DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
1010 10TH Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759

Referral
Early Consultation

Date: **September 9, 2026**

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

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

Subject: **STAFF APPROVAL APPLICATION NO. PLN2026-0069 – VERTICAL BRIDGE**

Respond By: **September 29, 2026**

******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.

Applicant: **Melissa Keith, on behalf of Vertical Bridge**

Project Location: **0 Sperry Avenue, between I-5 and the Delta Mendota Canal, in the Patterson area.**

APN: **021-091-011**

Williamson Act Contract: **2025-0013**

General Plan: **Agriculture**

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

Project Description: **Request to establish a wireless communication facility on a 41.5± 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 11 antennas, 12 remote radio units (RRUs), one microwave dish, and one GPS antenna. Proposed ground equipment includes: two ground-mounted radio cabinets, three raised concrete pads, a cable ice bridge, and a utility backboard and multimeter utility service. The project lease area, located on the northeastern portion of the parcel, will be 2,500± square feet in size and will be enclosed by a six-foot-tall chain link fence. Access is proposed to be taken from South Haggerty Drive via an existing 20-foot-wide access easement across APN 021-098-011 and the Delta-Mendota Canal right-of-way and a new 20-foot-wide non-exclusive access and utility easement along the eastern boundary of the parcel from the Delta-Mendota right-of-way. The facility will be generally unstaffed, however, periodic site visits for routine maintenance will occur as needed. The proposed facility would meet the County's siting standards of Chapter 21.91 – Communication Facilities of the County Code. The site is currently planted in apricot orchard and otherwise unimproved.**

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

STAFF APPROVAL APPLICATION NO. PLN2026-0069 – VERTICAL BRIDGE
Attachment A

Distribution List

X	CA DEPT OF WATER RESOURCES	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO PUBLIC WORKS
X	CITY OF: PATTERSON	X	STAN CO HAZARDOUS MATERIALS
X	FIRE PROTECTION DIST: WEST STANISLAUS	X	STANISLAUS LAFCO
X	IRRIGATION DIST: DEL PUERTO	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: TURLOCK	X	SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC	X	CROP DUSTERS
X	STANCO ALUC	X	SAN LUIS & DELTA-MENDOTA WATER AUTHORITY
X	FEDERAL AVIATION ADMINISTRATION		

STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: **STAFF APPROVAL APPLICATION NO. PLN2026-0069 – VERTICAL BRIDGE**

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

VERTIAL BRIDGE

SAA
PLN2026-0069

AREA MAP

LEGEND

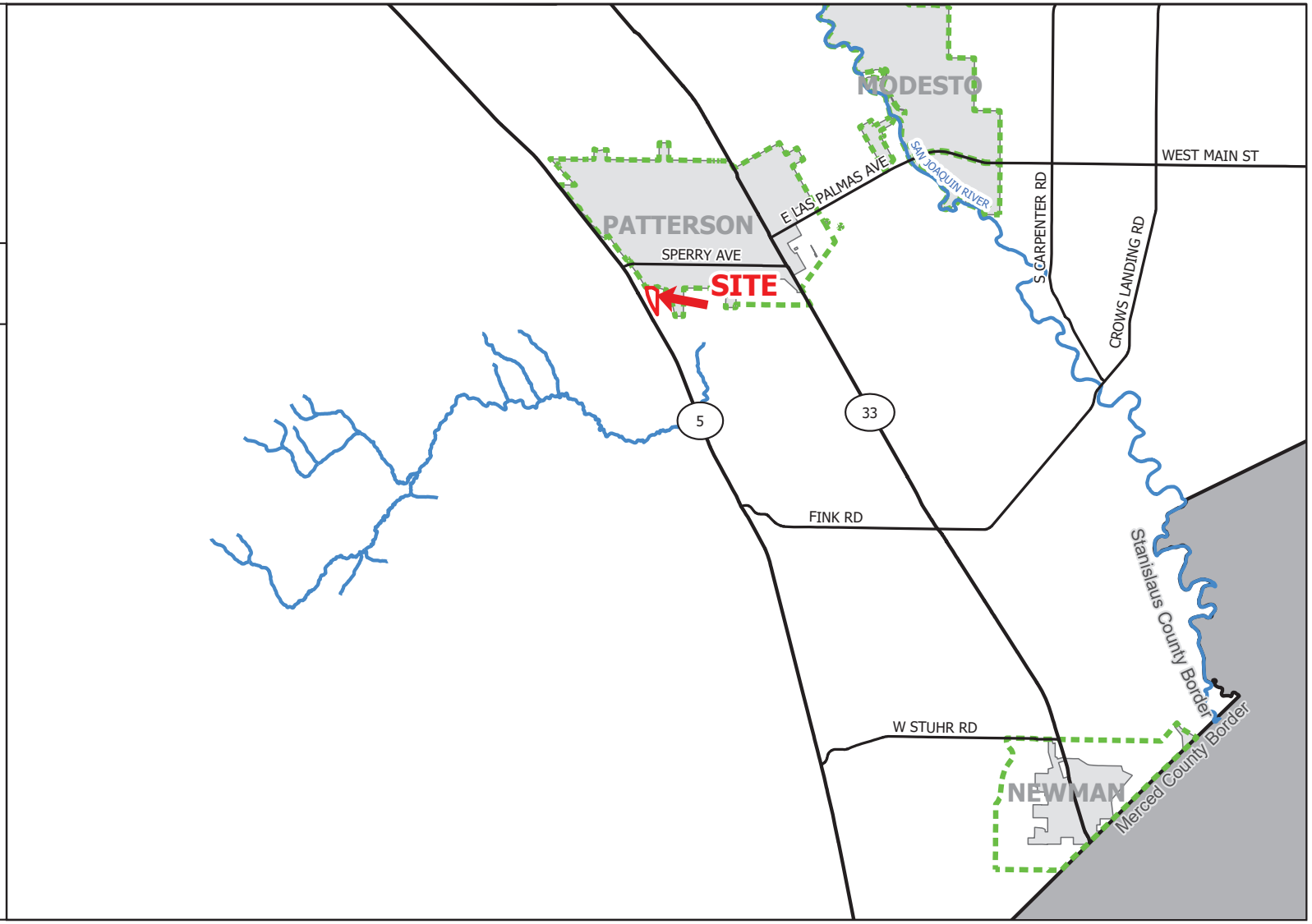
- Project Site
- Sphere of Influence
- Highway
- Major Road
- River

N

0 2.5 5 Miles

0 3 6 Kilometers

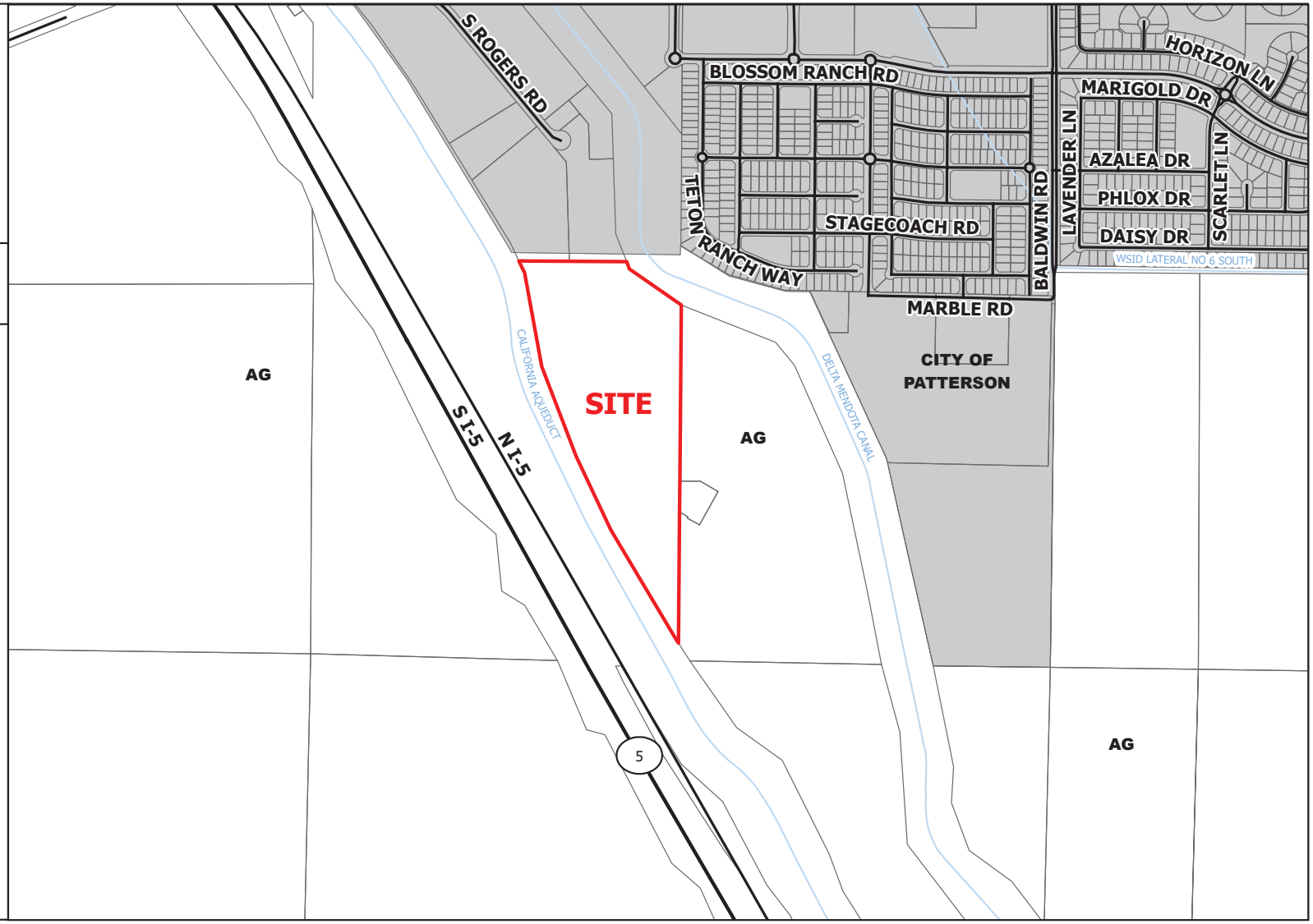
Source: Planning Department GIS Date Exported: 8/10/2026



