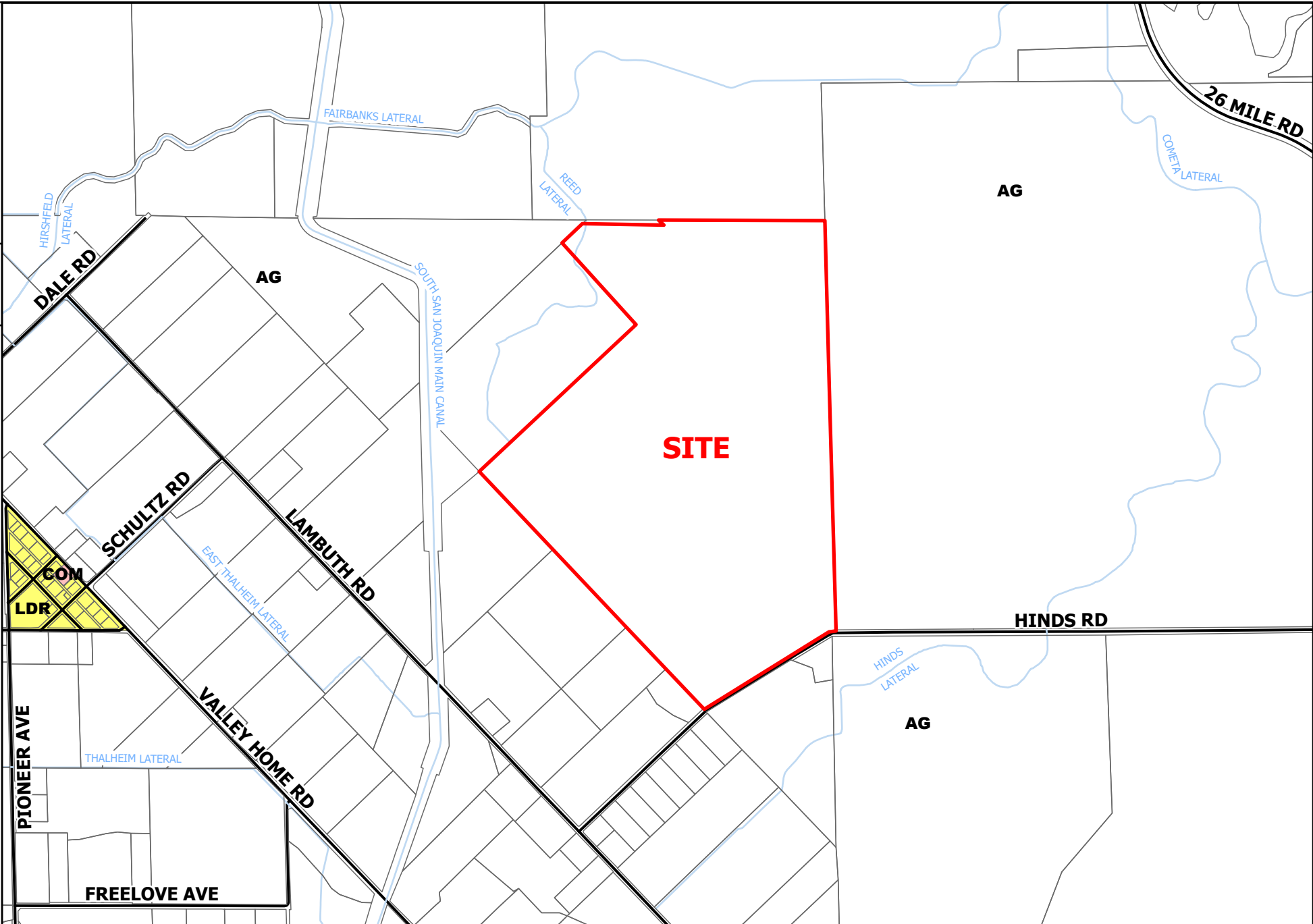
*GENERAL PLAN MAP*

LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal

**General Plan**

-  Agriculture (AG)
-  Commercial (COM)
-  Residential - Low Density (LDR)







**THE TOWERS,  
LLC**

**SA**





**PLN2025-0045**

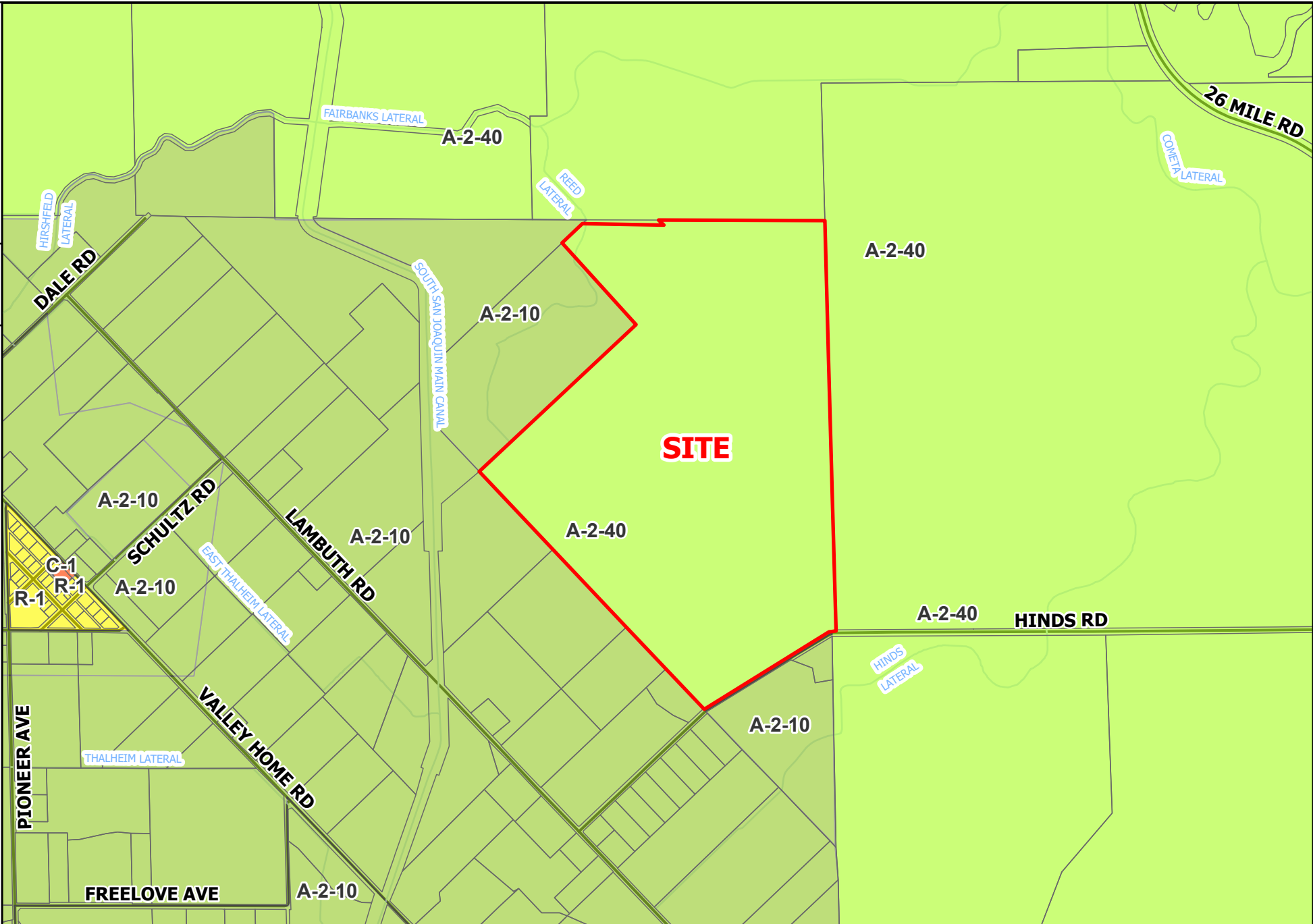
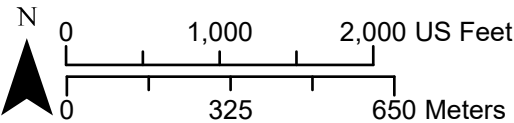
**ZONING MAP**

