

OpinionCommentary

## Opinion: State's updated building codes are reducing wildfire risks



The state's building and fire codes have been strengthened in a way that advocates say has reduced risks from wildfires. (SCNG)

By [Ruben Grijalva](#) – San Diego Union Tribune Opinion/Commentary – August 26, 2025

As San Diegans know all too well — and as I've seen firsthand as the former head of Cal Fire — our state's wildfire season has become an annual crisis exacerbated by climate change and development in wildland-urban interface areas.

Fueled by high temperatures, dry landscapes and erratic winds, wildfires now threaten communities across California year-round — and every fire season in our state feels like the worst one yet.

The devastation from January's fires in Los Angeles only reinforced the public's growing sense of vulnerability. But in the midst of fear, we're overlooking a quiet, powerful success story: California has already developed a working model for wildfire resilience.

Since 2008, the state of California has enforced modern fire and building codes specifically designed to protect new construction in fire-prone areas. These standards require ignition-resistant building and landscape materials, defensible space, and better fire access and vehicular routing.

The results are in: Homes built to these codes make up less than 1% of total fire losses across the state. Most of the affected homes were in older “legacy” communities developed before 2008, whereas master-planned communities built after 2008 have experienced no significant fire losses.

These are not abstract regulations — they are real-world protections that help us all. When applied correctly by local fire authorities utilizing their experience and judgment, they replace flammable terrain and outdated infrastructure with fire stations, widened evacuation routes, water supplies and homes that are specifically built to resist ignition.

These communities don’t just survive fire — they help stop it. Once again, in 17 years, with tens of thousands of homes built, there has been no significant fire loss in any master-planned community constructed to these standards.

Meanwhile, too many areas in San Diego County and across our state remain dangerously unprepared and vulnerable. These are older neighborhoods built before modern codes and choked with drought-stricken brush. They lack basic fire defenses like viable access roads or emergency water. No wonder they often bear the brunt of wildfire destruction.

Some advocates have misunderstood the purpose of Fire Hazard Severity Zones, mistakenly using these maps to argue against development altogether. But Fire Hazard Severity Zones are a tool for identifying where higher standards of remediation and resilience are most needed — not a red line against building.

Anti-housing activists have begun skewing their discourse toward a new misconception: that development of homes in these areas should be halted altogether. Comparing wildfire incidents in older communities to newer, fire-hardened neighborhoods is not just misleading; it’s unfair.

The truth is this: We need fire-safe, master-planned communities more than ever, both to provide housing and to ensure residents’ safety in the face of increasingly dangerous fire seasons. Denying safe, code-compliant construction only worsens the state’s dual crises of wildfire preparedness and housing.

The path forward is clear:

1. Build new homes to modern fire codes, especially in high-risk zones.
2. Retrofit existing homes wherever feasible, with ignition-resistant materials and defensible space.
3. Support certification programs like those from the Insurance Institute for Business and Home Safety, which verifies that homes meet or exceed fire-resistance standards.
4. Reframe fire preparedness as a core part of responsible homeownership — not a luxury expense.

We must also recognize the strategic advantage of new development: Master-planned communities can act as buffers, shielding older neighborhoods and providing areas of refuge from encroaching fires while providing urgently needed housing.

As a fire professional with nearly 50 years in fire safety, I wouldn’t choose to live in a high fire-risk area unless it was in a community built to these newer standards. It’s time for San Diego and all of California to

adopt a more nuanced view of development in fire-prone areas, one that considers the housing crisis, wildfire risks and the effectiveness of fire-safe community design.

California's housing crisis and wildfire threat may seem to be on a collision course, but halting development in high-risk areas is not the solution. If we're serious about living with wildfires — as we must be — then fire safety must become a cultural norm, a building standard and a planning imperative.

San Diego County doesn't need to start over. It just needs to scale up what already works.

*Grijalva is former California state fire marshal and was director of CalFire under the Schwarzenegger administration. He lives in Roseville.*

3/11/2025

Dear San Diego Planning Commission,

As a resident of San Diego County, please accept this letter of support for the Harmony Grove Village South housing development. Our region is facing a serious homelessness and housing crisis that affects every corner of our community. It's clear that the only long-term solution is to create more homes—and that's exactly what Harmony Grove Village South will accomplish.

What makes me especially excited about this project is its sustainability-focused design. As someone who works in the solar energy industry, I'm passionate about creating a greener future, and Harmony Grove Village South is setting the bar high. With 100% rooftop solar and 100% EV charging stations for each home and throughout the community, this development represents a true commitment to clean energy. Additionally, the focus on 100% energy-efficient buildings, both inside and out, shows thoughtful planning for long-term sustainability.

This development doesn't just offer housing; it brings much-needed infrastructure improvements and will create hundreds of good-paying jobs. The fact that these homes will be built by union members for working people and middle-class families shows a commitment to uplifting our local workforce and economy.

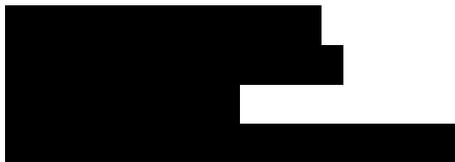
Harmony Grove Village South addresses our housing needs, boosts our economy through job creation, and prioritizes sustainable living. I strongly urge the Planning Commission to approve this project.

Thank you for your time and consideration.

Regards,



Eddie Price



Dear San Diego Planning Commission,

San Diego is facing a severe housing crisis that is making it increasingly difficult for working families and middle-class residents to find an affordable place to call home. The Harmony Grove Village South project is an ideal solution, offering more than 450 homes that will provide attainable homeownership opportunities for local families—helping them build a stable and thriving future in our region.

Unlike urban sprawl, HGVS expands an existing village in a responsible way, utilizing current infrastructure while maintaining the area’s character. With middle-market homes and affordable housing units, this development will help address the “missing middle” housing gap, ensuring that teachers, first responders, healthcare workers, and other essential professionals can continue to live and work in San Diego.

Beyond housing, HGVS will also create valuable jobs for local union members, strengthening our regional economy and supporting skilled workers with fair wages. Additionally, its commitment to sustainability—including net-zero energy homes, 100% rooftop solar, and EV charging—sets a new standard for responsible development in our county.

I strongly urge you to approve the Harmony Grove Village South project without delay. It represents smart growth, economic opportunity, and a real path forward in solving San Diego’s housing crisis.

Very Respectfully,

Gary Skaggs

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Dear Planning Commission,

As a community member who deeply cares about the future of San Diego, I strongly support the Harmony Grove Village South project. Our region is facing an undeniable housing crisis, and the only sustainable solution is to build more homes—especially for working families and middle-class San Diegans. This project will provide 453 much-needed homes, built by local union members, ensuring good jobs while creating a more affordable and livable community.

Beyond housing, Harmony Grove Village South is a model for responsible development. It expands existing infrastructure, preserves 36 acres of open space, and prioritizes sustainability with net-zero energy homes, EV charging stations, and drought-tolerant landscaping. The addition of a new multi-lane bridge will improve circulation and emergency access while restoring the ecology of Escondido Creek. This project isn't just about housing—it's about building a community that supports working families, promotes healthy lifestyles, and aligns with our region's environmental goals.

I urge the San Diego Planning Commission to approve Harmony Grove Village South. It's time we take real action to address San Diego's housing shortage by supporting smart, sustainable development that benefits all residents.

Regards,

Morgan Rogers

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[REDACTED]  
[REDACTED]

## Letter of Support for the Harmony Grove Village South Housing Development

Dear San Diego Planning Commission,

San Diego is facing a severe housing crisis, and the only long-term solution is to build more homes. That is why I am writing to express my strong support for the Harmony Grove Village South housing development. This project will provide 453 much-needed homes for working families and middle-class San Diegans, built by local union labor.

I have worked for many years on the issue of ensuring San Diego's economy continues to grow. There is a strong need for new housing options for all sectors of the region's workforce - to which this project contributes. SANDAG estimates the need for thousands of new homes each year to support continued economic vitality for the San Diego region - projects such as this one.

Harmony Grove Village South is exactly the kind of smart, sustainable development our region needs. It will expand an existing community, use modern, energy-efficient design, and ensure homeownership remains within reach for more San Diegans. I urge you to approve this project and help move our county forward in addressing the housing crisis.

Sincerely,

Andrew Poat  
San Diego, CA

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████████████████████

**County of San Diego Planning Commission**  
**5510 Overland Avenue, Suite 110**  
**San Diego, CA 92123**

Dear Planning Commissioners,

San Diego County is at a critical crossroads when it comes to housing—and projects like Harmony Grove Village South (HGVS) are exactly the kind of smart, sustainable solutions we need to move forward.

As our region faces a worsening housing and homelessness crisis, HGVS provides a meaningful response by offering attainable homes that fill the “missing middle” of the housing market. This thoughtfully designed, infill-located community will help meet the growing demand for housing while respecting and preserving the natural surroundings.

With our economy expanding and more families struggling to find a place they can afford, we need long-term solutions that reflect both our values and our future needs. HGVS does just that—offering environmentally conscious development that prioritizes sustainability, connectivity, and quality of life for a diverse range of residents.

San Diego can no longer stand in the way of progress – we must invest in housing solutions today. I urge you to approve Harmony Grove Village South and support a more inclusive, livable future for all who call this region home.

Sincerely,

Paul DeRisi

██████████

August 14, 2025

**County of San Diego Planning Commission**  
**5510 Overland Avenue, Suite 110**  
**San Diego, CA 92123**

Dear Planning Commissioners,

As a San Diegan who cares deeply about the future of our region, I believe Harmony Grove Village South is exactly the kind of smart, sustainable growth we need. Our housing crisis has made it increasingly difficult for working families to find an attainable place to live, and this development offers a real solution. This project will create good-paying jobs while strengthening our tax base to support schools, fire districts, and infrastructure.

What makes HGVS stand out is its balance of economic value, environmental stewardship, and community connection. With 100% rooftop solar, EV-ready homes, preserved open space, and neighborhood amenities that encourage healthy, active lifestyles, it's a model for how we can grow responsibly.

I strongly urge you to approve this project so we can take a meaningful step toward addressing San Diego's housing shortage and building a stronger, more inclusive community.

Sincerely,

Ciara Trujillo



To the members of the San Diego County Planning Commission:

I am reaching out to voice my support for the Harmony Grove Village South housing development. As a proud San Diego business owner and resident for nearly two decades, I have dedicated much of my time to serving District 3, including as a member of the Ocean Beach Town Council and our local Planning Group. Based on my experience, I firmly believe that this project is essential to addressing our area's housing crisis and ensuring San Diego remains a place where all residents can thrive.

