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MAY 02 2025

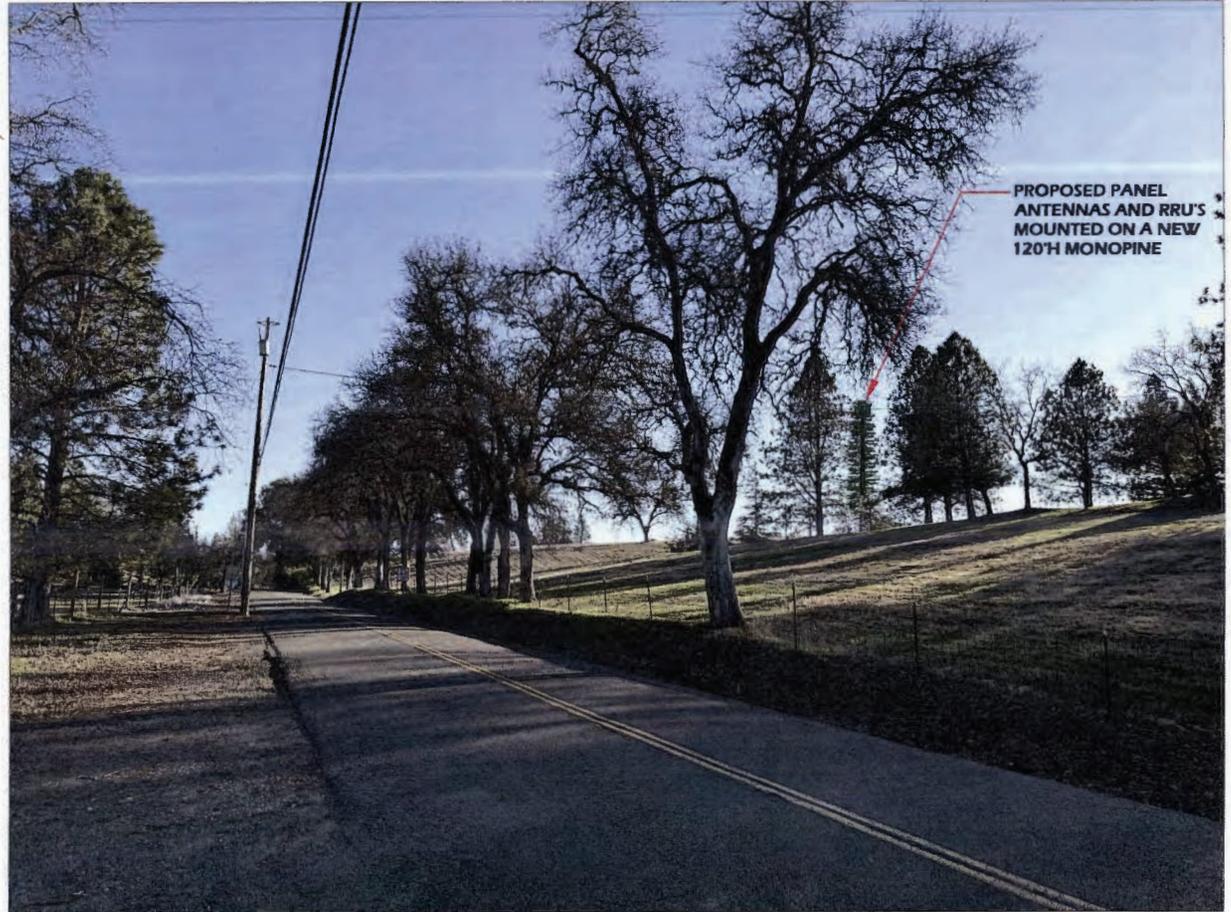
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

AERIAL MAP



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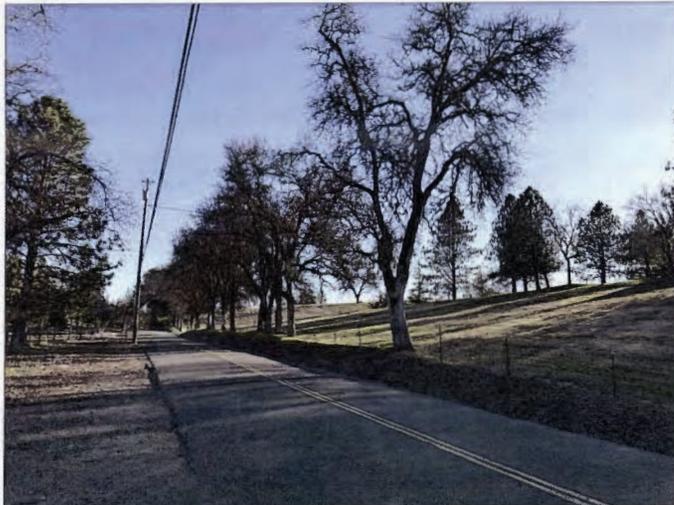
PROPOSED



DISCLAIMER: THIS IS A RENDERING REPRESENTATION OF THE PROPOSED PROJECT ONLY

PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

EXISTING



DRAFTLINK
CONTACT : JOYCE HU
EMAIL : JHU@DRAFTLINK.COM
PHONE : 949-233-8048
WWW.DRAFTLINK.COM

AD
ASSURANCE
DEVELOPMENT

NO.	DATE	REVISIONS	BY
0	2/25/2025	ISSUED FOR SUBMITTAL	JFY



US-CA-5398
BLACK OAK
5280 GARDEN VALLEY ROAD
GARDEN VALLEY, CA 95633

VIEW	SHEET
A	1 / 4

AERIAL MAP

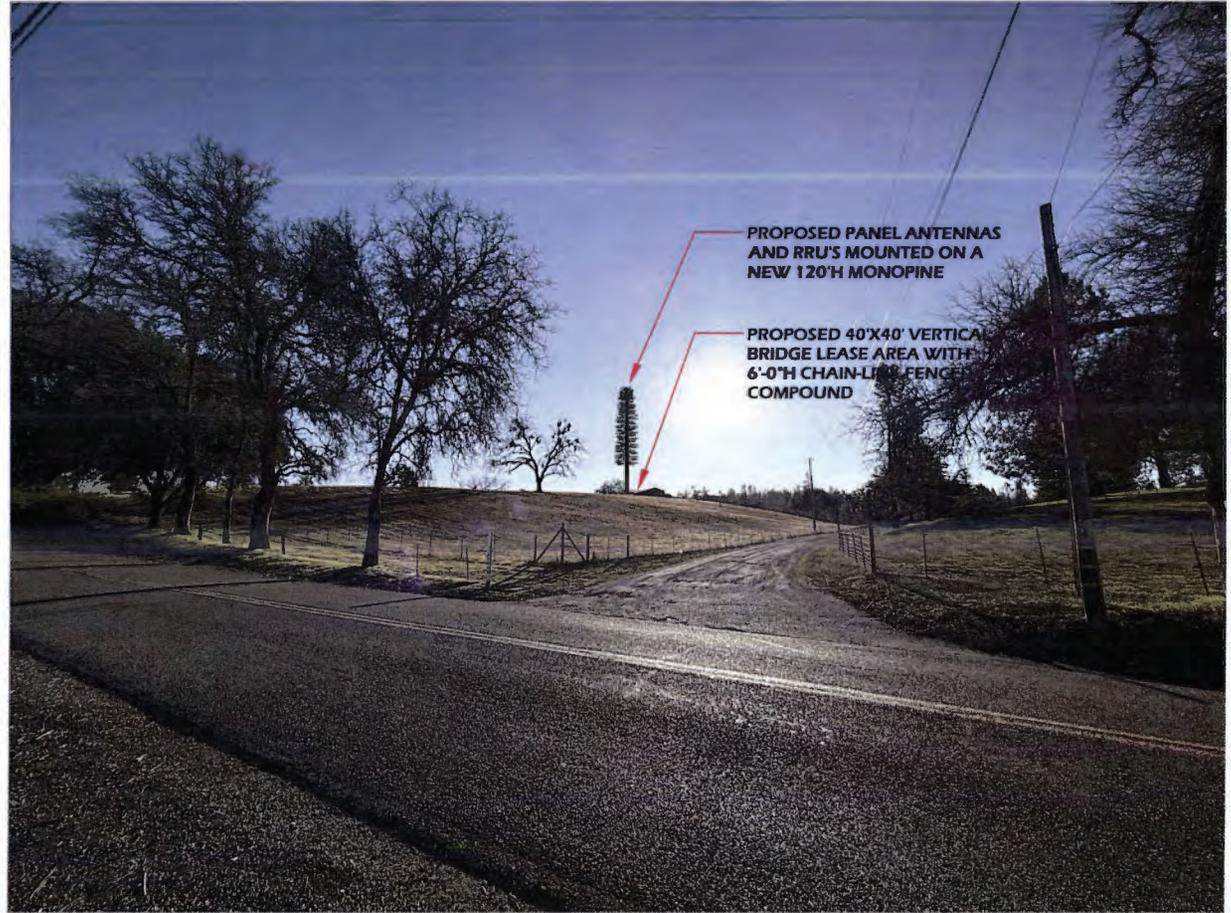


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 DRAFTLINK CONTACT : JOYCE YU EMAIL : SJMS@DRAFTLINK.COM PHONE : 949-233-9548 WWW.DRAFTLINK.COM	 ASSURANCE DEVELOPMENT	NO.	DATE	REVISIONS	BY
		0	2/25/2025	ISSUED FOR SUBMITTAL	JFY



**US-CA-5398
BLACK OAK**
5280 GARDEN VALLEY ROAD
GARDEN VALLEY, CA 95633

VIEW	SHEET
B	2 / 4

AERIAL MAP



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US-CA-5398
BLACK OAK
5280 GARDEN VALLEY ROAD
GARDEN VALLEY, CA 95633

VIEW	SHEET
C	3 / 4

AERIAL MAP



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DRAFTLINK
CONTACT : JOYCE YU
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PHONE : 949-332-5043
WWW.DRAFTLINK.COM

AD
ASSURANCE
DEVELOPMENT

NO.	DATE	REVISIONS	BY
0	2/25/2025	ISSUED FOR SUBMITTAL	JFY

verticalbridge

US-CA-5398
BLACK OAK
5280 GARDEN VALLEY ROAD
GARDEN VALLEY, CA 95633

VIEW	SHEET
D	4 / 4



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PLANNING AND BUILDING DEPARTMENT

Attachment 12

EME Report

Vertical Bridge • Site No. US-CA-5398
T-Mobile West LLC • Proposed Base Station (Site No. SC60442F)
5280 Garden Valley Road • Garden Valley, California

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MAY 02 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained by Vertical Bridge, a wireless telecommunications facilities provider, to evaluate the T-Mobile West LLC base station (Site No. SC60442F) proposed to be located at 5280 Garden Valley Road in Garden Valley, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

