

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



ITEM: 3.43
(ID # 29006)

MEETING DATE:
Tuesday, October 28, 2025

FROM : TLMA-TRANSPORTATION

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Adopt Resolution No. 2025-277, 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 under CEQA District 4. [\$0 Total Cost] (4/5 Vote Required, Clerk to Send Notice to Property Owner)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2025-277, Notice of Intention to Adopt a Resolution of Necessity for the Monroe Street / Interstate 10 Interchange in the City of Indio;
2. Set a public hearing on December 9, 2025, for the Adoption of Resolution No. 2025-278; Adopt Resolution of Necessity for the Monroe Street / Interstate 10 Interchange in the City of Indio; and
3. 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 10/10/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Spiegel 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, December 9, 2025, at 9:30 a.m. or as soon as possible thereafter.

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absent: None
Date: October 28, 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 (75%) 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 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.

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 of the offer 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
0048-002C	610-070-040 (portion)	Sidewalk Easement	34
0048-002D	610-070-040 (portion)	Sidewalk Easement	32

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.

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)	\$	2,000.00
Litigation Guarantee	\$	463.00
Independent appraisal obtained by owner	\$	5,000.00
Transportation Department Staff Time (Condemnation process)	\$	10,000.00
Total Estimated Costs	\$	17,463.00

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. 2025-277
- Legal and Plat
- Aerial Map



Jason Farin, Principal Policy Analyst 10/23/2025



Aaron Gettis, Chief of Deputy County Counsel 10/16/2025

2 **Resolution No. 2025-277**

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. 0048-002C and
11 0048-002D.

12 **WHEREAS**, the Subject Properties, and the corresponding Assessor's Parcel
13 Number(s) of which it is a part, are listed in table below;

Parcel Nos.	Assessor's Parcel Number(s)	Property Owner(s)
0048-002C	610-070-040	TA L.P., a California limited Partnership
0048-00CD	610-070-040	TA L.P., a California limited Partnership

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19 **WHEREAS**, the County is proposing to reconstruct and widen Monroe Street at Interstate
20 10, from two to four lanes on Monroe Street between the Coachella Valley Storm Channel
21 and 42nd Avenue, reconstruct and widen the on- and off-ramps to two or three lanes at the
22 intersection with Monroe Street, construct eastbound auxiliary lane between Monroe Street
23 and Jackson Street on Interstate 10 and extend the on- and off-ramps with acceleration and
24 deceleration lanes. Monroe Street / Interstate 10 interchange is a major access point for
25 existing development at the interchange area.
26
27
28

FORM APPROVED COUNTY COUNSEL
BY: BRADEN J. HOLLY
DATE: 10/15/25

1 **WHEREAS**, permanent acquisition of right of way, along with temporary
2 construction easements, are expected to be necessary at various locations along the
3 project;

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

6

7 Project Parcel No.(s)	8 Fee Simple	9 Permanent Easement	10 Temporary Construction Easement
11 0048-002C		12 X	
13 0048-002D		14 X	

15 **WHEREAS**, the statutes that authorize the County of Riverside to acquire the
16 Subject Property Interests by eminent domain include Article 1, Section 19 of the
17 California Constitution; Government Code §25350.5; § 760 of the Streets and Highways
18 Code; and §§ 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.120, 1240.130,
19 1240.140, 1240.240, 1240.310, 1240.320, 1240.350, 1240.410, 1240.510, and
20 1240.610 of the Code of Civil Procedure.

21 Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of
22 Supervisors of Riverside County, State of California, in regular session assembled on
23 October 28, 2025.

24 1. YOU ARE HEREBY NOTIFIED that this Board (at its public hearing on
25 December 9, 2025 in the meeting room of the Board of Supervisors located on the 1st
26 floor of the County Administrative Center, 4080 Lemon Street, Riverside, California) may
27 decide to adopt a Resolution of Necessity that would authorize the County of Riverside
28 to acquire the Subject Property Interests by eminent domain (and that would find and
determine each of the following matters):

 (a) That the public interest and necessity require the Project;

 (b) That the Project is planned or located in the manner that will be most
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).

