

1.85 Acre Commercial Site - Escondido



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HAMLIN
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Summary

Description: The site is at the entrance to the newly built Harmony Grove 742 home master planned community.

Access: The driveway is located on Harmony Grove Village Parkway just west of Harmony Grove Rd.

Address: [2625 Harmony Grove Village Parkway, Escondido, CA 92029](#)

APN: 235-562-03-00

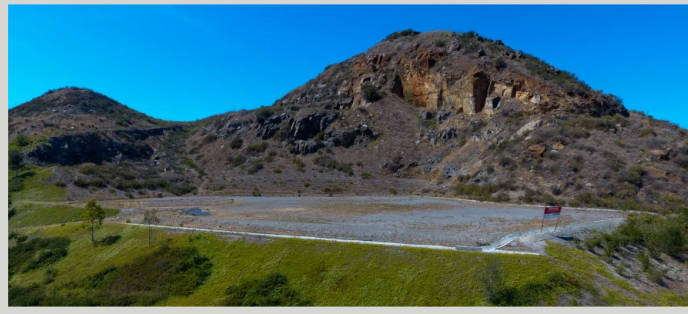
Lot Size: 1.85 total acres / 0.95 acre graded pad

Zoning: The “Institutional Zoning” allows for a variety of uses including, Child Care Facility, Private School, Religious Assemblies and other commercial uses.

Improvements: Graded site with utilities.

Documents: https://www.dropbox.com/sh/wn0qrkhzfo7m7zm/AAC5NKFSZF_MCO88pFGj6l8ja?dl=0

Why Buy



- Located at the entry of Harmony Grove
- 742 new homes occupied in Harmony Grove
- Flat graded pad

