

**AGENDA**  
**OCEANSIDE DEVELOPER'S CONFERENCE**

**Tuesday, July 5, 2011, 9:00 a.m.**  
**Guajome Room**

1. 9:00 a.m.-9:30

Discussion for the construction of a 4-story, wood frame 94,050-square foot 131-room hotel known as Hilton Homewood Suites located at the north east corner of Oceanside Boulevard and Rancho Del Oro Road.

**Zoning:** Ranch Rancho Del Oro Planned Development (PD-1)

**Land Use:** Rancho Del Oro S-1-84 (Industrial)

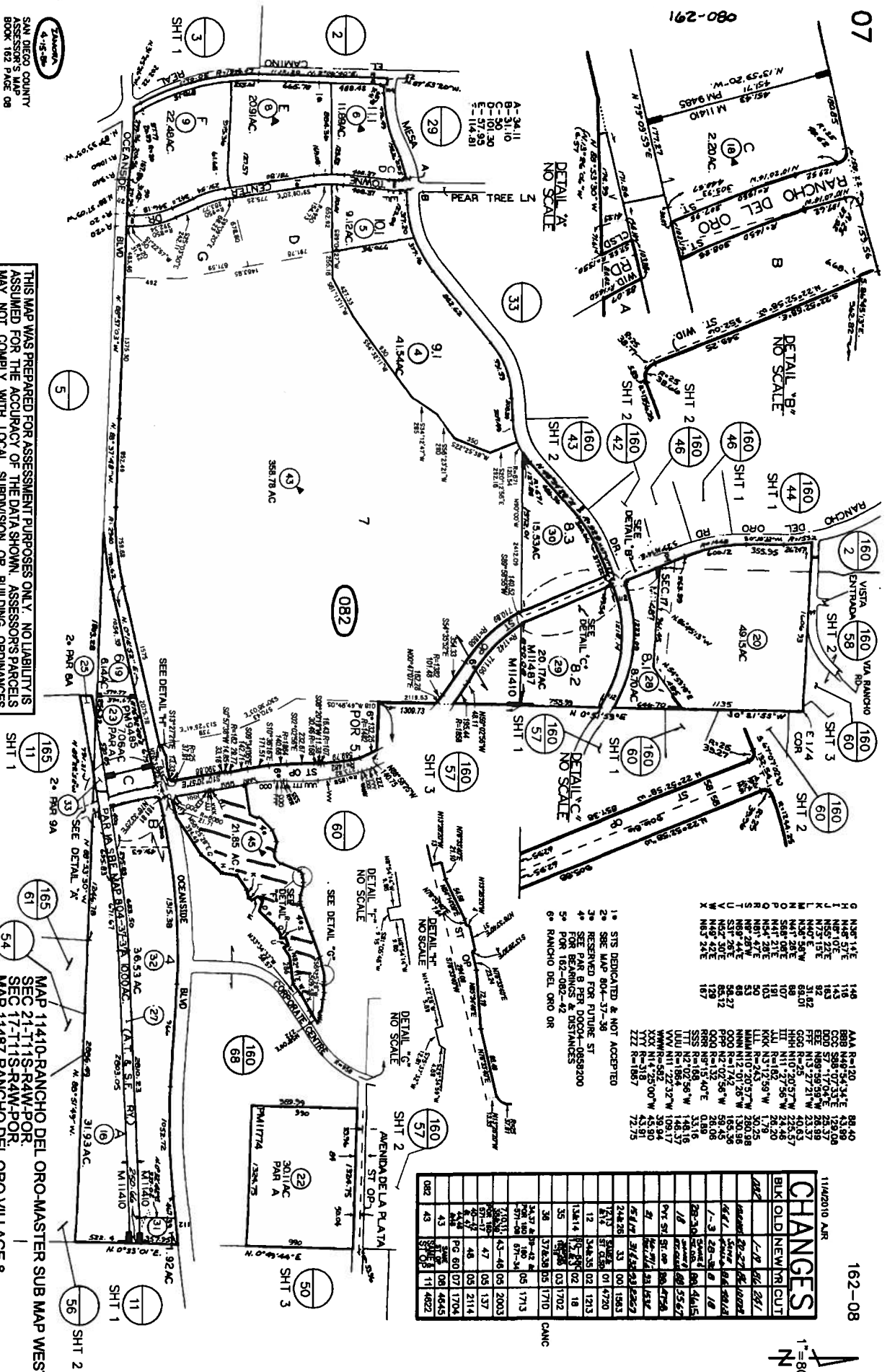
**Neighborhood Area:** Ivey Ranch Rancho Del Oro

**Assessor Parcel:** 162-082-45-00

**Contact Person:** Blake Evans

**Tel.:** (949) 271-1100

Attachments:  
APN Maps:  
162-082-45-00



SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 162 PAGE 08

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.

