

From: [Katie Ferguson](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Hayes, Andrew](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgct@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] terra.lawson-remer@sdcounty.ca.gov, joel.anderson@sdcounty.ca.gov, monica.montgomerysteppe@sdcounty.ca.gov, Jim.Desmond@sdcounty.ca.gov, PA@sdcounty.ca.gov, Andrew.Potter@sdcounty.ca.gov, PublicComment@sdcounty.ca.gov, Paul.Worlie@sdcounty.c...
Date: Monday, September 29, 2025 7:48:43 PM

Hello Chair Lawson-Remer and board:

When we moved into Harmony Grove, we knew there was a fire risk. The community has caught fire many times. Looking at the zoning of the area, we saw that it was zoned for lower density due to the fire risk and lack of evacuation infrastructure. For that reason we felt that the risk was acceptable. We'd learn how to evacuate quickly and get out of harm's way at the earliest possible time.

However, at a recent community meeting we learned that a developer was seeking to undo that zoning by adding another 453 homes in the brush covered area south of the Escondido Creek. This area is notoriously flammable and has only one way in and one way out. Incredibly, we learned that the county planners are recommending approving this project without a secondary access.

And on top of that, the fire chief, who we hold in much esteem, told us that the project doesn't actually meet today's safety standards without secondary access. "It would not pass today" are the exact words he said. It barely meets the 2018 standards from when the project first was voted on. I don't think I have to tell you that much has changed since 2018. We've seen close to 50,000 homes burn down all over California. We've seen hundreds of fatalities (many due to evacuation issues) and the state and local codes have tightened up considerably.

What we also learned in that same community meeting last week was that on one end of the valley, with HGV South built, 3500 vehicles will hit our narrow little roads all at once. The county never did a community-wide analysis (though we asked) of what the evacuation would look like under the fully built-out conditions, so the community had to raise funds to conduct their own study. It showed an almost-certainty of entrapment with 7 hours or more to evacuate the community (the fire arrival time is conservatively 1 to 2 hours).

The deputy chief at the very same meeting told us, in stark terms: "you better get used to sheltering in place because evacuation is not likely to be safe." That's sobering news because even the most fire-hardened homes burn down (45% burned down during Camp Fire and higher percentages in the Tubbs and Paradise fires). And closely spaced homes are the most at risk according to the extensive research done on California fire structure loss.

It is a terrible choice to make. This HGVS project will be the straw that breaks the camel's back. The next fire that comes through here will likely be before some of you retire. If you vote yes, you are owning whatever the consequences are.

Please vote no on this project or at the bare minimum enforce the secondary access requirement.

Respectfully,

Katie Childs

Sent from my iPhone

From: [Jennifer Rager](#)
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](#); [efhgte@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] HGVS
Date: Monday, September 29, 2025 8:09:35 PM

Dear Chair Lawson-Remer and members of the board,

I am writing as a long-time resident of Elfin Forest (since 2010) to voice my strong opposition to the proposed Harmony Grove Village South development.

As someone who lived through the Cocos Fire in 2014, I cannot overstate the trauma and danger that wildfire poses to this community. I still live with PTSD from that experience. During the Cocos Fire, evacuation routes were severely strained, and since then, another housing development has already been added. We all saw how gridlocked San Elijo and Harmony Grove became. Adding even more homes in this high-risk fire zone—with only one true way out—is not just irresponsible; it is a catastrophe waiting to happen.

Public safety must be the highest priority. No new project should be approved without ensuring multiple, viable evacuation routes. To move forward with additional housing without resolving this issue puts existing residents, future residents, and first responders at unacceptable risk.

I urge you to vote NO on this development. Protecting lives, community safety, and responsible land use must come before profit-driven expansion in a known fire-prone area.

Thank you,
Jennifer Rager