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Irvine, CA 92618
3/16/2026

Justin Arios
Associate Planner
Economic and Development Services Department
77 Fair Drive
Costa Mesa, CA 92626

Subject: Applicant Letter for Proposed Project Approval

Dear Justin,

I am writing to formally submit the application for the proposed AT&T wireless telecommunications facility at 2065 Placentia Avenue. This letter provides a general description of the project, details on proposed equipment and screening, and justifications for the required Minor Conditional Use Permit (MCUP), including responses to the findings required for approval as specified in the Costa Mesa Municipal Code (CMMC).

General Description of the Proposed Project

The proposed project involves the construction of an AT&T wireless telecommunications facility occupying approximately 725 square feet. The facility includes a 60-foot tall faux eucalyptus (monoec) designed to match the appearance and height of an existing eucalyptus tree located near the front of the property, helping to maintain visual consistency with the surrounding landscape and minimize aesthetic impacts.

The project designates an area for the outdoor equipment and backup generator near the front of the property. During the initial Planning Commission hearing, public comment was received requesting that the facility be located as far away from the adjacent residential properties as possible. In response to these concerns, the equipment area has been relocated toward the street frontage of the site, placing the facility at the greatest feasible distance from nearby residences while still complying with the required 25-foot setback. This revised placement helps reduce potential visual and acoustic impacts to the neighboring residential properties.

Proposed Equipment and Screening

The facility will include:

- (1) PROPOSED 60'-0" HIGH FAUX EUCALYPTUS
- (16) PROPOSED AT&T PANEL ANTENNAS
- (12) PROPOSED AT&T RRUS
- (4) PROPOSED AT&T DC9 SURGE SUPPRESSORS
- (1) PROPOSED CMU EQUIPMENT ENCLOSURE
- (1) PROPOSED AT&T DC50 SURGE SUPPRESSOR
- (1) PROPOSED AT&T GPS ANTENNA

- (1) PROPOSED AT&T WALK-UP CABINET (W.U.C.)
- (1) PROPOSED AT&T 30KW / 145 GAL. TANK DIESEL BACK-UP GENERATOR
- (2) PROPOSED AT&T UTILITY TRENCHES
- (1) PROPOSED AT&T CIENA PANEL
- (1) PROPOSED AT&T TELCO BOX
- (1) PROPOSED AT&T ELECTRICAL PANEL
- (1) PROPOSED AT&T ELECTRICAL METER

To mitigate any potential visual or noise impact, appropriate screening measures will be implemented. This includes:

- **Sound Barriers:** The backup generator will be located within the proposed equipment enclosure near the front of the property and screened by an 8-foot CMU wall designed to match the adjacent building. A noise study prepared for the project demonstrates that the facility will comply with the City of Costa Mesa's exterior noise standards at the nearest residential property line.
- **Architectural Design Elements:** The proposed faux eucalyptus will replicate the form and appearance of nearby mature eucalyptus trees to blend with the surrounding landscape and minimize visual impacts. AT&T evaluated several siting options on the property, including placement near the front of the site, toward the rear of the property, and colocation with the existing wireless facility. Due to existing tenants and equipment occupying the current structure, colocation is not feasible. During the initial Planning Commission hearing, public comment requested that the facility be located as far away from the adjacent residential properties as possible. In response, the project was redesigned and relocated toward the front of the property along Placentia Avenue, positioning the facility at the greatest feasible distance from nearby residences while still complying with the required 25-foot setback.

Justification of Compatibility with Surrounding Developments

The proposed project has been designed with careful consideration of its compatibility with the surrounding developments, particularly the adjacent residential zones. The following factors support this compatibility:

- **Aesthetics:** The architectural style and materials will be consistent with or complementary to neighboring properties by stealthing the facility as a monoec.
- **Zoning Compliance:** The facility has been positioned as far as feasible from the adjacent residential property lines while complying with the required 25-foot front setback along Placentia Avenue. This location places the facility closer to the street and maximizes the separation from nearby residences in response to public comment received during the initial Planning Commission hearing. All ancillary equipment will be screened from off-site views within the proposed equipment enclosure.

- **Community Benefit:** This project addresses a documented wireless service gap in the area, contributing positively to local telecommunications infrastructure. Please refer to the attached propagation maps.

As required by CMMC Title 13, Section 13-29(g)(2), the following findings support the approval of the MCUP:

1. Substantial Compatibility:

The proposed facility is compatible with the surrounding commercial development on the property. The project incorporates a stealth faux eucalyptus (monoec) design intended to reduce visual prominence by resembling nearby trees and blending with the existing landscape. The proposed design represents the least visually intrusive option feasible to provide the necessary wireless coverage while minimizing potential aesthetic impacts to the surrounding area.

2. No Detriment to Health, Safety, or Welfare:

The proposed facility complies with all applicable local, state, and federal regulations related to public health and safety, including standards governing radiofrequency (RF) emissions and operational noise. The backup generator and equipment are enclosed and designed to limit potential acoustic impacts to surrounding properties. An EME report demonstrating compliance with FCC RF exposure standards and a noise study confirming compliance with the City's exterior noise limits have been prepared and are included with this application. The proposed installation will not create conditions detrimental to the public health, safety, or general welfare.

