

Meeting Date: October 01, 2025

Agenda Item No. 04

Batch No. 01

Distributed: September 24, 2025

From: [Tamara Tanner](#)

To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgte@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)

Subject: [External] Lead the Way on Environment: Protect Our Communities and Environment by Voting No on HGV South.

Date: Friday, September 12, 2025 4:18:41 PM

Dear Supervisor Lawson-Remer,

Like many people in our community, I voted for you because of your strong record on conservation, climate action and your stance against urban sprawl. I believe in your leadership and I know that many of us in the Harmony Grove, Eden Valley, Citracado Hills, Hidden Hills, and Elfin Forest community are counting on you to stand with our communities now.

The proposed Harmony Grove Village South project is being pushed by a billionaire developer from Colorado who does not live here and does not understand the extreme dangers we face with the combination of Santa Ana winds and increasingly frequent and destructive wildfires throughout the state. This is not a hypothetical. There will be another fire in our area (a major one, on average, every 10 years).

Given the development we've already seen, there will likely be a catastrophic event during the next wildfire. If you vote on HGV South, you will own it, just as the Paradise Town Council owns their decision to narrow the roads leading out of town. The narrow roads led to numerous deaths of people trapped in their vehicles trying to escape. That is what we are facing. It is not hyperbole and it is not fear mongering. Multiple experts are warning against this.

Please use your elected power to say no to this General Plan amendment. It is inconsistent with the existing General Plan for good reasons—chief among them, fire safety. Approving this project would put thousands of lives at unnecessary risk.

Thank you for listening and for protecting the people you represent.

Warm regards,
Tamara Stewart
Sent from my iPhone

From: [April Noren](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgtr@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] Our Lives Depend on Your Vote—Say No to HGVS
Date: Friday, September 12, 2025 7:03:23 PM

Dear Chair Lawson-Remer and board,

I am a resident in Elfin Forest and know how dangerous the fire situation is in this community. We moved here because of the open space and recreational opportunities, but we are learning that this comes with a price. We've seen the reports from the many fires that have plagued this community for decades and were horrified to learn that despite all the new development the community has seen, the roads are still dangerous in a mass evacuation.

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

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

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

Sincerely,
April Noren

From: [Khadijah Bhutto Ramirez, PsyD](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgtc@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] Don't Risk Another Fire Tragedy—Vote No on HGVS
Date: Saturday, September 13, 2025 9:12:03 AM

Dear Chair Lawson-Remer and board members,

I am a long time resident of this rural unincorporated community. I have lived through the numerous fires we've experienced over the years. Lives and property have been lost repeatedly, and it is all too predictable that the next fire will come. The Harmony Grove Fire, the Del Dios Fire and the Cocos Fire tore through our community destroying homes, threatening lives, and leaving lasting scars on our neighborhood. We even lost a neighbor in the evacuation during the Harmony Grove fire.

The prolonged and dangerous traffic delays during the 2014 Cocos Fire exposed the vulnerabilities in our community's two-lane road network. With climate change and the addition of hundreds of new homes, the potential for loss of life and property will only increase. Independent experts are predicting "catastrophic losses" based on an objective analysis of the valley we are in.

Many people who lost their homes in the Cocos Fire have yet to rebuild due to the many county's restrictions meant to mitigate the risk of fire entrapment—yet a developer now wants to build 453 additional homes in the same high-risk area through a general plan amendment. Let's rebuild our neighbors' homes before we start putting more people at risk.

Not only is allowing this project to move forward irresponsible, but it appears that a billionaire from out of state is able to use his money to push this dangerous project forward by lobbying all of the special interest groups. We are the ones who live here and whose lives are being put in danger. We just saw the destruction in the Pacific Palisades and Eaton Fires - 31 people lost their lives due to exactly the conditions we are facing in Harmony Grove: limited evacuation infrastructure. The reality is that our situation will be more dire as we have fewer roads that are adequate for evacuation. Haven't we seen enough to say no to this GPA?

Please vote no on Harmony Grove Village South. We elected you to protect us - and our community's safety depends on your leadership now more than ever.

Thank you,
Khadijah Bhutto Ramirez

From: [Kristi Kenney](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgtc@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] Our Lives Depend on Your Vote—Say No to HGVS
Date: Saturday, September 13, 2025 9:58:10 AM

Dear Chair Lawson-Remer and board,

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

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

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

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

Sincerely,

Kristi Kenney

Sent from my iPhone

From: [Kristi Kenney](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgte@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] Say No to Sprawl: Preserve Safety, Nature, and Community in North County
Date: Saturday, September 13, 2025 9:59:41 AM

Dear Members of the San Diego County Board of Supervisors,

I am writing to you as a concerned resident and environmentalist regarding the proposed Harmony Grove Village South project. I urge you to reject this development, as it epitomizes urban sprawl that threatens to undo all the hard work the County has done on its Climate Action Plan and its efforts to limit sprawl and encourage infill.

The project is not served by transit and will increase the county's Vehicle Miles Traveled (VMT) as it is significantly higher than the County-wide average. And it will generate more GHGs than it is claiming it can offset. In addition, during the next wildfire, the potential for gridlock will pose a serious risk to the nearby communities. Independent experts have shown that, due to inadequate secondary egress, it poses a serious entrapment risk. This is absolutely unacceptable in view of the recent Palisades and Altadena evacuation catastrophes.

Increased VMT and driving distances will lead to greater carbon emissions, more sprawl and further contribute to climate change. The community itself is mostly rural, known for its wildlife, open space reserves, and natural beauty. We must protect areas like this from irresponsible developments that prioritize profit over public safety and ecological integrity.

Additionally, the site is directly adjacent to lands supporting state and federal endangered least Bell's vireo, federally threatened coastal California gnatcatcher, the endangered Southwestern Willow flycatcher and near the Escondido Creek which supports the proposed federal threatened status Southwestern pond turtle.

The position of this project within the wildland urban interface (WUI) flies in the face of a wide body of research that shows that these are the communities that suffer the most losses during wildfire events. This community has already experienced the devastating effects of wildfires numerous times over the years (most recently, the Cocos Fire), with limited evacuation infrastructure.

I strongly urge you to consider the long-term implications of approving the Harmony Grove Village South project.

Thank you for your attention to this critical issue.

Sincerely,

Sent from my iPhone

From: [J Erwin](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhtc@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 puts my family in danger - vote NO
Date: Saturday, September 13, 2025 8:36:01 PM

Dear Members of the San Diego County Board of Supervisors,

I am writing to you as a concerned resident of Elfin Forest regarding the proposed Harmony Grove Village South project. I urge you to reject this development, as it epitomizes urban sprawl that threatens our community's well-being and safety, and prioritizes profits over the environment.

The increased traffic congestion this project would generate is alarming. As a community that values its tranquility and connection to nature, the prospect of urban sprawl—and the resulting traffic—is a major concern. There is only one road leading from Harmony Grove to Elfin Forest which is already at capacity during peak hours with rampant speeding, illegal passing and dangerous driving behavior as commuters zoom through our community to the coast or inland towards Escondido. The addition of hundreds of new homes would undoubtedly exacerbate this issue, creating a dangerous situation at all times—and a potentially deadly situation during evacuations. During a wildfire, the potential for gridlock is not just an inconvenience, it poses a serious risk to my family and neighbors.

The environmental impact of increased driving distances cannot be understated, leading to greater carbon emissions and further contributing to climate change. Elfin Forest and Harmony Grove are known for their wildlife, open space reserves, and natural beauty; we must protect these from developments that prioritize profit over ecological integrity.

Additionally, the position of this project within the urban/wild land interface raises significant concerns regarding fire safety. Our community has experienced the devastating effects of wildfires, and adding more homes in a high-risk area increases the likelihood of catastrophic events. With only one road in and out of our community, this project would only worsen an already precarious situation.

I strongly urge you to consider the long-term implications of approving the Harmony Grove Village South project. Our community deserves to remain a safe, sustainable, and beautiful place to live.

Thank you for your attention to this critical issue.

Sincerely,

Jeff Haack



From: [Elfin Forest Community Trails Committee](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgtr@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] By now we know better - HGVS is a fire trap
Date: Saturday, September 13, 2025 8:43:35 PM

Dear Members of the San Diego County Board of Supervisors,

I am writing to oppose the current proposal for the Harmony Grove Village South (HGVS) development. As a local resident, I am deeply concerned that moving forward with this project without a second, fully independent evacuation route represents a significant risk to public safety.

Many in our community have experienced the devastation of wildfires firsthand. We understand how rapidly these fires can spread, how quickly evacuation routes can become congested, and how easily lives can be jeopardized without adequate time or infrastructure to escape.

Evacuation modeling and expert assessments highlight the severity of this issue. In the event of a large-scale evacuation involving Harmony Grove North, Harmony Grove Village, Elfin Forest, Eden Valley, and the proposed HGVS, it could take between 7 to 10 hours to evacuate the area fully. This estimate is based on the expertise of Dr. Tom Cova, a wildfire evacuation specialist, along with other consultants who analyzed the area's capacity and road limitations.

One study indicated that evacuating only the existing Harmony Grove Village and the proposed HGVS via the current 1.5-mile evacuation route could take up to 7 hours under optimal conditions. Introducing horse trailers, school buses, or even a blocked lane could exacerbate this situation significantly.

Wildfires can reach residential neighborhoods alarmingly quickly. Fire behavior models suggest that under strong wind scenarios, a fire could advance to these communities in as little as 1 to 2.5 hours, or even quicker if ignited nearby. This critical gap between fire arrival and the completion of evacuation can be deadly.

We need only look to recent history for evidence. The 2018 Camp Fire in Paradise resulted in 85 fatalities, many from people trapped in gridlock while trying to escape. During the 2025 Palisades Fire, roads became so congested that some individuals had no choice but to abandon their vehicles and flee on foot. Similarly, in the 2014 Cocos Fire in San Diego County, evacuation routes became quickly overwhelmed, long before any new developments like HGVS were proposed.

Experts have consistently stated that merely widening roads or adding turn lanes does not resolve this issue. Only a truly independent second evacuation route can provide the necessary safety when every moment is crucial.

If this project is approved in its current form, the Board of Supervisors will be knowingly permitting the addition of hundreds of homes in an area that cannot adequately support safe evacuation during a fire emergency. Should a fire occur and residents find themselves trapped, leading to loss of life, it will not be due to ignorance. It will be because these warnings were disregarded.

I strongly urge you to reject this development.

Regards,
Darlene Flanigan
Elfin Forest resident

From: [cherryblossomsky](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgte@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] harmony grove south vote
Date: Monday, September 15, 2025 9:06:08 AM

John Deters



September 15, 2025

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

Dear Honorable Members of the San Diego County Board of Supervisors,

I am writing to urge you to deny the proposed Harmony Grove Village South development, a 453-unit project that poses significant risks to the safety and well-being of residents in Harmony Grove, Eden Valley, Hidden Hills, Citracado Hills, and Elfin Forest. As a concerned citizen, I strongly believe this development, located in a CalFire-designated Very High Fire Hazard Severity Zone, disregards critical safety standards and endangers our communities.

The primary concern is the lack of a secondary egress point for this high-density development. San Diego County's fire codes, aligned with the California Fire Code and NFPA 1141 standards, require two designated exits for large developments to ensure safe evacuation during emergencies. Yet, the county's decision to waive this requirement for Harmony Grove Village South, relying instead on a single evacuation route with a proposed third lane for emergency vehicles, is dangerously inadequate.

Expert analysis, including from geography professor Tom Cova, estimates that evacuating 3,500 vehicles on a 1.5-mile two-lane road could take seven hours—far exceeding the one-hour window before a wildfire, like the devastating 2014 Cocos Fire, could reach the area. This creates a life-threatening bottleneck for thousands of residents.

The county's approval of this project, based on a 2018 environmental impact report, overlooks the real-world implications of limited evacuation capacity in an area with a proven history of destructive wildfires. The alternative evacuation plan, including the use of the Genasys app and a third lane on Country Club Drive, does not adequately address the scale of risk. Residents who have relied on these limited roads for years deserve better protection, not exceptions that

prioritize development over safety.

