VIRTUAL SITE WALK LLC | (619) 341-9208 | jake@virtualsitewalk.com

ALTERNATIVE SITE ANALYSIS — UPDATED

Bella Vista CA27386 / Hwy 17 & Bell Vista Relo | 42 Miles Avenue, Los Gatos, CA 95030 | CUP U-26-002 | APN 529-05-043

October 26, 2026

Purpose and preferred site

This updated evaluation replaces the July 7, 2026 version for CUP U-26-002. It compares modernization of the established PG&E/T-Mobile location at approximately 42 Miles Avenue with plausible alternatives in the vicinity. It references the October 15, 2026 90% PZD drawings and the November 17, 2025 PG&E location-concurrence email. Proposed structure height is 76 feet overall to the highest faux branch, with proposed radiation centers at 52 and 58 feet AGL; the 64-foot centerline and 78-foot structure in the prior analysis are superseded for purposes of describing the supplied October drawings.

Network need and radio-frequency evidence

The existing installation provides T-Mobile SF04939A service near Highway 17/Bell Vista. Prior propagation material reports in-building commercial population coverage of 5,429 with the site versus 4,617 without and residential 3,064 with versus 2,934 without; these are with/without-site results, not a comparative 52/58-foot versus lower-height RF engineering study. The supplied 2% downtilt schematic is conceptual and labels an outdated approximately 64-foot antenna position; it is not relied upon as engineering proof of the current design. Lower structure options require technical validation by T-Mobile if the Town requests RF evidence for minimum height.

Alternatives and findings

1. Existing PG&E parcel; adjusted tower location (preferred)

Existing network role, utility setting, established access and usable equipment platform; allows construction before transfer and minimizes interruption. The new foundation requires a site-area extension and signed land-rights/survey coordination. PG&E maintenance staff reported no issues with the revised location.

2. Retain wood pole/no build

Would avoid short-term ground work but does not provide the intended structural replacement and modern antenna configuration.

3. Shorter new structure at the existing location

Could reduce height/visibility but risks additional vegetation obstruction and loss of intended service. No comparative engineering model for 52/58-foot centers versus shorter heights is supplied; this remains a technical factor for review.

4. Other portion of the PG&E parcel

May keep utility setting but changes access, construction and land-rights issues; an alternative PG&E location has not been demonstrated superior to the specifically reviewed replacement location.

5. Los Gatos High School / Helm Field area

Would require new school/district site control and introduce construction and operation within a more sensitive community setting.

6. Downtown / commercial rooftops

Potentially avoid a new ground tower but nearby low-rise rooftops may not provide sufficient elevation; would require separate roof structural analysis and agreements.

7. Commercial/hotel sites east of Highway 17

Introduce new land, new access/utility rights and additional visibility and proximity considerations; no demonstrated improvement over existing PG&E location.

8. Neighborhood residential parcels

New facilities on residential lots would intensify compatibility and community-impact concerns, with no demonstrated technical advantage.

9. Separate new ground tower in broader search area

Would create another freestanding structure and require new utilities, land control, zoning and service-transfer planning.

Site control, lease area, and design reconciliation

Important record clarification: the October 15, 2026 90% PZD set identifies an existing 645 SF lease area plus 100 SF proposed expansion (745 SF total), whereas the Town's October 7 letter refers to a preexisting 183.3 SF area and a 645 SF proposed area. The October 15 set also shows 76 feet overall to top of monopine branches, not 78 feet. These values cannot be represented as reconciled until the survey, PG&E land-rights documentation, and final engineer-approved plans are harmonized.

Conclusion

Subject to final engineering and lawful land control, the adjusted position within the PG&E utility property remains the preferred alternative because it modernizes the existing facility, retains network continuity and avoids creating a new remote site. The applicant does not assert that PG&E operational concurrence alone constitutes a recorded lease amendment. A final surveyed/dimensioned plan is necessary to substantiate setbacks and the definitive lease footprint.

ALTERNATIVE SITE ANALYSIS

Bella Vista CA27386 / Hwy 17 & Bell Vista Relo

42 Miles Avenue, Los Gatos, CA 95030

Conditional Use Permit Application U-26-002

Site No. CA1B19C-S / T-Mobile SF04939A

Prepared for SBA Towers XI, LLC / SBA Monarch Towers III, LLC

July 7, 2026

Project Summary

SBA proposes to replace an existing 70-foot wood pole at an existing wireless telecommunications facility with a new 78-foot tall steel monopine within the existing wireless/utility site area near Highway 17 and Bell Vista. The 78-foot height is measured from existing natural grade to the uppermost faux branch, consistent with the Town of Los Gatos height-measurement instruction. The proposed replacement maintains the existing wireless site function while improving concealment through a stealth monopine design and allowing modernized T-Mobile antennas, radios, and related equipment to operate from the existing network location.

This Alternative Site Analysis evaluates the feasibility of continuing service at the existing site versus relocating to other properties or structures within the surrounding search area. Based on the existing network role, the established lease/site control, the coverage objective, the lack of better nearby alternatives, and the additional impacts that would result from a new off-site location, the existing 42 Miles Avenue / Hwy 17 & Bell Vista site remains the least intrusive and most feasible alternative.