**LEGEND**

-  Project Site
-  Parcel
-  Street
-  Canal

**Zoning Designation**

-  General AG 10 Acre (A-2-10)
-  General AG 40 Acre (A-2-40)
-  Neighborhood Commercial (C-1)
-  Single Family Residential (R-1)









**THE TOWERS,  
LLC**

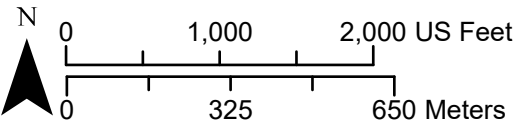
**SA**

**PLN2025-0045**

*2023 AERIAL AREA MAP*

LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal









**THE TOWERS,  
LLC**

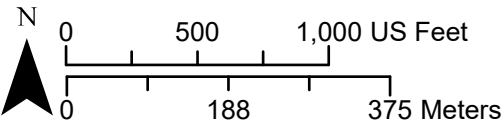
**SA**

**PLN2025-0045**

*2023 AERIAL SITE MAP*

LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal





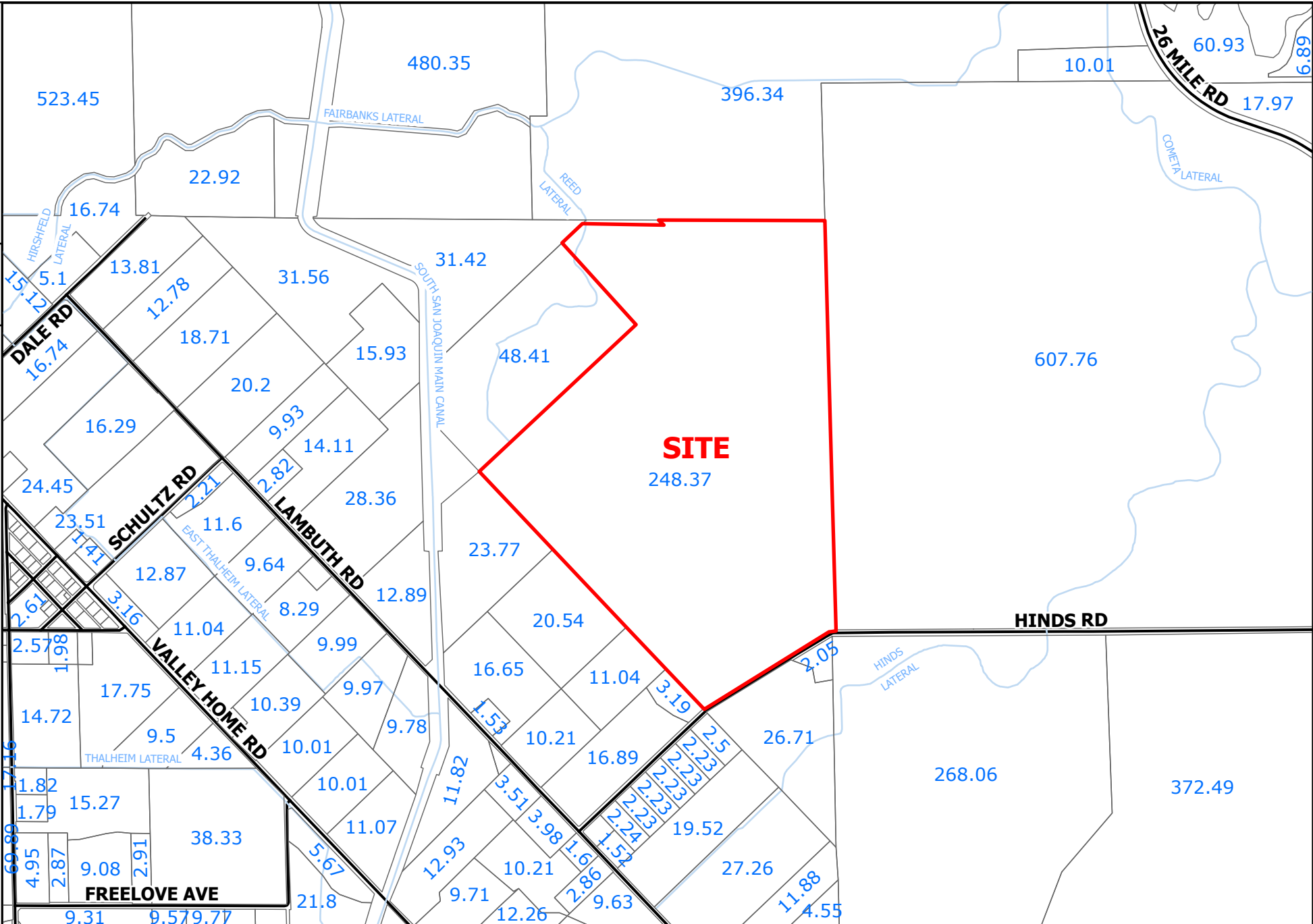
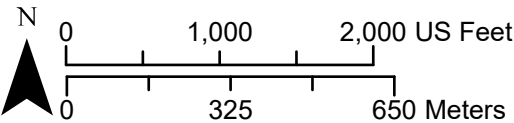
THE TOWERS,  
LLC

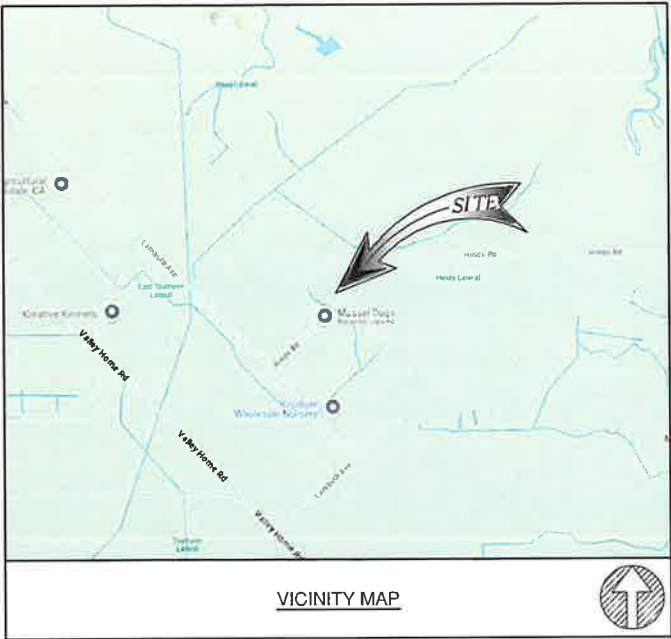
SA  
PLN2025-0045

ACREAGE MAP

LEGEND

-  Project Site
-  Parcel
-  Acres
-  Street
-  Canal





APN  
002-008-009-000, STANISLAUS COUNTY, CALIFORNIA

**RECORD OWNER**  
DIAMOND A LAND & CATTLE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

**TITLE REPORT**  
TITLE REPORT WAS PREPARED BY IRON CREST NATIONAL TITLE COMPANY WITH  
FILE NO. IC-TWR-162544-C DATED NOVEMBER 25, 2024.

**BASIS OF ELEVATIONS: (NAVD 1988)**  
SITE ELEVATIONS ARE ESTABLISHED FROM THE GPS DERIVED ORTHOMETRIC HEIGHTS  
BY APPLICATION OF NGS "GEOID 12A" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS  
DETERMINED BY OBSERVATIONS OF THE "LEICA SMARTNET" REAL TIME NETWORK. ALL  
ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88, CALIFORNIA ZONE 3.