Beyond fire risks, the excessive density of 453 homes in this high-risk zone strains already limited infrastructure and threatens the rural character of our communities. The addition of hundreds of households will exacerbate traffic, overwhelm emergency services, and degrade the quality of life for existing residents.

I respectfully implore you to prioritize public safety and deny the Harmony Grove Village South development. By enforcing the fire code's requirement for two egress points and rejecting this high-density project, you can protect thousands of lives and preserve the integrity of our communities. Please consider the overwhelming community opposition, backed by expert testimony, and act in the best interest of your constituents.

Thank you for your time and consideration. I trust you will make a decision that upholds safety and responsibility.

Sincerely,
John Deters

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

From: [joemail1111](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgtc@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] Don't Risk Another Fire Tragedy—Vote No on HGVS
Date: Monday, September 15, 2025 1:11:06 PM

Dear Chair Lawson-Remer and board members,

I am a long time resident of this rural unincorporated community. I have lived through the numerous fires we've experienced over the years. Lives and property have been lost repeatedly, and it is all too predictable that the next fire will come. The Harmony Grove Fire, the Del Dios Fire and the Cocos Fire tore through our community destroying homes, threatening lives, and leaving lasting scars on our neighborhood. We even lost a neighbor in the evacuation during the Harmony Grove fire.

The prolonged and dangerous traffic delays during the 2014 Cocos Fire exposed the vulnerabilities in our community's two-lane road network. With climate change and the addition of hundreds of new homes, the potential for loss of life and property will only increase. Independent experts are predicting "catastrophic losses" based on an objective analysis of the valley we are in.

Many people who lost their homes in the Cocos Fire have yet to rebuild due to the many county's restrictions meant to mitigate the risk of fire entrapment—yet a developer now wants to build 453 additional homes in the same high-risk area through a general plan amendment. Let's rebuild our neighbors' homes before we start putting more people at risk.

Not only is allowing this project to move forward irresponsible, but it appears that a billionaire from out of state is able to use his money to push this dangerous project forward by lobbying all of the special interest groups. We are the ones who live here and whose lives are being put in danger. We just saw the destruction in the Pacific Palisades and Eaton Fires - 31 people lost their lives due to exactly the conditions we are facing in Harmony Grove: limited evacuation infrastructure. The reality is that our situation will be more dire as we have fewer roads that are adequate for evacuation. Haven't we seen enough to say no to this GPA?

Please vote no on Harmony Grove Village South. We elected you to protect us - and our community's safety depends on your leadership now more than ever.

From: [Jim Cheeseman](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgte@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] Preserve Human Safety in Harmony Grove
Date: Monday, September 15, 2025 6:14:36 PM

Dear County Board of Supervisors and Support Staff,

Key issues concerning the Harmony Grove Village South project

Fire safety and evacuation

High-risk area: The project site is located in a high-fire-risk zone, surrounded by thousands of acres of flammable open space. The area has a history of major fires, including the 2014 Cocos Fire, which destroyed homes and caused significant evacuation gridlock.

Limited access: One of the most significant concerns is the plan for only one main access road for ingress and egress from the development. Opponents argue this violates state fire code requirements and creates a potentially deadly "fire trap".

Evacuation feasibility: Residents and an expert consultant have warned that the additional 3,500 vehicles from the new homes could cause massive congestion during an evacuation, making a full escape from the area take up to seven hours. In the 2014 Cocos Fire, the single road was gridlocked for over an hour, even with a smaller population.

Developer's proposal: The developer, RCS Harmony Partners, has proposed widening the single-lane bridge on Country Club Drive instead of adding a second access road. Opponents argue this is an insufficient solution for a regional wildfire event that could block the single exit.

Code waivers: In 2018, the project's approval relied on the county waiving state fire code rules that require a secondary access point for developments of this type in high-risk areas.

Environmental and planning concerns

Habitat fragmentation: Opponents, including environmental groups like the Sierra Club, argue the development would "chop up important wildlife habitat, disrupt a wildlife corridor, and threaten the pristine nature of the creek".

Watershed impact: The site is located within the Escondido Creek watershed, and construction could threaten the creek's ecosystem. Previous conservation efforts in the area could be undermined by the project.

Growth inducement: Critics contend that adding dense suburban-style housing in a rural, fire-prone area is a form of irresponsible sprawl that exacerbates fire risk and fails to contribute to local affordability in a meaningful way.

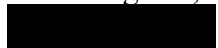
Project background and status

Ongoing legal battle: The Harmony Grove Village South project has a long, litigious history. After initially being approved in 2018, it faced legal challenges over its environmental review and was rescinded by the Board of Supervisors in 2022.

Thanks for your consideration.

--

Warm regards, Jim Cheeseman


North San Diego County resident for the past 43 years.

From: [Stephanie Burr](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgtc@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] HGV South - please vote no
Date: Tuesday, September 16, 2025 2:39:31 PM

Hi! I am a resident of Harmony Grove. I moved here in 2020 with my now 5 year old, and husband. We moved here from Chicago and bought this home without visiting the area or knowing much about it. We love it here but when we moved into this area, we were unaware of the fire hazards (that seem very obvious now) and the traffic. Adding HGV South feels irresponsible.

My daughter started TK last year and is now in Kindergarten. The commute to her school, Bernardo Elementary, highlights the concerns of all the residents here. A normal commute is already heavily congested and we are stressed to make it to school on time. Adding 453 more homes really blows my mind considering how bad Citricado to Valley / Del Dios is in the morning. People who live off of Del Dios struggle to get in and out of their communities with how bad traffic is and how fast people want to drive on that road. I have reached out to traffic.engineering@escondido.org and mentioned this to them and asked if they have considered connecting Citracado to the I-15 on-ramp to alleviate some of the I-15 bound traffic but they said that is basically never going to happen. So, without that being a possibility, I honestly cannot imagine more cars/commuters on the road. We also do not get a bus to our school either due to funding, staffing, or the fact that we are technically not incorporated into Escondido.

Further, if there is an accident on the I-15, we can literally get stuck in our neighborhood. Valley/Del Dios to Via Rancho can be completely backed up. This then backs up Citracado all the way to Harmony Grove and we cannot move. I have sat in traffic trying to reach Citracado for 30 minutes before, and that should only be a 3 minute drive. That situation definitely installs the fear of what an evacuation might feel like.

There are very few ways in and out of Harmony Grove. If HGV South is approved, we would seriously consider selling our home and moving. I get it, we need more homes, but we also need the roads and infrastructure that would make commuting with additional cars feasible. And since we are locked by hills and a river, I don't see additional roads happening.

Please consider voting to not approve this development.

Thank you!
Stephanie Burr

From: [David S](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgtc@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] Our Lives Depend on Your Vote—Say No to HGVS
Date: Wednesday, September 17, 2025 7:42:34 AM

Dear Chair Lawson-Remer and Board,

I recently moved to this community and was surprised to learn about the significant fire risks in this community. I wasn't even able to find a single homeowner's insurance policy for coverage and had to supplement with a CA Fair plan just to account for existing fire risks.

We moved for the open space and recreation, and wonderful community but now see the serious evacuation dangers this area has faced for decades.

During January's red flag warning—while fires burned in Pacific Palisades and Altadena—the winds through our canyons made it clear how quickly fire can spread in this steep, inaccessible terrain. Adding hundreds more homes with limited evacuation routes would put lives and property in grave danger, especially when fire departments are already stretched thin during regional fires.

Fire scientists and public safety experts have warned about these risks. Please put safety first and vote no on Harmony Grove Village South on October 1. Our community depends on your leadership.

Sincerely,

Dave S.

From: [cherryblossomsky](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgtc@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] harmony grove south
Date: Wednesday, September 17, 2025 9:52:58 AM

John Deters



September 17, 2025
San Diego County Board of Supervisors
1600 Pacific Highway
San Diego, CA 92101

Dear Honorable Members of the San Diego County Board of Supervisors,

Please deny the proposed Harmony Grove Village South development.
Our house at 2706 Country Club Dr is the closest neighbor directly adjacent to the project.

San Diego County's fire codes, aligned with the California Fire Code and NFPA 1141 standards, require two designated exits for large developments to ensure safe evacuation during emergencies. This project has the possibility of only one exit, creating a recipe for disaster.

I realize that the Planning Commission waived the two exit requirement, but the waiver option granted in this case clearly violates the mandate of the laws as well as their common sense intent.

If one compares the egress corridors of the existing Harmony Grove community, there are at least 4 primary exit roads, in all directions. The existing Harmony Grove is a great development and I supported it. The new project should not be approved.

Expert analysis estimates that evacuating 3,500 vehicles on a 1.5-mile two-lane road could take seven hours—far exceeding the one-hour window before a wildfire, like the devastating 2014 Cocos Fire, could reach the area. This creates a life-threatening bottleneck for thousands of residents.

Please vote to deny.

Sincerely,
John Deters

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

From: [Xianli Zhou](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgtc@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] Reject HGVS—Don't Repeat the Tragedy of the Pacific Palisades or Paradise
Date: Wednesday, September 17, 2025 10:29:06 AM

Dear Chair Lawson-Remer and Members of the Board,

As a resident of [Harmony Grove/Eden Valley/Elfin Forest] who survived the Cocos Fire in 2014, I cannot overstate the terror of living through that day. The fire tore through San Marcos, Harmony Grove, and Eden Valley with devastating speed, forcing families to flee and leaving our community scarred. The smoke, the gridlock, and the fear of not making it out in time are experiences I will never forget.

History shows that our area burns every 7–10 years and we've lost hundreds of homes over the years and even suffered 2 fatalities. We know another wildfire will come. That is an absolute certainty. Adding hundreds of new homes through the Harmony Grove Village South project, without sufficient evacuation routes or infrastructure, will put people's lives in grave danger. We barely made it out during the Cocos Fire and that was a few hundred cars and livestock trailers. If HGV South is built, the total number of vehicles evacuating during the next fire will number in the thousands. Nationally renowned evacuation experts have analyzed the area and estimate it will take 7 hours to evacuate, but the fire arrives within an hour or two. This can only mean entrapment.

In an emergency, not only will residents face deadly congestion trying to escape, but firefighters will be unable to safely get in to protect lives and homes.

We cannot gamble with human lives for the sake of sprawl. Please vote no on Harmony Grove Village South and put community safety ahead of development interests.

Thank you for your leadership and for protecting the people you represent.

Sincerely,

Xianli Zhou

Sent from my iPhone

From: [Xianli Zhou](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgtc@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] Lead the Way on Environment: Protect Our Communities and Environment by Voting No on HGV South.
Date: Wednesday, September 17, 2025 10:29:38 AM

Dear Supervisor Lawson-Remer,

Like many people in our community, I voted for you because of your strong record on conservation, climate action and your stance against urban sprawl. I believe in your leadership and I know that many of us in the Harmony Grove, Eden Valley, Citracado Hills, Hidden Hills, and Elfin Forest community are counting on you to stand with our communities now.

The proposed Harmony Grove Village South project is being pushed by a billionaire developer from Colorado who does not live here and does not understand the extreme dangers we face with the combination of Santa Ana winds and increasingly frequent and destructive wildfires throughout the state. This is not a hypothetical. There will be another fire in our area (a major one, on average, every 10 years).

Given the development we've already seen, there will likely be a catastrophic event during the next wildfire. If you vote on HGV South, you will own it, just as the Paradise Town Council owns their decision to narrow the roads leading out of town. The narrow roads led to numerous deaths of people trapped in their vehicles trying to escape. That is what we are facing. It is not hyperbole and it is not fear mongering. Multiple experts are warning against this.

Please use your elected power to say no to this General Plan amendment. It is inconsistent with the existing General Plan for good reasons—chief among them, fire safety. Approving this project would put thousands of lives at unnecessary risk.

Thank you for listening and for protecting the people you represent.

Warm regards,

Xianli Zhou

Sent from my iPhone

From: [Xianli Zhou](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgtc@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] Don't Risk Another Fire Tragedy—Vote No on HGVS
Date: Wednesday, September 17, 2025 10:29:49 AM

Dear Chair Lawson-Remer and board members,

I am a long time resident of this rural unincorporated community. I have lived through the numerous fires we've experienced over the years. Lives and property have been lost repeatedly, and it is all too predictable that the next fire will come. The Harmony Grove Fire, the Del Dios Fire and the Cocos Fire tore through our community destroying homes, threatening lives, and leaving lasting scars on our neighborhood. We even lost a neighbor in the evacuation during the Harmony Grove fire.

