

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 3.78  
(ID # 27751)**

**MEETING DATE:**  
Tuesday, June 10, 2025

**FROM :** TLMA-TRANSPORTATION

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:  
Adopt Resolution No. 2025-093, Notice of Intention to a Adopt of Resolution of Necessity for the Monroe Street / Interstate 10 Interchange Improvement Project in the City of Indio. CEQA Findings of Nothing Further is Required pursuant to State CEQA Guidelines. District 4. [\$0 Total Cost] (4/5 Vote Required, Clerk to Send Notice to Property Owner)

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Find nothing further required pursuant to State CEQA Guidelines;
2. Approve Resolution No. 2025-093 Notice of Intention to Adopt a Resolution of Necessity for the Monroe Street / Interstate 10 Interchange in the City of Indio;
3. Set a public hearing on July 29, 2025, for the Adoption of Resolution No. 2025-094; Adopt Resolution of Necessity for the Monroe Street / Interstate 10 Interchange in the City of Indio; and
4. Direct the Clerk of the Board to send out the required notice to the property owners as required per §1245.235 of the Code of Civil Procedure.

**ACTION:4/5 Vote Required, Policy**


  
Bernis Acuna, Director of Transportation 5/26/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Gutierrez, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and is set for public hearing on Tuesday, July 29, 2025, at 9:30 a.m. or as soon as possible thereafter.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: June 10, 2025  
xc: TLMA-Transp., COB/NS

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Coachella Valley Association of Governments (CVAG) (75%) and City of Indio (25%). There are no General Funds used on this project.			<b>Budget Adjustment:</b> No.	
			<b>For Fiscal Year:</b> 2024/2025	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The Riverside County Transportation Department (Transportation Department) on behalf of the City of Indio proposes to reconstruct and widen the Monroe Street / Interstate 10 Interchange from two to four lanes on Monroe Street between the Coachella Valley Storm Channel and Avenue 42, reconstruct and widen the on- and off-ramps to two or three lanes at the intersection with Monroe Street, construct an eastbound auxiliary lane between Monroe Street and Jackson Street on Interstate 10, and extend the on- and off-ramps with acceleration and deceleration lanes. The Monroe Street Interchange is a major access point for existing development in the interchange area.

The Transportation Department has presented a written offer to the property owner for the following parcels as required by Government Code Section 7267.2. The amount of the offer is consistent with current property values in the City of Indio and is based upon fair market value appraisal report.

<b>Parcel No.</b>	<b>Assessor's Parcel No.</b>	<b>Interest</b>	<b>Sq. ft. of required area</b>
0048-015A	Adjacent to 610-070-039 Adjacent to 610-070-051 (pending APN assignment)	Temporary Construction Easement	1,413

The Transportation Department has also offered to pay the reasonable costs, not-to-exceed \$5,000, for an independent appraisal obtained by the property owners as required by Code of Civil Procedure Section 1263.025.

**Environmental Findings**

Caltrans is the lead agency for the approval of the CEQA document for the project. Caltrans approved an Initial Study/Mitigated Negative Declaration for the Monroe Street / Interstate 10 Interchange Project on December 20, 2020, after finding that the project will not have a significant effect on the Environment. Therefore, the CEQA compliance has been completed and no further action is required.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

**Impact on Residents and Businesses**

No displacement or relocation of existing residents, businesses, farms, non-profits, or government services would occur as a result of this project. Permanent and temporary impacts would be considered less than significant under CEQA and not adverse under NEPA.

**Additional Fiscal Information**

The following summarizes the funding necessary for the deposits to the State Condemnation Fund for the properties referenced above as well as due diligence costs and staff time during the condemnation process.

Right of Way Acquisition (Deposit to the State Condemnation fund)	\$	10,000.00
Litigation Guarantee	\$	463.00
Independent appraisal obtained by owner	\$	5,000.00
Transportation Department Staff Time (Condemnation process)	\$	10,000.00
Total Estimated Costs	\$	25,463.00

All costs associated with the deposits of these properties are fully funded by local funds (Coachella Valley Association of Governments and City of Indio). There are no County funds being used.