VERTIAL BRIDGE

SAA
PLN2026-0069

GENERAL PLAN MAP



LEGEND

- Project Site
- Parcel
- Highway
- Street
- Canal

General Plan

- Agriculture (AG)
- City

N

0 800 1,600 US Feet

0 238 475 Meters

Source: Planning Department GIS Date Exported: 8/10/2026

VERTIAL BRIDGE

SAA
PLN2026-0069

ZONING MAP

LEGEND

- Project Site
- Parcel
- Highway
- Street
- Canal

Zoning Designation

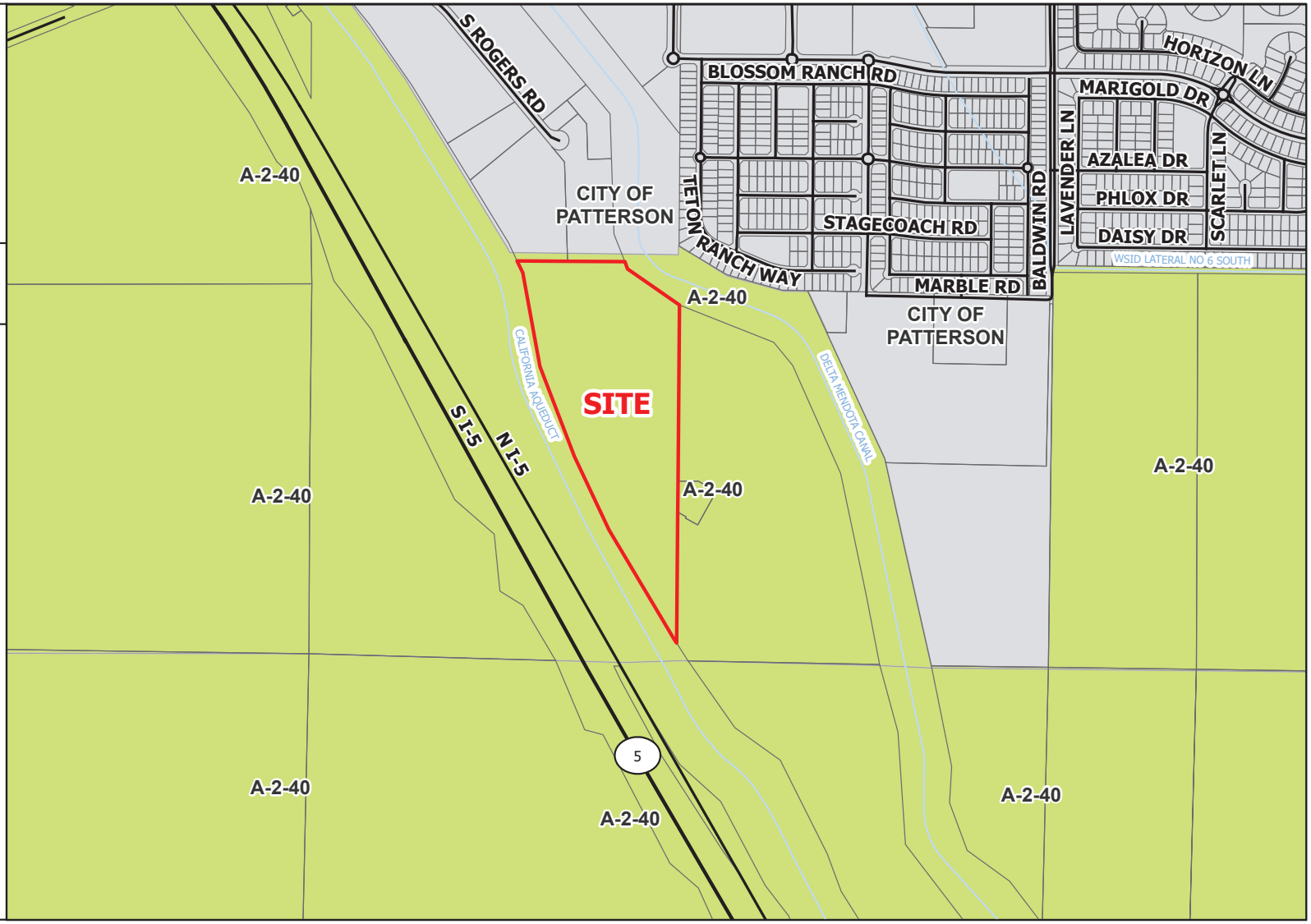
- City of Patterson
- General AG 40 Acre (A-2-40)