**FLOOD ZONE**  
SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06099C0175E  
EFFECTIVE DATE 09/26/2008.

**LEGAL DESCRIPTION**  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF STANISLAUS, STATE  
OF CA, AND IS DESCRIBED AS FOLLOWS:

THAT CERTAIN REAL PROPERTY IN THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA, MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1:  
COMMENCING AT THE POINT ON THE MERIDIAN LINE BETWEEN SECTIONS 20 AND 21, TOWNSHIP  
1 SOUTH, RANGE 10 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE UNITED  
STATES GOVERNMENT TOWNSHIP PLATS, DISTANT THEREON 2303.5 FEET NORTH OF THE  
SECTION CORNER COMMON TO SECTIONS 20, 21, 28, 29, IN SAID TOWNSHIP AND RANGE;  
THENCE NORTH ALONG SAID MERIDIAN LINE 1677.50 FEET, MORE OR LESS, TO THE NORTHEAST  
CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20, AND  
THE NORTHEAST CORNER OF THE SCHILLING RANCH; THENCE ALONG THE NORTHERLY LINE OF  
SAID SCHILLING RANCH BEARING APPROXIMATELY NORTH 88° 13' WEST 1576.19 FEET; THENCE  
SOUTH 42° 20' EAST 2333.86 FEET TO THE POINT OF COMMENCEMENT.

PARCEL NO. 2:  
BEGINNING AT THE CORNER COMMON TO SECTIONS 20, 21 AND 28 AND 29, TOWNSHIP 1  
SOUTH, RANGE 10 EAST, MOUNT DIABLO BASE AND MERIDIAN; RUNNING THENCE NORTH 0° 9'  
EAST, 2097.32 FEET; THENCE SOUTH 47° 40' WEST 2815.61 FEET; THENCE SOUTH 42° 20' EAST  
1372 FEET TO THE CENTER LINE OF THAT CERTAIN 40 FOOT COUNTY ROAD CONVEYED TO THE  
COUNTY OF STANISLAUS BY ROAD DEED JANUARY 26, 1938 IN VOLUME 639 OF OFFICIAL  
RECORDS, AT PAGE 468, AS INSTRUMENT NO. 1021; THENCE NORTH 59° 38' EAST ALONG SAID  
CENTERLINE A DISTANCE OF 1433.74 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:  
BEGINNING AT THE CORNER COMMON TO SECTIONS 20, 21, 28 AND 29, TOWNSHIP 1 SOUTH,  
RANGE 10 EAST, MOUNT DIABLO BASE AND MERIDIAN; THENCE ON SECTION LINE NORTH 0° 09'  
EAST 2303.52 FEET AS THE TRUE PLACE OF BEGINNING; SAID POINT BEING THE MOST  
SOUTHERLY CORNER OF THE LAND DEEDED TO JESSE D. HANNAH, BY DEED DATED JUNE 13,  
1915; THENCE ALONG SAID LAND, NORTH 42° 15' WEST 2333.86 FEET TO THE WESTERLY  
CORNER OF SAID LAND; THENCE NORTH 88° 15' WEST 688.51 FEET TO INTERSECTION WITH  
NORTHWESTERLY LINE OF A 40 FOOT ROAD; THENCE ALONG NORTHWESTERLY LINE OF SAID  
ROAD, SOUTH 47° 45' WEST 347.8 FEET TO NORTHERLY CORNER OF LAND OF CARL  
SCHERMENG; THENCE ALONG NORTHEASTERLY LINE OF SAID CARL SCHERMENG'S LAND AND  
SAID NORTHEASTERLY LINE PRODUCED SOUTH 42° 15' EAST 2964.1 FEET; THENCE NORTH 47°  
45' EAST 705.1 FEET TO SECTION LINE BETWEEN SECTIONS 20 AND 21; THENCE ALONG SAID  
SECTION LINE NORTH 0° 09' EAST 206.2 FEET TO TRUE POINT OF BEGINNING.

EXCEPTING FROM SAID PARCEL OF LAND THE NORTH AND EAST 40 FEET THEREOF PREVIOUSLY  
RESERVED FOR ROAD PURPOSES.

PARCEL NO. 4:  
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 10 EAST,  
MOUNT DIABLO BASE AND MERIDIAN; THENCE NORTH ALONG THE LINE BETWEEN SECTIONS 28  
AND 29, 3265 FEET, MORE OR LESS, SAID POINT BEING THE MOST SOUTHERLY CORNER OF  
THE LAND CONVEYED BY J. A. SCHILLING TO SOPHIE STRASSER, BY DEED DATED APRIL 12,  
1912, AND RECORDED IN VOLUME 168 OF DEEDS, AT PAGE 263; THENCE NORTH 42° 15' WEST  
ALONG THE SOUTHWESTERLY LINE OF SAID LAND AND THE SOUTHWESTERLY LINE OF THE LAND  
CONVEYED TO MARTIN STROYAN AND JESSE D. HANNAH, A DISTANCE OF 3089 FEET, MORE OR  
LESS, TO THE MOST WESTERLY CORNER OF THE 69.74 ACRE TRACT OF LAND CONVEYED TO  
JESSE B. HANNAH BY DEED DATED JUNE 23, 1915 AND RECORDED IN VOLUME 220 OF  
DEEDS, AT PAGE 68, SAID CORNER BEING THE TRUE POINT OF BEGINNING OF THE LAND  
HEREBY DESCRIBED; THENCE NORTH 47° 45' EAST ALONG THE LAND OF JESSE D. HANNAH A  
DISTANCE OF 2110.5 FEET TO THE MOST SOUTHERN CORNER OF THE 54.47 ACRE TRACT OF  
LAND CONVEYED TO HELEN M. KRIGBAUM BY DEED DATED AUGUST 16, 1915 AND RECORDED  
AUGUST 26, 1915 IN VOLUME 220 OF DEEDS, AT PAGE 186; THENCE NORTHWESTERLY ALONG  
THE SOUTHWESTERLY LINE OF SAID KRIGBAUM LAND TO THE MOST EASTERLY CORNER OF THE  
LAND CONVEYED TO CARL SCHERMENG, BY DEED DATED NOVEMBER 10, 1908 AND RECORDED

NOVEMBER 12, 1908 IN VOLUME 120 OF DEEDS, AT PAGE 11; THENCE SOUTHWESTERLY  
ALONG THE SOUTHEASTERLY LINE OF SAID SCHERMENG LAND AND THE SOUTHEASTERLY LINE  
OF THE LAND FORMERLY OWNED BY HUGO R. BESSER TO THE MOST NORTHERLY CORNER  
OF THE LAND CONVEYED TO JOHN HURNI, BY DEED DATED JANUARY 27, 1912 AND  
RECORDED FEBRUARY 1, 1912 IN VOLUME 162 OF DEEDS, AT PAGE 154; THENCE  
SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID HURNI LAND AND CONTINUING  
SOUTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING.

PARCEL NO. 002-008-009-000

THIS BEING THE SAME PROPERTY CONVEYED TO DIAMOND A LAND & CATTLE, LLC, A  
CALIFORNIA LIMITED LIABILITY COMPANY FROM FRANZ FLETCHER AND TRACY FLETCHER,  
HUSBAND AND WIFE, AS COMMUNITY PROPERTY IN DEED DATED DECEMBER 19, 2022 AND  
RECORDED DECEMBER 29, 2022 AS INSTRUMENT NO. 2022-0081140..

