

<sup>1</sup>AGENDA  
OCEANSIDE DEVELOPER'S CONFERENCE

**Wednesday, May 16<sup>th</sup>, 2018, 9:30 a.m.**  
**City Hall South, 1<sup>st</sup> Floor, Guajome Room**

1. 9:30 - 10:30 a.m.

Proposed 49' mono-eucalyptus wireless facility with (12) panel antennas, (2) parabolic antennas, (6) RRU's, and (2) junction boxes, as well as (3) equipment cabinets and (1) 15 KW diesel generator on a concrete pad located at the City of Oceanside Mission Basin Desalting Facility (southwest of Fireside Park)

**Zoning: PS (Public Semipublic)**

**Land Use: Civic Institutional**

**Neighborhood Area: San Luis Rey**

**Assessor Parcel Number(s): 160-280-10 & 160-290-01**

**Contact Person: Chris Colten**

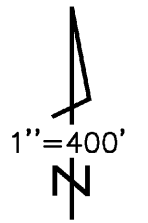
**Email: [ccolten@spectrumse.com](mailto:ccolten@spectrumse.com)**

Attachments:

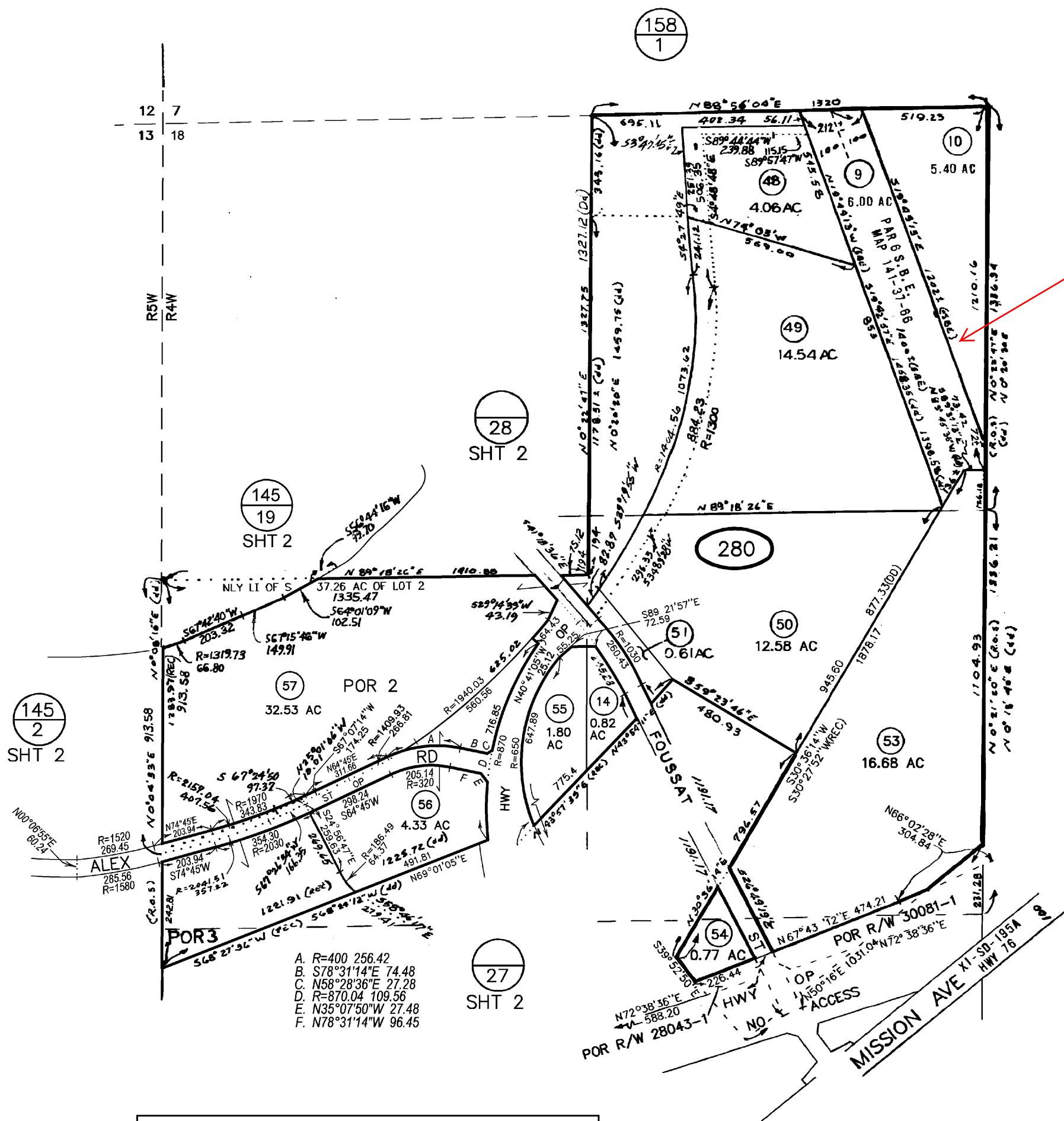
1. Parcel Map
2. Project Description Letter
3. Conceptual Site Plans
4. Vicinity/Regional Maps

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<sup>1</sup> *The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference attendance by the public is at the discretion of the prospective applicant. Interested parties may contact the prospective applicant, whose contact information is included on the conference agenda. Questions and comments can also be addressed to Planning Division staff.*



160-28



Project Site

04/15/08 JAM  
**CHANGES**

BLK	OLD	NEW	YR	CUT
REDRAFT		67	713	
280	4	DESIGN	67	5391
	3-5	11-16	74	4872
	1	140P	75	3039
	1	OK 158-27	78	133
	17	SAME	84	4759
	17	OP	85	24
	19	204-21	86	1141
	12-13	1/2 CHG	86	1156
	14-18	SAME	86	5586
	2	23-24	92	1115
	67-11	25-34	92	1552
	15-16	35-36	93	1120
	23	37-4	95	1336
	18-20, 24	281-01	95	10024
	4-13	HWY OP	95	1703
	21-26	HWY OP		
	25-28, 30-32			
	34, 38	39-47	95	1911
	27, 29, 31, 33, 40-46	48-52	96	1202
	35	53 & HWY OP		
	36	54 & HWY OP	97	1271
	14&52	SAME & HWY OP	99	4748
	52	55&56	99	1710
	39, 44&47	57	99	1889
	56&57	SAME & ST OP	03	4731