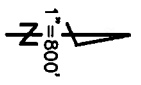
MAP 11410-RANCHO DEL ORO-MASTER SUB MAP WEST  
SEC 21-11S-R4W-POR  
SEC 17-11S-R4W-POR  
MAP 11487-RANCHO DEL ORO VILLAGE 8  
ROS 14124, 18354, 20532

- 1\* STS DEDICATED & NOT ACCEPTED
- 2\* SEE MAP 804-37-38
- 3\* RESERVED FOR FUTURE ST
- 4\* SEE PAR. B PER DOC# 0858200
- 5\* FOR BEARINGS & DISTANCES
- 6\* RANCHO DEL ORO DR

AAA R=120	88.40
BBB R=140	43.89
CCC R=150	129.08
DDD R=160	28.37
EEE R=170	23.37
FFF R=180	22.37
GGG R=190	21.37
HHH R=200	20.37
III R=210	19.37
JJJ R=220	18.37
KKK R=230	17.37
LLL R=240	16.37
MMM R=250	15.37
NNN R=260	14.37
OOO R=270	13.37
PPP R=280	12.37
QQQ R=290	11.37
RRR R=300	10.37
SSS R=310	9.37
TTT R=320	8.37
UUU R=330	7.37
VVV R=340	6.37
WWW R=350	5.37
XXX R=360	4.37
YYY R=370	3.37
ZZZ R=380	2.37

11/4/2010 AIR

CHANGES	BLK	OLD	NEW	CUT
43	11	4822		
43	11	4822		
43	11	4822		



162-08

CANC

**PROJECT DATA**

**SITE AREA**

± 211,000 S.F.	± 4.86 ACRES
<b>BUILDING AREA</b>	
GROUND FLOOR	28,200 S.F.
SECOND FLOOR	21,950 S.F.
THIRD FLOOR	21,950 S.F.
FOURTH FLOOR	21,950 S.F.
<b>TOTAL</b>	<b>114,050 S.F.</b>

