

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, March 31, 2015, 8:30 a.m.
Guajome Room

1. 8:30 a.m. - 9:30 a.m. Discussion for a propose 10-lot single-family subdivision on a 2.7 acre parcel located on Oceanside Boulevard and MacDonald Street.

Zoning: RS (Residential Single-Family District)
Land Use: SFD-R (Single-Family Detached Residential)
Neighborhood Area: Loma Alta
Assessor Parcel Number: 149-160-32, 33
Contact Person: Kyle Morgheim
Tel.: 714-235-8970
Email: kmorgheim@butier.com

2. 9:30 a.m. - 10:30 a.m. Discussion to propose an Aquatic Amusement Park, with an approximate 400-room hotel, commercial amenities, restaurants, a fitness facility, 18-hole miniature golf course, and outdoor volleyball/basketball courts located at El Corazon.

Zoning: PD-1 (El Corazon Master Plan)
Land Use: El Corazon
Neighborhood Area: Ivey Ranch/Rancho Del Oro
Assessor Parcel Number: 162-082-51
Contact Person: Tim Thiele
Tel.: 760-603-6243
Email: tthiele@mbakerintl.com

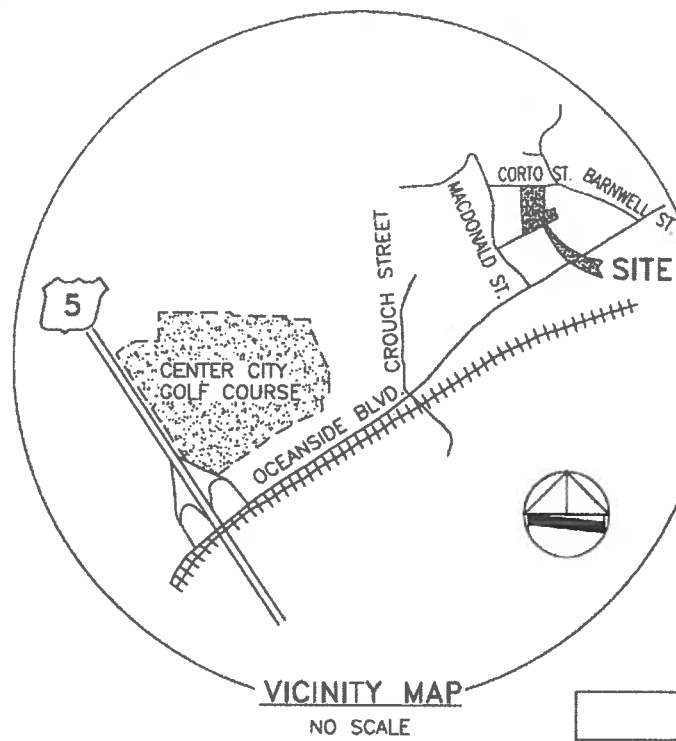
Attachments:

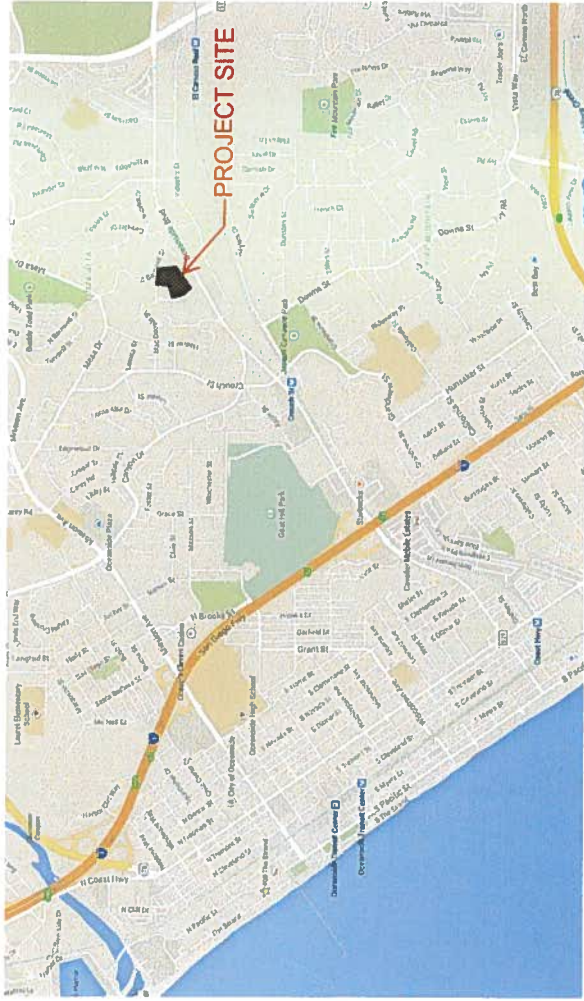
1. Maps
2. Project Description Letter
3. Proposed Elevations