**ATTACHMENTS:**

Resolution No. 2025-093  
Legal and Plat  
Aerial Map

  
\_\_\_\_\_  
Jason Farin, Principal Policy Analyst      6/4/2025

2 **Resolution No. 2025-093**

3 **Notice of Intention to Adopt a Resolution of Necessity for the Monroe Street /**  
4 **Interstate 10 Interchange in the City of Indio, County of Riverside, California**

5  
6 **WHEREAS**, the portion of real property that is subject to this Notice (collectively  
7 the ("Subject Property") is located in the City of Indio, County of Riverside, State of  
8 California, is legally described on the documents attached hereto as Exhibit "A" (and  
9 incorporated herein by this reference), is referenced as Parcel Nos. 0048-015A

10 **WHEREAS**, the Subject Properties, and the corresponding Assessor's Parcel  
11 Number(s) of which it is a part, are listed in table below;

Parcel Nos.	Assessor's Parcel Number(s)	Property Owner(s)
0048-015A	Adjacent to 610-070-039 Adjacent to 610-070-051 (pending APN assignment)	Southwestern Development Company

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17 **WHEREAS**, the 'Project' proposes to reconstruct and widen Monroe Street at Interstate 10,  
18 from two to four lanes on Monroe Street between the Coachella Valley Storm Channel and  
19 42<sup>nd</sup> Avenue, reconstruct and widen the on- and off-ramps to two or three lanes at the  
20 intersection with Monroe Street, construct eastbound auxiliary lane between Monroe Street  
21 and Jackson Street on Interstate 10 and extend the on- and off-ramps with acceleration and  
22 deceleration lanes. The Interstate 10 / Monroe interchange is a major access point for existing  
23 development at the interchange area.

24 **WHEREAS**, permanent acquisition of right of way, along with temporary  
25 construction easements, are expected to be necessary at various locations along the  
26 project;

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APPROVED COUNTY COUNSEL  
DATE 6/16/25  
BY G. ROSS TRINDLE, III

1           **WHEREAS**, Parcel 0048-015A is a non-exclusive temporary construction  
2 easement in favor for the County, its agents, employees, and contractors for a period of  
3 60 months necessary to facilitate and accomplish the construction of Monroe Street /  
4 Interstate 10 Interchange;

5           **WHEREAS**, the interests in the Subject Properties that are subject of this notice  
6 are identified below;

7

8           Project Parcel No.(s)	Fee Simple	Permanent Easement	Temporary Construction Easement
9           0048-015A			X

10

11           **WHEREAS**, the statutes that authorize the County of Riverside to acquire the  
12 Subject Property Interests by eminent domain include Article 1, § 19 of the California  
13 Constitution; Government Code §25350.5; § 760 of the Streets and Highways Code; and  
14 §§ 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.120, 1240.130, 1240.140,  
15 1240.240, 1240.310, 1240.320, 1240.350, 1240.410, 1240.510, and 1240.610 of the  
16 Code of Civil Procedure.

17           Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of  
18 Supervisors of Riverside County, State of California, in regular session assembled on  
19 May 20, 2025.

20           1.     **YOU ARE HEREBY NOTIFIED** that this Board (at its public hearing on  
21 June 24, 2025, in the meeting room of the Board of Supervisors located on the 1<sup>st</sup> floor  
22 of the County Administrative Center, 4080 Lemon Street, Riverside, California) may  
23 decide to adopt a Resolution of Necessity that would authorize the County of Riverside  
24 to acquire the Subject Property Interests by eminent domain (and that would find and  
25 determine each of the following matters):

- 26                     (a)     That the public interest and necessity require the Project;
- 27                     (b)     That the Project is planned or located in the manner that will be most  
28 compatible with the greatest public good and the least private injury;

1 (c) That the Subject Property Interest is necessary for the Project;

2 (d) That the offers required by Government Code § 7267.2 of the have  
3 been made to the owners of record of the Subject Property;

4 (e) That, to the extent that the Subject Property is already devoted to a  
5 public use, the use of the Project is a compatible use that will not unreasonably interfere  
6 with or impair the continuance of the public use as it presently exists or may reasonably  
7 be expected to exist in the future (California Code of Civil Procedure § 1240.510) or the  
8 use of the Project is a more necessary public use than is the presently existing public  
9 use (California Code of Civil Procedure § 1240.610);

10 2. If (within 15 days from the mailing of this Notice) you file a written request  
11 to appear at the public hearing and be heard on the matters described above in 1(a),  
12 1(b), 1(c), 1(d), 1(e), (or any one or more of them), you will have a right to appear at that  
13 meeting and be heard on those matters.

14 3. All such written requests to appear and be heard must be filed with the  
15 County of Riverside Clerk of the Board of Supervisors.

16 4. Your written request to appear and be heard must be filed within the fifteen  
17 (15) day-time period. Failure to file such a timely written request will result in a waiver of  
18 your right to appear and be heard.