T-Mobile proposes to install directional panel antennas on a tall pole, configured to resemble a tree, to be sited at 5280 Garden Valley Road in the Garden Valley area of unincorporated El Dorado County. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standard

The U.S. Congress requires that the Federal Communications Commission (“FCC”) evaluate its actions for possible significant impact on the environment. A summary of the FCC’s exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive limit for exposures of unlimited duration at several wireless service bands are as follows:

Wireless Service Band	Transmit Frequency	“Uncontrolled” Public Limit	Occupational Limit (5 times Public)
Microwave (point-to-point)	1–80 GHz	1.0 mW/cm ²	5.0 mW/cm ²
Millimeter-wave	24–47	1.0	5.0
Part 15 (WiFi & other unlicensed)	2–6	1.0	5.0
C-Band	3,700 MHz	1.0	5.0
CBRS (Citizens Broadband Radio)	3,550	1.0	5.0
BRS (Broadband Radio)	2,490	1.0	5.0
WCS (Wireless Communication)	2,305	1.0	5.0
AWS (Advanced Wireless)	2,110	1.0	5.0
PCS (Personal Communication)	1,930	1.0	5.0
Cellular	869	0.58	2.9
SMR (Specialized Mobile Radio)	854	0.57	2.85
700 MHz	716	0.48	2.4
600 MHz	617	0.41	2.05
[most restrictive frequency range]	30–300	0.20	1.0

Vertical Bridge • Site No. US-CA-5398
T-Mobile West LLC • Proposed Base Station (Site No. SC60442F)
5280 Garden Valley Road • Garden Valley, California

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios”) that are connected to the traditional wired telephone lines, and the antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, “Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation,” dated August 1997. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna’s radiation pattern is not fully formed at locations very close by (the “near-field” effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the “inverse square law”). This methodology is an industry standard for evaluating RF exposure conditions and has been demonstrated through numerous field tests to be a conservative prediction of exposure levels.

Site and Facility Description

Based upon information provided by T-Mobile, including zoning drawings by Assurance Development, dated March 3, 2025, it is proposed to install ten directional panel antennas – three Amphenol Model APXVAALL24M-U-J20, three Ericsson Model AIR6419, and four inactive antennas* for future operation – on a 115-foot steel pole, configured to resemble a pine tree,† to be sited near the hilltop on the residential property located at 5280 Garden Valley Road in the Garden Valley area of unincorporated El Dorado County. The Amphenol and Ericsson antennas would employ up to 12° and up to 19° downtilt, respectively, would be mounted at an effective height of about 111 feet above ground, and would be oriented in identical pairs (one of each model) toward 0°T, 120°T, and 240°T, to provide service in all directions. The maximum effective radiated power in any direction would be 38,130 watts,

* It is recommended that RF exposure conditions be re-evaluated for compliance with FCC limits at such time as these antennas are to be put into service.

† Foliage atop the pole puts the overall height at about 120 feet.



**Vertical Bridge • Site No. US-CA-5398
T-Mobile West LLC • Proposed Base Station (Site No. SC60442F)
5280 Garden Valley Road • Garden Valley, California**

representing simultaneous operation at 14,230 watts for BRS,[‡] 6,800 watts for AWS, 12,750 watts for PCS, 970 watts for 700 MHz, and 3,380 watts for 600 MHz service. Also proposed to be located on the pole, at an effective height of about 111 feet above ground, is a 2-foot microwave “dish” antenna, for interconnection of this site with others in the T-Mobile network. There are reported no other wireless telecommunications base stations at the site or nearby.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed T-Mobile operation, including the contribution of the microwave dish, is calculated to be 0.045 mW/cm², which is 5.3% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building[§] is 2.9% of the public exposure limit. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

No Recommended Mitigation Measures

Due to their mounting location and height, the T-Mobile antennas would not be accessible to unauthorized persons, and so no measures are necessary to comply with the FCC public exposure guidelines. It is presumed that T-Mobile will, as an FCC licensee, take adequate steps to ensure that its employees or contractors receive appropriate training and comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

Conclusion

Based on the information and analysis above, it is the undersigned’s professional opinion that operation of the base station proposed by T-Mobile West LLC at 5280 Garden Valley Road in Garden Valley, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

[‡] T-Mobile reports maximum effective radiated power in this band of 59,310 watts, to which a duty cycle of 75% is applied; a statistical factor of 32% is also included, to account for spatial distribution of served users, based on the United Nations International Telecommunication Union ITU-T Series K, Supplement 16, dated May 20, 2019.

[§] Including the residence on the property, located about 265 feet to the southwest, based on the drawings.



Vertical Bridge • Site No. US-CA-5398
T-Mobile West LLC • Proposed Base Station (Site No. SC60442F)
5280 Garden Valley Road • Garden Valley, California

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2025. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



A handwritten signature in blue ink that reads "William F. Hammett".

William F. Hammett, P.E.
707/996-5200

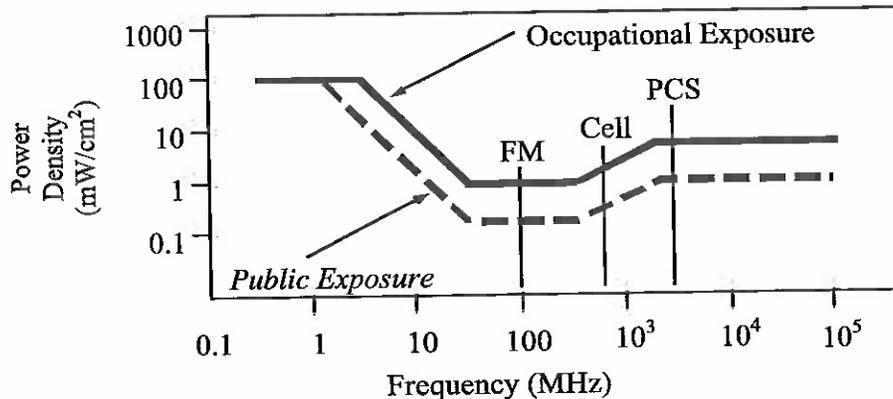
March 24, 2025

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, “Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields,” published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements (“NCRP”). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers IEEE C95.1-2019, “Safety Levels with Respect to Human Exposure to Electric, Magnetic, and Electromagnetic Fields, 0 Hz to 300 GHz,” includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. Hammett & Edison has incorporated conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels in a computer program capable of calculating, at thousands of locations on an arbitrary grid, the total expected power density from any number of individual radio frequency sources. The program allows for the inclusion of uneven terrain in the vicinity, as well as any number of nearby buildings of varying heights, to obtain more accurate projections.

RFE.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

Hammett & Edison has incorporated the FCC Office of Engineering and Technology Bulletin No. 65 (“OET-65”) formulas (see Figure 1) in a computer program that calculates, at millions of locations on a grid, the total expected power density from any number of individual radio frequency sources. The program uses the specific antenna patterns from the manufacturers and allows for the inclusion of uneven terrain in the vicinity, as well as any number of nearby buildings of varying heights, to obtain accurate projections of RF exposure levels. The program can account for spatial-averaging when antenna patterns are sufficiently narrow, and time-averaging is typically considered when operation is in single-frequency bands, which require time-sharing between the base station and the subscriber devices.

OET-65 provides this formula for calculating power density in the far-field from an individual RF source:

$$\text{power density } S = \frac{2.56 \times 1.64 \times 100 \times \text{RFF}^2 \times \text{ERP}}{4 \times \pi \times D^2} \text{ in mW/cm}^2$$

where ERP = total Effective Radiated Power (all polarizations), in kilowatts,
 RFF = three-dimensional relative field factor toward point of calculation, and
 D = distance from antenna effective height to point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to reflections, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). This factor is typically used for all sources unless specific information from FCC filings by the manufacturer indicate that a different reflection coefficient would apply. The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density.

Because antennas are not true “point sources,” their signal patterns may not be fully formed at close distances and so exposure levels may be lower than otherwise calculated by the formula above. OET-65 recommends the cylindrical model formula below to account for this “near-field effect”:

$$\text{power density } S = \frac{180}{\theta_{\text{BW}}} \times \frac{0.1 \times P_{\text{net}}}{\pi \times D \times h} \text{ in mW/cm}^2$$

where P_{net} = net power input to antenna, in watts,
 θ_{BW} = half-power beamwidth of antenna, in degrees,
 D = distance from antenna effective height to point of calculation, in meters, and
 h = aperture height of antenna, in meters.

The factor of 0.1 in the numerator converts to the desired units of power density.

OET-65 confirms that the “crossover” point between the near- and far-field regions is best determined by finding where the calculations coincide from the two different formulas, and the program uses both formulas to calculate power density.





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Attachment 13

NCIC Records Search



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Attachment 14

Assessor's Parcel Map

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



US-CA-5398 BLACK OAK
5280 GARDEN VALLEY RD
GARDEN VALLEY, CA 95633
120' MONOPINE
TENANT SITE ID: SC60442F

APPROVAL BLOCK				
		APPROVED	APPROVED AS NOTED	DISAPPROVED REVISE
VERTICAL BRIDGE	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SITE ACQUISITION	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONSTRUCTION MANAGER	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PERMITTING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RF ENGINEERING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CLIENT
verticalbridge
750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.846.8367

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

PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A 120' MONOPINE WITH (10) 8' ANTENNAS, (12) RRUS, (1) 2' MICROWAVE, (1) GPS ANTENNA, REQUIRED ANTENNA CABLING, HCS JUMPEERS, (2) GROUND MOUNTED RADIO CABINETS, (1) RAISED CONCRETE PAD, CABLE ICE BRIDGE, UTILITY BACKBOARD AND MULTI-METER UTILITY SERVICE MOUNTED ON H-FRAME WITHIN A 40'x40' FENCED 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.

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA TITLE 24
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA ELECTRIC CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA MECHANICAL CODE
- TIA/EIA-222-H OR LATEST EDITION
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
- CITY/COUNTY ORDINANCES



VICINITY MAP
N.T.S.

DRAWING INDEX	
DRWG. #	TITLE
T1	TITLE SHEET
LS-1	TITLE DETAILS
LS-2	TOPOGRAPHIC SURVEY
A1	SITE PLAN
A2	ENLARGED SITE PLAN
A3	ENLARGED COMPOUND PLAN
A4	EQUIPMENT AND ANTENNA PLAN
A5	ELEVATIONS
A6	ELEVATIONS



LOCATION MAP
N.T.S.