Item	Project Information
Site Name	Hwy 17 & Bell Vista Relo / Bella Vista CA27386
Site Address	Approx. 42 Miles Avenue, Los Gatos, CA 95030
Jurisdiction	Town of Los Gatos, Santa Clara County
APN / Owner	APN 529-005-043 / Pacific Gas and Electric Company
Zoning	R-M:5-12 (Multiple-Family Residential)
Existing Facility	Existing 70-foot wood pole wireless facility with existing equipment platform and cabinet area
Proposed Facility	New 78-foot tall steel monopine, measured to uppermost faux branch; underlying steel pole approximately 70 feet AGL; proposed antenna centerline 64 feet AGL
Scope	Replace wood pole with stealth monopine; remove/relocate existing antennas and ancillary equipment; install modernized T-Mobile antennas, radios/RRUs, hybrid cables, and cabinets
Construction Duration	Approximately 4 to 6 weeks, with the new monopine constructed before removal of the existing wood pole to avoid service disruption

Figure 1 - Site context / search area from provided Google Earth screenshot


Monterey
Chester St
Associa Northern California
Wright Ave
Bird Ave
Los Gatos Creek
Pine Ave
Caldwell Ave
Los Gatos Cafe Downtown
Hercules Draft House & Cantina
Village Ln
Croissante
Boyer Ln
Asa Restaurant | Los Gatos
Best Western Inn of Los Gatos
Bella Vista CA27386 Proposed
Bella Vista CA27386
Bella Vista Ave
University Ave
Edelen Ave
Miles Ave
Helm Field
New York Ave
LGHS Community Aquatic Center
Los Gatos Blvd
Whitney Ave
Pleasant St
Terrace Ct
Church St
Los Gatos United Methodist Church
Image © 2026 Vexcel Imaging US, Inc.
E Main St
Loma
Stacia

1. Purpose of Alternative Site Analysis

The purpose of this Alternative Site Analysis is to explain why replacement of the existing wireless facility at 42 Miles Avenue is preferred over relocating the facility to a new site or modifying the project to a materially lower or less effective design. The analysis is intended to support the Town of Los Gatos review of the Conditional Use Permit for a replacement wireless facility at an existing wireless/utility location.

The proposed project is not a new search for an entirely new wireless site. It is the replacement and modernization of an existing wireless facility that is already integrated into the network. The existing wood pole does not adequately accommodate the proposed modern antenna and equipment loading. SBA therefore proposes replacing the existing wood pole with a new 78-foot tall steel monopine, measured to the uppermost faux branch, using a stealth design that better blends with the existing tree canopy and surrounding conditions. The underlying steel pole extends to approximately 70 feet AGL, while the faux branches extend the overall stealth structure to 78 feet AGL.

2. Existing Site and Proposed Replacement

The project drawings identify an existing SBA lease/equipment area with an existing 70-foot wood pole on PG&E property near Highway 17 and Miles Avenue. The revised drawings describe the project as a steel pole replacement and show the proposed 78-foot tall monopine, measured to the uppermost faux branch, together with existing and proposed T-Mobile equipment, the existing wood equipment platform, existing and proposed equipment cabinets, and antenna/radio loading.

The proposed design allows construction of the new monopine before the existing wood pole is removed. This sequence is necessary because the existing facility currently provides service in the area. Constructing the replacement facility first allows antennas and equipment to be transferred and tested before the old pole is removed, thereby avoiding unnecessary disruption to T-Mobile coverage and capacity.

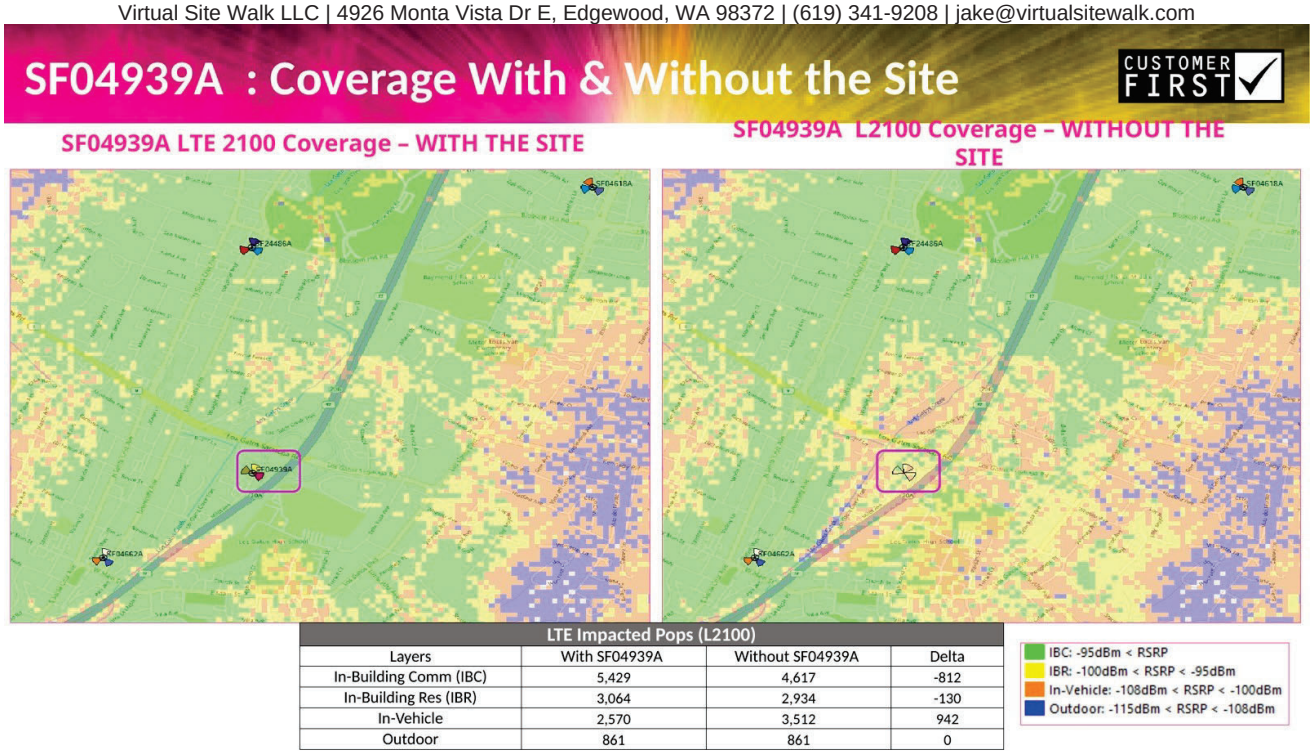
The proposed facility is superior to the existing pole from a visual and operational standpoint because it converts the existing exposed wood pole configuration to a stealth monopine with faux branches and a screened appearance. The proposed antennas and ancillary equipment are designed to be painted or finished to match the monopine and minimize visual contrast. No new generator, no new noise-generating equipment, no new compound lighting, and no new fencing are proposed as part of the project.