19 5. Questions regarding the amount of compensation to be paid will not be a  
20 part of the public hearing and the Board will not consider such questions in determining  
21 whether a Resolution of Necessity should be adopted.

22 6. The Clerk of the Board of Supervisors shall cause a copy of this Notice to be sent  
23 by first-class mail to each owner of record whose property may be acquired by eminent  
24 domain and whose name and address appears on the last equalized county  
25 assessment roll (including the roll of state-assessed property).

26  
27 FORM APPROVED COUNTY COUNSEL

28 BY:   
G. ROSS TRINDLE III

6/16/25  
DATE

2  
3 RESOLUTION NO. 2025-093

4 NOTICE OF INTENTION TO ADOPT A RESOLUTION OF NECESSITY FOR THE  
5 MONROE STREET / INTERSTATE 10 INTERCHANGE IN THE CITY OF INDIO,  
6 COUNTY OF RIVERSIDE, CALIFORNIA

7 ROLL CALL:

8 Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez

9 Nays: None

10 Absent: None

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13 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of  
14 Supervisors on the date therein set forth.

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17 KIMBERLY A. RECTOR, Clerk of said Board

18  
19 By:  \_\_\_\_\_

20 Deputy

21  
22 06/10/2025 Item 3.78

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EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-015A  
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED BY DIRECTOR'S DEED RECORDED JUNE 4, 1973, AS INSTRUMENT NUMBER 72113, OFFICIAL RECORDS OF THE RIVERSIDE COUNTY RECORDER'S OFFICE, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, LOCATED IN THE CITY OF INDIO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 15, AS SHOWN ON PARCEL MAP ON FILE IN BOOK 5, PAGE 51 OF PARCEL MAPS, SAID OFFICIAL RECORDS;

THENCE SOUTH 89°34'04" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER OF SECTION 15, A DISTANCE OF 42.00 FEET TO AN ANGLE POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF MONROE STREET (42 FOOT HALF-WIDTH), BEING AN ANGLE POINT IN THE WESTERLY LINE OF PARCEL 3, AS SHOWN ON CALTRANS RELINQUISHMENT MAP NUMBER 21773, FILED IN STATE HIGHWAY MAP BOOK 7, PAGES 7 THROUGH 12, FURTHER DESCRIBED BY HIGHWAY COMMISSION RESOLUTION RECORDED JANUARY 29, 1973, AS INSTRUMENT NUMBER 11880, SAID OFFICIAL RECORDS, HEREFORTH SAID WESTERLY RIGHT OF WAY LINE AND SAID WESTERLY LINE OF PARCEL 3 ARE ONE AND THE SAME;

THENCE SOUTH 00°04'56" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 350.96 FEET TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF PARCEL 4 AS SHOWN ON PARCEL MAP ON FILE IN BOOK 5, PAGE 51 OF PARCEL MAPS, SAID OFFICIAL RECORDS, BEING THE NORTHEASTERLY CORNER OF SAID CERTAIN PARCEL OF LAND AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00°04'56" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND EASTERLY LINE OF SAID CERTAIN PARCEL OF LAND, A DISTANCE OF 202.91 FEET TO THE SOUTHERLY CORNER OF SAID CERTAIN PARCEL OF LAND, BEING AN ANGLE POINT IN THE EASTERLY LINE OF PARCEL "B" OF LOT LINE ADJUSTMENT 2013-03 AS DESCRIBED BY CORRECTION DEED, RECORDED APRIL 24, 2013 AS DOCUMENT NUMBER 2013-0192549, SAID OFFICIAL RECORDS;

THENCE NORTH 03°50'40" WEST ALONG THE WESTERLY LINE OF SAID CERTAIN PARCEL OF LAND AND SAID EASTERLY LINE OF PARCEL "B", A DISTANCE OF 203.36 FEET TO SAID EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF PARCEL 4 AND THE NORTHWESTERLY CORNER OF SAID CERTAIN PARCEL OF LAND;

THENCE NORTH 89°56'26" EAST ALONG SAID EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF PARCEL 4, A DISTANCE OF 13.93 FEET TO THE **TRUE POINT OF BEGINNING**.

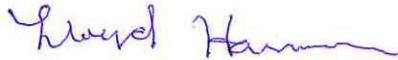
PARCEL CONTAINS 1,413 SQUARE FEET OR 0.032 ACRES, MORE OR LESS.