PARCEL ID: 002-008-009-000  
PROPERTY COMMONLY KNOWN AS: 5967 HINDS ROAD, OAKDALE CA 95361

#### LEGEND

- CENTER LINE
- PROPERTY LINE
- CHAIN LINK FENCE
- METAL FENCE
- EASEMENT LINE
- CMU WALL
- RECORDED PER LEGAL DESC.
- (R)
- TREE

#### MONUMENTS

- MONUMENT FD.  
(AS NOTED)

#### REFERENCE MAP

- SURVEY OF HINDS ROAD  
SURVEY NO. 1122  
FILED JULY 7, 1937
- PARCEL MAP  
BOOK 27 PAGE 117  
FILED SEPTEMBER 19, 1981

#### SCHEDULE B, PART II

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER  
THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS  
CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE  
AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS  
ARE MET.  
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE  
DEPICTED HEREON)
- ANY RIGHTS, INTERESTS OR CLAIMS, WHICH ARE NOT SHOWN BY THE  
PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION  
OF LAND OR WHICH MAY BE ASSERTED BY PERSONS IN POSSESSION  
THEREOF.  
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE  
DEPICTED HEREON)
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA,  
ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY  
WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.  
(A) UNPATENTED MINING CLAIMS;(B) RESERVATIONS OR EXCEPTIONS IN  
PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF;(C) WATER  
RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS  
EXCEPTED UNDER (A),(B) OR (C) ARE SHOWN IN THE PUBLIC RECORDS.  
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE  
DEPICTED HEREON)
- TAXES AND ASSESSMENTS FOR THE YEAR AND ALL SUBSEQUENT YEARS  
ARE A LIEN BUT NOT YET DUE AND PAYABLE.  
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE  
DEPICTED HEREON)
- CALIFORNIA LAND CONSERVATION CONTRACT BETWEEN JOHN C DEBOER  
AND COUNTY OF STANISLAUS, A POLITICAL SUBDIVISION OF THE STATE OF  
CALIFORNIA, DATED OCTOBER 5, 1971 AND RECORDED OCTOBER 6, 1971 IN  
(BOOK) 2423 (PAGE) 419 (INSTRUMENT) 38355, IN STANISLAUS COUNTY,  
CALIFORNIA.  
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE  
DEPICTED HEREON)
- ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "PLAT OF  
EIGHT SQUARE LEAGUES OF LAND" DATED MAY 2, 1857 AND RECORDED MAY  
2, 1857 IN (BOOK) 1 (PAGE) 20, IN STANISLAUS COUNTY, CALIFORNIA.  
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE  
DEPICTED HEREON)
- RIGHTS OF FEE SIMPLE OWNERS IN AND TO THE SUBJECT PROPERTY.  
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE  
DEPICTED HEREON)

#### SURVEYOR CERTIFICATION

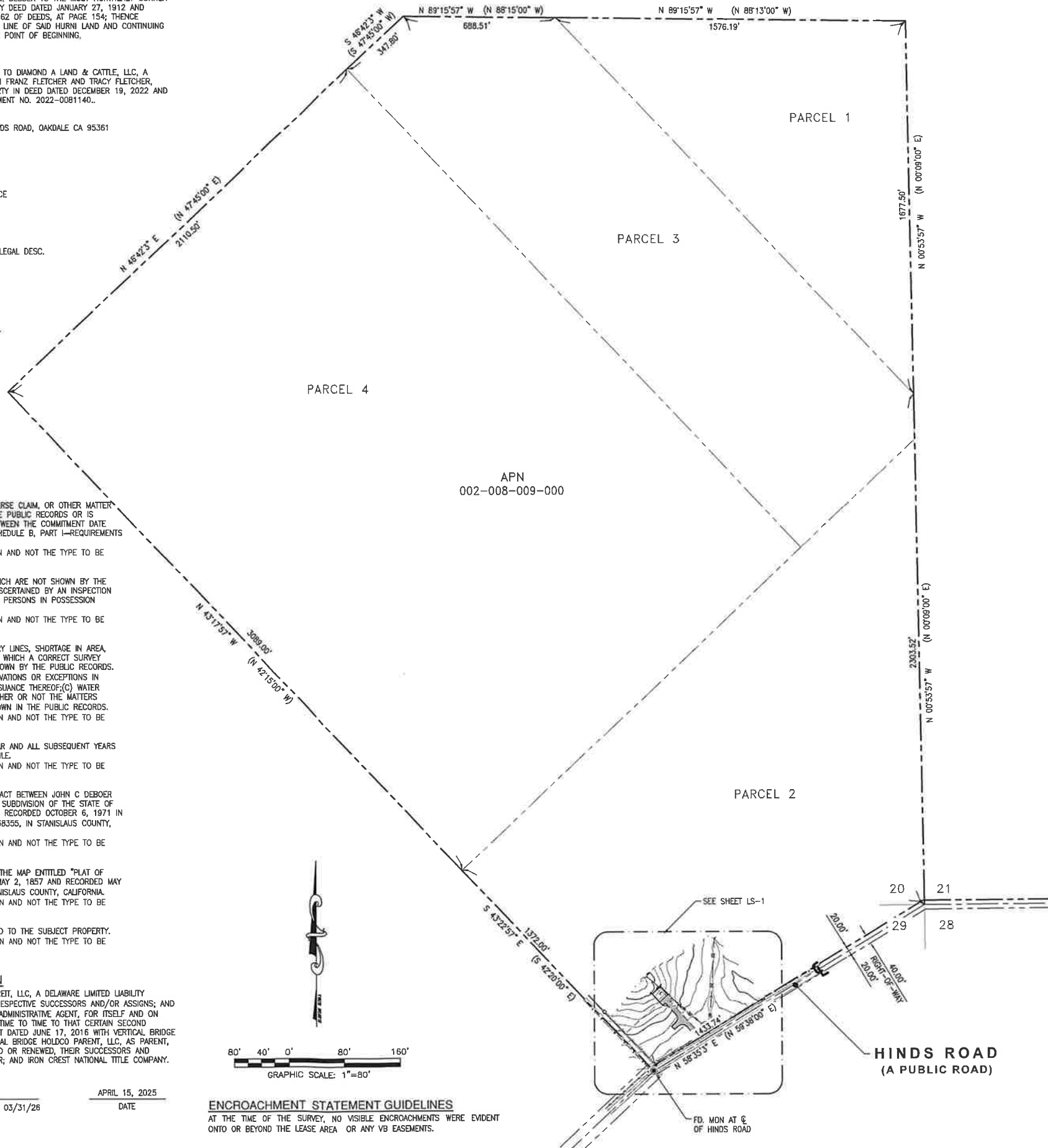
I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY  
COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; AND  
(II) TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON  
BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND  
AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE  
HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT,  
AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND  
ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND IRON CREST NATIONAL TITLE COMPANY.

APRIL 15, 2025  
DATE

GRAPHIC SCALE: 1"=80'

#### ENCROACHMENT STATEMENT GUIDELINES

AT THE TIME OF THE SURVEY, NO VISIBLE ENCROACHMENTS WERE EVIDENT  
ONTO OR BEYOND THE LEASE AREA OR ANY VB EASEMENTS.