**OUTBUILDING AREA**

PORCH	245 S.F.
TRASH ENCLOSURE	281 S.F.
EXTERIOR STORAGE	218 S.F.
<b>TOTAL</b>	<b>744 S.F.</b>

STUDIO	14
KING	15
DOUBLE GREEN	1
<b>TOTAL</b>	<b>30</b>

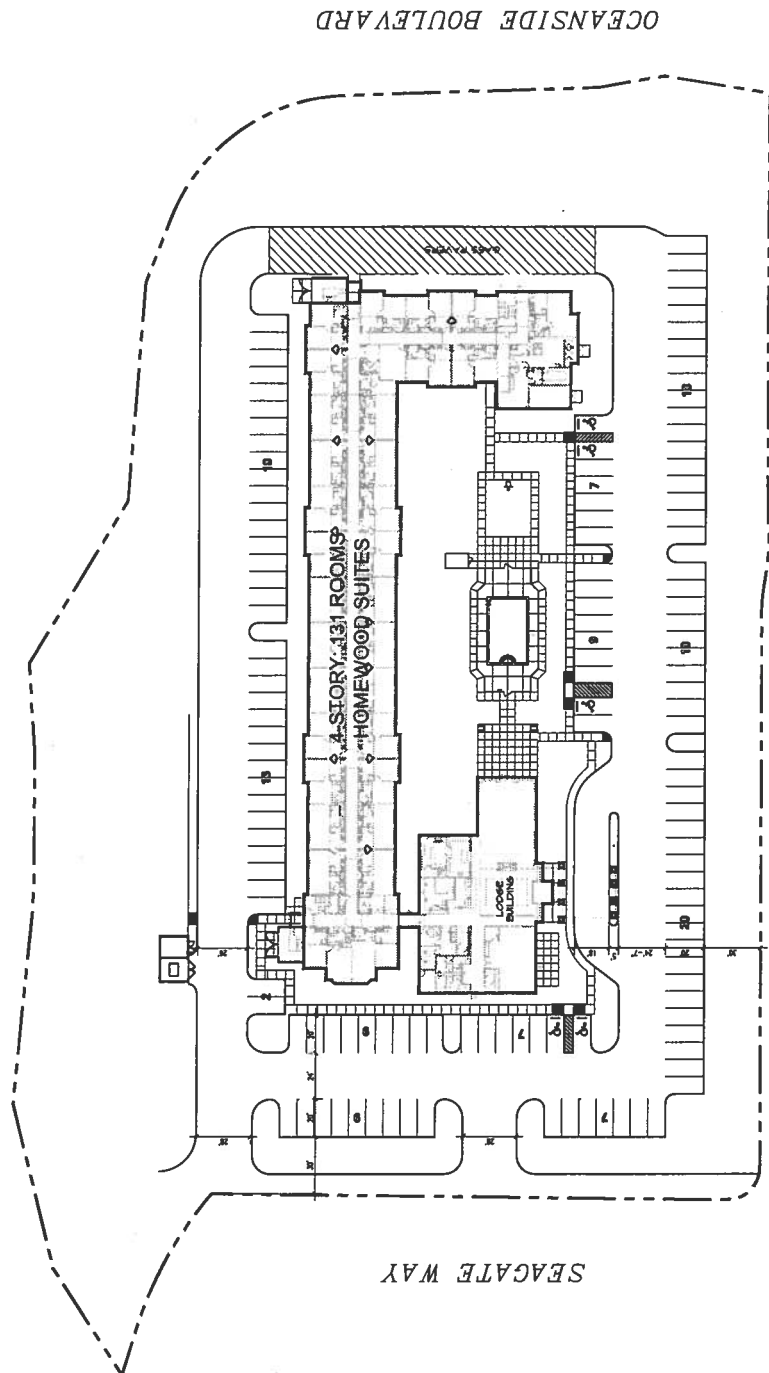
**ROOM COUNT**

GROUND FLOOR	14	15	1	0	1	0	1	0	92
SECOND FLOOR	14	15	1	0	1	0	1	0	99
THIRD FLOOR	14	15	2	1	0	1	0	0	99
FOURTH FLOOR	14	15	2	1	0	1	0	0	99
<b>TOTAL</b>	<b>56</b>	<b>60</b>	<b>6</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>181</b>

**PARKING**

STANDARD (8'-0"X20'-0")	127
ACCESSIBLE (8'-0"X20'-0")	5
<b>TOTAL</b>	<b>132</b>

(INCLUDES 1 VAN ACCESSIBLE SPACE)



**GENE FONG ASSOCIATES**  
 ARCHITECTS  
 1150 WESTWOOD BLVD  
 WESTWOOD, CA 91362-1000  
 TEL: 310-206-7000 FAX: 310-206-7000

