

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



**ITEM: 3.55
(ID # 28122)**

MEETING DATE:
Tuesday, July 01, 2025

FROM : TLMA-TRANSPORTATION

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Adopt Resolution No. 2025-173, Notice of Intention to Adopt a 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 of CEQA Guidelines;
2. Approve Resolution No. 2025-173 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. 2025-174; 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.

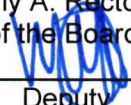
ACTION:4/5 Vote Required, Policy


Dennis Acuna, Director of Transportation 6/19/2025

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**

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 (CVAG) 75% and City of Indio 25%. There are no General Funds used on this project.			Budget Adjustment: No	
			For Fiscal Year: 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 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 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.

Parcel No.	Assessor's Parcel No.	Interest	Sq. Ft. of required area
0048-005A	610-070-051	Temporary Construction Access Agreement	1,609

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.

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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	\$	18,500.00
Litigation Guarantee	\$	463.00
Independent appraisal obtained by owner	\$	5,000.00
Transportation Department Staff Time (Condemnation process)	\$	10,000.00
Total Estimated Costs	\$	33,963.00

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 2025-173
Legal and Plat
Aerial Map



Jason Farin, Principal Policy Analyst

6/27/2025

2 **Resolution No. 2025-173**

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. 0048-005A

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)
0048-005A	610-070-051	DG Strategic II, LLC

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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 42nd 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 Monroe Street / Interstate 10 Interchange is a major access point for
23 existing 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;

FORM APPROVED COUNTY COUNSEL
BY: BRADEN J. HOLLY
DATE: 7/7/25

1 **WHEREAS**, Parcel 0048-005A 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

Project Parcel No.(s)	Fee Simple	Permanent Easement	Temporary Construction Easement
0048-005A			X

8
9
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 1st 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 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).

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FORM APPROVED COUNTY COUNSEL
BY: BRADEN J. HOLLY 7/7/25
DATE

2
3 RESOLUTION NO. 2025-173

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

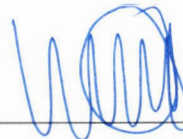
9 Nays: None

10 Absent: None

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

20
21
22 07/01/2025 Item 3.55
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24
25

EXHIBIT "B"

(0048-005A)
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.
- △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.
- △₂₇ DIRECTOR'S DEED GRANTING THE REAL PROPERTY TO SOUTHWESTERN DEVELOPMENT CO. PER INST. 1973-072113, REC. 06/04/1973, 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
- △₃₄ A STRIP OF LAND 42' X 778' QUITCLAIMED TO THE CITY OF INDIO PER INST. 1971-7384, REC. 01/25/1971, O.R.
- △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

- ⬡₃ 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.
- ⬡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.: 0048-005A	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: APRIL, 2024	APPROVED BY: <u>Lloyd Harmon</u> DATE: <u>05/02/2024</u>
SHEET 2 OF 2	



EXHIBIT "B"
 (0048-005A)
 TEMPORARY CONSTRUCTION
 EASEMENT

N. LINE SE 1/4 SEC. 15

E 1/4 COR
 SECTION 15

APN 610-070-039

SECTION 15

SECTION 14



27

VARIES

D.D. INST. 72113
 REC 06/04/1973

D.G. STRATEGIC II

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

APN 610-070-051

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

PARCEL
 0048-005A

2,731 SQ. FT.
 0.063 AC.

EXISTING R/W

MONROE ST.

15'

257'

R/W DATA

APN 610-070-050

27 DIRECTOR'S DEED GRANTING THE REAL PROPERTY TO
 SOUTHWESTERN DEVELOPMENT CO. PER INST. 72113, REC.
 06/04/1973, O.R.

☐ 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.: 0048-005A

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. KALAJJI

DATE: JUNE, 2025

APPROVED BY: _____

DATE: _____

SHEET 1 OF 1

**NOT TO BE
 RECORDED!**