

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



ITEM: 3.17
(ID # 29630)

MEETING DATE:
Tuesday, March 03, 2026

FROM : FACILITIES MANAGEMENT AND RIVERSIDE SHERIFFS OFFICE, WASTE RESOURCES

SUBJECT: FACILITIES MANAGEMENT- REAL ESTATE, RIVERSIDE COUNTY SHERIFF, AND WASTE RESOURCES: Approval of the Memorandum of Understanding between Riverside County Sheriff's Office and Riverside County Department of Waste Resources pertaining to the use of Edom Hill Landfill Property at Assessor's Parcel Numbers (APN) 659-200-002 and 659-180-024 and Approval of Memorandum Regarding Clarification of Title and Jurisdiction Over Patented Lands, Cathedral City (Unincorporated Riverside County), California, 92234, California Environmental Quality Act Exempt pursuant to State CEQA Guidelines Sections 15301 and 15061(b)(3), District 4. [Total Cost \$10 - RSO General Fund 10000] (Clerk to File Notice of Exemption)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1 - Existing Facilities Exemption and Section 15061(b)(3), "Common Sense" Exemption;

Continued on Page 2

ACTION:Policy

Andrew Cortez
Andrew Cortez 2/10/2026

Remon Tadrous
Remon Tadrous, Director of Sheriff's Project 2/10/2026

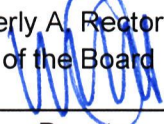
Donald Sharp
Donald Sharp, Undersheriff 2/10/2026

Vincent Yzaguirre
Vincent Yzaguirre 2/11/2026

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Perez, and Gutierrez
Nays: None
Absent: Washington
Date: March 3, 2026
xc: FM-RE, Sheriff, Waste, Recorder, State Clearinghouse

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

2. Approve the attached Memorandum of Understanding (MOU) between Riverside County Sheriff's Office (RSO) and County of Riverside Department of Waste Resources (DWR);
3. Authorize the Director of Riverside County Sheriff's Office – Project Management Office and the General Manager-Chief Engineer of Waste Resources, or designees, to execute the MOU any other documents and administer all actions necessary to complete or memorialize this transaction;
4. Approve the attached Memorandum Regarding Clarification of Title and Jurisdiction Over Patented Lands, authorize the Chair of the Board to execute the document, and authorize Facilities Management-Real Estate (FM-RE) to record said Memorandum with the Assessor County – Clerk Recorder's Office; and
5. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk and the State Clearinghouse within five (5) working days of approval by the Board.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$1	\$1	\$10	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: RSO General Fund 10000			Budget Adjustment: No	
			For Fiscal Year: 2025/26-2035/36	

C.E.O. RECOMMENDATION: Approve

BACKGROUND

Summary

The Riverside County Sheriff's Office (RSO) is seeking approval to relocate its special training and storage operations, which are currently located at 1500 Castellano Road in Jurupa Valley. RSO has relocated its administrative functions from this facility to leased space in the City of Riverside. The existing Castellano Road site no longer meets RSO's operational needs, and RSO is seeking an expanded, separate, and remote outdoor training and storage area.

The proposed relocation site is the Edom Hill Landfill, located at 70100 Edom Hill Road in the unincorporated area north of Cathedral City. The site consists of a closed landfill maintained by the Department of Waste Resources (DWR) and an active waste transfer station operated by Burrtec Waste Industries, Inc. The overall landfill property encompasses approximately 435 acres and was originally conveyed to the County through a United States Department of the Interior, Bureau of Land Management (BLM) land patent. RSO and DWR have reached an

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

agreement allowing RSO to utilize approximately 24 acres of select areas within the landfill property for public safety training and storage.

Under the terms of the Memorandum of Understanding (MOU), RSO will ensure DWR retains full access to the landfill for ongoing operation and maintenance activities. RSO will also assume responsibility for environmental compliance within the areas designated for its use. Any future improvements proposed by RSO within its dedicated area will require additional approvals from the Board of Supervisors, as applicable.

Both RSO and DWR operate within highly regulated fields. Each party will remain solely responsible for obtaining and maintaining all permits, approvals, and licenses required for their respective operations. Additionally, Facilities Management – Real Estate (FM-RE) will record with the County Assessor–Clerk Recorder a Memorandum Regarding Clarification of Title and Jurisdiction Over Patented Lands. This document includes a June 5, 2025 letter from BLM confirming that BLM retains no ongoing authority over the property and that the County may use the land at its discretion (“Memorandum”).

The Parties are requesting approval of the attached MOU between RSO and DWR, as well as the Memorandum.

MOU Summary:

Location: Edom Hill Landfill, 70100 Edom Hill Road, Cathedral City (Unincorporated County)

APNs: 659-200-002 and 659-180-024

Parties: Department of Waste Resources
Riverside County Sheriff’s Office

Consideration: \$1.00 per year

Term: Ten (10) years upon commencement

Termination: Either party may terminate for convenience with 120 days prior written notice.

Utilities: RSO to provide and pay for their own utilities.

California Environmental Quality Act

Pursuant to the California Environmental Act (CEQA), the MOU was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15301, Class 1 - Existing Facilities Exemption and Section 15061(b)(3), “Common Sense” Exemption. The

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

proposed project, the MOU, is the letting of property involving existing facilities, and no expansion of an existing use will occur.

Impact on Residential and Businesses

This MOU will serve to enhance public safety training and storage for the benefit of RSO and provide a long-term and remote location for these important RSO uses and needs.

Additional Fiscal Information

There are no net County costs related to this MOU.

ATTACHMENTS:

- Aerial Image
- MOU between RSO and DWR
- Notice of Exemption
- Financial Exhibit
- Memorandum Regarding Clarification of Title and Jurisdiction Over Patented Lands containing BLM Letter dated June 5, 2025
- BLM Letter dated June 5, 2025



Aaron Gettis, Chief Deputy County Counsel 2/18/2026



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 26-65410

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202600176
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Notice of Exemption Fee		\$50.00
Total		\$50.00
Tender (On Account)		\$50.00
Account#	CEQARIVCOFM	
Account Name	CEQARIVCOFM - RIVERSIDE COUNTY FACILITIES MANAGEMENT	
Balance	\$7,737.75	



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:
 26-65410
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY RIVERSIDE COUNTY SHERIFF'S OFFICE	LEAD AGENCY EMAIL MATTHEWFLORES@RIVERSIDESHERIFF.ORG	DATE 03/05/2026
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202600176	

PROJECT TITLE

SPECIALIZED ENFORCEMENT BUREAU (SEB) HDT RELOCATION (EDOM HILL)

PROJECT APPLICANT NAME RIVERSIDE COUNTY SHERIFF'S OFFICE	PROJECT APPLICANT EMAIL MATTHEWFLORES@RIVERSIDESHERIFF.ORG	PHONE NUMBER (951) 955-2400
PROJECT APPLICANT ADDRESS 3403 10TH STREET,	CITY RIVERSIDE	STATE CA
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,227.50 \$ _____
 Mitigated/Negative Declaration (MND)(ND) \$3,043.75 \$ _____
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,437.25 \$ _____

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
 County documentary handling fee \$ _____ \$50.00
 Other \$ _____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Deputy **Adrienne Ribac**



FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202600176
03/05/2026 12:50 PM Fee: \$ 50.00
Page 1 of 2

Removed: By: Deputy


Riverside County Sheriff's Office
3403 10th Street
Riverside, CA 92501

NOTICE OF EXEMPTION

June 27, 2025

Project Name: Specialized Enforcement Bureau (SEB) – HDT Relocation (Edom Hill)

Project Number: RSO-PMO-22-167

Project Location: 70-100 Edom Hill Road, Cathedral City, CA 92234

Description of Project: The project develops (3) three areas for the Riverside County Sheriff's Department to train the Specialized Enforcement Bureau. HDT operation from Jurupa Valley to Cathedral City (Edom Hill). The three areas will consist of the following:

- **Office Training Area:** Temp/Mobile Office Trailer, mobile restroom trailer, fencing, lighting, cameras, and utilities for the trailers (Power & Data).
- **Storage Container Area:** Area to house (5) storage containers, 10' High berms, fencing, lighting, and cameras.
- **Training Area:** Minimal Grading and fencing

Name of Public Agency Approving Project: Riverside County Sheriff's Office

Name of Person or Agency Carrying Out Project: Riverside County Sheriff's Office

Exempt Status: State of California Environmental Quality Act (CEQA) Guidelines, Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19 Sections 15061 and 15301.

Reasons Why Project is Exempt: The proposed project is categorically exempt from the provisions of CEQA specifically, by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern, nor would the project include unusual circumstances that could have the possibility of having a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments or have a cumulative effect on the environment. No significant environmental impacts are anticipated to occur with the HDT Relocation Project.

- **Section 15061 (b) (3) – "Common Sense" Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the "general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment." State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." *Ibid.* This

determination is an issue of fact, and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies, and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The proposed HDT Relocation will not result in any direct or indirect physical environmental impacts. The use of the facility for public services would remain unchanged. Therefore, in no way would the project, as proposed, have the potential to cause a significant environmental impact, and the project is exempt from further CEQA analysis.

Based upon the identified exemptions above, the Riverside County Sheriff's Office hereby concludes that no physical environmental impacts are anticipated to occur, and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed: Matthew Flores Date: 06/27/2025
Matthew Flores, Project Manager
Riverside County Sheriff's Office, Project Management Office (PMO)

Recording Cover Memorandum

RECORDING REQUESTED BY:

County of Riverside, Dept. of Facilities Management
3450 14th Street, Suite 200
Riverside, CA 92501

COPY

FREE RECORDING

This instrument is for the benefit of the County of Riverside and is entitled to be recorded without fee. (Gov. Code Sec. 6103/27383)

WHEN RECORDED, RETURN TO:

Same as above

MEMORANDUM REGARDING CLARIFICATION OF TITLE AND JURISDICTION OVER PATENTED LANDS

This Memorandum by the County of Riverside is recorded to preserve the public record and clarify the chain of title regarding approximately 420 acres of real property conveyed to the County of Riverside by Land Patent No. **No. 04-2002-0017**.

1. On or about **September 3, 2002**, the United States Department of the Interior, Bureau of Land Management ("BLM") issued **Land Patent No. 04-2002-0017** to the County of Riverside for approximately **420 acres** of real property, located in Riverside County Assessor's Parcel Number 659-200-002, for use as a **sanitary landfill**, pursuant to the Recreation and Public Purposes Act of June 14, 1926, as amended and supplemented (43 U.S.C. 869, et seq.).
2. On **September 12, 2024**, the County submitted a request to BLM to clarify whether amendments to the use of said patented land would be subject to BLM jurisdiction.
3. In response, BLM issued a letter stating that the agency **retains no jurisdiction** over the patented land, and that because the patent **contains no reversionary interest provisions**, the County is free to manage and utilize the land at its discretion.
4. A true and correct copy of said **BLM letter**, dated June 5, 2025, is attached hereto as **Exhibit A** and incorporated herein by reference.
5. This Memorandum is submitted pursuant to California Government Code Section 27280 for the purpose of providing public notice and clarifying the County's understanding regarding jurisdiction and title to the property identified herein. Based on the BLM's written statement, the County understands that title to the patented property is vested in

the County in fee, without restriction by the BLM, and that the County may manage and utilize the land at its discretion.

