

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



**ITEM: 3.79
(ID # 27761)**

MEETING DATE:
Tuesday, June 10, 2025

FROM : TLMA-TRANSPORTATION

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Adopt Resolution No. 2025-101, Notice of Intention to Adopt a Resolution of Necessity for the Monroe Street / Interstate 10 Interchange Improvement Project in the City of Indio. 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 is required pursuant to State CEQA Guidelines;
2. Approve Resolution No. 2025-101, 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. 2025-102; 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.

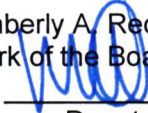
ACTION:4/5 Vote Required, Policy


Dennis Acuna, Director of Transportation 5/20/2025

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**

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

Parcel No.	Assessor's Parcel No.	Interest	Sq. ft. of required area
0048-002A	610-070-040 (portion)	Temporary Construction Easement	2,831
0048-002B	610-070-040 (portion)	Temporary Construction Easement	3,377

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

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

significant effect on the Environment. Therefore, the CEQA compliance has been completed and no further action is required.

Impact on Residents and Businesses

No displacement or relocation of existing residents, businesses, farms, non-profits, or government services will 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)	\$	44,700.00
Litigation Guarantee	\$	463.00
Independent appraisal obtained by owner	\$	5,000.00
Transportation Department Staff Time (Condemnation process)	\$	10,000.00
Total Estimated Costs	\$	60,163.00

All costs associated with the deposits of these properties are fully funded by local funds (Coachella Valley Association of Governments and City of Indio).

ATTACHMENTS:

Resolution No. 2025-101
Legal and Plat
Aerial Map



Jason Farin, Principal Policy Analyst 6/4/2025

2 **Resolution No. 2025-101**

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

6
7 **WHEREAS**, the portion of real property that is subject to this Notice (collectively
8 the ("Subject Property") is located in the City of Indio, County of Riverside, State of
9 California, is legally described on the documents attached hereto as Exhibit "A" (and
10 incorporated herein by this reference), is referenced as Parcel Nos. 0048-002A&B.

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

Parcel No(s).	Assessor's Parcel Number(s)	Property Owner(s)
0048-002A, 0048-002B	610-070-040	TA Limited Partnership, a California limited partnership

13
14
15
16
17
18 **WHEREAS**, the 'Project' proposes to reconstruct and widen Monroe Street at Interstate 10,
19 from two to four lanes on Monroe Street between the Coachella Valley Storm Channel and
20 42nd Avenue, reconstruct and widen the on- and off-ramps to two or three lanes at the
21 intersection with Monroe Street, construct eastbound auxiliary lane between Monroe Street
22 and Jackson Street on Interstate 10 and extend the on- and off-ramps with acceleration and
23 deceleration lanes. The Interstate 10 / Monroe interchange is a major access point for existing
24 development at the interchange area.

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

APPROVED COUNTY COUNSEL
DATE 6/16/25
CASS HANDLE JII

JUN 10 2025 3.79

1 **WHEREAS**, Parcel 0048-002A&B are non-exclusive temporary construction
2 easements in favor for the County, its agents, employees, and contractors for a period
3 of 60 months necessary to facilitate and accomplish the construction of the Interstate 10
4 / Monroe Street Interchange Improvement Project;

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

7

Project Parcel No.(s)	Fee Simple	Permanent Easement	Temporary Construction Easement
0048-002A			X
0048-002B			X

8
9
10
11

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

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

21 1. YOU ARE HEREBY NOTIFIED that this Board (at its public hearing on July
22 29, 2025. in the meeting room of the Board of Supervisors located on the 1st floor of the
23 County Administrative Center, 4080 Lemon Street, Riverside, California) may decide to
24 adopt a Resolution of Necessity that would authorize the County of Riverside to acquire
25 the Subject Property Interests by eminent domain (and that would find and determine
26 each of the following matters):

- 27 (a) That the public interest and necessity require the Project;
- 28

1 (b) That the Project is planned or located in the manner that will be most
2 compatible with the greatest public good and the least private injury;

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

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

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

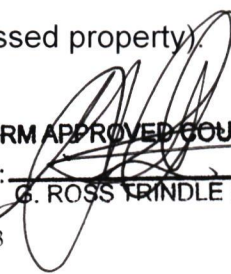
12 2. If (within 15 days from the mailing of this Notice) you file a written request
13 to appear at the public hearing and be heard on the matters described above in 1(a),
14 1(b), 1(c), 1(d), 1(e), (or any one or more of them), you will have a right to appear at that
15 meeting and be heard on those matters.

