

**ALTERNATIVE SITES ANALYSIS**  
**WCF CONDITIONAL USE APPLICATION**  
**US-CA-5466 Yucca Valley**  
Submitted to the Town of Yucca Valley

**Summary**

In planning to meet its coverage objective, T-Mobile's RF engineers performed an RF engineering analysis, considering multiple objectives, to determine the approximate site location and antenna height required to fulfill the technical network objectives for the targeted service area. From this analysis, T-Mobile's RF engineers identified an area where a wireless facility may be located to provide effective service in the target coverage area. This facility is proposed to provide coverage to the Town of Yucca Valley.

There are numerous factors that must be considered when identifying an appropriate location for a new facility. These include T-Mobile's coverage objectives and the existing network infrastructure, adherence to local regulations, the presence of natural and man-made barriers, the availability of suitable sites with owners amenable to entering into an agreement, and the potential impact on aesthetics. Additionally, Applicants submitted a previous application for the proposed facility to be located at 56750 Mountain View Trail. After discussions with Staff and the community, Applicants were directed to research the undeveloped parcels east of Church St. The proposed location at APN 0587-011-04 is the culmination of evaluating these critical factors.

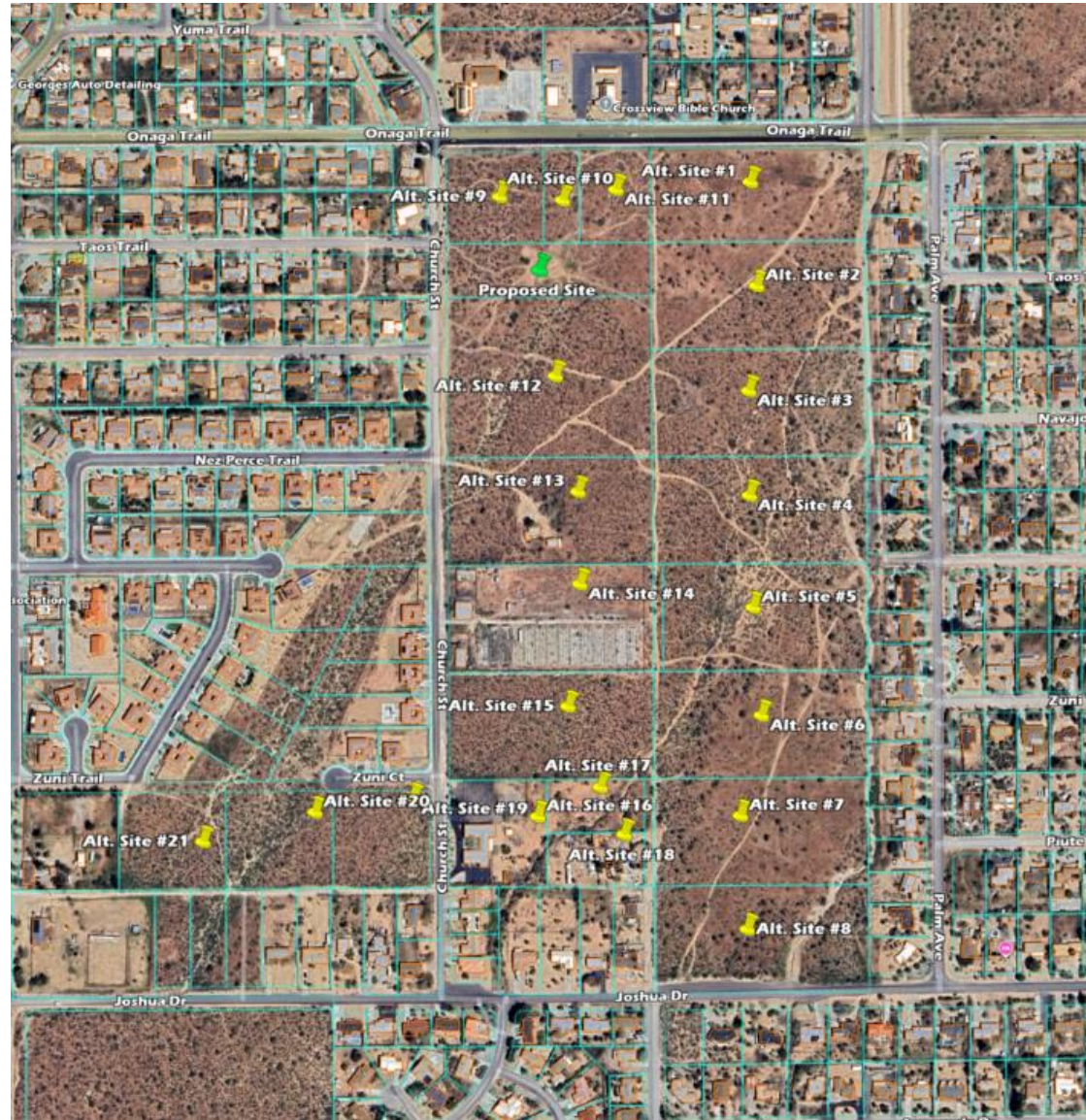