¹ *The developer 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.*

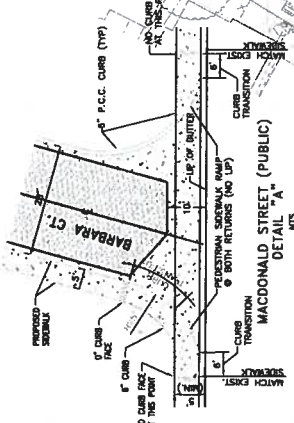
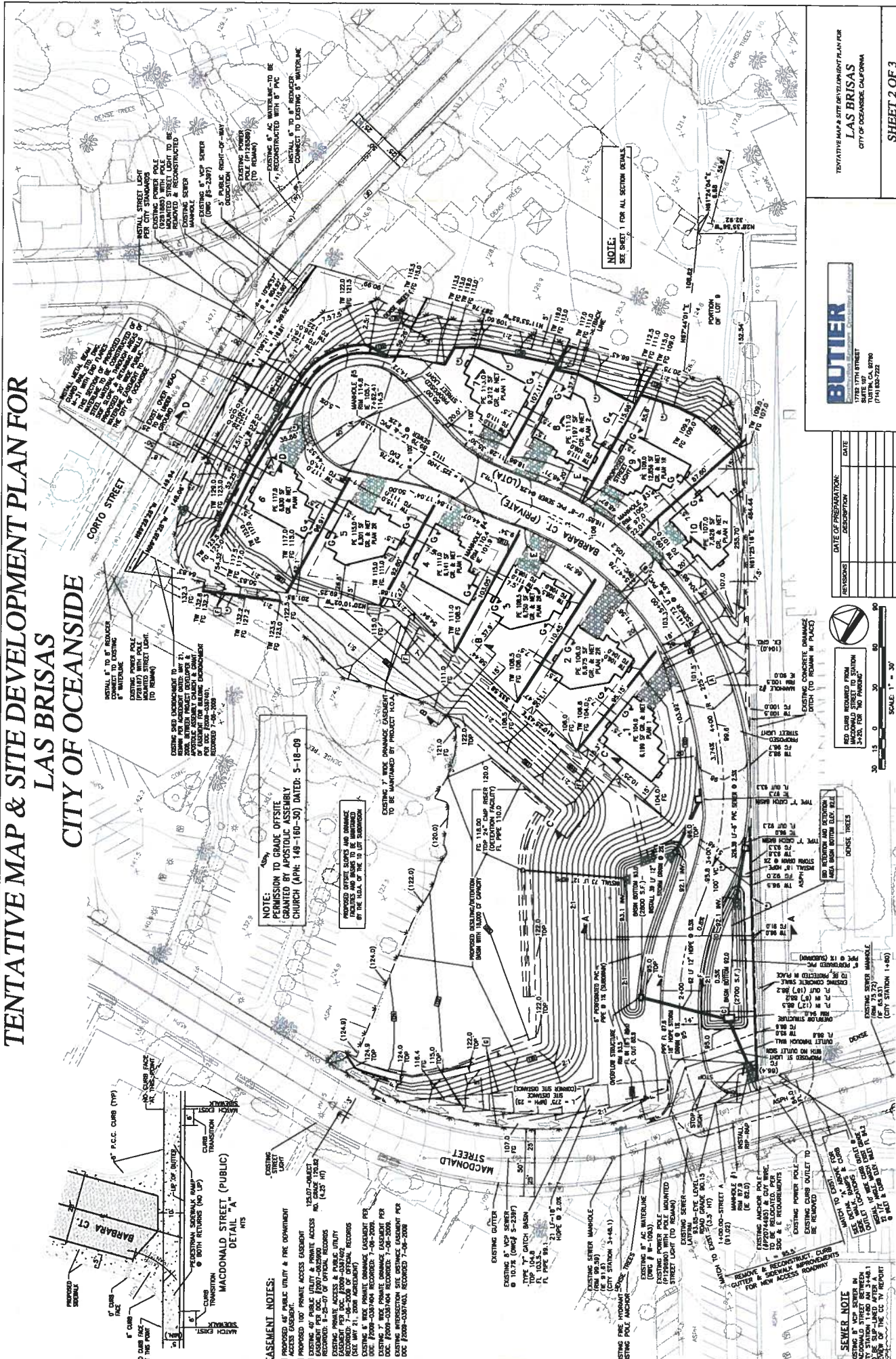
Las Brisas Project Description

The proposed project is a 2.7 AC parcel in Oceanside (APN#'s 149-160-32 & 33), CA near Oceanside Blvd and MacDonald Street. The project slopes downward from Corto Street with a church on the West side of the property and single family homes on the East side. The project proposes 10 single family lots with the lots laid out along both sides of a cul de sac. A project location map is provided below.





