

**From:** [April Bevins](#)  
**To:** [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgte@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)  
**Subject:** [External] Our Lives Depend on Your Vote—Say No to HGVS  
**Date:** Tuesday, September 9, 2025 7:30:55 PM

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Dear Chair Lawson-Remer and board,

We moved to the area five years ago and didn't realize how extremely dangerous the fire situation was in this community. We moved here because of the open space and recreational opportunities, but we are now learning that this comes with a price. We've seen the reports from the many fires that have plagued this community for decades and were horrified to learn that despite all the new development the community has seen, the roads are still dangerous in a mass evacuation.

During the red flag warning in January 2025, while the fires were burning in the Pacific Palisades and Altadena, the winds howled through the canyons of our preserves which cover roughly several thousand acres of steep, inaccessible terrain. Living here during those winds and with fires burning all around Southern California was terrifying and a reminder how fast fire can spread with the wind carrying embers.

Adding hundreds more homes in this area with limited evacuation routes would put a large number of lives and property at risk. The experts have already issued warnings. When a fire does break out here, chances are it will be one of many burning in Southern California and the fire departments are going to be stretched thin.

We are counting on you to listen to the fire scientists and public safety professionals warning about the Harmony Grove Village South project's dangers. Please vote NO on October 1. Our safety and the safety of our neighbors in the surrounding communities depend on your leadership.

Sincerely,  
April Bevins-Cooper

**From:** [Robert Jungman](#)  
**To:** [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgtc@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)  
**Subject:** [External] Our Lives Depend on Your Vote—Say No to HGVS  
**Date:** Wednesday, September 10, 2025 7:12:44 PM

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Dear Chair Lawson-Remer and board,

I am generally in favor of development, but I have some grave concerns.

I have lived in North county SD my entire life, and I know how real wildfires are for our area. I have been evacuated more than once and almost lost 2 different homes. The 2007 fires decimated the Harmony Grove/Elfin Forest area, but the vegetation is ripe for it to happen again.

We live in Harmony Grove with numerous fire restrictions, but the emergency egress from our house is significantly lacking. During Hurricane Hillary of 2023, all 3 roads leaving our neighborhood were flooded. They are tiny, single lane roads that can carry very few people at a time.

The emergency exit ability of our area is at capacity, and adding entirely new neighborhoods to the area makes it ready for a future crisis. Adding hundreds more homes in this area with limited evacuation routes would put a large number of lives and property at risk. The experts have already issued warnings. When a fire does break out here, chances are it will be one of many burning in Southern California and the fire departments are going to be stretched thin.

We are counting on you to listen to the fire scientists and public safety professionals warning about the Harmony Grove Village South project's dangers. Please vote no on October 1. Our safety and the safety of our neighbors in the surrounding communities depend on your leadership.

**If the developer can add more emergency exit access and/or the county can expand the roads into/out of the area, my opinion would change, but as of now, I cannot support this potential fire death trap.**

Sincerely,  
`Robert Jungman  
Harmony Grove Village

**From:** [michael.stapley](mailto:michael.stapley)  
**To:** [FGG, Public Comment](#); [PDS.PlanningCommission@sdcounty.ca](mailto:PDS.PlanningCommission@sdcounty.ca)  
**Subject:** [External] Harmony Grove Village South Project Board of Supervisors  
**Date:** Tuesday, August 26, 2025 1:56:03 PM

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Good morning, Supervisors. The Harmony Grove Village South project's 2018 environmental report failed CEQA standards, per the 2020 California Court of Appeal ruling. Its greenhouse gas mitigation, using unverifiable carbon offsets, remains unresolved—this is the sole issue called out by the developer in the developers August 22, 2025, Planning Commission presentation. Equally critical, unmitigated fire risks in this very high wildfire severity zone, with just one evacuation route, endangers lives. Without robust fire mitigation—like defensible space and multiple access roads—and enforceable offsets, this project threatens our community. The prior Board approved this flawed plan in 2018. I urge you to fix this error, reject approval until CEQA compliance ensures fire safety and emissions standards, and protect us. I vehemently oppose the Harmony Grove South Project as do most of the citizens in the surrounding area.  
Thank you.

