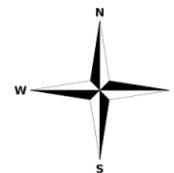


Project Site Location and Setting



Location

- Project site located at the North-West end of the City of Escondido
- Approximately 109 acres
- Site previously operated as a golf course
- Site is devoid of natural or native vegetation with limited perimeter landscaping

Existing Surrounding Land Uses

- The country club neighborhood ranges from condominium duplexes to single-family homes with lot sizes ranging from **2,300 sq. ft. to over 7,000 sq. ft.**
- The neighborhood includes two retail centers. One on the corner of W. Country Club Ln. El Norte Pkwy. and the other located on Nutmeg and El Norte Pkwy
- Country Club Ln. also includes two churches