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January 8, 2009

**VIA**  
**Delivery**

Ms. Cathy Bechtel,  
Riverside County Transportation Commission  
4080 Lemon Street, 3rd Floor  
P.O. Box 12008  
Riverside, CA 92502-2208

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RIVERSIDE COUNTY  
TRANSPORTATION COMMISSION

Dear Ms. Bechtel:

**Subject: Draft Environmental Impact Report (EIR) for the Mid County Parkway (MCP)**

Thank you for the opportunity to review the Draft EIR for the Mid County Parkway. We would like to express our support of the project, and in doing so identify a number of issues specific to properties held by SE Corporation and its affiliates. We look forward to resolving these issues with the MCP Project Team.

**Site Concerns:**

The Draft EIR does not address impacts to our property along the easterly edge of Interstate 15, south of Cajalco Road. Specifically, we are concerned about impacts to existing sign structures and developable land due to widening and grading portions of I-15 shown in Figure 2.5 4a and Figure 3.15.2. APNs: 279-450-016, 017, 020, 021, 022 & 027.

The EIR does not address impacts to APN 279-470-024. Based on the drawings in Figure 2.5 4a, a flyover bridge will be constructed at this location and we expect bridge supports will be located on our property. This APN has also been left out of Appendix P, Parcel Acquisition. Additionally, portions of this proposed bridge are RWQCB Habitat restoration sites.

**Other Concerns:**

The addition of an interchange to I-15 at Cajalco Road reduces the level of service of I-15 south of Cajalco Road. This reduced LOS will result in additional traffic burden on Temescal Canyon Road where it passes through our sites. Incorporation of the proposed East Corona Corridor (ECCS) in the traffic analysis may mitigate the LOS reduction along I-15 and Temescal Canyon Road Resulting from the Mid County Parkway. We understand the ECCS, located along the former rail road right of way,

is in the process of being incorporated into the City of Corona and Riverside County General Plan Circulation Element Updates. A design alternative that modifies the Estelle Mountain Interchange at Cajalco Road to provide direct linkage to the proposed ECCS may mitigate LOS reductions generated by the MCP.

Coordination and mitigation of temporary and permanent impacts due to disruption of circulation routes including and between I-15 and La Sierra were not discussed sufficiently in the Draft EIR. Have you, RCTC, analyzed the impact of the additional traffic generated from the Mid-County Parkway on local roads? Due to the complex nature of the proposed I-15-MCP interchange, a more complete analysis of the impacts to local roads should be provided. We anticipate significant impacts to local roads as a result of the Mid County Parkway. The Draft EIR does not address or propose mitigation for these impacts. Traffic generated during and after construction, road closures, detours, and disruptions of Cajalco Road, Temescal Canyon Road, and Dos Lagos Drive are of particular concern. For example:

- How will the proposed widening of Cajalco road be coordinated with construction of the Mid County Parkway?
- Will the existing Cajalco Road Bridge that crosses Temescal Wash be widened/improved before or after construction of the Mid County Parkway?
- Will the portion of the ECCS that connects Cajalco Road and Dos Lagos Drive be constructed prior to Cajalco Road closures, detours, or disruptions in order to provide an alternate route?
- What are the time frames for Cajalco Road realignment?
- What are proposed detour routes for Cajalco Road during MCP construction?
- What local road improvements are being provided as part of the mitigation package for the MCP?

What future development densities have been assigned to Dos Lagos, Temescal Cliffs-8, LLC Properties, and Temescal Heights-8, LLC properties? These development densities may need to be updated to reflect our development plans.

Please let me know if you need additional information we may have regarding property boundaries or Dos Lagos Habitat Conservation and Mitigation Plans. We look forward to the opportunity to meet and discuss the issues identified above.

Respectfully,



Brian Moore  
Planning Manager  
SE Corporation