The development of 453 homes, with units specifically aimed at the "missing middle" category, is a crucial step toward providing attainable housing for working families. I've learned that this project will be built by local union members, ensuring fair wages and good jobs for San Diegans. Additionally, the increased tax base will help fund our public schools — an investment that benefits the entire community.

Let me be blunt: It is unacceptable for wealthy NIMBYs and supporters of bigoted redlining policies to continue their baseless attempts to derail this project. Their opposition, at its core, is about keeping people of color and lower income working families out of "their neighborhood." You cannot allow these exclusionary tactics — and the nonstop lies spewing from opponents -- to dictate housing policy in San Diego County. This nonsense must end today!

I urge the Planning Commission to move forward with approval of Harmony Grove Village South and take a stand for a more inclusive and equitable San Diego. Please don't let a small group of entitled NIMBYs to stand in the way of creating homes for working people.

Sincerely,  
Giovanni Ingolia

Dear San Diego Planning Commission,

Every day, we see headlines about the housing crisis in San Diego—rising rents, families priced out of homeownership, and an increasing number of people without a stable place to live. It's clear we need real solutions, and the proposed Harmony Grove Village South development provides one. As a longtime advocate for smart, community-oriented growth in our region, I strongly support this housing development.

This project directly addresses the urgent need for more homes, particularly for working San Diegans and middle-class families. With 453 sustainably built homes—constructed by local union workers—it offers a mix of housing types that reflect our community's needs. Harmony Grove Village South isn't just about building homes; it's about giving families a chance to stay in San Diego, contribute to our economy, and thrive. I urge our County Supervisors to support this important step toward solving our region's housing shortage.

Regards,

Ed Gallo

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June 13, 2025

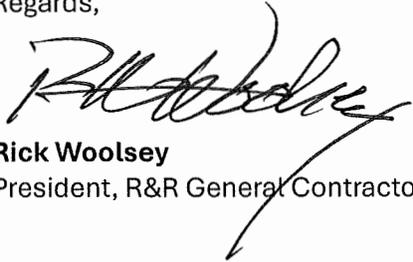
To the members of the San Diego County Planning Commission:

As a lifelong builder and North County resident, I've seen firsthand how the lack of housing is impacting families, businesses, and our community's future. The Harmony Grove Village South development is exactly the kind of thoughtful, well-planned solution we need. The development is strongly aligned with San Diego's commitment to sustainability and aims to build more than 450 homes for our community's hard-working families.

This project doesn't just address the housing crisis — it supports our economy. It creates good-paying jobs, strengthens our construction industry, and expands our tax base to fund schools, fire protection, and infrastructure. With a variety of home sizes and styles, Harmony Grove Village South provides real options for middle-income residents who are currently priced out of the market.

As a contractor and business owner, I know high quality when I see it. This project uses existing infrastructure, respects the land, and adds long-term value to our region. I strongly urge the Commission to approve Harmony Grove Village South and invest in a stronger, more affordable future for San Diegans.

Regards,

A handwritten signature in black ink, appearing to read "Rick Woolsey". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

**Rick Woolsey**  
President, R&R General Contractors

30 June, 2025

**County of San Diego Planning Commission**  
**5510 Overland Avenue, Suite 110**  
**San Diego, CA 92123**

Dear Planning Commissioners,

As a longtime San Diego entrepreneur and business leader, I know that a strong regional economy depends on access to stable, attainable housing for working families. The Harmony Grove Village South development offers exactly that—453 thoughtfully designed homes for middle-income San Diegans, built by local union labor and powered by 100% rooftop solar.

This project addresses one of our region's most urgent challenges: the severe shortage of housing for working professionals and families who are the backbone of our economy. In addition to helping ease the housing crisis, Harmony Grove Village South will create good-paying jobs, expand our local tax base, and strengthen critical infrastructure.

As someone in the technology and finance sector, I also see this as an investment in talent retention. When San Diego workers can afford to live here, we're better positioned to compete globally, grow businesses locally, and build a more resilient future. I urge the Planning Commission to approve this forward-thinking, sustainable community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nigel Hook', with a horizontal line underneath.

**Nigel Hook**  
Founder & CEO, TradeSun



July 16, 2025

County of San Diego Planning Commission  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123

Dear Planning Commissioners,

I support the Harmony Grove Village South housing development and strongly encourage our County leaders to approve it without delay.

San Diego is facing a severe and unprecedented housing crisis, and we will not begin to solve it without well-planned, sustainable communities like this—designed to meet the needs of working families while respecting the region’s environmental and economic goals.

Harmony Grove Village South will deliver 453 much-needed homes for middle-income San Diegans, built with local labor and supported by existing infrastructure. Beyond addressing our housing needs, the project strengthens our local economy, expands the tax base, and reflects a forward-looking approach with its net-zero energy design and diverse housing types.

This project is the kind of responsible growth our region urgently needs.

Sincerely,

Blake Isaacson



[DATE] 7/16/2025

**County of San Diego Planning Commission**  
**5510 Overland Avenue, Suite 110**  
**San Diego, CA 92123**

Dear Planning Commissioners,

As a homebuilder who firmly believes in the promise of the American Dream, I support the Harmony Grove Village South project because it represents exactly what our region needs—real solutions to our housing crisis. With more than 450 purpose-built homes for working families and middle-income San Diegans, this community helps fill the critical gap in attainable housing while preserving the character and sustainability of the region.

From my experience in homebuilding, I can say this project is being done the right way. It includes a diverse mix of home types that cater to different preferences, is designed with long-term sustainability in mind, and will be built by skilled local union labor. That's the kind of quality and care we need more of in San Diego. Harmony Grove Village South is a well-planned, responsible way to create the homes our workforce and families so urgently need.

This project not only expands much-needed housing supply but also delivers meaningful economic value and will generate lasting benefits for local schools, infrastructure, and public services. Harmony Grove Village South is a smart, forward-looking investment in our county's future, and I urge you to approve it.

Regards,



Tom Dobron

## Letter of Support for the Harmony Grove Village South Housing Development

Dear San Diego Planning Commission,

San Diego's housing crisis demands tangible, long-term solutions—and building more homes must be part of the answer. I'm writing to voice my strong support for the Harmony Grove Village South development, which will bring 453 much-needed homes to our region, created by skilled local union workers.

As our economy grows and more families are priced out of the housing market, we need developments that meet both today's challenges and tomorrow's needs. HGVS represents that vision—prioritizing sustainability, walkability, and community while expanding access to attainable housing for working and middle-income San Diegans.

Harmony Grove Village South is the kind of forward-looking project that can help San Diego address its housing shortage in a responsible and meaningful way. I urge you to support its approval.

Kind regards,

*Autumn M Stoff*

Autumn Stoff



# MARATHON CONSTRUCTION CORPORATION

CONTRACTORS AND ENGINEERS STATE LICENSE NO. 411338

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July 31, 2025

Attention: County of San Diego Planning Commission  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123  
Subject: Harmony Grove Village South

Dear Planning Commissioners:

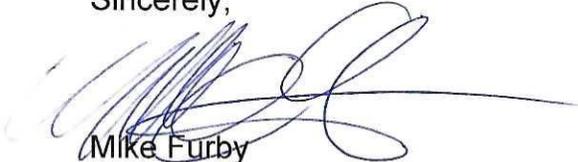
As someone who has spent almost five decades working in heavy civil engineering construction projects, large environmental restoration projects, and light industrial development, I understand the importance of thoughtful development that serves our communities, supports people, and protects the environment. The Harmony Grove Village South project reflects these values.

This project addresses San Diego's urgent housing crisis by creating 453 new homes for working families that will be delivered by local union labor, while also enhancing the local economy and expanding access to homeownership. Just as importantly, it's designed with sustainability at its core: net-zero energy homes, including EV charging infrastructure, and the permanent preservation of 36 acres of natural land. By clustering development and restoring areas along Escondido Creek, it also helps revitalize native habitats and maintain the ecological health of the region, a wonderful balance between development and the environment.

Harmony Grove Village South is a responsible, future-focused community that benefits the people who live here, the environment we all depend on, and the broader region. I strongly urge the Planning Commission to support this project.

Thank you for your consideration on this matter.

Sincerely,



Mike Furby  
President  
Marathon Construction Corporation  
Lakeside Land Company

August 14, 2025

Dear San Diego Planning Commission,

Please help provide housing for working families and middle-class residents to find a place to call home. The Harmony Grove Village South project is an ideal solution, offering more than 450 homes that will provide attainable homeownership opportunities for local families, and create a special place for them to start a community to call home.

Harmony Grove South will also create valuable jobs for local union members, strengthening our regional economy and supporting skilled workers with fair wages. Additionally, its commitment to sustainability- including net-zero energy homes, 100 roof top solar, and EV charging- sets a new standard for responsible development in our county.

Please approve the Harmony Grove Village South project without delay. It represents smart growth, economic opportunity, and a real path forward in solving San Diego's housing crisis.

Regards,



David Santistevan

8/19/2025

**County of San Diego Planning Commission  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123**

**Dear San Diego Planning Commission,**

San Diego's housing shortage continues to put pressure on working families and middle-income residents. The Harmony Grove Village South project offers a realistic solution by delivering more than 450 new homes in a way that complements the surrounding community.

The project makes smart use of existing infrastructure, provides a range of attainable housing options, and supports good local jobs through union-built construction. Its sustainability features—like rooftop solar and net-zero energy design—are aligned with the region's climate goals and future needs.

Harmony Grove Village South represents the kind of balanced growth that can help ease our housing crisis while strengthening our local economy. I respectfully urge you to approve this project.

**Sincerely,**

  
Steve Quinn

August 14, 2025

**ATTENTION:**  
**County of San Diego Planning Commission**  
**5510 Overland Avenue, Suite 110**  
**San Diego, CA 92123**

Dear Planning Commissioners,

I am a born and raised San Diegan and I am raising my children here. As they get to an age where they are supposed to be creating homes of their own it is impossible to ignore the challenges of the housing market here.

Harmony Grove (HGVS) is a thoughtful project, providing environmental considerations with rooftop solar, EV ready homes, protected open space balanced with the human need for new homes that include neighborhood amenities and connectivity to the community.

Our housing crisis has made it increasingly difficult for working families to find an attainable place to live, and this development offers a real solution. This project will create good-paying jobs while strengthening our tax base to support schools, fire districts, and infrastructure.