The prolonged and dangerous traffic delays during the 2014 Cocos Fire exposed the vulnerabilities in our community's two-lane road network. With climate change and the addition of hundreds of new homes, the potential for loss of life and property will only increase. Independent experts are predicting "catastrophic losses" based on an objective analysis of the valley we are in.

Many people who lost their homes in the Cocos Fire have yet to rebuild due to the many county's restrictions meant to mitigate the risk of fire entrapment—yet a developer now wants to build 453 additional homes in the same high-risk area through a general plan amendment. Let's rebuild our neighbors' homes before we start putting more people at risk.

Not only is allowing this project to move forward irresponsible, but it appears that a billionaire from out of state is able to use his money to push this dangerous project forward by lobbying all of the special interest groups. We are the ones who live here and whose lives are being put in danger. We just saw the destruction in the Pacific Palisades and Eaton Fires - 31 people lost their lives due to exactly the conditions we are facing in Harmony Grove: limited evacuation infrastructure. The reality is that our situation will be more dire as we have fewer roads that are adequate for evacuation. Haven't we seen enough to say no to this GPA?

Please vote no on Harmony Grove Village South. We elected you to protect us - and our community's safety depends on your leadership now more than ever.

Best,
Xianli Zhou

Sent from my iPhone

From: [Brenda Wright](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aquirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhtc@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] Reject HGVS—Don't Repeat the Tragedy of the Pacific Palisades or Paradise
Date: Wednesday, September 17, 2025 11:32:14 AM

Dear Chair Lawson-Remer and Members of the Board,

As a resident of [Harmony Grove/Eden Valley/Elfin Forest] who survived the Cocos Fire in 2014, I cannot overstate the terror of living through that day. The fire tore through San Marcos, Harmony Grove, and Eden Valley with devastating speed, forcing families to flee and leaving our community scarred. The smoke, the gridlock, and the fear of not making it out in time are experiences I will never forget.

Although i live only 1/2 mile from Auto Parkway and Country Club Drive, it took me over 45 minutes to reach that intersection, and that was before we were ordered to evacuate.

I now have my very elderly mother living with me who I would also need to evacuate, along with her special medical devices in the event of a wildfire. Not to mention our animal family members.

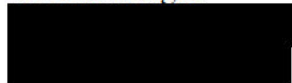
History shows that our area burns every 7–10 years and we've lost hundreds of homes over the years and even suffered 2 fatalities. We know another wildfire will come. That is an absolute certainty. Adding hundreds of new homes through the Harmony Grove Village South project, without sufficient evacuation routes or infrastructure, will put people's lives in grave danger. We barely made it out during the Cocos Fire and that was a few hundred cars and livestock trailers. If HGV South is built, the total number of vehicles evacuating during the next fire will number in the thousands. Nationally renowned evacuation experts have analyzed the area and estimate it will take 7 hours to evacuate, but the fire arrives within an hour or two. This can only mean entrapment.

In an emergency, not only will residents face deadly congestion trying to escape, but firefighters will be unable to safely get in to protect lives and homes.

We cannot gamble with human lives for the sake of sprawl. Please vote no on Harmony Grove Village South and put community safety ahead of development interests.

Thank you for your leadership and for protecting the people you represent.

Sincerely,
Brenda Wright



From: [Janice Fuller](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgtc@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] Our Lives Depend on Your Vote—Say No to HGVS
Date: Wednesday, September 17, 2025 11:18:10 PM

Dear Chair Lawson-Remer and board,

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

Seeing the tragic fires in the Pacific Palisades and Altadena, the recent fire near San Elijo, and the many other fires in our county I'm notified about through the Watch Duty app, I can't help but be greatly concerned that my neighborhood, which is surrounded by steep, rugged, and flammable terrain, exists in constant and unpredictable threat from the next big fire.

Adding hundreds more homes in this area with limited evacuation routes would put a large number of lives and property at risk. The experts have already issued warnings about how a mass evacuation could take about 7 hours. When a large and widespread fire does break out here, chances are that the roads will be gridlocked, fire departments and law enforcement will be stretched too thin to create an organized and timely evacuation, and people will be left trapped in their vehicles and forced to flee the fires on foot (similar to what happened in the Palisade fire).

We are counting on you to listen to the fire scientists and public safety professionals warning about the Harmony Grove Village South project's dangers. Please vote no on October 1. Our safety and the safety of our neighbors in the surrounding communities depend on your leadership. Please give us a better chance at surviving the next (and inevitable) fire. Thank you for your time and consideration.

Sincerely,
Janice Fuller

From: [Joanne Sullivan](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgtc@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] Reject HGVS—Don't Repeat the Tragedy of the Pacific Palisades or Paradise
Date: Thursday, September 18, 2025 1:36:13 AM

Dear Chair Lawson-Remer and Members of the Board,

As a resident of [Harmony Grove/Eden Valley/Elfin Forest] who survived the Cocos Fire in 2014, I cannot overstate the terror of living through that day. The fire tore through San Marcos, Harmony Grove, and Eden Valley with devastating speed, forcing families to flee and leaving our community scarred. The smoke, the gridlock, and the fear of not making it out in time are experiences I will never forget.

History shows that our area burns every 7–10 years and we've lost hundreds of homes over the years and even suffered 2 fatalities. We know another wildfire will come. That is an absolute certainty. Adding hundreds of new homes through the Harmony Grove Village South project, without sufficient evacuation routes or infrastructure, will put people's lives in grave danger. We barely made it out during the Cocos Fire and that was a few hundred cars and livestock trailers. If HGV South is built, the total number of vehicles evacuating during the next fire will number in the thousands. Nationally renowned evacuation experts have analyzed the area and estimate it will take 7 hours to evacuate, but the fire arrives within an hour or two. This can only mean entrapment.

In an emergency, not only will residents face deadly congestion trying to escape, but firefighters will be unable to safely get in to protect lives and homes.

We cannot gamble with human lives for the sake of sprawl. Please vote no on Harmony Grove Village South and put community safety ahead of development interests.

Thank you for your leadership and for protecting the people you represent.

Sincerely,

Joanne

Joanne

From: [myriam khawand](#)
To: [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgte@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] Our Lives Depend on Your Vote—Say No to HGVS
Date: Thursday, September 18, 2025 7:27:42 AM

Dear Board of Supervisors,

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

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

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

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

Sincerely,
Myriam El Khawand

From: [Len Therrien](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgtr@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] DON'T BURN US SAY NO TO HARMONY GROVE VILLAGE SOUTH
Date: Thursday, September 18, 2025 9:17:01 AM

As a resident of Harmony Grove, we are opposed to Harmony Grove Village South due to one issue: the lack of adequate emergency road exits from the proposed development.

Fix this issue and we support the project.

Failure to address this issue and approval of the existing project as is will create a disaster for the future.

Leonard and Delphine Therrien


From: [Fredrick Faith](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgtr@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] Please Deny Harmony Grove Village South
Date: Friday, September 19, 2025 4:23:55 PM

Please vote no and stop this fire trap. There is no logical reason to do this. It's evil stop the insanity.
Fredrick W Faith

From: [Mark Connelly](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgtc@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] Please don't doom us to entrapment at the next fire - Say No to HGVS
Date: Friday, September 19, 2025 4:16:53 PM

Hello chair Lawson-Remer and board:

I'm a relatively new resident of Harmony Grove. We love it here. The rural environment, the tight knit community is wonderful. People look out for each other. But I didn't realize how dangerous this fire prone little valley is. Our Town Council recently held a community meeting where our first responders laid out the basics of how to survive a wildfire. Go bags, getting out the door, preparing livestock or pets, evacuation and, if the unthinkable happens, sheltering in your own home.

What we learned was that on one end of the valley, with HGV South built, we should expect 7-9 hours of evacuation to get to safety. And on the other end of the valley, we should expect 5 hour evacuation traffic in San Elijo Hills (even with the benefit of wide roads with multiple lanes). Either option is treacherous. What became very clear is that the "last resort," the unthinkable, is increasingly becoming Plan A. Should we have to gamble between being trapped on the road during a fire or hunkering down in a house that may or may not catch fire?

It is a terrible choice to make. This HGVS project will be the straw that breaks the camel's back. It will add 1000+ more vehicles to an already difficult evacuation scenario. Please don't let us become the next Paradise. And, let's not forget how un-insurable our community already is. Most of us are on the subpar but expensive FAIR plan. I can't imagine this project will be able to secure insurance at all. Please vote no on this project or at the bare minimum enforce the secondary access requirement.

Respectfully,

Best,

Mark Connelly

From: [Jean Cote](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgtc@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] We elected You to fight sprawl and keep us safe — please keep fighting and say no to HGVS.
Date: Friday, September 19, 2025 4:16:18 PM

Dear Supervisor Lawson-Remer, Our little fire prone community has been subject to the whims of developer-funded supervisors for decades. When finally we had a chance to vote for a supervisor who was pro-environment and anti-sprawl, we were relieved. On your website you literally said: “The Supervisor has prioritized responsible growth - standing strong against land speculators who want to bulldoze our backcountry, build in high fire-risk zones, and harm the region's unique environment.” Right now, we have a Colorado billionaire who is doing exactly that: he bought foreclosed land on the cheap and can’t even find the common decency to allow us a modicum of safety with a secondary access. He’s thrown hundreds of thousands of dollars at political PACS, the union as well as offering \$850,000 to our own fire district to have everyone look the other way at a very real risk of entrapment (according to numerous PhD level experts). We are not NIMBYs. Our community testified in favor of the original HGV at the BOS (because the rest of the valley was protected from overdevelopment and we wanted to do our part). When the next big fire does happen (historically, about once every 7 to 10 years in our community), we hope we will be able to thank you for doing the right thing by not creating conditions for serious entrapment like what we’ve seen in Paradise and Pacific Palisades. I know we have entered an era where the bad guys win and the good guys just have to go along, but I know you have the power to push back. Please say no to HGVS or at the very least require that they put in a secondary exit and create a better evacuation road network. Otherwise, the next fire will be a tragedy that could have been prevented. Respectfully,

- Jean-Henri Cote

From: [Jean Cote](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgtc@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] Please don't doom us to entrapment at the next fire - Say No to HGVS
Date: Friday, September 19, 2025 4:15:55 PM

Hello chair Lawson-Remer and board: I'm a relatively new resident of Harmony Grove. We love it here. The rural environment, the tight knit community is wonderful. People look out for each other. But I didn't realize how dangerous this fire prone little valley is. Our Town Council recently held a community meeting where our first responders laid out the basics of how to survive a wildfire. Go bags, getting out the door, preparing livestock or pets, evacuation and, if the unthinkable happens, sheltering in your own home. What we learned was that on one end of the valley, with HGV South built, we should expect 7-9 hours of evacuation to get to safety. And on the other end of the valley, we should expect 5 hour evacuation traffic in San Elijo Hills (even with the benefit of wide roads with multiple lanes). Either option is treacherous. What became very clear is that the "last resort," the unthinkable, is increasingly becoming Plan A. Should we have to gamble between being trapped on the road during a fire or hunkering down in a house that may or may not catch fire? It is a terrible choice to make. This HGVS project will be the straw that breaks the camel's back. It will add 1000 more vehicles to an already difficult evacuation scenario. Please don't let us become the next Paradise. And, let's not forget how un-insurable our community already is. Most of us are on the subpar but expensive FAIR plan. I can't imagine this project will be able to secure insurance at all. Please vote no on this project or at the bare minimum enforce the secondary access requirement. Respectfully,

- Jean-Henri Cote

From: [Jean Cote](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgtc@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] We elected You to fight sprawl and keep us safe — please keep fighting and say no to HGVS.
Date: Friday, September 19, 2025 4:15:28 PM

Dear Supervisor Lawson-Remer, Our little fire prone community has been subject to the whims of developer-funded supervisors for decades. When finally we had a chance to vote for a supervisor who was pro-environment and anti-sprawl, we were relieved. On your website you literally said: “The Supervisor has prioritized responsible growth - standing strong against land speculators who want to bulldoze our backcountry, build in high fire-risk zones, and harm the region's unique environment.” Right now, we have a Colorado billionaire who is doing exactly that: he bought foreclosed land on the cheap and can’t even find the common decency to allow us a modicum of safety with a secondary access. He’s thrown hundreds of thousands of dollars at political PACS, the union as well as offering \$850,000 to our own fire district to have everyone look the other way at a very real risk of entrapment (according to numerous PhD level experts). We are not NIMBYs. Our community testified in favor of the original HGV at the BOS (because the rest of the valley was protected from overdevelopment and we wanted to do our part). When the next big fire does happen (historically, about once every 7 to 10 years in our community), we hope we will be able to thank you for doing the right thing by not creating conditions for serious entrapment like what we’ve seen in Paradise and Pacific Palisades. I know we have entered an era where the bad guys win and the good guys just have to go along, but I know you have the power to push back. Please say no to HGVS or at the very least require that they put in a secondary exit and create a better evacuation road network. Otherwise, the next fire will be a tragedy that could have been prevented. Respectfully,

- Jean-Henri Cote

From: [RJ](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgte@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] We elected You to fight sprawl and keep us safe — please keep fighting and say no to HGVS.
Date: Friday, September 19, 2025 4:44:33 PM

Dear Supervisor Lawson-Remer,

Our little fire prone community has been subject to the whims of developer-funded supervisors for decades. When finally we had a chance to vote for a supervisor who was pro-environment and anti-sprawl, we were relieved. On your website you literally said: “The Supervisor has prioritized responsible growth - standing strong against land speculators who want to bulldoze our backcountry, build in high fire-risk zones, and harm the region's unique environment.”

