

GENERAL PLAN LAND USES
RESIDENTIAL

- Residential I: 1 du/ 4, 8, 20 acres
- Residential II: 1 du/ 2, 4, 20 acres
- Estate I: 1 du/ 1, 2, 4, 20 acres
- Estate II: 1 du/ .5, 1, 20 acres
- Suburban: Up to 3.3 du/acre
- Urban I: Up to 5.5 du/acre
- Urban II: Up to 12 du/acre
- Urban III: Up to 18 du/acre
- Urban IV: Up to 24 du/acre
- Urban V: Up to 45 du/acre

COMMERCIAL

- General Commercial
- Neighborhood Commercial
- Office
- Planned Commercial
- Planned Commercial/ Mixed Use

INDUSTRIAL

- Light Industrial
- General Industrial
- Industrial Office

OTHER

- Public Land/Open Space
- Tribal Lands
- Specific Plan Area

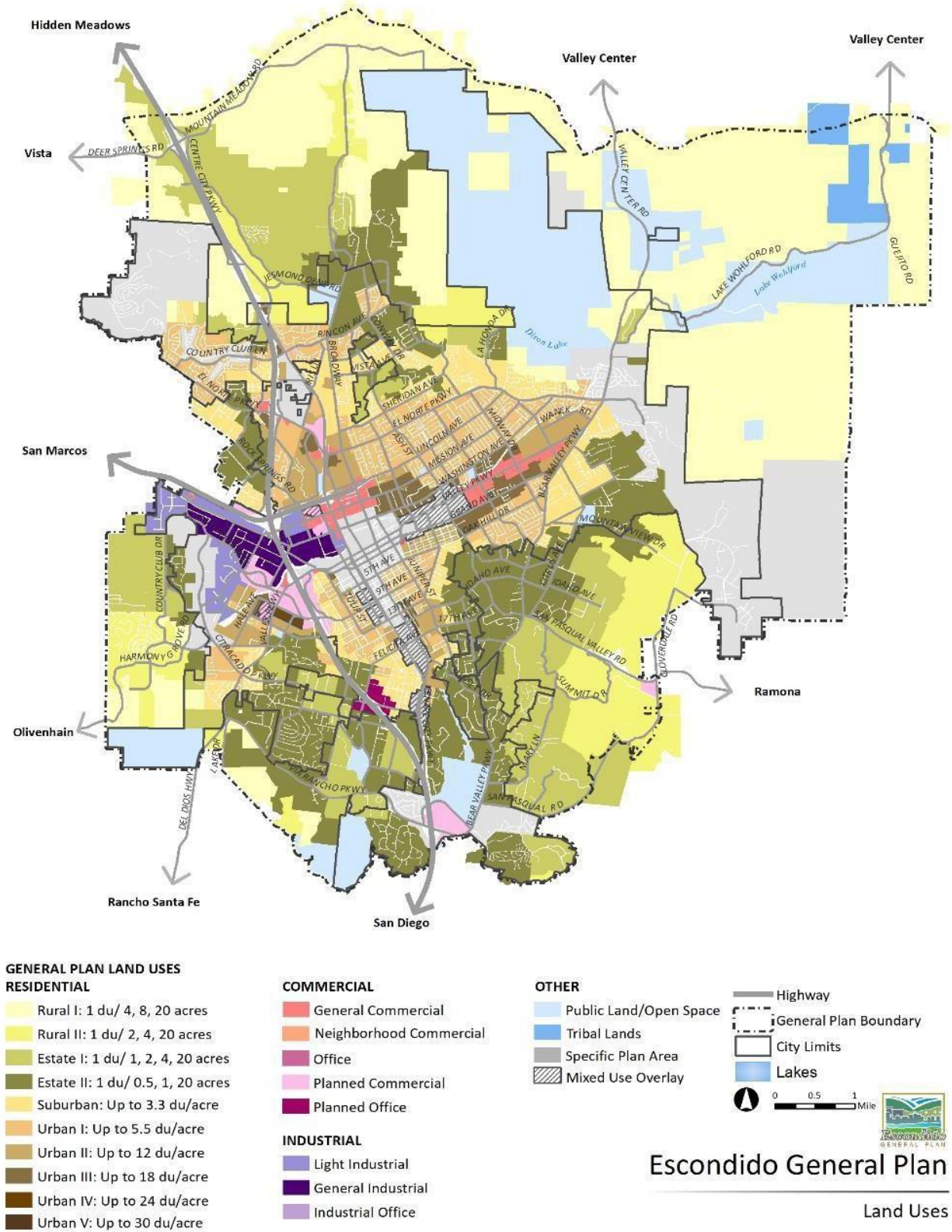
- Highway
- General Plan Boundary
- City Limits
- Street
- Lakes

