

**Attachment C – Resolution
Approving Specific Plan PDS2015-SP-15-002**

RESOLUTION OF THE SAN DIEGO COUNTY)
BOARD OF SUPERVISORS APPROVING)
SPECIFIC PLAN SP-15-002)
HARMONY GROVE VILLAGE SOUTH SPECIFIC PLAN

ON MOTION of Supervisor _____, seconded by Supervisor _____,
the following Resolution is adopted:

WHEREAS, RCS – Harmony Partners, LLG (hereinafter referred to as “applicant”), submitted a Specific Plan on March 27, 2015, pursuant to Section 65450 et seq. of the Government Code, for an area comprising a total of 111 acres located on Parcels 1, 2, 3, and 4 of Parcel Map No. 7640, in the County of San Diego, State of California, according to a map thereof filed in the office of the county recorder of San Diego County, July 27, 1978. Together with that portion of the westerly 25 feet of said parcel map lying easterly of the northerly prolongation of the most westerly line of said Parcel 1; and

WHEREAS, said Specific Plan is based upon the San Dieguito Community Plan, which designates the site as General Plan Designation: Village Residential 10.9 units per acre, Neighborhood Commercial (C-3), and Semi-Rural Residential 0.5 (SR-0.5) dwelling units per acre, and provides for guidelines for developing the Specific Plan within the Community Plan texts; and

WHEREAS, the applicant has stated the intent to:

1. Prepare approximately 111 acres of land for 453 residential units.
2. Prepare approximately 2.5 acres of land for 5,000 square feet of commercial/civic uses.
3. Preserve 34.8 acres of biological open space through dedications of easements to the County of San Diego.
4. Prepare 8.86 acres for public and private parks.
5. Utilize 36 acres for common area open space, manufactured slopes and landscaping.
6. Provide a trail system measuring approximately 2 miles.
7. Amend the General Plan for 52.8 acres of the site to the Village Regional Category and 50.3 acres to the Village Residential 10.9 (VR-10.9) and 2.5 acres to the Neighborhood Commercial (C-3) Land Use Designations.
8. Amend the General Plan to expand the existing Harmony Grove Village within the San Dieguito Community Plan to include the Harmony Grove Village South Specific Plan.

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9. Rezone the 111 acres of land to provide for the development of residential, commercial/civic, and open space land uses in accordance with the Specific Plan.
10. Request approval of Vesting Tentative Map 5626, Major Use Permit 15-008, and Site Plan 18-011.
11. Provide all normal and necessary public services and facilities in such a manner that they will not create a construction cost obligation to the County or other public agency.
12. Obtain land or easements necessary to complete the roadway improvements outside the boundaries of the project site.
13. Make physical improvements to land outside the jurisdiction of the County of San Diego (Escondido).
14. Implement the development in phases.

WHEREAS, implementation of said Specific Plan will occur in concurrent application(s) for PDS2015-GPA-15-002, PDS2015-REZ-15-003, PDS2018-TM-5626, PDS2015-MUP-15-008, PDS2018-STP-18-011; and

WHEREAS, pursuant to Sections 65453, 65353, 65090, et seq. of the Government Code, the Planning Commission on August 22, 2025 conducted a duly advertised hearing on said Specific Plan and by a vote of 11-0-0-0-2 (11 ayes, 0 noes, 0 absent, 0 abstain, 2 vacant) recommended that the Board of Supervisors approve the Harmony Grove Village South Specific Plan because it is consistent with the General Plan and the San Dieguito Community Plan; and

WHEREAS, Pursuant to Sections 65453, 65355 and 65090 of the Government Code, the Board of Supervisors on October 1, 2025, conducted a duly advertised public hearing on said Specific Plan and considered the recommendations of the Planning Commission with respect thereto, and determined that the requirements hereinafter enumerated are necessary to ensure that said Specific Plan, and the implementation thereof, will conform to all ordinances, policies, rules, standards and improvement and design requirements of the County of San Diego; and

WHEREAS, on October 1, 2025, the Board of Supervisors has made findings pursuant to Attachment A, Environmental Findings, of the Board of Supervisors Planning Report for the project; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors finds that the Harmony Grove Village South Specific Plan (PDS2015-SP-15-002) is consistent with the San Diego County General Plan and the San Dieguito Community Plan in that the goals, objectives, and policies of all the elements of the plans have been or will be met.

