

An Initiative Measure To Adopt The Lakes  
Specific Plan

The initiative measure to adopt "The Lakes Specific Plan" proposes a specific plan for development of 110 acres on Country Club Lane, approximately one half mile to the west of Interstate 15, previously known as the Escondido Country Club. This measure was placed on the ballot by a petition signed by the requisite number of voters.

Under California law, a specific plan is one step below the City's general plan in the land use approval hierarchy. Because the adoption of the measure is proposed by initiative, no environmental review of the measure was required under the California Environmental Quality Act.

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 to guide future development in Specific Plan Area #14. The initiative would also amend the Escondido General Plan and the zoning designation of the property to "Specific Plan."

The initiative measure and the Lakes Specific Plan propose three primary land use categories. The first category would include 78.6 acres of residential and allow the construction of up to 430 residential units. The second land use category would include 5.7 acres of recreational active space, 13.2 acres of landscaped 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 would include 3.6 acres of land designated as Community Center to allow for meeting and recreation facilities, a swimming pool, and tennis courts. A \$1 million payment is to be made to the City to improve or acquire open space anywhere in the City prior to the issuance of a building permit for any residential unit.

While needed infrastructure (roads, pipelines, sidewalks, etc.) are envisioned to be privately financed, there may be public costs as well, and the exact costs of development will not be known until actual projects are proposed within the area. 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 is dedicated for public use or privately owned within the Specific Planning Area.

The property which is subject to the Lakes Specific Plan was the subject of a prior initiative submitted to the City Council in 2013. The voters previously qualified that initiative to amend the City's general plan pertaining to this property by re-designating the Property from "Urban 1," which allowed residential use of up to 5.5 dwellings per acre, to "Open Space-Park," which allows a golf course, club house, and recreation facilities, but precludes residential uses. The City Council chose to adopt that prior initiative without calling an election. However, if adopted, the Initiative Measure to Adopt the Lakes Specific Plan would prevail over any of the terms of that earlier measure.

  
Jeffrey R. Epp  
City Attorney

8-7-14  
Date

**RECEIVED**

AUG 07 2014

CITY OF ESCONDIDO  
CITY CLERK