IN WITNESS WHEREOF, the County has caused this Memorandum Regarding Clarification of Title and Jurisdiction Over Patented Lands to be executed in its name by its duly authorized officer as of the date hereof.

COUNTY OF RIVERSIDE, a political subdivision of the State of California

By: Karen S. Spiegel
Karen Spiegel, Chair
Board of Supervisors

FORM APPROVED COUNTY COUNSEL
BY [Signature] 2/18/26
RYAN D YABKO DATE

Exhibit A – BLM Letter dated June 5, 2025

ATTEST:
KIMBERLY A. RECTOR, Clerk

By [Signature]
DEPUTY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

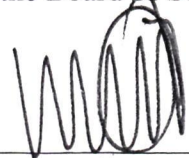
STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } §

On March 3, 2026, before me, Whitney Mayo, a COB Assistant, personally appeared Karen S. Spiegel, Chair of the Board of Supervisors, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Kimberly A. Rector
Clerk of the Board of Supervisors

By: 
Whitney Mayo, Deputy Clerk

(SEAL)

PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

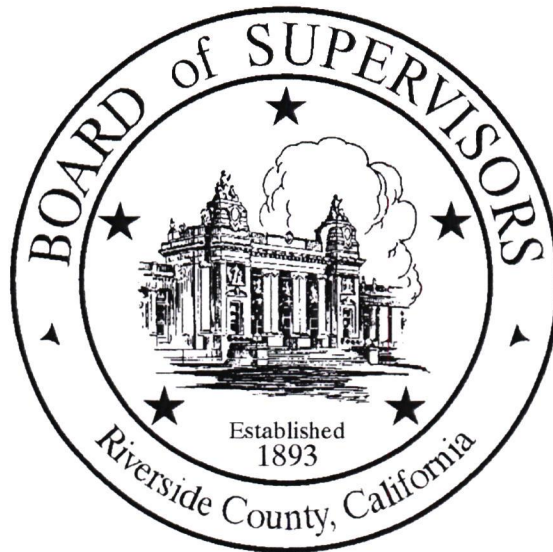
www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors
(EMBOSSSED ON DOCUMENT)



Date: 03/03/2026

Signature: _____

Print Name: Whitney Mayo, Clerk of the Board Assistant

ACR 601P-AS4RE0 (Rev. 09/2005)

EXHIBIT A



United States Department of the Interior



BUREAU OF LAND MANAGEMENT
California State Office
2800 Cottage Way, Suite W1623
Sacramento, CA 95825
www.blm.gov/california

In Reply Refer to:
CARI 04011-02
2740(CA-932)(P)

Riverside County Sheriff's Office
Attn: Remon Tadrous, Director, Project Management Office
3403 Tenth Street, 5th Floor
Riverside, CA 92501

Dear Sir or Madam:

On September 3, 2002, the County of Riverside was issued land patent 04-2002-0017 for approximately 420 acres for use as a sanitary landfill, pursuant to the Act of June 14, 1926.

On September 12, 2024, the Bureau of Land Management (BLM) received a request from the Riverside County Sheriff's Office to amend the language of the patent issued to the County of Riverside to include the Riverside Sheriff's Office. The Riverside Sheriff's Office intends to utilize portions of the land at three separate locations for a classroom training area, a magazine storage area, and a breach training area, while portions of the land will be continued to be used by the County as a landfill.

Upon review of the patent, it has been determined that the BLM retains no jurisdiction over the lands described therein. As the patent does not contain any reversionary interest provisions, it is concluded that the BLM has no continuing authority over the property, and the County is free to manage and utilize the land at its discretion.

Sincerely,

**MELISSA
BLEIER**

Digitally signed by
MELISSA BLEIER
Date: 2025.06.05
11:10:22 -07'00'

Supervisory Realty Specialist

cc: BLM Palm Springs-South Coast Field Office

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MEMORANDUM OF UNDERSTANDING
Between the Riverside County Sheriff's Office
and Riverside County Department of Waste Resources
Pertaining to the Use of Edom Hill Landfill Property at
Assessor's Parcel Numbers: 659-200-002, 659-180-024

This Memorandum of Understanding ("MOU") is made by and between the Riverside County Sheriff's Office ("RSO"), and Riverside County Department of Waste Resources ("Waste"), sometimes collectively referred to herein as the "Parties"; and

WHEREAS, Waste is responsible for post-closure maintenance of the Edom Hill Landfill, which is located in the Coachella Valley area at Assessor's Parcel Numbers 659-200-002 and 659-180-024 (the "Property"); and

WHEREAS, the Property is approximately 435 acres in size, of which 420 acres are located within the unincorporated area of Riverside County ("County"), east of the jurisdictional limits of Cathedral City ("City"), while the remaining 15 acres, encompassing a sedimentation basin, are located directly within City boundaries; and

WHEREAS, RSO seeks to relocate equipment and staff from its Special Enforcement Bureau - Hazardous Device Team ("SEB-HDT") operation in Jurupa Valley to certain portions of the Property located within the unincorporated area of the County; and

WHEREAS, the Parties identified a total of 1,046,188 square feet (24.017 acres) of space within the Property that may be allocated for use by RSO without substantially conflicting or interfering with post-closure maintenance and use of the Property, subject to adherence to applicable laws and regulations; and

WHEREAS, the Parties will coordinate efforts to meet their respective obligations and to ensure compliance with applicable regulatory or enforcement agencies based on RSO's intended use of certain portions of the Property.

NOW, THEREFORE, BE IT RESOLVED, found, and determined that for the mutual promises contained herein, the Parties agree as follows:

MAR 03 2026 3.17

WHEN DOCUMENT IS FULLY EXECUTED RETURN
CLERK'S COPY
to Riverside County Clerk of the Board, Stop 1010
Post Office Box 1147, Riverside, Ca 92502-1147
Thank you.

1 1. RECITALS. The above recitals are true and correct and are incorporated
2 herein by this reference.

3 2. PREMISES. The premises that RSO will use and occupy shall consist of a total
4 of 1,046,188 square feet (24.017 acres) of space on certain portions of the Property commonly
5 known as Edom Hill Landfill, located on Assessor's Parcel Numbers 659-200-002 and 659-180-
6 024 in the unincorporated Riverside County, and generally described as set forth in Exhibit "A",
7 attached hereto, and by this reference made, a part of this MOU ("Premises").

8 3. USE. The Premises shall be utilized by RSO for its SEB-HDT operations
9 including training, equipment storage, duty stations, and any other administrative uses. RSO
10 shall provide written notice to Waste no less than forty-eight (48) hours before any onsite
11 detonations. RSO's use of the Premises shall adhere to all applicable federal, state, and local
12 laws and regulations.

13 4. TERM. The Term of this MOU shall commence upon signature of both Parties
14 and terminate ten (10) years thereafter. Any holding over by RSO after the expiration of said
15 Term shall extend this MOU on a month-to-month basis upon the same terms and conditions.

16 5. RENT. RSO shall pay Waste the sum of One dollar and 00.00 cents (\$1.00) per
17 year as rent for the Premises, payable in advance, on the first (1st) day of October each year.

18 6. PERMITS. Both Parties operate in highly regulated fields. Each Party shall be
19 solely responsible for obtaining and maintaining all permits, approvals, and licenses required
20 for their respective operations. The Parties shall communicate and share any information
21 reasonably necessary to support the other Party's efforts to maintain such permits. Waste
22 makes no representation or warranty that the leased area is adequate for RSO's intended use
23 or that it complies with applicable zoning, environmental, or other regulatory requirements.
24 RSO's construction activities and use of the Premises shall not conflict or interfere with the
25 ongoing operation or maintenance of the solid waste facilities located on the Premises or
26 substantially conflict or interfere with post-closure maintenance and use of the Property.

1 7. PARKING. RSO shall have non-exclusive access to any available unreserved
2 parking spaces within the Premises, excluding portions of the Premises leased to Burrtec
3 Recovery and Transfer, LLC.

4 8. MAINTENANCE/CUSTODIAL/UTILITIES. RSO shall provide interior/exterior
5 reoccurring maintenance, custodial and utilities as required per their own specifications, or per
6 Waste specifications if it relates to landfill repairs such as access roads, at its own cost. RSO
7 shall be solely responsible for any repairs to the Premises resulting from construction,
8 maintenance, or operations conducted by RSO, its contractors, service providers, or co-
9 tenants. RSO, at its own expense, shall reimburse Waste for any additional or unforeseen
10 costs to Waste because of RSO improvements or use, to include increased property taxes.

11 (a) During the term of this MOU, RSO shall take all reasonable steps to ensure
12 the integrity of the Premises and the underlying landfill.

13 (b) Any environmental damages caused by RSO's use of the Premises shall be
14 remediated at the sole cost and expense of RSO.

15 9. FURNITURE, FIXURES, EQUIPMENT AND SECURITY SYSTEMS. Will be
16 provided and paid for by RSO.

17 10. ACCESS. Any and all access to the Premises and its secured areas shall be
18 maintained by RSO in conjunction with Waste. RSO shall not permit its contractors, service
19 providers, or co-tenants to access any portion of the Property outside of the Premises. RSO
20 shall provide to Waste the primary contact information (including name, phone, and e-mail
21 address) of all contractors, service providers, and co-tenants accessing the Premises.

22 RSO acknowledges that the portion of the Premises in Area B include Waste's borrow
23 area, which is essential for obtaining soil to repair erosion, settlement, or other landfill
24 maintenance needs in accordance with Title 27 of the California Code of Regulations (CCR)
25 post-closure requirements governed by CalRecycle and the California State Water Resources
26 Control Board (SWRCB). Waste shall have unrestricted access to the borrow area at any time
27 for heavy equipment operations to extract dirt, with RSO providing at least 48 hours' notice for
28 scheduled detonations to avoid conflicts. In the event of an earthquake or other seismic activity

1 affecting the fault line running through the landfill, Waste may require immediate and exclusive
2 access to the entire borrow area for emergency repairs, during which RSO shall temporarily
3 relocate equipment, suspend operations, and cooperate fully until Waste notifies RSO that
4 access is no longer needed. RSO shall not store materials or conduct activities in the borrow
5 area that would impede Waste's access or contaminate the soil.

6 11. IMPROVEMENTS. RSO shall not, without Waste's prior written consent, make
7 any alterations, improvements, or additions on or about the Premises. Any improvements
8 requested by RSO may be self-performed by RSO. Improvements shall be mutually agreed by
9 both Parties and shall be maintained at RSO's sole cost and expense. Waste may request that
10 RSO remove all improvements to the Premises and return the Premises to the pre-use
11 condition prior to vacating the Premises.

12 (a) RSO is permitted to make the prescribed improvements at its sole cost and
13 expense as described in Exhibit "B."

14 (b) Improvements and any utility connections must be removed at the option of
15 Waste prior to the end of the Term of this MOU.

16 12. ENVIRONMENTAL/RISK HOLD HARMLESS. RSO shall not cause or permit
17 any hazardous or toxic material to be brought upon, kept, or used on the Premises by RSO or
18 by any other person without the prior written consent of Waste, which consent shall not be
19 unreasonably withheld provided RSO demonstrates to the reasonable satisfaction of Waste
20 that such hazardous or toxic materials are necessary or useful to RSO's business and will be
21 used, kept, and stored in a manner that complies with any applicable federal, state, or local
22 laws regulating such hazardous or toxic materials.

