The introductory comments to this communication provide information about the commenter and his appreciation for the area. They do not pertain to adequacy of the environmental analysis presented in the EIR and do not require response.

Response to Comment PC15-2
Comments noted. The immediate Project area has some rural components (large lots east of the Project, and permanent dedicated open space to the south in the Del Dios Highlands Preserve [DDHP]), but has a number of homes immediately abutting the Project’s western border south of the westerly turn in Country Club Drive (i.e., the homes along Cordrey Drive), and is just south of Harmony Grove Road (the street that edges the Harmony Grove Village residential uses and water reclamation facility). An extension of the village to the south, with set aside of additional open space abutting the DDHP, is considered compatible with the existing area character. It would be different from the existing undeveloped character of the site, but would provide additional village-scaled uses in the portion of the valley contiguous to HGV. Please also see discussion of consistency in the Global Responses to Project Consistency with General Plan Policy LU -1.4, particularly Section 8.3.1.9, “Consistent with Community Character.”

Response to Comment PC15-3
The potential for fire and need to evacuation are fully discussed in the Project’s Fire Protection Plan (FPP) and EIR. The HGV South Project is not expected to create a bottleneck for existing residents from Cordrey Drive to the southwestern extent of Country Club Drive. This is because the Project would improve Country Club Drive to three lanes from just northeast of Cordrey Drive to Harmony Grove Road, including installing a bridge over Escondido Creek. Those Project elements would be expected to ease emergency evacuation, as well as emergency vehicle access and egress from the area. Please also see the Global Responses to Fire Hazards Impact Analysis and Adequacy of Emergency Evacuation and Access relative to Project improvements of Country Club Drive south of Harmony Grove Road.