

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS - LAND USE
WEDNESDAY, APRIL 22, 2026**

MINUTE ORDER NO. 9

**SUBJECT: NOTICED PUBLIC HEARING:
HARMONY GROVE VILLAGE LIVE/WORK GENERAL PLAN AMENDMENT,
SPECIFIC PLAN AMENDMENT, TENTATIVE MAP, SITE PLAN, MAJOR USE
PERMIT MODIFICATION AND CALIFORNIA ENVIRONMENTAL QUALITY
ACT (CEQA) ADDENDUM (DISTRICT: 3)**

OVERVIEW

The Harmony Grove Village Specific Plan was approved by the Board of Supervisors (Board) in 2007 to allow a mixed-use, residential village with up to 742 dwelling units, along with supporting commercial uses, open space, parks, recreational facilities, and infrastructure. As currently developed, Harmony Grove Village is largely built out, with remaining opportunities for future development limited. The proposed Harmony Grove Village Live/Work (HGVLW) Project within the original approved Specific Plan area, proposing a total of 27 live/work units, is located on approximately two acres in the San Dieguito Community Plan Area. Live/work units are residential units designed to accommodate small-scale business or professional activities within the same structure, allowing occupants to both live and work on-site. The proposed Project includes a Specific Plan Amendment and modification to the approved Major Use Permit, formally transitioning the site from its previously envisioned commercial designation to residential use and authorizing an updated total unit count. These changes are intended to implement a community-oriented live/work residential project that aligns with the existing development pattern and character of Harmony Grove Village.

The 27 units proposed in this Project would be bisected by Country Living Way, with nine units and the historic Johnston/Ward House located on the southern side, and 18 units on the northern side (see Attachment H, Project Site Plan). Residential units would range from approximately 2,200 to 2,700 square feet, with each unit featuring a rear-facing two-car garage. The Project site is located at the northwest and southwest corners of Country Club Drive and Country Living Way within the San Dieguito Community Plan Area. The site is located approximately a half of a mile southwest of the City of Escondido, approximately a mile southeast of the City of San Marcos, and approximately a fourth of a mile north of Escondido Creek. The Project site is currently vacant other than the existing historic Johnston/Ward House, which was relocated to the site in 2015. The historic structure would remain unaltered and is intended to be rehabilitated and operated by a third party.

The original Harmony Grove Village Specific Plan permitted a total of 742 units throughout the community; however, 739 have already been constructed, leaving only three remaining units available within the applicable planning area for the proposed Project site instead of the 27 needed to complete this project. As such, the applicant is requesting a General Plan Amendment (GPA) to revise the Elfin Forest and Harmony Grove portion of the San Dieguito Community Plan allowing the additional project units to be counted within the community total; an amendment of the Harmony Grove Village Specific Plan to incorporate the live/work units and associated development standards; a Tentative Map to establish lots; the approval of a Major Use Permit Modification to modify the existing entitlements for the Harmony Grove Village development; and a site plan for Community Design Review. This request

would not have any impact on the separate Harmony Grove Village South project, located approximately one-half mile south of the Project site, which was approved by the Board on October 1, 2025 (4).

Today's requested actions are for the Board to consider amendments to the General Plan confined to the Elfin Forest and Harmony Grove Community Plan, together with amendments to the Harmony Grove Village Specific Plan, and approval of the associated implementing actions, including a Tentative Map, Major Use Permit Modification, Site Plan and environmental documentation.

**RECOMMENDATION(S)
PLANNING COMMISSION**

On January 9, 2026, the Planning Commission considered the Harmony Grove Village Live/Work Project and made the following recommendations to the Board of Supervisors:

1. Adopt the Environmental Findings which includes the adoption of an Addendum to the existing Environmental Impact Report for Harmony Grove Village (EIR), REF: PDS2024-ER-17-08-003A) (Attachment A).
2. Adopt a Resolution entitled: A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS ADOPTING GENERAL PLAN AMENDMENT (GPA) PDS2025-GPA-25-006, for the reason stated therein and discussed in this report (Attachment B).
3. Adopt a Resolution entitled: A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS APPROVING SPECIFIC PLAN AMENDMENT SPA-25-001(Harmony Grove Village Specific Plan), for the reason stated therein and discussed in this report (Attachment C).
4. Adopt a Resolution entitled: A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS CONDITIONALLY APPROVING TENTATIVE MAP PDS2025-TM-5660, which includes those requirements and conditions necessary to ensure that the Project is implemented in a manner consistent with State law and County of San Diego (County) Regulations (Attachment D).
5. Grant Major Use Permit Modification PDS2025-MUP-04-012W1 and impose the requirements and conditions set forth in the Form of Decision Approving PDS2025-MUP-04-012W1 (Attachment E).
6. Grant the accompanying Site Plan PDS2024-STP-24-007 and impose the requirements and conditions set forth in the Form of Decision Approving PDS2024-STP-24-007 (Attachment F).

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

Planning & Development Services (PDS) concurs with the recommendations made by the Planning Commission, and makes the following additional recommendations to the Board of Supervisors (Board):

1. Require the applicant to enter into a standard Defense and Indemnification Agreement with the County of San Diego (County) in accordance with County Code Section 86.201 et seq. and authorize the Director of PDS to execute the Agreement. If litigation is filed challenging the Board's action on this Project, require H Grove N K Investors, LLC to provide security in the amount of \$850,000, either as an irrevocable letter of credit or bond (whichever is acceptable to County Counsel), within 10 days of litigation being filed (Attachment N).

EQUITY IMPACT STATEMENT

This amendment is aligned with the goal of providing housing opportunities that meet the needs of the community. The approval of the Project would provide 27 new housing units in the Harmony Grove-Elfin Forest Subarea of the San Dieguito community. The Project does not displace existing residents, preserves a historic structure, and supports economic activity by allowing residents to live and work in the same location. Overall, the Project contributes to community vitality while maintaining compatibility with surrounding development and access to services.

SUSTAINABILITY IMPACT STATEMENT

The proposed development would convert a previously designated commercial site to 27 live/work units, reducing vehicle miles traveled (VMT) and associated emissions through lower trip generation and internalized commutes. By promoting compact, mixed-use development, the Project advances General Plan smart growth policies and supports Climate Action Plan strategies to reduce greenhouse gas emissions and vehicle dependency. The Project's compact footprint minimizes land disturbance, and the preservation and adaptive reuse of the existing historic structure conserves materials and embodied energy, furthering the County's long-term sustainability and resource conservation goals.

FISCAL IMPACT

There is no fiscal impact associated with today's recommendations. There will be no change in net General Fund costs and no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

ACTION:

ON MOTION of Supervisor Desmond, seconded by Supervisor Lawson-Remer, the Board of Supervisors closed the Hearing, took action as recommended and adopted the following:

1. Resolution 26-029 entitled: A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS ADOPTING GENERAL PLAN AMENDMENT (GPA) PDS2025-GPA-25-006;
2. Resolution 26-030 entitled: A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS APPROVING SPECIFIC PLAN AMENDMENT SPA-25-001(Harmony Grove Village Specific Plan); and,
3. Resolution 26-031 entitled: A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS CONDITIONALLY APPROVING TENTATIVE MAP PDS2025-TM-5660.

AYES: Aguirre, Anderson, Lawson-Remer, Montgomery Steppe, Desmond

State of California)
County of San Diego)

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

ANDREW POTTER
Clerk of the Board of Supervisors



Signed
by Andrew Potter