3. Network Need and Propagation Support

The propagation materials show that the existing site is part of T-Mobile’s coverage and capacity network in the Hwy 17, Bell Vista, and 42 Miles Avenue area. The coverage package compares LTE 2100 coverage with and without the SF04939A site and shows that removal of the site would negatively affect in-building coverage and materially alter coverage distribution in the area. The analysis identifies 5,429 in-building commercial population coverage with the site compared to 4,617 without the site, a loss of 812; and 3,064 in-building residential population coverage with the site compared to 2,934 without the site, a loss of 130. The coverage exhibits support the continued need for the facility at this location.

Because the site is already integrated into the network, the relevant alternative analysis is not simply whether another parcel could physically hold a pole. The question is whether another nearby location can meet the same coverage objective, maintain service continuity, avoid greater visual or community impacts, and be reasonably feasible from a site acquisition, land use, construction, and operational perspective. The reviewed alternatives do not provide a better solution than replacing the existing facility at the current site.

Figure 2 - T-Mobile propagation coverage exhibit from provided justification package



LTE Impacted Pops (L2100)			
Layers	With SF04939A	Without SF04939A	Delta
In-Building Comm (IBC)	5,429	4,617	-812
In-Building Res (IBR)	3,064	2,934	-130
In-Vehicle	2,570	3,512	942
Outdoor	861	861	0

4. Alternatives Considered

The following alternatives were considered based on the surrounding search area, the existing site location, available land uses, the propagation objective, and the practical limitations of replacing an existing network site. The analysis emphasizes whether the alternative would be a better candidate than the existing location. None of the alternatives below is superior to replacing the existing wood pole with a stealth monopine at the current site.

Alternative	Potential Benefit	Conclusion / Reason Not Selected
Alternative 1: Existing 42 Miles Avenue / Hwy 17 & Bell Vista Site (Preferred)	Existing wireless facility on PG&E property with existing site control, existing access, existing power/utility context, and existing network integration. Replacement can be completed while maintaining service.	Preferred alternative. It avoids creating a new wireless facility on a new parcel, maintains the existing network location, minimizes disruption, uses an existing wireless/utility setting, and improves visual concealment by replacing the wood pole with a stealth monopine.
Alternative 2: No Build / Do Not Replace Existing Pole	Would avoid immediate construction but would leave the existing aging/limited wood pole in place and would not support the proposed modernization.	Not feasible because the existing pole does not accommodate the proposed full antenna and equipment loading. The no-build option would undermine coverage/capacity objectives and would not address the structural and modernization need.
Alternative 3: Lower Height at Existing Site	A lower structure could reduce height but would reduce antenna elevation and would be less effective in clearing local terrain, mature trees, buildings, and the Hwy 17/Bell Vista corridor.	Not a better alternative. Lower heights would not provide the same coverage/capacity objective and would compromise the existing network role. The proposed facility is 78 feet tall to the uppermost faux branch, with the active antenna elevations set at the minimum practical height needed to maintain the site's coverage and capacity role while improving stealthing and concealment.
Alternative 4: New Location Elsewhere on PG&E / Utility Parcel	A different location on the same general parcel may appear similar, but it would require new site design, new foundation	Not preferred. The proposed location is tied to existing wireless infrastructure and is designed to maintain service

	location, new utility routing/access impacts, and may not align with the established lease and network coordinates.	during construction. Moving farther from the established site would not materially improve visual impacts and could increase disturbance and entitlement complexity.
Alternative 5: Los Gatos High School / Helm Field Area	The high school and athletic facilities are nearby and appear within the general service area.	Not a better candidate. The school is a sensitive/community use, would require a new wireless facility in a more publicly used setting, would create greater community concern, and would not avoid the need for a tall facility. It would also require new site control, school/district approvals, and more complicated construction and operations near students and athletic facilities.
Alternative 6: Downtown / Low-Rise Commercial Rooftops West/Northwest of Site	Downtown Los Gatos contains commercial buildings and rooftops, but most nearby structures are low-rise and located farther from the existing network point.	Not preferred. Rooftop alternatives are expected to be lower than the required antenna elevation, may be blocked by terrain, trees, and building parapets, and would require new lease/site control and rooftop structural approvals. A rooftop solution would also move the facility away from the existing network location.
Alternative 7: Commercial / Hotel Parcels East of Highway 17	Commercial/hotel uses east of Highway 17 may be near the search area, but are across the highway interchange and closer to residential and hospitality uses.	Not a better alternative. These parcels would require an entirely new facility, new access and utility arrangements, new site control, and likely greater visual exposure. They do not provide a clear technical or land use advantage over the existing utility/wireless location.
Alternative 8: Residential Parcels in the Surrounding Neighborhoods	Residential parcels exist west, south, and east of the site.	Not feasible or preferred. A new facility on a residential parcel would create greater land use and neighborhood compatibility concerns than use of the established PG&E/wireless site. Residential alternatives are less compatible than the existing utility setting and would not reduce community impacts.
Alternative 9: Separate New Ground-Mounted Tower Within Search Area	A new tower could theoretically be sited elsewhere if a willing landlord, zoning path, access, power, utilities, and RF location were available.	Not a better alternative. A new tower would increase proliferation, require new ground disturbance, create a new visual impact, require new lease negotiations, and likely face greater land use and neighborhood impacts. Replacement of the existing facility is the least intrusive approach.

5. Why the Existing Site Is the Least Intrusive and Most Feasible Alternative

The existing site is the least intrusive and most feasible alternative because it uses an established wireless/utility location rather than introducing a new wireless facility on a school, residential property, or new commercial parcel. The project replaces a 70-foot wood pole with a new 78-foot tall stealth monopine, measured to the uppermost faux branch, and does not require a new generator, new compound lighting, or a new fenced compound. The proposed stealth design provides a visual improvement over the existing exposed pole configuration.

The project also avoids service disruption. A new monopine can be constructed first and existing antennas/equipment can then be relocated and tested before the existing wood pole is removed. An off-site relocation would require new lease negotiations, a new land use process, new utility/access arrangements, new construction impacts, and potential service interruption, with no demonstrated improvement over the proposed replacement design.