TENTATIVE MAP & SITE DEVELOPMENT PLAN FOR LAS BRISAS CITY OF OCEANSIDE



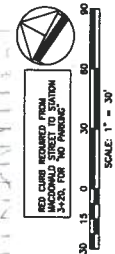
- EASEMENT NOTES:**
- (1) PROPOSED 40' PUBLIC UTILITY & FIRE DEPARTMENT
 - (2) PROPOSED 100' PRIVATE ACCESS EASEMENT
 - (3) EXISTING 40' PUBLIC UTILITY & PRIVATE ACCESS
 - (4) EASEMENT PER DOC. 10074-028200
 - (5) RECORDED 1-25-07 BY OFFICIAL RECORDS
 - (6) EASEMENT PER DOC. 10074-028200
 - (7) RECORDED 1-25-07 BY OFFICIAL RECORDS
 - (8) EXISTING 6" WIDE PRIVATE DRAINAGE EASEMENT PER DOC. 73008-0387604 RECORDED 7-08-2009.
 - (9) EXISTING 12" WIDE PRIVATE DRAINAGE EASEMENT PER DOC. 73008-0387604 RECORDED 7-08-2009.
 - (10) EXISTING INTERSECTION SITE DRAINAGE EASEMENT PER DOC. 73008-0387604 RECORDED 7-08-2009.

NOTE:
PERMISSION TO GRADE OFFSITE
GRANTED BY APOSTOLIC ASSEMBLY
CHURCH (APH: 148-180-30) DATED: 5-18-09

PROPOSED 12" WIDE PRIVATE DRAINAGE
EASEMENT AND BASIN TO BE MAINTAINED
BY THE HALL OF THE LOT SUBDIVISION

NOTE:
SEE SHEET 1 FOR ALL SECTION DETAILS.

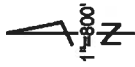
| REVISIONS | DATE | DESCRIPTION |
|-----------|------|-------------|
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SEWER NOTE
EXISTING 12" WIDE PRIVATE DRAINAGE EASEMENT PER DOC. 73008-0387604 RECORDED 7-08-2009.
EXISTING INTERSECTION SITE DRAINAGE EASEMENT PER DOC. 73008-0387604 RECORDED 7-08-2009.