PROJECT INFORMATION	
SITE NAME:	BLACK OAK
SITE NUMBER:	US-CA-5398
TENANT SITE ID:	SC60442F
SITE ADDRESS:	5280 GARDEN VALLEY RD GARDEN VALLEY, CA 95633
PARCEL #:	060-420-028
DEED REFERENCE:	N/A
ZONING CLASSIFICATION:	R3A
ZONING JURISDICTION:	EL DORADO COUNTY
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	U (UNMANNED TELECOM FACILITY)
NO. OF STORIES:	1 (ENCLOSURE ONLY)
SPRINKLER:	NONE
STRUCTURE TYPE:	MONOPINE
STRUCTURE HEIGHT:	120'
CONSTRUCTION AREA:	1,600 SQ. FT.
GROUND ELEVATION:	1,990.82' (NAVD88)
LATITUDE (NAD 83):	38,841981' (38° 50' 30.77" N)
LONGITUDE (NAD 83):	-120.856669° (120° 51' 24.01" W)

EMERGENCY:
CALL 911

DIG AHEAD UNDERGROUND SERVICE ALERT
CALL 811
WWW.CALL811.ORG
CALL 2 TO 14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

PROJECT DIRECTORY	
PROPERTY OWNER:	KIMBERLY HOEL 5280 GARDEN VALLEY RD GARDEN VALLEY, CA 95633
APPLICANT:	VERTICAL BRIDGE 750 PARK OF COMMERCE DR. #200 BOCA RATON, FL 33487
CONTACT:	ASSURANCE DEVELOPMENT 1499 HUNTINGTON DR. #305 SOUTH PASADENA, CA 91030 CONTACT: BILL LEWIS PHONE: 626.765.5079
POWER COMPANY:	PG&E
TELCO COMPANY:	AT&T

NO.	SUBMITTAL / REVISION	BY	DATE
1	ELEVATION UPDATE	JR	05/20/25
2	ISSUE 1 P&S CHANGES	APP	05/20/25
3	ISSUE 1 FOR REVIEW	JR	05/20/25

DRAWN:	JR
DESIGNED:	JR
CHECKED:	BL

PROJECT NUMBER: US-CA-5398

PROJECT TITLE:
**US-CA-5398
SC60442F
BLACK OAK**
5280 GARDEN VALLEY RD
GARDEN VALLEY, CA 95633

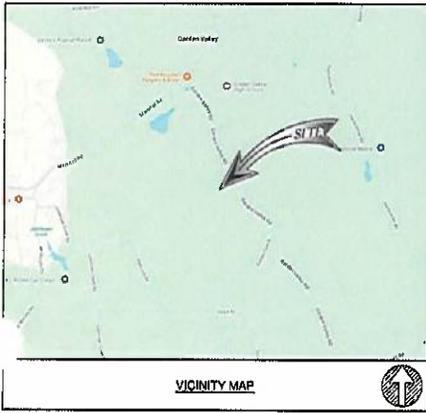
ENGINEER STAMP:

DRAWING TITLE:
TITLE SHEET

DRAWING SCALE:	ZD
DATE:	05/20/25

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

DRAWING NUMBER:
T1



VICINITY MAP

APN
060-420-028-000, EL DORADO COUNTY, CALIFORNIA

RECORD OWNER
THE TRUSTEES OF THE GARY AND KIMBERLY HOEL FAMILY TRUST OF WHICH GARY DAVID HOEL AND KIMBERLY SUE HOEL ARE THE CURRENT TRUSTEES

TITLE REPORT
TITLE REPORT WAS PREPARED BY IRON CREST NATIONAL TITLE COMPANY WITH FILE NO. IC-196-189285-C DATED NOVEMBER 14, 2024.

BASIS OF ELEVATIONS: (NAVD 1988)
SITE ELEVATIONS ARE ESTABLISHED FROM THE GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NAD 83 TO NAD 1983 ADJUSTED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "TECA SHARHEIT" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD83, CALIFORNIA ZONE 2.

FLOOD ZONE
SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.U.M. MAP NO. 05111C0004F EFFECTIVE DATE 01/29/2021.

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN HEREON IS SITUATED IN THE COUNTY OF EL DORADO, STATE OF CA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF EL DORADO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 NORTH, RANGE 10 EAST, MOUNTAIN M, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 34, MARKED BY A 2 INCH GALVANIZED IRON PIPE STAMPEDED "L.S. 2003" SET IN A FENCE CORNER; THENCE FROM SAID POINT OF BEGINNING, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, NORTH 0° 14' 20" WEST 1107.70 FEET, THENCE SOUTH 49° 21' 30" EAST 596.25 FEET TO A POINT IN THE CORNERLINE OF A 60.00 FOOT IN WIDTH ROAD RIGHT OF WAY; THENCE ALONG SAID CENTERLINE NORTH 78° 17' 20" EAST 116.79 FEET, AND NORTH 89° 05' EAST 367.20 FEET TO A POINT IN THE CENTERLINE OF GARDEN VALLEY ROAD; THENCE ALONG SAID CENTERLINE (OR COURSE) SOUTH 30° 01' 40" EAST 69.25 FEET, THENCE LEAVING SAID CENTERLINE SOUTH 70° 00' WEST 20.00 FEET, THENCE SOUTH 51° 00' EAST 301.40 FEET, THENCE SOUTH 82° 33' WEST 481.60 FEET TO A POINT IN THE ADDRESS ADJACENT FOOT IN WIDTH ROAD RIGHT OF WAY; THENCE ALONG SAID CENTERLINE (OR COURSE) SOUTH 28° 01' 40" EAST 103.50 FEET, SOUTH 4° 30' WEST 196.25 FEET, SOUTH 12° 02' 30" WEST 112.05 FEET, SOUTH 29° 28' WEST 130.85 FEET, SOUTH 22° 24' 30" WEST 156.85 FEET, AND SOUTH 10° 51' WEST 74.00 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE WITH THE SOUTH LINE OF SAID SECTION 34; THENCE ALONG SAID "H" LINE NORTH 87° 54' 40" WEST 284.83 FEET TO THE POINT OF BEGINNING.

FILE NO. 060-420-028-000

THIS BEING THE SAME PROPERTY CONVEYED TO THE TRUSTEES OF THE GARY AND KIMBERLY HOEL FAMILY TRUST OF WHICH GARY DAVID HOEL AND KIMBERLY SUE HOEL ARE THE CURRENT TRUSTEES FROM GARY DAVID HOEL, A SINGLE MAN IN DEED DATED JAN 21, 2021 AND RECORDED JULY 21, 2021 AS INSTRUMENT NO. 2001-004824-00, AFFECTED BY A CORRECTIVE ODDO RECORDED OCTOBER 18, 2023 AS INSTRUMENT NO. 2003-0107219-00.

PARCEL ID: 060-420-028-000
PROPERTY COUNTY (MOUNTAIN M): 5280 GARDEN VALLEY ROAD, GARDEN VALLEY, CA 95633

SCHEDULE B, PART II

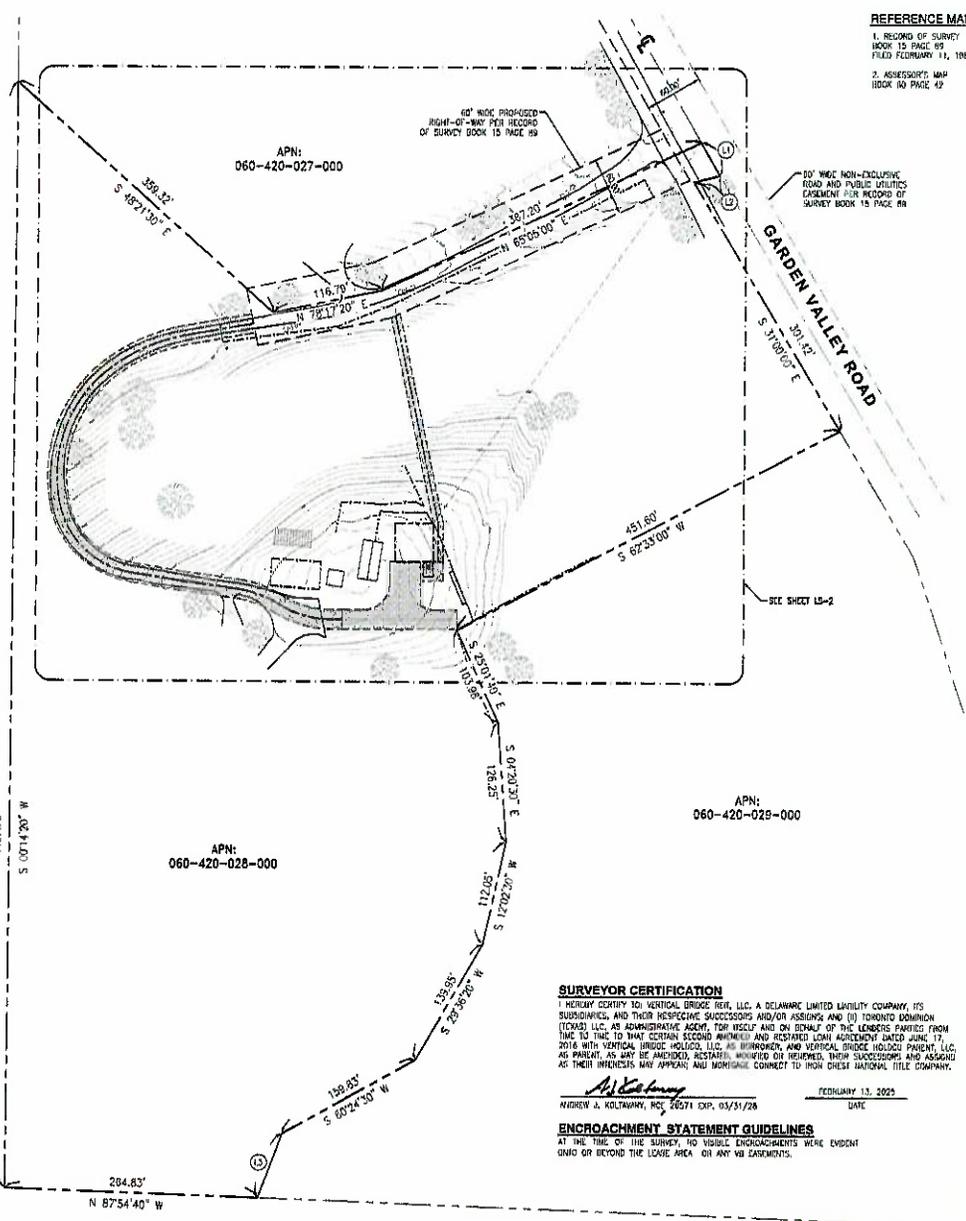
1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS INCURRED BETWEEN THE COMMENCEMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART II - ENCUMBRANCES ARE SET.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
2. (A) TAKES OR ASSIGNMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LIES IN THE PUBLIC RECORDS OR BY THE RECORDS OF ANY PUBLIC AGENCY THAT LIES IN THE PUBLIC RECORDS; (B) PROCEEDINGS OF A PUBLIC AGENCY THAT MAY RESULT IN TAKES OF POSSESSIONS, OR NOTICES OF COURT PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
3. ANY EASES, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASCERTAINED BY RECORDS IN POSSESSION OF THE LAND.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

5. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, UNRECORDED, OR ANY OTHER FACTS WHICH A COURSE SURVEY WOULD REVEAL, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
6. (A) UNPAID TARIFF CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS OR CLAIMS ON TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
7. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIALS UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF SURVEY.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
8. ANY CLAIM TO (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO OILS, METALS, COAL, LIGNITE, OIL, GAS, GEOTHERMAL, GEOPRESSURE, SANDSTONE, CLAY, ROCK, SAND AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, UNPAID RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS OR ARE SHOWN IN SCHEDULE B.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
9. 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)

LEGEND

—	CENTER LINE
---	PROPERTY LINE
-X-X-X-	WIRE FENCE
— — —	WOOD FENCE
— — —	WOODPOST IRON FENCE
— — —	EXISTING CURB LINE
— — —	GRAV WALL
— — —	TIDE

	LENGTH	BEARING
(1)	35.23'	S 30°04'30" E
(2)	28.00'	S 78°00'00" W
(3)	74.00'	S 12°51'00" W



REFERENCE MAP

1. RECORD OF SURVEY BOOK 15 PAGE 89 FILED FEBRUARY 11, 1989
2. ASSESSOR'S MAP BOOK 10 PAGE 42

80' WIDE NON-EXCLUSIVE ROAD AND PUBLIC UTILITIES EASEMENT PER RECORD OF SURVEY BOOK 15 PAGE 89

SURVEYOR CERTIFICATION

I HEREBY CERTIFY TO VERTICAL BRIDGE REAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBDIVISIONS, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS AND (U) TORONTO DOMINION (TORONTO) LLC, AS ADMINISTRATIVE AGENT, TOP HEREIN AND ON BEHALF OF THE LEGISLATIVE PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2018 WITH VERTICAL BRIDGE HOLDINGS, LLC, AN ILLINOIS AND VERTICAL BRIDGE HOLDINGS PARTNER, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR REPEALED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND MORTGAGE CONVEY TO IRON CREST NATIONAL TITLE COMPANY.

Andrew J. Koltanowy
ANDREW J. KOLTANOWY, REG. 26571 EXP. 03/31/28 DATE FEBRUARY 13, 2025

ENCROACHMENT STATEMENT GUIDELINES

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

SURVEY PREPARED FOR:

verticalbridge
VB 076 IL, LLC

750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33407
851.940.8387

SITE ACQUISITION

AD ASSURANCE DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91130
626.216.2024

ENGINEER

AKK
AKK ENGINEERING
44 HUNTINGTON BLVD. SUITE 200
714.844.8897

NO.	ADD'D LEGAL DESCRIPTION	LA	DATE
1	ADDED LEGAL DESCRIPTION	LA	02/13/2025
2	REVISION	LA	02/13/2025

NO. SUBMITTAL / REVISION BY DATE

DRAWN: LA
DESIGNED: AKK
CHECKED: AKK

PROJECT NUMBER: VBR00000

PROJECT TITLE:

**US-CA-5398
GARDEN VALLEY**

5280 GARDEN VALLEY ROAD,
GARDEN VALLEY, CA 95633
EL DORADO COUNTY

ENGINEER STAMP:

Andrew J. Koltanowy
ANDREW J. KOLTANOWY
REGISTERED PROFESSIONAL ENGINEER
NO. 26571
STATE OF CALIFORNIA

DRAWING TITLE:

TITLE DETAILS

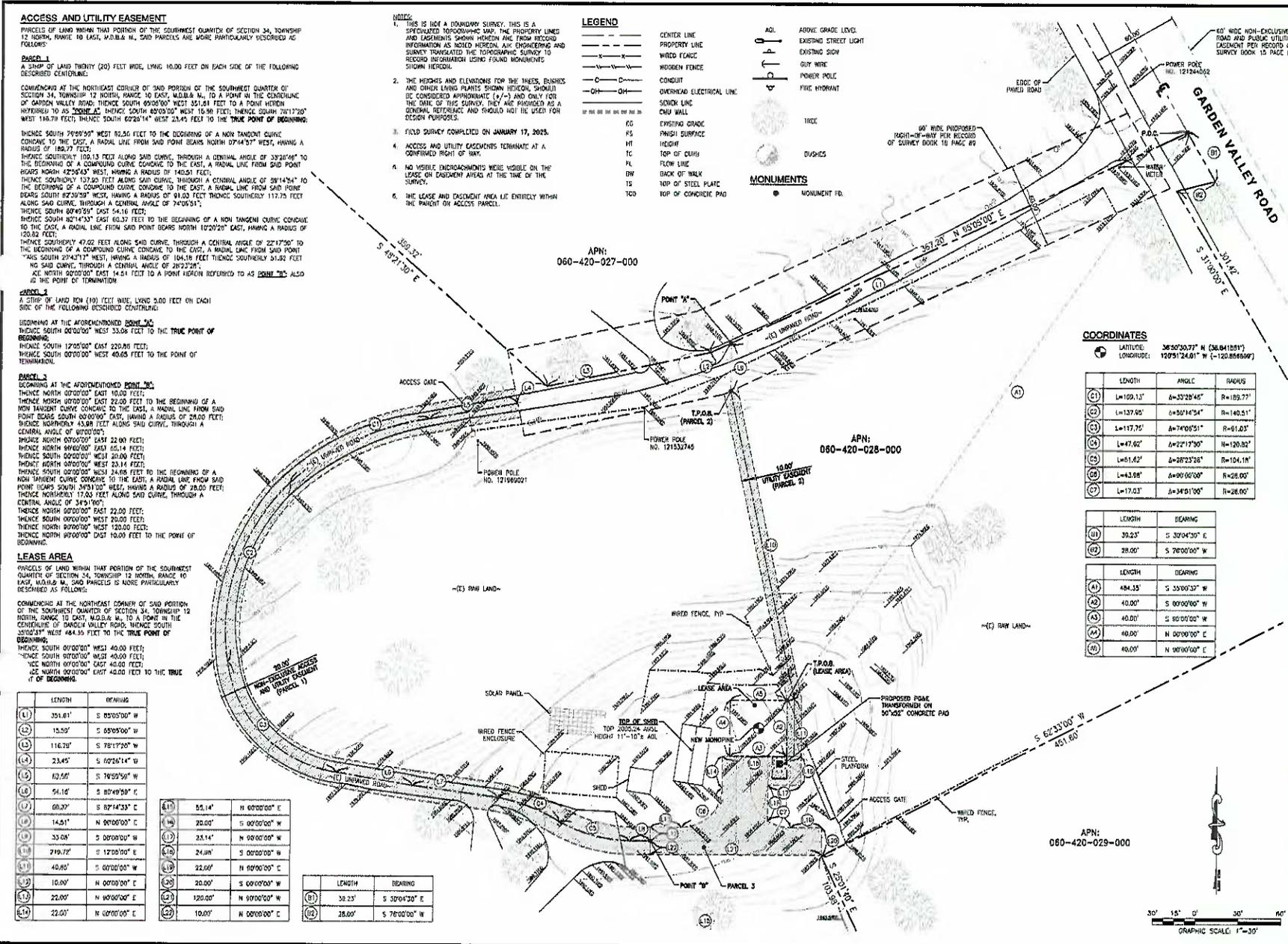
DRAWING SCALE:
AS NOTED

DATE:
02/13/2025

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

DRAWING NUMBER:
LS-1

CUP25-0006 T-Mobile Monopine Garden Valley
Exhibit I - Project Plans



SURVEY PREPARED FOR:

verticalbridge
VB B7S II, LLO
750 PARK OF COMMERCE DR., SUITE 200 | BOCA RATON, FL | 33487
561.940.8387

SITE ACQUISITION

AD ASSURANCE DEVELOPMENT
1409 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91632
626.216.3024

ENGINEER

AKK
KARL KROGER
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
714.428.8087

NO.	ADDED LEGAL DESCRIPTION	LA	DATE
1		LA	02/17/20
2		LA	07/27/20

NO. SUBMITTAL # REVISION BY DATE

DRAWN: LA
CHECKED: AKK

PROJECT NUMBER: **18-02-078**

PROJECT TITLE:

US-CA-5398 GARDEN VALLEY
5280 GARDEN VALLEY ROAD,
GARDEN VALLEY, CA 95633
EL DORADO COUNTY

ENGINEER STAMP:

KARL KROGER
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
714.428.8087

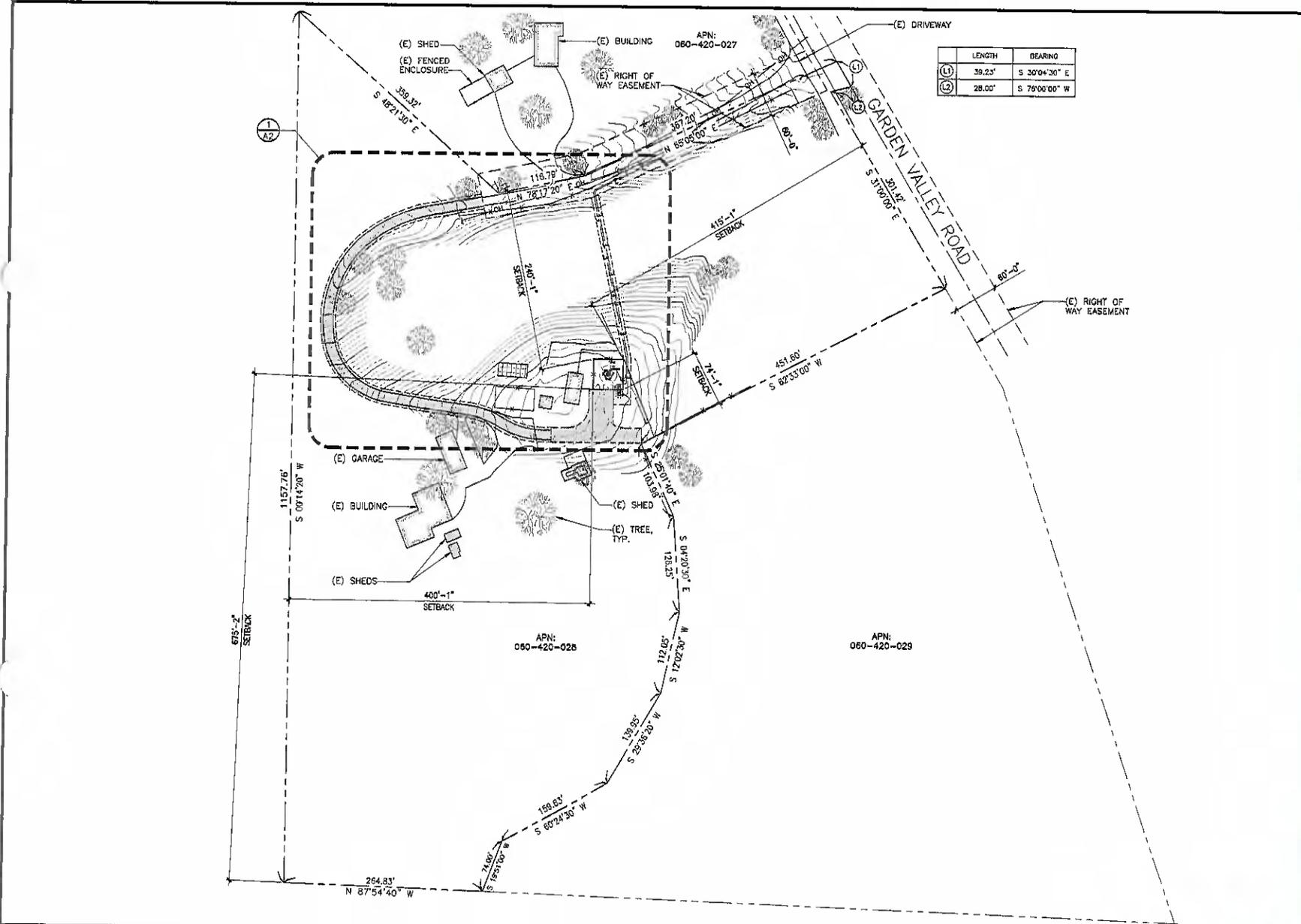
DRAWING TITLE:
TOPOGRAPHIC SURVEY

DRAWING SCALE:
AS NOTED

DATE:
02/19/2022

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

DRAWING NUMBER:
LS-2



	LENGTH	BEARING
(1)	39.23'	S 30°04'30" E
(2)	28.00'	S 79°00'00" W

CLIENT
verticalbridge
750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.946.5367

SITE ACQUISITION
AD
ASSURANCE
DEVELOPMENT
1498 HUNTINGTON DR, SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

NO.	SUBMITTAL / REVISION	BY	DATE
1	ELEVATION UPDATE	JR	03/29/21
2	ISSUED FOR ZONING	APR	03/29/21
A	ISSUED FOR REVIEW	JR	03/24/21

DRAWN: JR
DESIGNED: JR
CHECKED: BL

PROJECT NUMBER: US-CA-5398

PROJECT TITLE:
**US-CA-5398
SC60442F
BLACK OAK**
5280 GARDEN VALLEY RD
GARDEN VALLEY, CA 95633

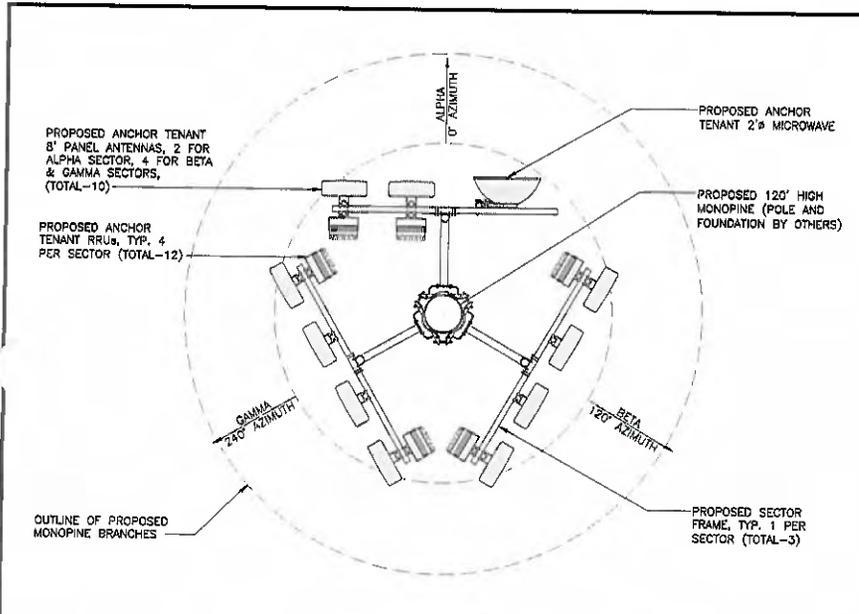
ENGINEER STAMP:

DRAWING TITLE:
SITE PLAN

DRAWING SCALE:
AS NOTED **ZD**

DATE:
03/24/21

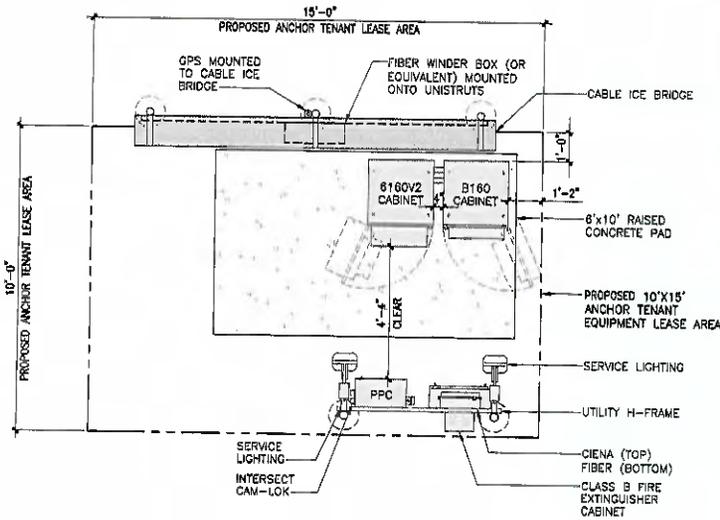
DRAWING NUMBER:
A1



ANTENNA PLAN 1/4" = 1'-0" 2/8" = 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: PLYS-12249 (OR EQUAL)
 LED WATTAGE: 15W
 LUMENS: 2097 LM
 FOOT CANDLE: 194.8 FC



EQUIPMENT PLAN 1/4" = 1'-0" 1/2" = 1'-0" 0 1' 2' 4' 1

CLIENT

verticalbridge

760 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
661.948.6367

SITE ACQUISITION

AD

ASSURANCE DEVELOPMENT

1488 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.786.6079

NO.	SUBMITTAL / REVISION	BY	DATE
1	ELEVATION UPDATE	JR	03/20/23
2	ISSUED FOR PERMITS	APM	03/25/23
3	ISSUED FOR REVIEW	JR	02/24/23

DRAWN: JR
 DESIGNED: JR
 CHECKED: BL

PROJECT NUMBER: 1/8-CA-5398

PROJECT TITLE:

**US-CA-5398
SC60442F
BLACK OAK**

5280 GARDEN VALLEY RD
GARDEN VALLEY, CA 95633

ENGINEER STAMP:

DRAWING TITLE:

EQUIPMENT AND ANTENNA PLAN

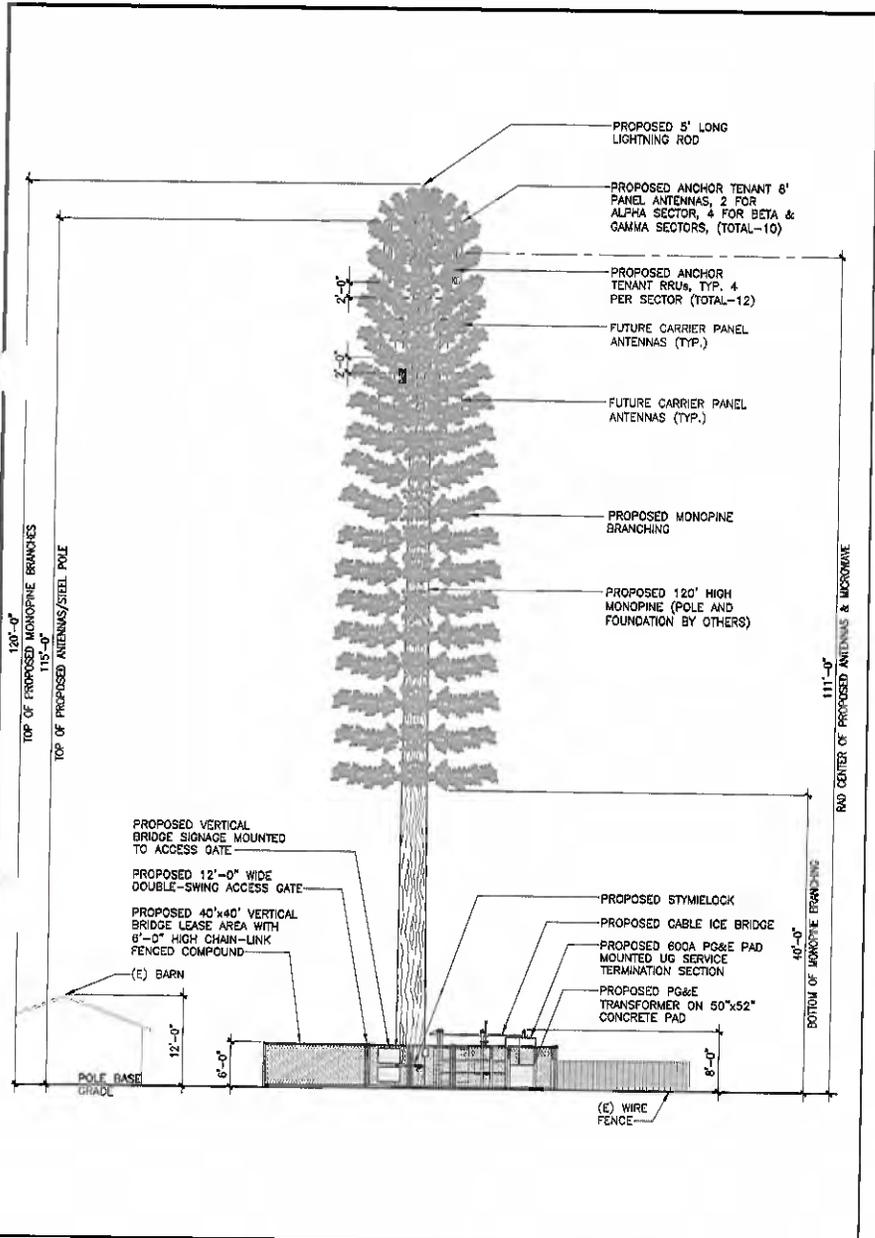
DRAWING SCALE: AS NOTED **ZD**

DATE: 02/24/23

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

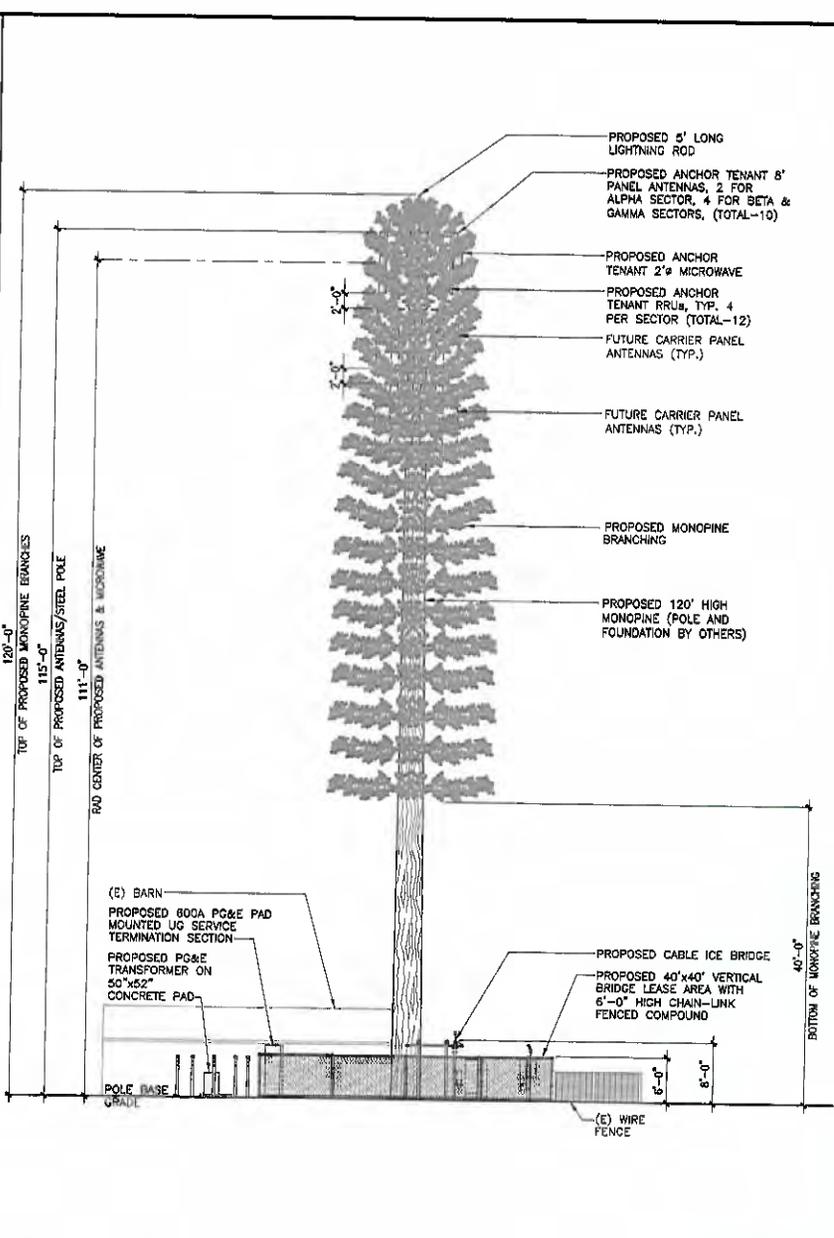
DRAWING NUMBER: **A4**

NOT USED SCALE N.T.S. 3



SOUTH ELEVATION

115'17" SCALE 1/16" = 1'-0"
24'33" SCALE 1/8" = 1'-0"
0 2' 4' 8' 16'



EAST ELEVATION

115'17" SCALE 1/16" = 1'-0"
24'33" SCALE 1/8" = 1'-0"
0 2' 4' 8' 16'

CLIENT
verticalbridge
750 PARK OF COMMERCE DR.,
SUITE 200 | BOCA RATON, FL | 33487
661.948.8387

SITE ACQUISITION
AD
ASSURANCE
DEVELOPMENT
1486 HUNTINGTON DR., SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

1	ELEVATION UPDATE	JR	02/08/25
0	ISSUED FOR PERMITS	APP	03/02/25
A	ISSUED FOR REVIEW	JR	02/04/25
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: JR
DESIGNED: JR
CHECKED: BL

PROJECT NUMBER: **US-GA-5398**

PROJECT TITLE:
**US-CA-5398
SC60442F
BLACK OAK**
5280 GARDEN VALLEY RD
GARDEN VALLEY, CA 95633

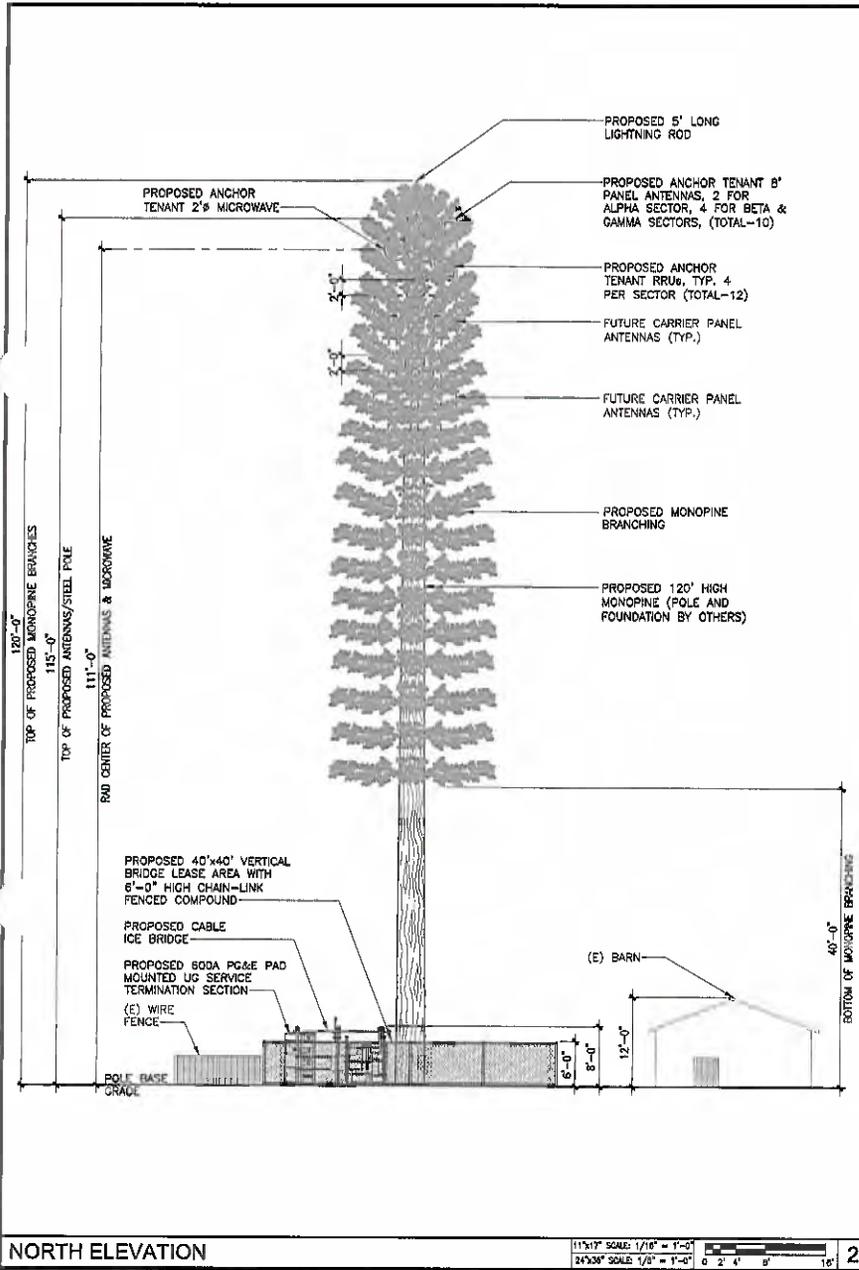
DRAWING TITLE:
ELEVATIONS

DRAWING SCALE:
AS NOTED

DATE:
02/08/25

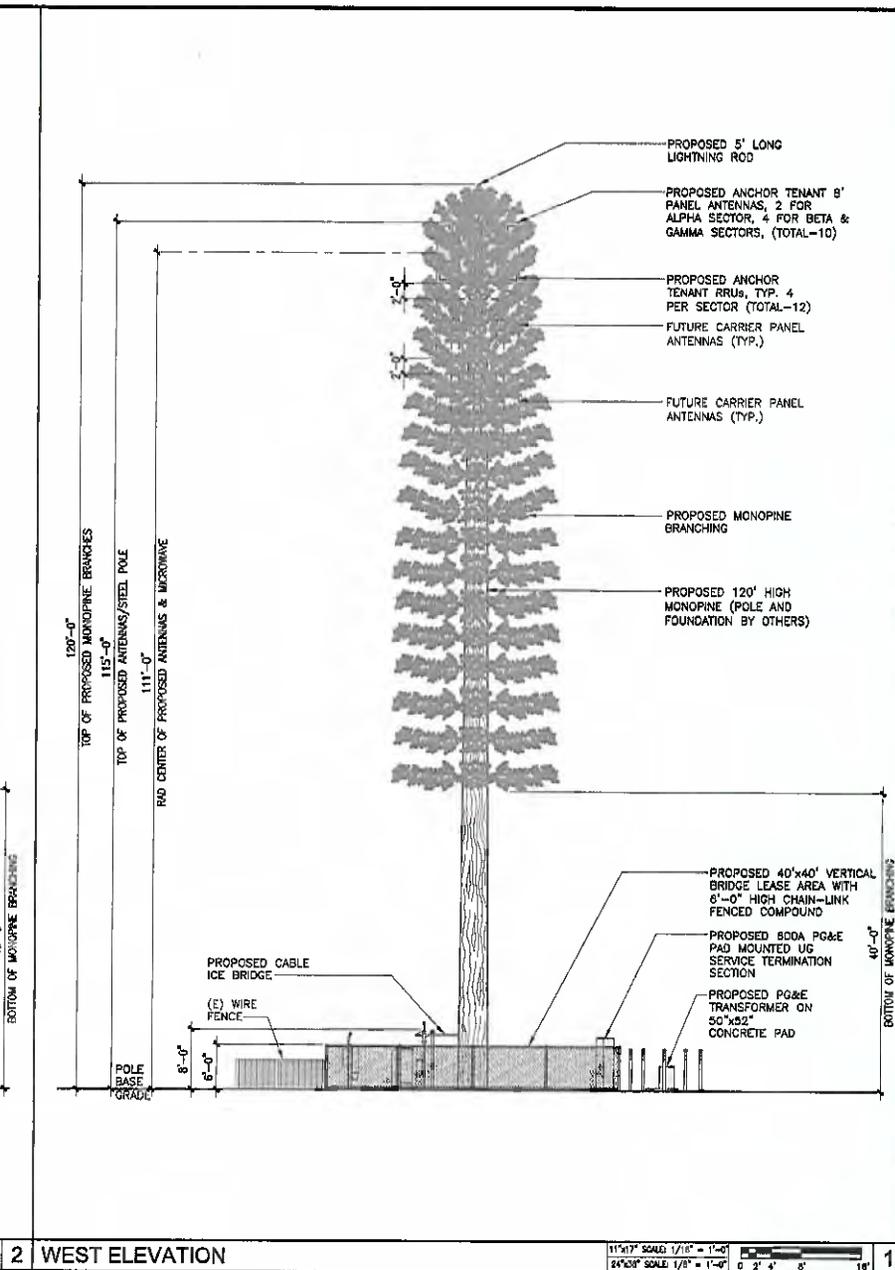
UNAUTHORIZED ALTERATION OR ADDITION TO
THIS DOCUMENT IS A VIOLATION OF
APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:
A5