23 In the event RSO is in breach of this provision, or (regardless of whether such a breach
24 has occurred) if the presence of hazardous or toxic materials on the Premises results in
25 contamination of the said Premises, then RSO shall indemnify, defend, and hold Waste
26 harmless from any and all claims, judgments, damages, penalties, costs, or losses that arise
27 during or after the term of this MOU as a result of such contamination. This indemnification
28

1 includes costs incurred in connection with any investigation of the site conditions or any
2 cleanup, remedial, removal, or restoration work required by any governmental agency.

3 The foregoing indemnity shall survive the expiration or earlier termination of this MOU.

4 13. FURNISHINGS. RSO agrees that prior to vacating the Premises it will be
5 responsible for the cost of removal of any and all furnishings, including existing systems
6 furniture within the Premises.

7 14. TERMINATION. This MOU may be terminated by either Party without cause
8 upon one hundred twenty (120) days prior written notice.

9 15. ASSIGNMENT. Neither this MOU nor any clause or provision contained herein
10 may be assigned, transferred, or released without the express written consent of the Parties.

11 16. AMENDMENT OF MOU. No addition to, or alteration of, the terms of this MOU
12 whether by written or verbal understanding of the Parties, their officers, agents or employees,
13 shall be valid unless made in the form of a written amendment to this MOU formally approved
14 and executed by both Parties. This MOU may be amended at any time with the written
15 concurrence of all Parties. Consideration for amendment will be given upon written notification
16 by one Party to the other. The Parties will review this MOU and mutually modify it as needed.

17 17. APPLICABLE LAWS AND REGULATORY COMPLIANCE. RSO shall, at its sole
18 cost and expense, comply with all of the requirements of all municipal, state, and federal
19 authorities now in force or which may hereafter be in force pertaining to the use of said
20 Premises, including all applicable federal, state, and local laws and regulations pertaining to air
21 and water quality, waste disposal, air emissions, and other environmental matters, and the
22 storage, use, or disposition of any explosives, hazardous or toxic substance, materials, or
23 waste as those terms are defined by the Environmental Protection Agency, the U.S.
24 Department of Transportation, the Bureau of Alcohol, Tobacco, Firearms and Explosives
25 (pursuant to Title 27 of the Code of Federal Regulations), or state or local agencies having
26 jurisdiction over the said Premises. Other laws and regulations governing the Property may be
27 found in Division 30 of the California Public Resources Code (§§ 40000 to 49564) and Titles 22
28 and 27 of the CCR including, but not limited to, Division 4.5 of Title 22; 27 CCR §§ 21180 and

1 21190 governing post-closure maintenance and land use; and 27 CCR § 20040 requiring
2 compliance with laws and regulations.

3 18. NOTICES. Any notices required or desired to be served by either Party upon
4 the other shall be addressed to the respective Party as set forth below:

5 Riverside County
6 Department of Waste Resources
Andy Cortez
7 General Manager-Chief Engineer
14310 Frederick Street
8 Moreno Valley, California 92585
Telephone (951) 486-3200

Riverside County Sheriff's Office
Remon Tadrus
Director, RSO-PMO
3403 Tenth Street, Suite 500
Riverside, California 92501
Telephone (951) 955-2400

9
10 19. AUTHORITY. This MOU shall not be binding or consummated until its approval
11 and signature by both Parties.

12 20. USE OF ELECTRONIC (DIGITAL) SIGNATURES. This MOU may be executed
13 in any number of counterparts, each of which will be an original, but all of which together will
14 constitute one instrument. Each Party of this MOU agrees to the use of electronic signatures,
15 such as digital signatures that meet the requirements of the California Uniform Electronic
16 Transactions Act ("CUETA") Cal. Civ. Code §§ 1633.1 to 1633.17), for executing this MOU.
17 The Parties further agree that the electronic signatures of the parties included in this MOU are
18 intended to authenticate this writing and to have the same force and effect as manual
19 signatures. Electronic signature means an electronic sound, symbol, or process attached to or
20 logically associated with an electronic record and executed or adopted by a person with the
21 intent to sign the electronic record pursuant to the CUETA as amended from time to time. The
22 CUETA authorizes use of an electronic signature for transactions and contracts among parties
23 in California, including a government agency. Digital signature means an electronic identifier,
24 created by computer, intended by the party using it to have the same force and effect as the
25 use of a manual signature, and shall be reasonably relied upon by the parties. For purposes of
26 this section, a digital signature is a type of "electronic signature" as defined in subdivision (i) of
27 Section 1633.2 of the Civil Code.

28 (SIGNATURES ON THE FOLLOWING PAGE)

1 IN WITNESS WHEREOF, this MOU is hereby agreed to by Waste and RSO.

2
3 RIVERSIDE COUNTY DEPARTMENT
4 OF WASTE RESOURCES

RIVERIDE COUNTY
SHERIFF'S OFFICE

5 By: _____
6 Andy Cortez,
7 General Manager- Chief Engineer

By: _____
Remon Tadrous
Director, RSO-PMO

8 Date: _____

Date: _____

9 APPROVED AS TO FORM:
10 Minh C. Tran, County Counsel

APPROVED AS TO FORM:
Minh C. Tran, County Counsel

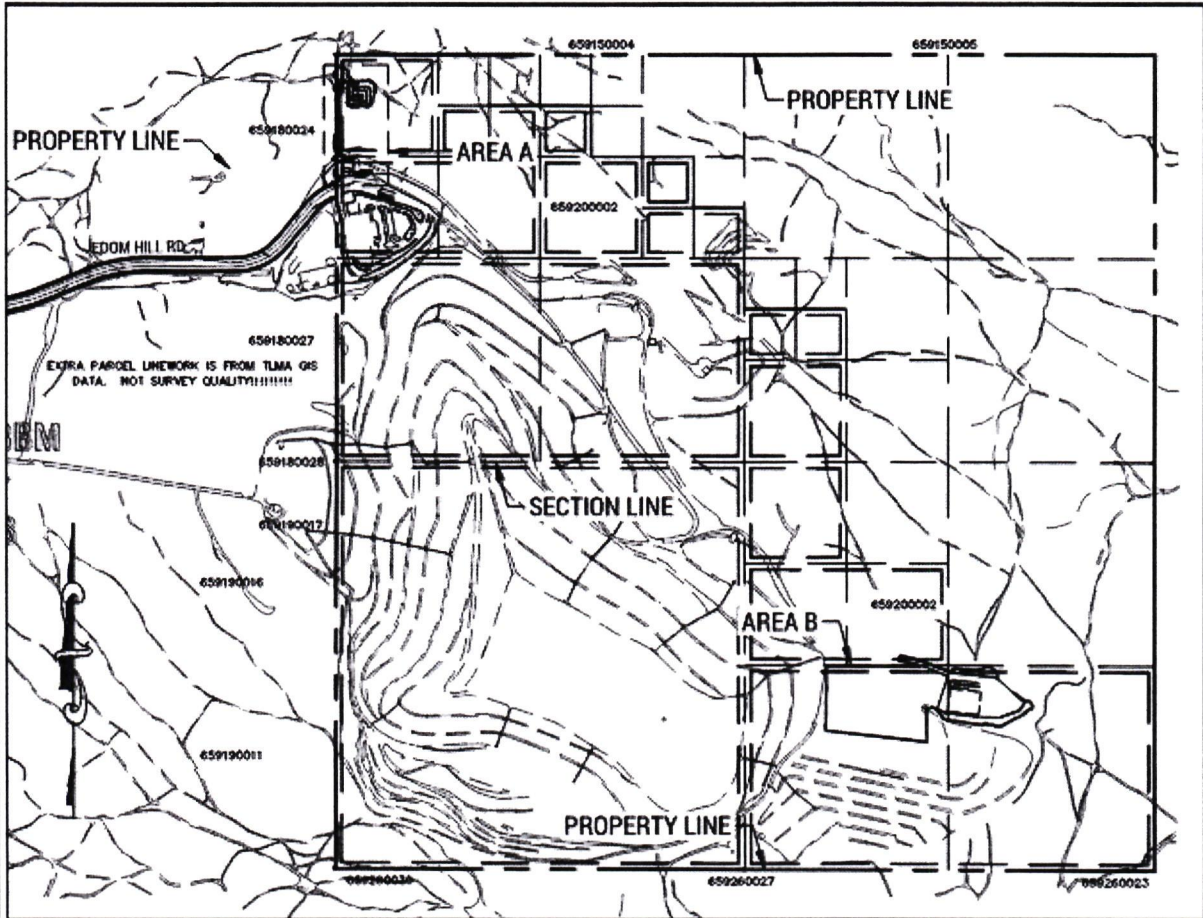
11 By: *Lisa Sanchez* 2/11/2026
12 Lisa Sanchez
13 Deputy County Counsel

By: *Kristine Bell-Valdez*
14 Kristine Bell-Valdez
15 Supervising Deputy County Counsel

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JD:il/02102026/075WA/40.353

Exhibit "A"



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Exhibit "A"

LEGAL DESCRIPTION

THOSE PORTIONS OF LAND IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PER DEED RECORDED SEPTEMBER 5, 2002 AS INSTRUMENT NO. 2002-492859, OF OFFICIAL RECORDS, ALSO BEING PORTIONS OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 5 NORTH, SAN BERNARDINO BASE AND MERIDIAN AS SHOWN ON A RECORD OF SURVEY IN SAID UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE FILED IN BOOK 95, PAGE 83, OF RECORD OF SURVEYS, AND A PORTION OF LAND IN THE CITY OF CATHEDRAL CITY, SAID COUNTY OF RIVERSIDE, PER DOCUMENT RECORDED MAY 5, 2001 AS INSTRUMENT NO. 2001-228679, OF OFFICIAL RECORDS, ALL RECORDS OF SAID COUNTY, DESCRIBED AS TWO (2) PARCELS AS FOLLOWS:

PARCEL 1:

COMMENCING AT A POINT AT THE NORTHWEST CORNER OF SAID SECTION 26, THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 26 SOUTH 89°55'07" EAST 91.00 FEET TO A POINT THEREIN; THENCE LEAVING SAID NORTHERLY LINE, SOUTH 00°04'53" WEST 70.68 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE

1. SOUTH 60°04'05" EAST 219.93 FEET; THENCE
2. SOUTH 00°02'34" WEST 180.00 FEET; THENCE
3. DUE WEST 180.00 FEET; THENCE
4. SOUTH 00°02'34" WEST 300.00 FEET; THENCE
5. SOUTH 89°54'24" EAST 160.00 FEET; THENCE
6. SOUTH 00°02'34" WEST 158.83 FEET; THENCE
7. NORTH 78°34'05" WEST 151.94 FEET; THENCE
8. SOUTH 86°26'19" WEST 94.31 FEET; THENCE
9. SOUTH 00°52'41" WEST 34.46; THENCE
10. SOUTH 86°44'18" WEST 18.09 FEET TO A POINT ON THE WESTERLY LINE OF SAID SECTION 26, ALSO BEING A POINT AT THE NORTHEASTERLY TERMINUS OF THE NORTHWESTERLY RIGHT OF WAY OF

EDOM HILL ROAD AS SHOWN ON THE COUNTY OF RIVERSIDE RIGHT-OF-WAY MAP NO. 860-U, BEING A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 444.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 18°16'01" WEST; THENCE

11. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°53'50" AN ARC DISTANCE OF 115.44 FEET TO A POINT THEREIN; THENCE
12. LEAVING SAID NORTHWESTERLY RIGHT OF WAY OF EDOM HILL ROAD DUE WEST 15.37 FEET; THENCE
13. NORTH 00°02'34" EAST 215.00 FEET; THENCE
14. DUE EAST 75.00 FEET; THENCE
15. NORTH 00°02'34" EAST 595.00 FEET; THENCE
16. DUE EAST 135.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 187,542 SQUARE FEET OR 4.305 ACRES, MORE OR LESS.

