

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



**ITEM: 21.6
(ID # 28378)**

MEETING DATE:
Tuesday, July 29, 2025

FROM : TLMA-TRANSPORTATION

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Public Hearing - Adopt Resolution No. 2025-177, Authorization to Adopt a Resolution of Necessity for the Interstate 10 - Monroe Street Interchange Improvement Project in the City of Indio. CEQA Findings of Nothing Further is Required pursuant to State CEQA Guidelines. District 4. [24,563 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** that nothing further is required pursuant to the California Environmental Quality Act (CEQA) because the project was previously approved and found to be exempt pursuant to State CEQA Guidelines § 15282(g) and § 21080.13 of the California Public Resources Code;
2. **Approve** Resolution No. 2025-177, authorizing the Resolution of Necessity for the Monroe Street / Interstate 10 Interchange Improvement Project; and
3. **Allocate** the sum of \$9,100.00 for deposit to the State of Condemnation Fund.

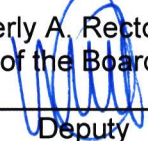
ACTION: 4/5 Vote Required, Policy


Dennis Acuna, Director of Transportation 7/17/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Medina, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: July 29, 2025
xc: Transp.

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	\$ 24,563	\$ 0	\$ 24,563	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Coachella Valley Association of Governments (75%) City of Indio (25%)			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 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.

As documented in the Notice of Exemption, the Transportation Department conducted a review of the proposed project and determined that the Project, including the acquisition of the permanent rights, is categorically exempt from the provisions of CEQA, under the General Rule Exemption, pursuant to CEQA Guidelines §15051(a). Because the Project is being carried out by the County, the County shall be the CEQA Lead Agency.

The Transportation Department has presented a written offer to the property owner as required by Government Code § 7262.2. The amount of the offer is consistent with current property values in the City of Indio and is based upon a fair market value appraisal report. The Transportation Department has also offered to pay reasonable costs, not to exceed \$5,000, for an independent appraisal obtained by the property owner as required by the Code of Civil Procedure § 263.025.

Negotiations are still ongoing with the property owner listed below for the property rights needed for the Project. The Transportation Department will continue to conduct good faith negotiations with the property owner in an effort to reach a mutually agreed-upon settlement.

Parcel No.	Assessor's Parcel No.	Interest	Sq. ft. of required area
0048-004A	610-070-039 (portion)	Temporary Construction Easement	1,310

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

The Notice of Intention Resolution No. 2025-176, approved July 1, 2025, as Minute Order 3.44, set a public hearing on July 29, 2025, for the proposed adoption of Resolution 2025-177, Adoption of Resolution of Necessity (R.O.N.). The R.O.N. hearing on July 29, 2025, is needed to permit the Monroe Street / Interstate 10 Interchange Project to be completed.

The County is authorized to acquire property by eminent domain under Article 1, Section 19 of the California Constitution and pursuant to various statutes including Government Code § 25350.5, Streets and Highway Code § 760, and Code of Civil Procedure §§ 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.120, 1240.130, 1240.240, 1240.310, 1240.320, 1240.350, 1240.410, 1240.140, 1240.510, and 1240.610.

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 of Condemnation Fund for the property 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 the owner	\$	5,000.00
Transportation Department Staff Time (Condemnation Process)	\$	10,000.00
Total Estimated Costs	\$	24,563.00

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. 2025-177
- Legal & Plat
- Aerial Vicinity
- Authorization to Bill



Jason Farin, Principal Policy Analyst 7/23/2025

2 **Resolution No. 2025-177**

3 **Authorization to Adopt a Resolution of Necessity for the Monroe Street /**
4 **Interstate 10 Interchange Project in the City of Indio, County of Riverside, State**
5 **of 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 and depicted on the documents attached hereto as Exhibit
10 "A" and Exhibit "B" (and incorporated herein by this reference), is referenced as Parcel
11 No. 0048-004A;

12 **WHEREAS**, the Subject Property, is listed in table below:

Parcel Nos.	Assessor's Parcel Number(s)	Property Owner(s)
0048-004A	610-070-039	GSC Indio LTD

13
14
15
16
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:  P. ROSS
DATE: 7/28/25

JUL 29 2025 21.6

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
4 Interstate 10 / Monroe Street Interchange Improvement Project;

5 **WHEREAS**, the interest in the Subject Properties that are subject of this
6 Resolution is identified below;

7

Project Parcel No.(s)	Fee Simple	Permanent Easement	Temporary Construction Easement
0048-004A			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, Section 19 of the
13 California Constitution; Government Code §25350.5; § 760 of the Streets and Highways
14 Code; and §§ 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.120, 1240.130,
15 1240.140, 1240.240, 1240.310, 1240.320, 1240.350, 1240.410, 1240.510, and
16 1240.610 of the Code of Civil Procedure.

17 Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of
18 Supervisors (“Board”) of Riverside County, State of California, not less than four/fifths of
19 all members concurring, in regular session assembled on July 29, 2025, that the Board
20 finds and determines each of the following:

21 1. Notice of Board’s Intention to Adopt this Resolution of Necessity was duly
22 given as required by § 12.45.235 of the Code of Civil Procedures in regular session
23 assembled on July 1, 2025 pursuant to Minute Order 3.44 setting the hearing for this
24 Board Agenda in regular session to and, on the date and at the time and place fixed for
25 hearing, this Board did hear and consider all of the evidence presented.

26 2. That the public interest and necessity require the Project;

27 3. That the Project is planned or located in the manner that will be most
28 compatible with the greatest public good and least private injury.