6. Search Area Constraints

The surrounding search area includes a combination of highway interchange, Los Gatos Creek/open space, school and athletic facilities, residential neighborhoods, low-rise commercial areas, and hotel/restaurant uses. These conditions limit the availability of superior alternatives. The high school is not a better alternative because it is a sensitive community use and would introduce a new wireless facility into a more publicly used environment. Residential parcels are less compatible than the existing utility/wireless site. Low-rise commercial rooftops and hotel/commercial parcels do not provide a clear height, coverage, visual, or entitlement advantage.

The existing site is already located in a utility context on PG&E property, has existing access, and is already part of the wireless network. Relocating to another nearby property would likely increase land use conflict and would not avoid the technical need for a facility of comparable height.

7. Height and Design Alternative Analysis

The proposed facility is a 78-foot tall monopine when measured from existing natural grade to the uppermost faux branch, consistent with the Town's requested height description. The drawings identify the proposed antenna centerline at 64 feet AGL, the top of the underlying steel pole at approximately 70 feet AGL, and the uppermost monopine branches at 78 feet AGL. The proposed design is intended to screen the antennas and reduce visual contrast through a faux tree/monopine appearance.

A lower structure was considered but is not a better alternative. The existing network has been designed around this location and height. Lower antenna elevations would increase the likelihood of obstruction from trees, terrain, surrounding buildings, and the highway corridor, and would not provide the same coverage and capacity objective. The proposed design balances the minimum effective wireless height with stealthing and continued use of an existing site.

8. Community and Land Use Considerations

The replacement approach reduces community impacts compared to new off-site construction. The existing facility is already present in the neighborhood, and the replacement design improves concealment by using a monopine rather than an exposed wood pole. The project does not expand the use into a new neighborhood location, does not propose new lighting, and does not add a generator or other new noise source.

The nearby high school, athletic fields, residential neighborhoods, and downtown properties are not superior candidates. Placing the facility on a school or residential parcel would likely increase public concern and land use sensitivity. The existing PG&E/wireless facility site is a more appropriate location because it is already used for utility and telecommunications purposes and can be improved without establishing a new site elsewhere.

9. Conclusion

The proposed replacement of the existing 70-foot wood pole with a new 78-foot tall steel monopine, measured to the uppermost faux branch, at the current 42 Miles Avenue / Hwy 17 & Bell Vista site is the preferred alternative. It maintains an existing network location, preserves service continuity, uses an established wireless/utility site, improves concealment, avoids unnecessary proliferation of new towers, and minimizes additional land use impacts.

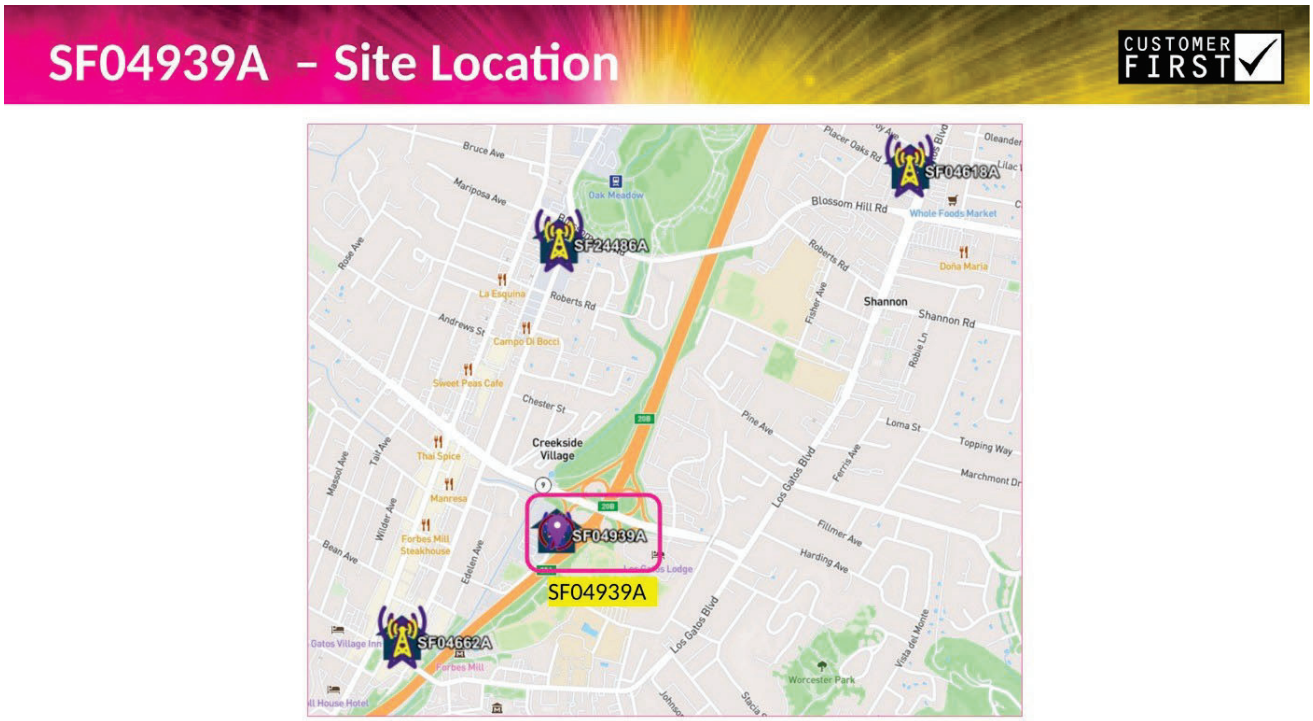
No reviewed alternative within the surrounding search area provides a better combination of coverage, feasibility, site control, land use compatibility, visual mitigation, and construction practicality. The existing site is therefore the least intrusive and most technically feasible alternative for meeting the project's coverage and capacity objectives.