PARCEL 2:

COMMENCING AT A POINT AT THE SOUTHEAST CORNER OF SAID SECTION 26,
THENCE ALONG THE EASTERLY LINE OF SAID SECTION 26 NORTH $00^{\circ}01'10''$ EAST
1326.21 FEET TO A POINT AT THE EAST QUARTER CORNER OF THE SOUTHEAST
QUARTER OF SAID SECTION 26; THENCE ALONG THE NORTHERLY LINE OF
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26 NORTH
 $89^{\circ}49'54''$ WEST 735.01 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE

1. CONTINUING ALONG SAID NORTHERLY LINE NORTH $89^{\circ}49'54''$ WEST 587.21
FEET TO THE CENTER QUARTER CORNER OF SAID SOUTHEAST QUARTER;
THENCE
2. ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST
QUARTER OF SAID SECTION 26 NORTH $00^{\circ}02'03''$ EAST 106.35 FEET TO A
POINT THEREIN; THENCE
3. LEAVING SAID EASTERLY LINE DUE WEST 852.86 FEET; THENCE
4. DUE SOUTH 640.00 FEET; THENCE
5. DUE EAST 1440.00 FEET; THENCE
6. DUE NORTH 531.92 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 858,646 SQUARE FEET OR 19.712 ACRES, MORE OR LESS.



Marith Lao
10-28-25



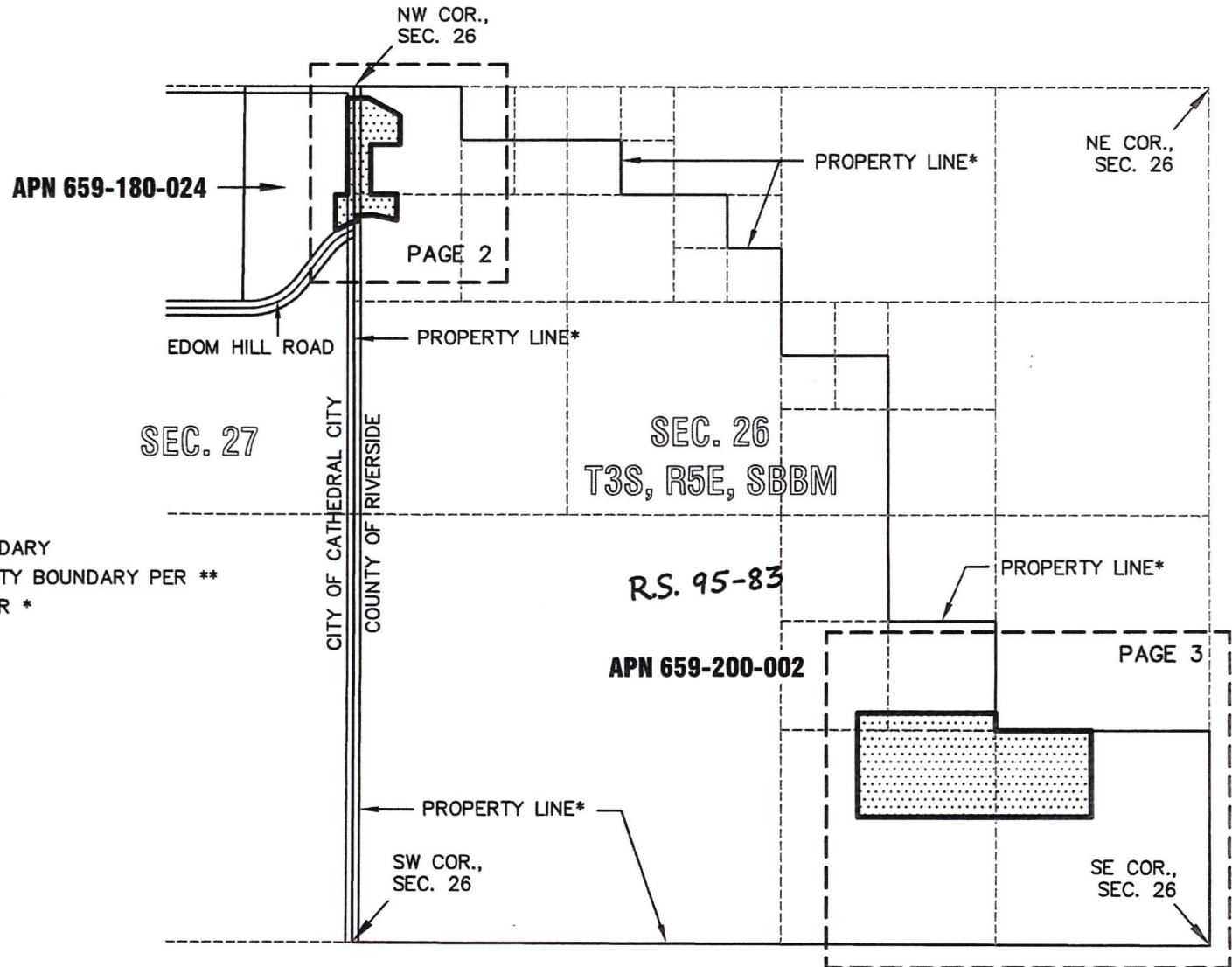
EXHIBIT "B"

UNINCORPORATED TERRITORY OF THE
COUNTY OF RIVERSIDE,
CITY OF CATHEDRAL CITY

SCALE: 1"=1000
DATE: 09-04-25



Narith Lao
10-28-25



LEGEND

- COUNTY BOUNDARY
- CATHEDRAL CITY BOUNDARY PER **
- BOUNDARY PER *
- SECTION LINE
- PARCEL AREA

NOTE:

- * DOC.# 2002-492859,
REC. 9-05-02, O.R.
- ** DOC.#2001-228679,
REC. 5-23-2001, O.R.



IDS GROUP

1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA. 92606
TEL: 949-387-8500, FAX: 949-387-0800

- INDEX PAGE -




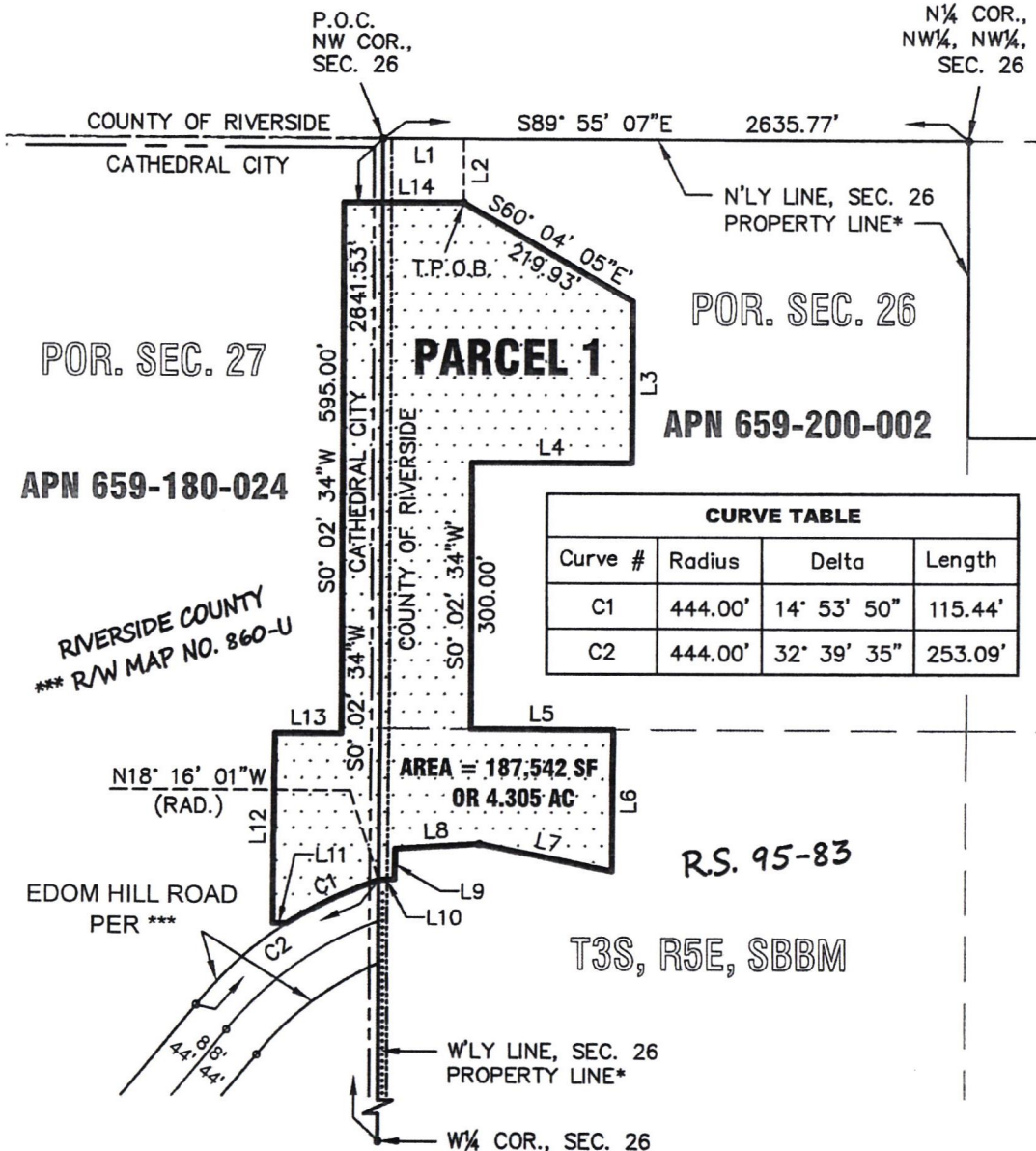
SCALE: 1"=200'
DATE: 09-04-25

EXHIBIT "B"

UNINCORPORATED TERRITORY OF THE
COUNTY OF RIVERSIDE,
CITY OF CATHEDRAL CITY

LEGEND

- COUNTY BOUNDARY
- CATHEDRAL CITY BOUNDARY PER **
- PROPERTY LINE PER *
- SECTION LINE
-  PARCEL AREA
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING



CURVE TABLE

Curve #	Radius	Delta	Length
C1	444.00'	14° 53' 50"	115.44'
C2	444.00'	32° 39' 35"	253.09'

PARCEL LINE TABLE

Line #	Direction	Length
L1	S89° 55' 07"E	91.00'
L2	S0° 04' 53"W	70.68'
L3	S0° 02' 34"W	180.00'
L4	S90° 00' 00"W	180.00'
L5	N89° 54' 24"W	160.00'
L6	S0° 02' 34"W	158.83'
L7	S78° 34' 05"E	151.94'
L8	N86° 26' 19"E	94.31'
L9	N0° 52' 41"E	34.46'
L10	S86° 44' 18"W	18.09'
L11	N90° 00' 00"E	15.37'
L12	S0° 02' 34"W	215.00'
L13	N90° 00' 00"W	75.00'
L14	N90° 00' 00"W	135.00'

NOTE:

- * DOC.# 2002-492859, REC. 9-05-2002, O.R.
- ** DOC.#2001-228679, REC. 5-23-2001, O.R.