N

0 800 1,600 US Feet

0 238 475 Meters

Source: Planning Department GIS Date Exported: 8/10/2026



VERTIAL BRIDGE

SAA PLN2026-0069

2025 AERIAL AREA MAP



LEGEND

- Project Site
- Parcel
- Highway
- Street
- Canal

N

0 800 1,600 US Feet

0 238 475 Meters

Source: Planning Department GIS Date Exported: 8/10/2026

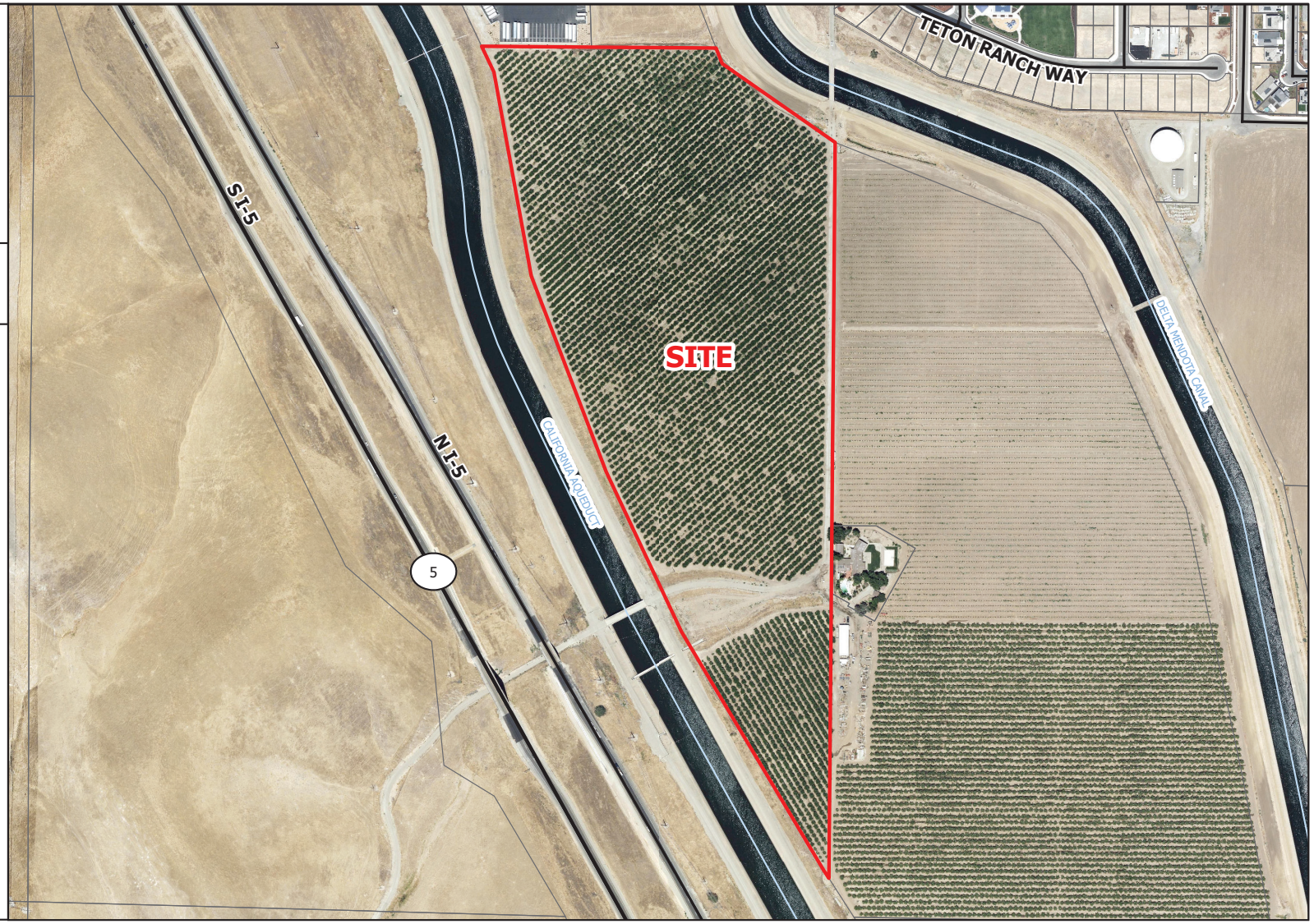
VERTIAL BRIDGE

SAA
PLN2026-0069

2025 AERIAL SITE MAP

LEGEND

- Project Site
- Parcel
- Highway
- Street
- Canal



N

0 380 760 US Feet

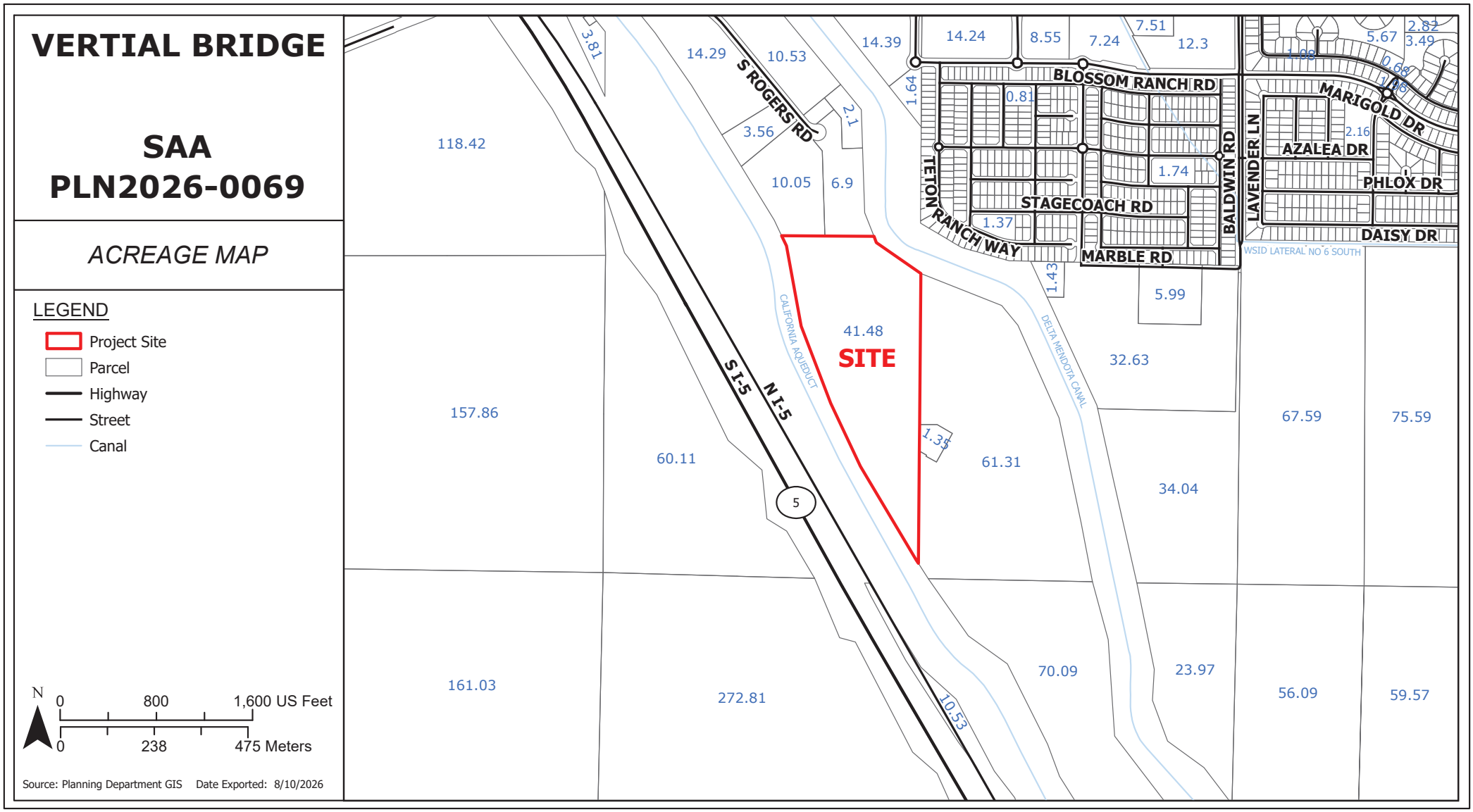
0 105 210 Meters

Source: Planning Department GIS Date Exported: 8/10/2026

VERTIAL BRIDGE

SAA
PLN2026-0069

ACREAGE MAP



PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A 135' MONOPOLE WITH (3) P6RQLU01-V1-P3 ANTENNAS, (3) AIR 6419 ANTENNAS, (3) 4460 RRU'S, (3) 4495 RRU'S, (1) GPS ANTENNA, REQUIRED ANTENNA CABLING, HCS JUMPERS, (2) GROUND MOUNTED RADIO CABINETS, (2) RAISED CONCRETE PADS, CABLE ICE BRIDGE, UTILITY BACKBOARD AND MULTI-METER UTILITY SERVICE MOUNTED ON H-FRAME WITHIN A 50'x50' LEASE AREA. NO WATER OR SEWER SERVICE IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2025 CALIFORNIA BUILDING CODE
2. 2025 CALIFORNIA TITLE 24
3. 2025 CALIFORNIA FIRE CODE
3. 2025 CALIFORNIA ELECTRIC CODE
4. 2025 CALIFORNIA ENERGY CODE
5. 2025 CALIFORNIA MECHANICAL CODE
6. TIA/EIA-222-H OR LATEST EDITION
5. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
6. CITY/COUNTY ORDINANCES

vertical bridge

US-CA-5392 PITSCOTTIE

021-091-011
PATTERSON, CA 95363

135' MONOPOLE

TENANT SITE ID: SC60191B

APPROVAL BLOCK				
		APPROVED	APPROVED AS NOTED	DISAPPROVED REVISE
VERTICAL BRIDGE	DATE	☐	☐	☐
SITE ACQUISITION	DATE	☐	☐	☐
CONSTRUCTION MANAGER	DATE	☐	☐	☐
PERMITTING	DATE	☐	☐	☐
RF ENGINEERING	DATE	☐	☐	☐



VICINITY MAP
N.T.S.

DRAWING INDEX	
DRWG. #	TITLE
T1	TITLE SHEET
T2	GENERAL NOTES
T3	GENERAL NOTES & ABBREVIATIONS
LS-1	SITE SURVEY
LS-2	SURVEY DETAIL
LS-3	NOTES
A1	SITE PLAN
A2	PARTIAL ENLARGED SITE PLAN
A3	ENLARGED COMPOUND PLAN
A4	EQUIPMENT AND ANTENNA PLAN
A5	ELEVATIONS
D1	DETAILS
D2	DETAILS
D3	DETAILS
D4	DETAILS
D5	DETAILS
D6	DETAILS
E1	SINGLE-LINE DIAGRAM & PANEL SCHEDULE
E2	ELECTRICAL ROUTING PLAN
E3	ENLARGED POWER ROUTING PLAN
E4	COMPOUND GROUNDING PLAN
E5	EQUIPMENT GROUNDING PLAN
E6	GROUNDING DETAILS
E7	GROUNDING DETAILS



LOCATION MAP
N.T.S.

PROJECT INFORMATION

SITE NAME:	PITSCOTTIE
SITE NUMBER:	US-CA-5392
TENANT SITE ID:	SC60191B
SITE ADDRESS:	021-091-011 PATTERSON, CA 95363
PARCEL #:	021-091-011
DEED REFERENCE:	N/A
ZONING CLASSIFICATION:	A-2-40
ZONING JURISDICTION:	STANISLAUS COUNTY
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	U (UNMANNED TELECOM FACILITY)
NO. OF STORIES:	1 (ENCLOSURE ONLY)
SPRINKLER:	NONE
STRUCTURE TYPE:	MONOPOLE
STRUCTURE HEIGHT:	135'
CONSTRUCTION AREA:	2,500 SQ. FT.
GROUND ELEVATION:	190.1' (NAVD88)
LATITUDE (NAD 83):	37.457011° (37° 27' 25.24" N)
LONGITUDE (NAD 83):	-121.168678° (121° 10' 07.24" W)

EMERGENCY:

CALL 911

DIGALERT — UNDERGROUND SERVICE ALERT
(800) 642-2444
WWW.CALIFORNIA811.ORG
CALL 2 TO 14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION
811

PROJECT DIRECTORY

PROPERTY OWNER:	ANTHIA HANSON [redacted]
APPLICANT:	VERTICAL BRIDGE 22 W ATLANTIC AVE, #310 DELRAY BEACH, FL | 33444
CONTACT:	ASSURANCE DEVELOPMENT 1499 HUNTINGTON DR. #305 SOUTH PASADENA, CA 91030 CONTACT: BILL LEWIS PHONE: 626.765.5079
POWER COMPANY:	T.I.D. ELECTRIC
TELCO COMPANY:	FRONTIER

CLIENT
vertical bridge
22 W ATLANTIC AVE, #310
DELRAY BEACH, FL | 33444
561.406.4073

SITE ACQUISITION
ASSURANCE DEVELOPMENT
1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

DRAFTLINK
27068 LA PAZ RD. | SUITE 561
ALISO VIEJO, CA | 92656
949.232.5045

NO.	SUBMITTAL / REVISION	BY	DATE
A	ISSUED FOR REVIEW	JR	07/17/26

DRAWN: JR
DESIGNED: JR
CHECKED: BL

PROJECT NUMBER: US-CA-5392

PROJECT TITLE:
US-CA-5392
SC60191B
PITSCOTTIE
021-091-011
PATTERSON, CA 95363

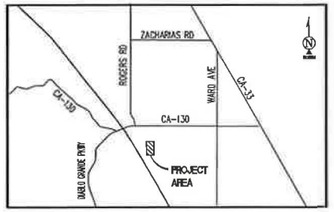
ENGINEER STAMP:

DRAWING TITLE:
TITLE SHEET

DRAWING SCALE: AS NOTED
DATE: 07/17/26
CD

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DRAWING NUMBER:
T1



VICINITY MAP
N.T.S.

SURVEY DATE
03/04/2026

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA ZONE THREE STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) (EPOCH 2019.25). DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT ON THE SMARTNET REFERENCE NETWORK.

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 18B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE
ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA THREE STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99993528

FLOOD ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X", ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06099C0733E, DATED 9/26/2008

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES
CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

THE BOUNDARY LINES SHOWN HEREON ARE BASED ON MAPS OF RECORD AND DEED INFORMATION AS PROVIDED BY A TITLE REPORT AND A SEARCH OF THE COUNTY RECORDER AND SURVEYOR ONLINE DATABASE. A FIELD SURVEY HAS BEEN PERFORMED AND MONUMENTATION HAS BEEN RECOVERED TO PLACE THE RECORD INFORMATION. RECORD BEARINGS HAVE BEEN ADJUSTED TO THE BASIS OF BEARING STATEMENT SHOWN ON THIS SURVEY. THIS SURVEY DOES NOT MAKE ANY ATTEMPT TO RECONCILE ANY ERRORS IN THE RECORD MAPS OR DEEDS OF RECORD.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

NO WETLANDS HAVE BEEN INVESTIGATED BY THIS SURVEY.

THE LEASED PREMISES IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE ACCESS AND UTILITY EASEMENT, WHICH IN TURN IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE HAGGERTY DRIVE RIGHT OF WAY, AND THERE ARE NO GAPS, GORES, SPACES OR OVERLAPS BETWEEN OR AMONG ANY OF SAID PARCELS OF LAND.

