

Alternative Sites Analysis



AT&T Mobility

Wireless Telecommunications Facility
at
2065 Placentia Ave, Costa Mesa, CA
Site ID: CLL03466

Introduction

New Cingular Wireless PCS, LLC d/b/a AT&T Mobility (“AT&T”) has a significant gap in its service coverage in the City of Costa Mesa. AT&T proposes to install a 60-foot tall wireless communications facility (“WCF”) disguised as a eucalyptus tree (“monoec”) (“Proposed Facility”) as a means to fill this gap in coverage. The Proposed Facility consists of sixteen panel antennas (four sets of four antennas) with a top height of 55 feet above ground, with the lowest part of the antenna located at 47’ and topped with an additional five feet of eucalyptus branches. The associated equipment will be installed within a 24-foot by 18-foot enclosure, secured by an 8-foot-tall concrete wall and finished to match the existing property walls. This design serves to restrict unauthorized access to AT&T’s equipment area. As detailed below, the proposed facility represents the least intrusive option among the alternatives evaluated by AT&T to address the significant coverage gap.

Objective

AT&T Mobility has identified a significant gap in its service coverage in the City of Costa Mesa, in an area roughly bordered by West 19th Street in the south, Senate St in the north, Pomona Ave in the east, and past Canyon Drive to the West. This portion of Costa Mesa includes hundreds of homes in several neighborhoods, parks, schools, commercial and industrial districts, and other points of interest in the immediate vicinity. The Proposed Facility will help provide coverage to both Victoria St and Placentia Ave, which handles heavy vehicle traffic. The service coverage in this portion of Costa Mesa is described in the accompanying Radio Frequency Statement.

Methodology and Zoning Criteria

Wireless telecommunications is essentially a line-of-sight technology, and AT&T’s antennas need to be high enough to propagate an effective signal throughout the gap area. Denial of this proposed facility or a reduction in height would materially inhibit AT&T’s ability to provide and improve wireless services in this portion of the city.

AT&T followed a systematic methodology to identify and evaluate alternative sites for the proposed facility, taking into account both the technical requirements for coverage and the land use/zoning constraints in the City of Costa Mesa. In general, AT&T’s site selection process begins by defining a search area (or “search ring”) where a new facility could effectively address the coverage gap, along with determining the minimum antenna height needed to meet the coverage objectives. Concurrently, the site acquisition team reviews local codes and policies to understand community preferences and any location or design criteria for wireless facilities. For this project, the process was conducted in coordination with RF engineers, land use planners, and real estate specialists to ensure that any potential alternative would both satisfy AT&T’s network needs and align with the City of Costa Mesa’s zoning standards.

Analysis

After applying the above methodology and criteria, AT&T identified and examined a total of ____ alternative candidate sites (in addition to the subject site) within the search area. Each of these candidates is discussed in the subsequent section of this report, with analysis of why they were ultimately deemed less suitable or infeasible compared to the 2065 Placentia Ave location. In summary, the proposed site emerged as the superior option because it best satisfies the technical coverage requirements while conforming to the City's Industrial zoning context and minimizing proximity to residential properties. This ASA thereby documents that the selected site and design represent the most appropriate and least intrusive means of closing the coverage gap, in accordance with the City of Costa Mesa's guidelines and the project's objectives. The following sections provide detailed comparisons of the alternative sites considered and further justification for the proposed facility's approval.

Location of Candidate Sites

Proposed Facility – Monoeuc, 2065 Placentia Ave, Costa Mesa, CA 92627



Conclusion: Based upon location, a willing landlord and the superior coverage as shown in the proposed coverage map included in AT&T's Radio Frequency Statement, the Proposed Facility is the least intrusive means for AT&T to meet its service coverage objective.

The project site is a fully developed industrial property located at 2065 Placentia Avenue in the City of Costa Mesa. The property is zoned General Industrial (MG), a zoning classification intended to accommodate industrial, manufacturing, and other employment-generating uses, as well as supporting infrastructure such as wireless telecommunications facilities. Surrounding land uses consist primarily of commercial and industrial developments along Placentia Avenue, with residential neighborhoods located to the east and southeast of the site.

The proposed facility is designed as a 60-foot faux eucalyptus (monoeuc) to resemble nearby mature eucalyptus trees and reduce the visual prominence of the installation. The selected location on the property places the facility as far from adjacent residential properties as feasible while complying with the required setbacks and responding to public comment requesting the facility be located farther from nearby homes. The site also benefits from direct access from Placentia Avenue, as well as existing utility infrastructure necessary to support power and fiber

backhaul. Additionally, the property provides sufficient area to accommodate the proposed monoec and associated equipment enclosure without displacing existing uses or operations on the site.

