

HARMONY GROVE VILLAGE SOUTH

POSITION: The Chamber's Infrastructure, Housing & Land Use Committee voted to SUPPORT the project on May 15, 2018.

RATIONALE: The project leverages an existing development by adding units and creating an increased "village" size. The project is in an area designated for increased density, and will decrease the housing deficit in the County.

STATUS: The project will be heard at the County of San Diego's Planning Commission on May 24th.

SUMMARY

Harmony Grove Village South is a new community in North County between San Marcos and Escondido. It is located adjacent to Harmony Grove Village and will produce 453 single family and multi-family residential units (targeted to be within the \$400- \$600k range), 35 acres of open space, and 5,000 square feet of commercial/civic space. It requires a General Plan Amendment (GPA) as it calls for higher density than originally allowed within the General Plan.

INDUSTRIES IMPACTED

The project will impact no specific industry, but the business community in general in North County and the surrounding area as new housing opportunities come online.

SUPPORTERS

None reported

OPPONENTS

Jonathan Dummer

ARGUMENTS IN FAVOR

Harmony Grove Village South is a project planned in proximity to major employers and transit, maximizing the opportunity for businesses to house their employees within close proximity. It represents an important opportunity to further address the County's housing crisis by creating over 400 new homes that are priced well below the average cost of a newly built home.

ARGUMENTS IN OPPOSITION

According to one opposition letter, "Harmony Grove Village South is proposed to be built on highly functioning wildlife habitat that will be forever destroyed." There is concern that this project, by requiring a GPA, is not consistent with the best and highest use of the space and therefore should be rejected.

MORE INFORMATION

It is important to note that any time a GPA is required for a project, extensive review, including CEQA, is required. As a result, the projects are extremely thoroughly vetted, and there is ample time for public engagement. This is relevant because the County's general plan, developed over the course of over a decade, is generic with the understanding that some amendments would be necessary over time, a changing community and changing regulations/policies from the state level. The necessity of a GPA should not automatically trigger any opinion about a project, although that seems to happen with increasing frequency. For context, the Chamber has opposed a county-wide initiative to make it almost impossible for any project requiring a GPA to get built, and also has supported projects in the past that called for a GPA.

Harmony Grove Village South proposes hundreds of units within major retail and commercial centers, and built immediately adjacent to extensive new infrastructure and transit. It is intentionally planned to increase connectivity for its residents and major employers. Further, it allocates almost 70% of the land for public space, including 30 acres of permanent biological open space.