Right now, we have a Colorado billionaire who is doing exactly that: he bought foreclosed land on the cheap and can't even find the common decency to allow us a modicum of safety with a secondary access. He's thrown hundreds of thousands of dollars at political PACS, the union as well as offering \$850,000 to our own fire district to have everyone look the other way at a very real risk of entrapment (according to numerous PhD level experts). We are not NIMBYs. Our community testified in favor of the original HGV at the BOS (because the rest of the valley was protected from overdevelopment and we wanted to do our part).

When the next big fire does happen (historically, about once every 7 to 10 years in our community), we hope we will be able to thank you for doing the right thing by not creating conditions for serious entrapment like what we've seen in Paradise and Pacific Palisades. I know we have entered an era where the bad guys win and the good guys just have to go along, but I know you have the power to push back.

Please say no to HGVS or at the very least require that they put in a secondary exit and create a better evacuation road network. Otherwise, the next fire will be a tragedy that could have been prevented.

Respectfully,

RJ Mendez

From: [Jehan Lalkaka](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgtr@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] Please don't doom us to entrapment at the next fire - Say No to HGVS
Date: Sunday, September 21, 2025 7:18:37 PM

Hello chair Lawson-Remer and board:

I'm a relatively new resident of Harmony Grove. We love it here. The rural environment, the tight knit community is wonderful. People look out for each other. But I didn't realize how dangerous this fire prone little valley is. Our Town Council recently held a community meeting where our first responders laid out the basics of how to survive a wildfire. Go bags, getting out the door, preparing livestock or pets, evacuation and, if the unthinkable happens, sheltering in your own home.

What we learned was that on one end of the valley, with HGV South built, we should expect 7-9 hours of evacuation to get to safety. And on the other end of the valley, we should expect 5 hour evacuation traffic in San Elijo Hills (even with the benefit of wide roads with multiple lanes). Either option is treacherous. What became very clear is that the "last resort," the unthinkable, is increasingly becoming Plan A. Should we have to gamble between being trapped on the road during a fire or hunkering down in a house that may or may not catch fire?

It is a terrible choice to make. This HGVS project will be the straw that breaks the camel's back. It will add 1000+ more vehicles to an already difficult evacuation scenario. Please don't let us become the next Paradise. And, let's not forget how un-insurable our community already is. Most of us are on the subpar but expensive FAIR plan. I can't imagine this project will be able to secure insurance at all. Please vote no on this project or at the bare minimum enforce the secondary access requirement.

Respectfully,
Jehan Lalkaka
Resident of Harmony Grove Village

From: [Bianca Nguyen](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgtc@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] We've survived multiple wildfires, don't let the next one be our last—Vote No on HGVS
Date: Friday, September 19, 2025 7:25:56 PM

Dear Chair Lawson-Remer and board members,

I am a long time resident of this rural unincorporated community. I have lived through the numerous fires we've experienced over the years. Lives and property have been lost repeatedly, and it is all too predictable that the next fire will come. The Harmony Grove Fire, the Del Dios Fire and the Cocos Fire tore through our community destroying homes, threatening lives, and leaving lasting scars on our neighborhood. We even lost a neighbor in the evacuation during the Harmony Grove fire.

The prolonged and dangerous traffic delays during the 2014 Cocos Fire exposed the vulnerabilities in our community's two-lane road network. With climate change and the addition of hundreds of new homes, the potential for loss of life and property will only increase. Independent experts are predicting "catastrophic losses" based on an objective analysis of the valley we are in.

Many people who lost their homes in the Cocos Fire have yet to rebuild due to the many county's restrictions meant to mitigate the risk of fire entrapment—yet a developer now wants to build 453 additional homes in the same high-risk area through a general plan amendment. Let's rebuild our neighbors' homes before we start putting more people at risk.

Not only is allowing this project to move forward irresponsible, but it appears that a billionaire from out of state is able to use his money to push this dangerous project forward by lobbying all of the special interest groups. We are the ones who live here and whose lives are being put in danger. We just saw the destruction in the Pacific Palisades and Eaton Fires - 31 people lost their lives due to exactly the conditions we are facing in Harmony Grove: limited evacuation infrastructure. The reality is that our situation will be more dire as we have fewer roads that are adequate for evacuation. Haven't we seen enough to say no to this GPA?

Please vote no on Harmony Grove Village South. We elected you to protect us - and our community's safety depends on your leadership now more than ever.

Bianca Nguyen



Sent from my iPhone

From: [bianca.nguyen](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgtc@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] Say No to Sprawl: Preserve Safety, Nature, and Community in North County
Date: Friday, September 19, 2025 7:25:22 PM

Dear Members of the San Diego County Board of Supervisors,

I am writing to you as a concerned resident and environmentalist regarding the proposed Harmony Grove Village South project. I urge you to reject this development, as it epitomizes urban sprawl that threatens to undo all the hard work the County has done on its Climate Action Plan and its efforts to limit sprawl and encourage infill.

The project is not served by transit and will increase the county's Vehicle Miles Traveled (VMT) as it is significantly higher than the County-wide average. And it will generate more GHGs than it is claiming it can offset. In addition, during the next wildfire, the potential for gridlock will pose a serious risk to the nearby communities. Independent experts have shown that, due to inadequate secondary egress, it poses a serious entrapment risk. This is absolutely unacceptable in view of the recent Palisades and Altadena evacuation catastrophes.

Increased VMT and driving distances will lead to greater carbon emissions, more sprawl and further contribute to climate change. The community itself is mostly rural, known for its wildlife, open space reserves, and natural beauty. We must protect areas like this from irresponsible developments that prioritize profit over public safety and ecological integrity.

Additionally, the site is directly adjacent to lands supporting state and federal endangered least Bell's vireo, federally threatened coastal California gnatcatcher, the endangered Southwestern Willow flycatcher and near the Escondido Creek which supports the proposed federal threatened status Southwestern pond turtle.

The position of this project within the wildland urban interface (WUI) flies in the face of a wide body of research that shows that these are the communities that suffer the most losses during wildfire events. This community has already experienced the devastating effects of wildfires numerous times over the years (most recently, the Cocos Fire), with limited evacuation infrastructure.

I strongly urge you to consider the long-term implications of approving the Harmony Grove Village South project.

Thank you for your attention to this critical issue.

Sincerely,

Bianca Audencial Nguyen



Sent from my iPhone

From: [Bianca Nguyen](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgtc@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] Please don't doom us to entrapment at the next fire - Say No to HGVS
Date: Friday, September 19, 2025 7:25:16 PM

Hello chair Lawson-Remer and board:

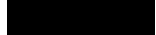
I'm a relatively new resident of Harmony Grove. We love it here. The rural environment, the tight knit community is wonderful. People look out for each other. But I didn't realize how dangerous this fire prone little valley is. Our Town Council recently held a community meeting where our first responders laid out the basics of how to survive a wildfire. Go bags, getting out the door, preparing livestock or pets, evacuation and, if the unthinkable happens, sheltering in your own home.

What we learned was that on one end of the valley, with HGV South built, we should expect 7-9 hours of evacuation to get to safety. And on the other end of the valley, we should expect 5 hour evacuation traffic in San Elijo Hills (even with the benefit of wide roads with multiple lanes). Either option is treacherous. What became very clear is that the "last resort," the unthinkable, is increasingly becoming Plan A. Should we have to gamble between being trapped on the road during a fire or hunkering down in a house that may or may not catch fire?

It is a terrible choice to make. This HGVS project will be the straw that breaks the camel's back. It will add 1000+ more vehicles to an already difficult evacuation scenario. Please don't let us become the next Paradise. And, let's not forget how un-insurable our community already is. Most of us are on the subpar but expensive FAIR plan. I can't imagine this project will be able to secure insurance at all. Please vote no on this project or at the bare minimum enforce the secondary access requirement.

Respectfully,

Bianca Audencial Nguyen



Sent from my iPhone

From: [Wende Crabtree](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [Elfin Forest Harmony Grove Town Council](#); [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] We've survived multiple wildfires, don't let the next one be our last—Vote No on HGVS
Date: Sunday, September 21, 2025 5:15:40 AM

Dear Chair Lawson-Remer and board members,

I am a long time resident of this rural unincorporated community. I have lived through the numerous fires we've experienced over the years. Lives and property have been lost repeatedly, and it is all too predictable that the next fire will come. The Harmony Grove Fire, the Del Dios Fire and the Cocos Fire tore through our community destroying homes, threatening lives, and leaving lasting scars on our neighborhood. We even lost a neighbor in the evacuation during the Harmony Grove fire.

The prolonged and dangerous traffic delays during the 2014 Cocos Fire exposed the vulnerabilities in our community's two-lane road network. With climate change and the addition of hundreds of new homes, the potential for loss of life and property will only increase. Independent experts are predicting "catastrophic losses" based on an objective analysis of the valley we are in.

Many people who lost their homes in the Cocos Fire have yet to rebuild due to the many county's restrictions meant to mitigate the risk of fire entrapment—yet a developer now wants to build 453 additional homes in the same high-risk area through a general plan amendment. Let's rebuild our neighbors' homes before we start putting more people at risk.

Not only is allowing this project to move forward irresponsible, but it appears that a billionaire from out of state is able to use his money to push this dangerous project forward by lobbying all of the special interest groups. We are the ones who live here and whose lives are being put in danger. We just saw the destruction in the Pacific Palisades and Eaton Fires - 31 people lost their lives due to exactly the conditions we are facing in Harmony Grove: limited evacuation infrastructure. The reality is that our situation will be more dire as we have fewer roads that are adequate for evacuation. Haven't we seen enough to say no to this GPA?

Please vote no on Harmony Grove Village South. We elected you to protect us - and our community's safety depends on your leadership now more than ever.

Sincerely

Wende Crabtree

From: [Crystal Rienick](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgtc@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] Please don't doom us to entrapment at the next fire - Say No to HGVS
Date: Saturday, September 20, 2025 2:51:57 PM

Hello chair Lawson-Remer and board:

I'm a relatively new resident of Harmony Grove. We love it here. The rural environment, the tight knit community is wonderful. People look out for each other. But I didn't realize how dangerous this fire prone little valley is. Our Town Council recently held a community meeting where our first responders laid out the basics of how to survive a wildfire. Go bags, getting out the door, preparing livestock or pets, evacuation and, if the unthinkable happens, sheltering in your own home.