3. Consistency with the General Plan and Applicable Specific Plans:

The proposed use aligns with the site's General Plan designation and applicable zoning. Wireless facilities are conditionally permitted, and the proposal conforms to the intent of the City's policies regarding infrastructure development on commercial properties.

4. Strict Conformance Would Unreasonably Limit Signal Transmission:

The proposed facility has been designed in full compliance with the City of Costa Mesa's development standards, including applicable height and setback requirements. The height and placement of the proposed faux eucalyptus (monoec) are necessary to allow the antennas to function effectively and address the existing gap in AT&T's wireless coverage within the surrounding area. The selected design and location represent the least visually intrusive means of providing the needed service while remaining consistent with the City's zoning requirements and the operational needs of the wireless network.

5. Minimum Necessary Adjustment:

While the proposed facility will not fully eliminate the existing coverage gap, the proposed antenna height represents the minimum height necessary for the facility to operate effectively and provide meaningful improvement in wireless service to the surrounding area. Propagation modeling demonstrates that reducing the antenna height would result in a measurable loss of

coverage and signal reliability for nearby homes, businesses, and roadway users. As shown in the attached propagation maps, the proposed antenna centerline height provides improved in-building and in-vehicle coverage compared to a lower installation height.

Accordingly, the proposed height has been selected as the minimum height necessary to maintain reliable signal transmission while incorporating a stealth faux eucalyptus design intended to reduce the visual prominence of the facility. The proposed height has therefore been selected as the minimum height necessary to allow the facility to function effectively while incorporating a stealth faux eucalyptus design that minimizes visual impacts.

This proposal adheres to the standards set forth in CMMC Title 19, Telecommunications Regulations, ensuring compliance with local ordinances and design guidelines.

Project Revisions Following the Initial Planning Commission Hearing.

Following the initial Planning Commission hearing, AT&T carefully reviewed the public comments received from nearby residents and worked with City staff to evaluate modifications that could further reduce potential impacts to surrounding homes. Several revisions were incorporated into the project design and location in response to these concerns.

Relocation of the Proposed Facility

A primary concern expressed by residents during the initial hearing related to the proximity of the proposed wireless telecommunications facility to the residential properties located west and north of the project site. In response to these comments, the facility was relocated significantly closer to the Placentia Avenue frontage of the property while maintaining compliance with the required 25-foot setback from the public right-of-way.

This relocation increased the separation between the facility and the residential properties to the west and north and positioned the equipment enclosure along the street frontage of the site. As shown on the revised plans, the proposed equipment enclosure is now located approximately 420'-1" from the property line adjacent to the existing building and approximately 418'-7" from the existing building wall, resulting in substantially greater separation from the residential properties than the previously proposed location.

By relocating the facility toward the front of the property, the project now maximizes the distance from nearby residences and addresses one of the primary concerns raised by the community during the first hearing.

Visual Design and Maintenance

Some residents also raised concerns regarding the appearance and maintenance of the existing faux tree facility currently located on the property. While AT&T does not own or control the existing wireless facility, the City has included conditions of approval that require the proposed facility to be properly maintained. These conditions ensure that the stealth design will be

maintained over time and provide the City with the ability to enforce compliance should the facility fall into disrepair.

Privacy Considerations

Residents also expressed concern that technicians working on the existing facility could potentially see into neighboring yards while conducting maintenance activities. Because the revised facility location is positioned significantly farther from the residential properties and closer to Placentia Avenue, technicians performing routine maintenance will no longer be located near the rear property line adjacent to residential homes. This revised placement substantially reduces the potential for any privacy concerns during maintenance activities.

Noise Concerns

Another concern raised by residents related to perceived noise associated with the existing wireless facility. The revised equipment location places the generator and equipment enclosure farther away from residential properties and closer to the street frontage. In addition, a third-party acoustic study has been prepared demonstrating that operational noise from the generator will comply with the City of Costa Mesa's exterior noise standards and will not be audible at the nearest residential property lines.

Radiofrequency Safety

Several residents also raised concerns regarding potential health and safety impacts associated with radiofrequency emissions. To address these concerns, AT&T commissioned an independent third-party Electromagnetic Energy (EME) study evaluating the proposed facility. The study confirmed that the proposed installation will operate well within all Federal Communications Commission (FCC) exposure limits and fully complies with all applicable federal safety standards.

Community Outreach

In addition to revising the project design, AT&T also conducted additional outreach with nearby residents by organizing a community meeting at a local business to discuss the revised facility location and hear additional feedback. While some residents continue to express a preference that the facility be located outside of the Public Storage property entirely, participants in the meeting generally indicated that the revised location closer to Placentia Avenue was significantly preferable to the originally proposed location and better addressed many of the concerns raised during the initial Planning Commission hearing.

Thank you for your time and consideration of this application. Should you have any questions or need additional materials, please don't hesitate to contact me.