Attachments / Exhibits Included in This Analysis

- Figure 1 - Site context / search area screenshot showing the existing/proposed Bella Vista site near Hwy 17, Miles Avenue, Bell Vista Avenue, Los Gatos High School/Helm Field, downtown Los Gatos, and surrounding residential/commercial uses.
- Figure 2 - Propagation coverage exhibit from the T-Mobile justification package showing coverage with and without the SF04939A site and the associated impacted population table.

- Revised project drawings dated June 19, 2026, including title sheet, site plans, antenna schedules, elevations, and survey attachments.
- Response to Staff Technical Review Comments and Project Narrative / Letter of Justification submitted for CUP Application U-26-002.

Additional Context - Site Location Exhibit



Hwy 17 & Bell Vista
Los Gatos, CA
37.22596, -121.97678

1.15 mi

CCL – Unknown' AGL – Utility
2 – RAD Centers (ATT TMO)
37.2317, -121.993

2.46 mi

CCL – 70' AGL – Monopole
1 – RAD Center (ATT)
37.25528, -121.95111

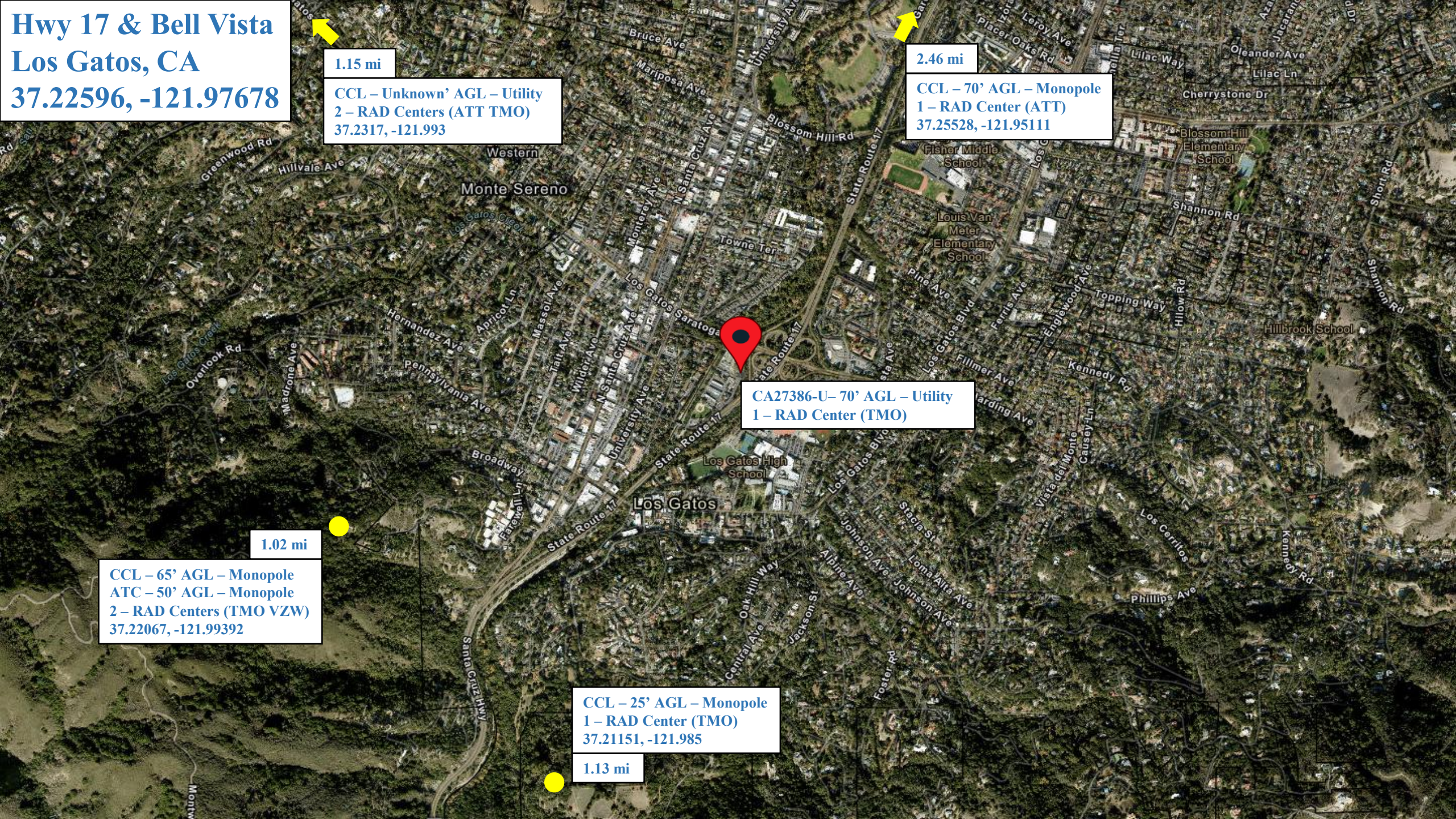
CA27386-U– 70' AGL – Utility
1 – RAD Center (TMO)