**Collocation on Existing Towers**

Whenever possible, T-Mobile seeks to construct new sites on existing infrastructure before proceeding with the construction of a new free-standing facility. Before allocating an area to an infrastructure provider like VB BTS III, LLC, T-Mobile conducts thorough research, ensuring all collocation opportunities are explored and exhausted. Applicants analyzed the area and found that there is an existing Verizon site approximately 1.5 miles from the proposed site. However, this site is located too far out of the search area and located near an existing T-Mobile facility. As a result, it was determined that collocating on an existing tower was not a feasible alternative. Please see pages three and four of this document for further analysis.

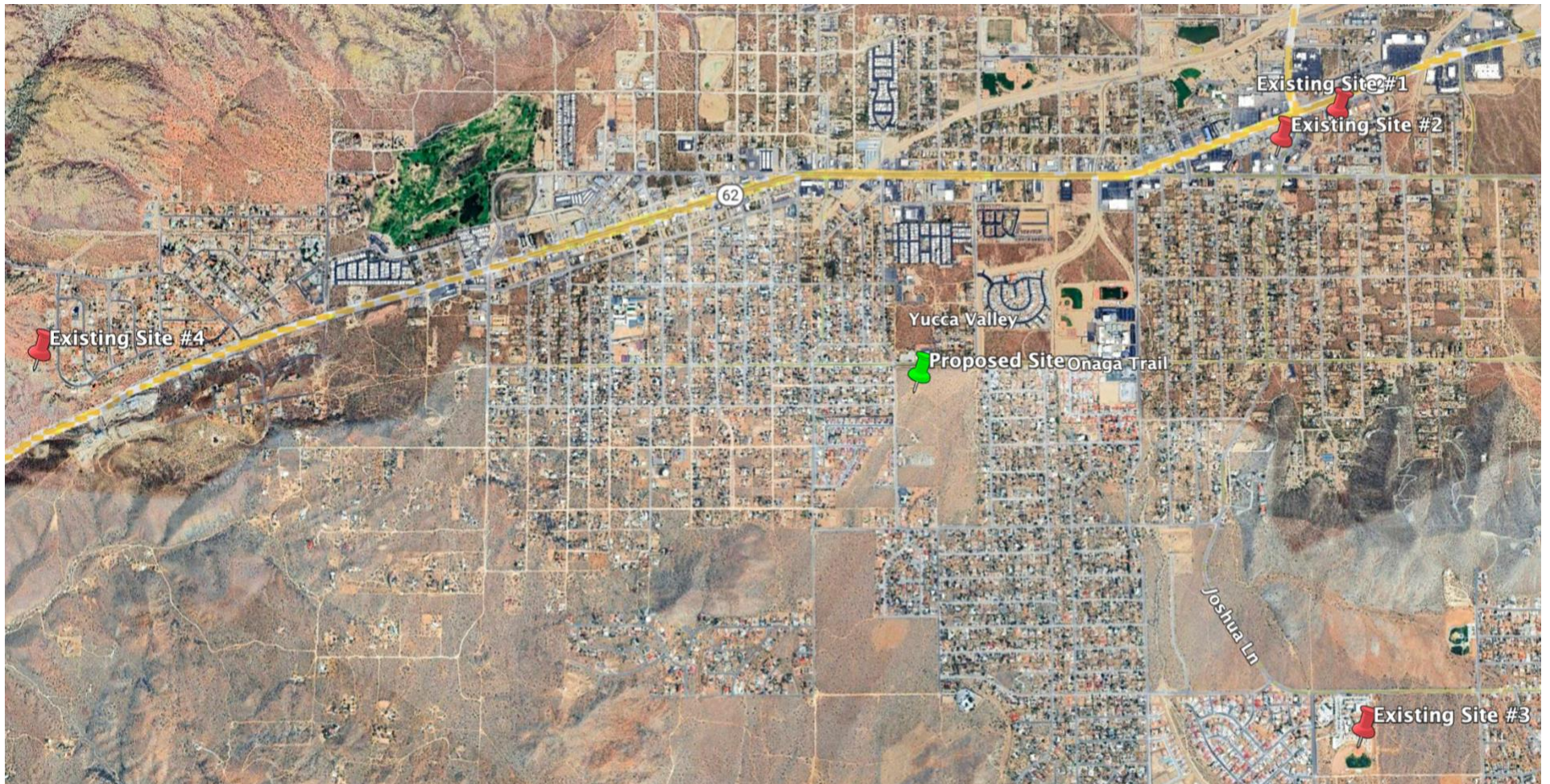
**Collocation on Existing Non-Tower Structures @ 69' antenna tip height AGL**