What we learned was that on one end of the valley, with HGV South built, we should expect 7-9 hours of evacuation to get to safety. And on the other end of the valley, we should expect 5 hour evacuation traffic in San Elijo Hills (even with the benefit of wide roads with multiple lanes). Either option is treacherous. What became very clear is that the "last resort," the unthinkable, is increasingly becoming Plan A. Should we have to gamble between being trapped on the road during a fire or hunkering down in a house that may or may not catch fire?

It is a terrible choice to make. This HGVS project will be the straw that breaks the camel's back. It will add 1000+ more vehicles to an already difficult evacuation scenario. Please don't let us become the next Paradise. And, let's not forget how un-insurable our community already is. Most of us are on the subpar but expensive FAIR plan. I can't imagine this project will be able to secure insurance at all. Please vote no on this project or at the bare minimum enforce the secondary access requirement.

Respectfully,

Sent from my iPhone

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This communication and any documents, files, or previous e-mail messages attached to it, constitute an electronic communication within the scope of the Electronic Communication Privacy Act, 18 USCA 2510. This communication may contain non-public, confidential, or legally privileged information intended for the sole use of the designated recipient(s). The unlawful interception, use, or disclosure of such information is strictly prohibited under 18 USCA 2511 and any applicable laws. If you have received this communication in error, please delete all copies of the message and its attachments.

From: [Camille Zeleny](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgtc@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] We've survived multiple wildfires, don't let the next one be our last—Vote No on HGVS
Date: Saturday, September 20, 2025 1:26:53 PM

Dear Chair Lawson-Remer and board members,

I am a long time resident of this rural unincorporated community. I have lived through the numerous fires we've experienced over the years. Lives and property have been lost repeatedly, and it is all too predictable that the next fire will come. The Harmony Grove Fire, the Del Dios Fire and the Cocos Fire tore through our community destroying homes, threatening lives, and leaving lasting scars on our neighborhood. We even lost a neighbor in the evacuation during the Harmony Grove fire.

The prolonged and dangerous traffic delays during the 2014 Cocos Fire exposed the vulnerabilities in our community's two-lane road network. With climate change and the addition of hundreds of new homes, the potential for loss of life and property will only increase. Independent experts are predicting "catastrophic losses" based on an objective analysis of the valley we are in.

Many people who lost their homes in the Cocos Fire have yet to rebuild due to the many county's restrictions meant to mitigate the risk of fire entrapment—yet a developer now wants to build 453 additional homes in the same high-risk area through a general plan amendment. Let's rebuild our neighbors' homes before we start putting more people at risk.

Not only is allowing this project to move forward irresponsible, but it appears that a billionaire from out of state is able to use his money to push this dangerous project forward by lobbying all of the special interest groups. We are the ones who live here and whose lives are being put in danger. We just saw the destruction in the Pacific Palisades and Eaton Fires - 31 people lost their lives due to exactly the conditions we are facing in Harmony Grove: limited evacuation infrastructure. The reality is that our situation will be more dire as we have fewer roads that are adequate for evacuation. Haven't we seen enough to say no to this GPA?

Please vote no on Harmony Grove Village South. We elected you to protect us - and our community's safety depends on your leadership now more than ever.

Sincerely,

Camille Zeleny

[REDACTED]

Resident since 1990

Sent from my iPad

From: [osteen rick](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgtr@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] Harmony Grove South Development
Date: Saturday, September 20, 2025 1:14:27 PM

Dear Chair Lawson-Remer and board members,

I am a long time resident of this rural unincorporated community. I have lived through the numerous fires we've experienced over the years. Lives and property have been lost repeatedly, and it is all too predictable that the next fire will come. The Harmony Grove Fire, the Del Dios Fire and the Cocos Fire tore through our community destroying homes, threatening lives, and leaving lasting scars on our neighborhood. We even lost a neighbor in the evacuation during the Harmony Grove fire.

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Please vote no on Harmony Grove Village South. We elected you to protect us - and our community's safety depends on your leadership now more than ever.

Please hear our plea for safety first!

Thank you,
Rick Osteen

From: [Marissa Suarez](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgtr@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] Please don't let us be the next Pacific Palisades - No to HGVS
Date: Friday, September 19, 2025 6:20:38 PM

Dear Chair Lawson-Remer and Members of the Board,

As a resident of Harmony Grove, I cannot under estimate the fire that will tore Harmony Grove, Eden Valley and its surrounding community.

History shows that our area burns every 7–10 years and we've lost hundreds of homes over the years and even suffered 2 fatalities. We know another wildfire will come. That is an absolute certainty. Adding hundreds of new homes through the Harmony Grove Village South project, without sufficient evacuation routes or infrastructure, will put people's lives in grave danger. If HGV South is built, the total number of vehicles evacuating during the next fire will number in the thousands. Nationally renowned evacuation experts have analyzed the area and estimate it will take 7 hours to evacuate, but the fire arrives within an hour or two. This can only mean entrapment.

In an emergency, not only will residents face deadly congestion trying to escape, but firefighters will be unable to safely get in to protect lives and homes.

We cannot gamble with human lives for the sake of sprawl. Please vote no on Harmony Grove Village South and put community safety ahead of development interests.

Thank you for your leadership and for protecting the people you represent.

Sincerely,
Marissa Suarez
Harmony Grove Village Resident

From: [Gail Ovian](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgtc@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] HGV South will create entrapment in a future fire – vote no or at least require secondary access
Date: Monday, September 22, 2025 11:35:22 AM

Dear Chair Lawson-Remer and board members,

Harmony Grove has already experienced trauma, uncertainty and fear of numerous major wildfires. Will you be able to sleep at night if there is another fire that claims homes and lives because you approve this project and don't require a secondary access?

During the Cocos Fire (2014), 30 homes burned when the fire switched directions and gave residents less than an hour to evacuate. Then the community was still mostly rural. Harmony Grove Village (HGV) had just been graded and that dirt ended up slowing the progress of the fire. Even then it took residents almost 2 hours to go a few miles to safety.

Now that HGV is built, there are four times the number of vehicles that will be evacuating on the same narrow roads as before. The community supported HGV and worked with county staff to determine the best place to add housing to the community: in a village, north of Escondido Creek, the site of the old egg ranch. The County understood that south of the creek was a dead end bowl without secondary access and should remain rural. They trusted you and even testified in favor of the project at the Board of Supervisors. They supported more housing, now support them and consider their safety please.

Adding HGV South south of the creek, where there is only one way in and out is extremely dangerous. The cumulative number of vehicles using the same evacuation routes will be around 3500 (according to several independent analyses). That's at least 7 times more than during Coco's Fire with virtually no improvement in the road network. According to one study, it would take 7 hours to evacuate everyone, but the fire arrives much sooner than that. Adding insult to injury, the developer requested and obtained a waiver of the secondary access requirement.

I understand that the developer and the County claim their experts have given a blessing to the safety of the project, but they NEVER conducted a community-wide evacuation model. Their studies only looked at the project and some legacy homes on the same

dead end road. So they did NOT account for the 3500 vehicles that would be entering the road all at once. An independent fire evacuation expert was hired to get the answer that the County refused to acknowledge. The verdict was sobering. Entrapment would be likely. Are you looking for yet another law suit?

Fire chief McQuead even admitted that the project would not be approved if judged by today's fire safety standards, not without secondary access. Yet, he seemed to justify approving the project because it received a blessing from the County and the District back in 2018. A lot has changed since 2018. More intense fires, more structures losses and more fatalities due to entrapment.

Please vote no on Harmony Grove Village South or at the very least force them to add a secondary access to help alleviate our evacuation routes. You are elected to protect citizens and the community's safety depends on your leadership now more than ever.

Please don't let the developers bribe you with campaign funds. Protect your constituents.

Respectfully,
Gail Ovian

From: [Marc Eagleton](#)
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](#); [efhgtr@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] Please don't doom us to entrapment at the next fire - Say No to HGVS
Date: Tuesday, September 23, 2025 5:17:56 AM

Hello chair Lawson-Remer and board:

I'm a relatively new resident of Harmony Grove. Moved to HG in 2016. We love it here. The rural environment, the tight knit community is wonderful. People look out for each other. But I didn't realize how dangerous this fire prone little valley is. Our Town Council recently held a community meeting where our first responders laid out the basics of how to survive a wildfire. Go bags, getting out the door, preparing livestock or pets, evacuation and, if the unthinkable happens, sheltering in your own home.

What we learned was that on one end of the valley, with HGV South built, we should expect 7-9 hours of evacuation to get to safety. And on the other end of the valley, we should expect 5 hour evacuation traffic in San Elijo Hills (even with the benefit of wide roads with multiple lanes). Either option is treacherous. What became very clear is that the "last resort," the unthinkable, is increasingly becoming Plan A. Should we have to gamble between being trapped on the road during a fire or hunkering down in a house that may or may not catch fire?

It is a terrible choice to make. This HGVS project will be the straw that breaks the camel's back. It will add 1000+ more vehicles to an already difficult evacuation scenario. Please don't let us become the next Paradise. And, let's not forget how un-insurable our community already is. Most of us are on the subpar but expensive FAIR plan. I can't imagine this project will be able to secure insurance at all. Please vote no on this project or at the bare minimum enforce the secondary access requirement.

Respectfully,

Marc Eagleton.

Sent from my iPhone

From: [kendra correia](#)
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](#); [efhtgc@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] Are you going to let an outsider billionaire cheat his way to approval? Or will you side with the local community?
Date: Tuesday, September 23, 2025 8:46:43 AM

I live in Harmony Grove and for the last few days, my friends in other parts of the county have been forwarding me text messages “Paid for by the San Diego Housing Coalition” misrepresenting the HGV South project and asking for people to sign a petition in support.

Representatives of this “coalition” were the only “housing advocates” supporting the project during the planning commission hearing. I’m now finding out that the Colorado billionaire behind this project, Marcel Arsenault, has hired twice convicted felon, Jesus Cardenas to work behind the scenes to get this project approved and this “coalition” is nothing more than a front.

Our community has taken the time and effort to gather over a thousand signatures mostly on pen and paper, the hard way and this is highly insulting that a fake group is trying to trick people into signing on to something they know nothing about.

Here’s the article that lays out all the details: <https://laprensa.org/sham-sd-nonprofit-supports-controversial-development>

Mr. Arsenault, the Colorado billionaire has conducted himself in an embarrassingly shady manner:

- Hires a twice-convicted felon and fraudster (Cardenas) for years even while a staff member for an elected official.

- Creates a fake coalition (with a canceled non-profit status) and tries to pass it off as legitimate “advocates” instead of paid shills.

- Hires a consultant, David Kovach, who lies about the project and is, himself, an actual NIMBY opposing a multifamily infill project in Newport Beach.

<https://ecms.newportbeachca.gov/WEB/DocView.aspx?id=3185257>

From: [Bruce Schryver](#)
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](#); [efhgtc@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] HGV South will create entrapment in a future fire – vote no or at least require secondary access
Date: Tuesday, September 23, 2025 7:17:42 AM

Dear Chair Lawson-Remer and board members,

We've lived in Harmony Grove for 26 years. In that time we've experienced the trauma, uncertainty and fear of numerous major wildfires.

During the Cocos Fire (2014), we watched as 30 of our neighbor's homes burned down when the fire switched directions and gave us less than an hour to evacuate. Back then the community was still mostly rural. Harmony Grove Village (HGV) had just been graded and that dirt ended up slowing the progress of the fire. Even so, getting out of the valley was hectic. It took almost 2 hours to go a few miles to safety.

Now that HGV is built, we have a lot of great new neighbors but we also have four times the number of vehicles that will be evacuating on the same narrow roads as before. Our community supported HGV because we worked with county staff to determine the best place to add housing to the community: in a village, north of Escondido Creek, the site of the old egg ranch. The County understood that south of the creek was a dead end bowl and without secondary access, it would remain rural. We actually testified in favor of the project at the Board of Supervisors. So... we support more housing, we just ask that you consider our safety as paramount.

Adding HGV South south of the creek, where there is only one way in and out is extremely foolhardy. The cumulative number of vehicles using the same evacuation routes will be around 3500 (according to several independent analyses). That's at least 7 times more than we had during Coco's Fire with virtually no improvement in the road network. According to one study, it would take 7 hours to evacuate everyone, but the fire arrives much sooner than that. Adding insult to injury, the developer requested and obtained a waiver of the secondary access requirement.