I strongly urge you to approve this project so we can take a meaningful step toward addressing San Diego's housing shortage and building a stronger, more inclusive community.

Sincerely,



Erin McKinley



**August 14, 2025**

**ATTN:**

**County of San Diego Planning Commission**

**5510 Overland Ave, Ste 110**

**San Diego, CA 92123**

**Dear Planning Commissioners,**

I am writing to express strong support for the Harmony Grove Village South development. This project presents a meaningful opportunity to address the pressing need for housing in our region, particularly for working families and middle-income residents who deserve a chance at homeownership.

Harmony Grove South offers a thoughtful, sustainable, and attainable solution for those seeking stability and community. Beyond housing, the project will generate jobs for local union workers, contributing to a stronger and more resilient regional economy.

Equally important is the project's forward-thinking approach to sustainability. Features such as rooftop solar panels and EV charging stations demonstrate a commitment to environmentally responsible growth.

I urge you to approve the Harmony Grove Village South project. It embodies smart planning, economic vitality, and a genuine step toward resolving San Diego's housing challenges.

Best,

Kelly Fauth

**County of San Diego Planning Commission**  
**5510 Overland Avenue, Suite 110**  
**San Diego, CA 92123**

Dear Planning Commissioners,

San Diego's housing crisis continues to drive displacement and homelessness, leaving far too many individuals and families without a safe, stable place to call home. To meaningfully address this crisis, we need to expand our region's supply of attainable housing across the entire income spectrum. The Harmony Grove Village South (HGVS) project offers exactly that - a pathway to stability for working families who are increasingly at risk of falling through the cracks.

HGVS proposes middle-market and affordable options that will help close the housing gap for those earning too much to qualify for traditional assistance, but too little to afford market-rate housing. These are often the very people - caregivers, social workers, and public servants - who are one hardship away from housing insecurity.

By responsibly expanding an existing village, this project offers a smarter alternative to unchecked sprawl. It supports community-based development while leveraging existing infrastructure, preserving open space, and maintaining neighborhood character.

For those of us committed to solving homelessness in San Diego, increasing the supply of attainable housing is one of the most powerful tools we have. I strongly urge you to support the Harmony Grove Village South project. It brings us one step closer to a region where everyone has the opportunity for a safe, stable home.

Sincerely,

Trudy Levenson

Dear San Diego Planning Commission,

San Diego's housing shortage continues to place a significant burden on working families and middle-income residents who are being priced out of homeownership. The Harmony Grove Village South (HGVS) project presents a thoughtful solution, one that aligns with the kind of smart, sustainable development that supports our region's long-term planning goals.

HGVS proposes more than 450 homes, including middle-market and affordable housing options that directly address the "missing middle" gap. This development is designed to meet the needs of teachers, nurses, first responders, and other essential workers who are vital to San Diego's economy and community fabric, yet often unable to live in the city they serve.

Unlike traditional sprawl, HGVS extends an existing village footprint, leveraging current infrastructure while preserving the area's rural character. It exemplifies infill-style growth that reduces pressure on urban cores and promotes a more balanced regional housing supply.

The project also supports broader city priorities: job creation through good-paying union labor, a strong emphasis on sustainability with 100% rooftop solar, net-zero energy homes, and EV charging infrastructure, and a walkable, community-focused design that enhances quality of life.

As someone deeply engaged in advancing San Diego's planning objectives, I hope you'll view HGVS as a compelling opportunity to deliver both housing and community benefit. It reflects the kind of responsible growth our region urgently needs - and deserves.

Sincerely,  
Jill Chorak

Dear San Diego Planning Commission,

As a long-time San Diegan, I've watched the cost of housing climb higher and higher. It's pushing everyday people out of the communities they love. We need more homes that working families can afford, and I believe Harmony Grove Village South is exactly the kind of well-planned development that can make a difference.

This project isn't about building more oversized, out-of-reach houses. It's about creating a mix of homes for local families while being mindful of the surrounding environment, adding parks, trails, and gathering spaces that make it a true community.

I personally appreciate the fact that it's 100% solar-powered and includes EV chargers for every home, showing it's designed with the future in mind.

I believe HGVS is a smart, much-needed step toward solving our housing shortage, and I hope you'll give it your full support.

Sincerely,

Eden Gannon

San Diego Planning Commission,

Our community needs real solutions to address the growing housing crisis, and I believe Harmony Grove Village South is exactly the kind of project that can make a difference. With 453 well-designed homes for middle-class and working San Diegans, this community will provide attainable housing while supporting good-paying jobs right here in our county.

This development offers more than just homes; it brings economic value and a commitment to sustainability. It will preserve 36 acres of natural open space, create parks, trails, and gathering places, and ensure every home is built with clean energy features. By supporting skilled workers with fair wages, Harmony Grove Village South will strengthen our regional economy while helping families put down roots.

Approving this project is an opportunity to ease our housing shortage, invest in sustainable growth, and create a community where San Diegans can truly live, work, and thrive.

Sincerely,

Roby Ellis



September 29, 2025

Chair Terra Lawson Remer  
County of San Diego, Board of Supervisors  
1600 Pacific Highway, Room 206  
San Diego, CA 92101 San Diego, CA 92123

Dear Chair Lawson Remer:

I am writing to express my strong support for the Harmony Grove Village South project, which represents a critical step in addressing San Diego County's ongoing housing and homelessness crisis.

As Mayor of Vista, I am committed to practical solutions for addressing homelessness and public safety, and I have proudly led efforts such as Vista's award-winning Homelessness Strategic Plan. I firmly believe that projects like Harmony Grove Village South and its 450+ homes are among the long-term solutions our region needs to give working people and middle-class families access to quality housing.

San Diego County's homelessness and housing crises will not be solved without swift and decisive action. I agree with the many community and elected leaders who also support this project: If we don't start building more homes today, we risk falling even further behind in meeting the needs of our constituents.

Harmony Grove Village South is the right project, at the right scale, on the right land. It will not only offer much-needed housing but also generate economic benefits by creating jobs and strengthening our tax base. These additional tax revenues will provide essential funding for our schools and public safety entities—ensuring a stronger, more resilient community for residents here in Vista and across the County.

I urge you to support Harmony Grove Village South and take meaningful action today to address our region's housing challenges. Together, we can create opportunities for hard-working families while ensuring a sustainable and prosperous future for Vista and all of San Diego County.

Sincerely,

A handwritten signature in blue ink that reads "John Franklin". The signature is written in a cursive style.

John Franklin  
Mayor

09/29/2025

San Diego County Board of Supervisors  
1600 Pacific Highway, Room 335  
San Diego, CA 92101

**Re: Support for Harmony Grove Village South**

Dear Chair Terra Lawson-Remer and Members of the Board,

I am writing to express my strong support for the Harmony Grove Village South development. As San Diego County continues to face a severe housing shortage, projects like this are critical to ensuring our community remains a place where families, workers, and future generations can thrive.

Harmony Grove Village South represents an opportunity to deliver much-needed housing at a time when rising costs are pushing too many residents out of the county. By approving this project, you will help provide attainable options for local families, strengthen our neighborhoods, and support the overall economic vitality of the region.

Housing is not just about buildings, it is about stability, opportunity, and community well-being. Approving Harmony Grove Village South is an important step toward addressing the urgent need for more homes and ensuring San Diego remains a place where people of all backgrounds can build a future.

Thank you for your leadership and consideration of this important project.

Regards,

A handwritten signature in black ink, appearing to read 'L. Kyselev', with a long, sweeping horizontal stroke extending to the right.

Leon Kyselev



Dane M. White, Mayor

September 30, 2025

Terra Lawson-Remer  
Supervisor – District 3  
County Administration Center  
1600 Pacific Hwy  
Room 335  
San Diego, CA 92101

Dear Supervisor Lawson-Remer:

As the Mayor of Escondido and someone who has personally experienced the pain of homelessness, I am writing to express my strong support for Harmony Grove Village South—an initiative that deeply resonates with both my personal journey and my commitment to addressing homelessness in our community.

More than a decade ago, I found myself homeless, battling severe addiction, and sleeping behind a 7-Eleven in Escondido—the city I now have the honor of serving as Mayor. That experience exposed me to the harsh realities too many face daily: The struggle for shelter and the overwhelming challenge of rebuilding a life from nothing.

My journey was not easy, but it reinforced a fundamental truth: With the right support and opportunities, transformation is possible. This belief fuels my dedication to real, lasting solutions that go beyond temporary relief to address the root causes of homelessness, including the unacceptable lack of affordable housing.

Today, far too many families in San Diego County are experiencing housing insecurity due to circumstances beyond their control: Job loss, medical emergencies, or simply the skyrocketing cost of living. With limited housing options available, adults and children alike are being left without a place to call home. Experts agree that the most effective way to combat this crisis is by building more homes—especially projects like Harmony Grove Village South, which provide affordable housing options and addresses the critical “Missing Middle” gap.

As Mayor, I have seen firsthand how access to stable, affordable housing changes lives—not just for individuals and families, but for entire communities. Investing in housing and supportive services uplifts those in need, strengthens public safety, drives economic growth, and fosters a more compassionate, resilient society.

Supervisor Lawson-Remer  
September 30, 2025  
Page 2

I wholeheartedly endorse Harmony Grove Village South and urge you to support this essential project. Together, we can create a future where every person has the opportunity to thrive.

Sincerely:

A handwritten signature in blue ink that reads "Dane M. White". The signature is written in a cursive style with a large initial "D" and a distinct "M".

Dane M. White  
Mayor

Dear Members of the Board of Supervisors,

It's not lost on me that for many families, finding an affordable place to live in San Diego has become nearly impossible, and our city needs solutions - urgently. The Harmony Grove Village South project offers an opportunity to address this challenge, helping local residents achieve homeownership and build a stable future in a neighborhood they love.

This project matters to me personally because it grows our community responsibly, making use of existing infrastructure while preserving the area's character. By offering middle-market homes alongside affordable units, it addresses the critical "missing middle" housing gap, ensuring that teachers, first responders, healthcare workers, and other essential professionals can continue living near where they work. Isn't that the kind of future we all want for our city?

I know the many benefits of this project are familiar, but it's worth highlighting: it will create well-paying jobs for local union workers, strengthen our regional economy, and support skilled tradespeople. Its commitment to sustainability also sets a new benchmark for responsible development in San Diego.