**SITE STUDY - POTENTIAL HOTEL**  
 SCALE: 1" = 30'-0"  
 DATE: 4/22/11  
 JOB NO: 1149

**HILTON HOMewood SUITES**  
 OCEANSIDE, CALIFORNIA





**R.D. OLSON**  
DEVELOPMENT

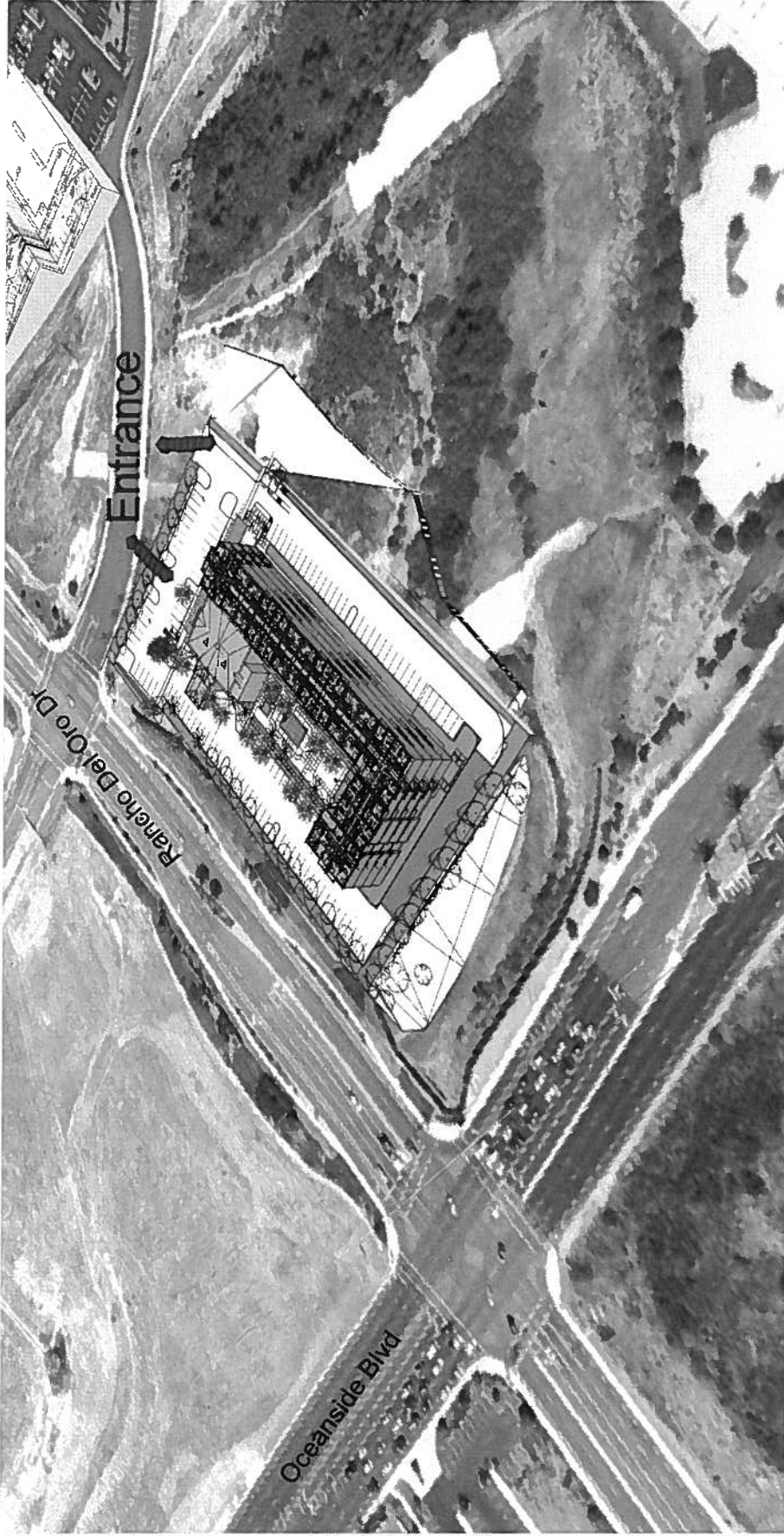
**HOMEWOOD SUITES**  
Hilton  
RANCHO DEL ORO - OCEANSIDE CA  
Site-Study-Potential Hotel

