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RIVERSIDE COUNTY  
TRANSPORTATION COMMISSION

Ms. Cathy Bechtel, RCTC  
P.O. Box 12008  
Riverside, CA 92502

Subject: Comments on Mid County Parkway Project-Alternative #5

Dear Cathy,

The "Rider Street" option #5 impacts six lots of interest. In the following discussion I will provide my reaction to the proposed Parkway for each property.

1. Ownership: Perris Business Park, LLC.

APN: 303 293 006; 303 293 005 constituting the prime 2.6 acre corner lot of the subdivision with major arterial traffic flow on Perris Blvd and Rider Streets. The costs of widening Rider and moving electrical lines were enticements to gain a high visibility corner property. The proposed taking, in the event Alternative 5 is favored, of these two properties is not contested. We only ask for the full recognition of the value of these choice corner lots in your assessment.

IP-5-1

APN: 303 275 037 is a remnant of the original subdivision and should be included with #1 above.

IP-5-2

2. Ownership of Redir, LLC

APN: 303 130 021 is a 2.07 acre parcel fronting on Rider St. The proposed dead ending of Rider St. and the elimination of a connection to Johnson Dr. makes the property undesirable and not capable of supporting its original highest and best use. The City of Perris and the property owner to the north of this property have tentatively agreed to vacate Monterey Lane, leaving the subject property without any circulation.

IP-5-3

APN: 303 130 022 and 303 130 013 totaling 1.53 acres fronts on Rider St. and is bisected by Redlands Blvd. These properties would be severely impacted by the loss of traffic for an industrial/commercial property. Its use would be relegated to some form of outdoor storage or other use not requiring easy customer access. With the loss of traffic on Rider Street, the awkward alignment of Redlands Blvd. may not be necessary and the two lots could logically be joined together again. This would restore Redlands Blvd. to its original alignment. The loss of Monterey Lane again impacts the circulation and hence the usability of this property. The severely restricted use of lots on a dead-end

IP-5-4

IP-5-5



street must be recognized as a down zoning and a change in the highest and best use.

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IP-5-5

Your recognition of these factors in your evaluation of the alternate alignments of the Mid County Parkway will be appreciated. Let me know if you require further information about these properties.

Very truly yours,



Edward J. Goepfinger, member  
Perris Business Park, LLC  
Redir, LLC