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EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

## Attachment 10

# Alternative Sites Analysis

# Alternative Sites Analysis

Vertical Bridge: US-CA-5398, Black Oak

5280 Garden Valley Rd, Garden Valley CA 95633

Prepared By:

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T-Mobile/VB BTS III, LLC

3/20/2025

### Summary

A search ring was provided by T-Mobile's Radio Frequency ("RF") Engineer identifying the project's coverage needs. We reviewed this search ring and compared it to existing zoning, development requirements, land uses, and existing parcel conditions. After this review, we identified multiple properties as potential sites.

The El Dorado County Zoning Ordinance §130.40.130.K states that an Alternative Sites and Needs Analysis is required. The following document examines possible alternative sites within this determined coverage area. Applicants conducted substantial outreach within this area and community and determined this location to be the most feasible and least intrusive option in this area.

### Collocation on Existing Towers

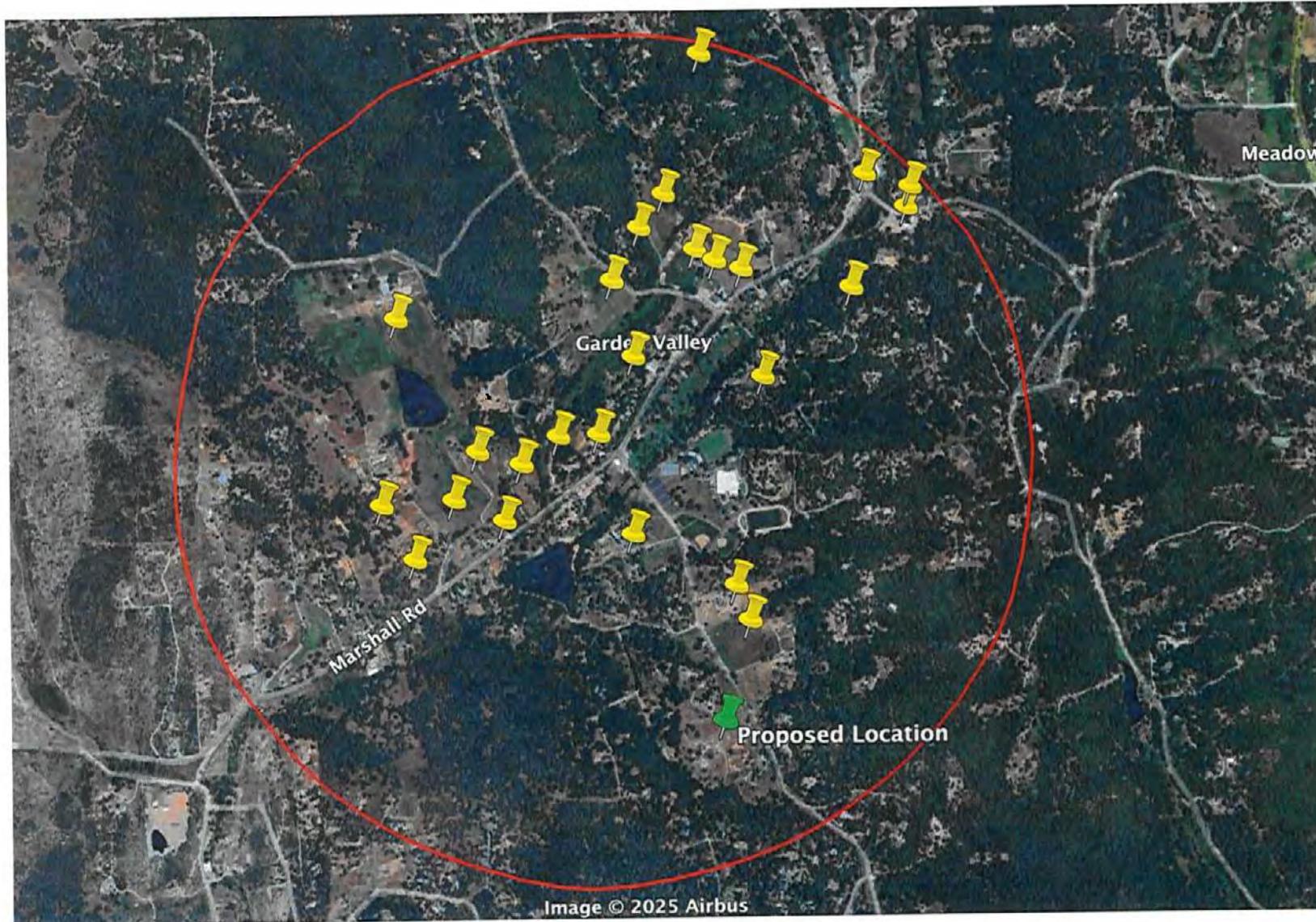
Whenever possible, T-Mobile seeks to construct new sites on existing infrastructure before proceeding with the construction of a new free-standing facility. T-Mobile analyzed the area within the targeted search area and found no existing towers. T-Mobile has equipment on an existing tower located at the coordinates 38.8213, -120.8838. The intent of the proposed WCF to be located at 5280 Garden Valley Road is to provide broader coverage to this rural area of El Dorado County. Please see **Attachment 9, T-Mobile Coverage Maps** for further details.