1 4. That the Subject Property Interests are necessary for the Project;

2 5. That the offers required by § 7267.2 of the Government Code have been
3 made to the owners of record of the Subject Properties;

4 6. That, to the extent that the Subject Properties are already devoted to a
5 public use, the 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 7. As documented in the Notice of Exemption, the Riverside County
11 Transportation Department (Transportation Department) conducted a review of the
12 proposed Project and determined that the Project, including the acquisition of the
13 permanent and temporary rights, is categorically exempt from the provisions of CEQA,
14 under the General Rule Exemption, pursuant to CEQA Guidelines § 15051(a);

15 8. That acquisition of the Subject Property Interest will promote the interests
16 of the County of Riverside.

17 BE IT FURTHER RESOLVED AND ORDERED that the County Counsel of the
18 County of Riverside is hereby authorized and empowered:

19 1. To acquire the Subject Property Interest by condemnation in accordance with
20 the Constitution and laws relating to eminent domain.

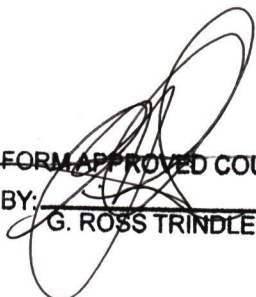
21 2. To prepare and prosecute in the name of the County such proceedings in the
22 proper court having jurisdiction thereof as are necessary for such acquisition.

23 3. To make application to the Court for an order to deposit the probable
24 amount of compensation out of proper funds under the control of the County into the
25 Condemnation Deposits Fund with the Office of the State Treasurer and to make
26 application to the Court and for an order permitting the County to take prejudgment
27 possession and use the Subject Property Interest for the purpose of construction the
28 Project.

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4. To compromise and settle such proceedings if such settlement can be reached and in that event, to take all necessary actions to complete the acquisition, including stipulations as to judgement and other matters and the causing of all payments to be made.

5. To correct any errors or to make or agree to nonmaterial changes in the legal description of the real property that are deemed necessary for the conduct of the condemnation action, or other proceedings or transactions required to acquire the Subject Property interest.

~~FORM APPROVED COUNTY COUNSEL~~
BY:  7/28/25
G. ROSS TRINDLE III DATE

2
3 **RESOLUTION NO. 2025-177**

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 "A"
LEGAL DESCRIPTION
0048-004A
TEMPORARY CONSTRUCTION EASEMENT

AN EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES, BEING A PORTION OF ADJUSTED PARCEL 6 OF LOT LINE ADJUSTMENT 16-69, AS DESCRIBED BY CERTIFICATE OF COMPLIANCE RECORDED MAY 16, 2002 AS DOCUMENT NUMBER 2002-258445, 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 THE NORTHEAST CORNER OF SAID CERTAIN PARCEL OF LAND, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MONROE STREET (42 FOOT HALF-WIDTH), AS DESCRIBED BY DIRECTOR'S DEED RECORDED OCTOBER 10, 1973, AS INSTRUMENT NUMBER 132319, SAID OFFICIAL RECORDS;

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 NORTHERLY LINE OF SAID ADJUSTED PARCEL 6, BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED BY DIRECTOR'S DEED RECORDED JUNE 4, 1973, AS INSTRUMENT NUMBER 72113, SAID OFFICIAL RECORDS;

THENCE SOUTH 89°56'26" WEST ALONG SAID EASTERLY PROLONGATION AND NORTHERLY LINE OF SAID CERTAIN PARCEL OF LAND, A DISTANCE OF 13.93 FEET TO THE NORTHEASTERLY CORNER OF SAID ADJUSTED PARCEL 6, BEING THE NORTHWESTERLY CORNER OF SAID CERTAIN PARCEL OF LAND, AND THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 03°50'40" EAST ALONG THE EASTERLY LINE OF SAID ADJUSTED PARCEL 6 AND WESTERLY LINE OF SAID CERTAIN PARCEL OF LAND, A DISTANCE OF 100.22 FEET, TO THE SOUTHEASTERLY CORNER OF SAID ADJUSTED PARCEL 6;

THENCE SOUTH 89°56'26" WEST ALONG THE SOUTHERLY LINE OF SAID ADJUSTED PARCEL 6, A DISTANCE OF 7.94 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 THAT CERTAIN PARCEL OF LAND AS DESCRIBED BY SAID DIRECTOR'S DEED;

THENCE NORTH 00°04'56" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 54.75 FEET;

EXHIBIT "A"
LEGAL DESCRIPTION
0048-004A
TEMPORARY CONSTRUCTION EASEMENT

THENCE NORTH 89°55'04" WEST, A DISTANCE OF 19.00 FEET TO A LINE PARALLEL WITH AND DISTANT 34.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID WESTERLY RIGHT-OF-WAY LINE AND THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED BY SAID DIRECTOR'S DEED;

THENCE NORTH 00°04'56" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 45.21 FEET TO THE NORTHERLY LINE OF SAID ADJUSTED PARCEL 6;

THENCE NORTH 89°56'26" EAST ALONG SAID NORTHERLY LINE OF ADJUSTED PARCEL 6, A DISTANCE OF 20.07 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 1310 SQUARE FEET OR 0.030 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



02/06/2025

DATED:

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

PREPARED BY: A. KALAJI

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

DATE: JANUARY, 2025

APPROVED BY:

Lloyd Harmon

DATE: 02/06/2025

SHEET 1 OF 2



EXHIBIT "B"

(0048-004A)
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
- △ 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.: 0048-004A	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: <i>Lloyd Harmon II</i> DATE: 02/06/2025
SHEET 2 OF 2	



EXHIBIT

(0048-004A)

TEMPORARY CONSTRUCTION EASEMENT
AERIAL EXHIBIT



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.

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: JUNE, 2025

APPROVED BY: _____

DATE: _____

SHEET 1 OF 1

**NOT TO BE
RECORDED!**