There are no existing structures or buildings that are tall enough to accommodate a new co-located wireless facility. The area is predominantly comprised of open space and single-story residential dwellings. It was determined that no existing structures or buildings within the area could provide the height required for T-Mobile's antennas.

### T-Mobile Search Area Map



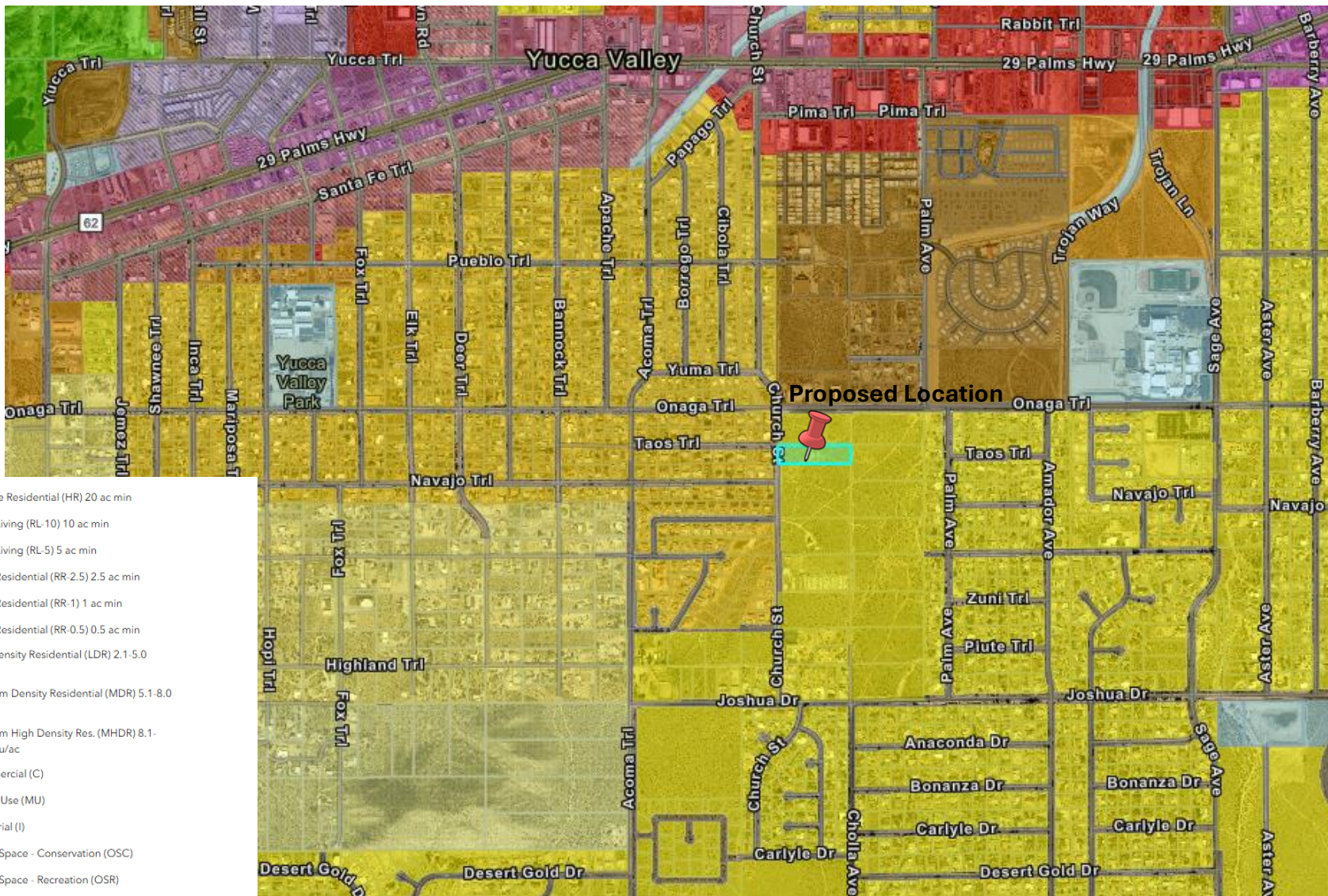
## Existing Sites Map



## Existing Sites Analysis

	Location	Distance to Proposed Location	Summary
1	Verizon Tower APN: 059519223 Address: 57398 Primrose Dr, Yucca Valley, CA 92284	1.5 miles	Existing site is located too far from the search area and available space for T-Mobile’s equipment would provide an approximate tip height of 35 feet. Therefore, this tower would not meet the T-Mobile’s coverage objective. Additionally, the facility is located 0.18 miles from Existing Site #2, which supports existing T-Mobile equipment,
2	Existing T-Mobile Tower APN: 059517105 Address: 7248 Joshua Ln, Yucca Valley, CA 92284	1.35 miles	This existing site, designed as a flagpole, supports T-Mobile equipment. As the proposed facility will become part of T-Mobile’s statewide and nationwide communications network, this facility would not be feasible for the proposed project.
3	Existing T-Mobile Tower APN: 058506265 Address: 57373 Joshua Ln, Yucca Valley, CA 92284	1.69 miles	This existing site, designed as a light structure for the baseball field, supports T-Mobile equipment. As the proposed facility will become part of T-Mobile’s statewide and nationwide communications network, this facility would not be feasible for the proposed project.
4	Existing T-Mobile Equipment APN: 058530133 Address: 54072 Homestead Trl, Yucca Valley, CA 92284		T-Mobile equipment is mounted onto an existing water tank on this property. As the proposed facility will become part of T-Mobile’s statewide and nationwide communications network, this facility would not be feasible for the proposed project.