- A. R=400 256.42
- B. S78°31'14"E 74.48
- C. N58°28'36"E 27.28
- D. R=870.04 109.56
- E. N35°07'50"W 27.48
- F. N78°31'14"W 96.45

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SEC 18-T11S-4W-POR W 1/2  
ROS 3211,15379,16513,17920

May 1, 2018

Chris Colten  
Spectrum Services, Inc.  
4405 E. Airport Dr. #100  
Ontario, CA 91761

City of Oceanside  
Planning Department  
300 North Coast Hwy.  
Oceanside, CA 92054

Re: Project Description Letter for Developer Conference 5-16-18  
Project Address: Unaddressed Parcels. Oceanside, CA 92058 (City of Oceanside RDO Plant)  
APN's: 160-280-10-00 & 160-290-01-00

Dear City of Oceanside Planning Department,

Thank you for spending the time to meet with me to discuss our future application on behalf of LA SMSA LP dba Verizon Wireless. Here is a detailed project description of the project that we will be discussing:

Our proposed installation of (12) panel antennas, (2) parabolic antennas, (6) RRU's, and (2) junction boxes on a 49' mono-eucalyptus tower. Adjacent to the tower there will be (3) equipment cabinets and (1) 15 KW diesel generator located on a concrete pad. The concrete pad, fiber cabinet, step down transformer, and integrated load center will be located in a 12' X 18' lease area, behind an 8' chain link fence with privacy slats.

There will be a new 200A electrical service and fiber connections brought to the site (from their respective points of connections) via underground conduits. Hybriflex cables will connect the equipment cabinets to the tower mounted equipment.

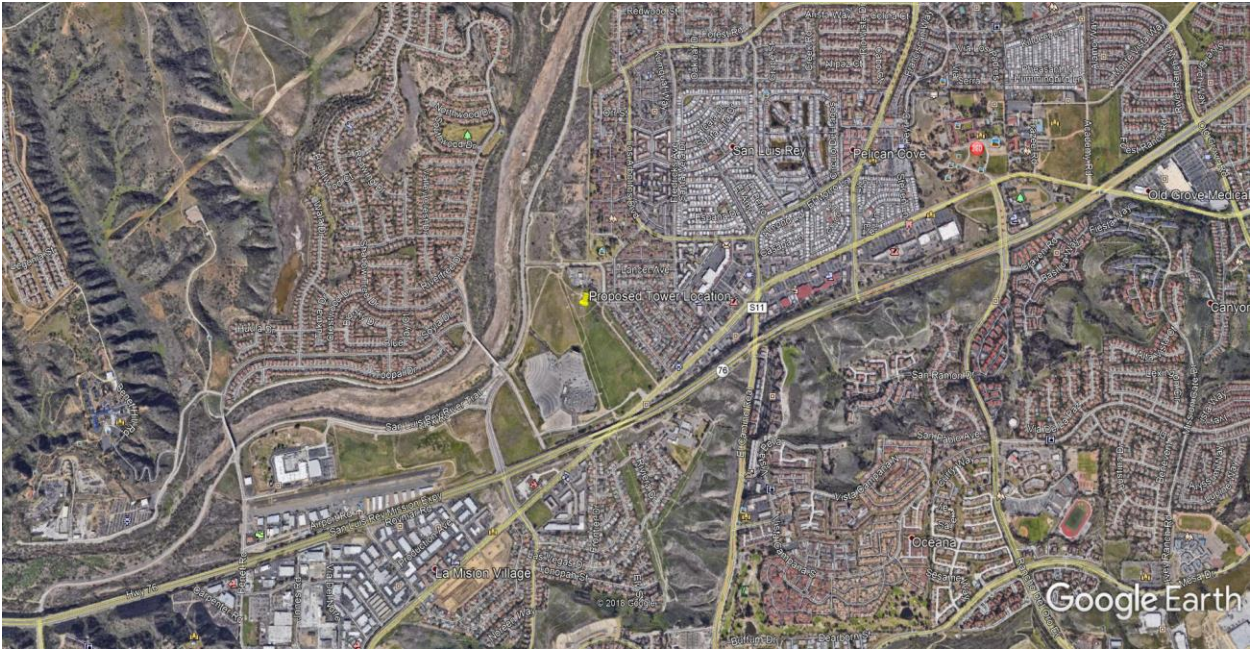
I have included our zoning drawings for the project with greater details regarding our project.

Thanks again for your time in discussing our future application.

Sincerely,

Chris Colten  
Project Manager  
Spectrum Services, Inc.

Regional Map



Vicinity Map





# MARLADO HIGHLANDS

MTX-54 / BSC-22  
MCE 4X5

UNADDRESSED PARCELS  
APN: 160-280-10-00 & 160-290-01-00  
OCEANSIDE, CALIFORNIA 92058

OVERALL HEIGHT 49'-0"

### PROJECT TEAM

#### SITE ACQUISITION / PLANNING:

SPECTRUM SERVICES, INC.  
4405 E. AIRPORT DRIVE, SUITE 100  
ONTARIO, CALIFORNIA 91761  
CONTACT: CHRIS COLTEN  
PHONE: (909) 456-8401  
FAX: (909) 456-8408

#### CIVIL ENGINEER:

SPECTRUM SERVICES, INC.  
4405 E. AIRPORT DRIVE, SUITE 100  
ONTARIO, CALIFORNIA 91761  
CONTACT: GARRETT HAWTHORNE  
PHONE: (909) 456-8401  
FAX: (909) 456-8408

#### ELECTRICAL ENGINEER:

DGS CONSULTING ENGINEERING SERVICES LLC  
9811 W. CHARLESTON BOULEVARD, SUITE 2539  
LAS VEGAS, NEVADA 89117  
CONTACT: DEREK G. STEFUREAC  
PHONE: (702) 885-1552

#### SURVEYOR:

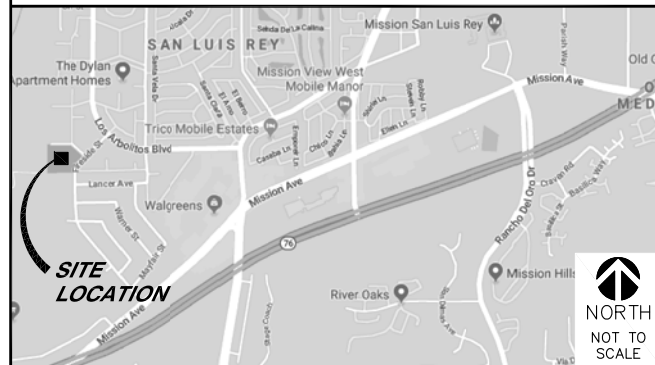
DIAMONDBACK LAND SURVEYING  
6140 BRENT THURMAN WAY, SUITE 230  
LAS VEGAS, NEVADA 89148  
CONTACT: TRENT J. KEENAN  
PHONE: (702) 823-3257

### PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- INSTALLATION OF A 316 SQ. FT. VERIZON WIRELESS TELECOMMUNICATIONS FACILITY
- INSTALLATION OF (12) VERIZON WIRELESS PANEL ANTENNAS AT A 40' CENTERLINE MOUNTED ON A NEW 49" ANTENNA STRUCTURE
- INSTALLATION OF (2) VERIZON WIRELESS PARABOLIC ANTENNAS
- INSTALLATION OF (6) VERIZON WIRELESS REMOTE RADIO UNITS (RRUs)
- INSTALLATION OF (2) VERIZON WIRELESS TOWER MOUNTED JUNCTION BOXES
- INSTALLATION OF (3) VERIZON WIRELESS MCE EQUIPMENT CABINETS ON A CONCRETE PAD
- INSTALLATION OF A VERIZON WIRELESS GPS ANTENNA
- INSTALLATION OF A VERIZON WIRELESS 8' CHAIN LINK FENCE WITH PRIVACY SLATS
- INSTALLATION OF A VERIZON WIRELESS 4' WIDE CHAIN LINK GATE
- INSTALLATION OF A VERIZON WIRELESS 15KW DC GENERATOR WITH A 54 GALLON DIESEL TANK ON A CONCRETE PAD
- HYBRIFLEX CABLE RUNS FROM RADIOS TO ANTENNAS
- NEW FIBER CONDUIT RUN TO CABINETS
- NEW 200A DEDICATED ELECTRICAL SERVICE TO METER

### VICINITY MAP



### DRIVING DIRECTIONS

FROM: VERIZON OFFICE TO: SITE ADDRESS  
STARTING AT 15505 SAND CANYON AVENUE, HEAD SOUTHWEST 312 FT; TURN LEFT TOWARD SAND CANYON AVE 01. MI; TURN LEFT TOWARD SAND CANYON AVE 440 FT; TURN RIGHT TOWARD SAND CANYON AVE 318 FT; TURN LEFT ONTO SAND CANYON AVE 0.9 MI; TURN RIGHT TO MERGE ONTO I-5 S 0.3 MI; MERGE ONTO I-5 S 42.1 MI; TAKE EXIT 54A TO MERGE ONTO CA-76 E/SAN LUIS REY MISSION EXPY 0.3 MI; CONTINUE ON CA-76 E/SAN LUIS REY MISSION EXPY. DRIVE TO HERITAGE ST 3.7 MI; MERGE ONTO CA-76 E/SAN LUIS REY MISSION EXPY 2.6 MI; TURN RIGHT ONTO FOUSSAT RD 0.1 MI; USE THE LEFT 2 LANES TO TURN LEFT AT THE 1ST CROSS STREET ONTO MISSION AVE 0.6 MI; TURN LEFT ONTO FIRESIDE ST 0.3 MI; TURN LEFT ONTO HERITAGE ST, SITE WILL BE ON THE LEFT 161 FT.

### PROJECT SUMMARY

#### APPLICANT/LESSEE

**verizon**  
VERIZON WIRELESS  
15505 SAND CANYON AVENUE  
BUILDING D, 1ST FLOOR  
IRVINE, CALIFORNIA 92618  
OFFICE: (949) 286-7000

#### ASSESSOR'S PARCEL NUMBER

APN: 160-280-10-00 AND 160-290-01-00

#### PROPERTY OWNER:

OWNER: CITY OF OCEANSIDE  
ADDRESS: 300 NORTH COAST HWY.  
OCEANSIDE, CALIFORNIA 92054  
CONTACT: CHERYL COFFIN  
TELEPHONE: (760) 435-5162

#### PROPERTY INFORMATION:

SITE NAME: MARLADO HIGHLANDS  
SITE ADDRESS: UNADDRESSED PARCELS  
OCEANSIDE, CALIFORNIA 92058  
JURISDICTION: CITY OF OCEANSIDE

#### CONSTRUCTION INFORMATION

AREA OF CONSTRUCTION: ~316 SQ FT  
OCCUPANCY TYPE: U  
TYPE OF CONSTRUCTION: V-B  
CURRENT ZONING: PUBLIC SPACE (PS)  
ADA COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. MACHINERY SPACES ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER THE CBC SECTION 11B-203.5.

### GENERAL CONTRACTOR NOTES

#### DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

### CODE COMPLIANCE

- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA GREEN BUILDING CODE

SHEET	DESCRIPTION	REV
T1	TITLE SHEET	0
A1	SITE PLAN	0
A2	ENLARGED SITE PLAN	0
A3	SITE DETAIL, SITE DETAIL WITH DIMENSIONS, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT	0
A4	SOUTHEAST AND SOUTHWEST ELEVATIONS	0
A5	NORTHWEST AND NORTHEAST ELEVATIONS	0
<b>ZONING DRAWINGS</b>		



Know what's below.  
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT  
TOLL FREE: 1-800-227-2600 OR WWW.DIGALERT.ORG

CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

### ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/24/18	90% ZONING	R.S.



SPECTRUM SERVICES, INC.  
4405 E. AIRPORT DRIVE, SUITE 100  
ONTARIO, CALIFORNIA 91761  
PHONE: (909) 456-8401  
FAX: (909) 456-8408

PROPRIETARY INFORMATION  
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

**verizon**  
15505 SAND CANYON AVENUE, D1  
IRVINE, CALIFORNIA 92618

MARLADO HIGHLANDS  
MTX-54 / BSC-22  
MCE 4X5  
UNADDRESSED PARCELS  
APN: 160-280-10-00 & 160-290-01-00  
OCEANSIDE, CALIFORNIA 92058

SHEET TITLE:

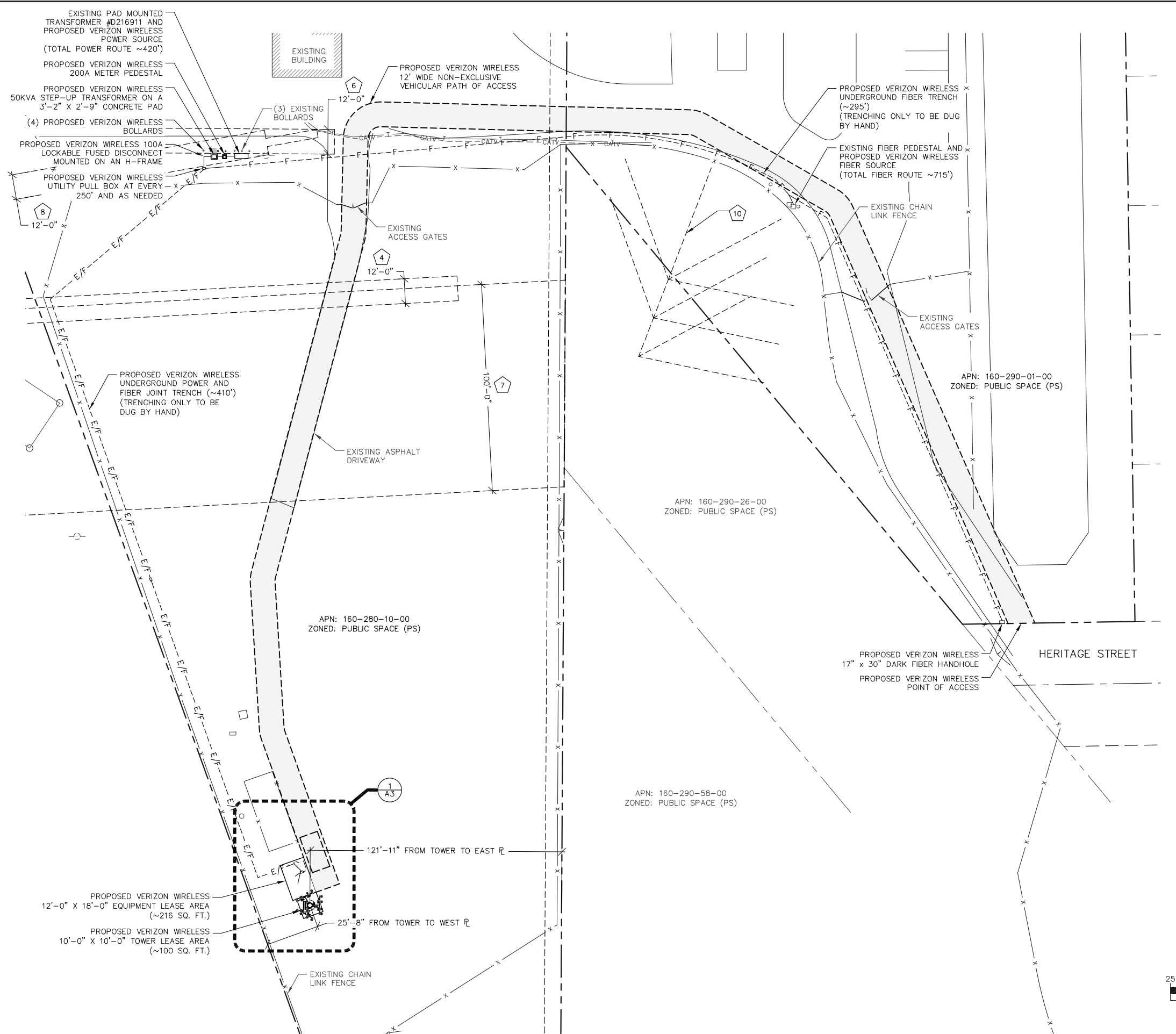
TITLE SHEET

T1

REVISION:

0





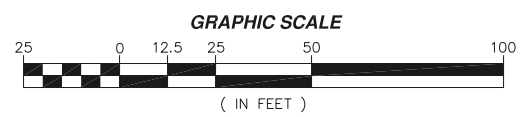
**LEGEND**

- LEASE AREA
- - - CENTERLINE
- - - EASEMENT
- - - RIGHT-OF-WAY
- - - SECTION LINE
- - - PROPERTY LINE
- OHP — OVERHEAD POWER
- X — EXISTING WOODEN FENCE
- X — PROPOSED WOODEN FENCE
- □ — EXISTING WROUGHT IRON FENCE
- ······ — EXISTING 1' CONTOUR
- ······ — EXISTING 5' CONTOUR
- ■■■■■■ — EXISTING BLOCK WALL
- ⊕ — FIRE HYDRANT
- — PARKING LOT AREA LIGHT
- O.R. — OFFICIAL RECORD
- ⊕ — POWER POLE

**LEASE AREA CALCULATION**

TOWER LEASE AREA I:	~100 SQ. FT.
EQUIPMENT LEASE AREA II:	~216 SQ. FT.
<b>TOTAL LEASE AREA:</b>	<b>~316 SQ. FT.</b>

- NOTES:**
- LANDLORD REQUIRES A MINIMUM NOTIFICATION TIME PERIOD PRIOR TO TRENCHING ACTIVITIES: 48 HOURS
  - PERSON(S) OF CONTACT:
    - ROBERT GUTIERREZ: (760) 801-0548
    - RON LUTGE: (760) 583-0462
  - TRENCHING ONLY TO BE DUG BY HAND
  - EXCAVATOR MUST FOLLOW 2017 CALIFORNIA STATE CODE 4216



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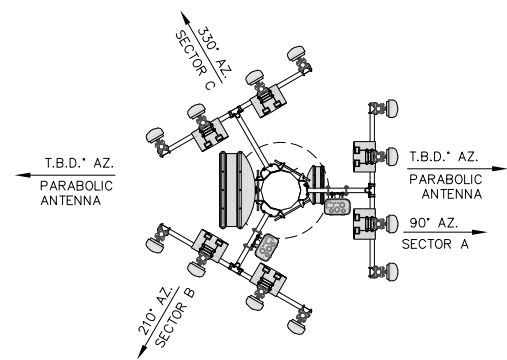
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**verizon**  
 15505 SAND CANYON AVENUE, D1  
 IRVINE, CALIFORNIA 92618

**MARLADO HIGHLANDS**  
 MTX-54 / BSC-22  
 MCE 4X5  
 UNADDRESSED PARCELS  
 APN: 160-280-10-00 &  
 160-290-01-00  
 OCEANSIDE, CALIFORNIA 92058

SHEET TITLE:  
**ENLARGED SITE PLAN**

REVISION:  
**A2** **0**



ANTENNA SECTOR	AZIMUTH	# OF ANTENNAS	# OF RRUS	CENTERLINE	CABLE LENGTH	CABLE TYPE	COLOR CODE	HYBRID JUMPER	JUMPER	COMMENTS
SECTOR A	90°	4	2	40'	70'	(2) 1.7" HYBRIFLEX	.	5'	15'	..
SECTOR B	210°	4	2							
SECTOR C	330°	4	2							
PARABOLIC ANTENNA	T.B.D.	2	.	T.B.D.	.	.	.	.	.	..
GPS	N/A	1	.	.	.	1/2" COAX	.	.	.	..