0 0.5 1 Mile

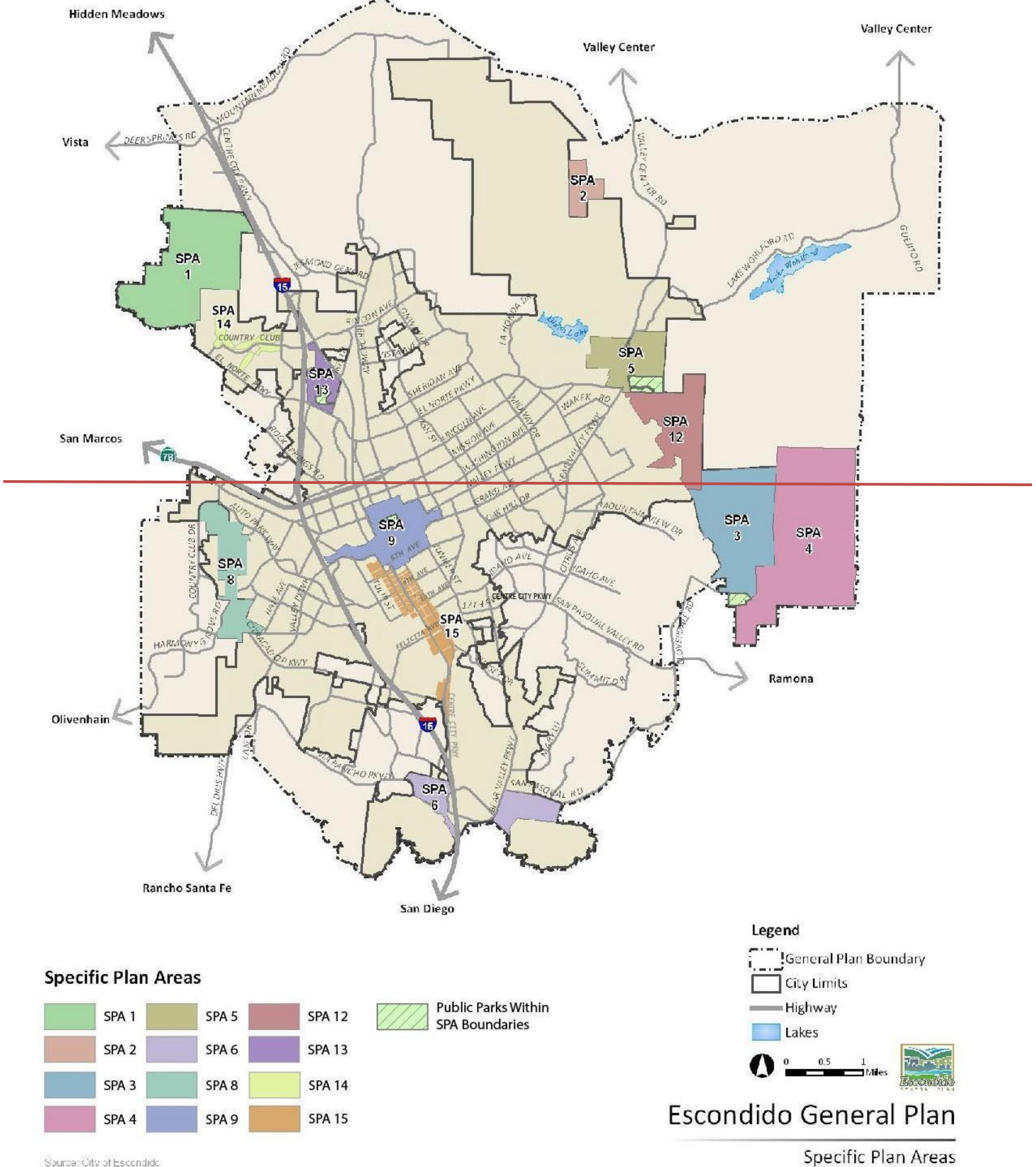


City of Escondido

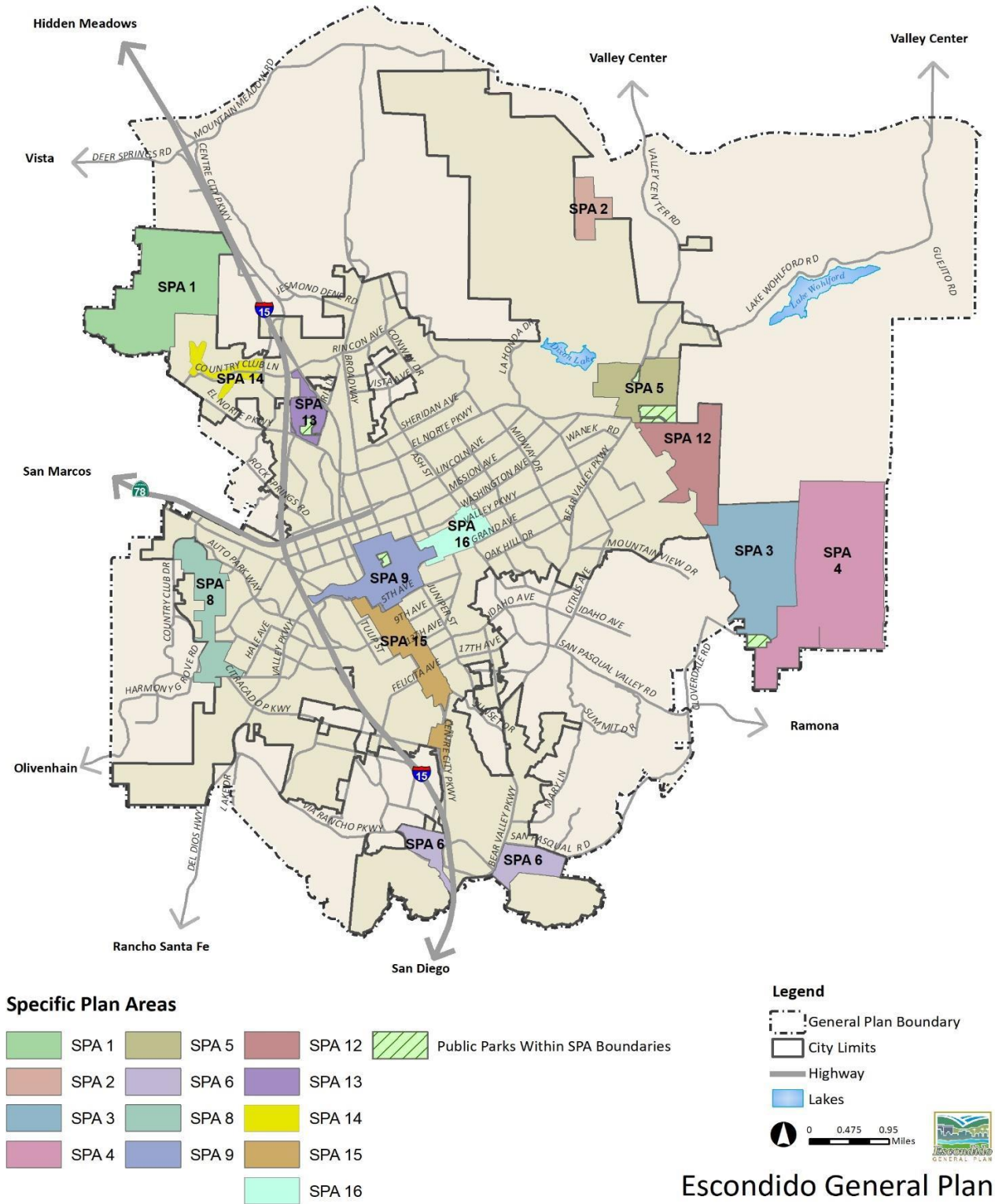
Land Uses
Figure II-1
Figure II-1



Attachment "2"



