



CONCEPTUAL SITE PLAN



*Subject to change



CONCEPTUAL RENDERING #1



*Subject to change



CONCEPTUAL RENDERING #2



*Subject to change



CONCEPTUAL RENDERING #3



*Subject to change



TRAFFIC STUDY AREA

#

Study area intersections

Distance to nearest transit stop

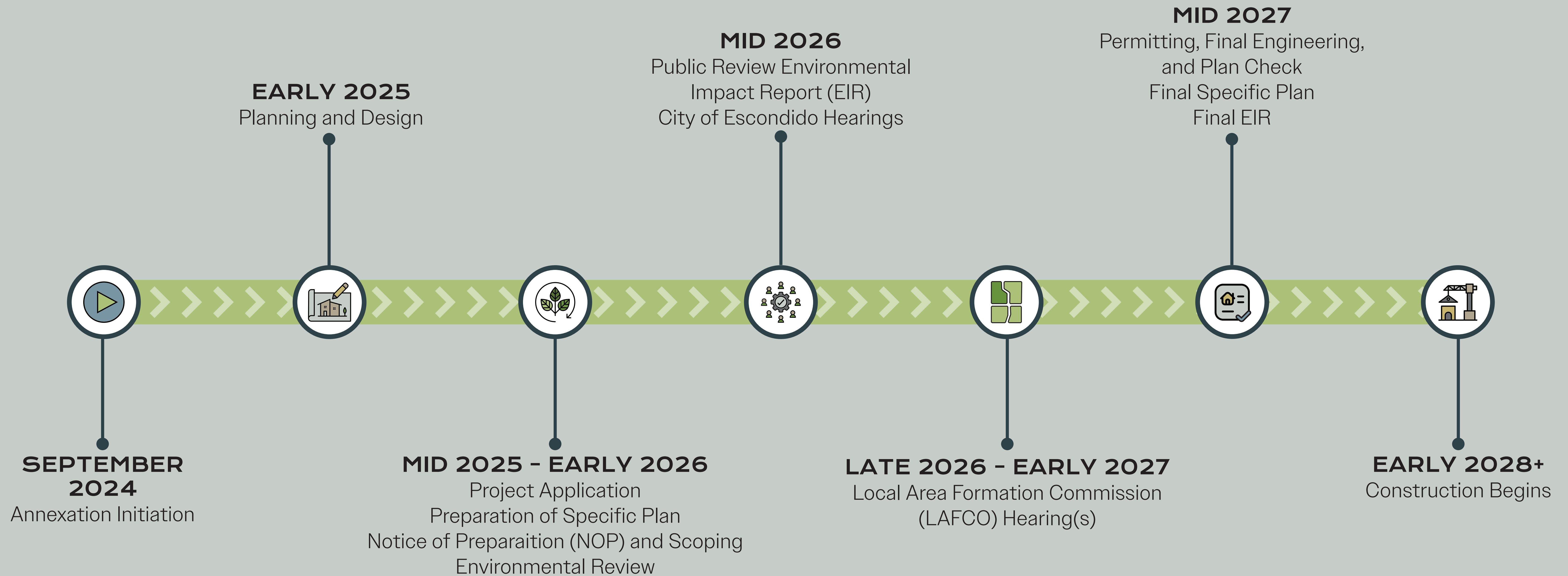
Flex Bus Route 371

The NCTD 371 operates as a deviated fixed-route service. It follows a set schedule and route but can deviate within a certain distance to pick up or drop off passengers. To use this deviation, you must make a reservation at least 30 minutes in advance, and no later than 5:00 p.m. the day before your trip.





PROCESS & SCHEDULE



*Subject to change



SEWER / ANNEXATION STUDY AREA





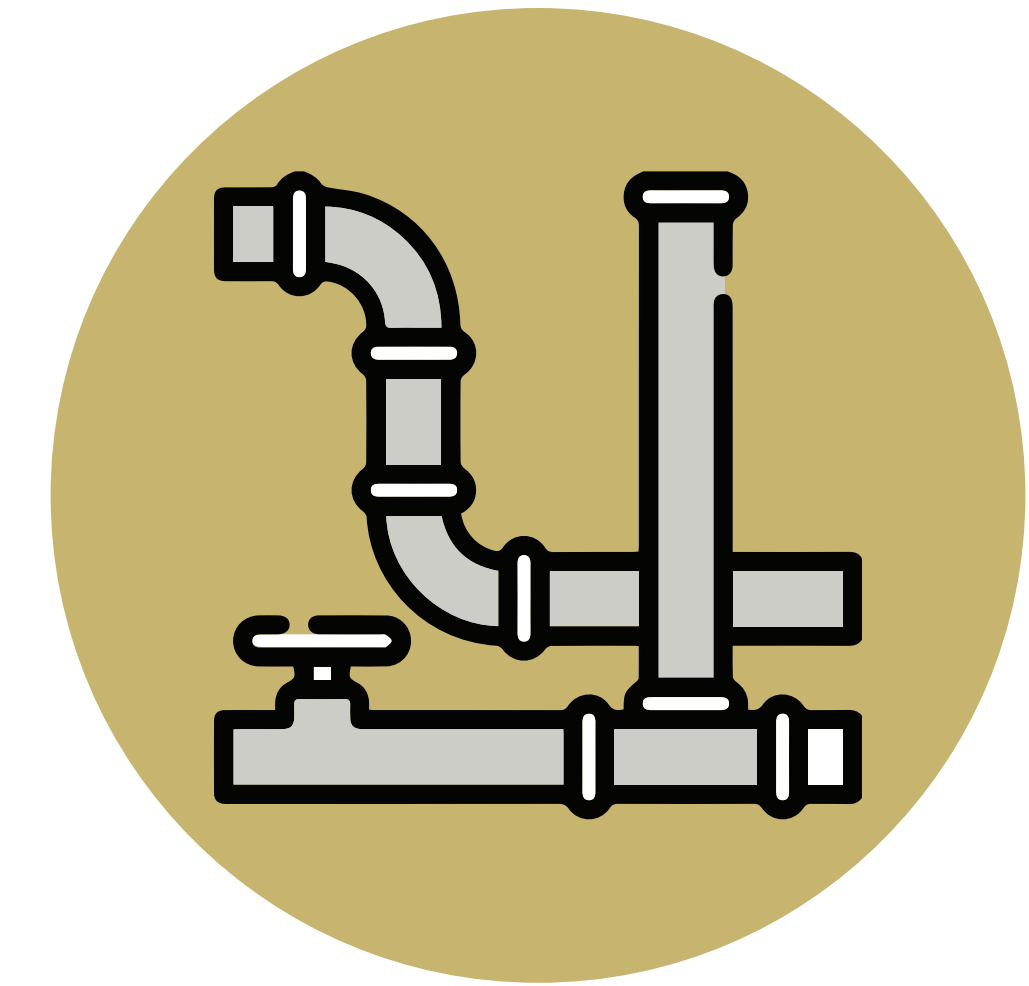
COMMUNITY BENEFITS & FEATURES



Contributing more than \$8 million in fees for local road, school, public safety, and park investments in Escondido.



Expanding the public sewer service area, which will create future opportunities for some existing neighbors that are on septic systems to connect into the city sewer system.



Construct and maintain a new onsite sewer lift station, which will support future sewer infrastructure expansion in the area.



Increasing tax revenue for the City of Escondido, which will help reduce growing budget shortfalls and fund essential services for residents.



Providing new, for-sale housing to attract new—or retain existing—homeowners in Escondido.



Maximizing sustainability with rooftop solar panels and the latest energy efficiency design features to reduce environmental impact.