SURVEY PREPARED FOR:

verticalbridge

THE TOWERS, LLC

750 PARK OF COMMERCE DR.  
SUITE 200 | BOCA RATON, FL | 33487  
561.948.6367

SITE ACQUISITION

AD  
ASSURANCE  
DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305  
SOUTH PASADENA, CA | 91030  
626.216.2024

ENGINEER

ATK  
ENGINEERING  
AND SURVEY  
24 RECONDO  
IRVINE, CA 92620  
714.624.9027

NO.	SUBMITTAL / REVISION	BY	DATE
3	ADDED LEGAL DESCRIPTION	LA	04/15/25
2	REVISED PROPERTY LINES	LA	03/28/25
1	FINAL SURVEY	LA	03/27/25

DRAWN: LA  
DESIGNED:  
CHECKED: AJK

PROJECT NUMBER: US-CA-5841

PROJECT TITLE:

US-CA-5841  
VALLEY HOME

5967 HINDS ROAD,  
OAKDALE, CA 95361  
STANISLAUS COUNTY

ENGINEER STAMP:

PROFESSIONAL ENGINEER  
ANDREW J. KOLTAVARY  
EXP. 03/31/26  
CIVIL  
STATE OF CALIFORNIA

DRAWING TITLE:

TITLE DETAILS

DRAWING SCALE:  
AS NOTED

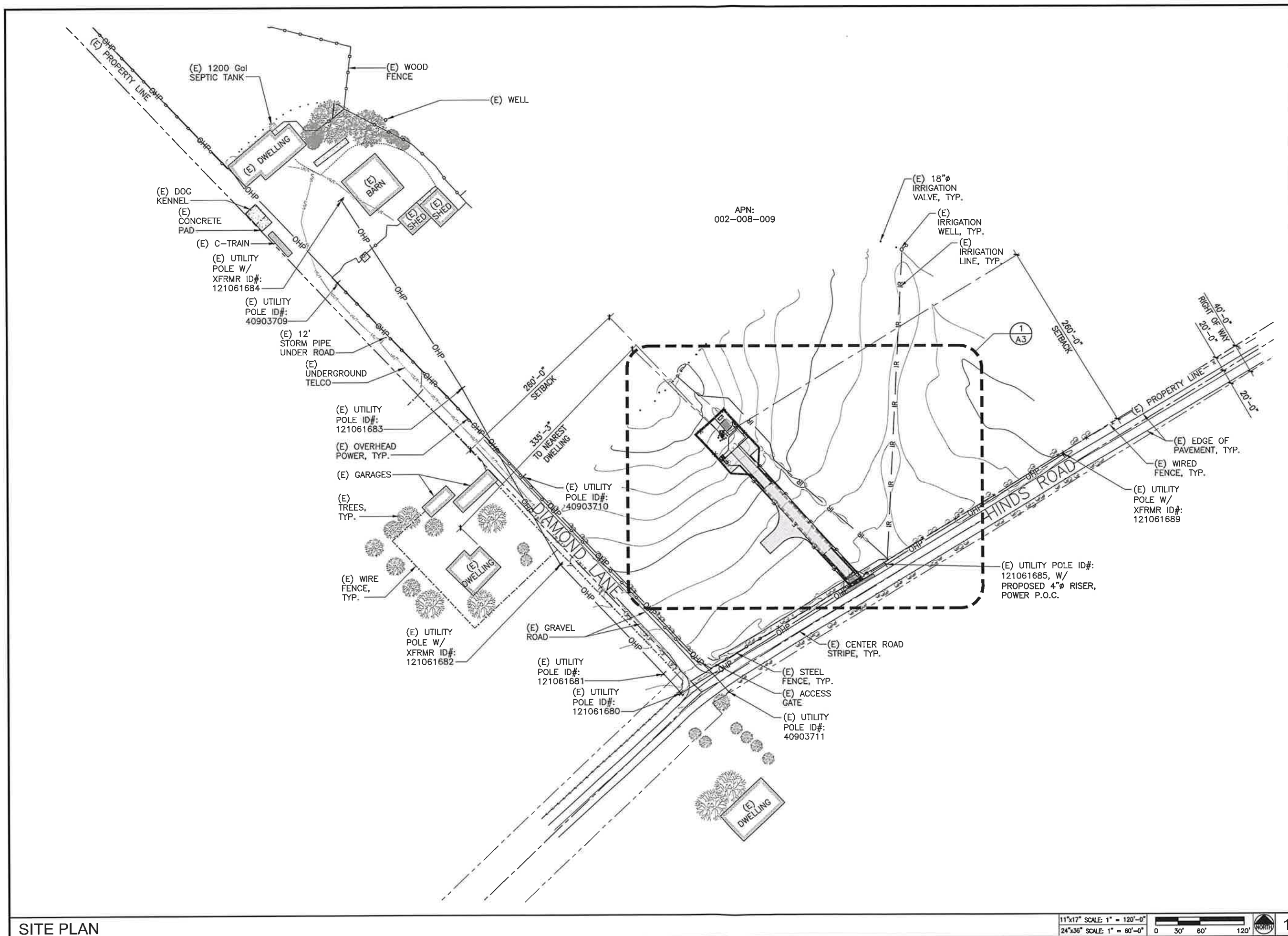
DATE:  
03/28/2025

UNAUTHORIZED ALTERATION OR ADDITION TO  
THIS DOCUMENT IS A VIOLATION OF  
APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:

LS-1




[illegible]

**AD**  
**ASSURANCE  
DEVELOPMENT**  
1499 HUNTINGTON DR. | SUITE 305  
SOUTH PASADENA, CA | 91030  
626.765.5079

**PROPRIETARY INFORMATION**  
THE INFORMATION CONTAINED IN THIS SET OF  
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO  
VERIZON WIRELESS  
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES  
TO VERIZON WIRELESS IS STRICTLY PROHIBITED

**verticalbridge**  
750 PARK OF COMMERCE DR.  
SUITE 200 | BOCA RATON, FL | 33487  
561.948.6367

**verizon**<sup>✓</sup>  
2770 SHADELANDS DRIVE,  
BUILDING 11,  
WALNUT CREEK, CA 94598



**VALLEY HOME**  
US-CA-5841  
FUZE PROJECT ID: 17372669  
MDG LOCATION ID: 5000918167  
5753 HINDS ROAD,  
OAKDALE, CA 95361

SHEET TITLE:

**SITE PLAN**

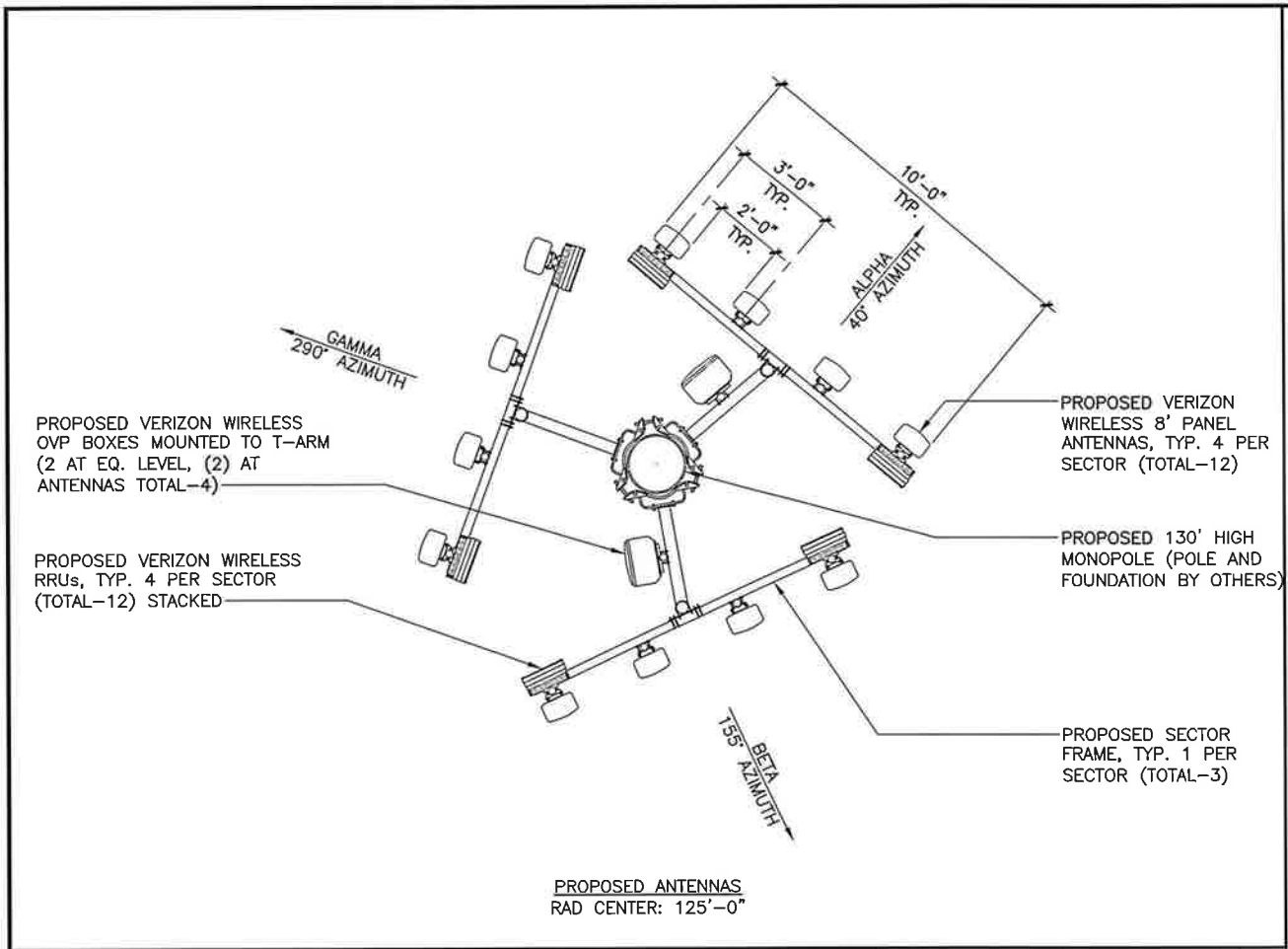
A2



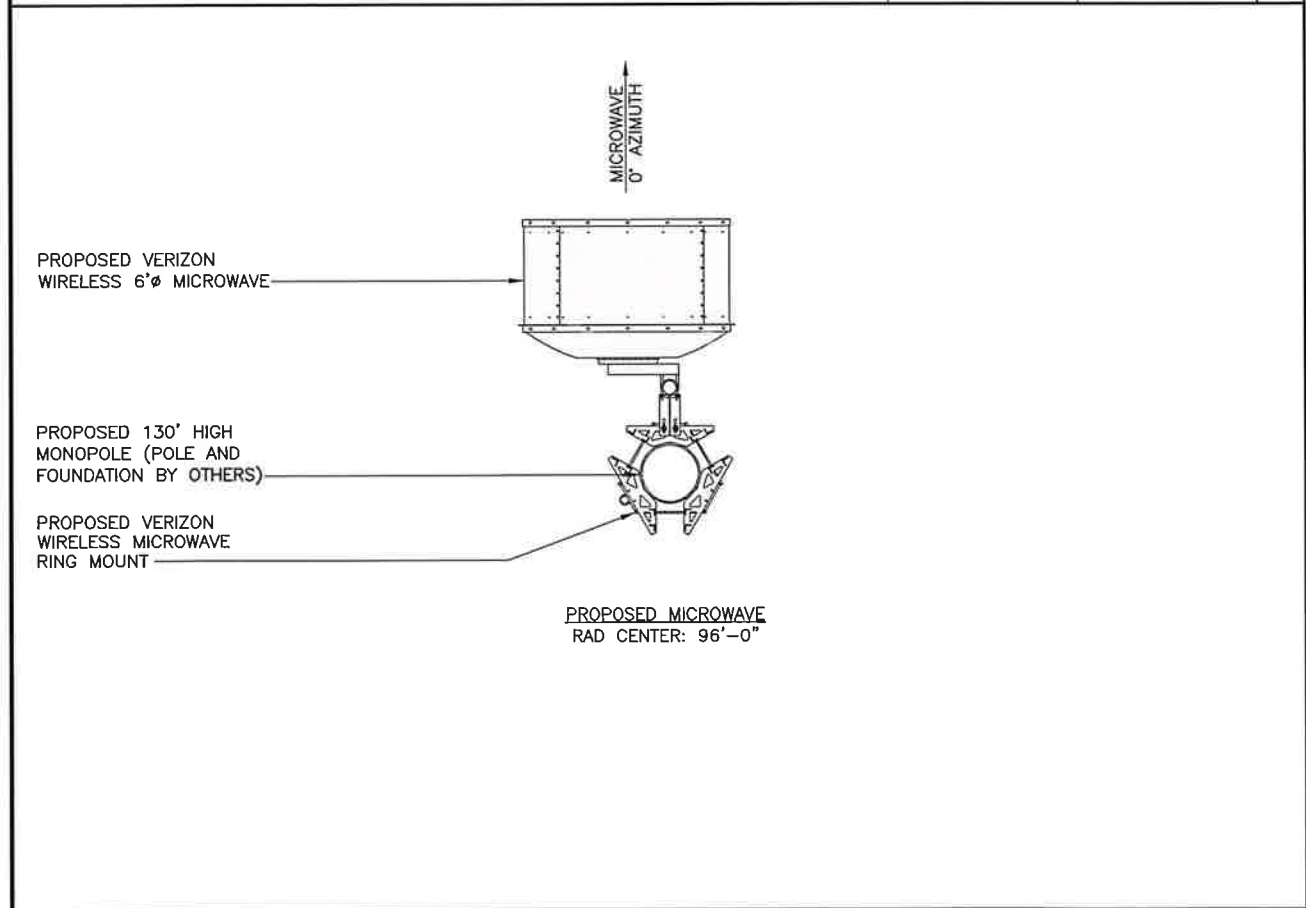




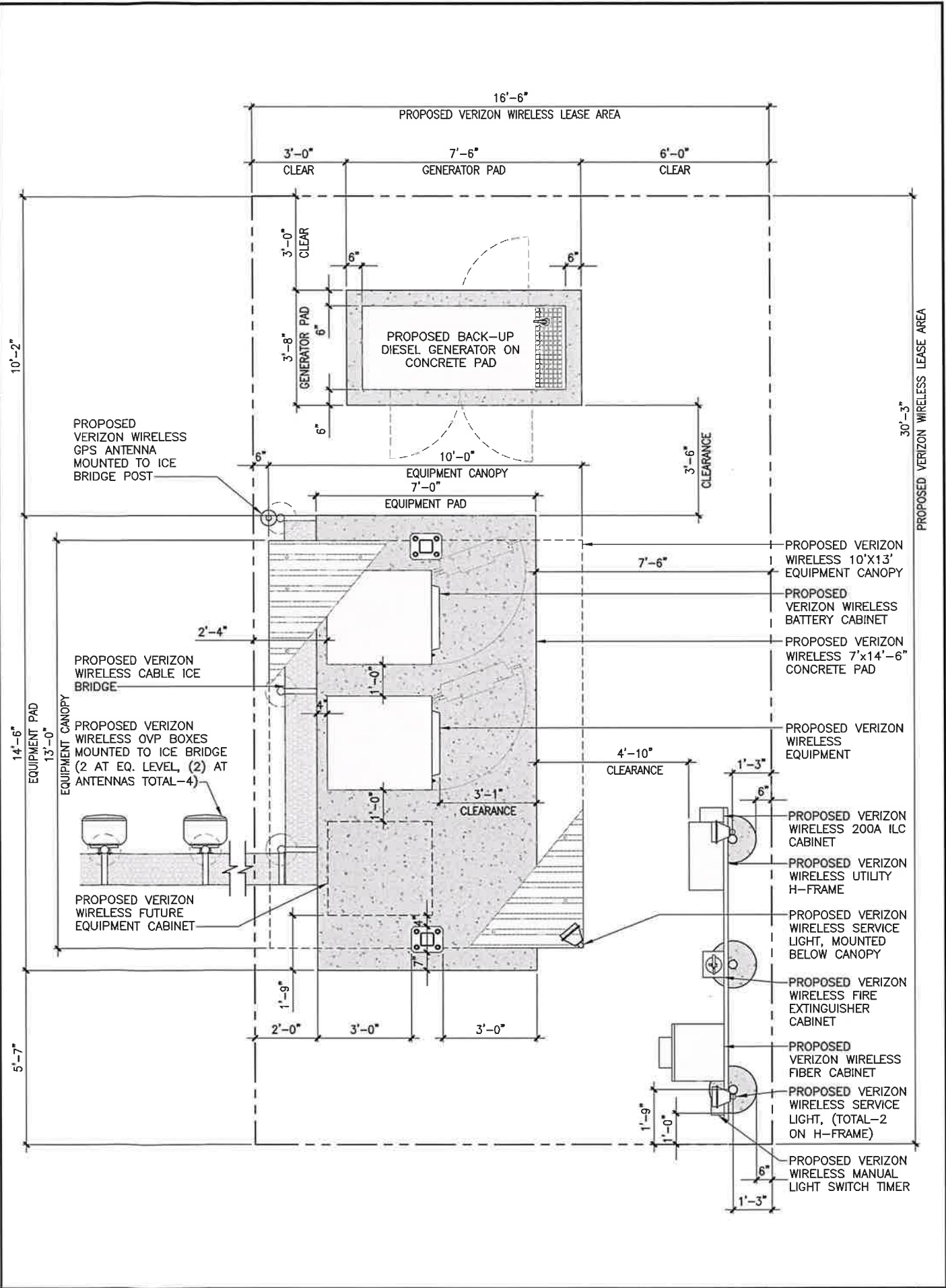




ANTENNA PLAN 2



MICROWAVE PLAN 3



EQUIPMENT PLAN 1

ISSUE STATUS			
REV	DATE	DESCRIPTION	BY
A	04/08/25	ISSUED FOR REVIEW	JR
0	04/16/25	ISSUED FOR ZONING	JR

**AD ASSURANCE DEVELOPMENT**  
1499 HUNTINGTON DR. | SUITE 305  
SOUTH PASADENA, CA | 91030  