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BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the Harmony Grove Village South Specific Plan as PDS2015-SP-15-002, consisting of the text and map entitled PDS2018-TM-5626, and this Resolution.

BE IT FURTHER RESOLVED that the following conditions and requirements are imposed upon said Specific Plan (SP 15-002) and all development applications filed in order to implement said Specific Plan:

1. Unless specifically waived, the requirements of the San Diego County Subdivision Ordinance, The Zoning Ordinance, and the San Diego County Road Standards shall apply irrespective of what is stated in the applicant's Specific Plan text and none of the requirements included within this Resolution shall be deemed as exempting any permit filed pursuant to this Specific Plan from that review process and those conditions and requirements normally applied to such permit applications.
2. The applicant shall submit to Planning & Development Services within 30 days of the adoption of this Resolution revised copies of the Specific Plan text and map that include any additions, deletions, or modifications approved by this Resolution.
3. Specific mitigation measures and required conditions for development of the project are contained in the Resolution of Approval for Tentative Map, PDS2018-TM-5626; Major Use Permit, PDS2015-MUP-15-008; Site Plan, PDS2018-STP-18-011. Subsequent development permits and approvals shall implement all applicable mitigation measures identified in the "D1" Ordinance.
4. Pursuant to the Park Lands Dedication Ordinance (PLDO), Harmony Grove Village South shall provide land for private and public parks to serve future residents of the development as specified in Table 7 of the Specific Plan.

BE IT FURTHER RESOLVED that all references within this Resolution to "applicant", "developer", or "subdivider" shall be equally applicable to the current property owner and to any successors-in-interest or assigns, whether such successors or assigns own, control, or otherwise have development authority for all, a portion, or portions of that property included within the Specific Plan.

BE IT FURTHER RESOLVED that the following evidence is incorporated herein by this reference and serves as further evidence to support the findings, requirements, and conclusions included herein: The maps, exhibits, written documents and materials contained in the files for the Harmony Grove Village South Specific Plan (SP 15-002), on record at the County of San Diego, the written documents referred to, and the oral presentation(s) made at the public hearing(s).

BE IT FURTHER RESOLVED that this Resolution shall take effect and be in force from and after 30 days after its adoption.

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ORDINANCE COMPLIANCE AND NOTICES: The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

NOTICE: This subject property contains Coastal sage scrub plant community. Such plant community is habitat for the coastal California gnatcatcher. The Federal government recently listed the gnatcatcher as a threatened species under the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.). THE LISTING MAY RESULT IN AN APPLICANT'S INABILITY TO PROCEED WITH HIS/HER PROJECT WITHOUT A PERMIT FROM THE FEDERAL GOVERNMENT IF THE SPECIES OR ITS HABITAT ARE PRESENT ON THE PROJECT SITE. It is advisable to contact the United States Fish and Wildlife Service to determine the applicability of the prohibitions under the Act to each applicant's property.

NOTICE: The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

U.S. Army Corps of Engineers: 6010 Hidden Valley Rd, Suite 105, Carlsbad, CA 92011-4219; (858) 674-5386; <http://www.usace.army.mil/>

Regional Water Quality Control Board: 9174 Sky Park Court, Suite 100, San Diego, CA 92123-4340; (858) 467-2952; <http://www.waterboards.ca.gov/sandiego/>

California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 467-4201; <http://www.dfg.ca.gov/>

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

APPROVED AS TO FORM AND LEGALITY
David Smith, Acting County Counsel

By: Justin Crumley, Senior Deputy County Counsel