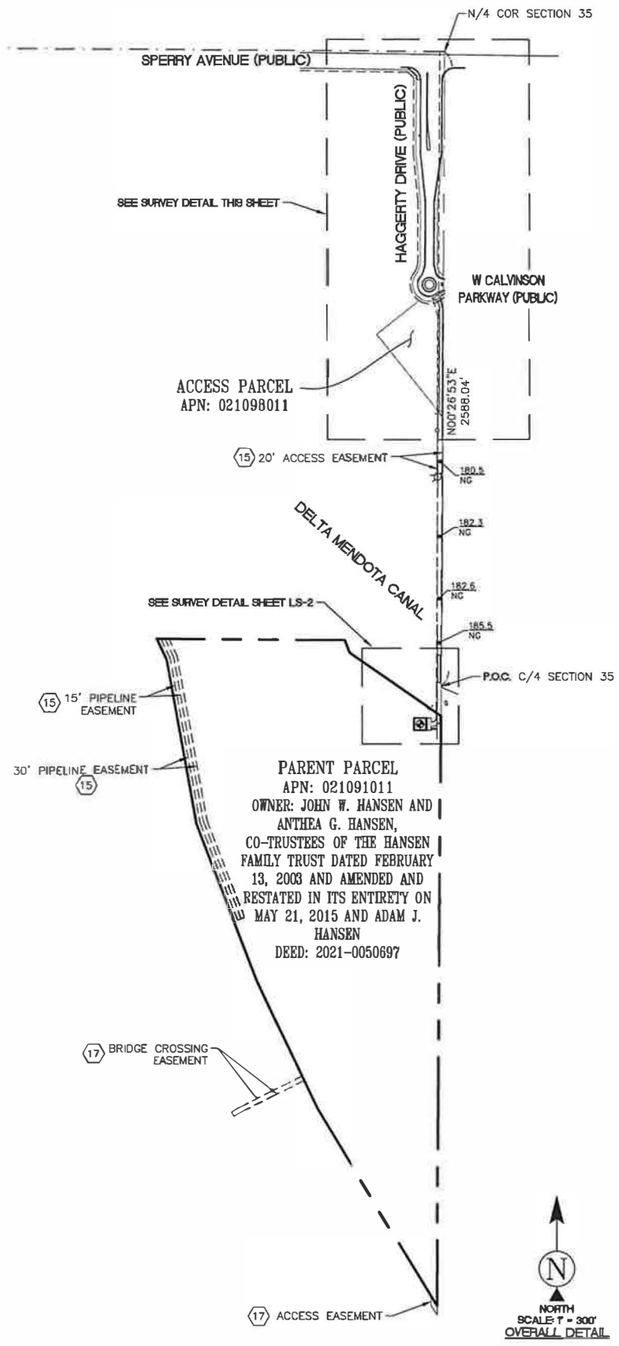
SURVEY WAS PREPARED FOR THE TOWERS, LLC

AT THE TIME OF THE SURVEY THERE WERE NO VISIBLE ENCROACHMENTS AFFECTING THE LEASE AREA OR ANY OF THE EASEMENTS.

THE LEASE AREA AND ALL EASEMENTS ARE ENTIRELY WITHIN THE PARENT PARCEL.

THE ACCESS AND UTILITY EASEMENT GOES TO A DEDICATED PUBLIC RIGHT OF WAY VIA AN EXISTING ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF THE PARENT PARCEL AS SHOWN HEREON.

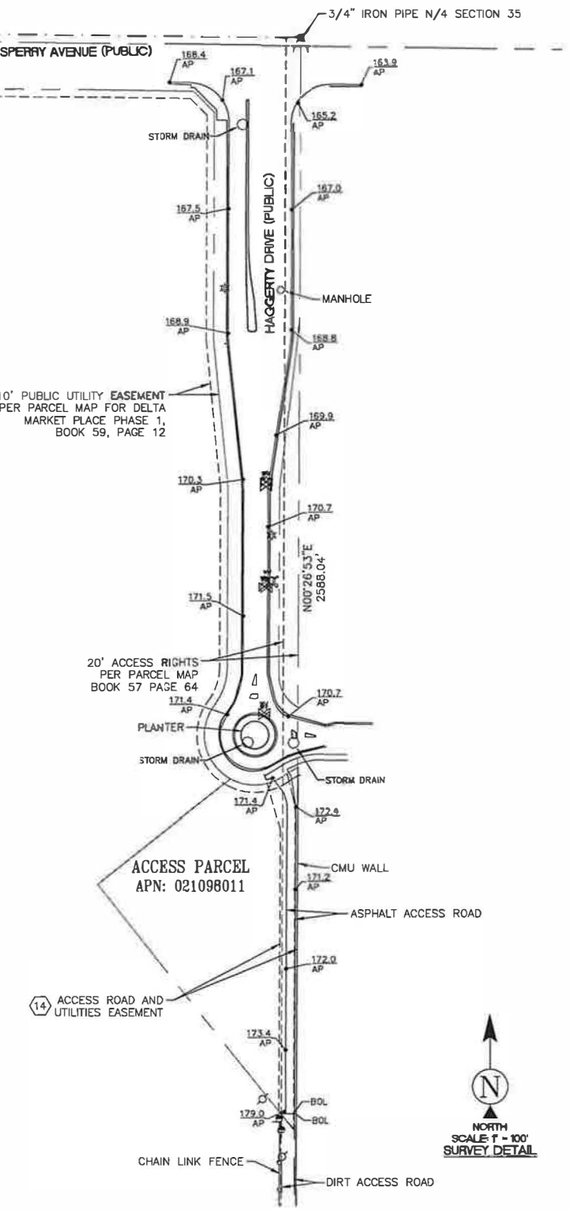
SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.



SITE NAME/NO.: _____

THE INFORMATION CONTAINED ON THIS REVISED SURVEY IS AGREED TO AND APPROVED BY THE LANDLORD ON THIS _____ DAY OF _____, 20___. THIS DOCUMENT SHALL BE DEEMED AN AMENDMENT TO THE LEASE AGREEMENT BY AND BETWEEN THE PARTIES.

_____
LANDLORD NAME, TITLE



vertical bridge

22 W. Atlantic Ave, Suite 310
Delray Beach, Florida 33444

PROJECT INFORMATION:

SITE NAME:
PITSCOTTIE
SITE ID:
US-CA-5392

SITE ADDRESS:
2460 SPERRY AVENUE
PATTERSON, CA 95363
STANISLAUS COUNTY

Rev:	Date:	Description:	By:
A	03/13/2026	PRELIMINARY	CK
0	03/27/2026	TITLE/DESIGN (C)	CK

LAND SURVEY PREPARED BY:

428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us
ambit consulting

LICENSURE NO:

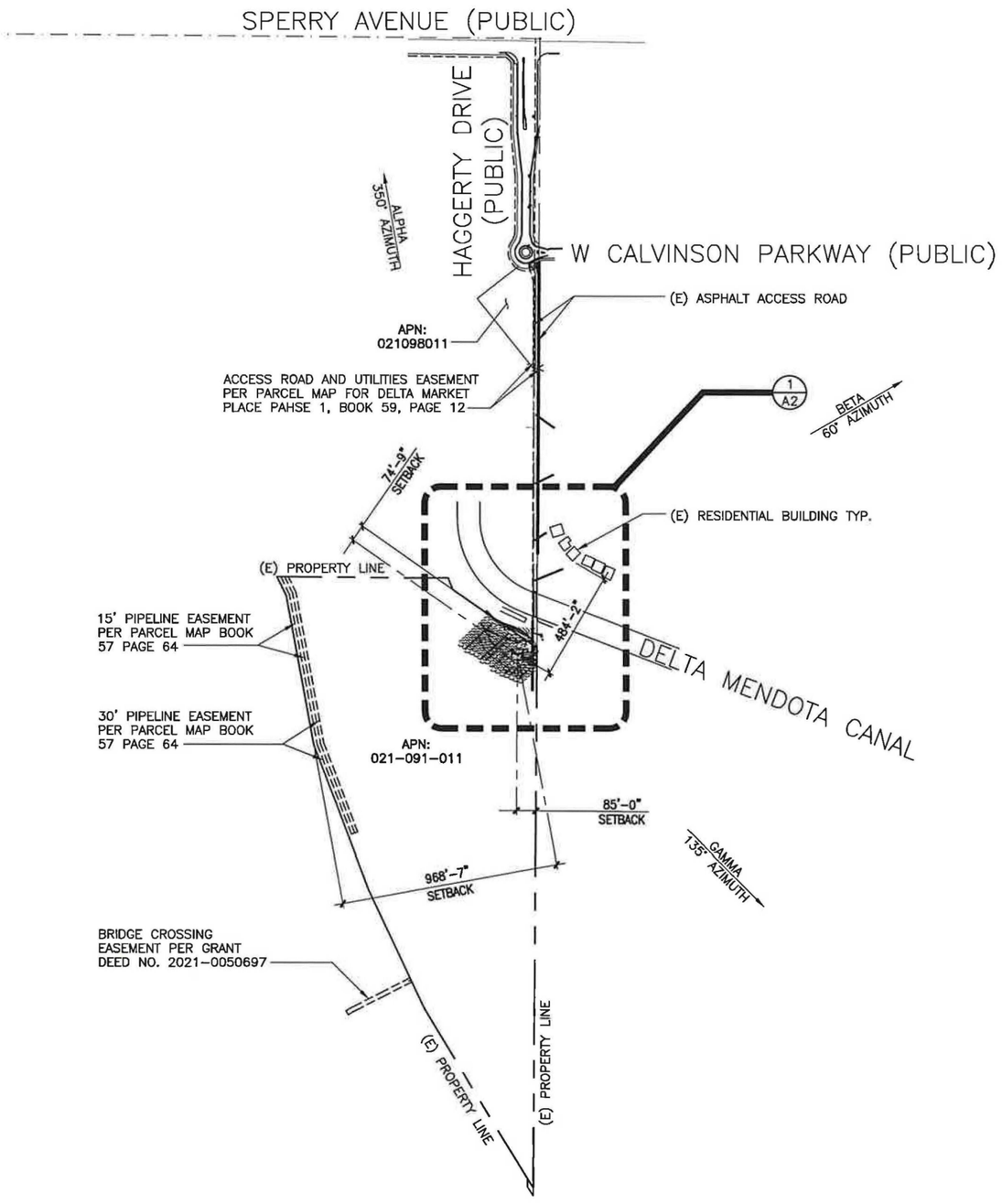
REGISTERED LAND SURVEYOR
MATTHEW R. FORD
No. 9588
STATE OF CALIFORNIA
DATE: 03/30/2026