Sincerely,
John McDonald
Site Acquisition, EukonGroup
john.mcdonald@eukongroup.com
(949)-994-0363

EukonGroup

an SFC Communications, Inc. company

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Site Justification Coverage Maps

Market Name : Southern California Market

Site ID : CLL03466

FA: 10154133

USID: 331013

Site Address : 2065 Placentia Ave. Costa Mesa, CA 92627

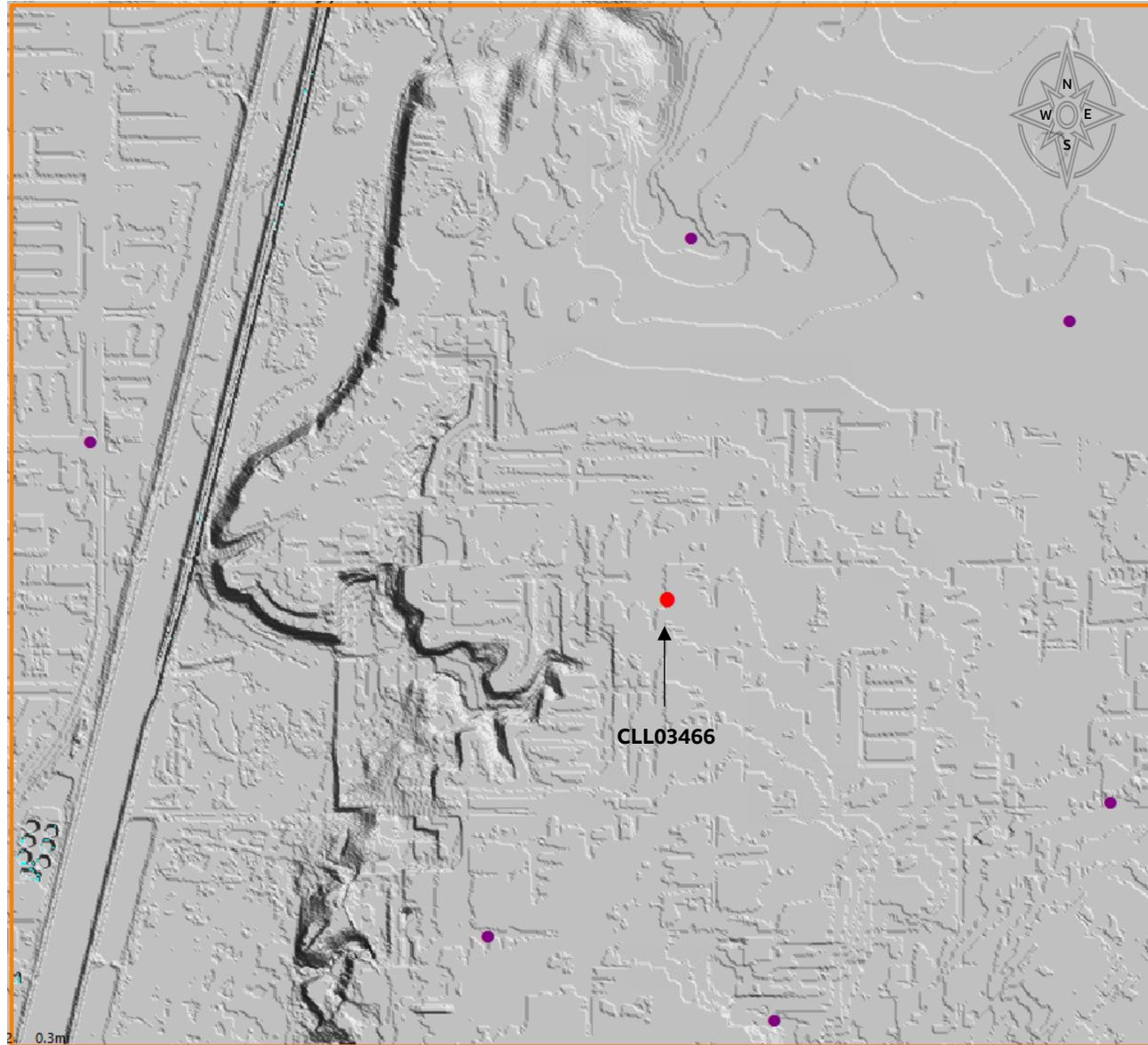
ATOLL Completion Date: March 10, 2026

Coverage analysis 35' vs 51'