Marith Lao
10-28-25

IDS
IDS GROUP
1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA 92606
TEL: 949-387-8500, FAX: 949-387-0600

RIVERSIDE COUNTY
*** R/W MAP NO. 860-U

POR. SEC. 27
APN 659-180-024

POR. SEC. 26
APN 659-200-002

AREA = 187,542 SF
OR 4.305 AC

R.S. 95-83

T3S, R5E, SBBM



SCALE: 1"=200'
DATE: 09-04-25

EXHIBIT "B"

UNINCORPORATED TERRITORY OF THE
COUNTY OF RIVERSIDE

POR. SEC. 26

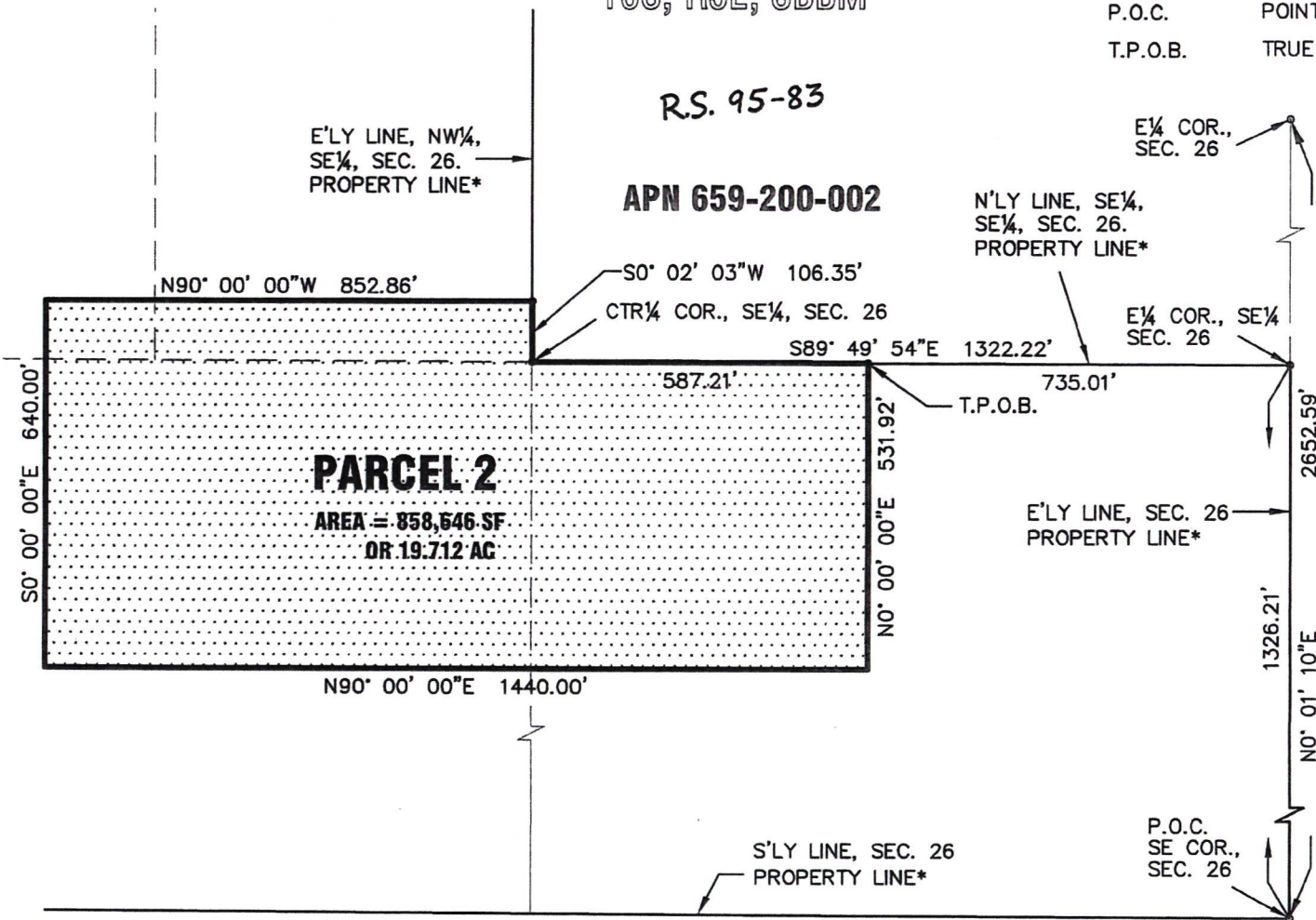
T3S, R5E, SBBM

R.S. 95-83

APN 659-200-002

LEGEND

- COUNTY BOUNDARY
- CATHEDRAL CITY BOUNDARY PER **
- PROPERTY LINE PER *
- SECTION LINE
- PARCEL AREA
- P.O.C.
- T.P.O.B.
- POINT OF COMMENCEMENT
- TRUE POINT OF BEGINNING



Marith Lao
10-28-25

NOTE:

- * DOC.# 2002-492859,
REC. 9-05-02, O.R.
- ** DOC.#2001-228679,
REC. 5-23-2001, O.R.

IDS
IDS GROUP
1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA 92606
TEL: 949-387-8500, FAX: 949-387-0800

Exhibit "B"

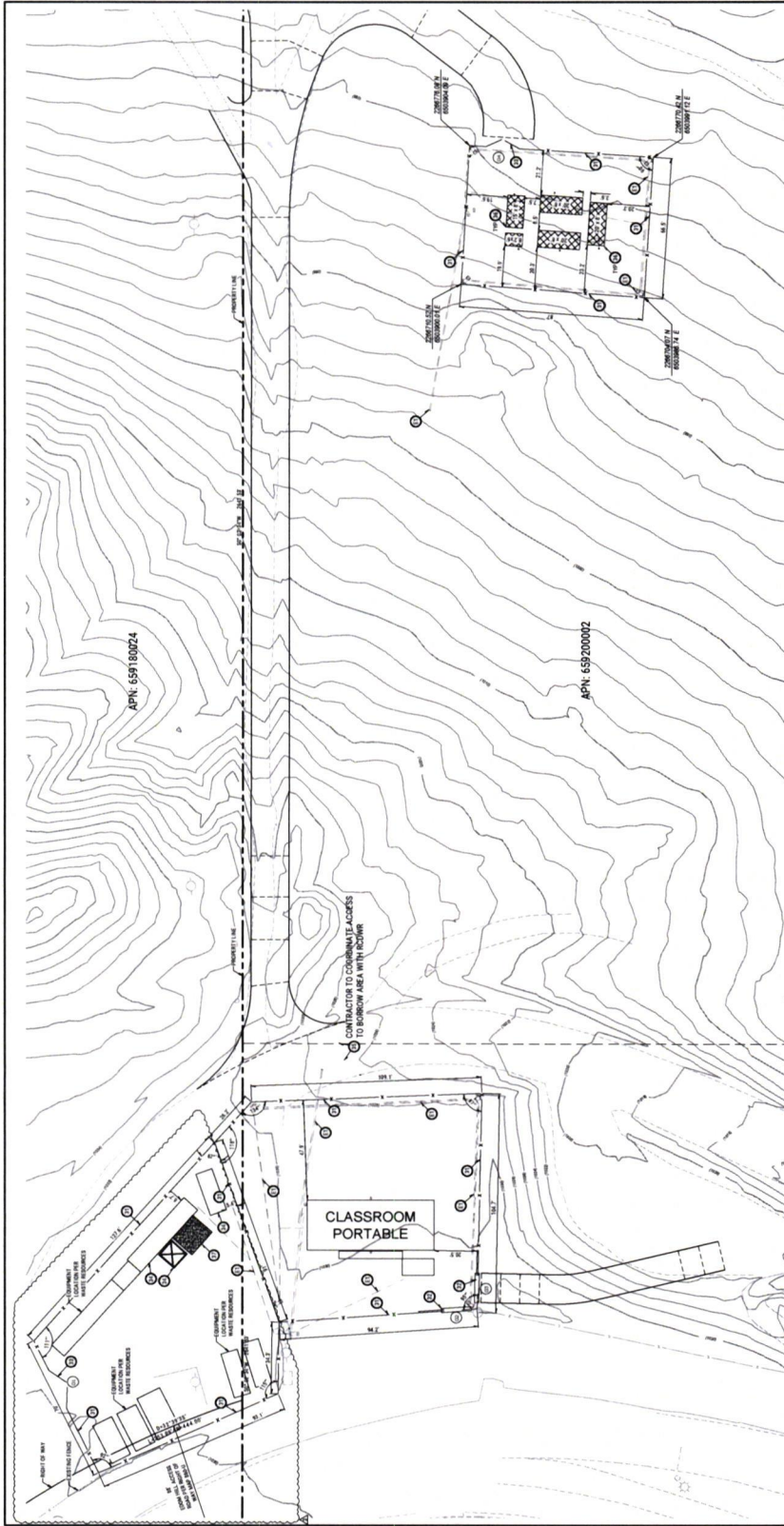
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SITE AREA A

1. 24' X 60' MOBILE CLASSROOM TRAILER AND 16' X 8' MOBILE RESTROOM TRAILER, OWNER FURNISHED AND INSTALLED.
2. POWER CONNECTIONS TO MOBILE RESTROOM TRAILER.
3. POWER AND DATA INFRASTRUCTURE, CONNECTIONS TO CLASSROOM TRAILER AND MAGAZINE INTRUSION DETECTION.
4. ROUGH GRADING AND MEDIUM SECURITY FENCES AND GATES AT CLASSROOM TRAILER ENCLOSURE AND AT MAGAZINE STORAGE.
5. POLE-MOUNTED LIGHTING AND CAMERAS AT CLASSROOM TRAILER ENCLOSURE AND MAGAZINE STORAGE.
6. CONCRETE PADS FOR CONTAINERS.
7. PIPE GATE(S) EQUIPPED WITH MULTI-USER LOCK SYSTEMS INSTALLED AS NECESSARY TO PREVENT UNAUTHORIZED PUBLIC VEHICLE ACCESS TO THE LANDFILL AND AREA B.