626.765.5079

**PROPRIETARY INFORMATION**  
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS  
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

**verticalbridge**  
750 PARK OF COMMERCE DR.  
SUITE 200 | BOCA RATON, FL | 33487  
561.948.6367

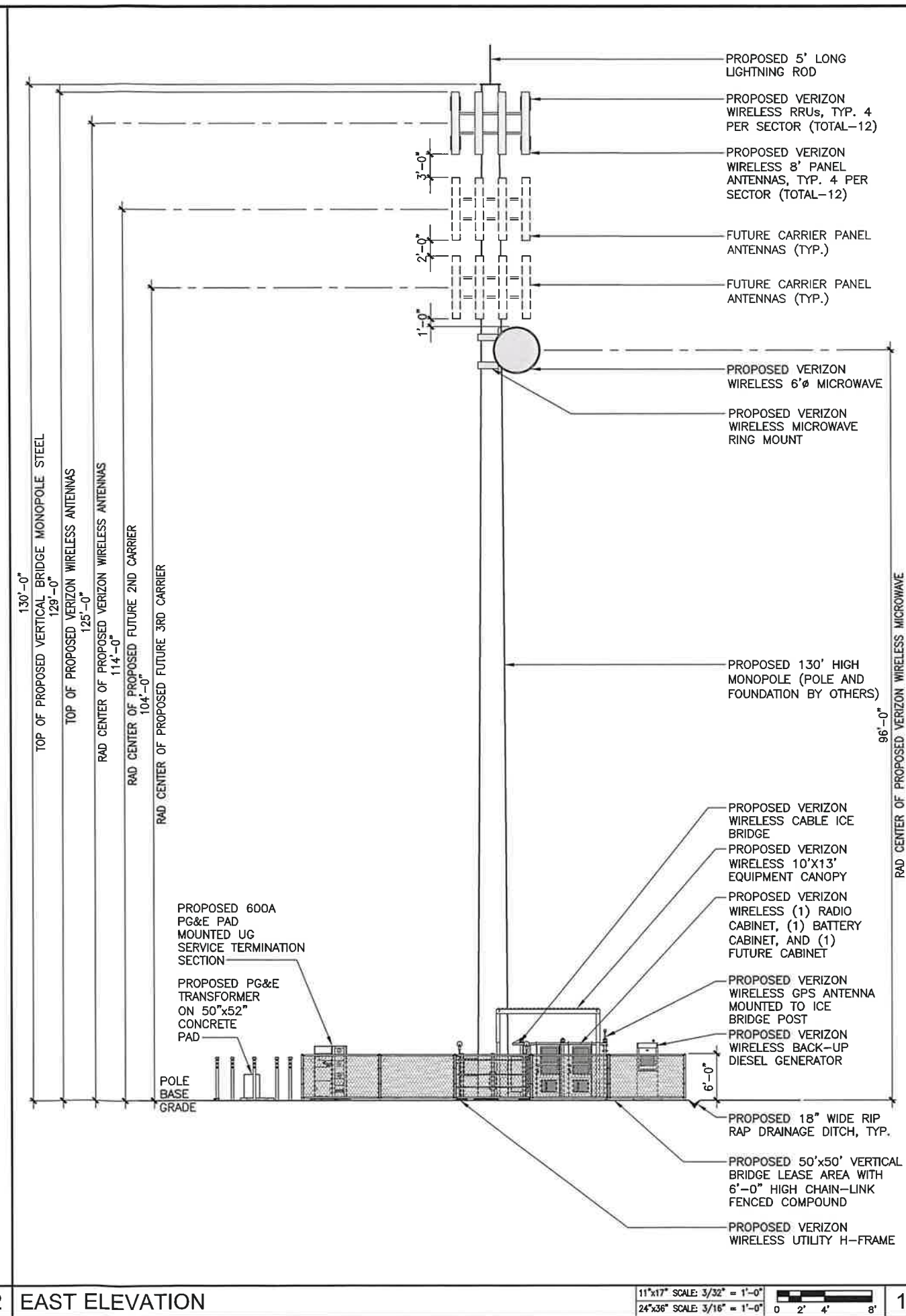
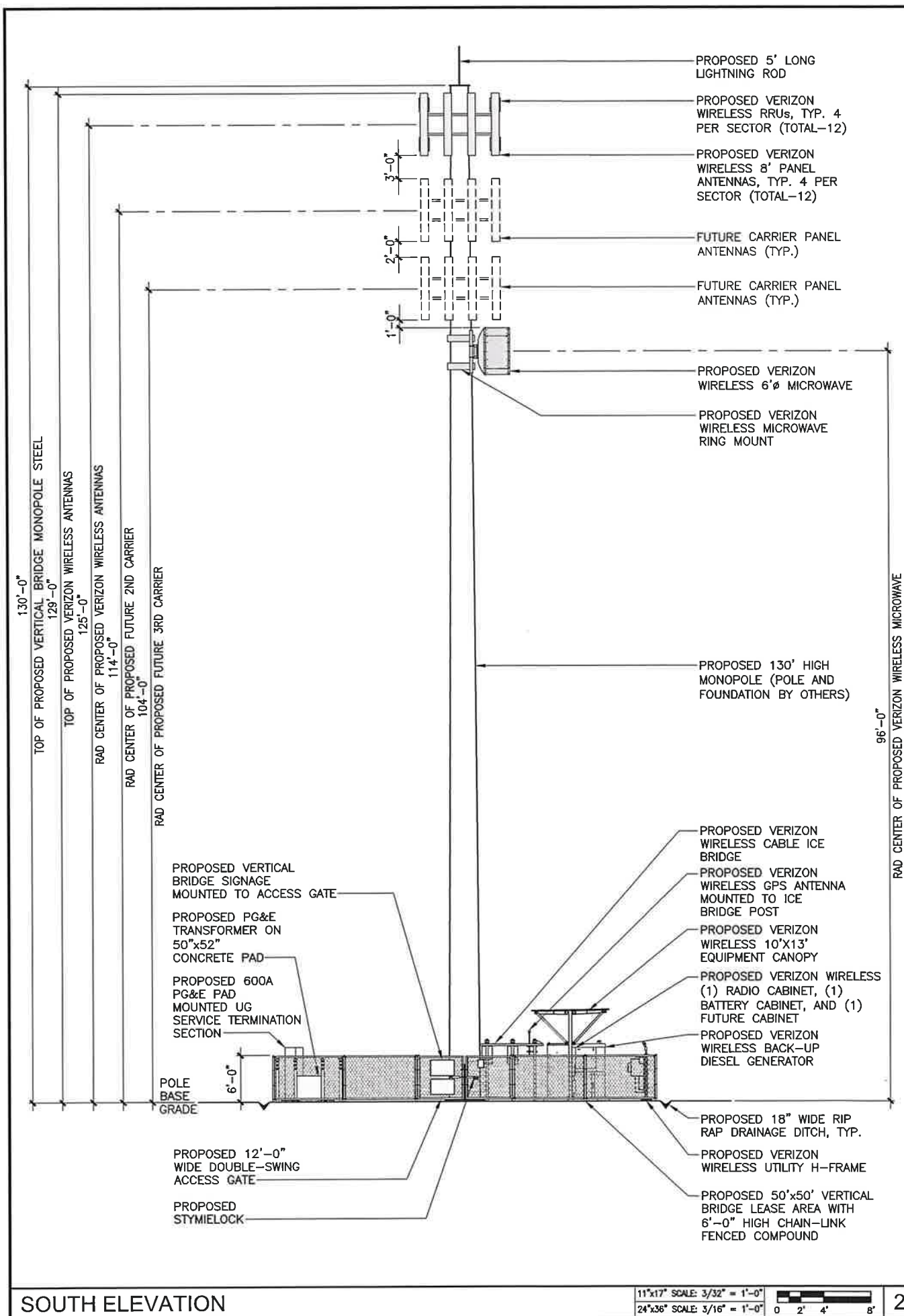
**verizon**  
2770 SHADELANDS DRIVE,  
BUILDING 11,  
WALNUT CREEK, CA 94598

