

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



ITEM: 21.3
(ID # 28597)

MEETING DATE:

Tuesday, August 26, 2025

FROM : TLMA-TRANSPORTATION

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Public Hearing - Adopt Resolution No. 2025-211, 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. [\$30,463 Total Cost - Coachella Valley Association of Governments 75%, City of Indio 25%] (4/5 Vote Required)

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. 2025-211, authorizing the Resolution of Necessity for the Monroe Street / Interstate 10 Interchange Improvement Project; and
3. **Allocate** the sum of \$15,000.00 for deposit to the State of Condemnation Fund.

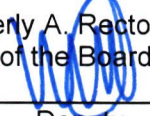
ACTION:4/5 Vote Required, Policy


Dennis Acuna, Director of Transportation 8/14/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Medina, seconded by Supervisor Washington 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: August 26, 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 | \$ 30,463 | \$ 0 | \$ 30,463 | \$ 0 |
| NET COUNTY COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| SOURCE OF FUNDS | | | Budget Adjustment: No | |
| Coachella Valley Association of Governments (75%) City of Indio (25%) | | | | |
| | | | 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 |
|------------|-----------------------|---------------------------------|--------------------------|
| 0048-003A | 610-070-041 | Temporary Construction Easement | 2,270 |

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

The Notice of Intention Resolution No. 2025-210, approved July 29, 2025, as Minute Order Item 3.92, set a public hearing on August 26, 2025, for the proposed adoption of Resolution 2025-211, Adoption of Resolution of Necessity (R.O.N.). The R.O.N. hearing on August 26, 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) | \$ | 15,000.00 |
| 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 | \$ | 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).

ATTACHMENTS:

Resolution No. 2025-211
Legal & Plat
Aerial Vicinity Map



Jason Farin, Principal Policy Analyst 8/21/2025

2 **Resolution No. 2025-211**

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. 0048-003A

12 **WHEREAS**, the Subject Property, 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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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 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;
28

FORM APPROVED COUNTY COUNSEL
BY:  DATE: 8/25/25
C. ROSS BRINDLE III

1 **WHEREAS**, parcel 0048-003A is 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
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 |
|-----------------------|------------|--------------------|---------------------------------|
| 0048-003A | | | 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 August 26, 2025, that the
20 Board 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 29, 2025 pursuant to Minute Order 3.75 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 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 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.

2
3 RESOLUTION NO. 2025-211

4 AUTHORIZATION TO ADOPT A RESOLUTION OF NECESSITY FOR THE MONROE
5 STREET / INTERSTATE 10 INTERCHANGE PROJECT 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

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 II

DATE: 07/15/2025

SHEET 1 OF 2

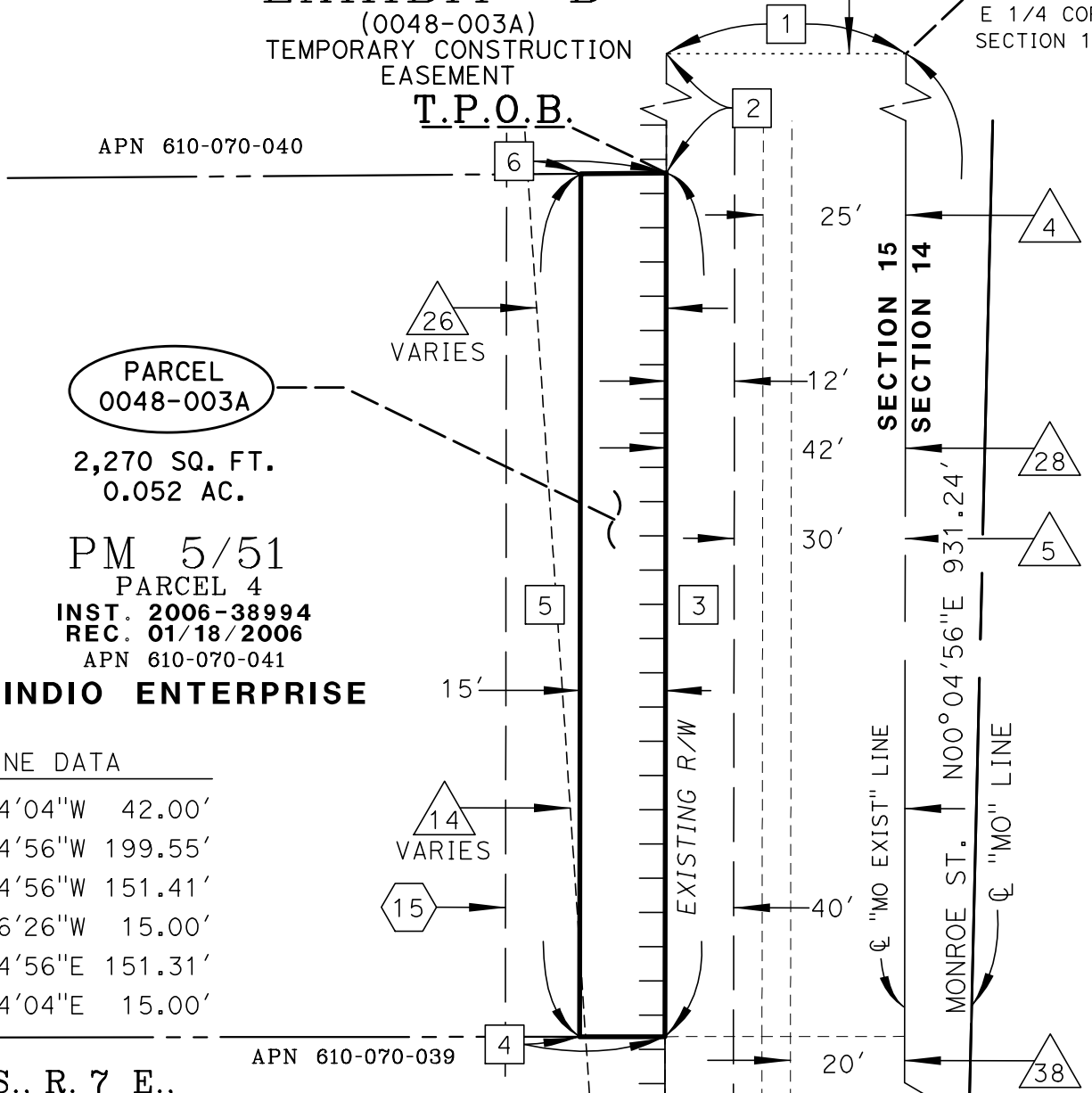


EXHIBIT "B"

(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!**