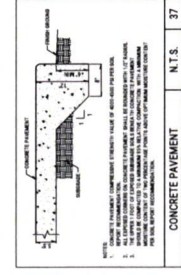
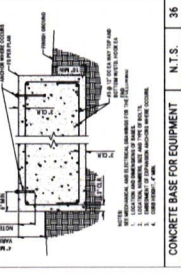
SITE AREA B

1. ROUGH GRADING, 10' HIGH BERM AND CHAINLINK FENCE AND GATES FOR HDT.



GATE SCHEDULES & HARDWARE

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL	DATE
01	1/2" GALV. STEEL	1.00	LB	1.00	1.00	1/1/00
02	1/2" GALV. STEEL	1.00	LB	1.00	1.00	1/1/00
03	1/2" GALV. STEEL	1.00	LB	1.00	1.00	1/1/00
04	1/2" GALV. STEEL	1.00	LB	1.00	1.00	1/1/00
05	1/2" GALV. STEEL	1.00	LB	1.00	1.00	1/1/00
06	1/2" GALV. STEEL	1.00	LB	1.00	1.00	1/1/00
07	1/2" GALV. STEEL	1.00	LB	1.00	1.00	1/1/00
08	1/2" GALV. STEEL	1.00	LB	1.00	1.00	1/1/00
09	1/2" GALV. STEEL	1.00	LB	1.00	1.00	1/1/00
10	1/2" GALV. STEEL	1.00	LB	1.00	1.00	1/1/00



- SITE NOTES**
- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR ALL UTILITIES.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL BE RESPONSIBLE FOR ALL DIMENSIONS.
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PROGRESS PRINTS - NOT FOR CONSTRUCTION

		SEB-HDT RELOCATION			
1 PETERSEN CANYON ROAD, SUITE 130 TEL: 949-367-5000, FAX: 949-367-0800		1 PETERSEN CANYON ROAD, SUITE 130 TEL: 949-367-5000, FAX: 949-367-0800		1 PETERSEN CANYON ROAD, SUITE 130 TEL: 949-367-5000, FAX: 949-367-0800	
REV.	DESCRIPTION	DATE	APPROVED COUNTY COMMENTS	DATE	APPROVED COUNTY COMMENTS
1	ISSUED FOR PERMITS	01/11/00			
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3	ISSUED FOR PERMITS	01/11/00			
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99	ISSUED FOR PERMITS	01/11/00			
100	ISSUED FOR PERMITS	01/11/00			

EXHIBIT B

AREA A SITE PLAN

C-300





LEGEND
 - - - - - EXISTING CONDITION
 - - - - - PROPOSED
 - - - - - SECTION LINE

SITE NOTES
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CATHARAL SPECIFICATIONS.
 2. THE PROPOSED ROAD SHALL BE 20 FEET WIDE.
 3. THE PROPOSED ROAD SHALL BE 10 FEET HIGH.



PROGRESS PRINTS - NOT FOR CONSTRUCTION

 SEB-HDT RELOCATION	PROJECT NO: 25046.00 SHEET NO: C-301
	DRAWN BY: [Name] CHECKED BY: [Name] DATE: [Date]
 IDS GROUP 117155 CANTON ROAD, SUITE 130 TEL: 951-941-0000 FAX: 951-941-0000	PROJECT IDENTIFICATION PROJECT NO: 25046.00 SHEET NO: C-301
REV. NO. DESCRIPTION DATE 1. CORRECTED COORDINATES 08/10/2024 2. CORRECTED COORDINATES 08/10/2024 3. UPDATE IN PLACE ASSUMPTIONS 01/02/2025	AREA B SITE PLAN C-301

S:\PROJECTS\SEB-HDT RELOCATION\ELECTRICAL\UTILITY\CADSW\ELECTRICAL\UTILITY\CADSW\ELECTRICAL\UTILITY\PLAN SET\SEB-HDT RELOCATION - UTILITY PLAN SET.dwg (SEP 14/10) (SEP 14/10) (SEP 14/10)

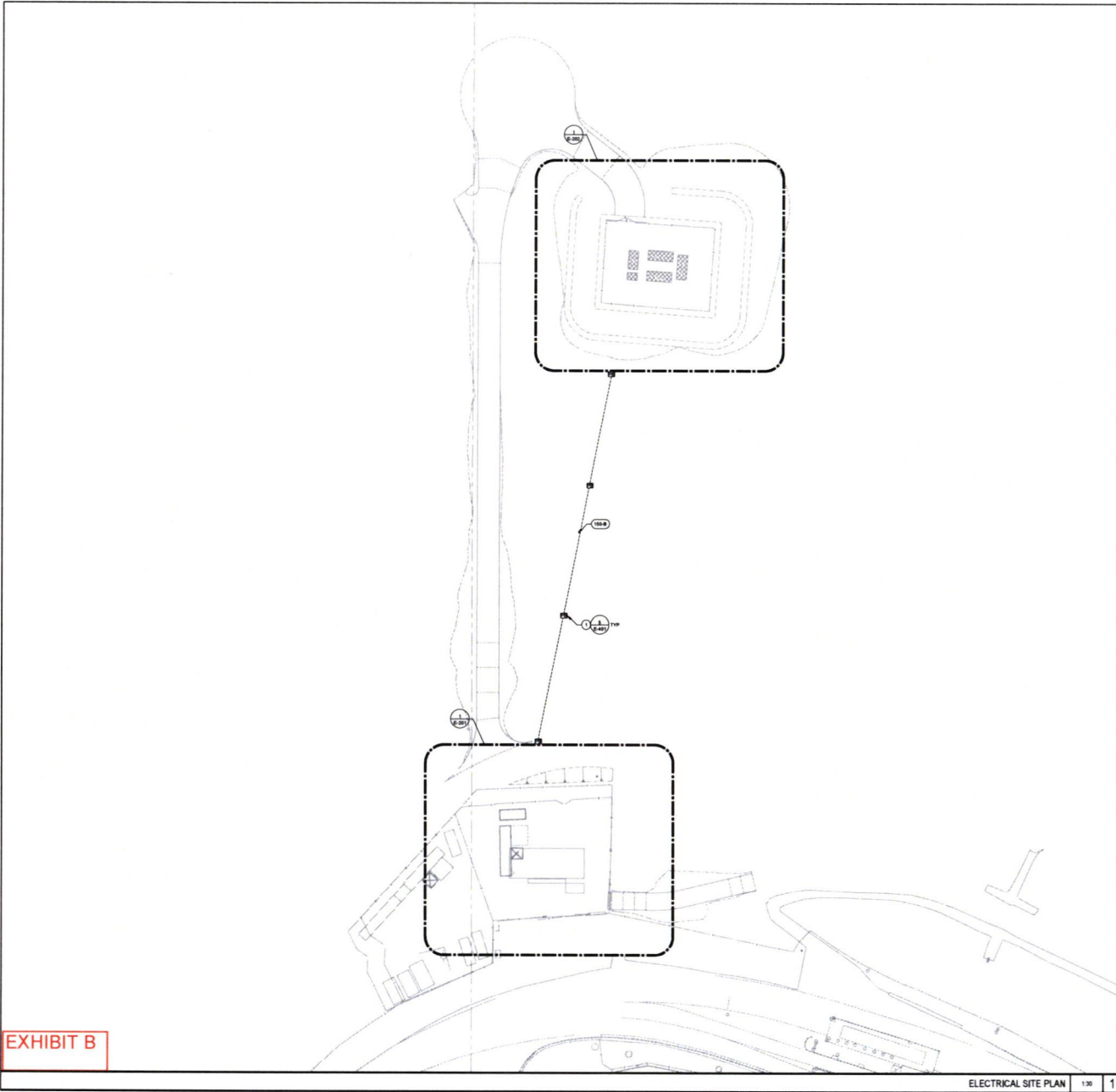


EXHIBIT B

SITE PLAN GENERAL NOTES

1. REFER TO SINGLE LINE DIAGRAM FOR CONDUIT AND WIRE SIZES FOR DISTRIBUTION PANELS/BUSSES AND TRANSFORMERS.
2. ELECTRICAL DISTRIBUTION EQUIPMENT SHOWN ARE BASED ON INDUSTRY STANDARD SIZES. CONTRACTOR SHALL VERIFY THAT THE FINAL EQUIPMENT SELECTION FITS IN THE ALLOCATED SPACE.
3. SITE LIGHTING SHALL BE 200, 100 AND 4 FT. U.L.D. EXTERIOR BUILDING MOUNTED LIGHTING SHALL BE 200, 100 AND 2 FT. U.L.D.
4. UNDERGROUND CONDUIT SHALL BE INSTALLED A MINIMUM OF 3" BELOW FINISHED GRADE, UNLESS REQUIRED OTHERWISE.
5. EXTERIOR MOUNTED ELECTRICAL DEVICES SHALL BE IN NEMA 3R ENCLOSURES.
6. EXTERIOR MOUNTED DEVICES SHALL BE WEATHERPROOF WHILE IN USE! U.L.D.
7. PALL BOXES SHALL BE NO. 3-1/2 U.L.D.

KEYNOTES

- 1. PROVIDE TRAFFIC MOUNTED PALL BOXES EVERY 100' TO NEW PANEL, IF IN UNUSUAL STORAGE AREA.

APPROVAL



PROJECT NAME

**SEB-HDT
RELOCATION**

8500 HILL ROAD, CAHERNALL CITY, CA

ENGINEER/ARCHITECT



IDS GROUP

1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA 92609
TEL: 949-387-8500, FAX: 949-387-0900

STAMP



REV	DESCRIPTION	DATE
1	ADDRESSED COUNTY COMMENTS	08/12/09
2	ADDRESSED COUNTY COMMENTS	09/18/09
3	BUILDING 1 IN CLSPP, WHEN REDRAWN	01/06/10

PROJECT IDENTIFICATION

THE DRAWING AND RELATED MATERIALS ARE THE PROPERTY OF IDS GROUP. UNLESS OTHERWISE NOTED, THE ORIGINAL SET OF THIS DRAWING IS BY IDS GROUP.

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF IDS GROUP AND SHALL NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE WRITTEN PERMISSION OF IDS GROUP.