ALL SCALES ARE SET FOR 22"x34" SHEET

DRAWN BY:	CHK BY:	APV BY:
CK	SB(A)	MF

Sheet Title:
SITE SURVEY

Sheet Number:
LS-1



SITE PLAN

11"x17" SCALE: 1" = 600'-0"
24"x36" SCALE: 1" = 300'-0"
0 150' 300' 600'
NORTH

CLIENT
vertical bridge
22 W ATLANTIC AVE, #310
DELRAY BEACH, FL | 33444
561.406.4073

SITE ACQUISITION
ASSURANCE DEVELOPMENT
1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

DRAFTLINK
27068 LA PAZ RD. | SUITE 561
ALISO VIEJO, CA | 92656
949.232.5045

NO.	SUBMITTAL / REVISION	BY	DATE
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DRAWN: JR
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PROJECT NUMBER: US-CA-5392

PROJECT TITLE:

US-CA-5392
SC60191B
PITSCOTTIE

021-091-011
PATTERSON, CA 95363

ENGINEER STAMP:

DRAWING TITLE:

SITE PLAN

DRAWING SCALE: AS NOTED

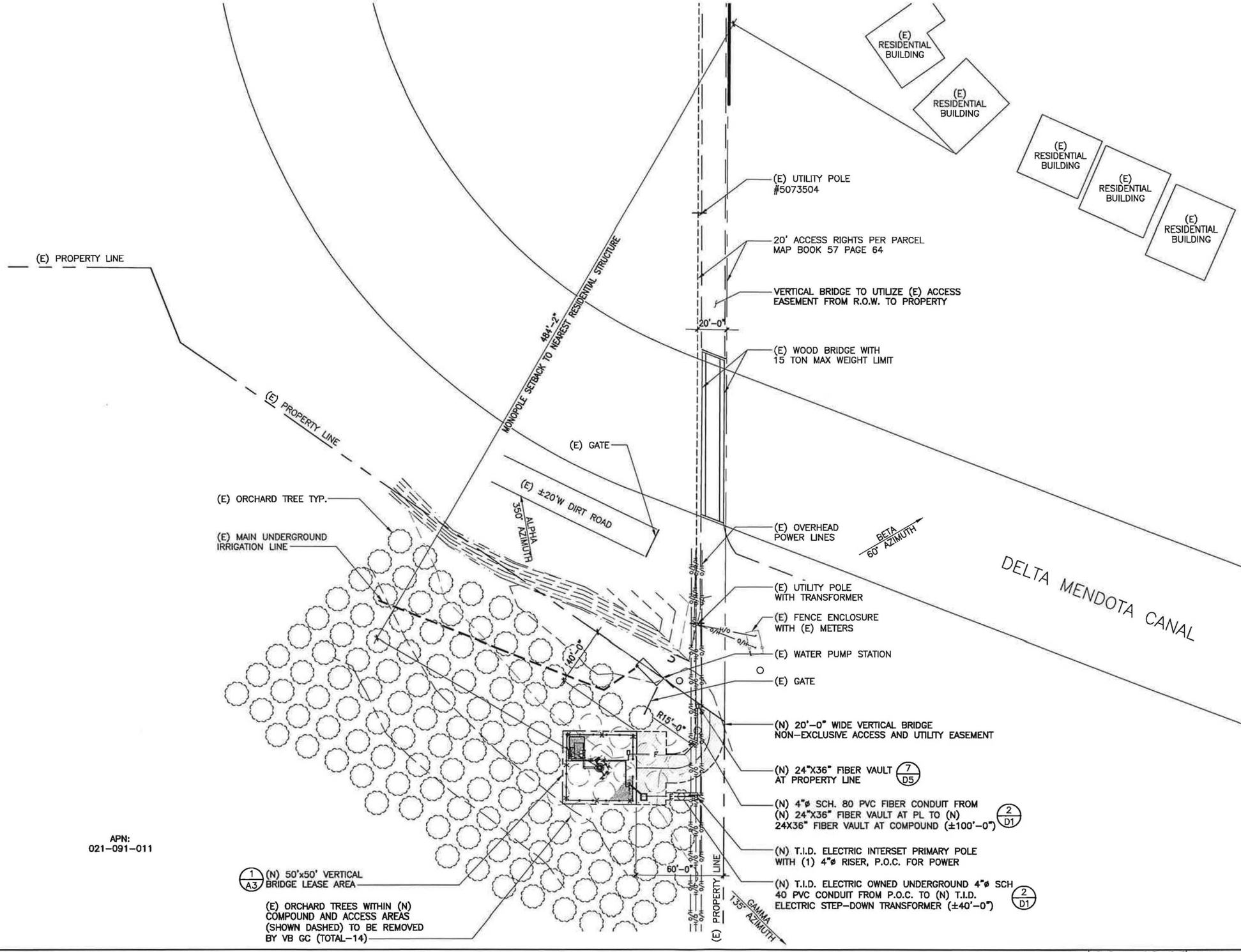
DATE: 07/17/26

CD

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DRAWING NUMBER:

A1



PARTIAL ENLARGED SITE PLAN

11"x17" SCALE: 1/64" = 1'-0"
24"x36" SCALE: 1/32" = 1'-0"
0 8' 16' 32' 64'
NORTH
1

CLIENT

vertical bridge

22 W ATLANTIC AVE, #310
DELRAY BEACH, FL | 33444
561.406.4073

SITE ACQUISITION

AD
ASSURANCE DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
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DESIGNED: JR
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US-CA-5392
SC60191B
PITSCOTTIE

021-091-011
PATTERSON, CA 95363

ENGINEER STAMP:

DRAWING TITLE:
PARTIAL ENLARGED SITE PLAN

DRAWING SCALE: AS NOTED

DATE: 07/17/26

CD

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DRAWING NUMBER:

A2

(E) ORCHARD TREES WITHIN (N) COMPOUND AND ACCESS AREAS (SHOWN DASHED) TO BE REMOVED BY VB GC (TOTAL–14)

(E) ORCHARD TREE TYP.

(E) WATER PUMP STATION

(E) MAIN UNDERGROUND IRRIGATION LINE

(E) GATE

(E) PROPERTY LINE

(E) OVERHEAD POWER LINES

(7/D5) (N) 24"X36" FIBER VAULT AT PROPERTY LINE

(2/D1) (N) 4"ø SCH. 80 PVC FIBER CONDUIT FROM (N) 24"X36" FIBER VAULT AT PL TO (N) 24X36" FIBER VAULT AT COMPOUND (±100'–0")

(2/A4) (N) 135' HIGH MONOPOLE

(8/D1) (10/D3) (N) GRAVEL WITH MIRAFI WEED BARRIER (ENTIRE LEASE AREA)

(1–8/D2) (N) 45'x45x6' HIGH VERTICAL BRIDGE CHAIN–LINK FENCED COMPOUND

(1/A4) (N) 10'X15' T–MOBILE EQUIPMENT LEASE AREA

(N) 50'x50' VERTICAL BRIDGE LEASE AREA

45'–0" (N) VERTICAL BRIDGE FENCED COMPOUND

27'–10"

31'–5"

11'–8"

(N) 20'–0" WIDE VERTICAL BRIDGE NON–EXCLUSIVE ACCESS AND UTILITY EASEMENT

12'–0"

(N) 24"X36" FIBER VAULT AT COMPOUND (7/D5)

(N) 12'–0" WIDE DOUBLE–SWING ACCESS GATE (4/D2)

2% MAX SLOPE

50'–0" (N) VERTICAL BRIDGE LEASE AREA

APPROXIMATE LOCATION OF (2) FUTURE CO–LOCATOR 10'X15' LEASE AREAS

25'–0"

(N) UTILITY H–FRAME WITH:
- (N) 600A TERMINATION SECTION WITH BUSS GUTTER
- (N) T–MOBILE 200A METER/MAIN, 120/240V, 1ø
- FUTURE TENANT METER LOCATION (TOTAL–2)

(2/A5) (N) (2) 4"ø SCH 80 PVC CONDUITS FROM (N) T.I.D. ELECTRIC STEP–DOWN TRANSFORMER TO (N) 600A UG SERVICE TERMINATION SECTION (±10'–0")

(N) FIXED BARRIER POST (TOTAL–4) (4/D6)

(N) 5'–0" WIDE VERTICAL BRIDGE NON–EXCLUSIVE UTILITY EASEMENT

(N) T.I.D. ELECTRIC INTERSET PRIMARY POLE WITH (1) 4"ø RISER, P.O.C. FOR POWER (5/D1)

(N) T.I.D. ELECTRIC OWNED UNDERGROUND 4"ø SCH 40 PVC CONDUIT FROM P.O.C. TO (N) T.I.D. ELECTRIC STEP–DOWN TRANSFORMER (±40'–0") (2/D1)

REQUIRED T.I.D. ELECTRIC CLEARANCE AREA

(N) T.I.D. ELECTRIC TRANSFORMER ON 54"x48" CONCRETE PAD (1/D6) (2/D6)

50'–0"

20'–0"

40'–0"

(N) VERTICAL BRIDGE LEASE AREA

(E) PROPERTY LINE

(1/A5)

190

191

18%

ENLARGED COMPOUND PLAN

11"x17" SCALE: 3/32" = 1'–0"
24"x36" SCALE: 3/16" = 1'–0"
0 2' 4' 8'

1

CLIENT

vertical bridge

22 W ATLANTIC AVE, #310
DELRAY BEACH, FL | 33444
561.406.4073

SITE ACQUISITION

ASSURANCE DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

DRAFTLINK

27068 LA PAZ RD. | SUITE 561
ALISO VIEJO, CA | 92656
949.232.5045

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A	ISSUED FOR REVIEW	JR	07/17/26

DRAWN: JR
DESIGNED: JR
CHECKED: BL

PROJECT NUMBER: US-CA-5392

PROJECT TITLE:

US-CA-5392
SC60191B
PITSCOTTIE

021-091-011
PATTERSON, CA 95363

ENGINEER STAMP:

DRAWING TITLE:
ENLARGED COMPOUND PLAN

DRAWING SCALE: AS NOTED

DATE: 07/17/26

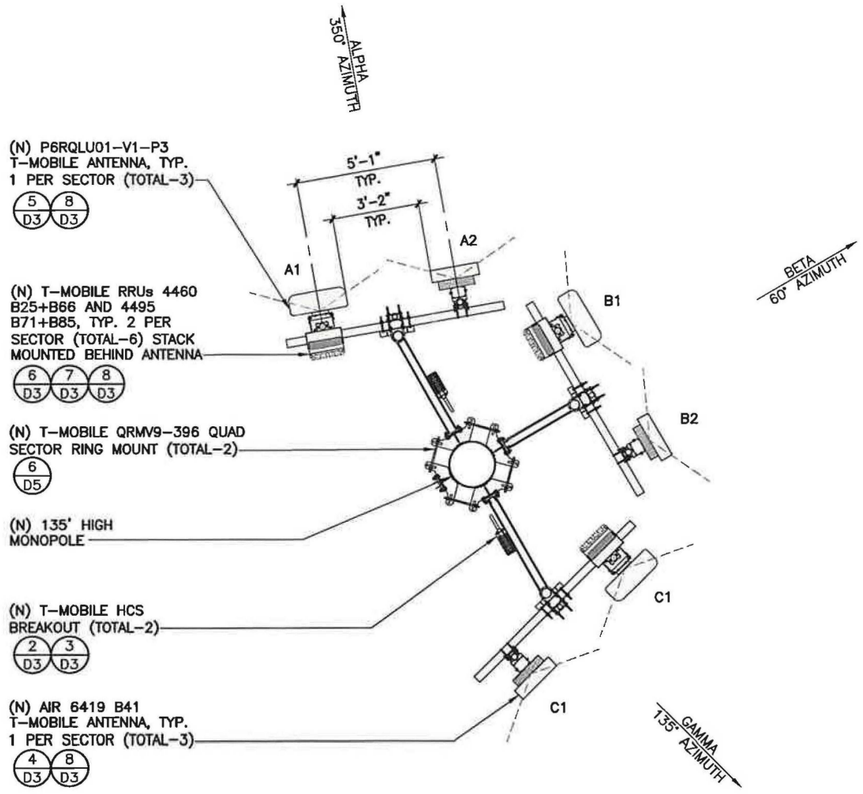
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NOTES:
1. MATERIALS IN FRONT AND SIDE OF ANTENNAS SHALL BE RF TRANSPARENT TO MINIMIZE PIM ISSUES
2. COMPONENTS SHALL BE FREE OF RUST, COMPONENT CONNECTIONS SHALL BE SNUG-TIGHT OR PER MFR RECOMMENDATIONS (NO LOOSE CONNECTIONS)
3. ANTENNAS SHALL NOT SHOOT INTO METAL, OTHER OPERATOR ANTENNAS OR ANYTHING THAT CAN CAUSE PIM
4. ENSURE NO ANTENNA SHADOWING, ALL ANTENNAS ARE TO BE CO-PLANAR
5. ANTENNAS SHALL NOT TOUCH ANY FRP
6. RADIOS SHALL NOT TOUCH ANTENNAS
7. UTILIZE FAB PIM SHIELD KIT



ANTENNA SCHEDULE

ANTENNAS						TECHNOLOGY	REMOTE RADIO UNITS (RRUS)			MECH-TILT	JUMPERS		FIBER CABLES	
SECTOR	POSITION	AZIMUTH	RAD CENTER	MFR	MODEL NO.		QTY	MODEL NO.	LOCATION		QTY	MODEL NO.	QTY	TYPE
ALPHA	A1	350°	125'-0"	KAELUS	P6RQLU01-V1-P3	N600/L600/L700	1	4495 B71+B85	TOWER	0°	6	2F SM 5M FIBER	2	6X24 HCS 4AWG 50M
						N1900/N2100/L1900/L2100	1	4460 B25+B66	TOWER		8	8' SUREFLEX		
	A2		125'-0"	ERICSSON	AIR 6419 B41	N2500	INTEGRATED			0°	2	2F SM 5M FIBER		
BETA	B1	60°	125'-0"	KAELUS	APXVAALL24M-U-J20	N600/L600/L700	1	4495 B71+B85	TOWER	0°	6	2F SM 5M FIBER		
						N1900/N2100/L1900/L2100	1	4460 B25+B66	TOWER		8	8' SUREFLEX		
	B2		125'-0"	ERICSSON	AIR 6419 B41	N2500	INTEGRATED			0°	2	2F SM 5M FIBER		
GAMMA	C1	135°	125'-0"	KAELUS	APXVAALL24M-U-J20	N600/L600/L700	1	4495 B71+B85	TOWER	0°	6	2F SM 5M FIBER		
						N1900/N2100/L1900/L2100	1	4460 B25+B66	TOWER		8	8' SUREFLEX		
	C2		125'-0"	ERICSSON	AIR 6419 B41	N2500	INTEGRATED			0°	2	2F SM 5M FIBER		

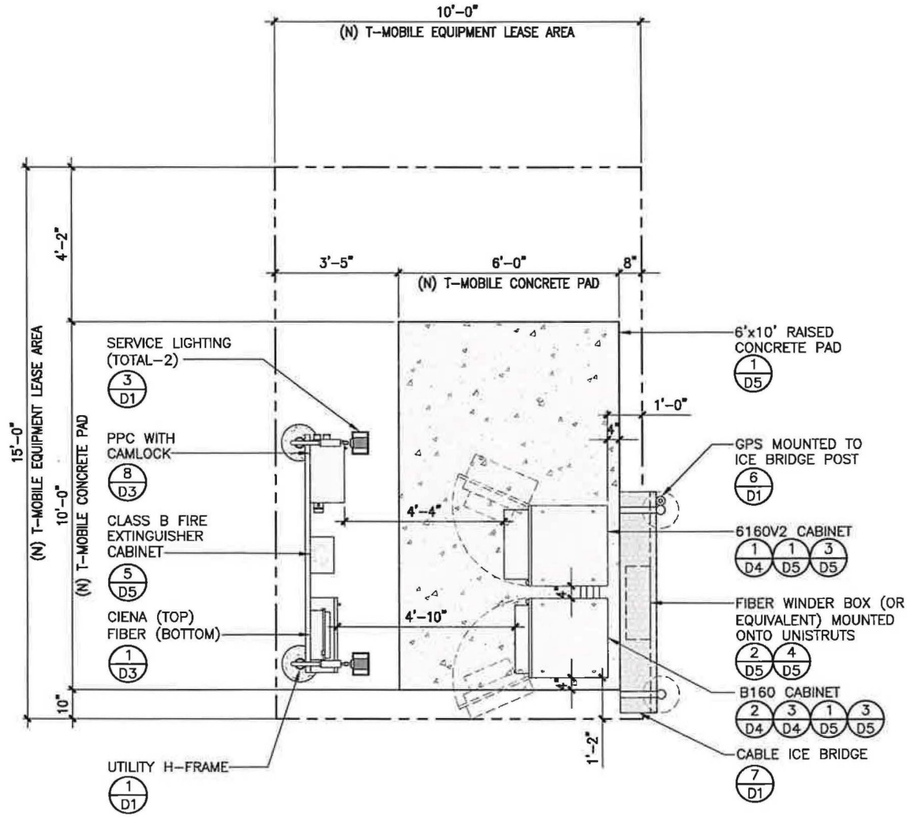
ANTENNA PLAN

11"x17" SCALE: 3/16" = 1'-0"
24"x36" SCALE: 3/8" = 1'-0"
0 1' 2' 4'

2

SERVICE LIGHTING NOTES:
1. THE SERVICE LIGHT IS MANUALLY SWITCHED ON/OFF BY THE SITE TECHNICIAN IN EMERGENCY SITUATIONS.
2. MAINTENANCE OF THE CELL SITES ARE NORMALLY PERFORMED DURING DAY-LIGHT HOURS.
3. THE SERVICE LIGHT SHALL BE POINTED -45° TOWARDS THE GROUND.

SERVICE LIGHTING SPECIFICATIONS:
MODEL: PLTS-12249 (OR EQUAL)
LED WATTAGE: 15W
LUMENS: 2097 LM
FOOT CANDLE: 194.8 FC



EQUIPMENT PLAN

11"x17" SCALE: 1/4" = 1'-0"
24"x36" SCALE: 1/2" = 1'-0"
0 1' 2' 4'

1

CLIENT
verticalbridge
22 W ATLANTIC AVE, #310
DELRAY BEACH, FL | 33444
561.406.4073