### Collocation on Existing Non-Tower Structures @ 115' antenna tip height AGL

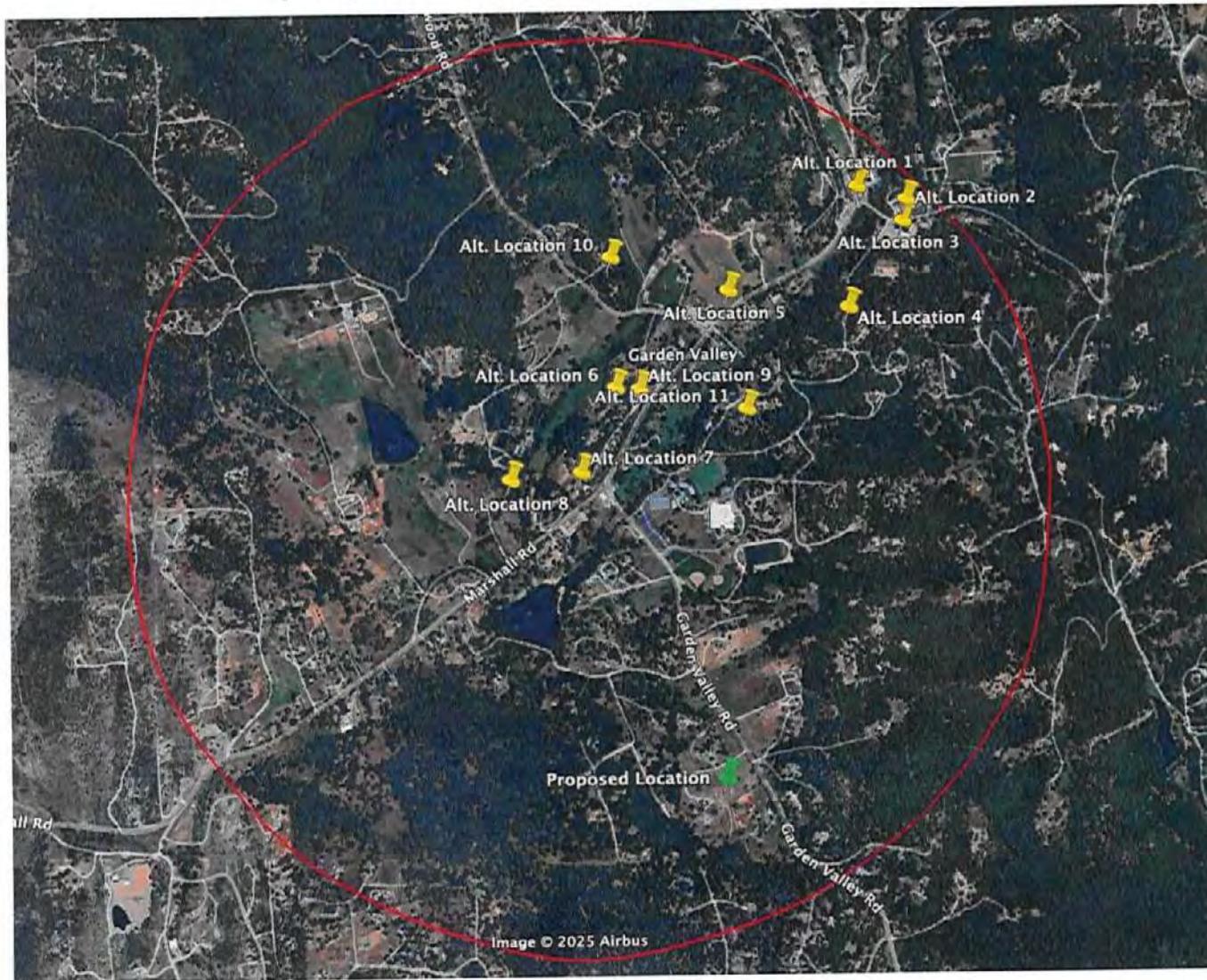
There are no structures within the search area that can support the required height of 115' antenna tip height to meet the coverage objectives for this tower. The majority of the buildings in this area within the El Dorado County jurisdiction are residential structures (20'-30' tall) or raw/agricultural land.