IDS PROJECT NO.	250046.00
DRAWN BY	AL
CHECKED BY	SC
APPROVED BY	SC

SHEET TITLE

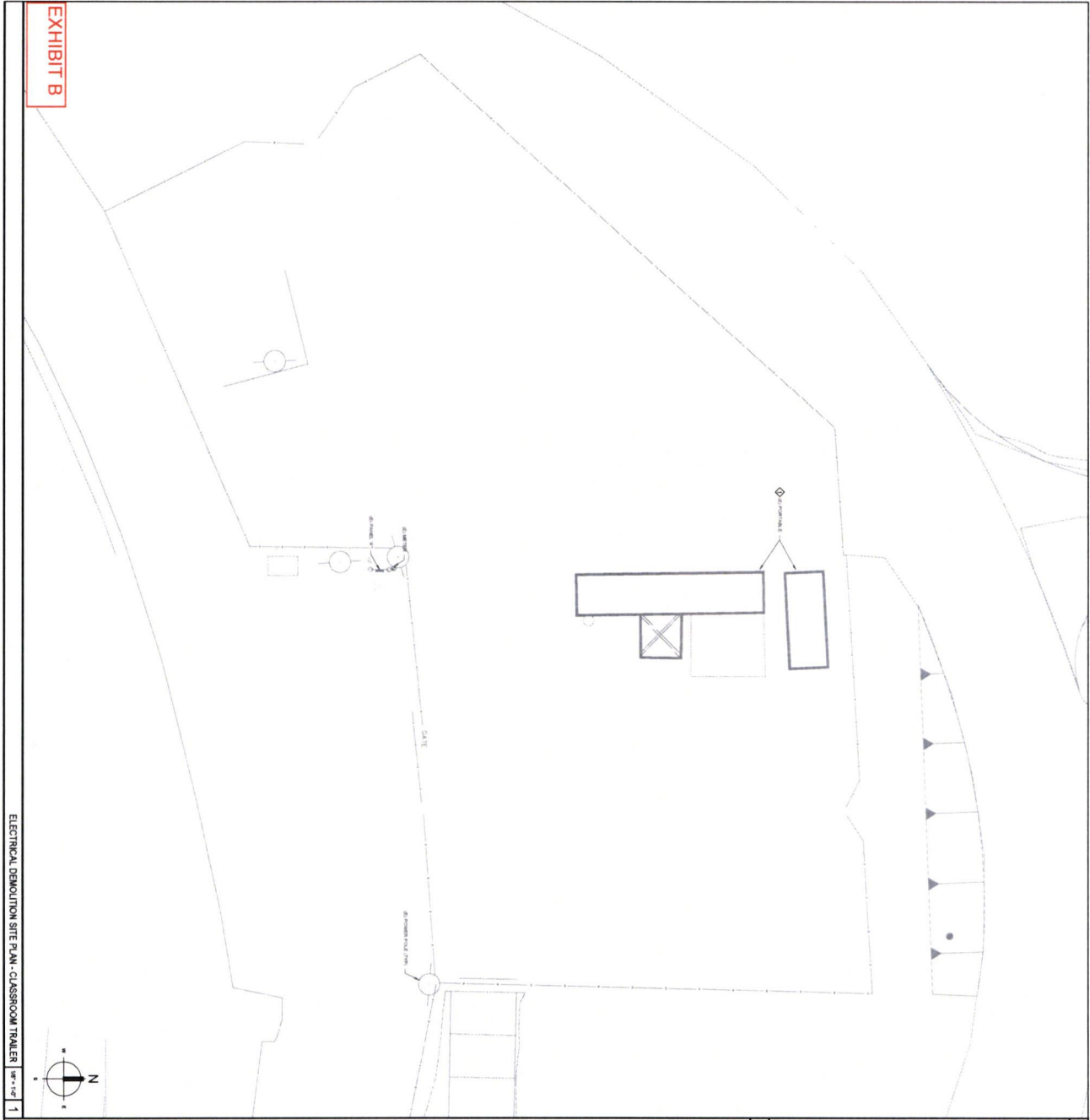
OVERALL ELECTRICAL SITE PLAN

SHEET NUMBER

E-100

PROGRESS PRINTS - NOT FOR CONSTRUCTION

EXHIBIT B



ELECTRICAL DEMOLITION SITE PLAN - CLASSROOM TRAILER 1/8" = 1' 1

SITE PLAN GENERAL NOTES

1. REFER TO SHEET E-100 FOR CONCEPT AND SITE PLAN.
2. ELECTRICAL DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL BOARD (CEB) REGULATIONS AND THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA) STANDARDS.
3. ALL ELECTRICAL DEMOLITION SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.
4. ALL ELECTRICAL DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL BOARD (CEB) REGULATIONS AND THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA) STANDARDS.
5. ALL ELECTRICAL DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL BOARD (CEB) REGULATIONS AND THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA) STANDARDS.
6. ALL ELECTRICAL DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL BOARD (CEB) REGULATIONS AND THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA) STANDARDS.
7. ALL ELECTRICAL DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL BOARD (CEB) REGULATIONS AND THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA) STANDARDS.
8. ALL ELECTRICAL DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL BOARD (CEB) REGULATIONS AND THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA) STANDARDS.
9. ALL ELECTRICAL DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL BOARD (CEB) REGULATIONS AND THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA) STANDARDS.
10. ALL ELECTRICAL DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL BOARD (CEB) REGULATIONS AND THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA) STANDARDS.
11. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL BOARD (CEB) REGULATIONS AND THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA) STANDARDS.

DEMOLITION KEYNOTES

DEMOLITION KEYNOTES SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL BOARD (CEB) REGULATIONS AND THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA) STANDARDS.

PROGRESS PRINTS - NOT FOR CONSTRUCTION

	<p>SEB-HDT RELOCATION</p> <p>IDS GROUP</p> <p>1 PETERS CANYON ROAD, SUITE 130 TEL: 408-381-0000, FAX: 949-450-0000</p>		<p>ELECTRICAL DEMOLITION SITE PLAN - CLASSROOM TRAILER</p> <p>E-101</p>
--	--	--	---



**SEB-HDT
RELOCATION**

EDWARDS ROAD, COLTON, CITY OF
IDS GROUP
 1 PETERS CANYON ROAD, SUITE 130
 TEL: 949-367-8800, FAX: 949-367-0800



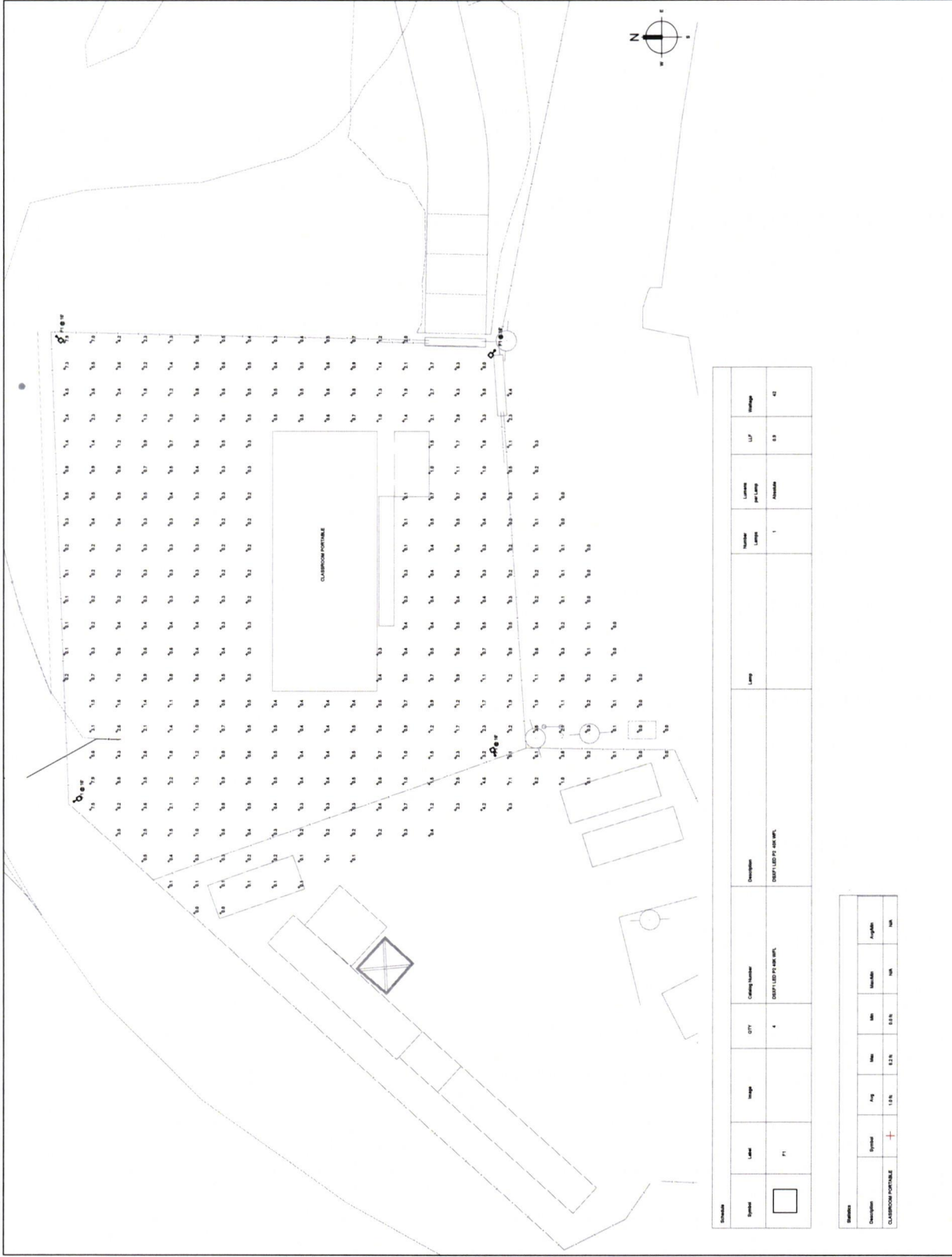
PROJECT NO. _____
 DATE _____

PROJECT IDENTIFICATION
 1. ADDRESS/COUNTY COMMENTS: 08/12/2015
 2. ADDRESS/COUNTY COMMENTS: 08/18/2015
 3. EUBS: 86120 (SEE APPROVED) 07/20/2015