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

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

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

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

28
FORM APPROVED COUNTY COUNSEL
BY:  6/16/25
G. ROSS TRINDLE III DATE

2
3 RESOLUTION NO. 2025-101

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

7 ROLL CALL:

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

9 Nays: None

10 Absent: None

11
12
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.

15
16
17 KIMBERLY A. RECTOR, Clerk of said Board

18
19 By:  _____

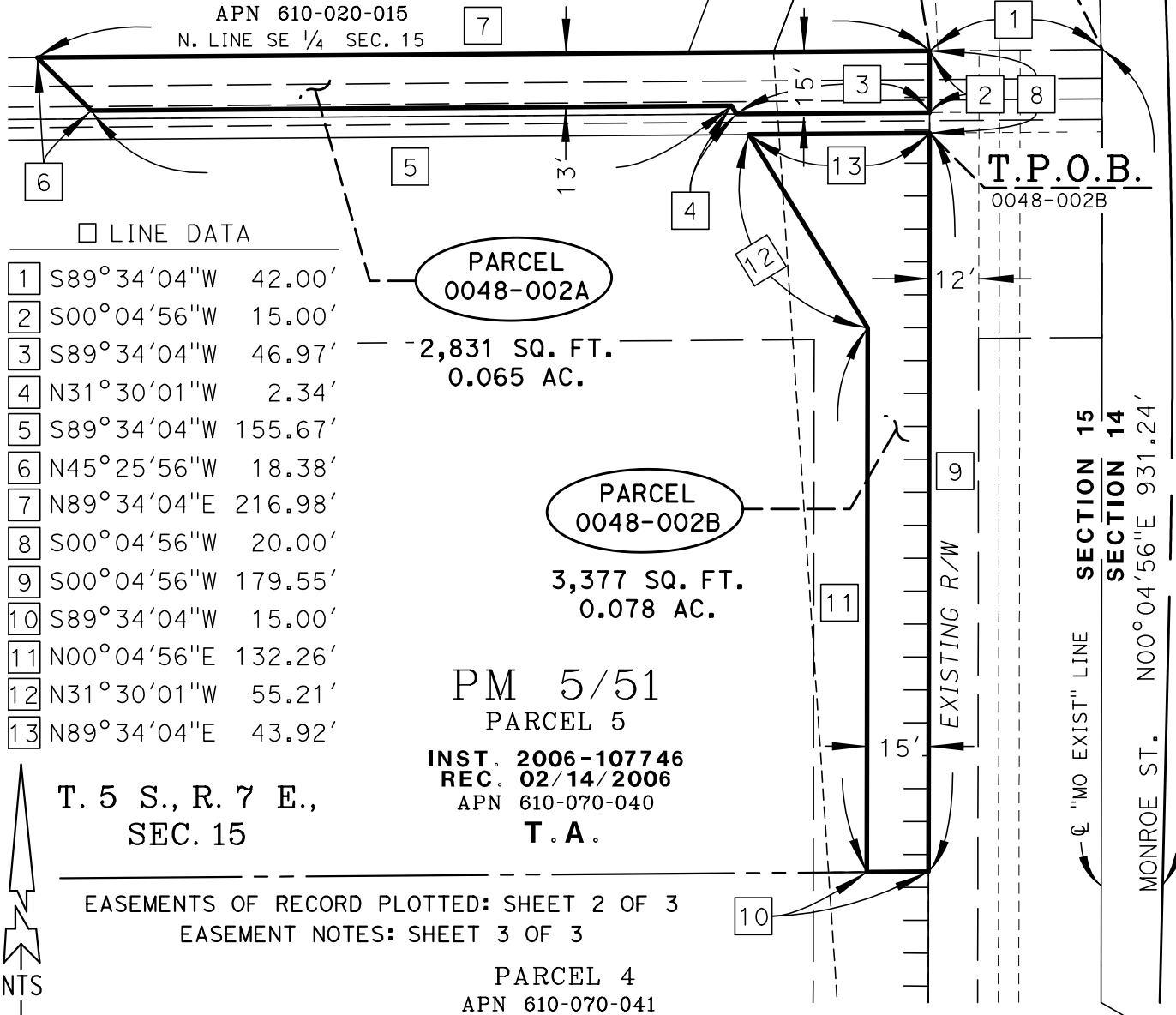
20 Deputy

EXHIBIT "B"