R/  
Michael Stapley  
  
HGV Resident and HGV HOA Board Member

Sent with [Proton Mail](#) secure email.

**From:** [Peter Stern](#)  
**To:** [FGG, Public Comment](#)  
**Subject:** [External] Regarding Harmony Grove South  
**Date:** Thursday, August 28, 2025 11:21:01 AM

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Dear Supervisors:

I write to urge you to reject the proposed development of Harmony Grove South as envisioned due to safety reasons.

As you may know this development has only one road to service the proposed 400+ house project. This is untenable for the residents and unsafe for evacuations and emergency vehicles.

Having lived nearby on Mt. Whitney Road,, we have survived a few catastrophic fires during the past 25 years and evacuated many times. Each evacuation was harrowing. During the Coco fire, I was the last car allowed westerly on Elfin Forest Road before barricades were moved into place by the Sheriff's Department in San Elijo Hills completely closing the road. This would be the exit route for the planned development to be shared with Harmony Grove Village (which wasn't built during the Coco fire). If both communities had to use Elfin Forest Rd. simultaneously it would be a disaster. If you haven't driven through a fire, I assure you it is terrifying.

That said, to build this project without two routes for entering and exiting invites tragedy. No doubt our community needs affordable housing, however, this is neither the place; nor, will it be affordable. If you calculate the property tax at 1.25% of the purchase price of a home, add in the: association fees, mello roos, and the cost of insurance *if available*, you will not have any homes that working people can afford with *after* income tax dollars.

Look at the present insurance situation to instruct you on this unaffordability. Many on our street and in our community cannot buy home insurance on the open market. Insurance companies are passing on this area. Folks are compelled to insure via the FAIR program of the State which essentially enables the ownership of a home by insuring the lender's mortgage; but, doesn't provide enough coverage for the owners equity. In short, in a disaster or total loss: the mortgagor is covered and the homeowner is wiped out. This is a terrible situation and informative. *If the insurance companies who are in the business of quantifying, assessing and taking risks such as homeowners insurance will not insure this risk in this area - then it is insane for the County to approve this risky and uninsurable project.*

The widening of the bridge to this project is insufficient to mitigate this risk and is a ruse. First, it is a ruse because during most rain events the road to this project and bridge is under water, impassible and closed by the County. In any and every circumstance, to make this project accessible the bridge to this project has to be redone to make the land accessible. Simply raising and widening the bridge doesn't provide sufficient emergency exit for the Harmony Grove South community during a fire or earthquake. Without another road, the Harmony Grove South community will be channeled into the Harmony Grove Village community to create a terrible mess with only two options for escape: Elfin Forest Rd. or Country Club Rd. both of which are curvy slow roads that previously have been closed by fires in the area.

As a separate matter: road installation and repairs required by the County should be

built first, not at the end of a project as with Harmony Grove Village where Country Club improvements were only done last after the Village was installed. Safety first!

Wrestling with the expense and unavailability of homeowners insurance will be the homebuyers risk. Having insufficient escape routes in the case of fires or other emergencies is on the County. Homebuyers will and should expect that if the County has approved their home and project: it is safe, accessible, insurable and can be safely evacuated in a crisis. Creating defensible space is not a solution to fighting fires- it merely gives firefighters a chance. What we all know from previous fires is the danger of flying palm fronds that ignite and are blown for miles by fire winds. For this there is little defense except non burning roofs and prayer.

The solution is clear: compel the Harmony Grove South developer to install a second road to escape this project safely. Otherwise, this is not a place to put 400+ homes.

Thank you in advance for considering my opinions on this subject.

Cordially, Peter Stern