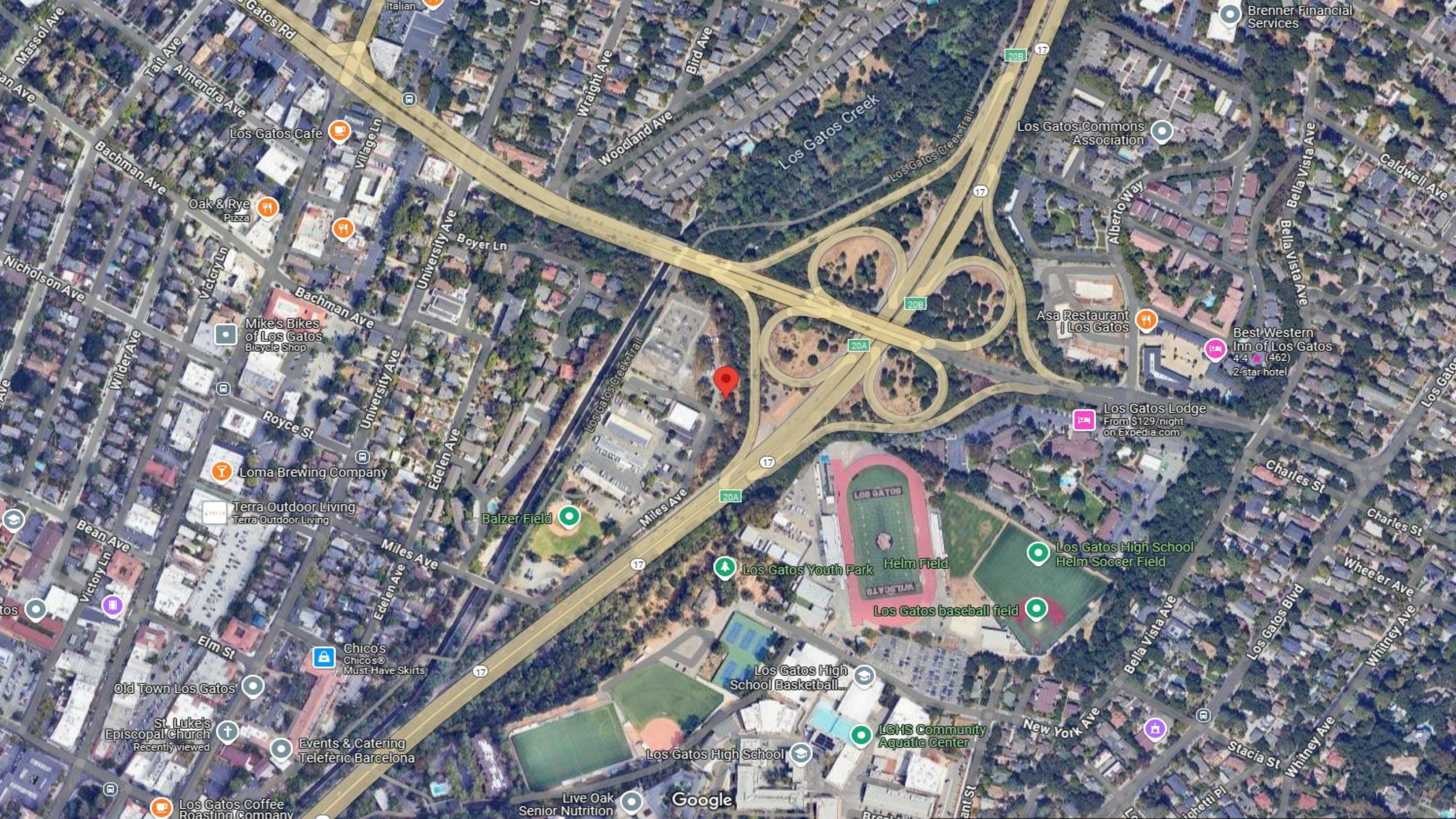
1.02 mi

CCL – 65' AGL – Monopole
ATC – 50' AGL – Monopole
2 – RAD Centers (TMO VZW)
37.22067, -121.99392

CCL – 25' AGL – Monopole
1 – RAD Center (TMO)
37.21151, -121.985

1.13 mi




Los Gatos Rd
Massol Ave
Tait Ave
Almendra Ave
Los Gatos Cafe
Village Ln
Bachman Ave
Oak & Rye
Pizza
Nicholson Ave
Victory Ln
Mike's Bikes of Los Gatos
Bicycle Shop
Wilder Ave
University Ave
Boyer Ln
Royce St
Loma Brewing Company
Terra Outdoor Living
Bean Ave
Miles Ave
Edelen Ave
Elm St
Chico's
Chico's® Must-Have Skirts
Old Town Los Gatos
St. Luke's Episcopal Church
Recently viewed
Events & Catering Teleférico Barcelona
Los Gatos Coffee Roasting Company
Live Oak Senior Nutrition
Wright Ave
Bird Ave
Woodland Ave
Los Gatos Creek
Los Gatos Creek Trail
Balzer Field
Los Gatos Youth Park
Helm Field
Los Gatos baseball field
Los Gatos High School Helm Soccer Field
Los Gatos High School Basketball...
Los Gatos High School
LGHS Community Aquatic Center
Los Gatos Commons Association
Brenner Financial Services
Alberto Way
Bella Vista Ave
Caldwell Ave
Asa Restaurant | Los Gatos
Best Western Inn of Los Gatos
4.4 (462)
2-star hotel
Los Gatos Lodge
From $129/night
on Expedia.com
Charles St
Wheeler Ave
Whitney Ave
Los Gatos Blvd
New York Ave
Stacia St
17
20A
20B
Google

5G SS-RSRP

Percent	T-Mobile US	Verizon Wireless	AT&T US	FirstNet US	Boost
100	16%	26%	27%	14%	
90					
80	29%	24%	35%		
70					
60					
50	24%	12%			
40		11%	14%	64%	
30	14%				
20		26%	15%		
10	16%				