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3 RESOLUTION NO. 2025-277

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 Abstain: None

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 10/28/2025 Item 3.43
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24
25

EXHIBIT "A"
LEGAL DESCRIPTION
0048-002C
SIDEWALK EASEMENT

AN EASEMENT FOR THE PURPOSE OF A SIDEWALK, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED BY DIRECTOR'S DEED RECORDED OCTOBER 10, 1973 AS INSTRUMENT NUMBER 132319, 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 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, AND THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 00°04'56" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE OF PARCEL 3, A DISTANCE OF 15.00 FEET TO THE SOUTHERLY LINE OF THE ROAD RIGHT-OF-WAY VACATED BY THE CITY COUNCIL OF INDIO BY RESOLUTION 3348, RECORDED FEBRUARY 27, 1980, AS INSTRUMENT NUMBER 38184, SAID OFFICIAL RECORDS;

THENCE SOUTH 89°34'04" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1.95 FEET;

THENCE NORTH 02°33'11" WEST A DISTANCE OF 15.01 FEET TO SAID NORTH LINE OF THE SOUTHEAST ONE-QUARTER;

THENCE NORTH 89°34'04" EAST ALONG SAID NORTH LINE, A DISTANCE OF 2.64 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 34 SQUARE FEET OR 0.001 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.

EXHIBIT "A"
LEGAL DESCRIPTION
0048-002C
SIDEWALK EASEMENT

PREPARED UNDER MY SUPERVISION:



LLOYD HARMON II, P.L.S. 9801

09/09/2025

DATED:



EXHIBIT "A"
LEGAL DESCRIPTION
0048-002D
SIDEWALK EASEMENT

AN EASEMENT FOR THE PURPOSE OF A SIDEWALK, BEING A PORTION OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED BY DIRECTOR'S DEED RECORDED OCTOBER 10, 1973 AS INSTRUMENT NUMBER 132319, 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 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 20.00 FEET TO THE SOUTHERLY LINE OF THE ROAD RIGHT-OF-WAY ADOPTED IN THE YEAR 1910 IN SUPERVISOR'S MINUTES, VOLUME 11, PAGE 127, AS DESCRIBED BY ROAD ABSTRACT 579 THROUGH 580, INCLUSIVE, AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00°04'56" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 37.38 FEET;

THENCE NORTH 02°33'11" WEST A DISTANCE OF 37.40 FEET TO SAID SOUTHERLY LINE OF THE ROAD RIGHT-OF-WAY ADOPTED IN THE YEAR 1910;

THENCE NORTH 89°34'04" EAST ALONG SAID SOUTHERLY LINE OF THE ROAD RIGHT-OF-WAY ADOPTED IN THE YEAR 1910, A DISTANCE OF 1.72 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL CONTAINS 32 SQUARE FEET OR 0.001 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.

EXHIBIT "A"
LEGAL DESCRIPTION
0048-002D
SIDEWALK EASEMENT

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

PREPARED UNDER MY SUPERVISION:

Lloyd Harmon

LLOYD HARMON II, P.L.S. 9801

09/09/2025

DATED:

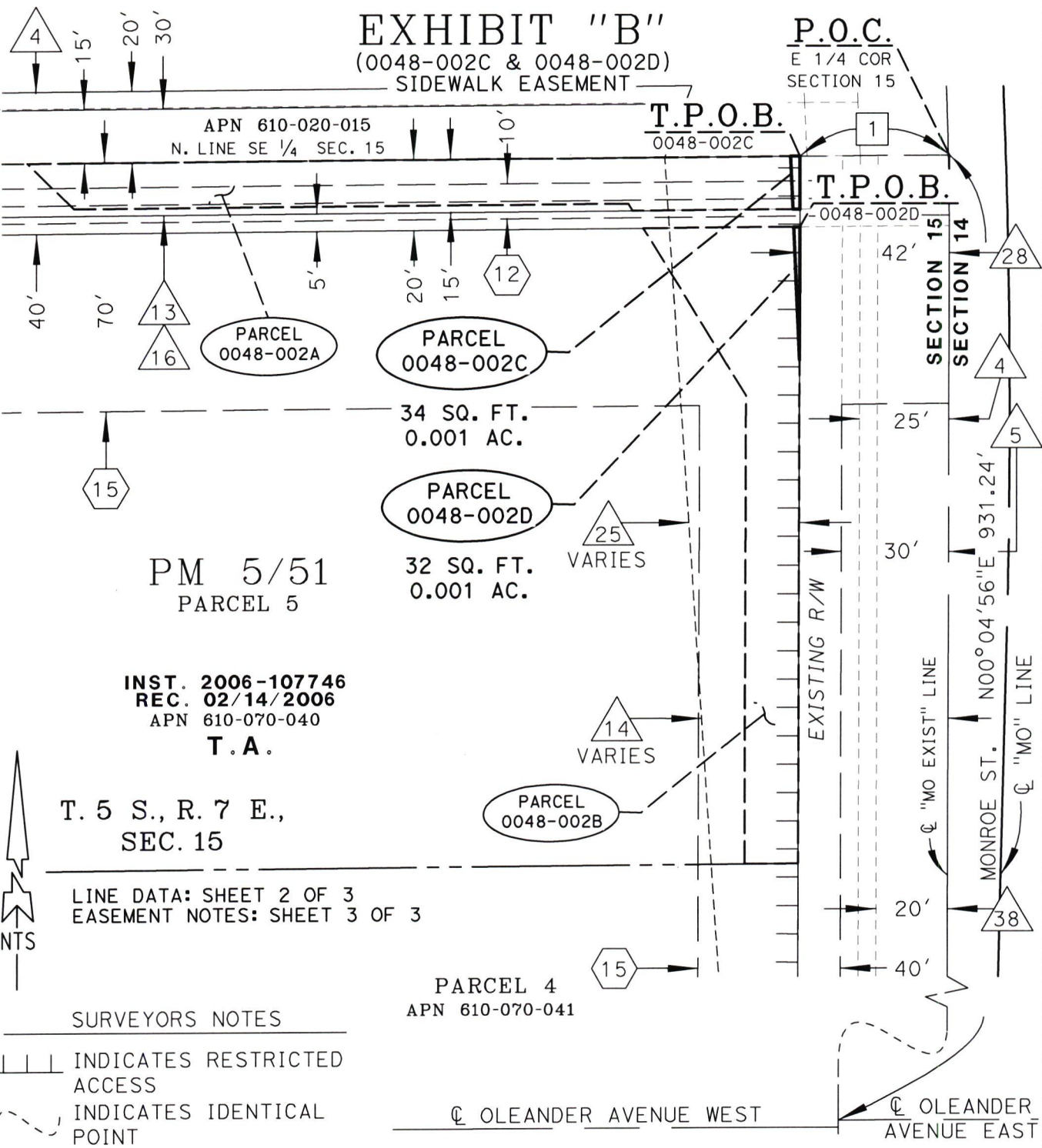


EXHIBIT "B"

(0048-002C & 0048-002D)
SIDEWALK EASEMENT

P.O.C.

E 1/4 COR
SECTION 15



INST. 2006-107746
REC. 02/14/2006
APN 610-070-040
T.A.

