

An Initiative Measure To Adopt The Lakes Specific Plan

The proposed initiative measure would adopt "The Lakes Specific Plan" which is a specific plan for development of 110 acres of property on Country Club Lane, approximately one half mile to the west of Interstate 15, commonly known as the Escondido Country Club. This initiative proposes to change the current land use designation of the property from 'Open Space-Park' to 'Specific Plan Area #14' and enact the Lakes Specific Plan, which would guide future development in Specific Plan Area #14. The proposed initiative measure also includes amendments to the Escondido General Plan, and an amendment to the zoning designation of the property under the Escondido Zoning Code by changing the zoning to "Specific Plan" zoning.

The initiative measure and the proposed Lakes Specific Plan generally consist of three primary land use categories. The first category of approximately 78.6 acres is residential and would allow the construction of up to 430 residential units, which is a density of 5.5 dwelling units per acre. The residential lot sizes would range from 3,650 square feet to over 7,000 square feet, served by public streets.


The second land use category would be designated as open space, which would include 5.7 acres of active space, 13.2 acres of passive space, and 8.3 acres of lakes and ponds. A 2.2 mile network of trails is also described in the Plan.

The third land use category of the proposed Lakes Specific Plan is designated as Community Center, and consists of 3.6 acres for meeting and recreation facilities, a swimming pool, and tennis courts.

Phasing of the proposed Lakes Specific Plan involves construction of the Community Center at the same time as the initial residential units. In addition, a \$1 million payment to the City for use on improving or acquiring open space anywhere in the City must be paid prior to the issuance of a building permit for any residential unit.

The Lakes Specific Plan anticipates that the majority of development costs will be privately financed. Some of the infrastructure and development may use public financing, which must be approved by the City and the property owners within Specific Plan Area #14. No property developers or property owners outside of Specific Plan Area #14 would be included in any proposed public financing. The Lakes Specific Plan also requires provisions for public access to and future maintenance of the Community Center and active open space areas, with responsibility for costs depending on whether the improvement was dedicated for public use or privately owned with the Specific Planning Area.

If adopted, the Specific Plan could not be amended without a future vote of the people.



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