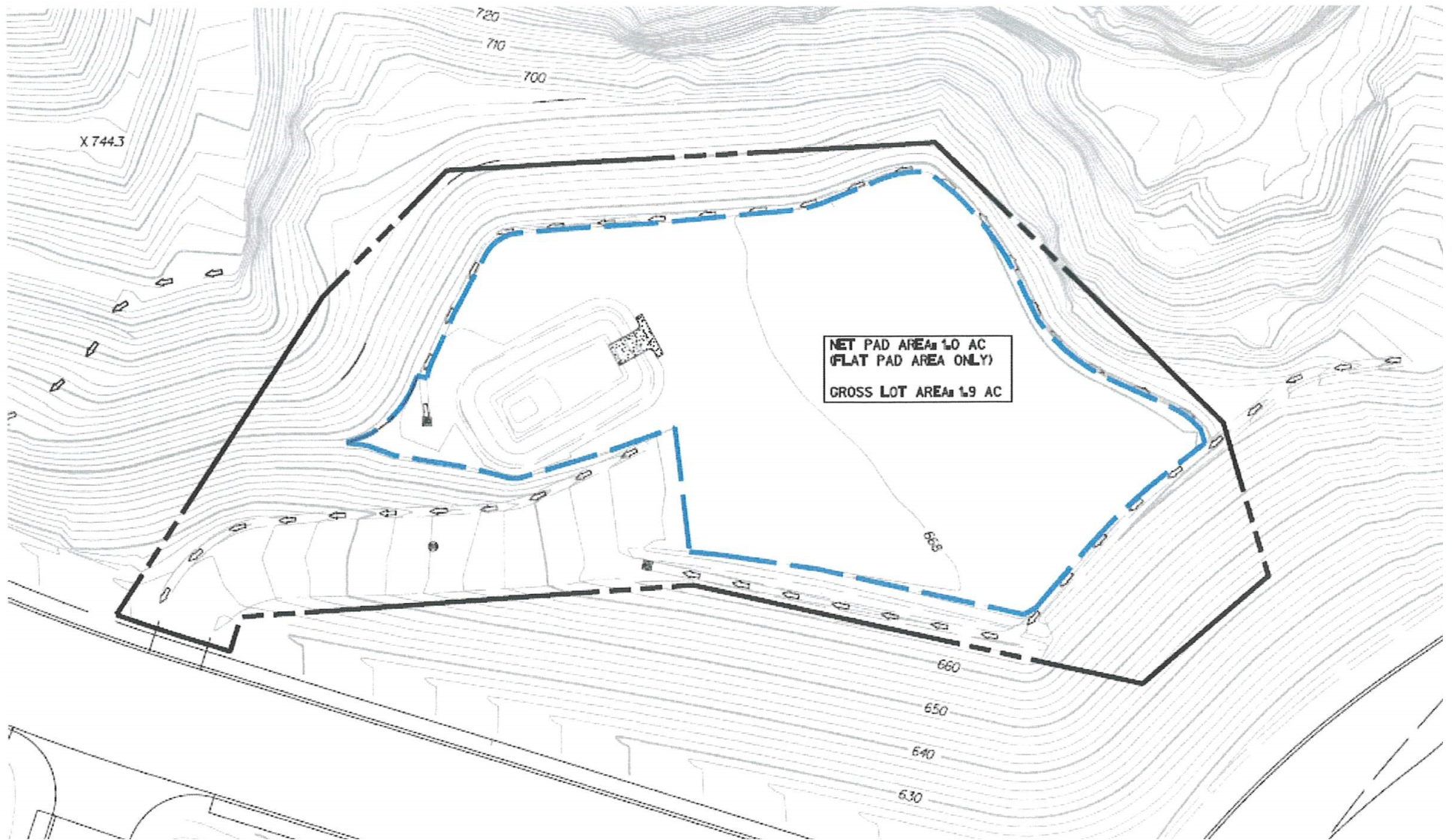


- 1,000+ Kids within a 1 mile radius
- 44% of Households make more than \$75k
- 985 Family households within 1 mile radius
- Close proximity to the 15 & 78 freeways
- 1-2 Miles to Palomar Hospital and Business Park





Site Map



Nearby Amenities

- Easy Access to I-15 and I-78
- Within a 3-mile radius of 1,000s of homes, including walking distance from over 740 homes in Harmony Grove Village
- Within a 5-mile radius of many employment centers in Escondido and San Marcos areas
- 1.6 miles to Grocery and Shopping at Auto Parkway
- 2.3 miles to Hospital
- 2.4 miles to Elfin Forest Reserve
- 2.9 miles to Downtown Escondido
- 4.2 miles to Cal State San Marcos
- 5.4 miles to Downtown San Marcos