### Town of Yucca Valley Zoning Map



- Hillside Residential (HR) 20 ac min
- Rural Living (RL-10) 10 ac min
- Rural Living (RL-5) 5 ac min
- Rural Residential (RR-2.5) 2.5 ac min
- Rural Residential (RR-1) 1 ac min
- Rural Residential (RR-0.5) 0.5 ac min
- Low Density Residential (LDR) 2.1-5.0 du/ac
- Medium Density Residential (MDR) 5.1-8.0 du/ac
- Medium High Density Res. (MHDR) 8.1-14.0 du/ac
- Commercial (C)
- Mixed Use (MU)
- Industrial (I)
- Open Space - Conservation (OSC)
- Open Space - Recreation (OSR)
- Public/Quasi-Public (P/QP)
- Airport (A)

## Alternative Analysis Summary – New Tower Development

	Location	Zoning & Land Use	Contacted? (Y/N)	Feasible? (Y/N)	Summary
	APN: 058701104  Address: Town of Yucca Valley, CA 92284	Zoning: R-S-2  Jurisdiction: Town of Yucca Valley	Y	Y	This parcel was selected as the least intrusive option for the proposed wireless communications facility (WCF), as it meets the project’s RF coverage requirements and the property owner agreed to lease space for the installation. It is also in compliance with Chapter 9.44 (Wireless Communications Facilities) in the municipal code.
<b>New Tower Location Alternatives</b>					
<b>1</b>	APN: 058701106  Address: Town of Yucca Valley, CA 92284	Zoning: R-S-2  Jurisdiction: Town of Yucca Valley	Y	N	An initial letter of interest was mailed out to the property owner; however, no response was received and Applicants could not move forward with this candidate.
<b>2</b>	APN: 058701107  Address: Town of Yucca Valley, CA 92284	Zoning: R-S-2  Jurisdiction: Town of Yucca Valley	Y	N	An initial letter of interest was mailed out to the property owner; however, no response was received and Applicants could not move forward with this candidate.
<b>3</b>	APN: 058701108  Address: Town of Yucca Valley, CA 92284	Zoning: R-S-2  Jurisdiction: Town of Yucca Valley	Y	N	An initial letter of interest was mailed out to the property owner; however, no response was received and Applicants could not move forward with this candidate.
<b>4</b>	APN: 058701109  Address: Town of Yucca Valley, CA 92284	Zoning: R-S-2  Jurisdiction: Town of Yucca Valley	Y	N	An initial letter of interest was mailed out to the property owner; however, no response was received and Applicants could not move forward with this candidate.
<b>5</b>	APN: 058701110  Address: Town of Yucca Valley, CA 92284	Zoning: R-S-2  Jurisdiction: Town of Yucca Valley	Y	N	An initial letter of interest was mailed out to the property owner; however, no response was received and Applicants could not move forward with this candidate.

	Location	Zoning & Land Use	Contacted? (Y/N)	Feasible? (Y/N)	Summary
<b>6</b>	APN: 058701111  Address: Town of Yucca Valley, CA 92284	Zoning: R-S-2  Jurisdiction: Town of Yucca Valley	Y	N	An initial letter of interest was mailed out to the property owner; however, no response was received and Applicants could not move forward with this candidate.
<b>7</b>	APN: 058701112  Address: Town of Yucca Valley, CA 92284	Zoning: R-S-2  Jurisdiction: Town of Yucca Valley	Y	N	An initial letter of interest was mailed out to the property owner; however, no response was received and Applicants could not move forward with this candidate.
<b>8</b>	APN: 058701113  Address: Town of Yucca Valley, CA 92284	Zoning: R-S-2  Jurisdiction: Town of Yucca Valley	Y	N	An initial letter of interest was mailed out to the property owner; however, no response was received and Applicants could not move forward with this candidate.
<b>9</b>	APN: 058701124  Address: Town of Yucca Valley, CA 92284	Zoning: R-S-2  Jurisdiction: Town of Yucca Valley	Y	N	An initial letter of interest was mailed out to the property owner; however, no response was received and Applicants could not move forward with this candidate.
<b>10</b>	APN: 058701129  Address: 56299 Onaga Trl, Yucca Valley, CA 92284	Zoning: R-S-2  Jurisdiction: Town of Yucca Valley	Y	N	An initial letter of interest was mailed out to the property owner, and the property owner was interested in leasing space for the proposed facility. However, the parcel is smaller in size, and the facility would be setback less from the adjacent parcel lines. Additionally, after further review from T-Mobile’s Radio Frequency engineers, the proposed site was determined to better suit the coverage objectives.
<b>11</b>	APN: 058701130  Address: Town of Yucca Valley, CA 92284	Zoning: R-S-2  Jurisdiction: Town of Yucca Valley	Y	N	An initial letter of interest was mailed out to the property owner; however, no response was received and Applicants could not move forward with this candidate.