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

LINE DATA: SHEET 2 OF 3
EASEMENT NOTES: SHEET 3 OF 3

SURVEYORS NOTES

- INDICATES RESTRICTED ACCESS
- INDICATES IDENTICAL POINT

OLEANDER AVENUE WEST

OLEANDER AVENUE EAST

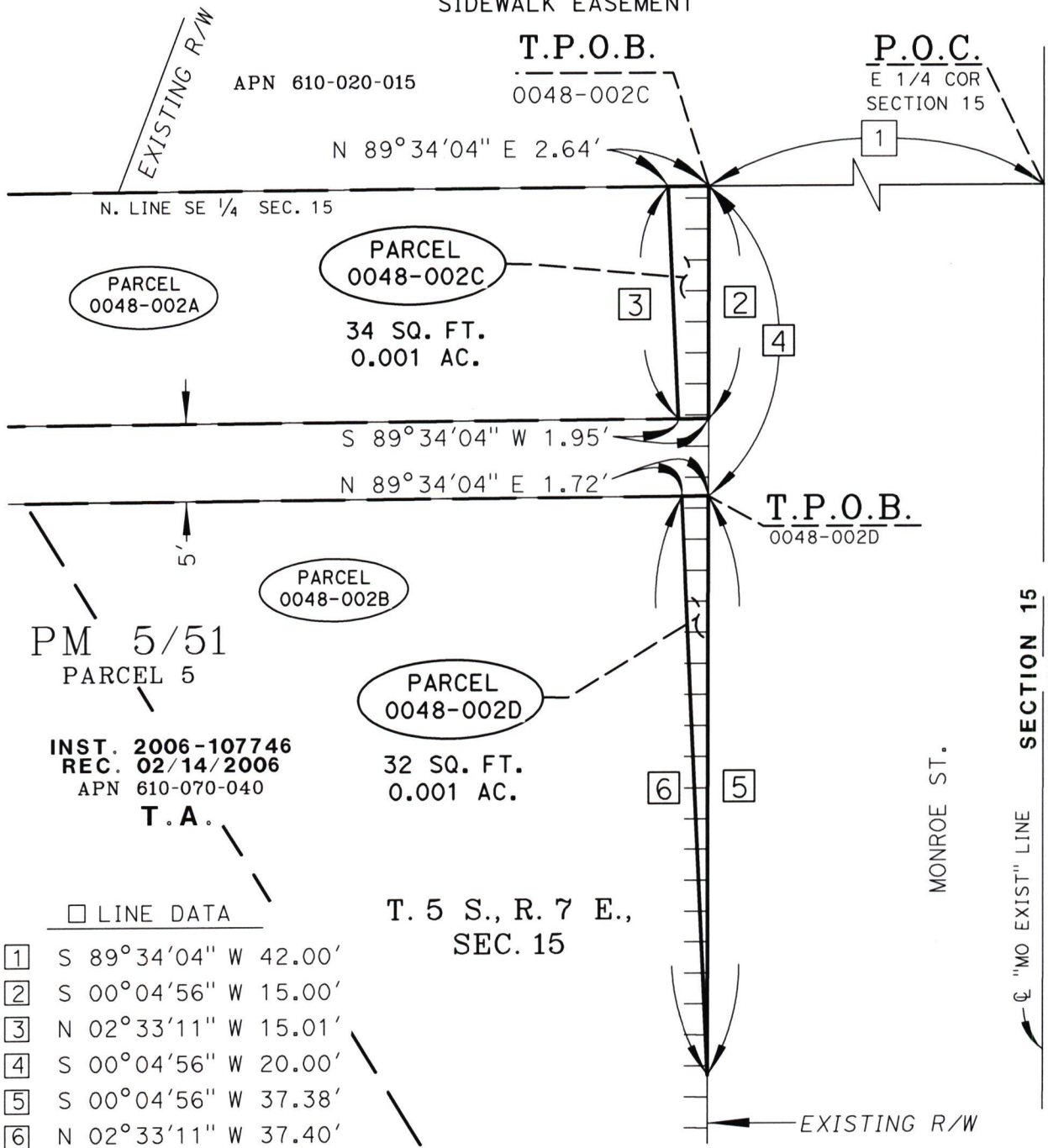
ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000016606

PCL No.: 0048-002C, -002D	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: L. HARMON	APPROVED BY: <i>Lloyd Harmon</i> DATE: 09/09/2025
DATE: SEPTEMBER, 2025	
SHEET 1 OF 3	



EXHIBIT "B"

(0048-002C & 0048-002D)
SIDEWALK EASEMENT



APN 610-020-015
N. LINE SE 1/4 SEC. 15

T.P.O.B.
0048-002C

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

N 89°34'04" E 2.64'

PARCEL
0048-002A

PARCEL
0048-002C
34 SQ. FT.
0.001 AC.

S 89°34'04" W 1.95'

N 89°34'04" E 1.72'

PARCEL
0048-002B

T.P.O.B.
0048-002D

PM 5/51
PARCEL 5

PARCEL
0048-002D
32 SQ. FT.
0.001 AC.

INST. 2006-107746
REC. 02/14/2006
APN 610-070-040
T.A.

MONROE ST.

