

**Attachment D – PDS2015-REZ-15-003 titled AN
ORDINANCE CHANGING THE ZONING
CLASSIFICATION OF CERTAIN PROPERTY
WITHIN THE ELFIN FOREST-HARMONY GROVE
SUBAREA AND THE SAN DIEGUITO COMMUNITY
PLAN, REF: PDS2015-REZ-15-003**

ORDINANCE NO. _____(NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN PROPERTY WITHIN THE ELFIN FOREST-HARMONY GROVE
SUBAREA AND THE SAN DIEGUITO COMMUNITY PLAN AREA
REF: PDS2015-REZ-15-003

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Rezone plat, as illustrated in Exhibit "A" of this ordinance and described in Exhibit A. All documents are on file with the Clerk of the Board of Supervisors of the County of San Diego.

Section 2. The zoning classification of the real property described below is hereby changed as follows:

The existing zoning classifications are as follows:

OLD ZONE:

Development Regulations	Zoning Box 1	Zoning Box 2	Zoning Box 3
Use Regulations	A70	RR	A70
Animal Regulations	L	V	L
Density	-	-	-
Lot Size	0.5AC	0.5AC	8AC
Building Type	C	C	C
Max Floor Area	-	-	-
Floor Area Ratio	-	-	-
Height	G	G	G
Lot Coverage	-	-	-
Setback	C	B	C
Open Space	-	-	-
Special Area Regs.	-	-	-

The zoning classifications are changed to read as follows:

NEW ZONE:

Development Regulations	Commercial/ Civic	Semi-Rural Residential	Institutional	Village Residential
Use Regulations	S88	S88	S88	S88
Animal Regulations	R	A	R	A
Density	-	-	-	-
Lot Size	-	-	-	-
Building Type	T	K	W	K
Max Floor Area	-	-	-	-
Floor Area Ratio	-	-	-	-
Height	G	H	G	-
Lot Coverage	-	-	-	-
Setback	V	V	V	V
Open Space				A
Special Area Regs.	D1	D1	D1	D1

Section 3. The following “D” Designator requirements are hereby adopted.

Objective:

1. All applicable mitigation measures set forth in the Harmony Grove Village South Environmental Impact Report dated July 2025 must be complied with.
2. All landscaping, lighting, signage and private parks shall be compatible with the Harmony Grove Village South Specific Plan.
3. The architecture of the Cottages, Bungalows, Harmony Court, Farmhouse, Granary, and Center House shall be compatible with the Harmony Grove Village South Specific Plan.
4. All grading shall be compatible with the grading guidelines and development standards set forth in the Harmony Grove Village South Specific Plan.
5. Adequate aerial apparatus access to the project's four story structures must be demonstrated to the satisfaction of the Rancho Santa Fe Fire Protection District and County Fire Authority.

Section 3. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the San Diego Daily Transcript, a newspaper of general circulation published in the County of San Diego.

APPROVED AS TO FORM AND LEGALITY

David Smith, Acting County Counsel

By: Justin Crumley, Senior Deputy County Counsel

