

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



**ITEM: 3.44  
(ID # 28147)**

**MEETING DATE:**  
Tuesday, July 01, 2025

**FROM :** TLMA-TRANSPORTATION

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:  
Adopt Resolution No. 2025-176, 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. 2025-176, 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. 2025-177; 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**

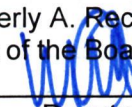
  
Dennis Acuna, Director of Transportation 6/19/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Gutierrez, seconded by Supervisor Medina 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: July 1, 2025  
xc: 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 (75%) City of Indio (25%). There are no General Funds used on this project.			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	2025/2026

**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 42<sup>nd</sup> Avenue, 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 at 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 as required by Code of Civil Procedure § 1263.025 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>
0048-004A	610-070-039	Temporary Construction Easement	1,310 sq. ft.

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 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)	\$	9,100.00
Litigation Guarantee	\$	463.00
Independent appraisal obtained by owner	\$	5,000.00
Transportation Department Staff Time (Condemnation process)	\$	10,000.00
Total Estimated Costs	\$	24,463.00

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. 2025-176

Legal and Plat

Aerial Map

  
\_\_\_\_\_  
Jason Farin, Principal Policy Analyst                      6/25/2025

2 **Resolution No. 2025-176**

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. 0048-004A.

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 Nos.	Assessor's Parcel Number(s)	Property Owner(s)
0048-004A	610-070-039	GSC Indio Ltd., a California limited partnership

13  
14  
15  
16  
17  
18 **WHEREAS**, the County is proposing to reconstruct and widen Monroe Street at Interstate  
19 10, from two to four lanes on Monroe Street between the Coachella Valley Storm Channel  
20 and 42<sup>nd</sup> 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 Monroe Street / Interstate 10 interchange is a major access point for  
24 existing 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;

FORM APPROVED COUNTY COUNSEL  
BY: Aaron C. Gettis 7.8.25  
DATE

1           **WHEREAS**, Parcel 0048-004A, 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 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

8       Project Parcel No.(s)	Fee Simple	Permanent Easement	Temporary Construction Easement
9       0048-004A			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 July 1, 2025.

20           1.       YOU ARE HEREBY NOTIFIED that this Board (at its public hearing on July  
21 29, 2025 in the meeting room of the Board of Supervisors located on the 1<sup>st</sup> floor of the  
22 County Administrative Center, 4080 Lemon Street, Riverside, California) may decide to  
23 adopt a Resolution of Necessity that would authorize the County of Riverside to acquire  
24 the Subject Property Interests by eminent domain (and that would find and determine  
25 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  
23 be sent by first-class mail to each owner of record whose property may be acquired by  
24 eminent domain and whose name and address appears on the last equalized county  
25 assessment roll (including the roll of state-assessed property).

26

27

28

FORM APPROVED COUNTY COUNSEL  
BY: Aaron C. Gettis 7-8-20  
AARON C. GETTIS DATE

2  
3 RESOLUTION NO. 2025-176

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 KIMBERLY A. RECTOR, Clerk of said Board

17  
18 By:  \_\_\_\_\_

19 Deputy

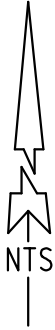
# EXHIBIT "B"

(0048-004A)  
 TEMPORARY CONSTRUCTION EASEMENT

N. LINE SE 1/4 SEC. 15

**P.O.C.**

E 1/4 COR  
 SECTION 15



**T.P.O.B.**

APN 610-070-041

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

**PARCEL**  
**0048-004A**

1,310 SQ. FT.  
 0.030 AC.

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

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

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

LINE DATA

1	S89°34'04"W	42.00'
2	S00°04'56"W	350.96'
3	S89°56'26"W	13.93'
4	S03°50'40"E	100.22'
5	S89°56'26"W	7.94'
6	N00°04'56"E	54.75'
7	N89°55'04"W	19.00'
8	N00°04'56"E	45.21'
9	N89°56'26"E	20.07'

**PM 5/51**  
**PARCEL 3**

APN 610-070-051

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

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.: 0048-004A

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: JANUARY, 2025

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

SHEET 1 OF 2



# EXHIBIT "B"

(0048-004A)  
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. 01/28/1973, O.R. AS SHOWN ON CALTRANS RELINQUISHMENT MAP, BOOK 7, PAGE 13
- △<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>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.: 0048-004A	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	APPROVED BY: _____	DATE: _____
DATE: JANUARY, 2025		
SHEET 2 OF 2		



# EXHIBIT

(0048-004A)

## TEMPORARY CONSTRUCTION EASEMENT



N. LINE SE 1/4 SEC. 15

E 1/4 COR  
SECTION 15

APN 610-070-041

PARCEL  
0048-004A

1,310 SQ. FT.  
0.030 AC.

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

G.S.C. INDIO LTD.

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

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

27  
VARIES

34'

SECTION 15  
SECTION 14

15'

☉ MONROE ST.

MONROE ST.

EXISTING R/W

APN 610-070-051

☉ OLEANDER AVENUE WEST

R/W DATA

27 DIRECTOR'S DEED GRANTING THE REAL PROPERTY TO SOUTHWESTERN DEVELOPMENT CO. PER INST. 1973-072113, REC. 06/04/1973, 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.: 0048-004A

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
SURVEY DIVISION

WO No.: C7-0048

PROJECT: MONROE STREET AND I-10

SCALE: NTS

THIS PLAT IS A VISUAL AID ONLY! FOR EXACT LOCATION OF LINES SHOWN,  
PLEASE SEE LEGAL AND PLAT.

PREPARED BY: L. HARMON

DATE: MAY, 2025

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

SHEET 1 OF 1

**NOT TO BE  
RECORDED!**