4th of July Park



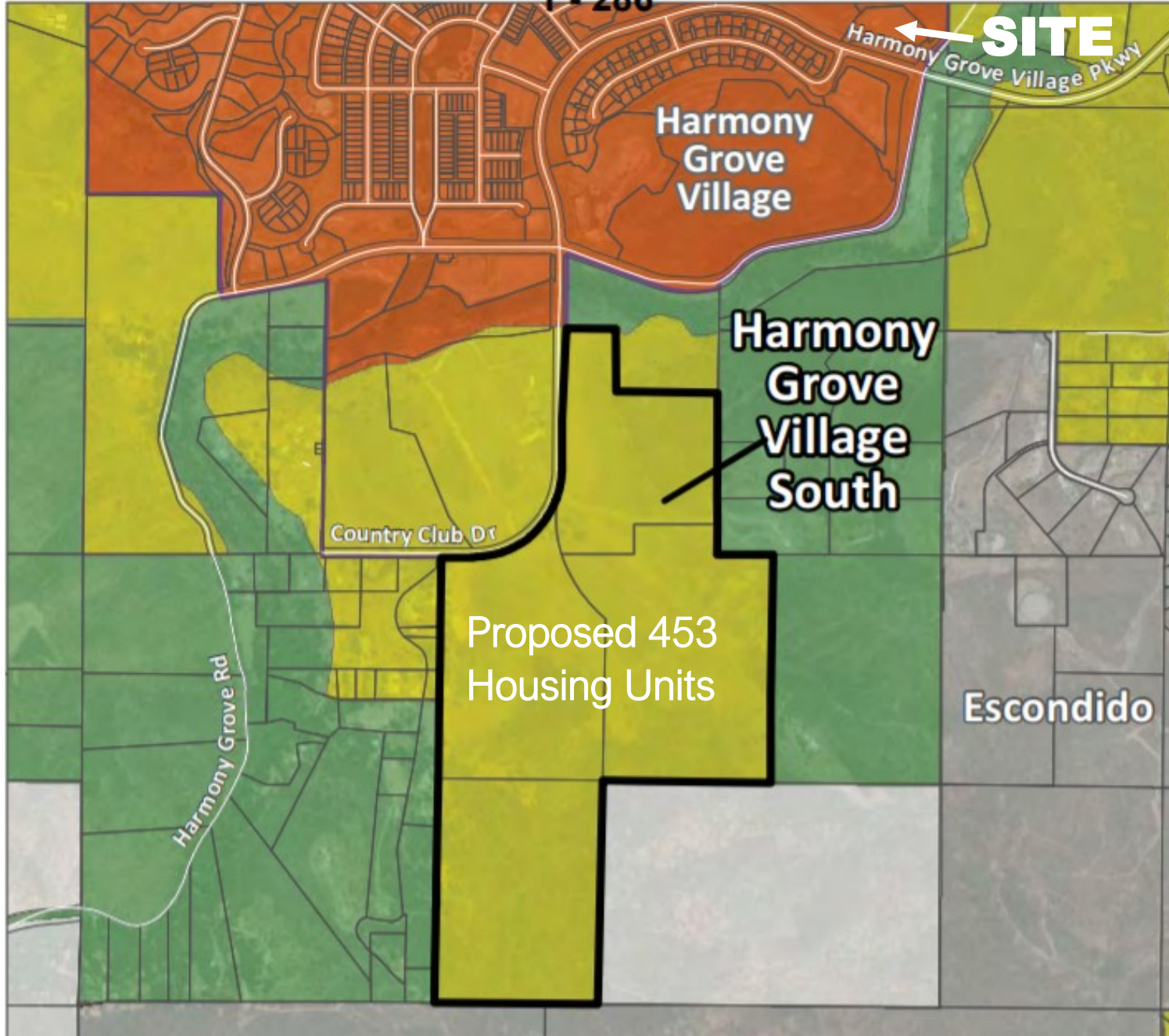
Escondido Views

Valley

Harmony Grove Site Map



Future Housing