EXHIBIT "A"  
LEGAL DESCRIPTION  
0048-015A  
TEMPORARY CONSTRUCTION EASEMENT

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000016606 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

PREPARED UNDER MY SUPERVISION:



\_\_\_\_\_  
LLOYD HARMON II, P.L.S. 9801

01/23/2025  
\_\_\_\_\_

DATED:





# EXHIBIT "B"

(0048-015A)  
TEMPORARY CONSTRUCTION EASEMENT

R/W DATA

- △<sub>4</sub> AN EASEMENT OF VARIOUS WIDTHS ADOPTED AS A COUNTY HIGHWAY IN 1910 PER SUPERVISOR'S MINUTES, VOLUME 11, PAGE 127, AS DESCRIBED BY ROAD ABSTRACT 579 - 580.
- △<sub>5</sub> EASEMENTS ADOPTED AS COUNTY HIGHWAYS BY BOARD RESOLUTION PER SUPERVISOR'S MINUTES, VOLUME 6, PAGE 7, DATED 01/09/1901, AS DESCRIBED IN BOOK 2454, PAGE 65, REC. 04/15/1959, O.R.
- △<sub>14</sub> R/W FOR STATE HIGHWAY PURPOSES GRANTED IN FEE TO THE STATE OF CALIFORNIA AND ACCEPTED PER INST. 1970-033118, REC. 04/09/1970, O.R.
- △<sub>27</sub> DIRECTOR'S DEED GRANTING THE REAL PROPERTY TO SOUTHWESTERN DEVELOPMENT CO. PER INST. 1973-072113, REC. 06/04/1973, O.R.
- △<sub>28</sub> HIGHWAY RIGHT OF WAY RELINQUISHED TO THE CITY OF INDIO PER INST. NO. 1973-11880, REC. 01/29/1973, O.R. AS SHOWN ON CALTRANS RELINQUISHMENT MAP, BOOK 7, PAGE 13
- △<sub>34</sub> A STRIP OF LAND 42' X 778' QUITCLAIMED TO THE CITY OF INDIO PER INST. 1971-7384, REC. 01/25/1971, O.R.
- △<sub>38</sub> AN EASEMENT FOR PUBLIC HIGHWAY IN FAVOR OF THE COUNTY OF RIVERSIDE PER BOOK 233, PAGE 220 OF DEEDS, REC. 11/14/1906, O.R.

EASEMENT DATA

- ⬡<sub>3</sub> A 10' & 5' WIDE EASEMENTS FOR ELECTRIC LINES IN FAVOR OF THE IMPERIAL IRRIGATION DISTRICT PER INSTRUMENT NO. 1972-46686, REC. 04/11/1972, O.R.
- ⬡<sub>15</sub> AN EASEMENT RESERVING THE R/W FOR IRRIGATION DRAINAGE STORM-WATER PROTECTION AND CANALS IN FAVOR OF THE COACHELLA VALLEY COUNTY WATER DISTRICT PER BOOK 658, PAGE 175, REC. 12/27/1944, O.R.

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000016606

PCL No.: 0048-015A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C7-0048	PROJECT: MONROE STREET AND I-10
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: A. KALAIJI	
DATE: DECEMBER, 2024	APPROVED BY: <u>Lloyd Harmon</u> DATE: 01/23/2025
SHEET 2 OF 2	



# EXHIBIT "B"

(0048-015A)  
 TEMPORARY CONSTRUCTION  
 EASEMENT  
 AERIAL EXHIBIT



S'LY LINE PARCEL 4

APN 610-070-041

LLA 16-69 (INDIO)  
 INST. 2002-258445  
 REC. 5/16/2002  
 PARCEL 6

**PARCEL**  
 0048-015A

1,413 SQ. FT.  
 0.032 AC.