Source: City of Escondido



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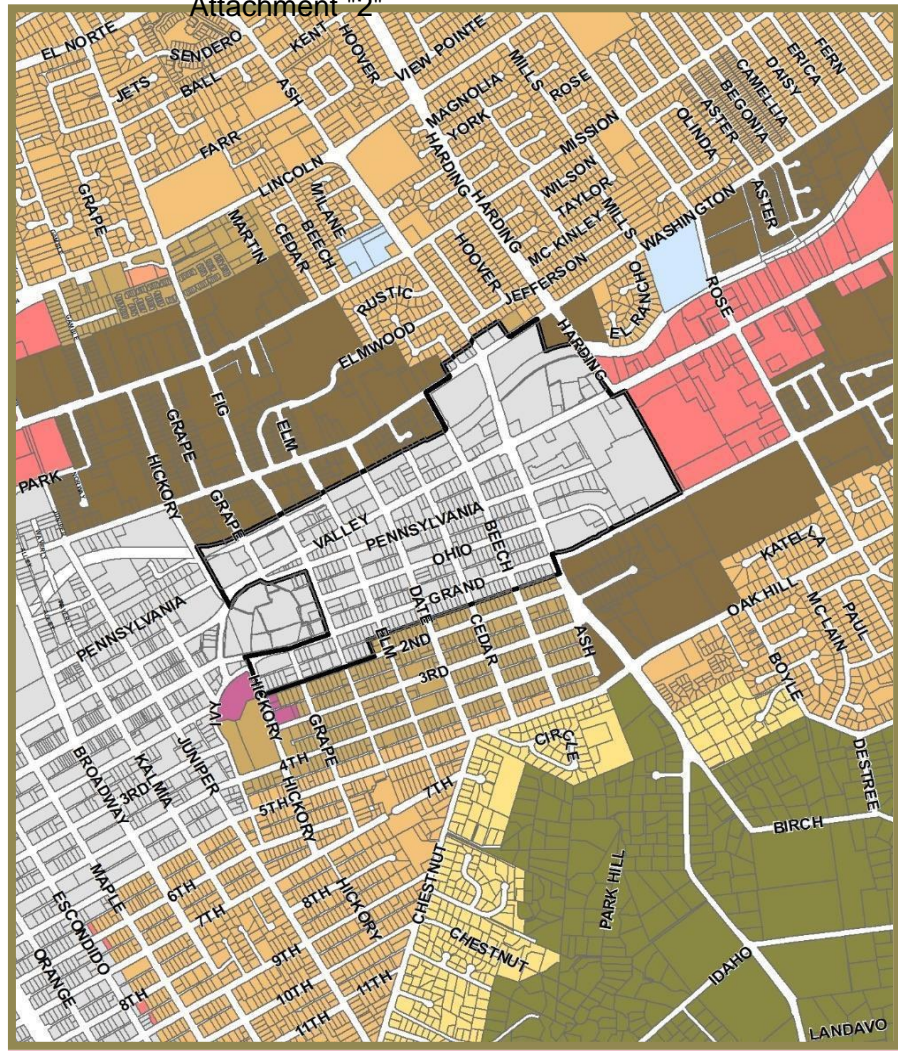


Figure II-21

16. East Valley SPA #16

Location: The planning area is located in central Escondido, immediately adjacent to, and east of downtown. The area extends approximately 1-mile along Escondido Creek, a concrete-lined flood control channel.