Statistics



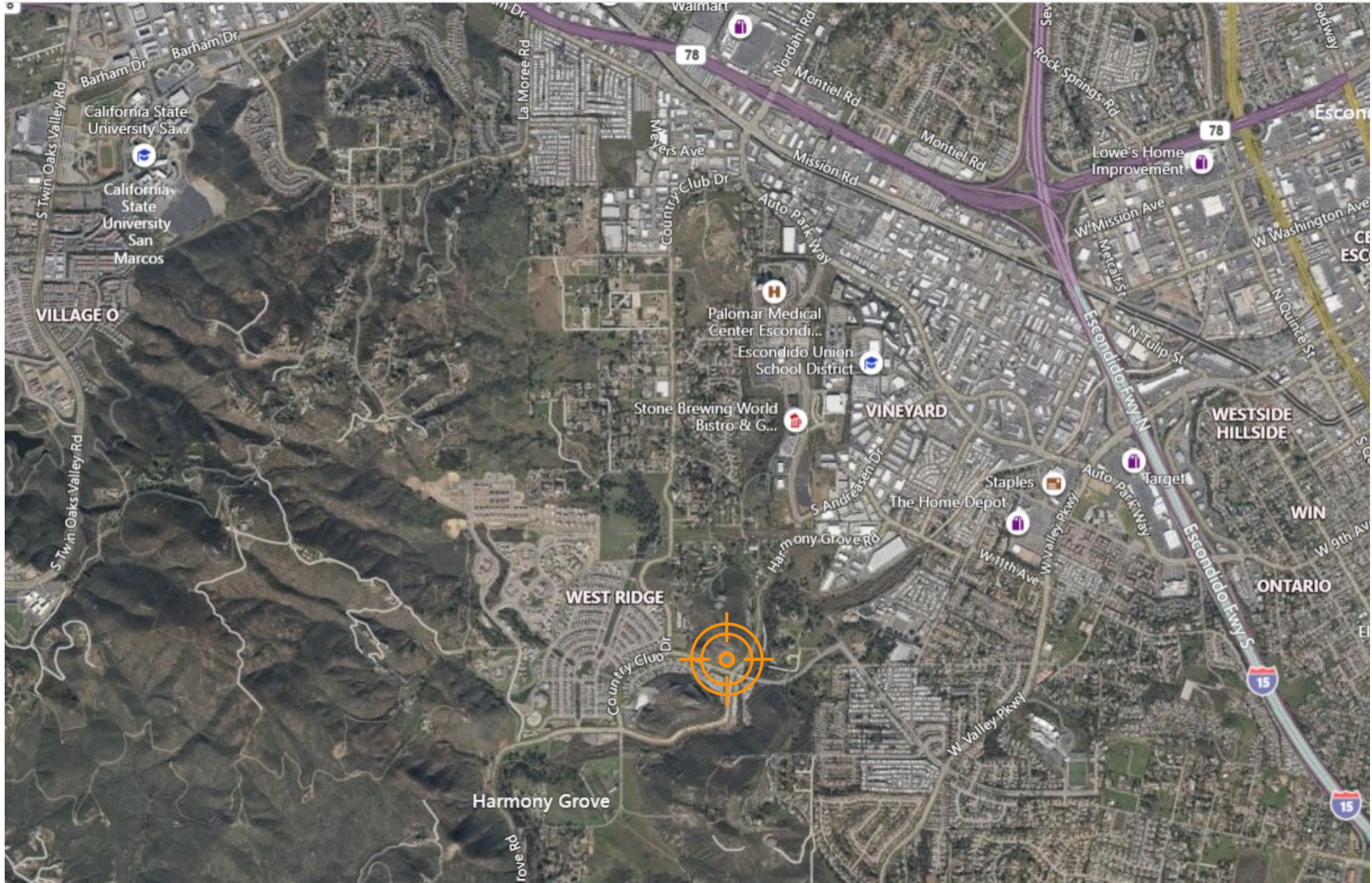
1 Mile	
Population	3,988
Family Households	985
Kids Under 19	1,099
Household Income	44%