I wholeheartedly encourage you to approve the Harmony Grove Village South project. It is a smart, balanced approach to growth that will help our community thrive, provide economic opportunity, and bring real solutions to the housing crisis.

Very Respectfully,

Gary Skaggs

A solid black rectangular redaction box covering the signature area.

Dear San Diego Board of Supervisors,

As a resident of San Diego County, please accept this letter of support for the Harmony Grove Village South housing development. Our region is facing a serious homelessness and housing crisis that affects every corner of our community. It's clear that the only long-term solution is to create more homes and that's exactly what Harmony Grove Village South will accomplish.

What makes me especially excited about this project is its sustainability-focused design. As someone who works in the solar energy industry, I'm passionate about creating a greener future, and Harmony Grove Village South is setting the bar high. With 100% rooftop solar and 100% EV charging stations for each home and throughout the community, this development represents a true commitment to clean energy. Additionally, the focus on 100% energy-efficient buildings, both inside and out, shows thoughtful planning for long-term sustainability.

This development doesn't just offer housing; it brings much-needed infrastructure improvements and will create hundreds of good-paying jobs. The fact that these homes will be built by union members for working people and middle-class families shows a commitment to uplifting our local workforce and economy.

Harmony Grove Village South addresses our housing needs, boosts our economy through job creation, and prioritizes sustainable living. I strongly urge the Board to approve this project.

Thank you for your time and consideration.

Regards,



Eddie Price

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████████████████████  
████████████████████  
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**San Diego Board of Supervisors**

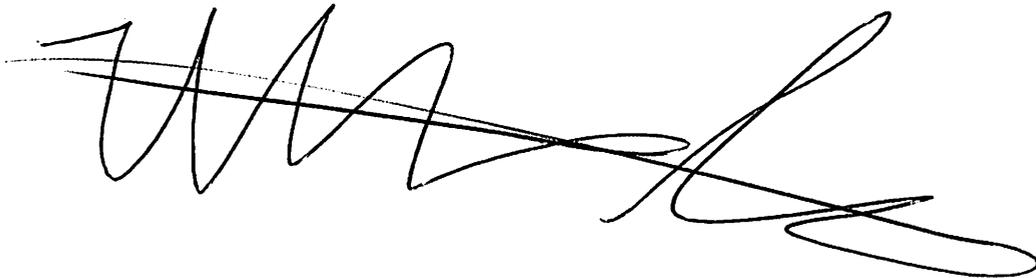
Dear Members of the Board,

As a student at California State University San Marcos and a resident of Escondido, I am deeply concerned about the housing crisis in San Diego. Rent continues to rise, and for my generation, the prospect of owning a home is becoming increasingly out of reach. Without more affordable options, young people like me risk being priced out of the communities where we grew up and hope to build our lives.

Harmony Grove Village South offers a real solution that our region desperately needs. By creating 453 homes for working San Diegans and middle-class families, built by local union members, this project addresses the housing crisis while creating new job opportunities. I am especially encouraged by the commitment to sustainability, renewable energy, and community spaces that foster healthy lifestyles. Approving this development is not just about building homes, it's about investing in the future of San Diego and giving my generation a chance to thrive here.

I strongly support Harmony Grove Village South and urge our County Supervisors to do the same.

Sincerely,

A handwritten signature in black ink, appearing to read 'Waters Sliter', written in a cursive style. The signature is positioned below the word 'Sincerely,' and is written over a faint horizontal line.

**Waters Sliter**

## Letter of Support for Harmony Grove Village South Housing Development

Dear San Diego Board of Supervisors,

As a long-time San Diego County resident, I believe it is critical that we address the growing housing crisis, particularly for working families who are struggling to find affordable options in our area. The Harmony Grove Village South project presents an incredible opportunity to directly tackle this issue by providing 453 much-needed homes for middle-class families. This project is designed to give San Diegans access to the American dream, offering homes that are not only affordable but also sustainable and built with quality in mind.

The homes will be constructed by local union members, supporting fair wages and contributing to the local economy. What's more, the project's commitment to net-zero energy, 100% rooftop solar, and electric vehicle charging stations aligns perfectly with our collective goal of reducing carbon footprints while enhancing the livability of our communities. As San Diego continues to grapple with housing shortages, the Harmony Grove Village South project is a step forward in creating a vibrant, sustainable, and inclusive community for all.

I strongly support the approval of this project and encourage you to join me in advocating for the future of San Diego's working families.

Sincerely,

Alita Hetland

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

To the San Diego Board of Supervisors,

Our region is facing an undeniable housing crisis, and the only sustainable solution is to build more homes - especially for working families and middle-class San Diegans. Harmony Grove Village South will provide 453 much-needed homes, built by local union members, ensuring good jobs while creating a more affordable and livable community. As a community member who deeply cares about the future of San Diego, I strongly support this development.

Beyond housing, Harmony Grove Village South is a model for responsible development. It expands existing infrastructure, preserves 36 acres of open space, and prioritizes sustainability with net-zero energy homes, EV charging stations, and drought-tolerant landscaping. The addition of a new multi-lane bridge will improve circulation and emergency access while restoring the ecology of Escondido Creek. This project isn't just about housing, it's about building a community that supports working families, promotes healthy lifestyles, and aligns with our region's environmental goals.

I urge you to approve Harmony Grove Village South. It's time we take real action to address San Diego's housing shortage by supporting smart, sustainable development that benefits all residents.

Regards,

Morgan Rogers

[REDACTED]  
[REDACTED]  
[REDACTED]

**San Diego County Board of Supervisors  
1600 Pacific Highway, Room 335  
San Diego, CA 92101**

San Diego County Board of Supervisors,

As our region faces a worsening housing and homelessness crisis, Harmony Grove Village South (HGVS) provides a meaningful response by offering attainable homes that close the “missing middle” gap of the housing market. This thoughtfully designed, infill-located community will help meet the growing demand for housing while respecting and preserving the natural surroundings.

With our economy expanding and more families struggling to find a place they can afford, we need long-term solutions that reflect both our values and our future needs. HGVS does just that by offering an environmentally conscious development that prioritizes sustainability, connectivity, and quality of life for a diverse range of residents.

San Diego can no longer stand in the way of progress – we must invest in housing solutions today. I urge you to approve Harmony Grove Village South and support a more livable future for all who call this region home.

Sincerely,

Paul DeRisi

A solid black rectangular redaction box covering the signature area.

## Letter of Support for the Harmony Grove Village South Housing Development

Members of the Board of Supervisors,

San Diego is facing a severe housing crisis, and the only long-term solution is to build more homes. That is why I am writing to express my strong support for the Harmony Grove Village South housing development. This project will provide more than 450 much-needed homes for working families and middle-class San Diegans, built by local union labor.

I have worked for many years on the issue of ensuring San Diego's economy continues to grow. There is a strong need for new housing options for all sectors of the region's workforce - to which this project contributes. SANDAG estimates the need for thousands of new homes each year to support continued economic vitality for the San Diego region - projects such as this one.

Harmony Grove Village South is exactly the kind of smart, sustainable development our region needs. It will expand an existing community, use modern, energy-efficient design, and ensure homeownership remains within reach for more San Diegans. I urge you to approve this project and help move our county forward in addressing the housing crisis.

Sincerely,

Andrew Poat  
San Diego, CA

██████████  
████████████████████

**San Diego County Board of Supervisors  
1600 Pacific Highway, Room 335  
San Diego, CA 92101**

Dear Members of San Diego's Board of Supervisors,

As a San Diegan who cares deeply about the future of our region, I believe Harmony Grove Village South offers the right solution to address the growing demand for housing. Our housing crisis has made it increasingly difficult for working families and young professionals to find an attainable place to live, and this development offers a real solution. This project will create good-paying jobs while strengthening our tax base to support schools, fire districts, and infrastructure.

What makes HGVS stand out is its balance of economic value, environmental stewardship, and community connection. With 100% rooftop solar, EV-ready homes, preserved open space, and neighborhood amenities that encourage healthy, active lifestyles, it's a model for how we can grow responsibly.

I strongly urge you to approve this project so we can take a meaningful step toward addressing San Diego's housing shortage and building a stronger, more inclusive community.

Sincerely,

Ciara Trujillo



To the San Diego County Board of Supervisors:

I am reaching out to voice my support for the Harmony Grove Village South housing development. As a proud San Diego business owner and resident for nearly two decades, I have dedicated much of my time to serving District 3, including as a member of the Ocean Beach Town Council and our local Planning Group. Based on my experience, I firmly believe that this project is essential to addressing our area's housing crisis and ensuring San Diego remains a place where all residents can thrive.

The development of 453 homes, with units specifically aimed at the "missing middle" category, is a crucial step toward providing attainable housing for working families. I've learned that this project will be built by local union members, ensuring fair wages and good jobs for San Diegans. Additionally, the increased tax base will help fund our public schools — an investment that benefits the entire community.

Let me be blunt: It is unacceptable for wealthy NIMBYs and supporters of bigoted redlining policies to continue their baseless attempts to derail this project. Their opposition, at its core, is about keeping people of color and lower income working families out of "their neighborhood." You cannot allow these exclusionary tactics — and the nonstop lies spewing from opponents -- to dictate housing policy in San Diego County. This nonsense must end today!

I urge the Board to move forward with approval of Harmony Grove Village South and take a stand for a more inclusive and equitable San Diego. Please don't let a small group of entitled NIMBYs to stand in the way of creating homes for working people.

Sincerely,  
Giovanni Ingolia

Esteemed Members of the Board,

As a lifelong builder and North County resident, I've seen firsthand how the lack of housing is impacting families, businesses, and our community's future. The Harmony Grove Village South development is exactly the kind of thoughtful, well-planned solution we need. The development is strongly aligned with San Diego's commitment to sustainability and aims to build more than 450 homes for our community's hard-working families.

This project doesn't just address the housing crisis; it supports our economy. It creates good-paying jobs, strengthens our construction industry, and expands our tax base to fund schools, fire protection, and infrastructure. With a variety of home sizes and styles, Harmony Grove Village South provides real options for middle-income residents who are currently priced out of the market.

As a contractor and business owner, I know high quality when I see it. This project uses existing infrastructure, respects the land, and adds long-term value to our region. I strongly urge the Board to approve Harmony Grove Village South and invest in a stronger, more affordable future for San Diegans.

Regards,

A handwritten signature in black ink, appearing to read "Rick Woolsey". The signature is fluid and cursive, with a prominent initial "R" and a long, sweeping underline.