BUTLER
CITY ENGINEER
1000 17TH STREET
TUSTIN, CA 92780
(714) 835-7222

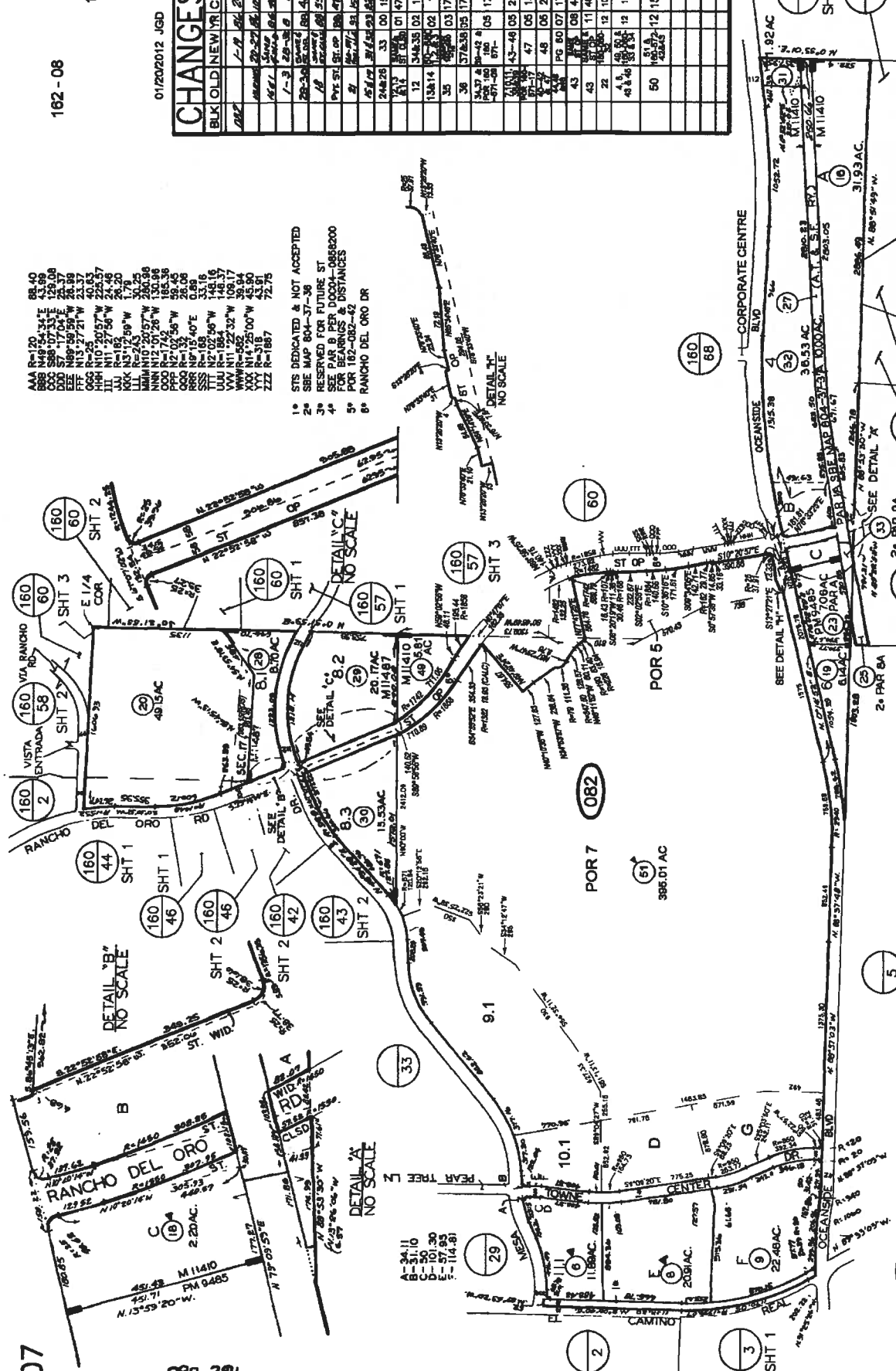
162 - 08



01/20/2012 JGD

| CHANGES | |
|---------|----------------|
| BLK | OLD NEW YR CUT |
| AAA | R-120 |
| BBB | M48-24-34-E |
| CCC | M48-24-34-E |
| DDD | M48-24-34-E |
| EEE | M48-24-34-E |
| FFF | M48-24-34-E |
| GGG | M48-24-34-E |
| HHH | M48-24-34-E |
| III | M48-24-34-E |
| JJJ | M48-24-34-E |
| KKK | M48-24-34-E |
| LLL | M48-24-34-E |
| MMM | M48-24-34-E |
| NNN | M48-24-34-E |
| OOO | M48-24-34-E |
| PPP | M48-24-34-E |
| QQQ | M48-24-34-E |
| RRR | M48-24-34-E |
| SSS | M48-24-34-E |
| TTT | M48-24-34-E |
| UUU | M48-24-34-E |
| VVV | M48-24-34-E |
| WWW | M48-24-34-E |
| XXX | M48-24-34-E |
| YYY | M48-24-34-E |
| ZZZ | M48-24-34-E |

- 1* SITE DEDICATED & NOT ACCEPTED
- 2* SEE MAP 604-JT-36
- 3* REVERSED FOR FUTURE ST
- 4* SEE PAR 8 FOR DISTANCES
- 5* FOR BEARINGS & DISTANCES
- 6* RANCHO DEL ORO DR



MAP 11410-RANCHO DEL ORO-MASTER SUB MAP WEST
 SEC 21-T11S-R4W-POR
 SEC 17-T11S-R4W-POR
 MAP 11487-RANCHO DEL ORO VILLAGE 8
 ROS 14124, 18354, 20532, 20800, 20833

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.