3 Mile	
Population	64,898
Family Households	14,525
Kids Under 19	17,064
Household Income	46%

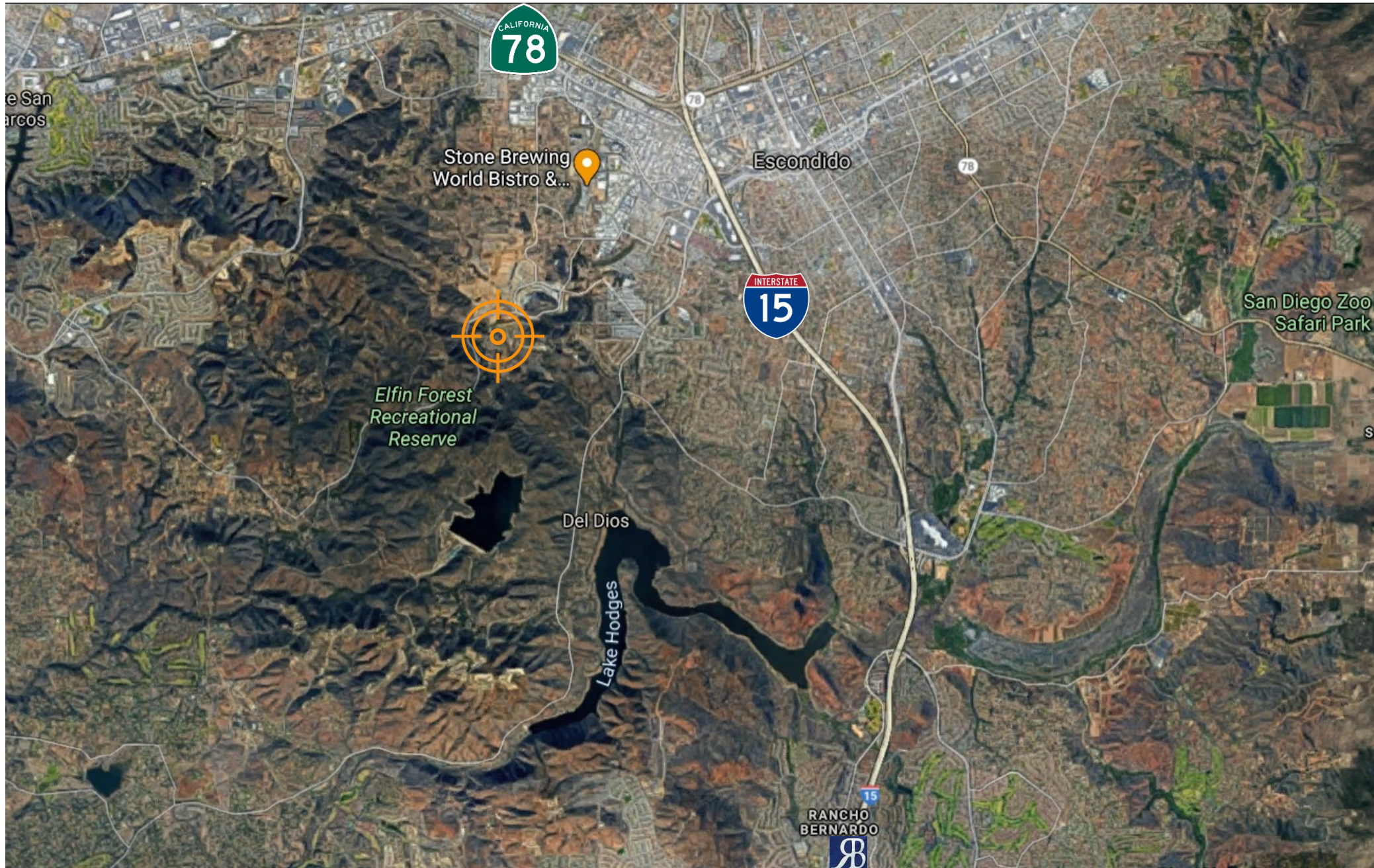
5 Mile	
Population	221,155
Family Households	50,729
Kids Under 19	62,366
Household Income	49%