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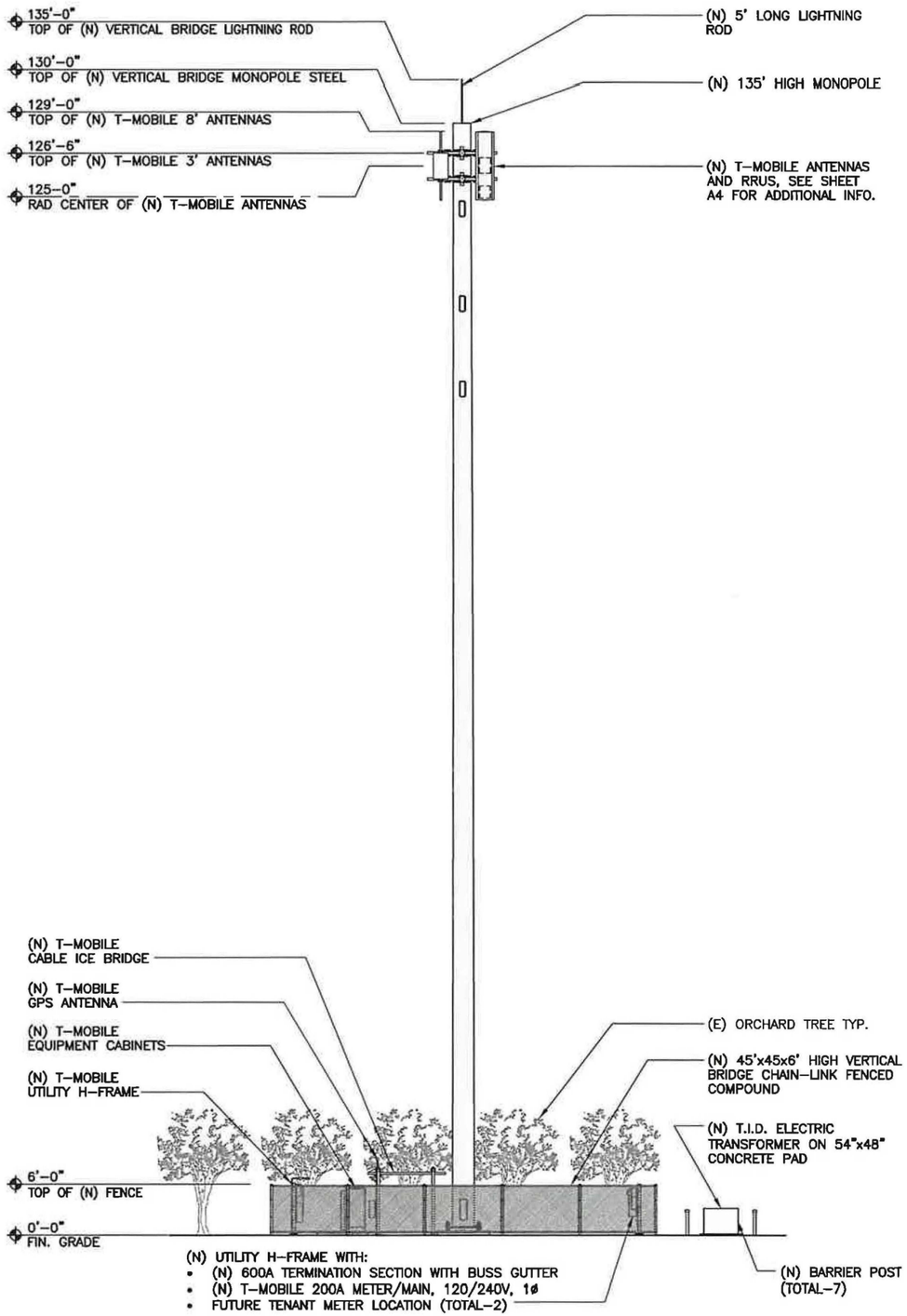
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DRAWING TITLE:
EQUIPMENT AND ANTENNA PLAN

DRAWING SCALE: AS NOTED
DATE: 07/17/26
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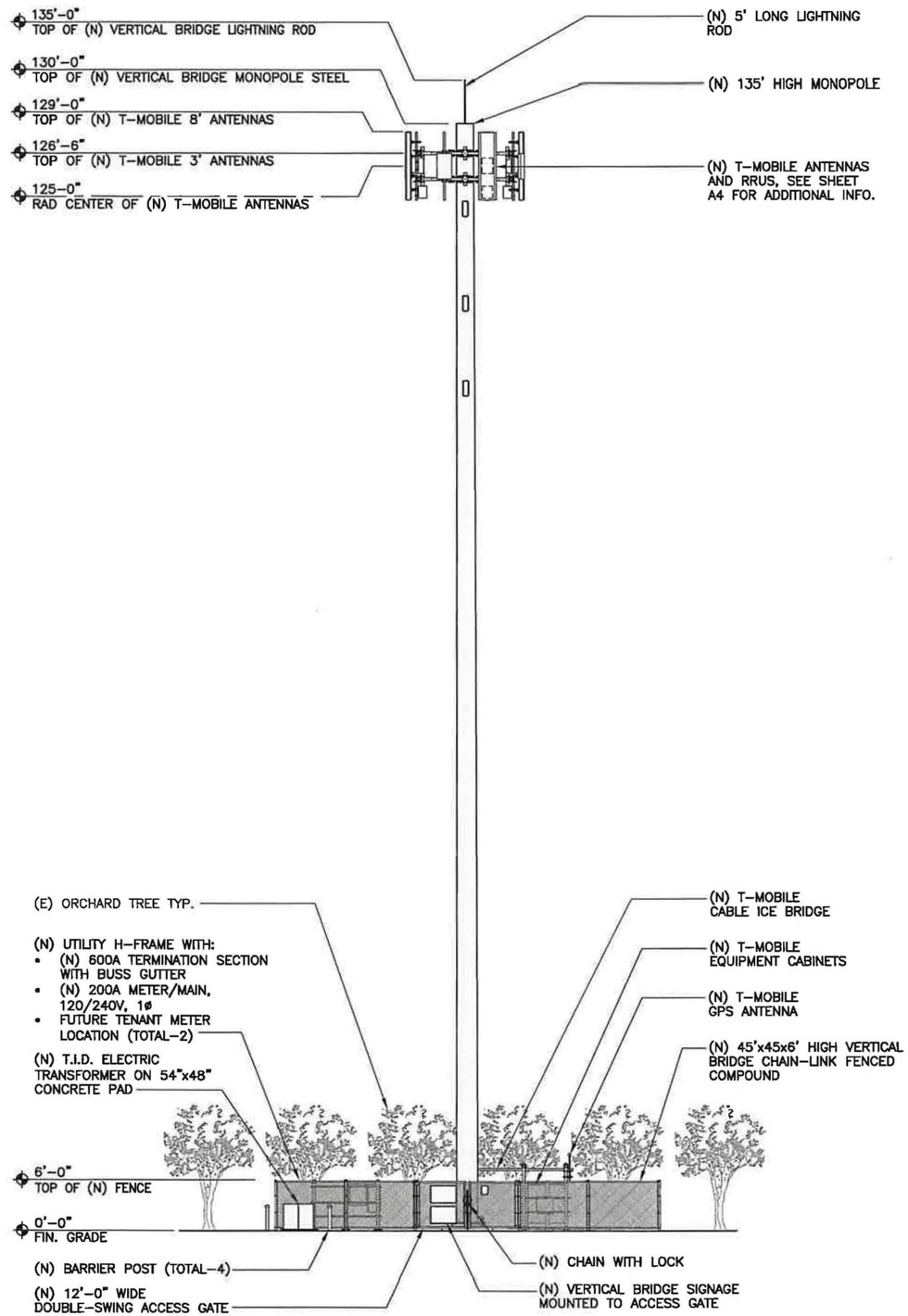
DRAWING NUMBER:
A4



SOUTH ELEVATION

11"x17" SCALE: 1/16" = 1'-0"
24"x36" SCALE: 1/8" = 1'-0"
0 2' 4' 8' 16'

2



EAST ELEVATION

11"x17" SCALE: 1/16" = 1'-0"
24"x36" SCALE: 1/8" = 1'-0"
0 2' 4' 8' 16'

1

CLIENT

vertical bridge

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ELEVATIONS

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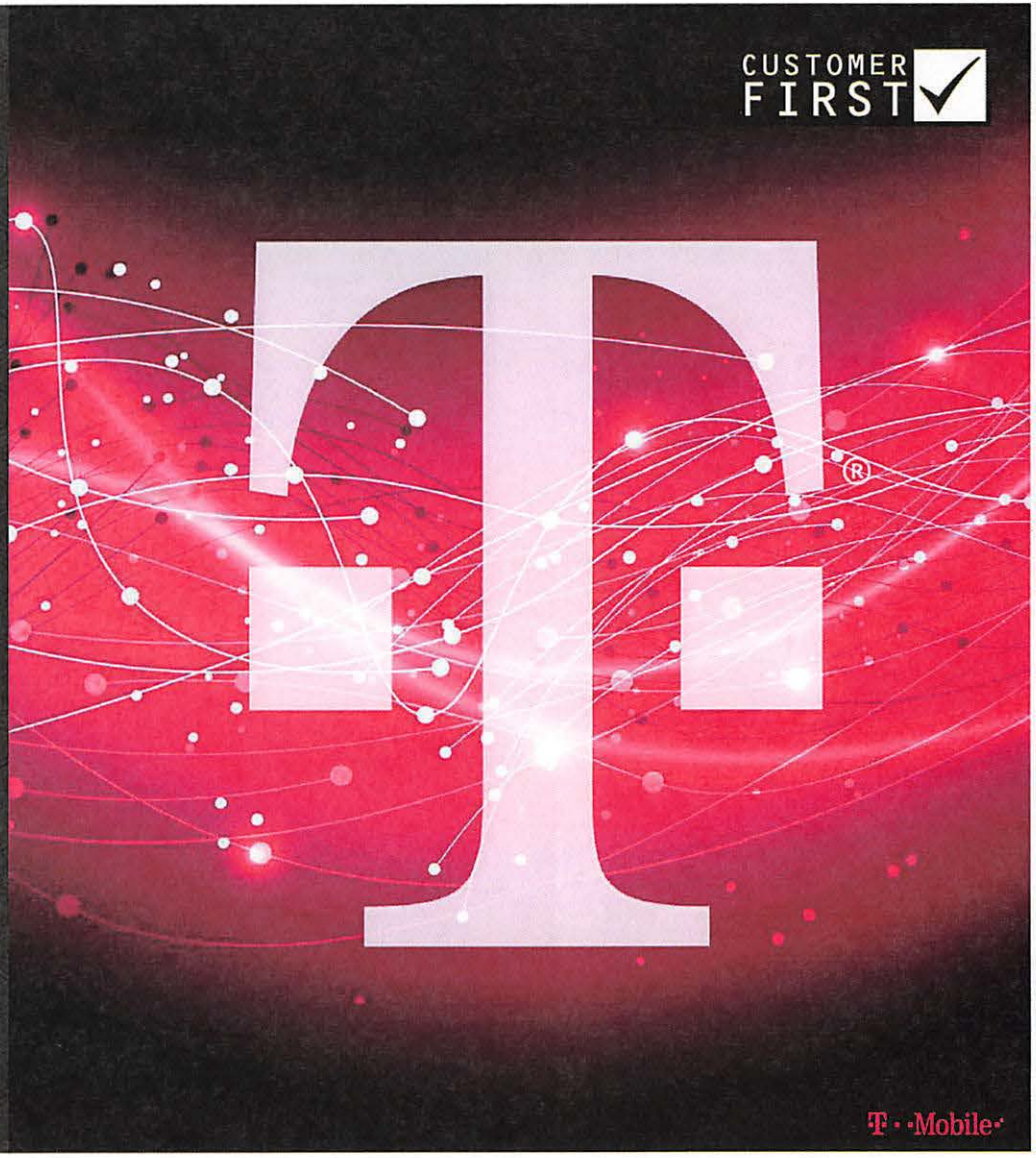
A5