SAN DIEGO COUNTY
 ASSESSOR'S MAP
 BOOK 162 PAGE 08

07

080-291

CANC

March 10, 2015

City of Oceanside
Development Services Department
Planning Division
300 North Coast Highway
Oceanside, CA 92054

Subject: International Swimming Hall of Fame (ISHOF) Development Proposal
APN 162-082-51 at El Corazon

To whom it may concern:

The Swimming Hall of Fame Partners are a family entertainment resort company that provides our guest with a high quality vacation at an affordable price. We propose a self-contained waterpark and other family-oriented entertainment activities. Our resort supplies approximately 400 family suites, each of which sleep from six to ten people and include a wet bar, microwave oven, refrigerator, and dining and sitting area. We provide a full-service entertainment resort experience to our target customer base: families with children ranging in ages from 2 to 14 years old that live within a convenient driving distance of our resort. Our resort is open year-round and supplies a convenient, comfortable environment where our guests can enjoy our various amenities and activities. Total land area of the project is approximately 30+ acres.

Guest Suites. All of our guest suites are themed luxury suites, ranging in size from approximately 385 square feet to 1,970 square feet. Substantially all of the rooms in our resort also include a private deck or patio. Our resort offers up 11 room styles to meet the needs and preferences of our guests, including a selection of rooms with lofts, Jacuzzis, and fireplaces. Our standard rooms include two queen beds and a third queen bed in a sleeper sofa, a wet bar, microwave oven, refrigerator, and a dining and sitting area, and can accommodate up to six people. Our specialty rooms can accommodate up to seven people and provide a separate area for children, including suites that feature a log cabin bunk bedroom. Other suites feature a themed den enclosure or suites that feature bunk beds in a themed tent enclosure. We also offer larger rooms which have separate bedrooms with a king bed and a large dining and living area and can accommodate up to eight people. We also provide room service dining.

Waterpark. Our waterpark covers approximately 40,000 square feet and has a sports theme, which includes decorative rockwork and paintings. The waterfort is an interactive water experience for the entire family that features over 60 water effects, including spray guns, fountains, valves, and hoses, and has cargo netting and suspension bridges and is capped by an oversized bucket.

Amenities. The resort features a combination of the following amenities.

Themed restaurants. The resort features a themed restaurant and a themed bar and grill that serves alcoholic beverages and sandwiches. It includes a grill with a life-sized seaplane suspended over the dining area and features a two story realistic tree with a canopy of leaves and canvas-topped booths with hanging lanterns, giving guests the impression that they are dining in a Northwoods forest campsite.

Ice Cream Shop and Confectionery. The resort has Sweets and Eats ice cream shop and confectionery that provides sandwiches, Starbucks coffee, pastries, ice cream, candies, homemade fudge and other smacks that families can share together.

Snack Bar. The waterpark has a snack bar that offers a variety of sandwiches, pizzas, and similar foods with ample seating so that our guests do not have to leave the warmth and comfort of the waterpark.

Full-Service Spa. The resort has an adult Spa and Salon that provides a relaxing get-a-way with a full complement of massages, facials, manicures, pedicures, and other spa treatments and a wide selection of Avoda products. Also included is a children's spa. The furnishings of the kid-friendly spa have the look of a modern ice cream parlor, with chocolate-covered walls, retro swiveled stools, and a pedicure sofa that looks like an oversized ice cream sundae. While enjoying their treatment, kids can listen to music from a provided CD player and speakers or with their own digital music player.

Game Arcade. Our game arcade ranges in size from approximately 3,900 to 7,000 square feet, generally features over 70 games and is divided into distinct areas with video and skill games that appeal to children of different ages. Tickets won from the skill games may be exchanged for a wide selection of merchandise that appeals to our younger guests.

Cub Club. Our Cub Club room provides professionally staffed children's activity rooms with programmed activities, including arts and crafts, games and nature hikes. Cub Club is also a membership program for our younger guests. Membership is open to all children who have stayed at our resort and includes a periodic newsletter, exclusive offers, rewards for each stay and a free meal and dessert when members visit during their birthday month.

Animated Clock Tower. Our resort has an animated two-story Clock Tower located in the resort's main atrium lobby. The Clock Tower provides daily theatrical entertainment. A 2,000 gallon water fountain featuring a hand-blown glass sculpture and a music and light show is located in the main atrium lobby.

Outer Water Amenities Area. Outer water amenities area complement our smaller waterpark facilities and allow our guests to take advantage of favorable weather conditions. Our outdoor water amenities include activity pools and a large deck or patio area and are generally open from May until September.

Fitness Rooms. Our fitness room contains aerobic exercise equipment, weight-lifting machines and numerous televisions for active viewing.

Meeting Space. Our resort offers meeting spaces ranging from approximately 3,000 to over 7,000 square feet that are available for guest meetings, including a 99-seat state-of-the-art symposium-style meeting room.

Conference Facility. Our resort supplies conference meeting space. It ranges in size from 10,000 to 40,000 square feet, and provides some, if not all of the following features: Grand Ballroom, flexible meeting spaces, executive boardroom, audio visual systems, and multiple pre-function concourses including an outdoor patio.