**Rick Woolsey**

President, R&R General Contractors

September 9, 2025

**Letter of Support for the Harmony Grove Village South Housing Development**

Honorable Board of Supervisors,

San Diego's housing crisis demands tangible, long-term solutions—and building more homes must be part of the answer. I'm writing to voice my strong support for the Harmony Grove Village South development, which will bring 453 much-needed homes to our region, created by skilled local union workers.

As our economy grows and more families are priced out of the housing market, we need developments that meet both today's challenges and tomorrow's needs. HGVS represents that vision—prioritizing sustainability, walkability, and community while expanding access to attainable housing for working and middle-income San Diegans.

Harmony Grove Village South is the kind of forward-looking project that can help San Diego address its housing shortage in a responsible and meaningful way. I urge you to support its approval.

Kind regards,

*Autumn M Stoff*

Autumn Stoff

**From:** [Dawn McKinster](#)  
**To:** [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [LaVelle, Kyle](#); [Hayes, Andrew](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [Elfin Council Forest Harmony Grove Town](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)  
**Subject:** [External] Harmony Grove Village South- Your vote should be a clear and resounding NO.  
**Date:** Tuesday, September 30, 2025 12:59:50 PM

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To Whom it May Concern,

My family has lived in Elfin Forest/Harmony Grove since 2010. Although we understand that areas grow and develop over time, such growth must occur within the basic safety parameters established to protect not only the new community, but also the communities surrounding it. One of these basic considerations, especially in an area proven to be vulnerable to wildfires, is the ability for the residents to safely evacuate.

I will never forget the panic we experienced as the Cocos Fire raced toward our neighborhood. The smoke was thick, the ash was falling, and we knew that we had to get out. I rushed as quickly as I could to tuck my baby into her carseat and to gather our animals into the back of the vehicle. As I drove away, I watched the flames crest over the mountain toward the unfinished Harmony Grove Village development. I remember thinking, so clearly, that it was a blessing that those homes were still under construction and not occupied yet, because there were so many that it would be impossible for them to escape the oncoming flames. As the fire burned with little progress toward containment, the news maps showed that our home was gone. The thought that our house may have burned was devastating, but it also reminded us of what was truly important: We had each other, and we were grateful that we had been able to evacuate in time.

Now, Harmony Grove Village is packed with people, children, and animals- full and thriving homes with only one two lane road available for all of us to get in and out of our communities. That a billionaire could entertain placing a development such as Harmony Grove Village South right in the middle of this without additional access is absurd, but the realization that our community representatives are considering approving this project, in spite of the data that shows that it will be impossible for hundreds of families to evacuate safely during the next wildfire, is shocking.

Harmony Grove Village, Harmony Grove, Elfin Forest, and Eden Valley- how many families are you willing to put at such grave risk?

We are asking you to do the right thing and protect the basic safety of all that depend on you.

Say NO to Harmony Grove Village South.

Sincerely,

Dawn McKinster  
April Rios  
Ash Rios  
Cassandra Hamilton  
Barry Bridge  
Kate Bridge





September 11, 2025

San Diego County Board of Supervisors  
1600 Pacific Highway, Room 335  
San Diego, CA 92101

Dear Board of Supervisors,

I support the Harmony Grove Village South housing development and strongly encourage our County Supervisors to approve it without delay.

San Diego is facing a severe and unprecedented housing crisis, and we will not begin to solve it without well-planned, sustainable communities like this—designed to meet the needs of working families while respecting the region’s environmental and economic goals.

Harmony Grove Village South will deliver much-needed homes for middle-income San Diegans, built with local labor and supported by existing infrastructure. Beyond addressing our housing needs, the project strengthens our local economy, expands the tax base, and reflects a forward-looking approach with its net-zero energy design and diverse housing types.

This project is the kind of responsible growth our region urgently needs.

Sincerely,

Blake Isaacson



Dear San Diego County Board of Supervisors,

Please help provide housing for working families and middle-class residents to find a place to call home. The Harmony Grove Village South project is an ideal solution, offering more than 450 homes that will provide attainable homeownership opportunities for local families, and create a special place for them to start a community to call home.

Harmony Grove South will also create valuable jobs for local union members, strengthening our regional economy and supporting skilled workers with fair wages. Additionally, with features like net-zero energy homes, comprehensive rooftop solar, and EV charging, its dedication to sustainability defines a new model for responsible development in our county.

I hope you will approve the Harmony Grove Village South project without delay. It represents smart growth, economic opportunity, and a real path forward in solving San Diego's housing crisis.

Regards,

A handwritten signature in black ink, appearing to read "D. Santistevan", with a long horizontal stroke extending to the right.

David Santistevan

Dear Supervisors,

Every day, we see headlines about the housing crisis in San Diego - rising rents, families priced out of homeownership, and an increasing number of people without a stable place to live. It's clear we need real solutions, and the proposed Harmony Grove Village South development provides one. As a longtime advocate for smart, community-oriented growth in our region, I strongly support this housing development.

This project directly addresses the urgent need for more homes, particularly for working San Diegans and middle-class families. With 453 sustainably built homes - constructed by local union workers - it offers a mix of housing types that reflect our community's needs. Harmony Grove Village South isn't just about building homes; it's about giving families a chance to stay in San Diego, contribute to our economy, and thrive. I urge our County Supervisors to support this important step toward solving our region's housing shortage.

Regards,

Ed Gallo

A solid black rectangular redaction box covering the signature area.

Dear Members of the Board of Supervisors,

As a long-time San Diegan, I've watched the cost of housing climb higher and higher. It's pushing everyday people out of the communities they love. We need more homes that working families can afford, and I believe Harmony Grove Village South is exactly the kind of well-planned development that can make a difference.

This project isn't about building more oversized, out-of-reach houses. It's about creating a mix of homes for local families while being mindful of the surrounding environment, adding parks, trails, and gathering spaces that make it a true community.

I personally appreciate the fact that it's 100% solar-powered and includes EV chargers for every home, showing it's designed with the future in mind.

I believe HGVS is a smart, much-needed step toward solving our housing shortage, and I hope you'll give it your full support.

Sincerely,

Eden Gannon

September 11, 2025

**ATTENTION:**

**San Diego County Board of Supervisors  
1600 Pacific Highway, Room 310  
San Diego, CA 92101**

Dear County Board of Supervisors,

I am a born and raised San Diegan and I am raising my children here. As they get to an age where they are supposed to be creating homes of their own it is impossible to ignore the challenges of the housing market here.

Harmony Grove (HGVS) is a thoughtful project, providing environmental considerations with rooftop solar, EV ready homes, protected open space balanced with the human need for new homes that include neighborhood amenities and connectivity to the community.

Our housing crisis has made it increasingly difficult for working families to find an attainable place to live, and this development offers a real solution. This project will create good-paying jobs while strengthening our tax base to support schools, fire districts, and infrastructure.

I strongly urge you to approve this project so we can take a meaningful step toward addressing San Diego's housing shortage and building a stronger, more inclusive community.

Sincerely,



Erin McKinley

██████████  
████████████████████

Esteemed Members of the Board,

San Diego's housing shortage continues to place a significant burden on working families and middle-income residents who are being priced out of homeownership. The Harmony Grove Village South (HGVS) project presents a thoughtful solution, one that aligns with the kind of smart, sustainable development that supports our region's long-term planning goals.

HGVS proposes a variety of homes, including middle-market and affordable housing options that directly address the "missing middle" gap. This development is designed to meet the needs of teachers, nurses, first responders, and other essential workers who are vital to San Diego's economy and community fabric, yet often unable to live in the city they serve.

Unlike traditional sprawl, HGVS extends an existing village footprint, leveraging current infrastructure while preserving the area's rural character. It exemplifies infill-style growth that reduces pressure on urban cores and promotes a more balanced regional housing supply.

The project also supports broader city priorities: job creation through good-paying union labor, a strong emphasis on sustainability with 100% rooftop solar, net-zero energy homes, and EV charging infrastructure, and a walkable, community-focused design that enhances quality of life.

As someone deeply engaged in advancing San Diego's planning objectives, I hope you'll view HGVS as a compelling opportunity to deliver both housing and community benefit. It reflects the kind of responsible growth our region urgently needs - and deserves.

Sincerely,  
Jill Chorak

**September 11, 2025**

**ATTN:**

**San Diego County Board of Supervisors**

**1600 Pacific Highway, Room 310**

**San Diego, CA 92101**

**Dear County Supervisors,**

I am writing to express strong support for the Harmony Grove Village South development. This project presents a meaningful opportunity to address the pressing need for housing in our region, particularly for working families and middle-income residents who deserve a chance at homeownership.

Harmony Grove South offers a thoughtful, sustainable, and attainable solution for those seeking stability and community. Beyond housing, the project will generate jobs for local union workers, contributing to a stronger and more resilient regional economy.

Equally important is the project's forward-thinking approach to sustainability. Features such as rooftop solar panels and EV charging stations demonstrate a commitment to environmentally responsible growth.

I urge you to approve the Harmony Grove Village South project. It embodies smart planning, economic vitality, and a genuine step toward resolving San Diego's housing challenges.

Best,

Kelly Fauth

Dear Board of Supervisors,

San Diego is facing a severe housing crisis that is making it increasingly difficult for working families and middle-class residents to find an affordable place to call home. The Harmony Grove Village South project is an ideal solution, offering more than 450 homes that will provide attainable homeownership opportunities for local families - helping them build a stable and thriving future in our region.

Unlike urban sprawl, HGVS expands an existing village in a responsible way, utilizing current infrastructure while maintaining the area's character. With middle-market homes and affordable housing units, this development will help address the "missing middle" housing gap, ensuring that teachers, first responders, healthcare workers, and other essential professionals can continue to live and work in San Diego.

Beyond housing, HGVS will also create valuable jobs for local union members, strengthening our regional economy and supporting skilled workers with fair wages. Additionally, its commitment to sustainability - including net-zero energy homes, 100% rooftop solar, and EV charging - raises the bar for responsible development in our county.

I strongly urge you to approve the Harmony Grove Village South project without delay. It represents smart growth, economic opportunity, and a real path forward in solving San Diego's housing crisis.