I understand that the developer and the County claim their experts have given a blessing to the safety of the project, but despite our insistence, they NEVER conducted a community-wide evacuation model. Their studies only looked at the project and some legacy homes on the same dead end road. So they did NOT account for the 3500 vehicles that would be entering the road all at once. The community had to raise money to hire an independent fire evacuation expert to get the answer that the County refused to give us. The verdict was sobering. Entrapment would be likely.

Our fire chief McQuead recently admitted, when pressed at a public community meeting, that the project would not be approved if judged by today's fire safety standards, not without secondary access. Yet, he seemed to justify approving the project because it received a blessing from the County and the District back in 2018. A lot has changed since 2018. More intense fires, more structures losses and more fatalities due to entrapment.

Please vote no on Harmony Grove Village South or at the very least force them to add a secondary access to help alleviate our evacuation routes. We elected you to protect us - and our community's safety depends on your leadership now more than ever.

Respectfully,

Sent from my iPhone

From: [kendra.correia](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aquirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Hayes, Andrew](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [effhtc@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] PLEASE READ THIS NOW- a SHAM company 'SD Housing Coalition' has been involved with representing this developer.
Date: Tuesday, September 23, 2025 9:36:43 AM

There MUST BE A THOROUGH INVESTIGATION into this sham company and all involved, before the Harmony Grove Village South project can be an agenda item in San Diego County.

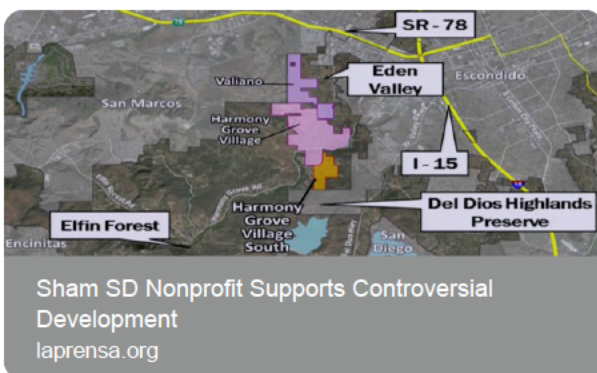
The article attached, lays out this sham nonprofit's lack of IRS filings, people listed as officers, that had no knowledge they listed and much more. This sham organization, is the only group supporting the Harmony Grove Village South project, but state and federal documents show the group is connected to Jesus Cardenas, who has been paid by the developer behind the project, since at least 2021.

This sham organization, run by a convicted Felon, Jesus Cardenas, has been promoting the Harmony Grove Village South Development for RSC Harmony Partners. Lawyer Melinda Vasquez, testified at the recent SD Planning Commission meeting, when this project was approved, but did not mention her ties to the sham organization, yet she is the chair of the coalition.

The speaker before Vasquez was Alonso Gonzales, who identified himself as the 'acting Director of the San Diego Housing Coalition, describing it as 'a broad coalition of community based organizations and civic leaders'. There are none associated with this sham company.

I ask that you take the Harmony Grove Village South project off the Agenda for October 1st, until an investigation can be done on this sham organization, the developer and all other persons tied to this manipulation and misrepresentation surrounding this project.

Kendra Correia



From: [MIKE MCCARTHY](#)
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](#); [efhtgc@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] Say No to Sprawl: Preserve Safety, Nature, and Community in North County
Date: Tuesday, September 23, 2025 9:44:04 AM

Dear Members of the San Diego County Board of Supervisors,

I am writing to you as a concerned resident and environmentalist regarding the proposed Harmony Grove Village South project. I urge you to reject this development, as it epitomizes urban sprawl that threatens to undo all the hard work the County has done on its Climate Action Plan and its efforts to limit sprawl and encourage infill.

The project is not served by transit and will increase the county's Vehicle Miles Traveled (VMT) as it is significantly higher than the County-wide average. And it will generate more GHGs than it is claiming it can offset. In addition, during the next wildfire, the potential for gridlock will pose a serious risk to the nearby communities. Independent experts have shown that, due to inadequate secondary egress, it poses a serious entrapment risk. This is absolutely unacceptable in view of the recent Palisades and Altadena evacuation catastrophes.

Increased VMT and driving distances will lead to greater carbon emissions, more sprawl and further contribute to climate change. The community itself is mostly rural, known for its wildlife, open space reserves, and natural beauty. We must protect areas like this from irresponsible developments that prioritize profit over public safety and ecological integrity.

Additionally, the site is directly adjacent to lands supporting state and federal endangered least Bell's vireo, federally threatened coastal California gnatcatcher, the endangered Southwestern Willow flycatcher and near the Escondido Creek which supports the proposed federal threatened status Southwestern pond turtle.

The position of this project within the wildland urban interface (WUI) flies in the face of a wide body of research that shows that these are the communities that suffer the most losses during wildfire events. This community has already experienced the devastating effects of wildfires numerous times over the years (most recently, the Cocos Fire), with limited evacuation infrastructure.

I strongly urge you to consider the long-term implications of approving the Harmony Grove Village South project.

Thank you for your attention to this critical issue.

Sincerely,
Mike

Sent from my iPhone

From: sfolio@gmail.com
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](#); efhgtd@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] Please don't doom us to entrapment at the next fire - Say No to HGVS
Date: Monday, September 22, 2025 7:48:16 PM

Hello chair Lawson-Remer and board:

I'm a ten year resident of Harmony Grove. We love it here. The rural environment, the tight knit community is wonderful. People look out for each other. But I didn't realize how dangerous this fire prone little valley is. Our Town Council recently held a community meeting where our first responders laid out the basics of how to survive a wildfire. Go bags, getting out the door, preparing livestock or pets, evacuation and, if the unthinkable happens, sheltering in your own home.

What we learned was that on one end of the valley, with HGV South built, we should expect 7-9 hours of evacuation to get to safety. And on the other end of the valley, we should expect 5 hour evacuation traffic in San Elijo Hills (even with the benefit of wide roads with multiple lanes). Either option is treacherous. What became very clear is that the "last resort," the unthinkable, is increasingly becoming Plan A. Should we have to gamble between being trapped on the road during a fire or hunkering down in a house that may or may not catch fire?

It is a terrible choice to make. This HGVS project will be the straw that breaks the camel's back. It will add 1000+ more vehicles to an already difficult evacuation scenario. Please don't let us become the next Paradise. And, let's not forget how un-insurable our community already is. Most of us are on the subpar but expensive FAIR plan. I can't imagine this project will be able to secure insurance at all. Please vote no on this project or at the bare minimum enforce the secondary access requirement.

Respectfully,

Steve Folio

Sent from my iPhone

From: [All things So cal](#)
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](#); [efhgtc@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] Please don't doom us to entrapment at the next fire - Say No to HGVS
Date: Monday, September 22, 2025 5:06:25 PM

Hello chair Lawson-Remer and board:

I'm a relatively new resident of Harmony Grove. We love it here. The rural environment, the tight knit community is wonderful. People look out for each other. But I didn't realize how dangerous this fire prone little valley is. Our Town Council recently held a community meeting where our first responders laid out the basics of how to survive a wildfire. Go bags, getting out the door, preparing livestock or pets, evacuation and, if the unthinkable happens, sheltering in your own home.

What we learned was that on one end of the valley, with HGV South built, we should expect 7-9 hours of evacuation to get to safety. And on the other end of the valley, we should expect 5 hour evacuation traffic in San Elijo Hills (even with the benefit of wide roads with multiple lanes). Either option is treacherous. What became very clear is that the "last resort," the unthinkable, is increasingly becoming Plan A. Should we have to gamble between being trapped on the road during a fire or hunkering down in a house that may or may not catch fire?

It is a terrible choice to make. This HGVS project will be the straw that breaks the camel's back. It will add 1000+ more vehicles to an already difficult evacuation scenario. Please don't let us become the next Paradise. And, let's not forget how un-insurable our community already is. Most of us are on the subpar but expensive FAIR plan. I can't imagine this project will be able to secure insurance at all. Please vote no on this project or at the bare minimum enforce the secondary access requirement.

Respectfully,

Sent from my iPhone

From: [Erin LiveLifeActive](#)
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](#); [efhgtc@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] HGV South will create entrapment in a future fire – vote no or at least require secondary access
Date: Monday, September 22, 2025 5:05:38 PM

Dear Chair Lawson-Remer and board members,

We've lived in Harmony Grove for 26 years. In that time we've experienced the trauma, uncertainty and fear of numerous major wildfires.

During the Cocos Fire (2014), we watched as 30 of our neighbor's homes burned down when the fire switched directions and gave us less than an hour to evacuate. Back then the community was still mostly rural. Harmony Grove Village (HGV) had just been graded and that dirt ended up slowing the progress of the fire. Even so, getting out of the valley was hectic. It took almost 2 hours to go a few miles to safety.

Now that HGV is built, we have a lot of great new neighbors but we also have four times the number of vehicles that will be evacuating on the same narrow roads as before. Our community supported HGV because we worked with county staff to determine the best place to add housing to the community: in a village, north of Escondido Creek, the site of the old egg ranch. The County understood that south of the creek was a dead end bowl and without secondary access, it would remain rural. We actually testified in favor of the project at the Board of Supervisors. So... we support more housing, we just ask that you consider our safety as paramount.

Adding HGV South south of the creek, where there is only one way in and out is extremely foolhardy. The cumulative number of vehicles using the same evacuation routes will be around 3500 (according to several independent analyses). That's at least 7 times more than we had during Coco's Fire with virtually no improvement in the road network. According to one study, it would take 7 hours to evacuate everyone, but the fire arrives much sooner than that. Adding insult to injury, the developer requested and obtained a waiver of the secondary access requirement.

I understand that the developer and the County claim their experts have given a blessing to the safety of the project, but despite our insistence, they NEVER conducted a community-wide evacuation model. Their studies only looked at the project and some legacy homes on the same dead end road. So they did NOT account for the 3500 vehicles that would be entering the road all at once. The community had to raise money to hire an independent fire evacuation expert to get the answer that the County refused to give us. The verdict was sobering. Entrapment would be likely.

Our fire chief McQuead recently admitted, when pressed at a public community meeting, that the project would not be approved if judged by today's fire safety standards, not without secondary access. Yet, he seemed to justify approving the project because it received a blessing from the County and the District back in 2018. A lot has changed since 2018. More intense fires, more structures losses and more fatalities due to entrapment.

Please vote no on Harmony Grove Village South or at the very least force them to add a secondary access to help alleviate our evacuation routes. We elected you to protect us - and our community's safety depends on your leadership now more than ever.

Respectfully,

Sent from my iPhone

From: [Erin Thomas](#)
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](#); [efhgtc@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] HGV South will create entrapment in a future fire – vote no or at least require secondary access
Date: Monday, September 22, 2025 5:04:48 PM

Dear Chair Lawson-Remer and board members,

We've lived in Harmony Grove for 26 years. In that time we've experienced the trauma, uncertainty and fear of numerous major wildfires.

During the Cocos Fire (2014), we watched as 30 of our neighbor's homes burned down when the fire switched directions and gave us less than an hour to evacuate. Back then the community was still mostly rural. Harmony Grove Village (HGV) had just been graded and that dirt ended up slowing the progress of the fire. Even so, getting out of the valley was hectic. It took almost 2 hours to go a few miles to safety.

Now that HGV is built, we have a lot of great new neighbors but we also have four times the number of vehicles that will be evacuating on the same narrow roads as before. Our community supported HGV because we worked with county staff to determine the best place to add housing to the community: in a village, north of Escondido Creek, the site of the old egg ranch. The County understood that south of the creek was a dead end bowl and without secondary access, it would remain rural. We actually testified in favor of the project at the Board of Supervisors. So... we support more housing, we just ask that you consider our safety as paramount.

Adding HGV South south of the creek, where there is only one way in and out is extremely foolhardy. The cumulative number of vehicles using the same evacuation routes will be around 3500 (according to several independent analyses). That's at least 7 times more than we had during Coco's Fire with virtually no improvement in the road network. According to one study, it would take 7 hours to evacuate everyone, but the fire arrives much sooner than that. Adding insult to injury, the developer requested and obtained a waiver of the secondary access requirement.