1-2 Miles to Palomar Hospital and Business Park

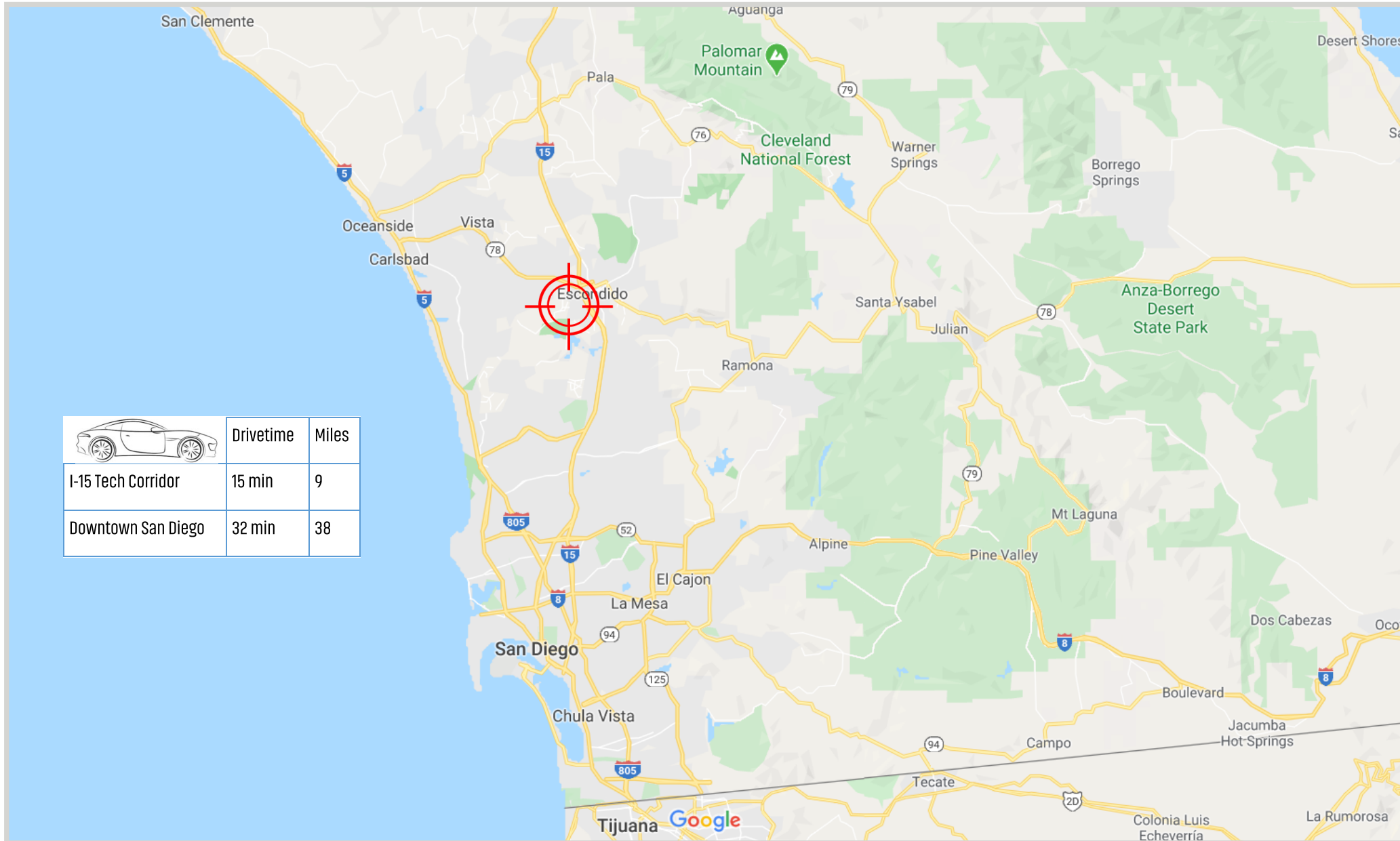
Location



Location



Location



Zoning

On either side of the creeks are walkways for pedestrians and bicycles. Homes will be designed along creek-side roadways so that residents can overlook the open space.

Open Space/Recreational Facilities

The open space along either side of Harmony Grove Road will reinforce the rural character of the community through landscaping, through the orientation of large lot homes toward internal project streets (so that rear yards abut Harmony Grove Road), and through open recreational features to the south that are set below road level.

Among the recreational facilities developed south of Harmony Grove Road are a public community park and a public equestrian park. Combined, these areas provide both open space and recreational facilities for residents and members of adjacent communities to gather and participate in recreational and equestrian activities. A public multi-use trail along Harmony Grove Road and County Club Drive allows connection of these open space facilities to the Countywide trail system.

In addition to the rehabilitated creeks, private neighborhood parks are located throughout the planning area. These parks, which are intended to serve Harmony Grove Village residents, range in size from approximately 0.2 acres to 0.5 acres. Depending on location, suitability, and appropriateness, these individual parks will feature ornamental landscaping, turf, passive recreation facilities, pools, spas, and/or other recreational facilities. On-street parking will accommodate users.