Regards,

Marwan Bishar

[REDACTED]  
[REDACTED]  
[REDACTED]



# MARATHON CONSTRUCTION CORPORATION

CONTRACTORS AND ENGINEERS      STATE LICENSE NO. 411338

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TEL (619) 276-4401      FAX (619) 276-0717  
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September 11, 2025

Attention:    San Diego County Board of Supervisors  
                  1600 Pacific Highway, Room 335  
                  San Diego, CA 92101

Subject:      Harmony Grove Village South

Dear Board of Supervisors:

As someone who has spent almost five decades working in heavy civil engineering construction projects, large environmental restoration projects, and light industrial development, I understand the importance of thoughtful development that serves our communities, supports people, and protects the environment. The Harmony Grove Village South project reflects these values.

This project addresses San Diego's urgent housing crisis by creating 453 new homes for working families that will be delivered by local union labor, while also enhancing the local economy and expanding access to homeownership. Just as importantly, it's designed with sustainability at its core: net-zero energy homes, including EV charging infrastructure, and the permanent preservation of 36 acres of natural land. By clustering development and restoring areas along Escondido Creek, it also helps revitalize native habitats and maintain the ecological health of the region, a wonderful balance between development and the environment.

Harmony Grove Village South is a responsible, future-focused community that benefits the people who live here, the environment we all depend on, and the broader region. I strongly urge the Board to support this project.

Thank you for your consideration on this matter.

Sincerely,

Mike Furby  
President  
Marathon Construction Corporation  
Lakeside Land Company

**San Diego County Board of Supervisors**  
**1600 Pacific Highway, Room 335**  
**San Diego, CA 92101**

Members of the Board of Supervisors,

As a longtime San Diego entrepreneur and business leader, I know that a strong regional economy depends on access to stable, attainable housing for working families. The Harmony Grove Village South development offers a viable solution with more than 450 thoughtfully designed homes for middle-income San Diegans, built by local union labor and powered by 100% rooftop solar.

This project addresses one of our region's most urgent challenges: the severe shortage of housing for working professionals and families who are the backbone of our economy. In addition to helping ease the housing crisis, Harmony Grove Village South will create good-paying jobs, expand our local tax base, and strengthen critical infrastructure.

As someone in the technology and finance sector, I also see this as an investment in talent retention. When San Diego workers can afford to live here, we're better positioned to compete globally, grow businesses locally, and build a more resilient future. I urge the Board to approve this forward-thinking, sustainable community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nigel Hook', written in a cursive style.

**Nigel Hook**  
Founder & CEO, TradeSun

# SAN DIEGO NORTH ECONOMIC DEVELOPMENT COUNCIL

MARKET | RETAIN | CONNECT

9/11/2025

## San Diego County Board of Supervisors

1600 Pacific Highway, Room 335

San Diego, CA 92101

### RE: Harmony Grove Village South – Support

Honorable Members of the Board of Supervisors,

On behalf of the San Diego North Economic Development Council (SDNEDC), I am writing to express the Council's strong support for the Harmony Grove Village South (HGVS) project.

This project will add 453 badly needed homes to job rich areas west of Interstate 15. Building for the missing middle, HGVS is comprised of a combination of townhomes, row homes, attached condominiums, and courtyard detached homes. It is not inefficient large lot development but rather a project with the kind of housing product that North County desperately needs.

Housing is the most important economic development crisis we have. The failure to match our region's ability to create jobs with production of new housing has driven the costs of rent and homeownership to record breaking levels. These costs drain family budgets, with more than 40% of San Diego households being rent burdened. To pay for shelter too many San Diego families go without, hurting our small businesses that give our region character and make North County a special place.

This is starkly apparent in examining housing growth against job growth in the immediate area. The table on the following page compares the jobs/housing balance in 2015 vs. 2025 for Escondido and San Marcos. Housing figures are from the CA Department of Finance (E-1 estimates) while Jobs are from JobsEQ – a source that provides employment numbers at the sub-county level.

	2015 payroll jobs	2025 payroll jobs	2015 homes	2025 homes	Ratio 2015 (How many Jobs chasing each home)	Ratio 2025 (How many Jobs chasing each home)
Escondido	50,009	59,592	48,696	50,883	1.03	1.17
San Marcos	37,520	44,216	30,126	33,157	1.24	1.33
<b>Total</b>	<b>87,619</b>	<b>103,808</b>	<b>78,822</b>	<b>84,040</b>	<b>1.11</b>	<b>1.23</b>



(Mailing) ELB Room 514  
441 La Moree Road  
San Marcos, CA 92078



info@sdnedc.org



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sdnedc.org

As the table on the previous page shows, in 2015 there were just over 87,600 payroll jobs in those 2 cities and 78,822 a ratio of 1.11 jobs for every home. Prices were expensive but middle-class residents could still afford homes and star families. In the following 10 years, San Marcos and Escondido combined added almost 16,000. This was the result of, in part, growth at CSUSM (4.8 miles from the intersection of Harmony Grove Road and Country Club Drive), the construction of a new Kaiser Hospital (5.5 miles), robust growth at the Escondido Auto mall (2.5 miles) and continued expansion in the La Costa Meadows business park in San Marcos (7.6 mile). These mileages, derived from Google Maps are telling. **HGVS IS proximate to job growth – far more so than many other projects.**

Meanwhile, between 2015 and 2025 San Marcos and Escondido **only added 5,200 homes.** In other words, **for every 1 net new home added to supply over the past 10 years, nearly 3 net new jobs were chasing it.**

The results have been predictable. Jobs still are in the area are still being filled. But rather than workers living close to employment sites, many individuals employed by North County businesses have been forced by high housing prices to reside in more affordable areas such as South County, Southern Riverside County or even further afield. This inability to match job growth with housing growth in the same community has lead to increased GHG, increased consumption of open space and a diminished quality of life for those subjected to mega commutes. Stopping housing in one neighborhood doesn't stop growth, it simply pushes the problems out with more emissions and more wasteful land use patterns.

In closing I urge the commission to not just approve the project but to do so with a full-throated endorsement, showing that the county is doing its part to meet the most important regional economic development challenge we have.

Sincerely,



W. Erik Bruvold  
Chief Executive Officer

To the San Diego County Board of Supervisors,

Our community needs real solutions to address the growing housing crisis, and I believe Harmony Grove Village South is the project that can make a difference. With a number of well-designed homes for middle-class and working San Diegans, this community will provide attainable housing while supporting good-paying jobs right here in our county.

This development offers more than just homes; it brings economic value and a commitment to sustainability. It will preserve 36 acres of natural open space, create parks, trails, and gathering places, and ensure every home is built with clean energy features. By supporting skilled workers with fair wages, Harmony Grove Village South will strengthen our regional economy while helping families put down roots.

Approving this project is an opportunity to ease our housing shortage, invest in sustainable growth, and create a community where San Diegans can truly live, work, and thrive.

Sincerely,

Roby Ellis

9/11/2025

**San Diego County Board of Supervisors 5510  
1600 Pacific Highway, Room 335  
San Diego, CA 92101**

**To the San Diego County Board of Supervisors,**

San Diego's housing shortage continues to put pressure on working families and middle-income residents. The Harmony Grove Village South project offers a realistic solution by delivering more than 450 new homes in a way that complements the surrounding community.

The project makes smart use of existing infrastructure, provides a range of attainable housing options, and supports good local jobs through union-built construction. Its sustainability features—like rooftop solar and net-zero energy design—are aligned with the region's climate goals and future needs.

Harmony Grove Village South represents the kind of balanced growth that can help ease our housing crisis while strengthening our local economy. I respectfully urge you to approve this project.

**Sincerely,**

A handwritten signature in black ink that reads "Steve Quinn". The signature is fluid and cursive, with the first name "Steve" and last name "Quinn" clearly legible.

Steve Quinn



**San Diego County Board of Supervisors  
1600 Pacific Highway, Room 335  
San Diego, CA 92101**

Dear County Supervisors,

San Diego's housing crisis continues to drive displacement and homelessness, leaving far too many individuals and families without a safe, stable place to call home. To meaningfully address this crisis, we need to expand our region's supply of attainable housing across the entire income spectrum. The Harmony Grove Village South (HGVS) project offers exactly that - a pathway to stability for working families who are increasingly at risk of falling through the cracks.

HGVS proposes middle-market and affordable options that will help close the housing gap for those earning too much to qualify for traditional assistance, but too little to afford market-rate housing. These are often the very people - caregivers, social workers, and public servants - who are one hardship away from housing insecurity.

By responsibly expanding an existing village, this project offers a smarter alternative to unchecked sprawl. It supports community-based development while leveraging existing infrastructure, preserving open space, and maintaining neighborhood character.

For those of us committed to solving homelessness in San Diego, increasing the supply of attainable housing is one of the most powerful tools we have. I strongly urge you to support the Harmony Grove Village South project. It brings us one step closer to a region where everyone has the opportunity for a safe, stable home.

Sincerely,

Trudy Levenson

**San Diego County Board of Supervisors**  
1600 Pacific Highway, Room 335  
San Diego, CA 92101

Dear Members of the Board of Supervisors,

Having built and led my business in San Diego for decades, I understand the vital role that stable housing plays in maintaining a strong, vibrant workforce. Our region is facing a housing shortage that threatens both families and the economic health of our communities. Harmony Grove Village South is a well-planned development that directly addresses this challenge by providing attainable homes for working families and middle-income residents, while supporting local union labor and fair wages.

This project not only meets a critical housing need but also strengthens our neighborhoods, preserves natural surroundings, and fosters a sense of community. In my experience as business owner and operator, I know that developments like HGVS benefit everyone - from employees to local businesses and the broader economy. I strongly encourage the Board to approve Harmony Grove Village South and help ensure San Diego remains a place where families and our workforce can thrive.

Sincerely,



**Charles C. Butler**

Founder  
American Faucet & Coating Corp  
Since 1992

San Diego County Board of Supervisors  
1600 Pacific Highway, Room 310  
San Diego, CA 92101

To the San Diego County Board of Supervisors,

As a homebuilder who firmly believes in the promise of the American Dream, I support the Harmony Grove Village South project because it represents exactly what our region needs—real solutions to our housing crisis. With more than 450 purpose-built homes for working families and middle-income San Diegans, this community helps fill the critical gap in attainable housing while preserving the character and sustainability of the region.

From my experience in homebuilding, I can say this project is being done the right way. It includes a diverse mix of home types that cater to different preferences, is designed with long-term sustainability in mind, and will be built by skilled local union labor. That's the kind of quality and care we need more of in San Diego. Harmony Grove Village South is a well-planned, responsible way to create the homes our workforce and families so urgently need.

This project not only expands much-needed housing supply but also delivers meaningful economic value and will generate lasting benefits for local schools, infrastructure, and public services. Harmony Grove Village South is a smart, forward-looking investment in our county's future, and I urge you to approve it.