I understand that the developer and the County claim their experts have given a blessing to the safety of the project, but despite our insistence, they NEVER conducted a community-wide evacuation model. Their studies only looked at the project and some legacy homes on the same dead end road. So they did NOT account for the 3500 vehicles that would be entering the road all at once. The community had to raise money to hire an independent fire evacuation expert to get the answer that the County refused to give us. The verdict was sobering. Entrapment would be likely.

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Please vote no on Harmony Grove Village South or at the very least force them to add a secondary access to help alleviate our evacuation routes. We elected you to protect us - and our community's safety depends on your leadership now more than ever.

Respectfully,

Sent from my iPhone

From: nbarker@oldcreekers.com
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](#); [Newsletter Newsletter](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [David C. McQuead](#); ashcraft@rsf-fire.org; hillgren@rsf-fire.org; malin@rsf-fire.org; stine@rsf-fire.org; [Nicoletti, Vince](#)
Subject: [External] Please Deny Harmony Grove Village South
Date: Monday, September 22, 2025 12:48:54 PM

September 22, 2025

To the Honorable
San Diego County Board of Supervisor
Terra Lawson Reimer
Chair
District 3

CC:

Paloma Aguire	District 1,	Joel Anderson	District 2
Monica Montgomery Steppe	District 4,	Jim Desmond	District 5

Dear Supervisors,

We, the undersigned, each served the Harmony Grove community for over 30 years as officers of the Elfin Forest/Harmony Grove Fire Department.

In that capacity we responded to many significant wildland fires in County Service Area 107 including the Harmony Fire, The Del Dios Fire, The Witch Fire and the Cocos Fire.

We are writing to express our concern that the Harmony Grove South project, sited in this extreme fire zone without secondary access, creates an unacceptable risk to the community of entrapment during a wildfire evacuation.

We urge you to reject the Harmony Grove South project as presented.

.

The road network in the area consists of narrow, two-lane roads, most of which are lined by vegetation.

The history of wildfires in the community has shown time and again that safe and timely evacuation can be jeopardized. Adding more vehicles will only increase the entrapment risk.

This project concentrates more people into a known fire trap, without adequate evacuation infrastructure. As fire professionals with a long and intimate knowledge of the area, we believe approving HGVS would create foreseeable, preventable risks of mass entrapment and loss of life.

We urge County leaders to place public safety above speculative development, and to require that large-scale projects in Very High Fire Hazard Severity Zones provide true secondary access before approval.

Respectfully,

Frank Twohy, Fire Chief Elfin Forest Harmony Grove Fire Department. Division Chief (retired) Rancho Santa Fe Fire District.

Nona Barker, Captain (retired) Elfin Forest Harmony Grove Fire Department.

Steve Barker, Battalion Chief (retired) Elfin Forest Harmony Grove Fire Department.

Sincerely,

Nona Barker

A large black rectangular redaction box covering the signature of Nona Barker.

From: sbarker_oldcreekers.com
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](#); [ef town council](#); [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] Please Deny Harmony Grove Village South
Date: Monday, September 22, 2025 1:07:20 PM

September 22, 2025

To the Honorable

San Diego County Board of Supervisor

Terra Lawson Reimer

Chair

District 3

CC:

Paloma Aguire District 1, Joel Anderson District 2

Monica Montgomery Steppe District 4, Jim Desmond District 5

Dear Supervisors,

We, the undersigned, each served the Harmony Grove community for over 30 years as officers of the Elfin Forest/Harmony Grove Fire Department.

In that capacity we responded to many significant wildland fires in County Service

Area 107 including the Harmony Fire, The Del Dios Fire, The Witch Fire and the Cocos Fire.

We are writing to express our concern that the Harmony Grove South project, sited in this extreme fire zone without secondary access, creates an unacceptable risk to the community of entrapment during a wildfire evacuation.

We urge you to reject the Harmony Grove South project as presented.

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We urge County leaders to place public safety above speculative development, and to require that large-scale projects in Very High Fire Hazard Severity Zones provide true secondary access before approval.

Respectfully,

Frank Twohy, Fire Chief Elfin Forest Harmony Grove Fire Department. Division Chief
(retired) Rancho Santa Fe Fire District.

Nona Barker, Captain (retired) Elfin Forest Harmony Grove Fire Department.

Steve Barker, Battalion Chief (retired) Elfin Forest Harmony Grove Fire Department.

From: [Betty Anderson](#)
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](#); [efhtgc@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: Tuesday, September 23, 2025 11:03:56 AM

Dear Chair Lawson-Remer and Members of the Board,

My home in Harmony Grove burned down during the 2014 Cocos Fire (2925 Grandview Place). The terror of that event is still with me. The uncertainty of knowing whether or not our house survived. We saw the fire on the hill and it moved very fast down towards Harmony Grove Spiritualists and the area where HGV South is being proposed. There is nothing scarier than seeing your neighbors wrestle livestock trailers and unruly animals to try to get them out in time. The evacuation took at least 2 hours. And that was before any developments in the community.

As a community, we're well aware of the fire danger. We keep "go bags" at the ready. Some of my neighbors are third generation residents and have seen the many fires (once a decade) that have ravaged this little valley. We've lost hundreds of homes over the years and even suffered fatalities. We are all prepared for the next wildfire. What we are not prepared for, however, is the entrapment that is in store for us with a community that continues to accept (and support) additional housing but without any major improvements in the evacuation infrastructure.

We barely made it out during the Cocos Fire and that was a few hundred cars and dozens of livestock trailers. If HGV South is built, the total number of vehicles evacuating during the next fire will number in the thousands. Nationally renowned evacuation experts have analyzed the area and estimate it will take 7 hours to evacuate, but the fire arrives within an hour or two. This can only mean entrapment.

We cannot gamble with human lives just because a billionaire from Colorado throws a bunch of money at our fire district, our unions and our elected officials. Please vote no on Harmony Grove Village South or at least require a secondary access. Put community safety ahead of development interests.

Thank you for your leadership and for protecting the people you represent.

Sincerely,
Betty Page Anderson

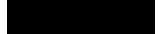
From: jdeters31@gmail.com
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Hayes, Andrew](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); efhgtd@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] Please Deny Harmony Grove Village South
Date: Tuesday, September 23, 2025 11:08:07 AM

Dear Chair Lawson-Remer,

My husband and I just purchased 2706 Country Club Drive, Which would be at the heart of the proposed community. We are getting older and we're hoping this would be our last residence. We were aware of the high fire risks out here and the small house we bought is a Hubble design which is fire retardant. Since we've moved here we've learned about the possible development in our front yard. It's under the title "affordable housing" which we are all for, but is \$900,000 to over a million really affordable? There are other locations that would be considered much safer. I can't imagine there being a fire and thousands of cars trying to escape down one road with only one lane to turn right. I'm sure you have a family and loved ones that you care about and you probably wouldn't want to put them in a dangerous situation. I'm all for progress but not at the expense of safety and lives. Please vote no on this development.

Sincerely,

Julia Bareño-Deters



Sent from my iPhone

From: [Bianca Nguyen](#)
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](#); [efhgtc@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] Opposition to Harmony Grove Village South - Fraud & Misconduct Reporting
Date: Tuesday, September 23, 2025 12:14:08 PM

Dear Commissioners,

As a nearby resident, I am alarmed by recent reporting ([La Prensa San Diego](#)) that exposes **serious fraud and misconduct** tied to the nonprofit supporting the Harmony Grove Village South project. The facts are clear:

- The “nonprofit” backing this build is a sham front created by political consultants working for the developer.
- It has financial ties and undisclosed conflicts of interest, misleading the public into believing there is genuine community support.
- These tactics deliberately hide profit motives while ignoring community safety.

On top of the corruption, the fire and evacuation risks are unacceptable. This area has already burned before. Adding hundreds of homes behind a single exit — without a reliable, maintained secondary evacuation route — is reckless and will cost lives.

We demand a full, independent investigation into the developer and its affiliated organizations before any decision is made. To approve this project without first exposing and addressing these conflicts would be a betrayal of public trust. If you move forward without action, you will be seen as complicit in placing profit above the safety of San Diegans — and public outrage will follow.

Do not let this project advance until the corruption is investigated, transparency restored, and resident safety guaranteed.

Sincerely,
Frances Bianca Nguyen

September 22, 2025

To the Honorable
San Diego County Board of Supervisor
Terra Lawson Reimer
Chair
District 3

CC:

Paloma Aguire	District 1,	Joel Anderson	District 2
Monica Montgomery Steppe	District 4,	Jim Desmond	District 5

Dear Supervisors,

We, the undersigned, each served the Harmony Grove community for over 30 years as officers of the Elfin Forest/Harmony Grove Fire Department.

In that capacity we responded to many significant wildland fires in County Service Area 107 including the Harmony Fire, The Del Dios Fire, The Witch Fire and the Cocos Fire.

We are writing to express our concern that the Harmony Grove South project, sited in this extreme fire zone without secondary access, creates an unacceptable risk to the community of entrapment during a wildfire evacuation.

We urge you to reject the Harmony Grove South project as presented.

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This project concentrates more people into a known fire trap, without adequate evacuation infrastructure. As fire professionals with a long and intimate knowledge of the area, we believe approving HGVS would create foreseeable, preventable risks of mass entrapment and loss of life.

We urge County leaders to place public safety above speculative development, and to require that large-scale projects in Very High Fire Hazard Severity Zones provide true secondary access before approval.

Respectfully,

Frank Twohy, Fire Chief Elfin Forest Harmony Grove Fire Department. Division Chief (retired) Rancho Santa Fe Fire District.

Nona Barker, Captain (retired) Elfin Forest Harmony Grove Fire Department.

Steve Barker, Battalion Chief (retired) Elfin Forest Harmony Grove Fire Department.

From: [MARGARET ROBISON](#)
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](#); [efhgtc@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] HGV South will create entrapment in a future fire – vote no or at least require secondary access
Date: Tuesday, September 23, 2025 3:32:59 PM

Dear Chair Lawson-Remer and board members,

We've lived in Elfin Forest for 41 years. In that time we've experienced the trauma, uncertainty and fear of numerous major wildfires.

During the Cocos Fire (2014), we watched as 30 of our neighbor's homes burned down when the fire switched directions and gave us less than an hour to evacuate. Back then the community was still mostly rural. Harmony Grove Village (HGV) had just been graded and that dirt ended up slowing the progress of the fire. Even so, getting out of the valley was hectic. It took almost 2 hours to go a few miles to safety.

Now that HGV is built, we have a lot of great new neighbors but we also have four times the number of vehicles that will be evacuating on the same narrow roads as before. Our community supported HGV because we worked with county staff to determine the best place to add housing to the community: in a village, north of Escondido Creek, the site of the old egg ranch. The County understood that south of the creek was a dead end bowl and without secondary access, it would remain rural. We actually testified in favor of the project at the Board of Supervisors. So... we support more housing, we just ask that you consider our safety as paramount.

Adding HGV South south of the creek, where there is only one way in and out is extremely foolhardy. The cumulative number of vehicles using the same evacuation routes will be around 3500 (according to several independent analyses). That's at least 7 times more than we had during Coco's Fire with virtually no improvement in the road network. According to one study, it would take 7 hours to evacuate everyone, but the fire arrives much sooner than that. Adding insult to injury, the developer requested and obtained a waiver of the secondary access requirement.

I understand that the developer and the County claim their experts have given a blessing to the safety of the project, but despite our insistence, they NEVER conducted a community-wide evacuation model. Their studies only looked at the project and some legacy homes on the same dead end road. So they did NOT account for the 3500 vehicles that would be entering the road all at once. The community had to raise money to hire an independent fire evacuation expert to get the answer that the County refused to give us. The verdict was sobering. Entrapment would be likely.

Our fire chief McQuead recently admitted, when pressed at a public community meeting, that the project would not be approved if judged by today's fire safety standards, not without secondary access. Yet, he seemed to justify approving the project because it received a blessing from the County and the District back in 2018. A lot has changed since 2018. More intense fires, more structures losses and more fatalities due to entrapment.