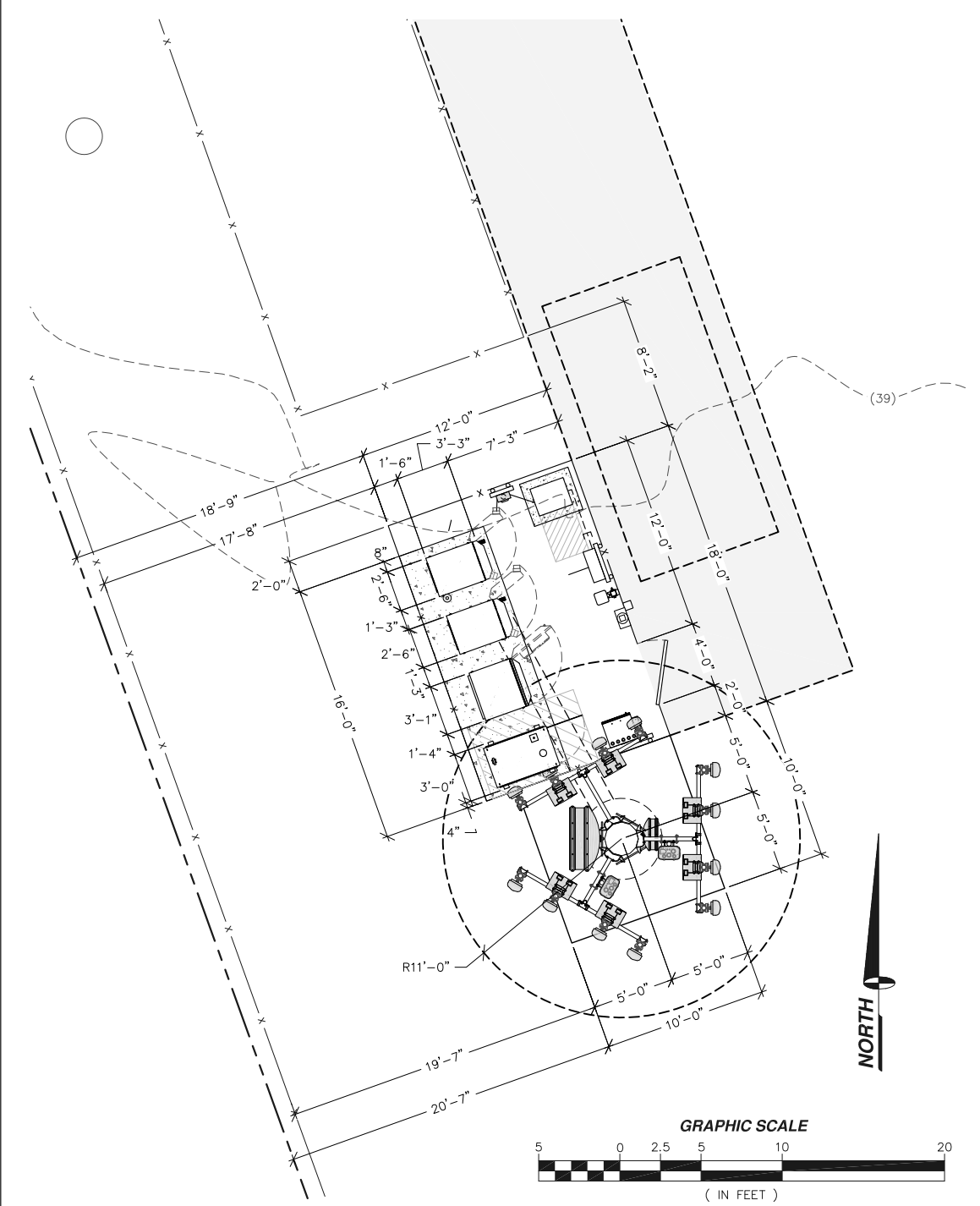
NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES.

ANTENNA LAYOUT

11" X 17" SCALE 24" X 36" SCALE  
1" = 10' 1" = 5'