Size: The plan area covers approximately 191 acres within the City of Escondido.

Current Status: Commercial development characterizes a majority of the planning area. Big and mid-box retail, grocery and food service establishments are located within the planning area vicinity. Medical office buildings are also present due to the influence of the former Palomar Health Medical campus, which was demolished late 2021. Since the medical campus demolition, there has been an increase in vacancies within the surrounding office spaces.

Plan Details: The East Valley Specific Plan establishes goals, policies, allowable land uses, development standards and guidelines for A wealth of topics are addressed as part of the plan, including: Mobility, Open Space and Trails, Economic Development, Sustainable and Equitable Development, and Design.

Guiding Principles: The East Valley Specific Plan's goals incorporate a dynamic mix of land uses to ensure planned residential, commercial, and open space uses are linked together through multi-modal transportation corridor. Connections to Escondido Creek Trail and an aspiration to provide a unique and artistic identity seeks to revitalize the area and attract residents and businesses.



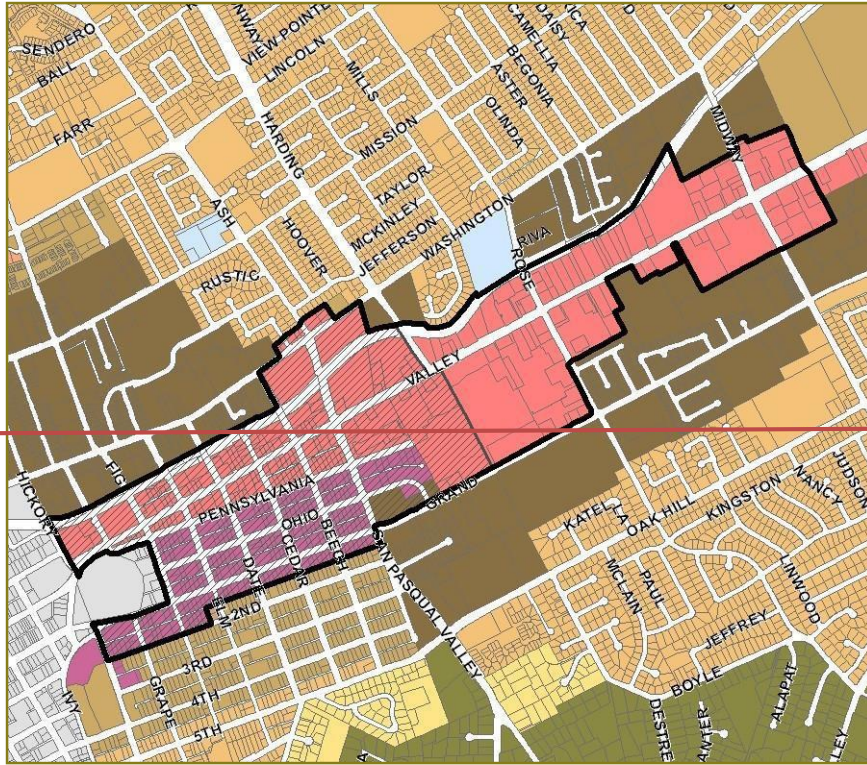
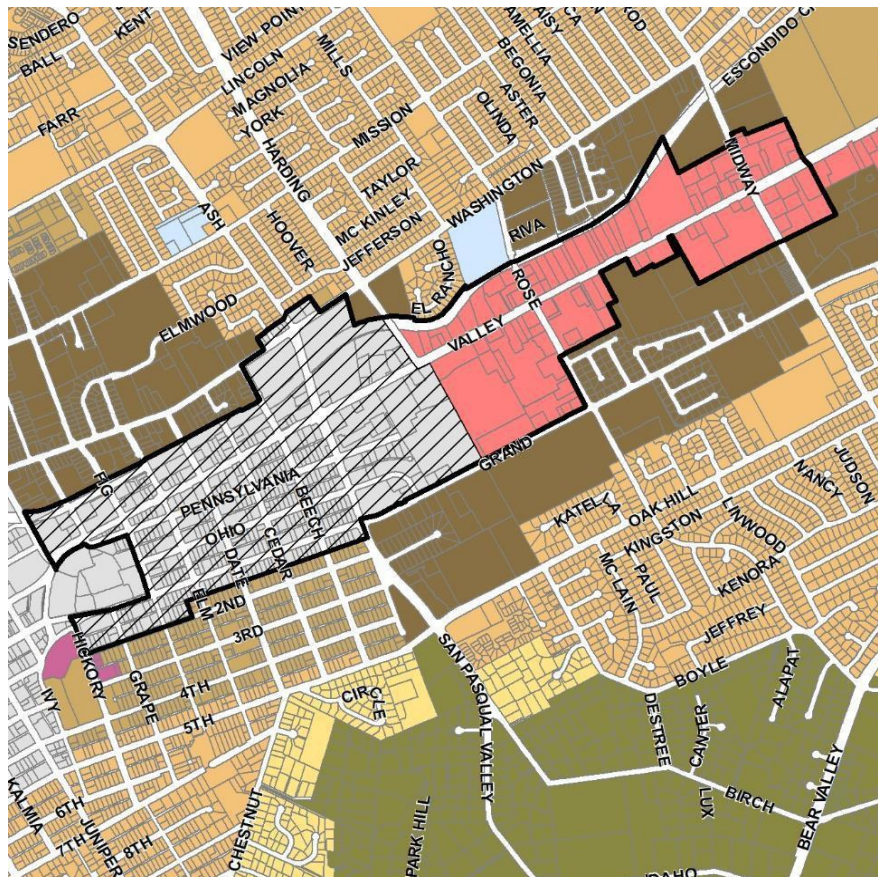