SECTION 15
SECTION 14
"MO EXIST" LINE

LINE DATA

- ① S 89°34'04" W 42.00'
- ② S 00°04'56" W 15.00'
- ③ N 02°33'11" W 15.01'
- ④ S 00°04'56" W 20.00'
- ⑤ S 00°04'56" W 37.38'
- ⑥ N 02°33'11" W 37.40'

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

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.: 0048-002C, -002D	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: D.MAYER	
DATE: SEPTEMBER, 2025	APPROVED BY: <i>Lloyd Harmon II</i> DATE: 09/09/2025
SHEET 2 OF 3	



EXHIBIT "B"

(0048-002C & 0048-002D)
SIDEWALK 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.
- △₁₃ AN EASEMENT 30' IN WIDTH FOR PUBLIC STREET PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE, DEDICATED PER THE COACHELLA LAND & WATER CO'S SUBDIVISION MB 6/24, FILED 02/20/1908
- △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.
- △₁₆ VACATED BY RESOLUTION 3348 OF THE CITY COUNCIL OF THE CITY OF INDIO, PER INST. 1980-38184, REC. 02/27/1980, O.R., TO THE WESTERLY R/W OF MONROE ST. AS IT EXISTED AT THE TIME OF THIS VACATION.
- △₂₅ DIRECTOR'S DEED GRANTING THE REAL PROPERTY TO UNION OIL CO. OF CALIFORNIA , PER INST. 1973-132319, REC. 10/10/1973, 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

- ⬡₁₂ AN EASEMENT FOR WATER PIPE LINES IN FAVOR OF THE UNITED STATES OF AMERICA PER BOOK 997 PAGES 149-155, REC. 07/23/1948, 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.: 0048-002C, -002D	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: D. MAYER	
DATE: SEPTEMBER, 2025	APPROVED BY: DATE: 09/09/2025
SHEET 3 OF 3	



EXHIBIT "B"
 (0048-002C & 0048-002D)
 AERIAL EXHIBIT

APN 610-020-015
 S. LINE CVWD CHANNEL

SIDEWALK
 EASEMENT

PARCEL
 0048-002C

34 SQ. FT.
 0.001 AC.

T.C.E.

PARCEL
 0048-002A

2,831 SQ. FT.
 0.065 AC.

SIDEWALK
 EASEMENT

PARCEL
 0048-002D

32 SQ. FT.
 0.001 AC.

PM 5/51
 PARCEL 5

INST. 2006-107746
 REC. 02/14/2006
 APN 610-070-040

T. A.

T.C.E.

PARCEL
 0048-002B

3,377 SQ. FT.
 0.078 AC.

EXISTING R/W

MONROE ST.

SECTION 15
 SECTION 14

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

SURVEYORS NOTES

- INDICATES RESTRICTED ACCESS
- INDICATES IDENTICAL POINT
- T.C.E. TEMPORARY CONSTRUCTION EASEMENT

PARCEL 4
 APN 610-070-041

OLEANDER AVENUE WEST

OLEANDER AVENUE EAST

AERIAL EXHIBIT

PCL No.: 0048-002C, -002D
 WO No.: C7-0048
 SCALE: NTS
 PREPARED BY: D.MAYER
 DATE: SEPTEMBER, 2025
 SHEET 1 OF 2

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,
 SURVEY DIVISION
 PROJECT: MONROE STREET/I-10
 THIS EXHIBIT IS FOR ILLUSTRATION ONLY. THE LOCATION OF THE PARCEL SHOWN
 IS NOT FOR SURVEY PURPOSES.

APPROVED BY: *Lloyd Harmon II* DATE: 09/03/2025



EXHIBIT "B"

(0048-002C & 0048-002D)
AERIAL EXHIBIT

APN 610-020-015
S. LINE CVWD CHANNEL

T.C.E.
PARCEL
0048-002A
2,831 SQ.FT.
0.065 AC.

SIDEWALK
EASEMENT
PARCEL
0048-002C
34 SQ. FT.
0.001 AC.

T.C.E.
PARCEL
0048-002B
3,377 SQ.FT.
0.078 AC.

SIDEWALK
EASEMENT
PARCEL
0048-002C
32 SQ. FT.
0.001 AC.



PM 5/51
PARCEL 5
INST. 2006-107746
REC. 02/14/2006
APN 610-070-040
T. A.

EXISTING R/W

MONROE ST.

AERIAL EXHIBIT

PCL No.: 0048-002C, -002D	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C7-0048	PROJECT: MONROE STREET/I-10
SCALE: NTS	THIS EXHIBIT IS FOR ILLUSTRATION ONLY. THE LOCATION ON THE PARCEL SHOWN IS NOT FOR SURVEY PURPOSES.
PREPARED BY: D.MAYER	APPROVED BY: <i>Lloyd Harmon</i>
DATE: SEPTEMBER, 2025	DATE: 09/03/2025
SHEET 2 OF 2	