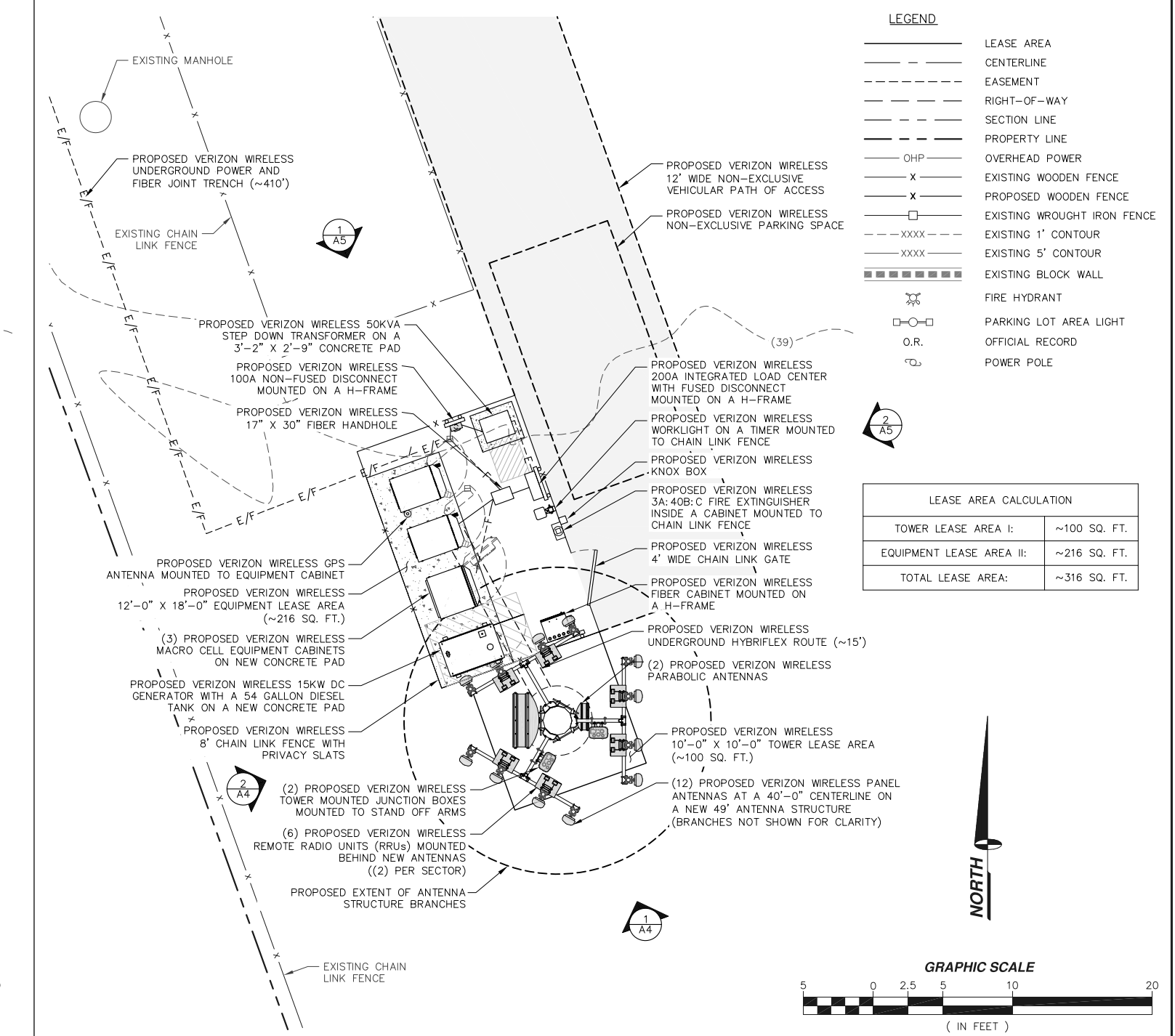
ANTENNA AND CABLE SCHEDULE

SCALE: NONE 2



SITE DETAIL WITH DIMENSIONS

11" X 17" SCALE 24" X 36" SCALE  
1" = 10' 1" = 5'



SITE DETAIL

11" X 17" SCALE 24" X 36" SCALE  
1" = 10' 1" = 5'

ISSUE STATUS

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SPECTRUM SERVICES, INC.  
4405 E. AIRPORT DRIVE, SUITE 100  
ONTARIO, CALIFORNIA 91761  
PHONE: (909) 456-8401  
FAX: (909) 456-8408

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APN: 160-280-10-00 &  
160-290-01-00  
OCEANSIDE, CALIFORNIA 92058

SHEET TITLE:  
SITE DETAIL, SITE DETAIL WITH DIMENSIONS, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT

REVISION:  
**A3** **0**

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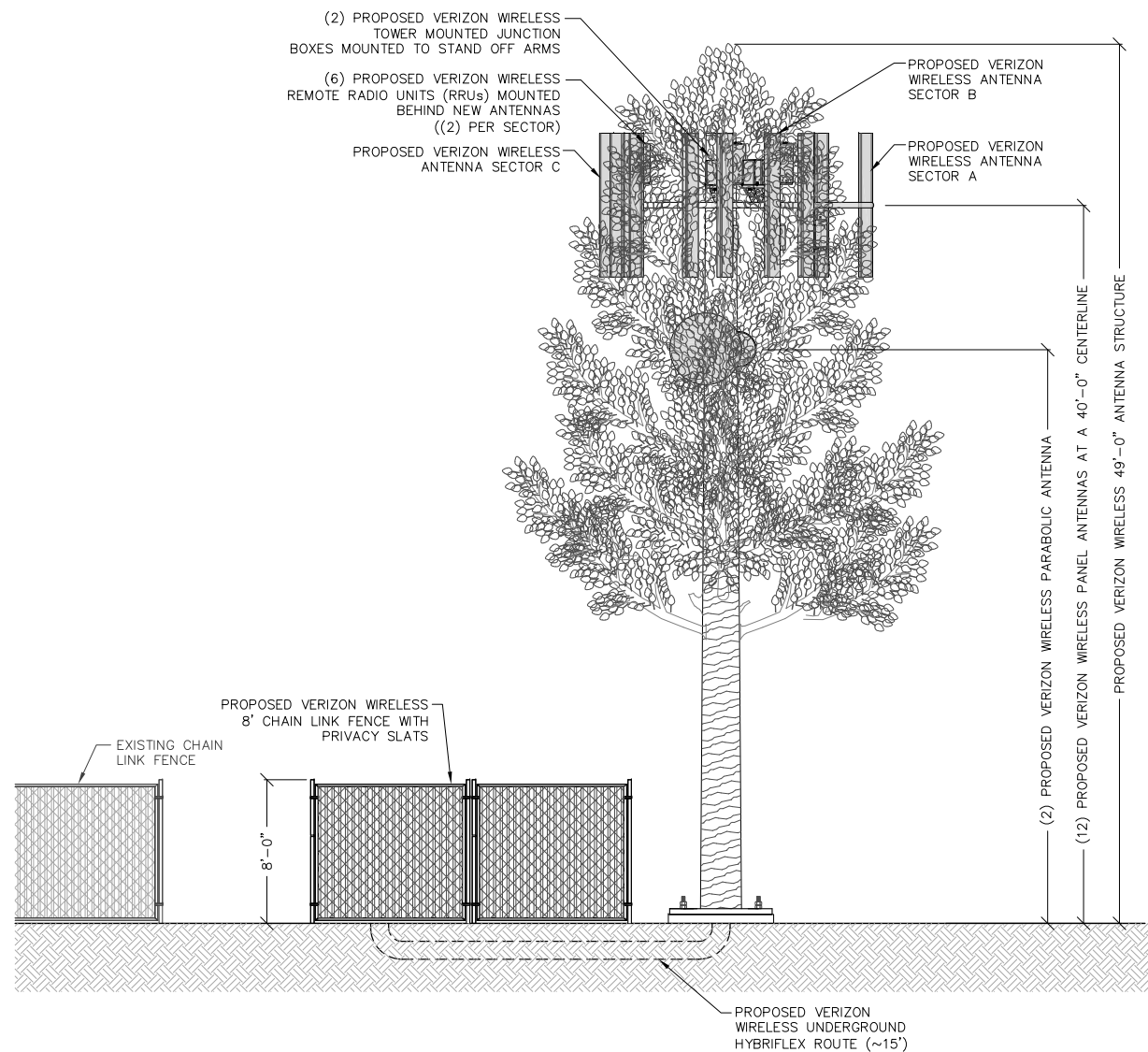
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 OCEANSIDE, CALIFORNIA 92058