Please vote no on Harmony Grove Village South or at the very least force them to add a secondary access to help alleviate our evacuation routes. We elected you to protect us - and our community's safety depends on your leadership now more than ever.

Respectfully,
Margaret Robison

Sent from my iPhone

From: [Kristi Kenney](#)
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](#); [efhgtc@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] Are you going to let an outsider billionaire cheat his way to approval? Or will you side with the local community?
Date: Tuesday, September 23, 2025 3:48:34 PM

I live in Harmony Grove and for the last few days, my friends in other parts of the county have been forwarding me text messages “Paid for by the San Diego Housing Coalition” misrepresenting the HGV South project and asking for people to sign a petition in support.

Representatives of this “coalition” were the only “housing advocates” supporting the project during the planning commission hearing. I’m now finding out that the Colorado billionaire behind this project, Marcel Arsenault, has hired twice convicted felon, Jesus Cardenas to work behind the scenes to get this project approved and this “coalition” is nothing more than a front.

Our community has taken the time and effort to gather over a thousand signatures mostly on pen and paper, the hard way and this is highly insulting that a fake group is trying to trick people into signing on to something they know nothing about.

Here’s the article that lays out all the details: <https://laprensa.org/sham-sd-nonprofit-supports-controversial-development>

Mr. Arsenault, the Colorado billionaire has conducted himself in an embarrassingly shady manner:

- Hires a twice-convicted felon and fraudster (Cardenas) for years even while a staff member for an elected official.
- Creates a fake coalition (with a canceled non-profit status) and tries to pass it off as legitimate “advocates” instead of paid shells.
- Hires a consultant, David Kovach, who lies about the project and is, himself, an actual NIMBY opposing a multifamily infill project in Newport Beach. <https://tinyurl.com/zs8aadsm>
- Throws large sums of money, \$170,000 to be exact, into local political campaigns and the union to get them on board, throwing money to both sides of the aisle.
- Offers a “voluntary contribution” \$850,000 to the Fire District to get their support.
- Hired fire consultants who “convinced” the fire district and the County to ignore fire safety and waive fire safety requirements for this deathtrap of a project.
- And in an astounding bout of hypocrisy, Arsenault himself penned an op-ed in his hometown paper in the aftermath of the Marshall fire that destroyed his family home, stating that we all need to work together to solve the climate crisis and prevent wildfires. Indeed, Mr. Arsenault, indeed.
<https://coloradosun.com/2022/01/14/colorado-marshall-fire-climate-superior-prevent-opinion/>

We now know that Fire Chief McQuead, who inherited this project, has been asked to bless the project based on 2018 standards. He has publicly acknowledged that if the project were to come through today, it would not be approved to today’s standards, not without secondary access. <https://www.youtube.com/watch?v=wAfLlo9kwa4>

Since the project’s first approval in 2018, we’ve seen increasingly violent and destructive wildfires. More than 50,000 homes have been destroyed around the state, millions of acres burned and upwards of 1,000 deaths. In 2020, the project’s approvals were fully rescinded and now the Board has another shot at voting for it. Would you not insist on protecting this community based on the latest standards? Require secondary access, require better

evacuation infrastructure?

I have to ask the question: are you going to stand with the community? Or the shady billionaire who is willingly pushing through a death trap project without even offering to “work with the community” to find a win-win solution? When the next fire comes through our little valley (statistically once every 7-10 years), will you be the reason people are entrapped as they were in Paradise and Pacific Palisades? Or will your conscience be clear that you did the right thing?

Respectfully,

Brett W Kenney
Sent from my iPad

From: [RICHARD MURPHY](#)
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](#); [Elfin Forest Harmony Grove Town Council](#); [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] HGV South will create entrapment in a future fire – vote no or at least require secondary access
Date: Tuesday, September 23, 2025 3:58:28 PM

Dear Chair Lawson-Remer and board members,

We've lived in Harmony Grove for 26 years. In that time we've experienced the trauma, uncertainty and fear of numerous major wildfires.

During the Cocos Fire (2014), we watched as 30 of our neighbor's homes burned down when the fire switched directions and gave us less than an hour to evacuate. Back then the community was still mostly rural. Harmony Grove Village (HGV) had just been graded and that dirt ended up slowing the progress of the fire. Even so, getting out of the valley was hectic. It took almost 2 hours to go a few miles to safety.

Now that HGV is built, we have a lot of great new neighbors but we also have four times the number of vehicles that will be evacuating on the same narrow roads as before. Our community supported HGV because we worked with county staff to determine the best place to add housing to the community: in a village, north of Escondido Creek, the site of the old egg ranch. The County understood that south of the creek was a dead end bowl and without secondary access, it would remain rural. We actually testified in favor of the project at the Board of Supervisors. So... we support more housing, we just ask that you consider our safety as paramount.

Adding HGV South south of the creek, where there is only one way in and out is extremely foolhardy. The cumulative number of vehicles using the same evacuation routes will be around 3500 (according to several independent analyses). That's at least 7 times more than we had during Coco's Fire with virtually no improvement in the road network. According to one study, it would take 7 hours to evacuate everyone, but the fire arrives much sooner than that. Adding insult to injury, the developer requested and obtained a waiver of the secondary access requirement.

I understand that the developer and the County claim their experts have given a blessing to the safety of the project, but despite our insistence, they NEVER conducted a community-wide evacuation model. Their studies only looked at the project and some legacy homes on the same dead end road. So they did NOT account for the 3500 vehicles that would be entering the road all at once. The community had to raise money to hire an independent fire evacuation expert to get the answer that the County refused to give us. The verdict was sobering. Entrapment would be likely.

Our fire chief McQuead recently admitted, when pressed at a public community meeting, that the project would not be approved if judged by today's fire safety standards, not without secondary access. Yet, he seemed to justify approving the project because it received a blessing from the County and the District back in 2018. A lot has changed since 2018. More intense fires, more structures losses and more fatalities due to entrapment.

Please vote no on Harmony Grove Village South or at the very least force them to add a secondary access to help alleviate our evacuation routes. We elected you to protect us - and our community's safety depends on your leadership now more than ever.

Respectfully,

From: [Kelly's Gmail](#)
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](#); [efhgtc@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] Don't Risk Lives: One Road In/Out Makes HGVS Project Unsafe
Date: Tuesday, September 23, 2025 7:48:31 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,

Thank you,
Kelly Bromley

From: [Andrew Bovich](#)
To: [Lawson-Remer, Terra](#); [Anderson, Joel](#); [MontgomerySteppe, Monica](#); [Desmond, Jim](#); [Aguirre, Paloma x](#); [Potter, Andrew](#); [FGG, Public Comment](#); [Worlie, Paul](#); [Salazar, Maykent L](#); [Kazmer, Gregory](#); [Yuen, Jeffrey](#); [Henson, Eric](#); [McDonald, Hunter](#); [Lynch, Dahvia](#); [Harbert, Amy](#); [Slovick, Mark](#); [efhgtc@gmail.com](#); [Lorenzana, Bianca](#); [Montagne, Sarah](#); [mcquead@rsf-fire.org](#); [ashcraft@rsf-fire.org](#); [hillgren@rsf-fire.org](#); [malin@rsf-fire.org](#); [stine@rsf-fire.org](#); [Nicoletti, Vince](#)
Subject: [External] 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: Tuesday, September 23, 2025 9:49:13 PM

Dear Supervisor Lawson-Remer,

I voted for you and my neighbors did too. Why? Because you were the only candidate who said she would vote against bad sprawl projects. You weren't being supported by sprawl developer money. Per your website, you would "stand strong against land speculators who want to bulldoze our backcountry, build in high fire-risk zones, and harm the region's unique environment." Exactly the kind of project that HGV South is.

The County, back in 2018, led by a different set of supervisors with a different set of priorities, decided that it made sense to approve the HGV South project (a typical car-centric sprawl project) and worse, allowed them to waive fire code standards, specifically the secondary access requirement. Those supervisors were eventually replaced by a Democratic majority that would have different values – environment, community, climate change... not billionaire speculators from Colorado.

Now the board has a chance to do the right thing: refuse this project if it doesn't offer the basic standard of fire protection: secondary access. Much has changed since 2018. The state has seen the worst wildfire activity in its history: almost 20,000 homes destroyed, over a hundred fatalities, millions of acres burned. Wildfires are becoming more frequent, more devastating and more destructive. It would be unconscionable to not hold it to the strictest standards of this radically different environment.

Our fire chief, just last week, told us in a community meeting that "if that project came forward today, it would not get approved, not without secondary access."

Our community is not a NIMBY community. We supported HG Village (even testified in support of it) and now embrace our new neighbors. But this project is the straw that will break the camel's back of our already very strained evacuation routes.

This is one of the most fire-prone communities in the county. One day, likely in the next year or two, we will have another wildfire that devastates our community, yet again. The decision you make on Oct. 1st could be a life or death decision for us. Please don't let the next wildfire tragedy be your legacy.

Please say no to HGVS or at the very least require that they put in a secondary exit and create a better evacuation road network.

Respectfully,

Andrew Bovich

Sent from my iPhone

From: [Andrew Bovich](#)
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Subject: [External] Are you going to let an outsider billionaire cheat his way to approval? Or will you side with the local community?
Date: Tuesday, September 23, 2025 9:48:15 PM

I live in Harmony Grove and for the last few days, my friends in other parts of the county have been forwarding me text messages “Paid for by the San Diego Housing Coalition” misrepresenting the HGV South project and asking for people to sign a petition in support.

Representatives of this “coalition” were the only “housing advocates” supporting the project during the planning commission hearing. I’m now finding out that the Colorado billionaire behind this project, Marcel Arsenault, has hired twice convicted felon, Jesus Cardenas to work behind the scenes to get this project approved and this “coalition” is nothing more than a front.

Our community has taken the time and effort to gather over a thousand signatures mostly on pen and paper, the hard way and this is highly insulting that a fake group is trying to trick people into signing on to something they know nothing about.

Here’s the article that lays out all the details: <https://laprensa.org/sham-sd-nonprofit-supports-controversial-development>

Mr. Arsenault, the Colorado billionaire has conducted himself in an embarrassingly shady manner:

- Hires a twice-convicted felon and fraudster (Cardenas) for years even while a staff member for an elected official.
- Creates a fake coalition (with a canceled non-profit status) and tries to pass it off as legitimate “advocates” instead of paid shells.
- Hires a consultant, David Kovach, who lies about the project and is, himself, an actual NIMBY opposing a multifamily infill project in Newport Beach. <https://tinyurl.com/zs8aadsm>
- Throws large sums of money, \$170,000 to be exact, into local political campaigns and the union to get them on board, throwing money to both sides of the aisle.
- Offers a “voluntary contribution” \$850,000 to the Fire District to get their support.
- Hired fire consultants who “convinced” the fire district and the County to ignore fire safety and waive fire safety requirements for this deathtrap of a project.
- And in an astounding bout of hypocrisy, Arsenault himself penned an op-ed in his hometown paper in the aftermath of the Marshall fire that destroyed his family home, stating that we all need to work together to solve the climate crisis and prevent wildfires. Indeed, Mr. Arsenault, indeed.
<https://coloradosun.com/2022/01/14/colorado-marshall-fire-climate-superior-prevent-opinion/>

We now know that Fire Chief McQuead, who inherited this project, has been asked to bless the project based on 2018 standards. He has publicly acknowledged that if the project were to come through today, it would not be approved to today’s standards, not without secondary access. <https://www.youtube.com/watch?v=wAfLlo9kwa4>

Since the project’s first approval in 2018, we’ve seen increasingly violent and destructive wildfires. More than 50,000 homes have been destroyed around the state, millions of acres burned and upwards of 1,000 deaths. In 2020, the project’s approvals were fully rescinded and now the Board has another shot at voting for it. Would you not insist on protecting this community based on the latest standards? Require secondary access, require better

evacuation infrastructure?

I have to ask the question: are you going to stand with the community? Or the shady billionaire who is willingly pushing through a death trap project without even offering to “work with the community” to find a win-win solution? When the next fire comes through our little valley (statistically once every 7-10 years), will you be the reason people are entrapped as they were in Paradise and Pacific Palisades? Or will your conscience be clear that you did the right thing?

Respectfully,

Andrew Bovich

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