INST. 2003-954900  
 REC. 12/05/2003  
 APN 610-070-039

**G.S.C. INDIO LTD.**

**PM 5/51**  
 PARCEL 3

D.D. INST. 1973-072113  
 REC 06/04/1973

LLA 2013-03 (INDIO)  
 INST. 2013-0122119  
 REC. 3/13/2013  
 PARCEL B

INST. 2013-260196  
 REC. 05/31/2013

APN 610-070-051

**D.G. STRATEGIC II**

T. 5 S., R. 7 E.,  
 -SEC. 15

**SURVEYORS NOTES**

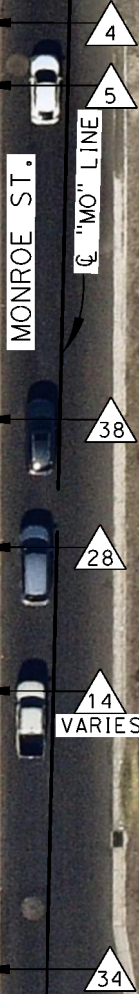
- ||| INDICATES RESTRICTED ACCESS
- - - INDICATES IDENTICAL POINT

OLEANDER AVENUE WEST

OLEANDER AVENUE EAST

EXISTING R/W

SECTION 15  
SECTION 14



**NOTE: NOT TO BE RECORDED**

PCL No.: 0048-015A

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
 SURVEY DIVISION

WO No.: C7-0048

PROJECT: MONROE STREET AND I-10

SCALE: NTS

THIS EXHIBIT SERVES ONLY AS AN AID IN VIEWING THE APPROXIMATE LOCATION  
 OF THIS ACQUISITION AND SHOULD NOT BE CONSIDERED A PRECISE REPRESENTATION.

PREPARED BY: A. KALAJJI

DATE: DECEMBER, 2024

APPROVED BY:

*Lloyd Harmon*

DATE: 04/24/2025

SHEET 1 OF 2



# EXHIBIT "B"

(0048-015A)  
 TEMPORARY CONSTRUCTION  
 EASEMENT  
 AERIAL EXHIBIT

R/W DATA

- △<sub>4</sub> AN EASEMENT OF VARIOUS WIDTHS ADOPTED AS A COUNTY HIGHWAY IN 1910 PER SUPERVISOR'S MINUTES, VOLUME 11, PAGE 127, AS DESCRIBED BY ROAD ABSTRACT 579 - 580.
- △<sub>5</sub> EASEMENTS ADOPTED AS COUNTY HIGHWAYS BY BOARD RESOLUTION PER SUPERVISOR'S MINUTES, VOLUME 6, PAGE 7, DATED 01/09/1901, AS DESCRIBED IN BOOK 2454, PAGE 65, REC. 04/15/1959, O.R.
- △<sub>14</sub> R/W FOR STATE HIGHWAY PURPOSES GRANTED IN FEE TO THE STATE OF CALIFORNIA AND ACCEPTED PER INST. 1970-033118, REC. 04/09/1970, O.R.
- △<sub>27</sub> DIRECTOR'S DEED GRANTING THE REAL PROPERTY TO SOUTHWESTERN DEVELOPMENT CO. PER INST. 1973-072113, REC. 06/04/1973, O.R.
- △<sub>28</sub> HIGHWAY RIGHT OF WAY RELINQUISHED TO THE CITY OF INDIO PER INST. NO. 1973-11880, REC. 01/29/1973, O.R. AS SHOWN ON CALTRANS RELINQUISHMENT MAP, BOOK 7, PAGE 13
- △<sub>34</sub> A STRIP OF LAND 42' X 778' QUITCLAIMED TO THE CITY OF INDIO PER INST. 1971-7384, REC. 01/25/1971, O.R.
- △<sub>38</sub> AN EASEMENT FOR PUBLIC HIGHWAY IN FAVOR OF THE COUNTY OF RIVERSIDE PER BOOK 233, PAGE 220 OF DEEDS, REC. 11/14/1906, O.R.

EASEMENT DATA

- ⬡<sub>3</sub> A 10' & 5' WIDE EASEMENTS FOR ELECTRIC LINES IN FAVOR OF THE IMPERIAL IRRIGATION DISTRICT PER INSTRUMENT NO. 1972-46686, REC. 04/11/1972, O.R.
- ⬡<sub>15</sub> AN EASEMENT RESERVING THE R/W FOR IRRIGATION DRAINAGE STORM-WATER PROTECTION AND CANALS IN FAVOR OF THE COACHELLA VALLEY COUNTY WATER DISTRICT PER BOOK 658, PAGE 175, REC. 12/27/1944, O.R.

**NOTE: NOT TO BE RECORDED**

PCL No.: 0048-015A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C7-0048	PROJECT: MONROE STREET AND I-10
SCALE: NTS	THIS EXHIBIT SERVES ONLY AS AN AID IN VIEWING THE APPROXIMATE LOCATION OF THIS ACQUISITION AND SHOULD NOT BE CONSIDERED A PRECISE REPRESENTATION.
PREPARED BY: A. KALAIJI	APPROVED BY:  DATE: 04/24/2025
DATE: DECEMBER, 2024	
SHEET 2 OF 2	

