



January 10, 2024

To:

City of Carlsbad
Planning Department
1635 Faraday Avenue.,
Carlsbad, CA 92011

From:

MD7 LLC
Harold Thomas Jr obo. AT&T Wireless
10590 W. Ocean Air Drive Suite 250.,
San Diego, CA 92130
hthomasjr@md7.com
(858) 750-1798

Additional Alternative Site Analysis

Candidate #1 – Carlsbad Municipal Water Tank City Owned near 6585 Black Rail Road:

AT&T has an existing facility mounted onto the water tank located 0.6 miles away. This site is providing the strong coverage that is being depicted to the east area of the coverage map. A power increase, while being beneficial to the area, it will not be able to cover and reach the low coverage area that Poinsettia Park is depicting. Additionally, a site at this location will not allow AT&T to be able to complete their network. This conflicts with Policy 64, Policy Review Section, bullet point 2. Additionally, this site is outside of our search area.

Candidate #2 – 1330 Poinsettia Ln., Carlsbad, CA 92011 SDGE Lattice Tower

This site is located within a Residential Zone (R-1-Q). Per Policy 64 2.B, Residential Zones are under the discouraged locations for wireless facilities. Additionally, area is being serviced by the existing wireless facility that is mounted on the Carlsbad Municipal Water Tank (0.6 miles away) listed in the above candidate list. Placement of the tower at this location would not allow us to be able to complete our AT&T network. These conflicts with Policy 64, Policy Review Section, bullet point 2, and is located outside of our target area.

Candidate (3 & 4 combined)– North Coast Calvary Chapel & Lattice Tower – 1330 Poinsettia Ln

This area is currently being serviced by the existing wireless facility that is mounted on the Carlsbad Municipal Water Tank listed in the above candidate list (6585 Black Rail Road, 0.6 miles away). Therefore, installation of a facility at this location will add no benefit in coverage nor allow us to complete our network. This conflicts with Policy 64, Policy Review Section, bullet point 2. There is also a lattice tower located to the northeastern portion of the church. However, the issue faced with this location, utility companies have not allowed wireless facilities to be located on their structure or within their easement. Additionally, this site is outside of our search area.



Candidate #5 – 5805 Armada Dr

This site is located within a Commercial Zone (C-T-Q). While co-location is feasible, it still will not be able to provide coverage to the central area that is found within Poinsettia Park. Co-location here will provide no added benefit for AT&T users located to the south of the parcel in question. As there is an existing AT&T cell facility located less than 0.2 miles on the buildings rooftop just north of this proposed location Therefore installation of a facility at this location will add no benefit in coverage nor allow us to complete our network. This conflicts with per Policy 64, Policy Review Section, bullet point 2, and is located outside of our target area.

Candidate #6 – 6671 Paseo Del Norte AltaMira RV lot

This site is belongs to the AltaMira company an is being used frequently. If the facility were to be located here it would be taking up usable space for RV parking. In a space that is already limited, a site here could lead to the site not being able to meet its parking requirements. This would be a disservice to those who enjoy the area. Additionally, a tower at this location would be less than 150 ft from the nearest residential property line. If the tower were located near the hillside it would lead to the destruction and removal of the vegetation and trees that line, the tree side.

Candidate # 7 Transmission Tower 50' north of Altamira (In the hillside)

As previously mentioned for Candidates 3 & 4, utility companies have not allowed wireless facilities to be located on their structure or within their easement. Additionally, installation of a tower at this location would lead to the destruction and removal of the various trees and natural vegetation.

Candidate # 8 6885 Batiquitos Dr

There were a few reasons why a site at this location would not have been feasible. The Fire Station has a limited amount of parking (8) Parking spaces in total, with a rear access path for the fire trucks to be able to access the garage. A facility located near the front of the property would have been taking away usable space for fire department staff. To the rear of the parcel, it is filled with dense vegetation. To propose a facility to rear the parcel would have led to the removal of existing vegetation that had been growing in the area. A rooftop facility would not have been a feasible option to have been able to accommodate a facility due to the limited



height of the fire station. Building height is around 14 feet compared to the 78 foot structure. Leaving a difference of 64-feet.

Candidate #9 CalTrans Maintenance Facility - 6050 Paseo Del Norte

A tower installation at this location would not have been feasible, due to an existing AT&T cell facility being located 0.3 miles away at 5805 Armada Dr, Carlsbad, CA 92008. Therefore, installation of a facility at this location would provide no additional benefit to the area. Additionally, placement of the tower at this location would not allow us to be able to complete our AT&T network. This conflicts with Policy 64, Policy Review Section, bullet point 2. Additionally, this site is located outside of the target area.

Candidate #10 Crossings Golf Course

A tower installation at this location would not have been feasible, as there is an existing 35-foot AT&T faux tree that is already servicing the area near the pond. Placement of the tower at this location would not allow us to be able to complete our AT&T network. Placement of a tower at this location would not allow AT&T to complete their network these conflicts with policy 64, Policy Review Section, bullet point 2. The site is also located outside of the target area.

Preferred Zones – Council Policy No. 64 – Wireless communications facilities

Preferred Locations – WCFs are encouraged to locate on existing buildings and structures. In addition, WCFs should be located in the following zones and areas, which are listed in order of descending preference:

- A. Industrial zones.
- B. Commercial zones.
- C. Other non-residential zones, except open space.
- D. Public right-of-way of roads adjacent to industrial and commercial zones and identified on the map attached as Exhibit A.
- E. Public property (e.g., city facilities) not in residential areas.
- F. Major power transmission towers in non-residential zones or areas.
- G. Public and private utility installations (not publicly accessible) in residential and open space zones (e.g., water tanks, reservoirs, or the existing communication towers near Maerkle Reservoir).
- H. Parks and community facilities (e.g., places of worship, community centers) in residential zones or areas.
- I. Public right-of-way of roads adjacent to residential zones and identified on the map attached as Exhibit A.



Response: AT&T did their due diligence when looking at the most preferred locations and found that within this search area and coverage objective, this was not feasible. Several factors contributed to this including location was out of Search Ring, building heights, elevations and its proximity to an existing facility.

MD7

Below is our search ring in question, along with our zoning analysis.

Green Ring – Primary Search Area.

Red Ring: Secondary Search Area.

Red Below represents discouraged locations: One Family Residential, RD-M, Residential Density – Mobile, P-C, Planned Community, and OS, Open Space

Green below represents the preferred location *that is in this Search Ring*: Parks and community facilities





In conclusion, the following preferred locations were not found within the Search Ring:
Industrial, Commercial, Other non-residential zones, except for open space, Public right-of-way of roads adjacent to industrial and commercial zones, Public property (e.g., city facilities) not in residential areas, Major power transmission towers in non-residential zones or areas. Public and private utility installations (not publicly accessible) in residential and open space zones (e.g., water tanks, reservoirs, or the existing communication towers near Maerkle Reservoir).

Project objectives: Coverage to the south of the Park.