Regards,

A handwritten signature in blue ink, appearing to read "Tom Dobron", is written over a faint circular stamp.

Tom Dobron

Dear Chair Terra Lawson-Remer and Members of the Board,

I'm writing to you as both a longtime Ocean Beach resident and a small business owner to share my wholehearted support for the Harmony Grove Village South (HGVS) development. As someone deeply invested in the cultural and economic vitality of our region, I see HGVS as an incredibly thoughtful and much-needed solution to our county's housing crisis.

Affordable and middle-income housing shouldn't be something we debate year after year. It should be something we build—with care, vision, and urgency. HGVS does exactly that. It's designed for real San Diegans—teachers, artists, health workers, tradespeople—people who contribute to our communities and deserve a chance to put down roots.

I'm particularly impressed with the community aspects of the project. Thirteen parks, walking trails, a gathering center, and native landscaping—these are the kinds of elements that turn a development into a *community*. The mix of townhomes, courtyard homes, and lofts means there's something for a wide variety of families and individuals—not just one income bracket or lifestyle.

As someone who values sustainability and aesthetics, I also love that HGVS will feature rustic architecture that fits the area's character, while being fully solar-powered and built with long-term environmental stewardship in mind.

We need to move beyond short-term thinking and embrace responsible developments like this one. I hope you and the Board approve this project and show that San Diego County is ready to support solutions that make a real difference.

Warm regards,

Julie Klein  
Ocean Beach Resident  
Artist & Small Business Owner



**San Diego County Board of Supervisors  
1600 Pacific Highway, Room 335  
San Diego, CA 92101**

**Dear Members of the Board of Supervisors,**

**As a longtime San Diego resident, real estate professional and past board member and active member of the Building Industry Association of San Diego, I have seen firsthand how the lack of affordable housing affects both families and our local workforce. I have found Harmony Grove Village South is more than just a housing development, it is an investment in the hard working people who keep our region running. With the homes built by local union members, this project ensures fair wages while addressing a critical housing shortage. For many employees across San Diego having access to affordable, well-designed homes close to work is life changing. Harmony Grove Village South provides that opportunity while supporting our local economy and sustaining skilled trades, something I have long advocated for through my work with the BIA. I strongly support this project and urge the Board to approve it, helping working families stay rooted in the communities they love. Thank you for your attention to my letter!**

**Sincerely,**

DocuSigned by:  
*Eric Jones*  
A2C6E3F92ACD475...

**Eric Jones  
President  
Urban Real Estate Services**





4579 Mission Gorge Place, Suite A  
San Diego, CA 92120  
(619) 287-8873

**San Diego County Board of Supervisors**

1600 Pacific Highway, Room 335  
San Diego, CA 92101

Dear Members of the Board of Supervisors,

Having built and led my business in San Diego for decades, I understand the vital role that stable housing plays in maintaining a strong, vibrant workforce. Our region is facing a housing shortage that threatens both families and the economic health of our communities. Harmony Grove Village South is a well-planned development that directly addresses this challenge by providing attainable homes for working families and middle-income residents, while supporting local union labor and fair wages.

This project not only meets critical housing needs but also strengthens our neighborhoods, preserves natural surroundings, and fosters a sense of community. In my experience as business owner and operator, I know that developments like HGVS benefit everyone - from employees to local businesses and the broader economy. I strongly encourage the Board to approve Harmony Grove Village South and help ensure San Diego remains a place where families and our workforce can thrive.

Sincerely,

A handwritten signature in blue ink, appearing to read "John La Raia".

John La Raia  
President  
A-1 Self Storage





**September 15, 2025**

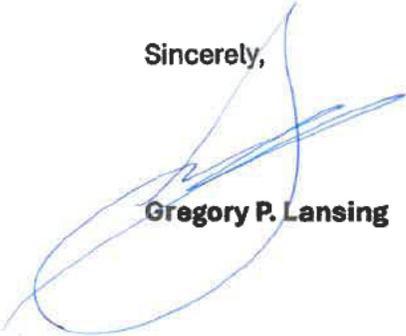
**San Diego County Board of Supervisors**  
1600 Pacific Highway, Room 335  
San Diego, CA 92101

Dear Members of the Board of Supervisors,

Having built and led my business in San Diego for decades, I understand the vital role that stable housing plays in maintaining a strong, vibrant workforce. Our region is facing a housing shortage that threatens both families and the economic health of our communities. Harmony Grove Village South is a well-planned development that directly addresses this challenge by providing attainable homes for working families and middle-income residents, while supporting local union labor and fair wages.

This project not only meets a critical housing need but also strengthens our neighborhoods, preserves natural surroundings, and fosters a sense of community. In my experience as business owner and operator, I know that developments like HGVS benefit everyone - from employees to local businesses and the broader economy. I strongly encourage the Board to approve Harmony Grove Village South and help ensure San Diego remains a place where families and our workforce can thrive.

Sincerely,



**Gregory P. Lansing**





JOHN W. HOWARD\*  
SCOTT J. STREET

MICHELLE D. VOLK  
PETER C. SHELLING

KRISTIN J. WRIGHT  
Chief Operating Officer

Also Admitted:  
Colorado\*

MAIN OFFICE  
ONE AMERICA PLAZA  
600 WEST BROADWAY, SUITE 1400  
SAN DIEGO, CA 92101  
TEL (619) 234-2842

LOS ANGELES OFFICE  
201 S. LAKE AVENUE, SUITE 303  
PASADENA, CA 91101  
TEL (213) 205-2800

OF COUNSEL:  
MITCHELL B. STEIN

September 11, 2025

**San Diego County Board of Supervisors**  
1600 Pacific Highway, Room 335  
San Diego, CA 92101

Dear Members of the Board of Supervisors,

I am writing as both a resident and a professional in North County who deeply cares about the future of our community. The reality is clear: we are facing a housing crisis, and without new homes, our community risks losing the very families and workers who form the backbone of our economy. I believe Harmony Grove Village South is a practical, well-planned solution to help address this urgent need.

As the owner of a local law firm, I know firsthand how stable housing can make a profound difference in the lives of my employees. A development like Harmony Grove Village South would give them the opportunity to live closer to work, build stability for their families, and contribute more fully to the community. Approving this project would not only provide much-needed homes but also strengthen the social and economic fabric of our region.

I strongly support Harmony Grove Village South and respectfully encourage the Board to approve this important development.

Sincerely,

John W. Howard

September 26, 2025

Dear Members of the Board of Supervisors,

I've lived in North County San Diego for years, and I love our community, but I also know that doing nothing isn't an option. Some voices oppose new housing developments, worried about "change," yet our county faces a real crisis: families and working San Diegans simply cannot find homes they can afford. Harmony Grove Village South is designed to meet that need with 453 homes built by local union members, offering a variety of housing types without sprawling mansion. It's a project that fits our area, supports our economy, and keeps our community vibrant.

I hope the Board will move forward and approve this development. We can't let fear of change outweigh the clear benefits for our neighbors, our children, and our region. Harmony Grove Village South is the kind of development North County needs - let's make it happen!

Sincerely,

A handwritten signature in black ink, appearing to read "Sam Suchowiejko". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Sam Suchowiejko

Retired Project Manager for KB Homes

North County San Diego Resident



March 17, 2025

To: Members of the San Diego County Planning Commission

From: Jose Torre-Bueno, Executive Director  
Center for Community Energy  
[jose.torrebueno@cc-energy.org](mailto:jose.torrebueno@cc-energy.org)

Susan Wayo, Board Member & Director of Operations  
Center for Community Energy  
[susan.wayo@cc-energy.org](mailto:susan.wayo@cc-energy.org)

Re: Letter of Support for the Harmony Grove Village South Project

Dear members of the San Diego County Planning Commission:

San Diego is grappling with a housing crisis that affects every corner of our county, and the need for more affordable housing options has never been more urgent. The Harmony Grove Village South project offers a long-term solution to this crisis by providing 453 much-needed homes for working families and middle-class households. We urge you to approve it without any further delays.

In addition to addressing the housing shortage, the Harmony Grove Village South project demonstrates a strong commitment to sustainability. With 100% rooftop solar, energy-efficient buildings, and electric vehicle charging stations, this development aligns with our goals for a cleaner, more sustainable future. The project also ensures that 36 acres of natural land will be preserved as open space, enhancing the community's connection to nature.

Furthermore, this project closely aligns with the Center for Community Energy's mission to advance clean energy solutions that benefit residents, small businesses, and underserved communities. By integrating distributed energy resources such as rooftop solar and EV infrastructure, the project supports California's decarbonization goals while helping to reduce long-term energy costs for homeowners. Developments like this demonstrate how we can build much-needed housing while improving grid resiliency and expanding access to clean, affordable energy.

We strongly support this initiative as it not only provides vital housing for our community but also fosters environmental stewardship and job creation through local union labor.

---

The Center for Community Energy

A 501(c)3 non-profit

<https://centerforcommunityenergy.org/>

1470 Encinitas Blvd., #312  
Encinitas, CA 92024

Kindly accept this letter of support. We look forward to the successful development of this project, which will significantly contribute to the well-being of San Diego's residents.

Regards,

Jose Torre-Bueno, PhD  
Exec. Director  
Center for Community Energy



Susan Wayo  
Board Member & Secretary  
Center for Community Energy



---

The Center for Community Energy

A 501(c)3 non-profit

<https://centerforcommunityenergy.org/>

249 So. Hwy. 101, Unit 564  
Solana Beach, CA 92075

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# SAN DIEGO NORTH ECONOMIC DEVELOPMENT COUNCIL

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MARKET | RETAIN | CONNECT

8/13/2025

Planning Commission  
County of San Diego  
Planning & Development Services  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123

**RE: Harmony Grove Village South – Support**

Honorable Planning Commissioners,

On behalf of the San Diego North Economic Development Council (SDNEDC), I am writing to express the Council's strong support for the Harmony Grove Village South (HGVS) project.

This project will add 453 badly needed homes to job rich areas west of Interstate 15. Building for the missing middle, HGVS is comprised of a combination of townhomes, row homes, attached condominiums, and courtyard detached homes. It is not inefficient large lot development but rather a project with the kind of housing product that North County desperately needs.

Housing is the most important economic development crisis we have. The failure to match our region's ability to create jobs with production of new housing has driving the costs of rent and homeownership to record breaking levels. These costs drain family budgets, with more than 40% of San Diego households being rent burdened. To pay for shelter too many San Diego families go without, hurting our small businesses that give our region character and make North County a special place.