Kids Rec Facility. This is a four-story approximately 16,000 square foot structure. Children ages three and older can navigate through slides, bridges, nets, and mazes. Admission is free to all resort guests and open to the public for a fee.

Magic Quest. This is an interactive, live-action fantasy adventure game that guests can play throughout the resort.

Miniature Golf. The resort provides a custom-designed outdoor 18-hole miniature golf course.

Indoor Volleyball/Basketball Courts. 8-10 indoor volleyball courts are featured, which can convert into 4-5 basketball courts. Admission is free to all resort guests and open to the public for a fee.

Outdoor Volleyball Courts. 7 Outdoor volleyball courts are available. Admission is free to all resort guests and open to the public for a fee.

Dormitories. 100 dormitory rooms are available to accommodate teams for training and competition.

Sports Medicine Center. A sports medicine / rehab center is available on site. It is operated by a nationally recognized sport medicine company. Fees and/or membership are available to resort guests at reduced prices, and to the general public at standard industry prices.

Special Space. This is approximately 1,000 square foot interactive facility that features multiple computer stations, offering Internet access, docking stations for digital music players, as well as multiple gaming stations. This space also features family events, like rock star karaoke and family challenge.

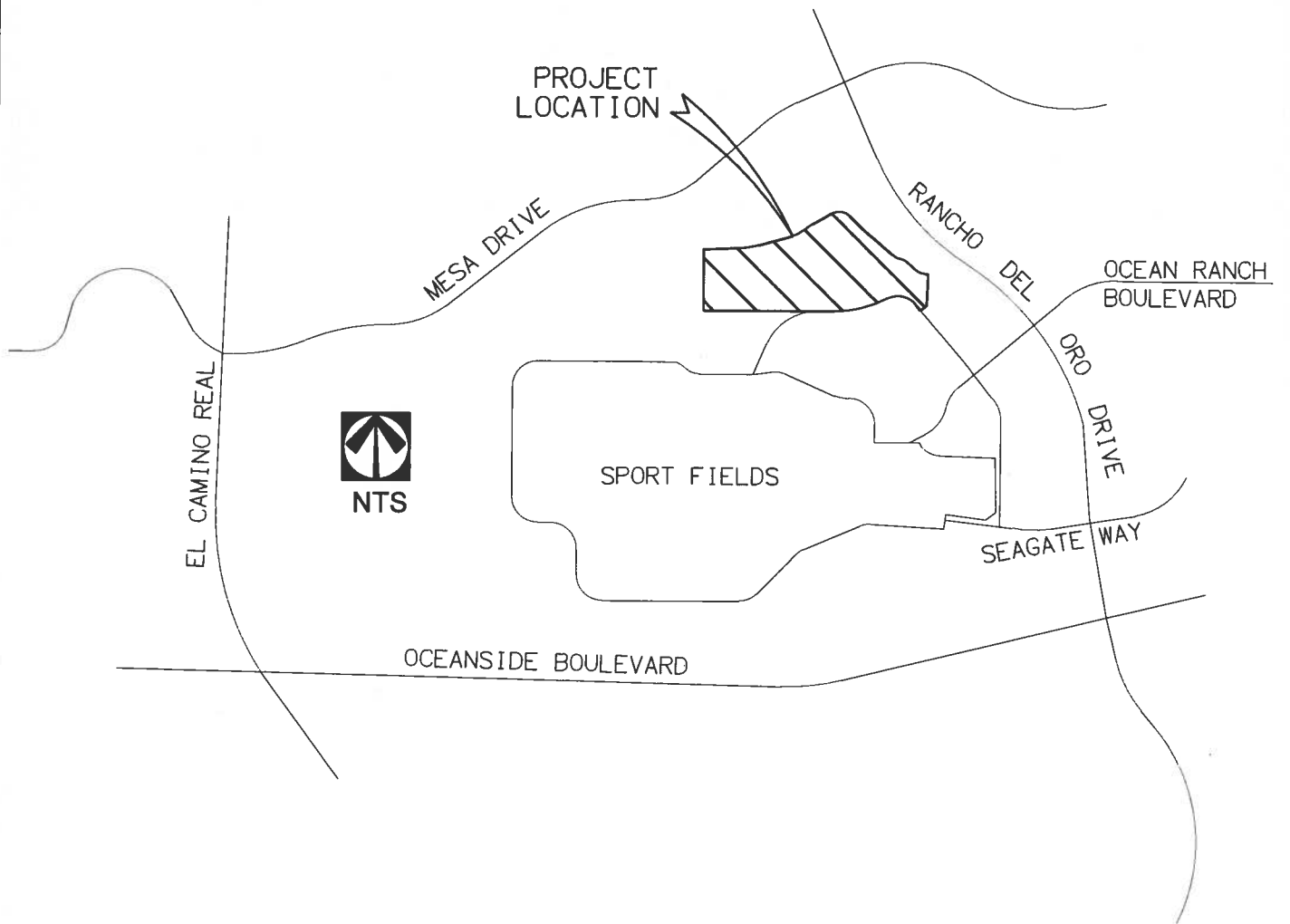
Thank you for your consideration.