Assumptions

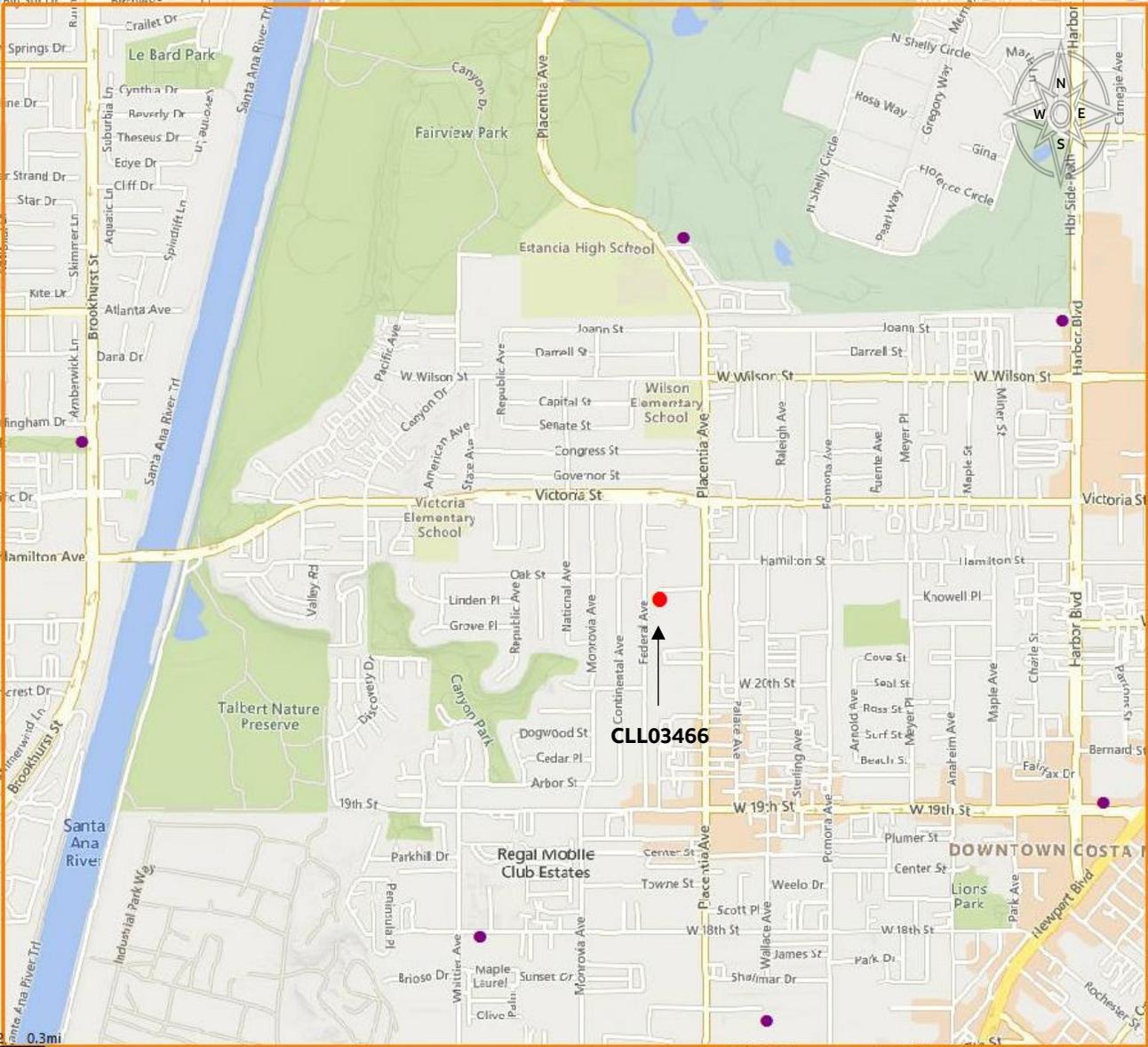
- ❖ Propagation of the Site Coverage Plots are based on our current Atoll RF Design Tool that shows the preferred design of AT&T 4G-LTE Network Coverage.
- ❖ The propagation referenced in this package is based on Existing and Proposed 4G-LTE Coverage of AT&T users in buildings, in vehicles, and outdoors. The threshold for reliable in-building coverage is based on a signal strength necessary to reliably and consistently make voice calls and use applications indoors, taking into consideration the built and natural environment. The threshold for reliable in-vehicle coverage is based on known signal attenuation from an outdoor signal to the inside of a vehicle. The threshold for reliable outdoor coverage is based on a signal strength necessary to reliably and consistently make voice calls and use applications outdoors taking into consideration the built and natural environment.
- ❖ For your reference, the scale shown ranges from Reliable to Unreliable Coverage for AT&T users in buildings, in vehicles, and outdoors.
- ❖ The Coverage Plots shown in the following slides are based on the following criteria:
 - Existing 4G-LTE Coverage: Assuming all other existing neighboring sites are On-Air and the Proposed Site is Off-Air, the propagation is displayed with the legends provided.
 - Planned 4G-LTE Coverage With the Proposed Site On-Air: Assuming all other existing neighboring sites along with the Proposed Site are On-Air, the propagation is displayed with the legends provided.
 - Standalone 4G-LTE Coverage of the Proposed Site: Assuming all other existing neighboring sites are Off-Air and only the Proposed Site is On-Air, the propagation is displayed with the legends provided.

Proposed Site CLL03466 (Terrain Map)