**SITE PLANNING**

06.23.11  
GFA 11,48P



**GENE FONG ASSOCIATES**  
1136 WESTWOOD BLVD, LOS ANGELES, CA 90024  
TEL: 310.299.7529



Entrance

Rancho del Oro Dr

Oceanside Blvd

**R.D. OLSON**  
DEVELOPMENT

**HOMewood**  
**SUITES**  
Hilton  
RANCHO DEL ORO - OCEANSIDE CA  
Site-Study-Potential Hotel

View North West



06.23.11  
GFA 1149P

**GENE FONG ASSOCIATES**  
110 WEST WOODHILL PLACE, LOS ANGELES, CA 90024



**R.D. OLSON**  
DEVELOPMENT

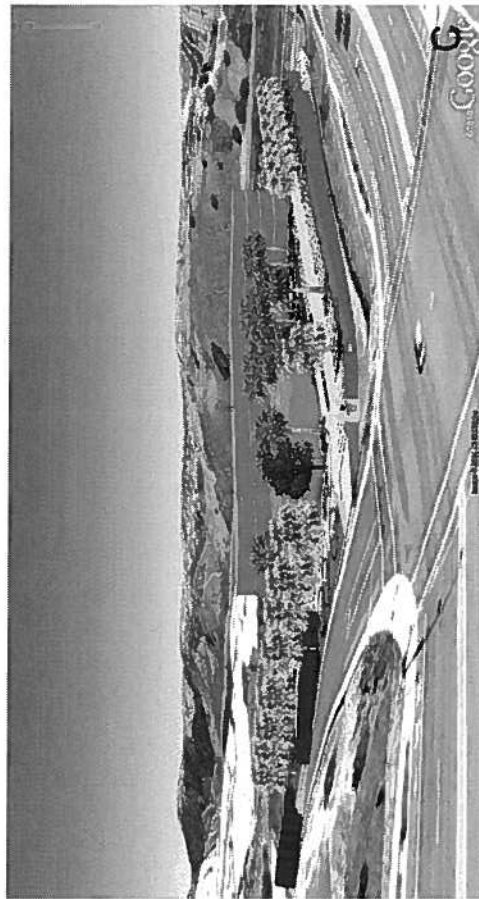
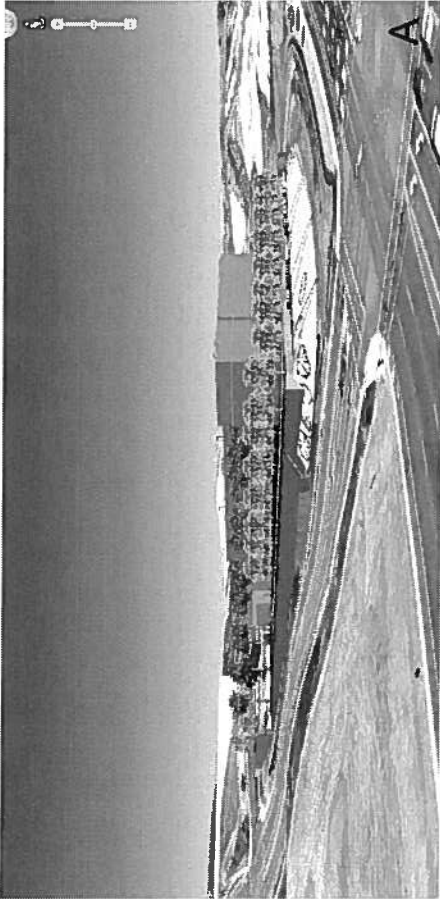
**HOMewood**  
**SUITES**  
Hilton  
RANCHO DEL ORO- OCEANSIDE CA  
Site-Study-Potential Hotel

View North East

06.23.11  
GFA 1148P



**GENE FONG ASSOCIATES**  
1130 WESTWOOD BLVD, LOS ANGELES, CA | 310.209.7520



**R.D. OLSON**  
DEVELOPMENT

**HOMEWOOD**  
**SUITES**  
hilton  
RANCHO DEL ORO - OCEANSIDE CA  
Site-Study-Potential Hotel

IEWS FROM STREET

06.23.11  
GFA 1149P



**GENE FONG ASSOCIATES**  
1736 WESTWOOD BLVD. LOS ANGELES, CA 90024  
310.209.7520

June 23, 2011

**Project: Hotel Site Study NEC of Oceanside Blvd. and Rancho Del Oro Drive –  
Oceanside, CA**

**Re: Project Summary for Developer's Conference**

Buyer/Developer: R.D. Olson Development  
Blake Evans – (949) 271-1119

**Project Description**

RD Olson Development (“RDOD”) is working with the City of Oceanside (“City”) to acquire the 4.86 acre City owned site on the northeast corner of Oceanside Blvd. and Rancho Del Oro Drive. RDOD is evaluating the feasibility of building a select-service, extended stay, business hotel (branded as a Hilton Homewood Suites, or equivalent product should be flag be unavailable) of approximately 131 rooms.

The 4-story, wood frame building will be approximately 94,050 square feet. Public areas provided are lobby, breakfast area, meeting room(s), fitness center, guest laundry, 24-hour convenience market, sports court, outdoor pool area, and outdoor BBQ area. The back of house areas will include laundry room, kitchen, staff offices and break room, and mechanical/equipment rooms. Each of the 131 guestrooms is furnished with a small kitchen which includes a full sized refrigerator, microwave, sink, dishwasher, and small cooktop.

The site will be accessed by two driveways along Seagate Way on the north end of the parcel. There will be 132 total parking stalls provided onsite including 5 accessible stalls.