The former rock quarry site at the southeastern hillside portion of the Planning Area generally will remain in its natural state to preserve existing slopes and vegetation as well as maintain existing views to the site. Landform and vegetation will be restored on a portion of the disturbed hillsides, employing contour grading and, where appropriate, revegetating with native and drought tolerant species. Some portion of the area will be landscaped with natives and exotics to provide an attractive backdrop for housing.

Institutional Uses

Along the eastern portion of the Planning Area, south of Village Road, is an area designated as a fire station site.

North of Village Road is a site designated for institutional use by, e.g., religious assemblies, child care facilities, a private school, or other

institutional-type users. All institutional uses on this site will require a use permit.

As an alternate to institutional uses on the site north of Village Road, a tack and feed shop may be developed. Conversion from institutional use to a tack and feet shop can occur through submission of a use permit and will not require an amendment to this Specific Plan.

Wastewater Reclamation Facility

A wastewater reclamation facility - described in the Community Services portion of Chapter III of this specific plan - is located in the southeast corner of the Planning Area, visually separated from most on- and off-site views. Approximately nine acres have been allocated to the facility and its associated appurtenances, buffers, screens, and landscaping elements.

If this site is not used as a wastewater reclamation facility, the nine acres designated for the facility may instead be used for residential development at a density consistent with zoning.

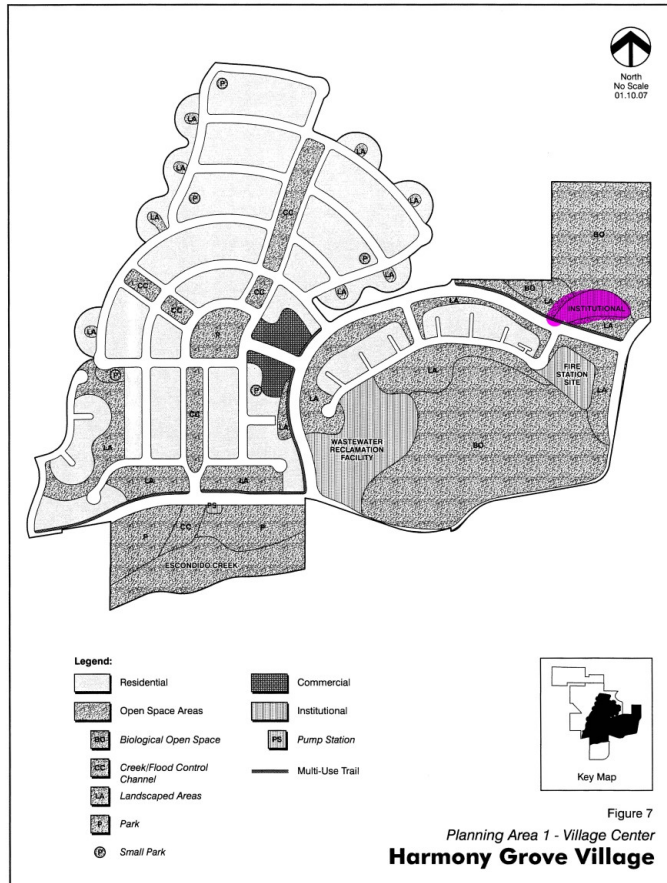
d. Land Use Elements

Planning Area 1 includes:

- Residential units, up to a total of 519;
- Commercial uses, up to 41,500 square feet, including those typically allowed in the San Diego County C-35 zone designation.⁷ (General Commercial/Limited Residential Use Regulations, Section 2350 et seq.). Of the 41,500 square feet, approximately 25,000 SF is allocated to office/retail uses and approximately 16,500 SF to the live/work facilities.
- Institutional uses, including those typically allowed in the San Diego County C-35 zone designation⁸ (General Commercial/Limited Residential Use Regulations, Section 2350 et seq.).
- Creek rehabilitation, as well as standard flood control channels and facilities.
- Public streets and private roadways, drives, and alleys.
- Planted areas with ornamentals, low water use and/or natives, and natural areas.

⁷ San Diego County Ordinance No. 5281 (New Series), Adopted - October 18, 1978

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Assessors Map