Averages

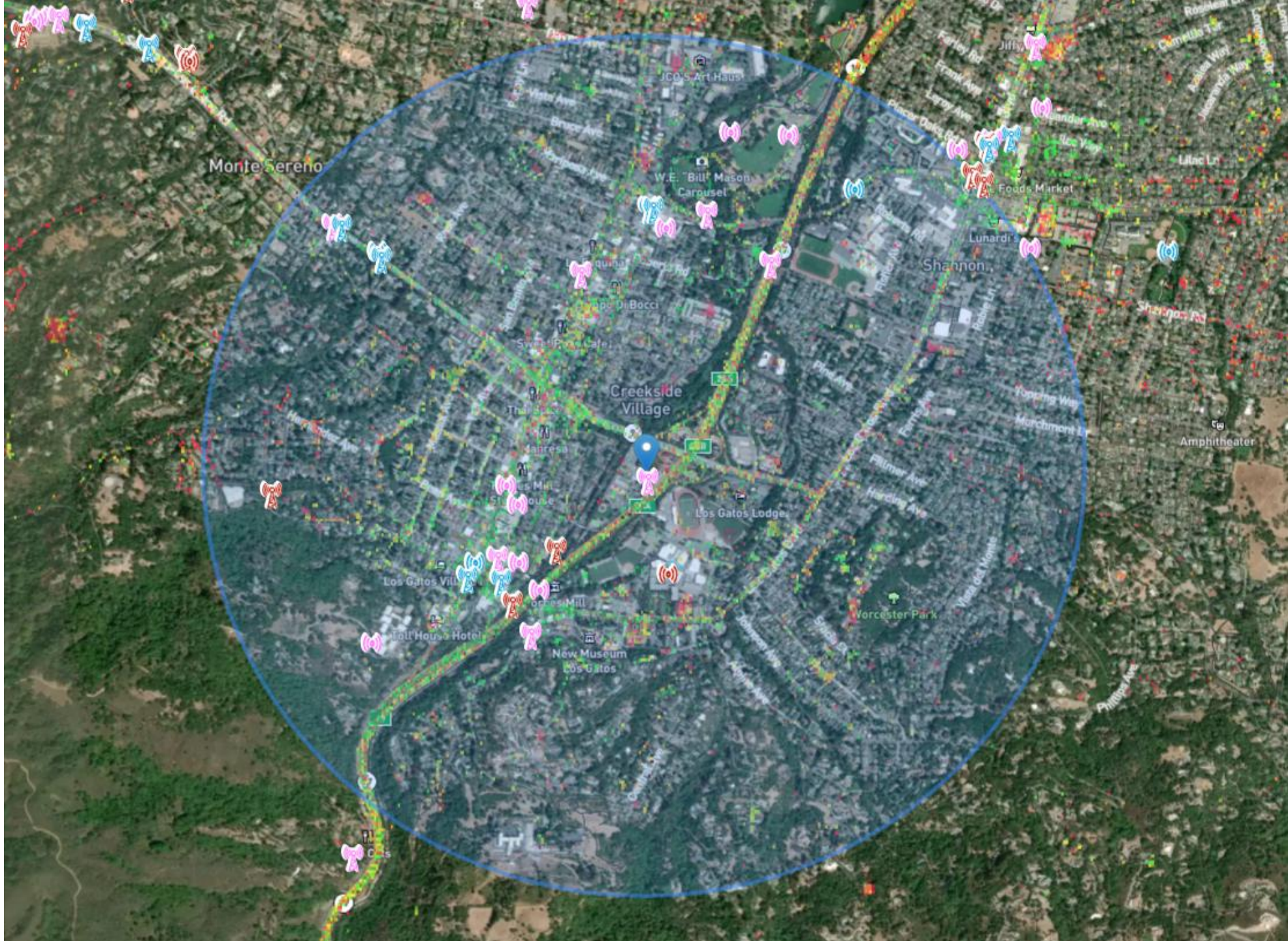
T-Mobile US	-99 dBm
Verizon Wireless	-99 dBm
AT&T US	-97 dBm
FirstNet US	-109 dBm

LTE RSRP

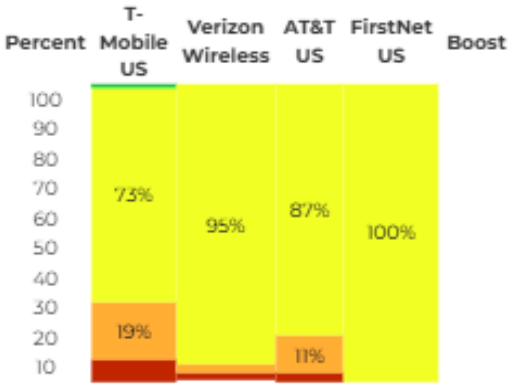
Percent	T-Mobile US	Verizon Wireless	AT&T US	CBRS	Boost
100	19%	23%	16%	100%	
90					
80	27%	31%	25%		
70					
60			20%		
50	23%	16%	11%		
40		10%			
30			28%		
20	20%	19%			
10					