Taken together, these factors establish that the proposed facility at 2065 Placentia Ave is the most suitable and least intrusive location within the identified search area. It provides the required height and placement to close AT&T's coverage gap, while meeting City zoning objectives by siting the facility in a heavy industrial district and utilizing stealth design to minimize aesthetic impacts.

Alternative Site 1 – Mesa Water District Rooftop, 1965 Placentia Ave, Costa Mesa, CA 92627



Conclusion: Unavailable.

This candidate location considered installation of a wireless telecommunications facility on the rooftop of the Mesa Water District building located at 1965 Placentia Avenue in Costa Mesa. However, after discussions with the Mesa Water District, the property owner indicated that they were not interested in accommodating a wireless telecommunications facility at this location and would not allow AT&T the access necessary to install, operate, and maintain the equipment. Without the property owner's consent and the required site access, the candidate location could not be secured for development and is therefore unavailable for AT&T's use.

Alternative Site 2 – Public Storage Monopalm, 2099 Placentia Ave, Costa Mesa, CA 92627



Conclusion: Infeasible.

This alternative considered co-location on the existing monopalm wireless facility located at 2099 Placentia Avenue in Costa Mesa. However, the existing monopalm was designed as a single-carrier stealth installation, and the structure does not allow for additional carriers to be accommodated without substantially altering the appearance of the facility. Installation of additional antennas and associated equipment necessary to support a second wireless provider would compromise the stealth design of the monopalm and defeat the visual concealment features of the structure.

Due to these structural and stealthing limitations, co-location of AT&T's equipment on the existing monopalm is not feasible. As a result, this candidate location cannot accommodate AT&T's facility and is therefore unavailable for meeting AT&T's coverage objectives.

Alternative Site 3 – Monopalm, 2038 Placentia Ave, Costa Mesa, CA 92627



Conclusion: Infeasible.

This alternative considered co-location on the existing monopalm wireless facility located at 2038 Placentia Avenue in Costa Mesa. However, the existing monopalm was designed as a single-carrier stealth installation, and the structure does not accommodate additional wireless providers without significantly altering the appearance of the facility. Installation of the antennas, mounting frames, and associated equipment necessary to support AT&T would extend beyond the concealment elements of the monopalm and compromise the intended stealth design.

Because the existing structure was not designed to accommodate multiple carriers while maintaining its concealment features, co-location of AT&T's equipment is not feasible. As a result, this candidate location cannot accommodate AT&T's facility and is therefore unavailable for meeting AT&T's coverage objectives.

Alternative Site 4 – Canyon Park, Costa Mesa, 92627



Conclusion: Infeasible.

This alternative considered placement of a wireless telecommunications facility within Canyon Park in Costa Mesa, CA 92627. However, this location is situated to the west of the identified coverage gap and is outside the area where a new facility would effectively improve AT&T's wireless service. As a result, a facility located at this site would not meaningfully address the significant gap in coverage that the proposed project is intended to remedy.

Additionally, Canyon Park contains a substantial number of mature trees and dense vegetation that would obstruct signal propagation toward the areas experiencing poor service. These conditions would further limit the ability of a facility at this location to provide reliable wireless coverage to the affected surrounding neighborhoods and roadways.

Due to its distance from the coverage gap and the presence of significant vegetation that would impede signal propagation, this candidate location is technically infeasible for meeting AT&T's coverage objectives.

Alternative Sites Other Commercial / Industrial Properties along Placentia Avenue, Costa Mesa, CA 92627



Conclusion: Unavailable / Technically Infeasible

AT&T evaluated additional commercial and industrial properties located along Placentia Avenue within the search area for potential installation of a wireless telecommunications facility. These parcels were considered due to their proximity to the identified coverage gap and their location along a major corridor that could potentially support the necessary infrastructure.

However, the remaining commercial and industrial properties along Placentia Avenue were determined to be unsuitable for development. Many parcels did not have sufficient space available to accommodate a wireless facility and associated equipment enclosure without removing required parking or interfering with existing site operations. In other cases, property owners indicated that they were not interested in leasing space for a wireless telecommunications facility.

Additionally, some properties located further south along Placentia Avenue were determined to be technically unsuitable because their proximity to existing AT&T facilities would not provide the necessary RF separation to effectively address the identified coverage gap. As a result, facilities located at these properties would not provide meaningful improvement to wireless service in the target coverage area.

Because these properties either lacked adequate space, did not have willing property owners, or would not provide the necessary RF coverage improvements, they could not be secured for development and are therefore unavailable for AT&T's use.