NORTH ELEVATION

11'x17" SCALE: 1/16" = 1'-0"
24'x30" SCALE: 1/8" = 1'-0"



WEST ELEVATION

11'x17" SCALE: 1/16" = 1'-0"
24'x30" SCALE: 1/8" = 1'-0"

CLIENT
verticalbridge
750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
881.545.5307

SITE ACQUISITION
AD
ASSURANCE DEVELOPMENT
1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91080
626.766.5079

NO.	SUBMITTAL / REVISION	BY	DATE
1	ELEVATION UPDATE	JR	03/06/25
2	ISSUED FOR PERMITS	APP	03/06/25
3	ISSUED FOR REVIEW	JR	02/04/25

DRAWN: JR
DESIGNED: JR
CHECKED: DL

PROJECT NUMBER: US-CA-5398

PROJECT TITLE:
**US-CA-5398
SC60442F
BLACK OAK**
5280 GARDEN VALLEY RD
GARDEN VALLEY, CA 95633

ENGINEER STAMP:

DRAWING TITLE:
ELEVATIONS

DRAWING SCALE:
AS NOTED
ZD

DATE:
02/04/25

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

DRAWING NUMBER:
A6



ASSURANCE
DEVELOPMENT

Vertical Bridge
Proposed 120' Monopole
US-CA-5398,
Black Oak

Conditional Use Permit Application

APN: 060-420-028
5280 Garden Valley Rd
Garden Valley, CA 95633



**ASSURANCE
DEVELOPMENT**

Attachment 1

Project Narrative

PROJECT NARRATIVE
WCF CONDITIONAL USE PERMIT APPLICATION
US-CA-5398, Black Oak

December 23, 2025
Submitted to the El Dorado County, CA
Planning Department

Applicant: VB BTS III, LLC
Contact: Sean Ferguson
22 Atlantic Ave, Delray Beach, FL 33444
Sean.Ferguson@verticalbridge.com

Co-Applicant: T-Mobile West LLC ("T-Mobile")
1200 Concord Ave., Suite 500
Concord, CA 94520

Representative: Assurance Development
1499 Huntington Dr, Ste 305
South Pasadena, CA 91030
Contact: Samantha Herrmann
310.488.6237
SHerrmann@assurance-group.com

Property-Owner: Kimberly Hoel
5280 Garden Valley Rd.
Garden Valley, CA 95633

Project Address: 5280 Garden Valley Rd.
Garden Valley, CA 95633

Description & Tax Lot: Parcel No. 060-420-028

Latitude / Longitude: 38.841881°, -120.856669°

Zoning Classification: R3A (Three-acre Residential)

General Plan: MDR (Medium-Density Residential)

Assurance Development, submits this application on behalf of VB BTS III, LLC and T-Mobile West LLC (“T-Mobile”), collectively referred to as the "Applicants," and the underlying property owner.

VB BTS III, LLC specializes in developing, constructing, leasing, and maintaining the physical components for wireless networks, including cellular towers. Infrastructure providers lay the physical groundwork that supports wireless communication networks. Wireless carriers, such as T-Mobile, lease space on this infrastructure to house their equipment and offer wireless services to end users. Through strategic partnerships with wireless carriers, VB BTS III, LLC allows the opportunity for multiple carriers to collocate onto a single tower and reduces the physical footprint of wireless facilities in the community.

1. REQUEST

Applicants seek a review and approval of a Conditional Use Permit application (“WCF”). Included with this application are the following documents for review (collectively, “Applicants’ Application”):

Attachment 1:	Project Narrative (this document)
Attachment 2:	Statement of Code Compliance
Attachment 3:	Conditional Use Permit Application
Attachment 4:	Supplemental Submittal Information for Wireless Facilities
Attachment 5:	Oak Resources Code Compliance Certificate
Attachment 6:	Agreement for Payment
Attachment 7:	Owner Letter of Authorization
Attachment 8:	Zoning Drawings (Revised July 2025)
Attachment 9:	T-Mobile Coverage Maps
Attachment 10:	Alternative Sites Analysis
Attachment 11:	Photo Simulations (Revised July 2025)
Attachment 12:	EME Report
Attachment 13:	NCIC Records Search
Attachment 14:	Assessor’s Parcel Map
Attachment 15:	Memorandum of Lease
Attachment 16:	Grant Deed
Attachment 17:	Title Report
Attachment 18:	Material Board

2. PROJECT OVERVIEW

VB BTS III, LLC is proposing to build a new wireless communications facility (“WCF” or “Facility”), US-CA-5398, at the above noted project address for the installation of T-Mobile

equipment. This Facility is intended to fill a significant gap in 5G and 4G LTE coverage experienced by its customers in a targeted coverage area in El Dorado County, more specifically, the proposed facility provides coverage to this rural and residential area of Garden Valley, specifically along Garden Valley Road and Marshall Road.

As shown in Applicants' Application, this proposed project meets applicable El Dorado County Zoning Ordinance criteria for siting new wireless telecommunications facilities and complies with all other applicable state and federal laws and regulations. The proposal is also the least intrusive means of meeting wireless coverage objectives for this site. Accordingly, the Applicants respectfully request El Dorado County Planning to approve this project as proposed, subject only to the County's standard conditions of approval.

2.1. Location

Detailed information regarding the subject property and proposed lease area is included in **Attachment 8, Zoning Drawings**, to the Applicants' application.

2.1.1. Lease area. The subject property of this proposal is located at 5280 Garden Valley Rd. Garden Valley, CA 95633 (Parcel No. 060-420-028) (the "Property"). Owned by Kimberly Hoel, the Property is zoned R3A. The Property is currently used as a residence.

2.1.2. Lease area. The proposed 1600 sq. ft. lease area for the WCF is in the center of the property (the "Lease Area"). The Lease Area will be surrounded by a 6' chain-link fence screened with brown vinyl slats.

2.1.3. Access and parking. The proposed 20' wide access and utility easement is provided by an existing driveway stemming from Garden Valley Rd. Applicants are proposing a 13' wide graveled access road to replace an existing eroded gravel path closer to the site. Please see Sheet A2 of **Attachment 8, Zoning Drawings**.

2.2. Wireless Facilities and Equipment

Specifications of the facilities outlined below, including a site plan, can be found in **Attachment 8, Zoning Drawings**, to Applicants' Application.

2.2.1. Support structure design. Applicants are proposing to build a new 120' tall monopine (the "Tower") on the Property. This will be an unmanned facility.

2.2.2. Antennas and accessory equipment.

- The Tower will contain T-Mobile equipment (up to 12 panel antennas, 12 RRUs, a 2' microwave antenna, 1 GPS antenna, required antenna cabling along with all associated mounting equipment, and a 5' lightning rod atop the tower).
- The antennas, RRUs, and accessory equipment on the Tower will be painted

green to match the Tower. All paint will have an anti-glare finish.

- Space for two additional future collocators has been made available on the Tower as encouraged under the Code, as shown on Sheet A5 of **Attachment 8, Zoning Drawings**.
- The proposed T-Mobile antenna centerline is 111', and the antenna tip height is 115'. See elevations on sheet A5 of **Attachment 8, Zoning Drawings**.

2.3. Ground equipment.

- The Tower and all ground equipment will be constructed within the fenced compound, not including the proposed PG&E transformer.
- Two (2) ground-mounted radio cabinets.
- An ice bridge is proposed from the radio cabinets to the tower to protect the cables that run between the equipment cabinets and the tower/antennas.
- Ground equipment space for two additional future collocators has been made available within the lease area as encouraged under the Code, as shown on Sheet A3 of **Attachment 8, Zoning Drawings**.

2.4. Additional Details

2.4.1. Lighting. The Tower will not be artificially illuminated, and no artificial lighting is required pursuant to state or federal authorities. There will be two service lights on site that will only be utilized during site maintenance visits or in case of an emergency. See **Attachment 8, Zoning Drawings**, Sheet A4.

The following details are service lighting notes for the outdoor service lights which will only be used when the site is undergoing maintenance. The specifications of the light will comply with El Dorado County's outdoor lighting standards.

Service lighting notes:

1. The service light is manually switched on/off 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

2.4.2. Utilities. No water or sewer service is required. A proposed PG&E transformer will be added adjacent to the lease area. All utility routing will be within the property boundaries. The proposed utility route is shown on **Attachment 8, Zoning Drawings**, sheet A2.

2.4.3. Setbacks. The tower is set back 415' from the front property boundary, 74' from the nearest south interior side, 240' from the north interior side, and 400' from the rear.

Applicants respectfully request a waiver to the setbacks as outlined in Section 130.40.130 (F)(2) of the Code, where the minimum setback shall be equal to 1.5 times the height of the tower. This request is to allow the Applicants to site the facility in a manner that reduces visual impacts and provides the necessary wireless coverage to the area. The tower's proposed placement allows it to be set back farther from the public roadway and screened by existing vegetation and structures on the property, thereby minimizing visual impact on surrounding areas and roads. In addition, the proposed fencing design will incorporate brown vinyl slats to further screen ground-mounted equipment.

As the proposed location is at a higher elevation on the property, it also represents the only feasible area capable of accommodating the tower without extensive grading or slope modification. All feasible locations that would comply with the required 180-foot setback are situated on steep declines closer to the roadway. In addition to these physical constraints, the proposed location and elevation are necessary to meet radio frequency (RF) coverage objectives for the service area without increasing tower height or relocating the facility to a more visually exposed location. Alternative setback-compliant locations would require additional height or placement on elevated slopes nearer to the roadway, resulting in greater visual impacts. **Attachment 8**, Zoning Drawings, shows the contour lines of the facility and surrounding area and demonstrates that the proposed location would minimize ground disturbance compared to alternative locations on the property.

Attachment 11, Photo Simulations, and Attachment 9, T-Mobile Coverage Maps, demonstrate that the facility is sited in a manner which best screens the facility and provides the coverage needed to adequately serve the surrounding area.

3. T-MOBILE NETWORK COVERAGE AND SERVICES

3.1. Overview—T-Mobile 4G & 5G Coverage

T-Mobile is upgrading and expanding its wireless communications network to support the latest 4G LTE and 5G technology. 4G and 5G stand for "4th Generation" and "5th Generation" and LTE stands for "Long Term Evolution." These acronyms refer to the ongoing process of improving wireless technology standards, now in its 5th generation. With each generation comes improvement in speed and functionality – 4G LTE offers speed up to ten times faster than 3G, and 5G can deliver speeds up to 20 Gbps in ideal conditions. That's nearly 200 times faster than the 4G network.