ASSURANCE
DEVELOPMENT

Attachment 6

T-Mobile Coverage Maps

SC60191B
Coverage Plots



0.33 miles SW of the intersection of
Calvinson Pkwy & Teton Ranch Wy
Patterson, CA 95363

SC60191B – Site Location (Aerial View)

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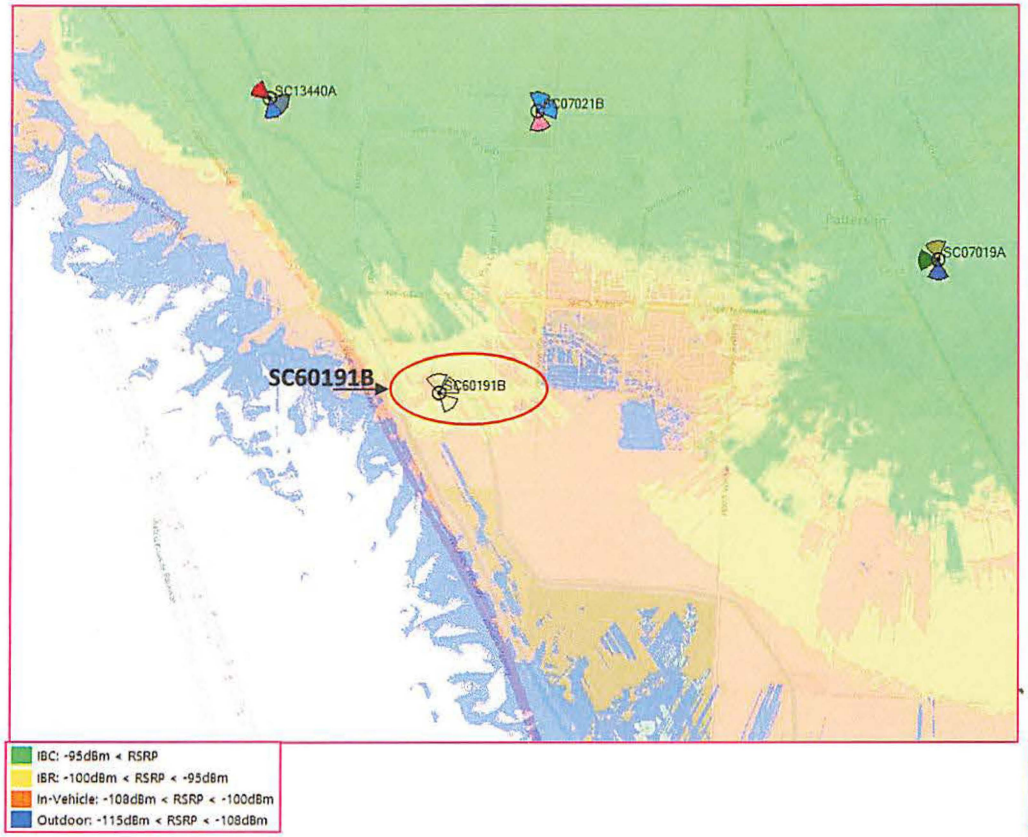
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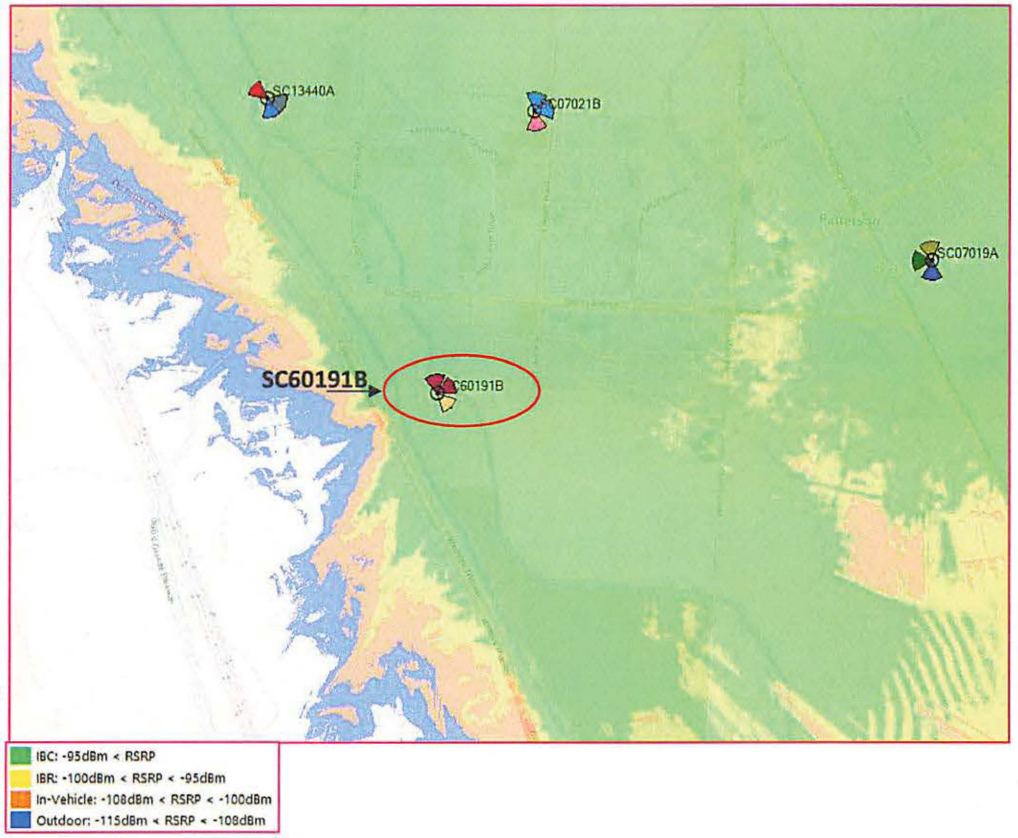
SC60191B L2100 Coverage

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L2100 Coverage – Without Site



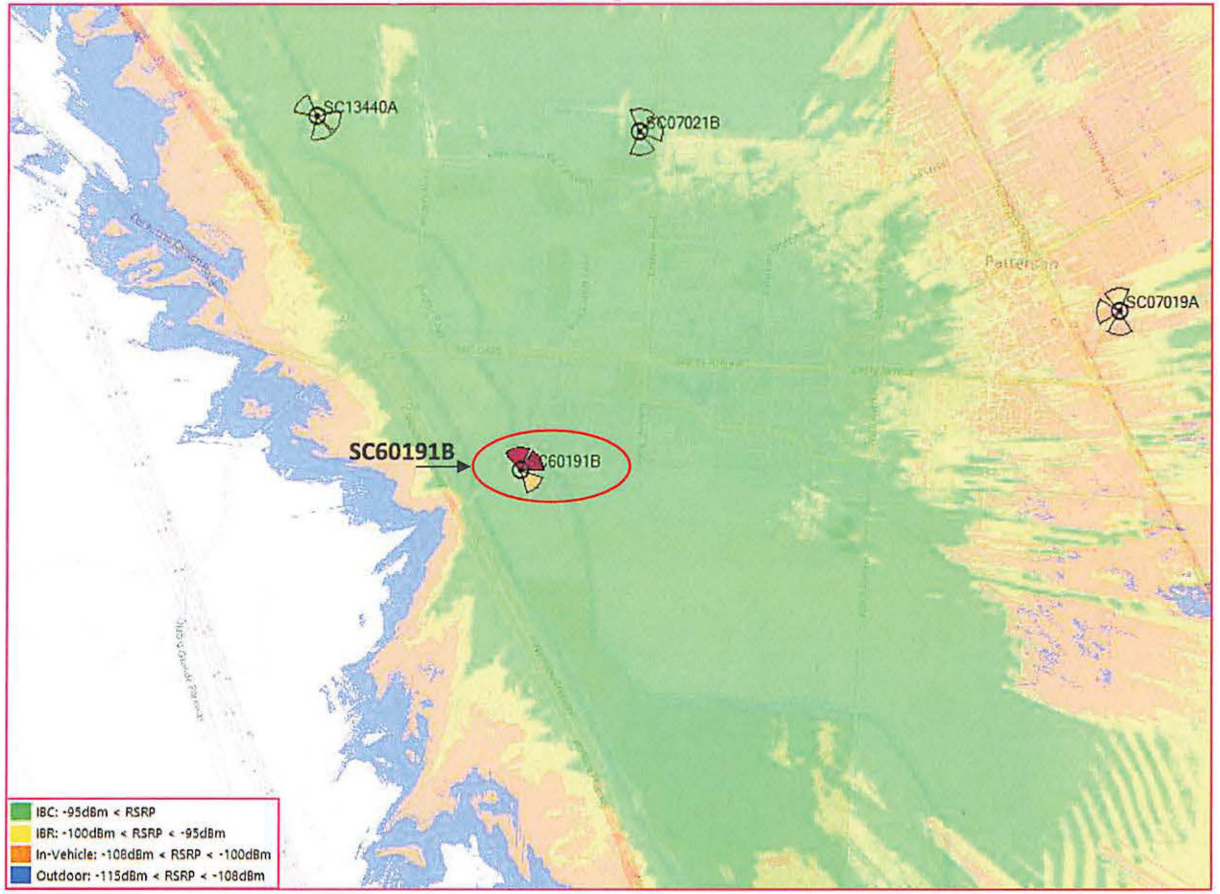
L2100 Coverage – With Site



SC60191B L2100 Coverage - Standalone

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L2100 Coverage – Standalone



SC60191B L2100 - Population Count

Legend (Population Count)	Population Without Site	Population With Site	Delta
In-Building Coverage: -95dBm < RSRP	19,439	24,045	**4,606**


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