

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



ITEM: 3.92
(ID # 28394)

MEETING DATE:
Tuesday, July 29, 2025

FROM : TLMA-TRANSPORTATION

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION: Adopt Resolution No. 2025-210, 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. [\$30,463 Total Cost - Coachella Valley Association of Governments (75%), City of Indio (25%)] (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. 2025-210 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 August 26, 2025, for the Adoption of Resolution No. 2025-211; 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, Set for Hearing


Dennis Acuna, Director of Transportation 7/17/2025

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 August 26, 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 29, 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	\$ 30,463	\$ 0	\$ 30,463	\$ 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 42nd Avenue, 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 § 7267.2. The amount as required by Code of Civil Procedure § 1263.025 of the offer is consistent with current property values in the City of Indio and is based upon fair market value appraisal report.

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 § 1263.025.

Parcel No.	Assessor's Parcel No.	Interest	Sq. ft. of required area
0048-003A	610-070-041	Temporary Construction Easement	2,270

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)	\$	15,000.00
Litigation Guarantee	\$	463.00
Independent appraisal obtained by owner	\$	5,000.00
Transportation Department Staff Time (Condemnation process)	\$	10,000.00
Total Estimated Costs	\$	30,463.00

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. 2025-210

Legal and Plat

Aerial Vicinity Map

2 **Resolution No. 2025-210**

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. 0048-003A

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

Parcel Nos.	Assessor's Parcel Number(s)	Property Owner(s)
0048-003A	610-070-041	Indio Enterprise, LLC, a California limited liability company

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17 **WHEREAS**, the County is proposing to reconstruct and widen Monroe Street at Interstate
18 10, from two to four lanes on Monroe Street between the Coachella Valley Storm Channel
19 and 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. 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;

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JUL 29 2025 3.92

FORM APPROVED COUNTY COUNSEL
BY: G. BOSS/TRINDLE III DATE

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

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Project Parcel No.(s)	Fee Simple	Permanent Easement	Temporary Construction Easement
0048-003A			X

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6

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

13 Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of
14 Supervisors of Riverside County, State of California, in regular session assembled on
15 July 29, 2025.

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

- 22 (a) That the public interest and necessity require the Project;
- 23 (b) That the Project is planned or located in the manner that will be most
24 compatible with the greatest public good and the least private injury;
- 25 (c) That the Subject Property Interest is necessary for the Project;
- 26 (d) That the offers required by Government Code § 7267.2 of the have
27 been made to the owners of record of the Subject Property;
- 28

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

7 2. If (within 15 days from the mailing of this Notice) you file a written request
8 to appear at the public hearing and be heard on the matters described above in 1(a),
9 1(b), 1(c), 1(d), 1(e), (or any one or more of them), you will have a right to appear at that
10 meeting and be heard on those matters.

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

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

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

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

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FORM APPROVED COUNTY COUNSEL

BY:  G. ROSS PRINGLE III DATE 7/28/25

2
3 RESOLUTION NO. 2025-210

4 NOTICE OF INTENTION TO ADOPT A RESOLUTION OF NECESSITY FOR THE
5 MONROE STREET / INTERSTATE 10 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

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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.

15
16 KIMBERLY A. RECTOR, Clerk of said Board

17
18 By:  _____

19 Deputy

EXHIBIT "A"
LEGAL DESCRIPTION
0048-003A
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING PORTIONS OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED BY DIRECTOR'S DEED RECORDED JUNE 4, 1973, AS INSTRUMENT NUMBER 72112, AND PARCEL 4 AS SHOWN ON PARCEL MAP ON FILE IN BOOK 5, PAGE 51 OF PARCEL MAPS, BOTH 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 BY SAID PARCEL MAP ON FILE IN BOOK 5, PAGE 51 OF PARCEL MAPS;

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 ALSO 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 12 THROUGH 16, INCLUSIVE, 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 199.55 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID PARCEL 4, ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED BY SAID DIRECTOR'S DEED, AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00°04'56" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 151.41 FEET TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID PARCEL 4, BEING THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED BY DIRECTOR'S DEED RECORDED JUNE 4, 1973, AS INSTRUMENT NUMBER 72112, SAID OFFICIAL RECORDS;

THENCE SOUTH 89°56'26" WEST ALONG SAID EASTERLY PROLONGATION AND SOUTHERLY LINE OF SAID PARCEL 4, A DISTANCE OF 15.00 FEET TO A LINE PARALLEL WITH AND DISTANT 15.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID WESTERLY RIGHT-OF-WAY LINE AND THE EASTERLY LINE OF SAID CERTAIN PARCEL OF LAND;

THENCE NORTH 00°04'56" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 151.31 FEET TO EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID PARCEL 4;

THENCE NORTH 89°34'04" EAST ALONG SAID EASTERLY PROLONGATION, A DISTANCE OF 15.00 FEET TO THE **TRUE POINT OF BEGINNING**.


EXHIBIT "A"
LEGAL DESCRIPTION
0048-003A
TEMPORARY CONSTRUCTION EASEMENT

PARCEL CONTAINS 2,270 SQUARE FEET OR 0.052 ACRES, MORE OR LESS.

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



07/15/2025

DATED:

EXHIBIT "B"

(0048-003A)
 TEMPORARY CONSTRUCTION
 EASEMENT
T.P.O.B.

N. LINE SE 1/4 SEC. 15

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



APN 610-070-040

PARCEL 0048-003A

2,270 SQ. FT.
 0.052 AC.