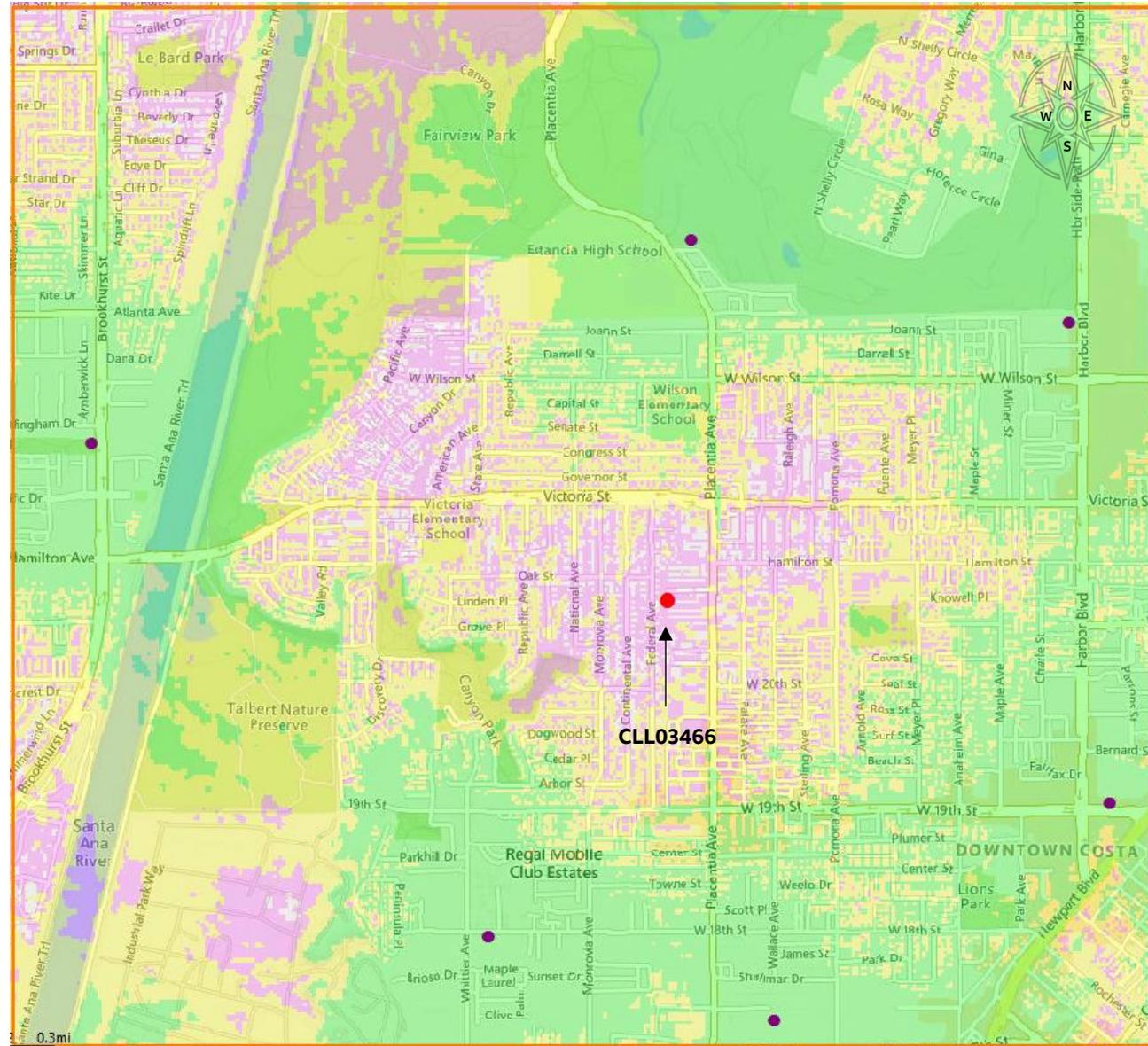
- Proposed Macro Site
- Existing Macro Sites

Proposed Site CLL03466 (Road Map)