SHEET TITLE:  
**SOUTHEAST AND  
 SOUTHWEST ELEVATIONS**

**A4**

REVISION:  
**0**

NOTE:  
 ALL PROPOSED ANTENNAS AND APPURTENANCES TO BE PAINTED TO MATCH ANTENNA STRUCTURE AND COVERED WITH RF FRIENDLY LEAF SOCKS

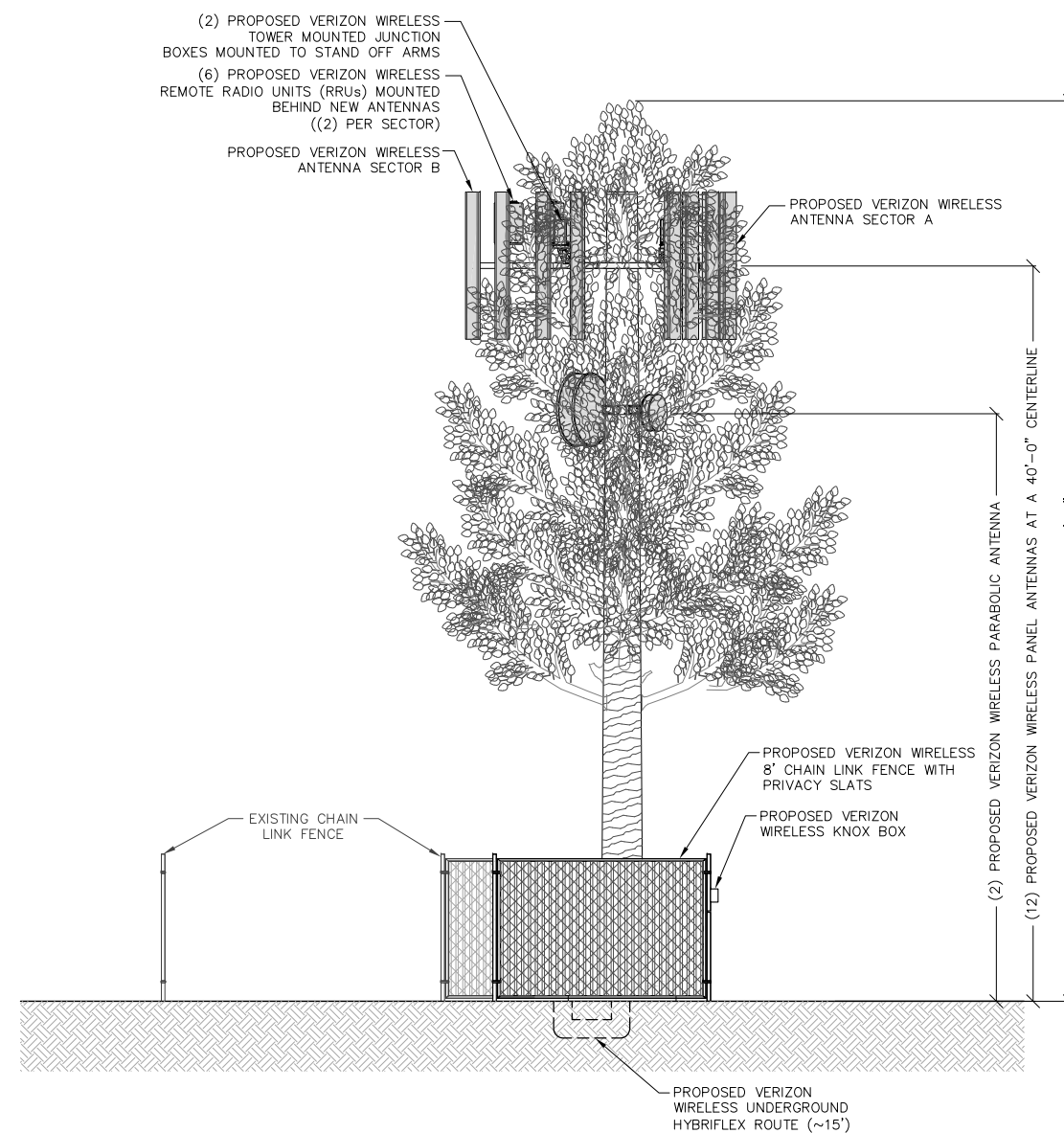


SOUTHWEST ELEVATION

11" X 17" SCALE 24" X 36" SCALE  
 1" = 10' 1" = 5'

2

NOTE:  
 ALL PROPOSED ANTENNAS AND APPURTENANCES TO BE PAINTED TO MATCH ANTENNA STRUCTURE AND COVERED WITH RF FRIENDLY LEAF SOCKS



SOUTHEAST ELEVATION

11" X 17" SCALE 24" X 36" SCALE  
 1" = 10' 1" = 5'