PM 5/51
 PARCEL 4
 INST. 2006-38994
 REC. 01/18/2006
 APN 610-070-041

INDIO ENTERPRISE

□ LINE DATA

- 1 S89°34'04"W 42.00'
- 2 S00°04'56"W 199.55'
- 3 S00°04'56"W 151.41'
- 4 S89°56'26"W 15.00'
- 5 N00°04'56"E 151.31'
- 6 N89°34'04"E 15.00'

**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.: 0048-003A

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:

Lloyd Harmon

DATE: 07/15/2025

SHEET 1 OF 2

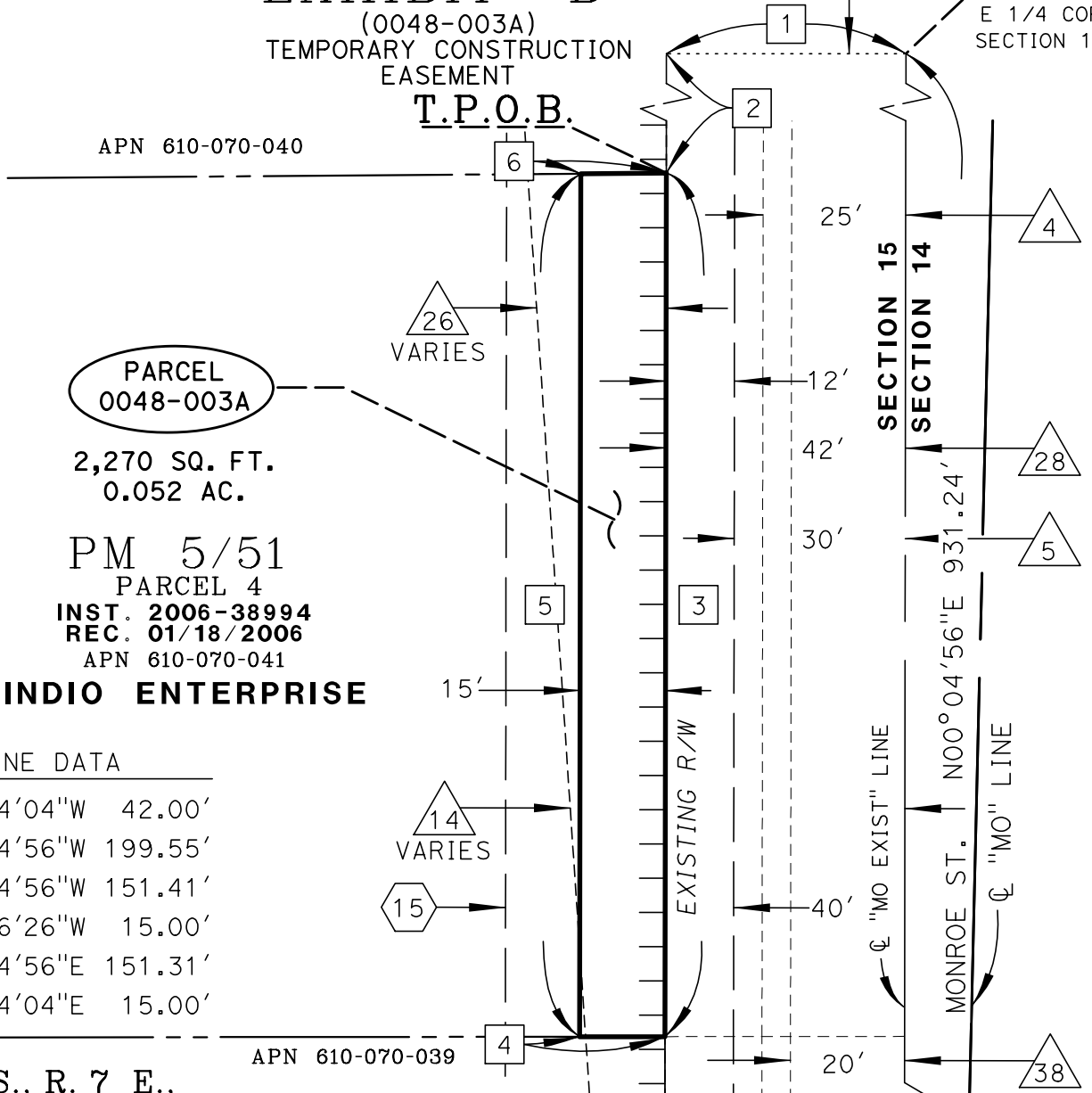


EXHIBIT "B"

(0048-003A)
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.
- △₂₆ DIRECTOR'S DEED GRANTING THE REAL PROPERTY TO SHELL OIL CO. PER 1973-072112, 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
- △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

- ⬡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.: 0048-003A	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>07/15/2025</u>
SHEET 2 OF 2	



EXHIBIT "B"
 (0048-003A)
 TEMPORARY CONSTRUCTION
 EASEMENT

N. LINE SE 1/4 SEC. 15

E 1/4 COR
 SECTION 15



APN 610-070-040

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

26
 VARIES

PM 5/51
 PARCEL 4

INST. 2006-38994
 REC. 01/18/2006
 APN 610-070-041

INDIO ENTERPRISE

PARCEL
 0048-003A

2,270 SQ. FT.
 0.052 ACRES

APN 610-070-039

R/W DATA

26 DIRECTOR'S DEED GRANTING THE REAL PROPERTY TO
 SHELL OIL CO. PER 1973-072112, REC. 06/04/1973, O.R.

OLEANDER AVENUE WEST

OLEANDER AVENUE EAST

SECTION 15
 SECTION 14

MONROE ST.

EXISTING R/W

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.: 0048-003A

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: DECEMBER, 2024

APPROVED BY: _____

DATE: _____

SHEET 1 OF 1

**NOT TO BE
 RECORDED!**