(0048-002A & 0048-002B)
TEMPORARY CONSTRUCTION EASEMENT

T.P.O.B.
0048-002A

P.O.C.
E 1/4 COR
SECTION 15



□ LINE DATA

- 1 S89°34'04"W 42.00'
- 2 S00°04'56"W 15.00'
- 3 S89°34'04"W 46.97'
- 4 N31°30'01"W 2.34'
- 5 S89°34'04"W 155.67'
- 6 N45°25'56"W 18.38'
- 7 N89°34'04"E 216.98'
- 8 S00°04'56"W 20.00'
- 9 S00°04'56"W 179.55'
- 10 S89°34'04"W 15.00'
- 11 N00°04'56"E 132.26'
- 12 N31°30'01"W 55.21'
- 13 N89°34'04"E 43.92'

PARCEL
0048-002A

-2,831 SQ. FT.
0.065 AC.

PARCEL
0048-002B

3,377 SQ. FT.
0.078 AC.

PM 5/51
PARCEL 5

INST. 2006-107746
REC. 02/14/2006
APN 610-070-040

T.A.

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

EASEMENTS OF RECORD PLOTTED: SHEET 2 OF 3
EASEMENT NOTES: SHEET 3 OF 3

PARCEL 4
APN 610-070-041



SURVEYORS NOTES

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

☪ OLEANDER AVENUE WEST

☪ OLEANDER AVENUE EAST

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.: 0048-002A, -002B

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: MAY, 2024

APPROVED BY: *Lloyd Harmon II*

DATE: 05/22/2024

SHEET 1 OF 3



EXHIBIT "B"

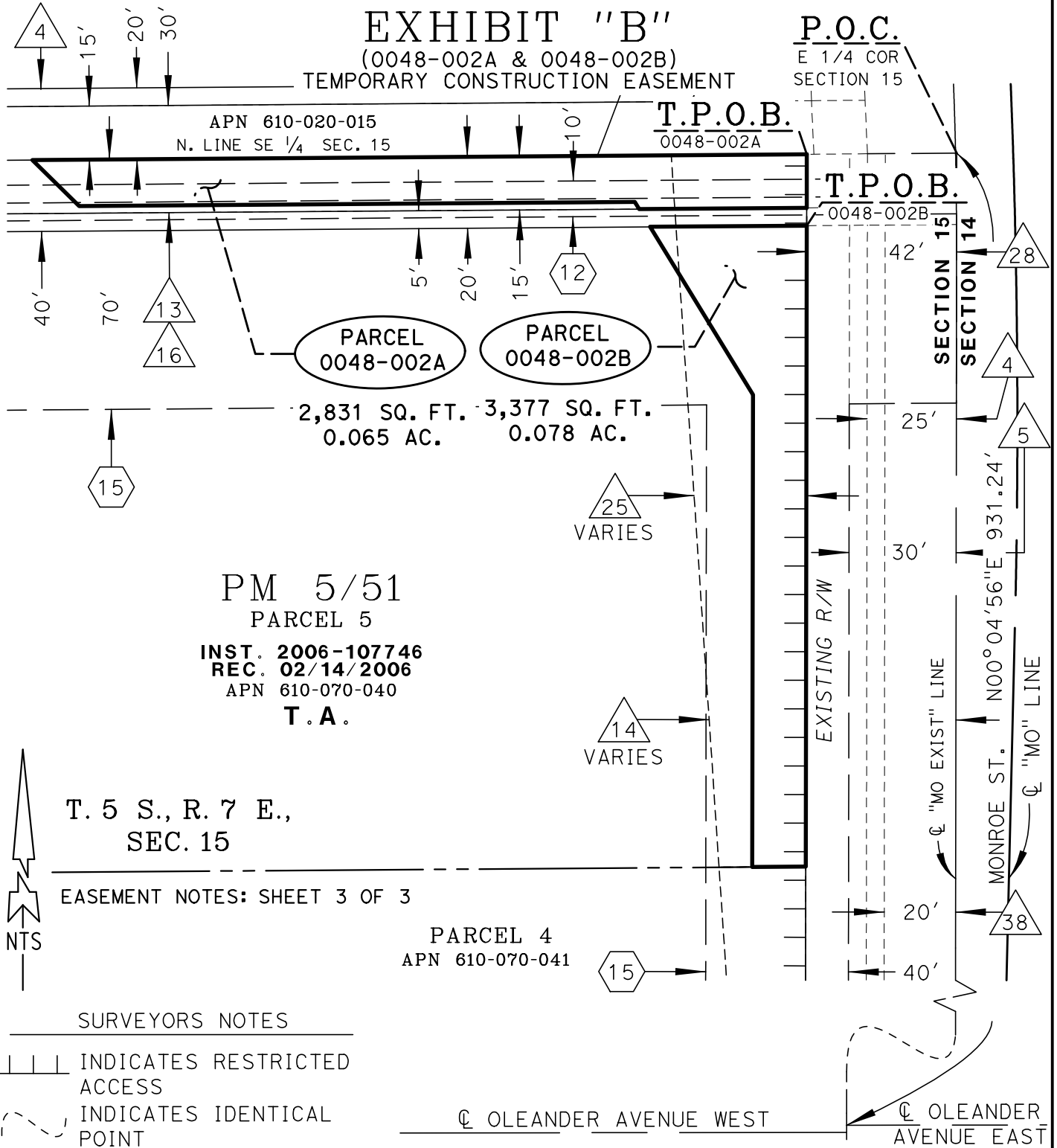
(0048-002A & 0048-002B)
 TEMPORARY CONSTRUCTION EASEMENT