Respectfully submitted by,

Tim Thiele, PE
(760) 603-6243

RBF Consulting, a company of Michael Baker International

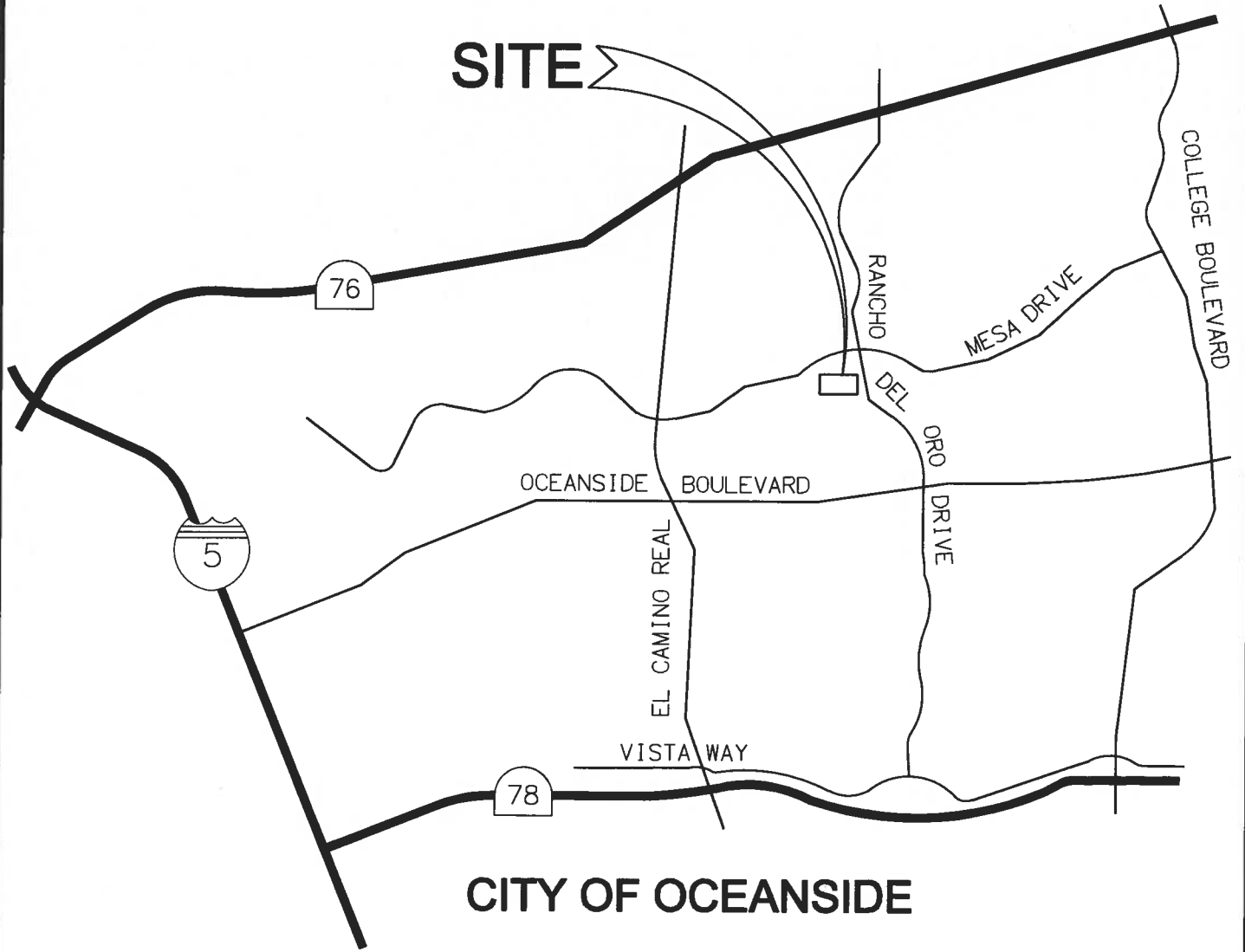
On behalf of: Sherman Whitmore, Swimming Hall of Fame Partners (954) 673-9561