Figure II-27



GENERAL PLAN LAND USES

Residential

- Rural I: 1 du/ 4,8,20 acres (R1)
- Rural II: 1 du/ 2,4,20 acres (R2)
- Estate I: 1 du/ 1,2,4,20 acres (E1)
- Estate II: 1 du/ 0.5,1,20 acres (E2)
- Suburban: Up to 3.3 du/acre (S)
- Urban I: Up to 5.5 du/acre (U1)
- Urban II: Up to 12 du/acre (U2)
- Urban III: Up to 18 du/acre (U3)
- Urban IV: Up to 24 du/acre (U4)
- Urban V: Up to 30 du/acre (U5)

Commercial

- General Commercial (GC)
- Neighborhood Commercial (NC)
- Planned Commercial (PC)
- Office (O)
- Planned Office (PO)

Industrial

- Light Industrial (LI)
- General Industrial (GI)
- Industrial Office (IO)

Other

- Public Land/Open Space (P)
- Specific Plan Area (SPA)
- Mixed-Use Overlay
- Target Area Boundary

h. East Valley Parkway Target Area

Location: Generally between Escondido Creek and Grand Avenue, between Palomar Hospital and Midway Drive.

Size: 331 acres (Figure II-27).

General Plan Designations: Office (70 acres); General Commercial (261 acres), Mixed Use Overlay (minimum 30 units per acre).

Current Status: Low intensity general retail, office, restaurants, and small-scale service businesses.

Adopted Plans: East Valley Parkway Area Plan and East Valley Specific Plan

Target Area 8 Guiding Principles:

- 1) Update the Area Plan for the Target Area to include smart growth principles as well as improved vehicular access and enhanced aesthetics from Highway 78 along Lincoln Avenue and Ash Street. Strengthen Escondido Creek path connections, and better integrate public / private recreational spaces.
- 2) Promote opportunities and incentives for attracting job training and technical/vocational schools and educational institutions that enhance employment opportunity for residents.
- 3) Establish a mixed use overlay between Palomar Hospital and Ash Street to focus residential growth with increased building heights and intensities, distanced from lower density residential and appropriate buffers to ensure compatibility.