1

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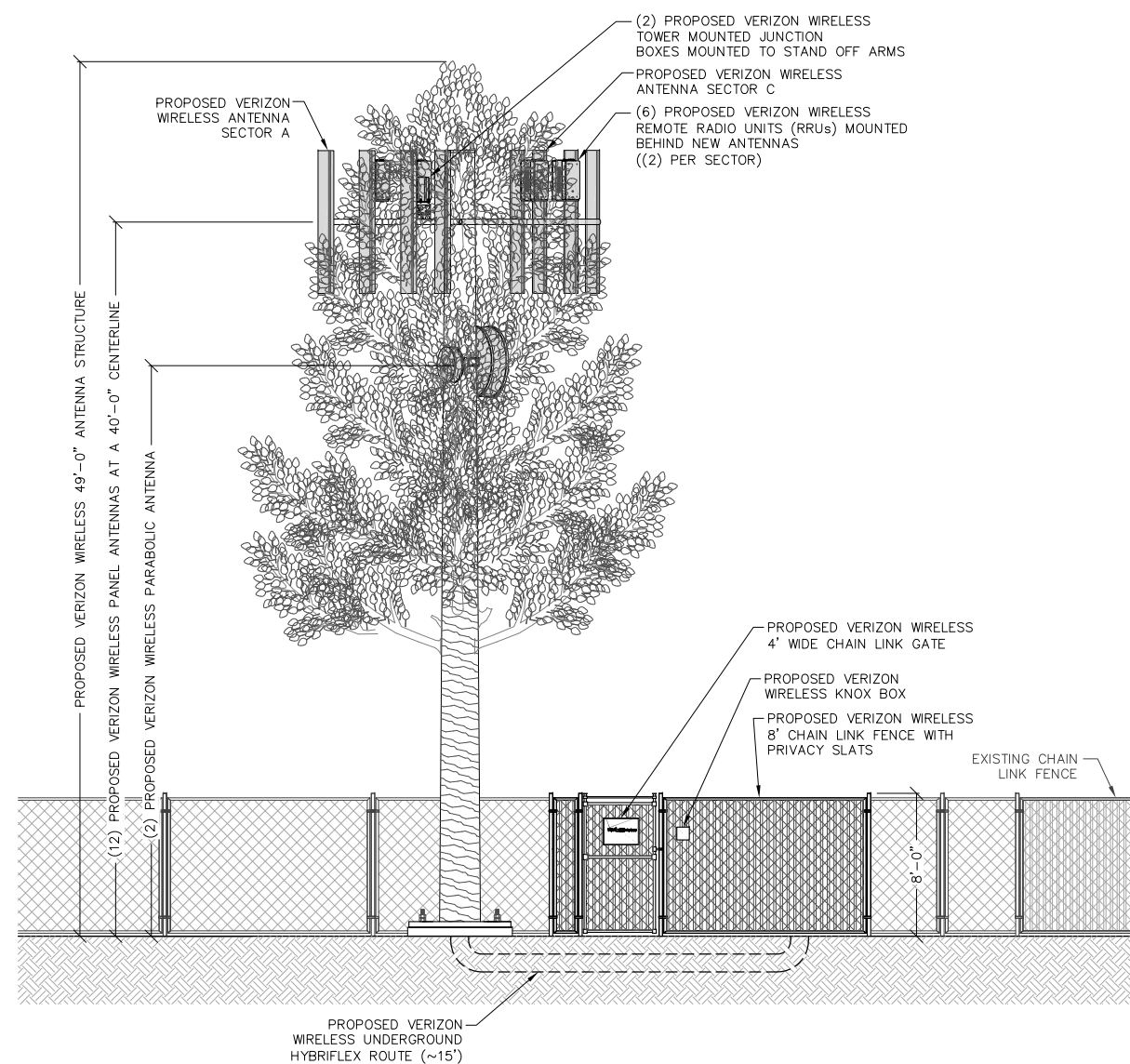
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SHEET TITLE:  
**NORTHWEST AND  
 NORTHEAST ELEVATIONS**

**A5**

REVISION:  
**0**

NOTE:  
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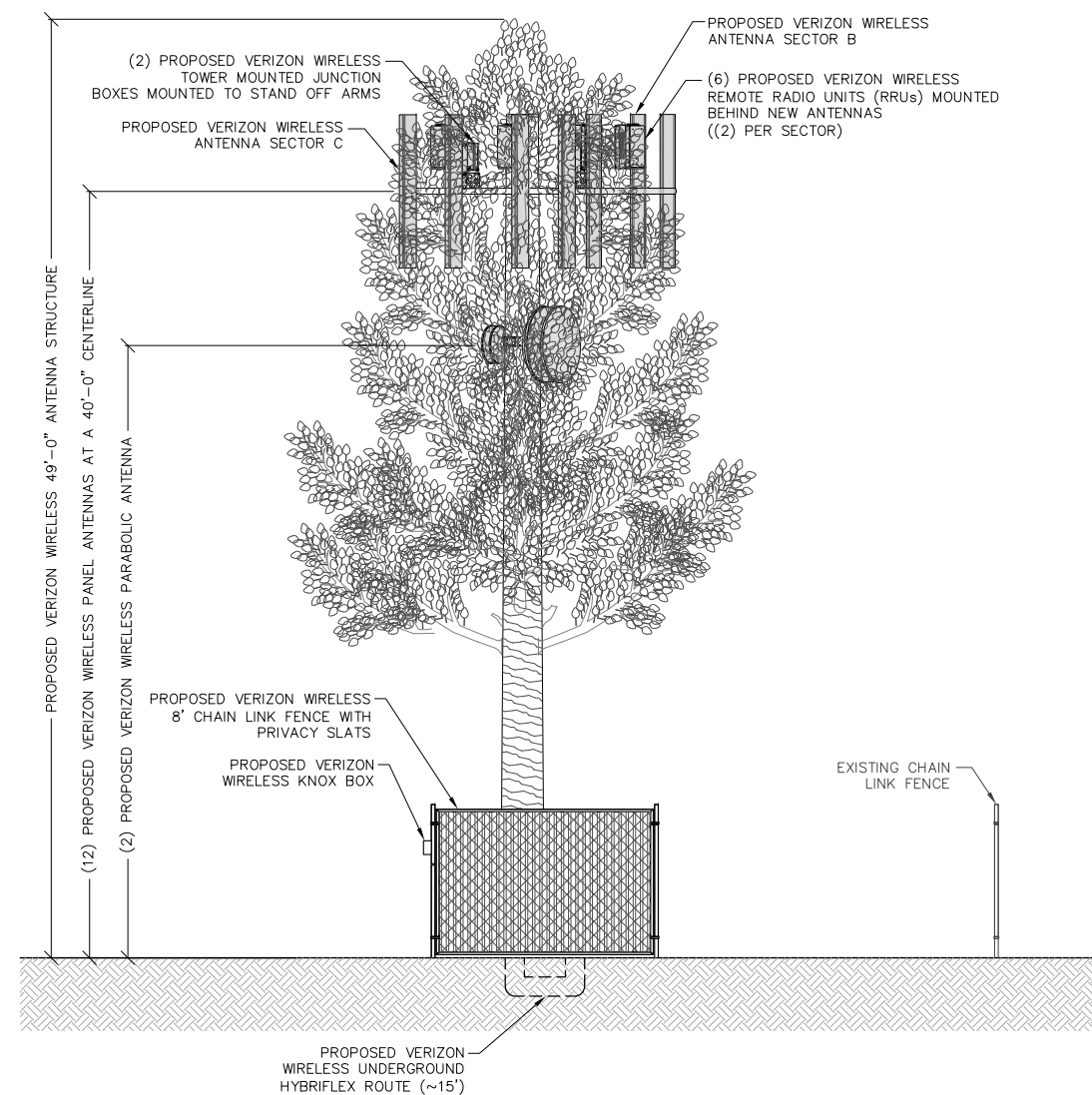


**NORTHEAST ELEVATION**

11" X 17" SCALE 24" X 36" SCALE  
 1" = 10' 1" = 5'

**2**

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**NORTHWEST ELEVATION**

11" X 17" SCALE 24" X 36" SCALE  
 1" = 10' 1" = 5'

**1**