	Location	Zoning & Land Use	Contacted? (Y/N)	Feasible? (Y/N)	Summary
<b>12</b>	APN: 058701139  Address: Town of Yucca Valley, CA 92284	Zoning: R-S-2  Jurisdiction: Town of Yucca Valley	Y	N	An initial letter of interest was mailed out to the property owner and the owner expressed interest in leasing space for the proposed facility; however, agreements had already been reached with the selected candidate. The selected parcel also provides space where the development can minimize the take of Western Joshua Trees, whereas this parcel does not provide the same non-vegetated area. Additionally, RF Engineers determined the proposed site to be the most feasible.
<b>13</b>	APN: 058701101  Address: 7874 Church St, Yucca Valley, CA 92284	Zoning: R-S-2  Jurisdiction: Town of Yucca Valley	Y	N	An initial letter of interest was mailed out to the property owner; however, no response was received and Applicants could not move forward with this candidate.
<b>14</b>	APN: 058701119  Address: 7943 Church St, Yucca Valley, CA 92284	Zoning: R-S-2  Jurisdiction: Town of Yucca Valley	Y	N	An initial letter of interest was mailed out to the property owner; however, no response was received and Applicants could not move forward with this candidate.
<b>15</b>	APN: 058701118  Address: Town of Yucca Valley, CA 92284	Zoning: R-S-2  Jurisdiction: Town of Yucca Valley	Y	N	An initial letter of interest was mailed out to the property owner; however, no response was received and Applicants could not move forward with this candidate.
<b>16</b>	APN: 058701117  Address: 8035 Church St, Yucca Valley, CA 92284	Zoning: R-S-2  Jurisdiction: Town of Yucca Valley	Y	N	An initial letter of interest was mailed out to the property owner; however, no response was received and Applicants could not move forward with this candidate.

	Location	Zoning & Land Use	Contacted? (Y/N)	Feasible? (Y/N)	Summary
<b>17</b>	APN: 058701116  Address: Town of Yucca Valley, CA 92284	Zoning: R-S-2  Jurisdiction: Town of Yucca Valley	Y	N	An initial letter of interest was mailed out to the property owner; however, no response was received and Applicants could not move forward with this candidate.
<b>18</b>	APN: 058701115  Address: 8030 Cholla Ave, Yucca Valley, CA 92284	Zoning: R-S-2  Jurisdiction: Town of Yucca Valley	Y	N	An initial letter of interest was mailed out to the property owner; however, no response was received and Applicants could not move forward with this candidate.
<b>19</b>	APN: 058702134  Address: 56293 Zuni Trl, Yucca Valley, CA 92284	Zoning: R-S-2  Jurisdiction: Town of Yucca Valley	Y	N	An initial letter of interest was mailed out to the property owner; however, no response was received and Applicants could not move forward with this candidate.
<b>20</b>	APN: 058702133  Address: 56275 Zuni Trl, Yucca Valley, CA 92284	Zoning: R-S-2  Jurisdiction: Town of Yucca Valley	Y	N	An initial letter of interest was mailed out to the property owner; however, no response was received and Applicants could not move forward with this candidate.
<b>21</b>	APN: 058702132  Address: 56259 Zuni Trl, Yucca Valley, CA 92284	Zoning: R-S-2  Jurisdiction: Town of Yucca Valley	Y	N	An initial letter of interest was mailed out to the property owner; however, no response was received and Applicants could not move forward with this candidate.