These structures cannot support a tower at the required height while meeting the requirements set forth in Sec. 130.40.130.D.3(a)(2), whereas the height of the facility shall not exceed 15 feet above the roof top or the maximum height for the zone, whichever is less. The average maximum building height within the search ring is 50'. Therefore, Applicants have proposed to locate a freestanding monopole tower at 5280 Garden Valley Rd.

### Property Owners Received Letters of Interest



### Property Owners Responded to Letters of Interest



### Alternative Analysis Summary – New Tower Development

	Location	Zoning & Land Use	Contacted? (Y/N)	Feasible? (Y/N)	Summary
*	APN: 060-420-028	Zoning: R3A Land Use: MDR	Y	Y	This parcel was selected as the least intrusive option for the proposed WCF. Within the R3A zoning district, telecommunications facilities are permitted with the approval of a Conditional Use Permit by the Planning Commission. The proposed WCF meets the required development standards set forth in El Dorado Zoning Ordinance Section 130.40.130 – Telecommunications Facilities, and Chapter 130.24 – Residential Zones.
<b>New Tower Location Alternatives</b>					
1	APN: 060-361-086	Zoning: CL Land Use: C	Y	N	A letter of interest was mailed out, but after further evaluations, it was determined that this location would not be feasible to meet the RF coverage objectives for this site due to the increased elevation to the west.
2	APN: 060-401-016	Zoning: CG Land Use: C	Y	N	A letter of interest was mailed out, but after further evaluations, it was determined that this location would not be feasible to meet the RF coverage objectives for this site due to the increased elevation to the west.
3	APN: 060-401-023	Zoning: CG Land Use: C	Y	N	A letter of interest was mailed out, but after further evaluations, it was determined that this location would not be feasible to meet the RF coverage objectives for this site due to the increased elevation to the west.
4	APN: 060-401-001	Zoning: RE-5,R2A Land Use: MDR,RR	Y	Y	A letter of interest was mailed out and the owner Initially expressed interest, however, proceedings fell out during leasing negotiations.
5	APN: 060-361-097	Zoning: CC Land Use: C	Y	Y	A letter of interest was mailed out and the owner Initially expressed interest, however, proceedings fell out during leasing negotiations.

CUP25-0006 T-Mobile Monopine Garden Valley  
Exhibit F - Alternative Sites Analysis

ASA  
US-CA-5450  
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	Location	Zoning & Land Use	Contacted? (Y/N)	Feasible? (Y/N)	Summary
6	APN: 060-240-007	Zoning: LA-10 Land Use: RR	Y	N	A letter of interest was mailed out and the owner entered into a leasing agreement. However, it was later determined that an access easement would be required from the adjacent parcel. The adjacent property owner was contacted and would not enter into the agreement necessary to secure the access easement.
7	APN: 060-240-009	Zoning: RL-10 Land Use: RR	Y	N	A letter of interest was mailed out and the owner entered into a leasing agreement. However, it was later determined that an access easement would be required from the adjacent parcel. The adjacent property owner was contacted and would not enter into the agreement necessary to secure the access easement.
8	APN: 060-031-030	Zoning: RL-10 Land Use: RR	Y	N	A letter of interest was mailed out and the property owner expressed interest. However, the topography of the parcel required lease area to be too close to the house and this property was not a viable alternative for the proposed WCF.
9	APN: 060-240-012	Zoning: R2A Land Use: MDR	Y	Y	This parcel was considered as a potential site for the proposed WCF. The property owner confirmed they were not interested in leasing space for the proposed wireless facility; therefore, this property was not a viable alternative.
10	APN: 060-361-043	Zoning: LA-10 Land Use: RR	Y	Y	A letter of interest was mailed out, and the property owner initially expressed interest in leasing space; however, they eventually became unresponsive, and leasing negotiations ultimately ceased.
11	APN: 060-710-011	Zoning: LA-10 Land Use: RR			A letter of interest was mailed out and the owner initially expressed interest, however, proceedings fell out during leasing negotiations.