- Proposed Macro Site
- Existing Macro Sites

Existing 4G-LTE Coverage – Without CLL03466

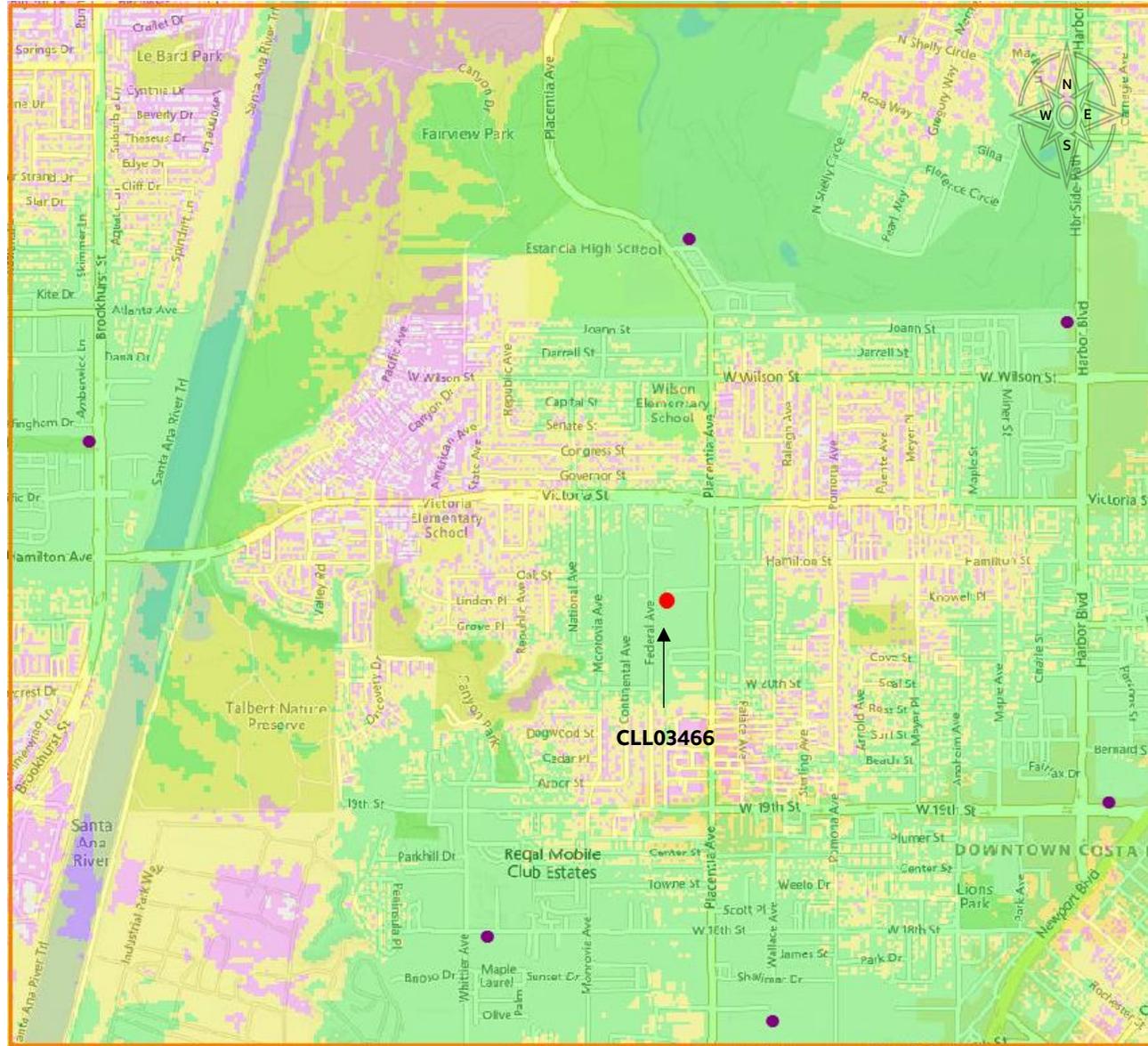


Coverage levels:

- Reliable indoor, in-vehicle and outdoor
- Unreliable indoor / Reliable in-vehicle and outdoor
- Unreliable indoor and in-vehicle / Reliable outdoor
- Unreliable indoor, in-vehicle and outdoor

- Proposed Macro Site
- Existing Macro Sites

Existing 4G-LTE Coverage – With CLL03466 (at 35' Rad Center)

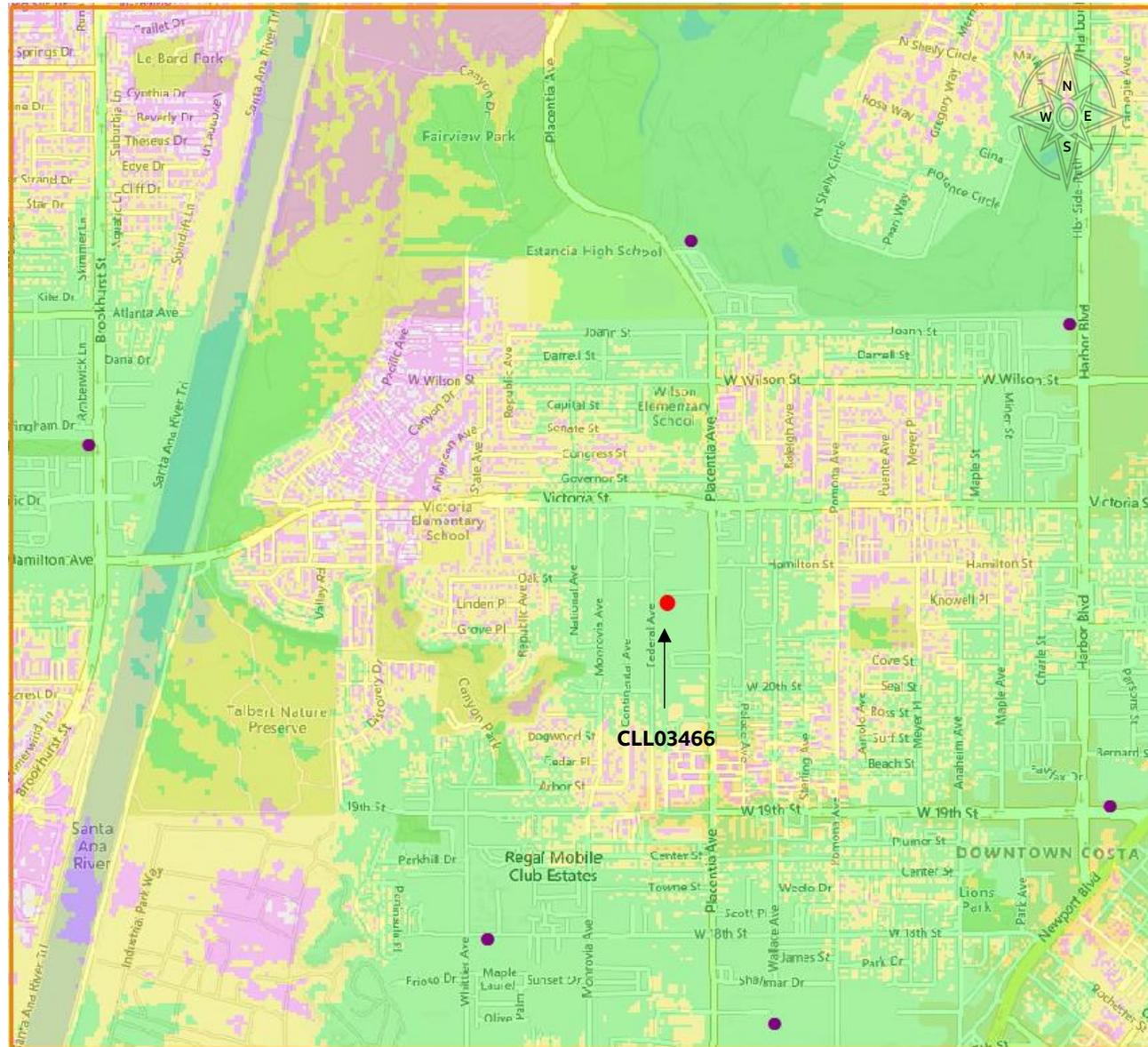


Coverage levels:

- Reliable indoor, in-vehicle and outdoor
- Unreliable indoor / Reliable in-vehicle and outdoor
- Unreliable indoor and in-vehicle / Reliable outdoor
- Unreliable indoor, in-vehicle and outdoor

- Proposed Macro Site
- Existing Macro Sites

Existing 4G-LTE Coverage – With CLL03466 (at 51' Rad Center)

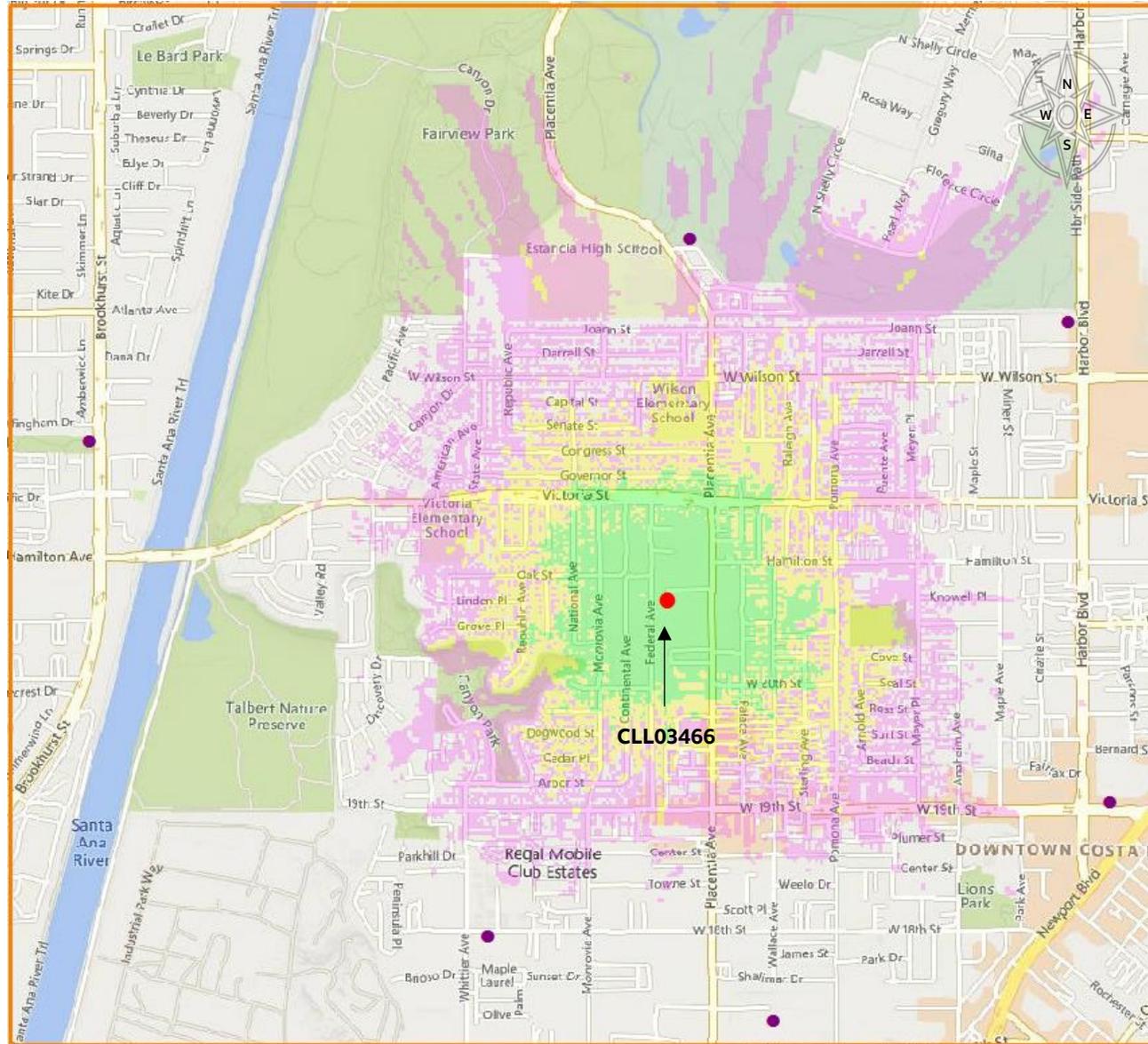


Coverage levels:

- Reliable indoor, in-vehicle and outdoor
- Unreliable indoor / Reliable in-vehicle and outdoor
- Unreliable indoor and in-vehicle / Reliable outdoor
- Unreliable indoor, in-vehicle and outdoor

- Proposed Macro Site
- Existing Macro Sites

Single Site Coverage 4G-LTE – CLL03466 (35' Rad center)