Most American consumers currently experience wireless connectivity on 4G networks – and are aware of the profound impact on daily life that has occurred from this connectivity. The emerging standard in voice and data telecommunications – 5G – is poised to transform America's reliance on densely populated wireless infrastructure. 5G is the latest iteration of cellular technology. While 5G technology operates on the same radio signals as current 4G/4G LTE networks, it is engineered to transmit data more efficiently. That means superior speeds

and support for more connected devices than ever before. The ultra-low latency of 5G means quick response times during data-demanding activities.

There are several components of 5G wireless technology and separate bands of wavelength spectrum used to build a 5G network – low-band (<1GHz), mid-band (1-6GHz), and high-band millimeter wave (“mmWave”) (24 GHz and higher):

- **Low-Band Extended Range 5G.** Low-band 5G frequencies are also known as the “coverage layer.” Low-band 5G refers to frequencies below 1 GHz used to roll out substantial 5G coverage as quickly as possible. One example is the 600 MHz spectrum deployed by T-Mobile nationwide. A low-band cell site can cover hundreds of square miles and deliver a downlink data rate from 30-75 Mbps download—ideal for uses like streaming HD video. Because low-band signals easily pass through buildings, they offer solid coverage indoors and outdoors and are an effective way to connect parts of rural America where even fixed broadband speeds don’t always meet national benchmarks.
- **Mid-Band 5G.** Mid-range frequencies (spanning 1 GHz and 6 GHz) strike a balance between coverage and capacity. Mid-band 5G base stations can transmit and receive high-capacity signals over fairly large areas, and they can represent an ideal mix of performance for the bulk of 5G traffic in metropolitan areas.
- **High-Band mmWave 5G.** High-band 5G uses millimeter-wave (mmWave) frequency bands. High-band is a very specialized part of the 5G offering. Functioning over a shorter radius, it’s particularly useful in urban areas and busy venues like stadiums and shopping malls. High-band can simultaneously provide many high-speed connections focused on an area of just a block or two, from a small cell site mounted close to street level.

Using these frequencies together can help T-Mobile’s 5G network deliver the increased connectivity, reliability, speeds, and security the public demands. Upon completion, the Facility will become part of T-Mobile’s statewide and nationwide communications network. See **Attachment 9, T-Mobile Coverage Maps.**

3.2. Coverage Objectives for Proposed Facility

This proposed Facility meets T-Mobile’s coverage objectives providing in-vehicle and in-building wireless coverage within a geographic area not adequately served by T-Mobile’s network.

Specifically, this Facility is intended to enhance service coverage to this rural and residential area of Garden Valley within El Dorado County, specifically along Garden Valley Road and Marshall Road.

T-Mobile has established a need for service in this geographic area, as determined by market demand, coverage requirements for a specific geographic area, and the need to provide continuous coverage from one site to another in a particular geographic region. The specific coverage objective was determined through a combined analysis of customer complaints, service requests, and radio frequency engineering design. This proposed Facility will allow for uninterrupted wireless service in the targeted coverage area with fewer dropped calls,

improved call quality, and improved access to additional wireless services that the public now demands. This includes emergency 911 calls throughout the area. See **Attachment 9, T-Mobile Coverage Maps**.

4. SEARCH AREA

T-Mobile's RF engineers performed an RF engineering study, considering multiple objectives, to determine the approximate site location and antenna height required to fulfill the noted network objectives for the targeted service area. From this study, T-Mobile's RF engineers identified a "search area" where a WCF may be located to provide effective service in the target coverage area. This search area is depicted in **Attachment 9, T-Mobile Coverage Maps**, and **Attachment 10, Alternative Sites Analysis**.

5. SITING ANALYSIS

Before assigning a search area for a new facility to an infrastructure provider like VB BTS III, LLC, T-Mobile first prioritizes utilizing existing infrastructure. Upon analyzing the search radius, T-Mobile determined that there are no existing towers within the designated search ring. The area within the search radius predominantly consists of single-family homes and agricultural/raw land, lacking any tall structures that could support the height required for T-Mobile's facility. Consequently, collocation on an existing facility or structure within this search ring was deemed not a feasible alternative.

The search ring provided by T-Mobile was compared to existing zoning, development requirements, land uses, existing conditions, etc. The final decision on site selection is the culmination of evaluating all these critical factors. Pursuant to the El Dorado County Zoning Ordinance, §130.40.130.K, Applicants prepared an Alternative Sites and Needs Analysis, evaluating alternative site locations for the proposed facility. See **Attachment 10, Alternative Sites Analysis**, for a summary of the alternative site locations analyzed.

6. APPLICABLE LAW

6.1. Local Codes

Pursuant to El Dorado County Zoning Ordinance, § 130.24.010 and §130.40.120.D.7, new WCF in the R3A District are subject to issuance of a Conditional Use Permit subject to approval by the Planning Commission and must comply with the standards of Sec. 130.40.130. See **Attachment 2, Statement of Code Compliance**, for Applicants' demonstration of compliance with the applicable code.

6.2. State Law

Wireless telecommunication facilities that require discretionary review also require environmental review under the California Environmental Quality Act (CEQA). A discretionary project is one that requires the exercise of judgement or deliberation by a public agency in determining whether the project will be approved, or if a permit will be issued.

6.3. Federal Law

Federal law, primarily found in the Telecommunications Act of 1996 (“Telecom Act”), acknowledges a local jurisdiction’s zoning authority over proposed wireless facilities but limits the exercise of that authority in several important ways.

6.3.1. Local jurisdictions may not materially limit or inhibit. The Telecom Act prohibits a local jurisdiction from taking any action on a wireless siting permit that “prohibit[s] or [has] the effect of prohibiting the provision of personal wireless services.” 47 U.S.C. § 332(c)(7)(B)(i)(II). According to the Federal Communications Commission (“FCC”) Order adopted in September 2018¹, a local jurisdiction’s action has the effect of prohibiting the provision of wireless services when it “materially limits or inhibits the ability of any competitor or potential competitor to compete in a fair and balanced legal and regulatory environment.”² Under the FCC Order, an applicant need not prove it has a significant gap in coverage; it may demonstrate the need for a new wireless facility in terms of adding capacity, updating new technologies, and/or maintaining high quality service.³

While an applicant is no longer required to show a significant gap in service coverage, in the Ninth Circuit, a local jurisdiction clearly violates section 332(c)(7)(B)(i)(II) when it prevents a wireless carrier from using the least intrusive means to fill a significant gap in service coverage. *T-Mobile U.S.A., Inc. v. City of Anacortes*, 572 F.3d 987, 988 (9th Cir.2009).

- **Significant Gap.** Reliable in-building coverage is now a necessity and every community’s expectation. Consistent with the abandonment of land line telephones and reliance on only wireless communications, federal courts now recognize that a “significant gap” can exist based on inadequate in-building coverage. See, e.g., *T-Mobile Central, LLC v. Unified Government of Wyandotte County/Kansas City*, 528 F. Supp. 2d 1128, 1168-69 (D.Kan. 2007), *affirmed in part*, 546 F.3d 1299 (10th Cir. 2008); *MetroPCS, Inc. v. City and County of San Francisco*, 2006 WL 1699580, *10-11 (N.D. Cal. 2006).
- **Least Intrusive Means.** The least intrusive means standard “requires that the provider show that the manner in which it proposes to fill the significant gap in service is the least intrusive on the values that the denial sought to serve.” 572 F.3d at 995, *quoting MetroPCS, Inc. v. City of San Francisco*, 400 F.3d 715, 734 (9th Cir. 2005). These values are reflected by the local code’s preferences and siting requirements.

¹ *Accelerating Wireless and Wireline Broadband Deployment by Removing Barriers to Infrastructure Investment*, Declaratory Ruling and Third Report and Order, WT Docket No. 17-79, WC Docket No. 17-84, FCC 18-133 (rel. Sept. 27, 2018); 83 Fed. Reg. 51867 (Oct. 15, 2018), *affirmed in part and vacated in part*, *City of Portland v. United States*, 969 F.3d 1020 (9th Cir. 2020), *cert. denied*, 594 U.S., 141 S.Ct. 2855 (June 28, 2021)(No. 20-1354) (“FCC Order”).

² *Id.* at ¶ 35.

³ *Id.* at ¶¶ 34-42.

6.3.2. Environmental and health effects prohibited from consideration. Also under the Telecom Act, a jurisdiction is prohibited from considering the environmental effects of RF emissions (including health effects) of the proposed site if the site will operate in compliance with federal regulations. 47 U.S.C. § 332(c)(7)(B)(iv). Applicants have submitted an EME Report to confirm that the Facility will operate in compliance with FCC regulations. See **Attachment 12**. Accordingly, this issue is preempted under federal law and any testimony or documents introduced relating to the environmental or health effects of the proposed facility should be disregarded in this proceeding.

6.3.3. No discrimination amongst providers. Local jurisdiction also may not discriminate amongst providers of functionally equivalent services. 47 U.S.C. § 332(c)(7)(B)(i)(I). A jurisdiction must be able to provide plausible reasons for disparate treatment of different providers' applications for similarly situated facilities.

6.3.4. Shot Clock. Finally, the Telecom Act requires local jurisdictions to act upon applications for wireless communications sites within a "reasonable" period of time. 47 U.S.C. § 332(c)(7)(B)(ii). The FCC has issued a "Shot Clock" rule to establish a deadline for the issuance of land use permits for wireless facilities. 47 C.F.R. § 1.6001, *et seq.* According to the Shot Clock rule for "macro" wireless facilities, a reasonable period of time for local government to act on all relevant applications is 90 days for a collocation, with "collocation"⁴ defined to include an attachment to any existing structure regardless of whether it already supports wireless, and 150 days for a new structure.

The Shot Clock applies to all authorizations required for siting a wireless facility, including the building permit, and all application notice and administrative appeal periods. Pursuant to federal law, the reasonable time period for review of this application is 150 days.

CUP25-0006 T-Mobile Monopine Garden
Valley Exhibit K – Public Comment

From: [Planning Department](#)
To: [Steven C. Osborn](#)
Subject: Fw: CUP25-0006/t-mobil monopine garden valley
Date: Wednesday, November 19, 2025 8:03:47 AM

FYI

County of El Dorado

Planning and Building Department (Planning Services)
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5355



From: Andersen <oleandersen.andersen84@gmail.com>
Sent: Tuesday, November 18, 2025 10:10 PM
To: Planning Department <planning@edcgov.us>
Subject: CUP25-0006/t-mobil monopine garden valley

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

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Good evening, to whome it may concern, as a close resident to this cell tower project, I do not support this. I appreciate your time and thought. Best Regards.