P.O.C.
 E 1/4 COR
 SECTION 15

APN 610-020-015
 N. LINE SE 1/4 SEC. 15

T.P.O.B.
 0048-002A

T.P.O.B.
 0048-002B



PM 5/51
 PARCEL 5
 INST. 2006-107746
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 APN 610-070-040
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T. 5 S., R. 7 E.,
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EASEMENT NOTES: SHEET 3 OF 3

PARCEL 4
 APN 610-070-041

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PREPARED BY: A. KALAIJI	APPROVED BY: <i>Lloyd Harmon II</i>
DATE: MAY, 2024	DATE: 05/22/2024
SHEET 2 OF 3	



EXHIBIT "B"

(0048-002A & 0048-002B)
TEMPORARY CONSTRUCTION EASEMENT

R/W DATA

- △₄ 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.
- △₅ 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.
- △₁₃ AN EASEMENT 30' IN WIDTH FOR PUBLIC STREET PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE, DEDICATED PER THE COACHELLA LAND & WATER CO'S SUBDIVISION MB 6/24, FILED 02/20/1908
- △₁₄ 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.
- △₁₆ VACATED BY RESOLUTION 3348 OF THE CITY COUNCIL OF THE CITY OF INDIO, PER INST. 1980-38184, REC. 02/27/1980, O.R., TO THE WESTERLY R/W OF MONROE ST. AS IT EXISTED AT THE TIME OF THIS VACATION.
- △₂₅ DIRECTOR'S DEED GRANTING THE REAL PROPERTY TO UNION OIL CO. OF CALIFORNIA , PER INST. 1973-132319, REC. 10/10/1973, O.R.
- △₂₈ HIGHWAY RIGHT OF WAY RELINQUISHED TO THE CITY OF INDIO PER INST. NO. 1973-11880, REC. 01/28/1973, O.R. AS SHOWN ON CALTRANS RELINQUISHMENT MAP, BOOK 7, PAGE 13
- △₃₈ 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.