**VALLEY HOME**  
US-CA-5841  
FUZE PROJECT ID: 17372669  
MDG LOCATION ID: 5000918167  
5753 HINDS ROAD,  
OAKDALE, CA 95361

SHEET TITLE:  
**EQUIPMENT AND ANTENNA PLAN**

**A5**



[illegible]

**AD**  
**ASSURANCE  
DEVELOPMENT**  
1499 HUNTINGTON DR. | SUITE 305  
SOUTH PASADENA, CA | 91030  
626.765.5079

**PROPRIETARY INFORMATION**  
THE INFORMATION CONTAINED IN THIS SET OF  
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO  
VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES  
TO VERIZON WIRELESS IS STRICTLY PROHIBITED

  
750 PARK OF COMMERCE DR.  
SUITE 200 | BOCA RATON, FL | 33487  
561.948.6367

**verizon**<sup>✓</sup>  
2770 SHADELANDS DRIVE,  
BUILDING 11,  
WALNUT CREEK, CA 94598

**VALLEY HOME**  
US-CA-5841  
FUZE PROJECT ID: 17372669  
MMDG LOCATION ID: 5000918167  
5753 HINDS ROAD,  
OAKDALE, CA 95361

SHEET TITLE:

ELEVATIONS

A6

# VALLEY HOME COVERAGE PLOT



## Valley Home Site

Valley Home Site is designed to be as both a coverage and a capacity site. The proposed location at 5967 Hinds Rd, Oakdale, CA, is expected to significantly enhance coverage with a strong dominant signal to across approximately 540 sq mi area, improving customer experience with reliable connections.

This new site will help offload the existing surrounding site (WOODWARD RES ), which are currently operating at 103.5%, above its normal capacity.

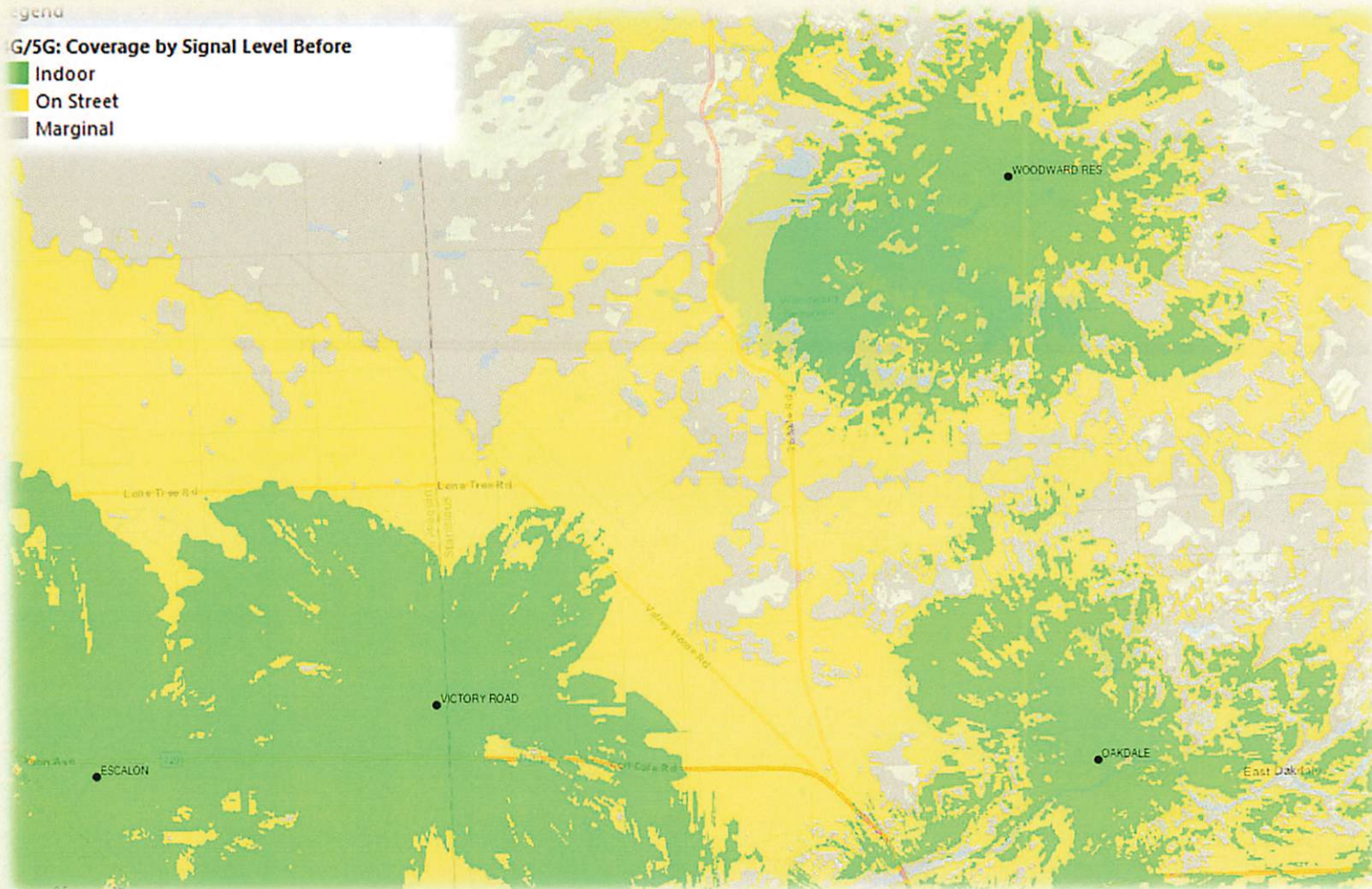
Verizon network is key to providing wireless service to its customers in the County of Stanislaus as well as supporting emergency services such as 911 calls. Proposed site will augment Verizon network in said areas especially during peak hours of data usage.



Legend

G/5G: Coverage by Signal Level Before

- Indoor
- On Street
- Marginal





Legend

4G/5G: Coverage by Signal Level After

- Indoor
- On Street
- Marginal