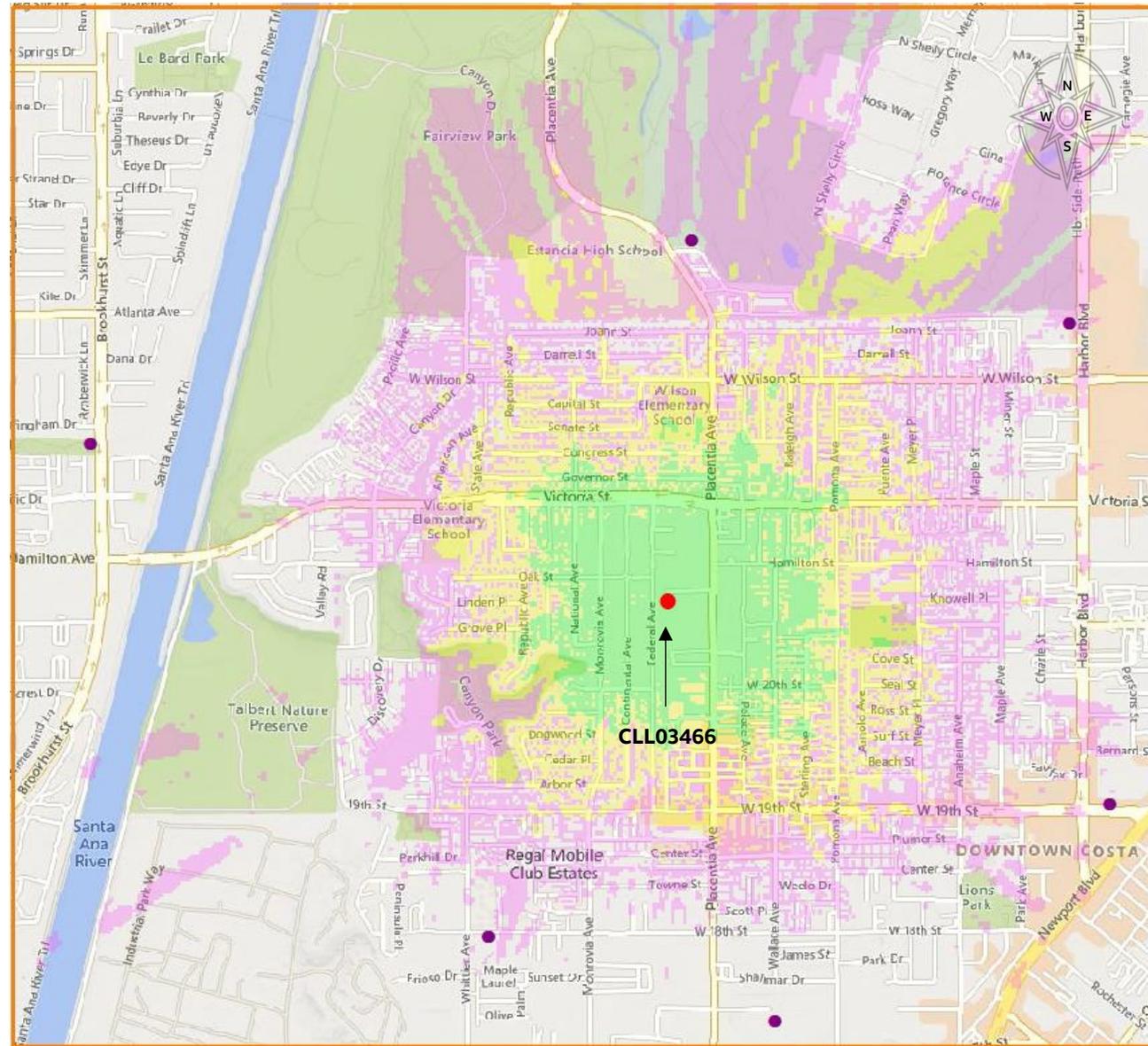


Coverage levels:

- Reliable indoor, in-vehicle and outdoor
- Unreliable indoor / Reliable in-vehicle and outdoor
- Unreliable indoor and in-vehicle / Reliable outdoor
- Unreliable indoor, in-vehicle and outdoor

- Proposed Macro Site
- Existing Macro Sites

Single Site Coverage 4G-LTE – CLL03466 (51' Rad center)



Coverage levels:

- Green: Reliable indoor, in-vehicle and outdoor
- Yellow: Unreliable indoor / Reliable in-vehicle and outdoor
- Purple: Unreliable indoor and in-vehicle / Reliable outdoor
- Light Grey: Unreliable indoor, in-vehicle and outdoor

- Red Dot: Proposed Macro Site
- Purple Dot: Existing Macro Sites

Coverage Legend

Reliable indoor, in-vehicle and outdoor coverage: In general, the areas shown in green should have the most coverage and the strongest signal strength and be sufficient for reliable in-building service and connection to the AT&T wireless network. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, and the user's location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)

Unreliable indoor / Reliable in-vehicle and outdoor: The areas shown in yellow should have sufficient coverage and signal strength for reliable device usage in vehicles and outdoors but will not have adequate coverage or signal strength for reliable in-building usage.

Unreliable indoor and in-vehicle / Reliable outdoor: The areas shown in purple should have sufficient coverage and signal strength for reliable device usage outdoors only and will not have adequate coverage or signal strength for reliable in-building or in-vehicle usage.



AT&T