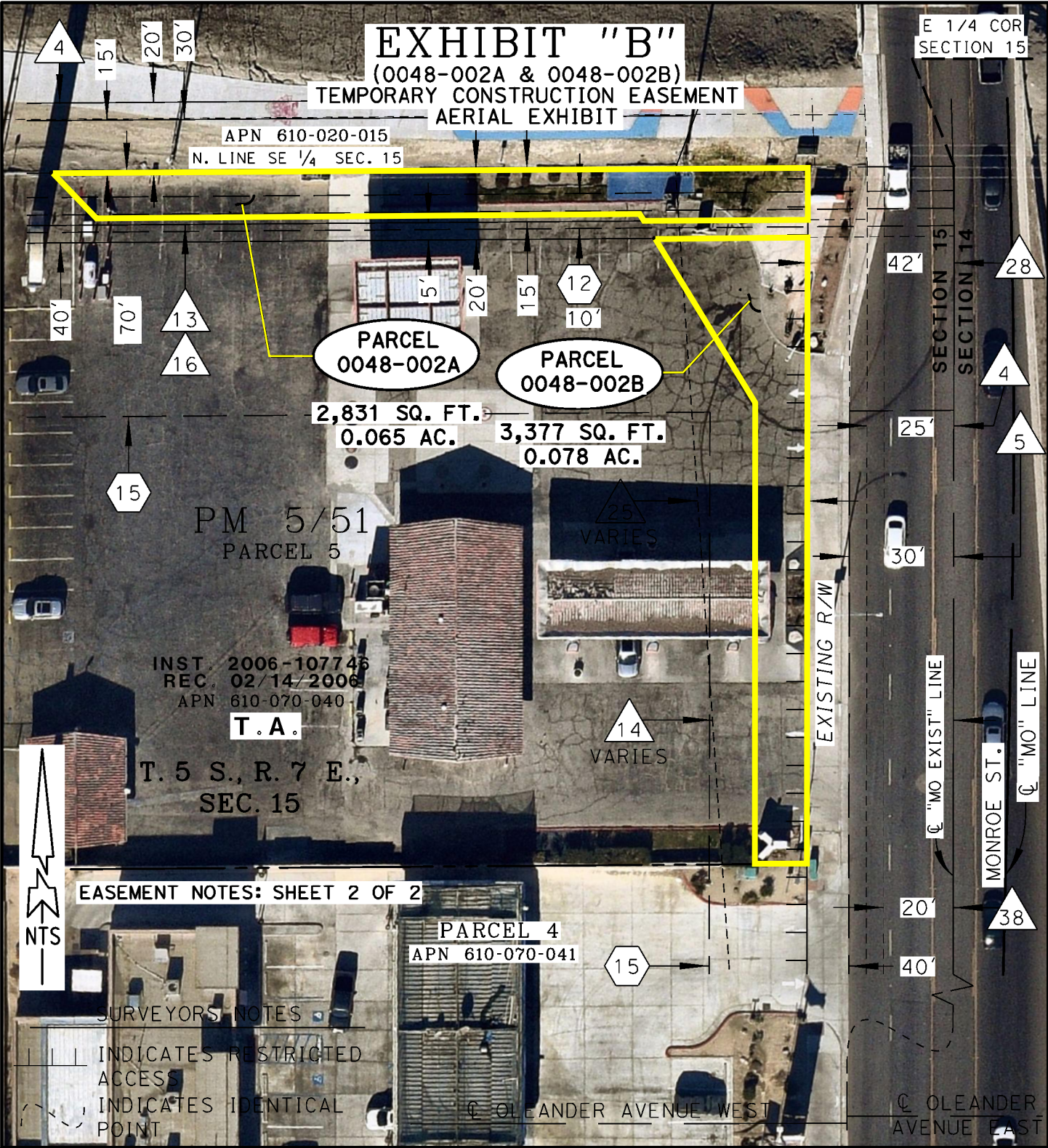
EASEMENT DATA

- ⬡₁₂ AN EASEMENT FOR WATER PIPE LINES IN FAVOR OF THE UNITED STATES OF AMERICA PER BOOK 997 PAGES 149-155, REC. 07/23/1948, O.R.
- ⬡₁₅ 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.: 0048-002A, -002B	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: MAY, 2024	APPROVED BY: <u>Lloyd Harmon</u> DATE: 05/22/2024
SHEET 3 OF 3	





EASEMENT NOTES: SHEET 2 OF 2

SURVEYORS NOTES

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

NOTE: NOT TO BE RECORDED

PCL No.: 0048-002A, -002B
 WO No.: C7-0048
 SCALE: NTS
 PREPARED BY: L. HARMON
 DATE: FEBRUARY, 2025
 SHEET 1 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
 SURVEY DIVISION
 PROJECT: MONROE STREET AND I-10
 THIS EXHIBIT SERVES ONLY AS AN AID IN VIEWING THE APPROXIMATE LOCATION
 OF THIS ACQUISITION AND SHOULD NOT BE CONSIDERED A PRECISE REPRESENTATION.

APPROVED BY: *Lloyd Harmon* DATE: 05/22/2024



EXHIBIT "B"
 (0048-002A & 0048-002B)
 TEMPORARY CONSTRUCTION EASEMENT
 AERIAL EXHIBIT

R/W DATA

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NOTE: NOT TO BE RECORDED

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PREPARED BY: L. HARMON	
DATE: FEBRUARY, 2025	APPROVED BY: <u>Lloyd Harmon</u> DATE: <u>05/22/2024</u>
SHEET 2 OF 2	