LOCATOR MAP

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A Baker Company

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CARLSBAD, CALIFORNIA 92008-4398
760.478.9193 • FAX 760.478.9198 • www.RBF.com

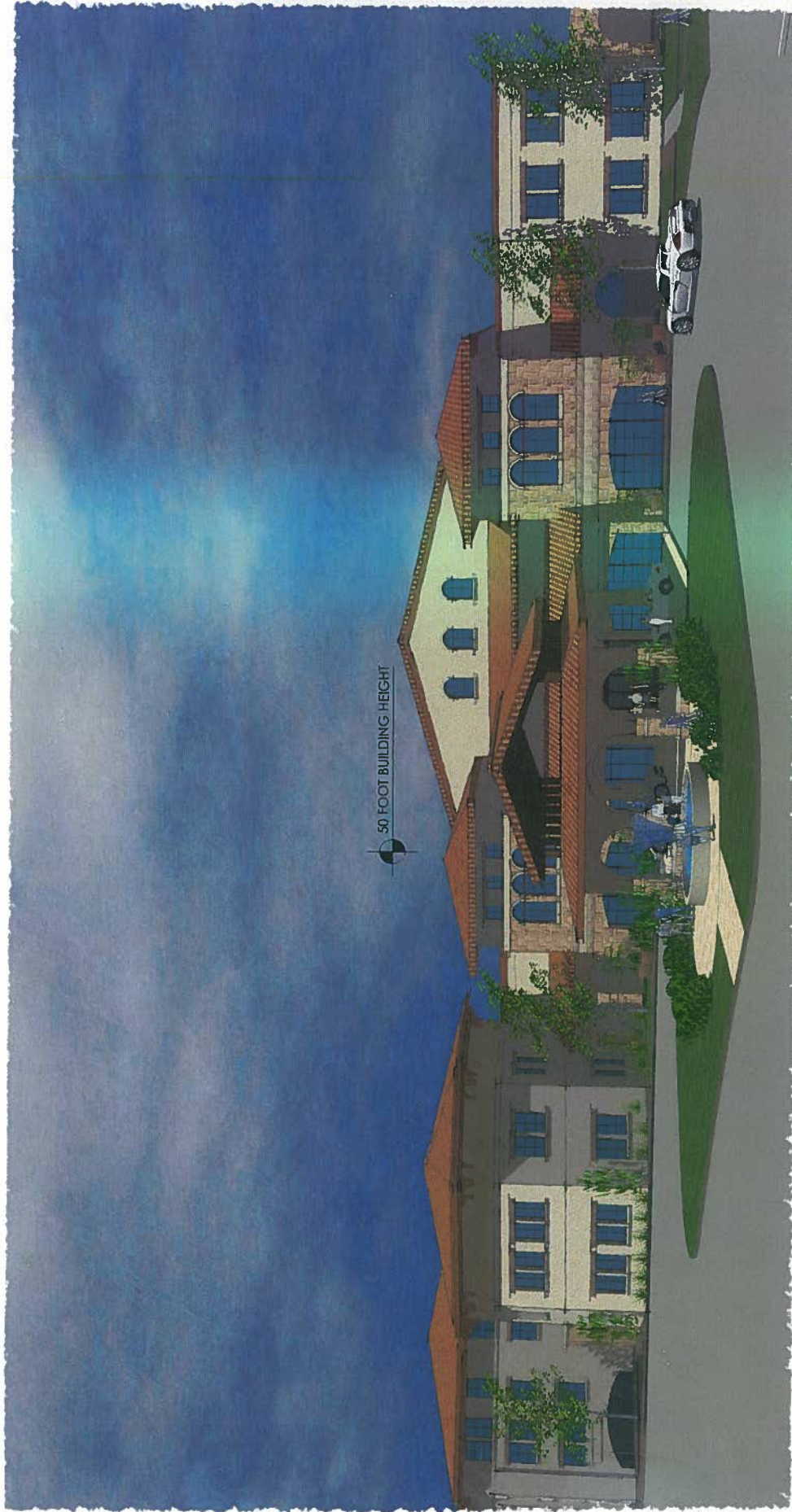


REGIONAL CITY MAP

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**Architectural Design
Consultants, Inc.**

ENTRY PERSPECTIVE 2

12-054 ISHOF - OCEANSIDE, CA
MARCH 9, 2015

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