This is starkly apparent in examining housing growth against job growth in the immediate area. The table on the following page compares the jobs/housing balance in 2015 vs. 2025 for Escondido and San Marcos. Housing figures are from the CA Department of Finance (E-1 estimates) while Jobs are from JobsEQ – a source that provides employment numbers at the sub-county level.



(Mailing) ELB Room 514  
441 La Moree Road  
San Marcos, CA 92078



[info@sdnedc.org](mailto:info@sdnedc.org)



(760) 203-5841



[sdnedc.org](http://sdnedc.org)

	2015 payroll jobs	2025 payroll jobs	2015 homes	2025 homes	Ratio 2015 (Jobs/Homes)	Ratio 2025 Jobs/Homes)
Escondido	50,009	59,592	48,696	50,883	1.03	1.17
San Marcos	37,520	44,216	30,126	33,157	1.24	1.33
<b>Total</b>	<b>87,619</b>	<b>103,808</b>	<b>78,822</b>	<b>84,040</b>	<b>1.11</b>	<b>1.23</b>

As the table shows, In 2015 there were just over 87,600 payroll jobs in those 2 cities and a ratio of 1.11 jobs for every home. In the following 10 years, San Marcos and Escondido combined added nearly 16,000 jobs. This was the result, in part, of growth at CSUSM (4.8 miles from the intersection of Harmony Grove Road and Country Club Drive), the construction of a new Kaiser Hospital (5.5 miles) , robust growth at the Escondido Auto mall (2.5 miles to the Kia dealership) and continued expansion in the La Costa Meadows business park in San Marcos (7.6 miles to Diamond Street and Melrose Drive in San Marcos). These mileages, derived from Google Maps are telling. **HGVS IS proximate to job growth – far more so than many other projects.**

Meanwhile, between 2015 and 2025 San Marcos and Escondido only added 5,200 homes. In other words, for every 1 net new home added to supply over the past 10 years, nearly 3 net new jobs were chasing it. The ratio has gotten worse (1.11 vs. 1.23) not better as litigation, building costs, and barriers to production have led to a worsening supply problem.

During this 10-year period the County of San Diego did add homes. Unfortunately, the data from the state does not allow us to disaggregate the homes built in North County and those constructed in other areas such as East Otay, Alpine, Ramona and Valley Center. But even if we assume that EVERY net housing unit in the unincorporated area that was built over the past decade was constructed in Harmony Grove, **the Jobs/Housing ratio would still have grown worse (1.11 to 1.14). Simply put, all over the region we have been unable to balance job growth with an adequate expansion in the number of housing units.**

The results are both obvious and predictable. Jobs still are in the area and still being filled. But rather than workers living close to employment sites, many individuals employed by North County businesses have been forced by high housing prices to reside in more affordable areas such as South County, Southern Riverside County or even further afield. It can not be emphasized enough – this inability to match job and housing growth leads to increased GHG, increased consumption of open space and a diminished quality of life for

those subjected to mega commutes. Stopping housing doesn't stop problems, it simply pushes the problems out with more emissions and more wasteful land use patterns.

In closing I urge the commission to not just approve the project but to do so with a full-throated endorsement, showing that the county is doing its part to meet the most important regional economic development challenge we have.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Erik Bruvold'. The signature is fluid and cursive, with a large loop at the end.

W. Erik Bruvold  
Chief Executive Officer



Dane M. White, Mayor  
201 North Broadway, Escondido, CA 92025  
Phone: 760-839-4631  
E-mail: [Dane.White@escondido.gov](mailto:Dane.White@escondido.gov)

August 15, 2025

Chairman Ron Ashman  
County of San Diego Planning Commission  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123

Dear Chairman Ashman:

As the Mayor of Escondido and someone who has personally experienced the pain of homelessness, I am writing to express my strong support for Harmony Grove Village South—an initiative that deeply resonates with both my personal journey and my commitment to addressing homelessness in our community.

More than a decade ago, I found myself homeless, battling severe addiction, and sleeping behind a 7-Eleven in Escondido—the city I now have the honor of serving as Mayor. That experience exposed me to the harsh realities too many face daily: The struggle for shelter and the overwhelming challenge of rebuilding a life from nothing.

My journey was not easy, but it reinforced a fundamental truth: With the right support and opportunities, transformation is possible. This belief fuels my dedication to real, lasting solutions that go beyond temporary relief to address the root causes of homelessness, including the unacceptable lack of affordable housing.

Today, far too many families in San Diego County are experiencing housing insecurity due to circumstances beyond their control: Job loss, medical emergencies, or simply the skyrocketing cost of living. With limited housing options available, adults and children alike are being left without a place to call home. Experts agree that the most effective way to combat this crisis is by building more homes—especially projects like Harmony Grove Village South, which provide affordable housing options and addresses the critical “Missing Middle” gap.

As Mayor, I have seen firsthand how access to stable, affordable housing changes lives—not just for individuals and families, but for entire communities. Investing in housing and supportive services uplifts those in need, strengthens public safety, drives economic growth, and fosters a more compassionate, resilient society.

Chairman Ashman  
August 15, 2025  
Page 2

I wholeheartedly endorse Harmony Grove Village South and urge you to support this essential project. Together, we can create a future where every person has the opportunity to thrive.

Sincerely:

A handwritten signature in blue ink that reads "Dane M. White". The signature is written in a cursive style with a large initial "D" and a stylized "M".

Dane M. White  
Mayor

Dear San Diego Planning Commission,

San Diego is facing a severe housing crisis that is making it increasingly difficult for working families and middle-class residents to find an affordable place to call home. The Harmony Grove Village South project is an ideal solution, offering more than 450 homes that will provide attainable homeownership opportunities for local families - helping them build a stable and thriving future in our region.

Unlike urban sprawl, HGVS expands an existing village in a responsible way, utilizing current infrastructure while maintaining the area's character. With middle-market homes and affordable housing units, this development will help address the "missing middle" housing gap, ensuring that teachers, first responders, healthcare workers, and other essential professionals can continue to live and work in San Diego.

Beyond housing, HGVS will also create valuable jobs for local union members, strengthening our regional economy and supporting skilled workers with fair wages. Additionally, its commitment to sustainability - including net-zero energy homes, 100% rooftop solar, and EV charging - sets a new standard for responsible development in our county.

I strongly urge you to approve the Harmony Grove Village South project without delay. It represents smart growth, economic opportunity, and a real path forward in solving San Diego's housing crisis.

Regards,

Marwan Bishar



[DATE] 7/16/2025

**County of San Diego Planning Commission**  
**5510 Overland Avenue, Suite 110**  
**San Diego, CA 92123**

Dear Planning Commissioners,

As a homebuilder who firmly believes in the promise of the American Dream, I support the Harmony Grove Village South project because it represents exactly what our region needs—real solutions to our housing crisis. With more than 450 purpose-built homes for working families and middle-income San Diegans, this community helps fill the critical gap in attainable housing while preserving the character and sustainability of the region.

From my experience in homebuilding, I can say this project is being done the right way. It includes a diverse mix of home types that cater to different preferences, is designed with long-term sustainability in mind, and will be built by skilled local union labor. That's the kind of quality and care we need more of in San Diego. Harmony Grove Village South is a well-planned, responsible way to create the homes our workforce and families so urgently need.

This project not only expands much-needed housing supply but also delivers meaningful economic value and will generate lasting benefits for local schools, infrastructure, and public services. Harmony Grove Village South is a smart, forward-looking investment in our county's future, and I urge you to approve it.

Regards,



Tom Dobron

July 28, 2025

## Letter of Support for the Harmony Grove Village South Housing Development

Dear San Diego Planning Commission,

San Diego is facing a severe housing crisis, and the only long-term solution is to build more homes. That is why I am writing to express my strong support for the Harmony Grove Village South housing development. This project will provide 453 much-needed homes for working families and middle-class San Diegans, built by local union labor.

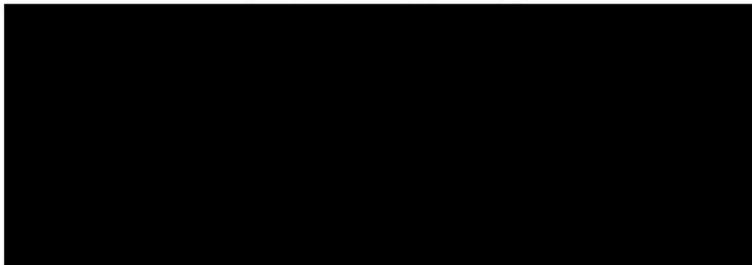
With our economy expanding and more families struggling to find a place they can afford, we need long-term solutions that reflect both our values and our future needs. HGVS does just that—offering environmentally conscious development that prioritizes sustainability, connectivity, and quality of life for a diverse range of residents.

Harmony Grove Village South is exactly the kind of smart, sustainable development our region needs. I urge you to approve this project and help move our county forward in addressing the housing crisis.

Sincerely,


SUSAN DUNN  
EST. 1987





August 12, 2025

Chairman Ronald Ashman  
County of San Diego Planning Commission  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123

Dear Chairman Ashman:

I am writing to express my strong support for the Harmony Grove Village South project, which represents a critical step in addressing San Diego County's ongoing housing and homelessness crisis.

As Mayor of Vista, I am committed to practical solutions for addressing homelessness and public safety, and I have proudly led efforts such as Vista's award-winning Homelessness Strategic Plan. I firmly believe that projects like Harmony Grove Village South and its 450+ homes are among the long-term solutions our region needs to give working people and middle-class families access to quality housing.

San Diego County's homelessness and housing crises will not be solved without swift and decisive action. I agree with the many community and elected leaders who also support this project: If we don't start building more homes today, we risk falling even further behind in meeting the needs of our constituents.

Harmony Grove Village South is the right project, at the right scale, on the right land. It will not only offer much-needed housing but also generate economic benefits by creating jobs and strengthening our tax base. These additional tax revenues will provide essential funding for our schools and public safety entities—ensuring a stronger, more resilient community for residents here in Vista and across the County.

I urge you to support Harmony Grove Village South and take meaningful action today to address our region's housing challenges. Together, we can create opportunities for hard-working families while ensuring a sustainable and prosperous future for Vista and all of San Diego County.

Sincerely,

A handwritten signature in blue ink that reads "John Franklin". The signature is written in a cursive style.

John Franklin  
Mayor