Averages

T-Mobile US	-99 dBm
Verizon Wireless	-98 dBm
AT&T US	-101 dBm
CBRS	-79 dBm



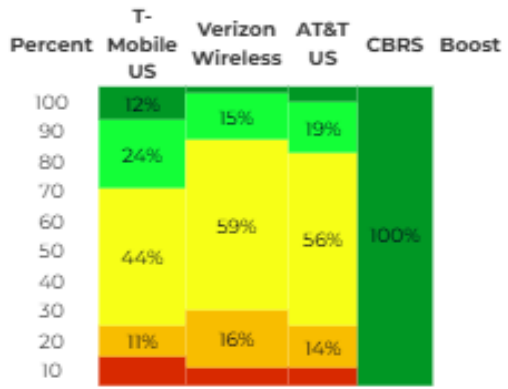
5G SS-RSRQ



Averages

T-Mobile US	-12 dB
Verizon Wireless	-11 dB
AT&T US	-11 dB
FirstNet US	-12 dB

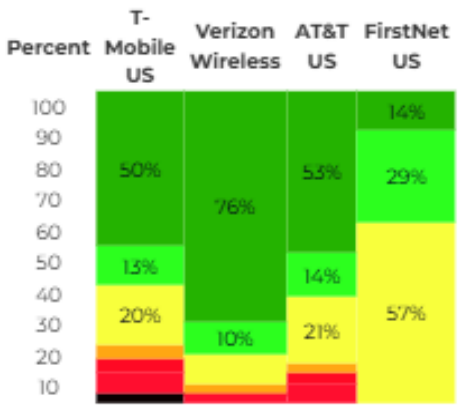
LTE RSRQ



Averages

T-Mobile US	-10 dB
Verizon Wireless	-11 dB
AT&T US	-11 dB
CBRS	-6 dB

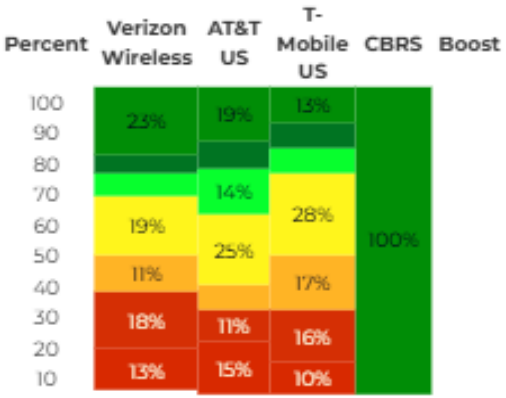
5G SS-SINR



Averages

T-Mobile US	10 dB
Verizon Wireless	18 dB
AT&T US	11 dB
FirstNet US	7 dB

LTE SNR



Averages

Verizon Wireless	5 dB
AT&T US	5 dB
T-Mobile US	4 dB
CBRS	27 dB

CA27386-U– 70’ AGL – Utility 1 – RAD Center (TMO)
Google Images November 2022

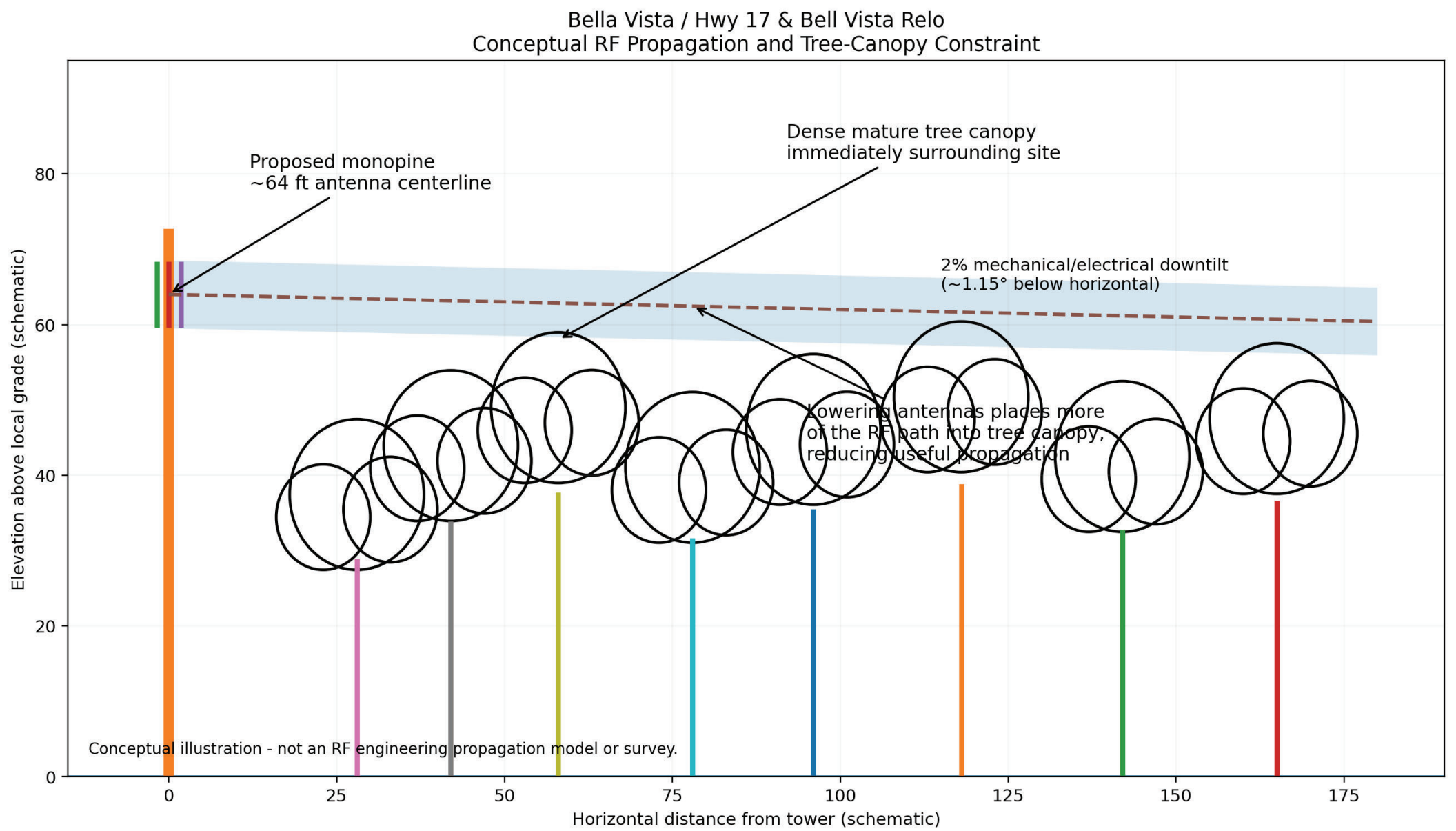



CCL – 65’ AGL – Monopole
ATC – 50’ AGL – Monopole
2 – RAD Centers (TMO VZW)
37.22067, -121.99392
Distance – 1.02 mi
Bing Maps 2025
40 Fairview Plz, Los Gatos, CA 95030-5818, United States


CCL – 25’ AGL – Monopole
1 – RAD Center (TMO)
37.21151, -121.985
Distance – 1.13 mi
Bing Maps 2025
300 College Ave, Los Gatos, CA 95030, United States


CCL – Unknown' AGL – Utility
2 – RAD Centers (ATT TMO)
37.2317, -121.993
Distance – 1.15 mi
Google Images February 2023


CCL – 70’ AGL – Monopole
1 – RAD Center (ATT)
37.25528, -121.95111
Distance – 2.46 mi
Bing Maps 2025
E Mozart Ave
16146
E Mozart Ave
16146 E Mozart Ave,
Los Gatos, CA 95032-
2015, United States


Bella Vista / Hwy 17 & Bell Vista Relo
Conceptual RF Propagation and Tree-Canopy Constraint
Proposed monopine
~64 ft antenna centerline
Dense mature tree canopy
immediately surrounding site
2% mechanical/electrical downtilt
(~1.15° below horizontal)
Lowering antennas places more
of the RF path into tree canopy,
reducing useful propagation
Conceptual illustration - not an RF engineering propagation model or survey.
Elevation above local grade (schematic)
Horizontal distance from tower (schematic)
0
20
40
60
80
0
25
50
75
100
125
150
175