PROJECT IDENTIFICATION
 1. PROJECT NO.: 2014046.00
 DRAWN BY: AL
 CHECKED BY: BC
 APPROVED BY: BC

PHOTOMETRIC PLAN -
 CLASSROOM TRAILER

SHEET NUMBER
E-301

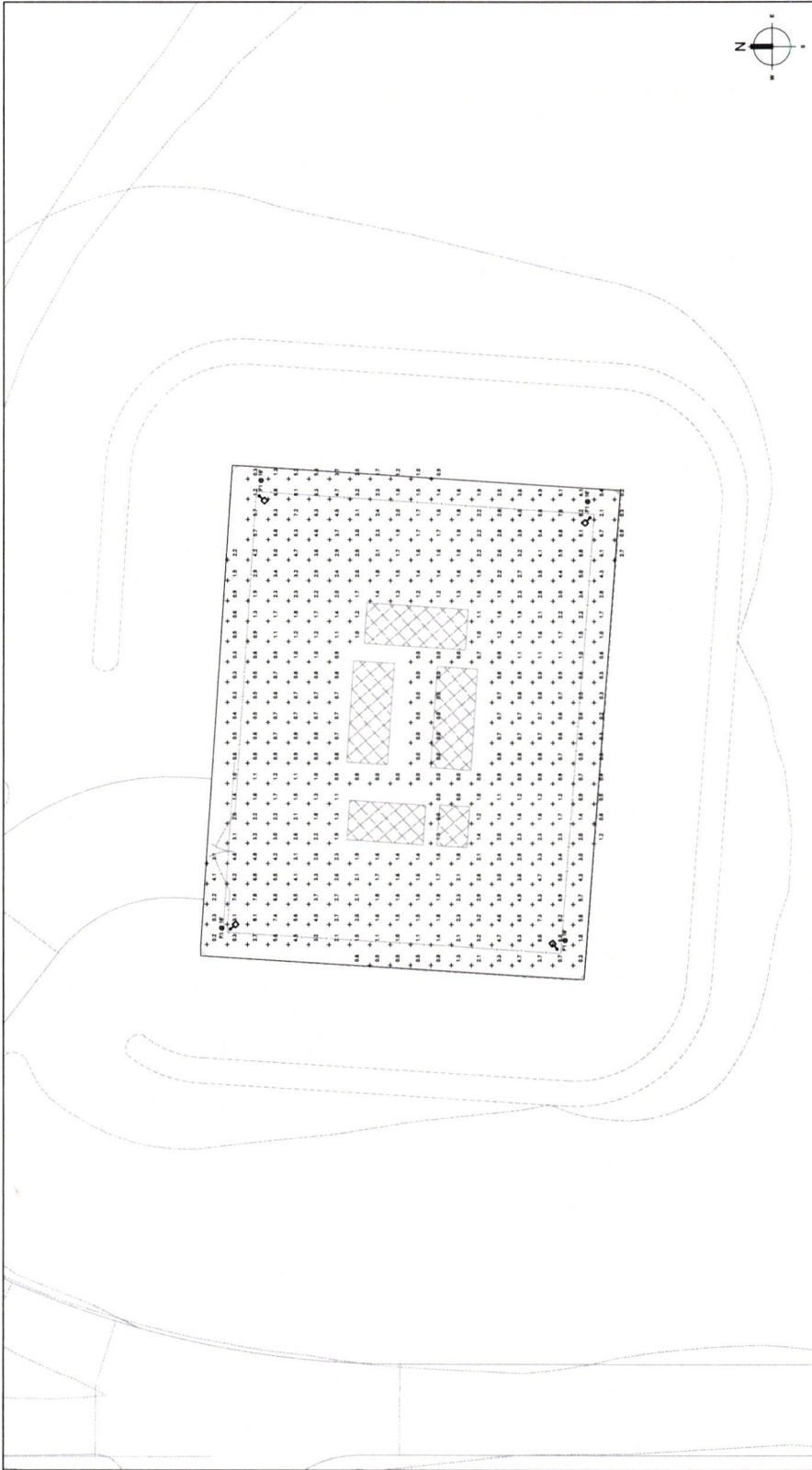


Symbol	Label	Shape	Qty	Scaling Factor	Description	Units	Number Lamps	Lumen per Lamp	LLF	Footage
	P1		4	0.0071 (LED FT. CUB. FT.)	0.0071 (LED FT. CUB. FT.)		1	14000	0.8	42

Symbol	Label	Shape	Qty	Scaling Factor	Description	Units	Number Lamps	Lumen per Lamp	LLF	Footage
	P1		4	0.0071 (LED FT. CUB. FT.)	0.0071 (LED FT. CUB. FT.)		1	14000	0.8	42

EXHIBIT B

PROGRESS PRINTS - NOT FOR CONSTRUCTION



Symbol	Label	Shape	Qty	Count Name	Description	Length	Number	Volume	Unit	Weight	Per Foot
	P1		4	CEMT 1 LB 11.48 WPL	CEMT 1 LB 11.48 WPL		1	4.00	cu ft	4.00	4.00

Description	Symbol	Qty	Unit	Weight	Volume	Height
Magazine Storage Area	+	2.00	sq ft	0.00	0.00	0.00

EXHIBIT B



**SEB-HDT
RELOCATION**

IDS GROUP
1 PETERS CANYON ROAD, SUITE 150
FOLSOM, CA 95630
TEL: 916-381-6500, FAX: 916-381-0900



REV	DESCRIPTION	DATE
1	CONTRACT COUNTY COMMENTS - REVISED	
2	CONTRACT COUNTY COMMENTS - REVISED	
3	REVISION TO FIELDWORK INSTRUMENTS 01/20/20	

PROJECT IDENTIFICATION
PROJECT NO. 20046 00
DRAWN BY: AL
CHECKED BY: BC
APPROVED BY: BC

PHOTOMETRIC PLAN -
MAGAZINE STORAGE
E-302

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:
COST	\$ 0	\$ 1	\$ 10
NET COUNTY COST	\$ -	\$ -	\$ -

Current Fiscal Year: 7/1/2025 through 6/30/2026

Name: Riverside Sheriff's Office
Premises: 70100 Edom Hill Road, Cathedral City, CA 92234

Term: 10 years
 Effective Date: 1/1/2026
 Termination Date: 12/31/2035

Fiscal Year Split:
 (Jul-Dec) 6
 (Jan-Jun) 6
 12 months

Size: 1,046,215 SQFT

Rent:

Current	New
\$ 0.00 SQFT	\$ 0.00000 SQFT
\$ 0.083 per month	\$ 0.083 per month
\$ 1 per year	\$ 1 per year

Rental Adjustment: 0.00%

Estimated Additional Costs:
 Utility Cost per SQFT \$ -
 Lease Management Fee 0.00% New agreement

Total County Cost % 0.00%

Exhibit A

FY 2025/26

Riverside Sheriff's Office

70100 Edom Hill Road, Cathedral City, CA 92234

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Premises: 1,046,215 SQFT

Lease Cost per Month (Jul-Dec)	\$	-	
Lease Cost per Month (Jan-Jun)	\$	0.08	
Total Lease Cost (Jul-Jun)			<u>\$ 0.50</u>
			<u>\$ 0.50</u>
TOTAL ESTIMATED COST FOR FY 2025/26			<u><u>\$ 0.50</u></u>

Exhibit B

FY 2026/27

Riverside Sheriff's Office

70100 Edom Hill Road, Cathedral City, CA 92234

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Premises: 1,046,215 SQFT

Lease Cost per Month (Jul-Dec)	\$	0.08	
Lease Cost per Month (Jan-Jun)	\$	0.08	
Total Lease Cost (Jul-Jun)		\$	1.00
		\$	<u>1.00</u>
TOTAL ESTIMATED COST FOR FY 2026/27		\$	1.00

Exhibit C

FY 2027/28 to 2035/36
Riverside Sheriff's Office
 70100 Edom Hill Road, Cathedral City, CA 92234

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Premises: 1,046,215 SQFT

	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34	FY 2034/35	FY 2035/36
Lease Cost per Month (Jul-Dec)	\$ 0.08	\$ 0.08	\$ 0.08	\$ 0.08	\$ 0.08	\$ 0.08	\$ 0.08	\$ 0.08	\$ 0.08
Lease Cost per Month (Jan-Jun)	\$ 0.08	\$ 0.08	\$ 0.08	\$ 0.08	\$ 0.08	\$ 0.08	\$ 0.08	\$ 0.08	\$ -
Total Lease Cost (Jul-Jun)	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 0.50
Total Estimated Lease Cost for FY 2027/28 to 2035/36	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 0.50
TOTAL ESTIMATED COST FOR FY 2027/28 to 2035/36	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 0.50

F11 Total Cost \$ 10.00



United States Department of the Interior



BUREAU OF LAND MANAGEMENT
California State Office
2800 Cottage Way, Suite W1623
Sacramento, CA 95825
www.blm.gov/california

In Reply Refer to:
CARI 04011-02
2740(CA-932)(P)

Riverside County Sheriff's Office
Attn: Remon Tadrous, Director, Project Management Office
3403 Tenth Street, 5th Floor
Riverside, CA 92501

Dear Sir or Madam:

On September 3, 2002, the County of Riverside was issued land patent 04-2002-0017 for approximately 420 acres for use as a sanitary landfill, pursuant to the Act of June 14, 1926.

On September 12, 2024, the Bureau of Land Management (BLM) received a request from the Riverside County Sheriff's Office to amend the language of the patent issued to the County of Riverside to include the Riverside Sheriff's Office. The Riverside Sheriff's Office intends to utilize portions of the land at three separate locations for a classroom training area, a magazine storage area, and a breach training area, while portions of the land will be continued to be used by the County as a landfill.

Upon review of the patent, it has been determined that the BLM retains no jurisdiction over the lands described therein. As the patent does not contain any reversionary interest provisions, it is concluded that the BLM has no continuing authority over the property, and the County is free to manage and utilize the land at its discretion.

Sincerely,

**MELISSA
BLEIER**

Digitally signed by
MELISSA BLEIER
Date: 2025.06.05
11:10:22 -07'00'

Supervisory Realty Specialist

cc: BLM Palm Springs-South Coast Field Office

INTERIOR REGIONS 8 & 10 • LOWER COLORADO BASIN & CALIFORNIA-GREAT BASIN

ARIZONA, CALIFORNIA, NEVADA, OREGON*

* PARTIAL

Document Root (Read-Only)

Selected Document

2026030233 - NOE - Specialized Enforcement Bureau (SEB) HDT Relocation (Edom Hill)

Riverside County

Created - 3/5/2026 | Submitted - 3/5/2026 | Posted - 3/5/2026 | Received - 3/5/2026 | Published - 3/5/2026

Whitney N Mayo

Document Details

Public Agency

Riverside County

Document Type

Notice of Exemption

Document Status

Published

Title

Specialized Enforcement Bureau (SEB) HDT Relocation (Edom Hill)

Document Description

The project develops (3) three areas for the Riverside County Sheriff's Department to train the Specialized Enforcement Bureau. HDT operation from Jurupa Valley to Cathedral City (Edom Hill). The three areas will consist of the following:

- Office Training Area: Temp/Mobile Office Trailer, mobile restroom trailer, fencing, lighting, cameras, and utilities for the trailers (Power & Data).
- Storage Container Area: Area to house (5) storage cameras.
- Training Area: Minimal Grading and fencing

Attachments (Upload Project Documents)

3.17 - NOE - Specialized Enforcement Bureau (SEB) - HDT Relocation (Edom Hill).pdf

Contacts

Riverside County Sheriff's Office PMO - *Matthew Flores*

3403 10th Street
Riverside, CA 92501
Phone : (951) 955-2400
matthewflores@riversidesheriff.org

Regions

Southern California

Counties

Riverside

Cities

Cathedral City

Location Details

Cross Streets

70-100 Edom Hill Road, Cathedral City, CA 92234

Zip Code - 92234

Notice of Exemption**Exempt Status**

Other

Type, Section Number or Code Number

15061(b)(3)

Reasons why project is exempt

The proposed project is categorically exempt from the provisions of CEQA specifically, by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern, nor would the project include unusual circumstances that could have the possibility of having a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments or have a cumulative effect on the environment. No significant environmental impacts are anticipated to occur with the HDT Relocation Project.

Section 15061(b)(3) - "Common Sense" Exemption: In accordance with CEQA, the use of the Common Sense Exemption is based on the "general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment." State CEQA Guidelines, Section 15061(b)(3). the use of this exemption is appropriate if "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." Ibid. This determination is an issue of fact, and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies, and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The proposed HDT Relocation will not result in any direct or indirect physical environmental impacts. The use of the facility for public services would remain unchanged. Therefore, in no way would the project, as proposed, have the potential to cause a significant environmental impact, and the project is exempt from further CEQA analysis.

Based upon the identified exemptions above, the Office hereby concludes that no physical environmental impacts are anticipated to occur, and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

County Clerk(s)

Riverside

SCH Number 2026030233

From Thomas Hubbard <THOMAS.HUBBARD@lci.ca.gov>

Date Thu 3/5/2026 3:26 PM

To Mayo, Whitney <WMayo@Rivco.org>

Hello,

Thank you for submitting your notice through CEQA Submit. Your document has been successfully published.

To view your submission, use the following link.

<https://ceqasubmit.lci.ca.gov/Document/Index/330893/1>

Please contact the SCH with any questions at state.clearinghouse@lci.ca.gov.

Thank you,



Thomas Hubbard | *he/him/his*

Jr. CEQA Analyst
Governor's Office of Land Use & Climate
Innovation

thomas.hubbard@lci.ca.gov

Connect with us on:

[LinkedIn](#) | [Facebook](#) | [Instagram](#) | [X](#) |
lci.ca.gov

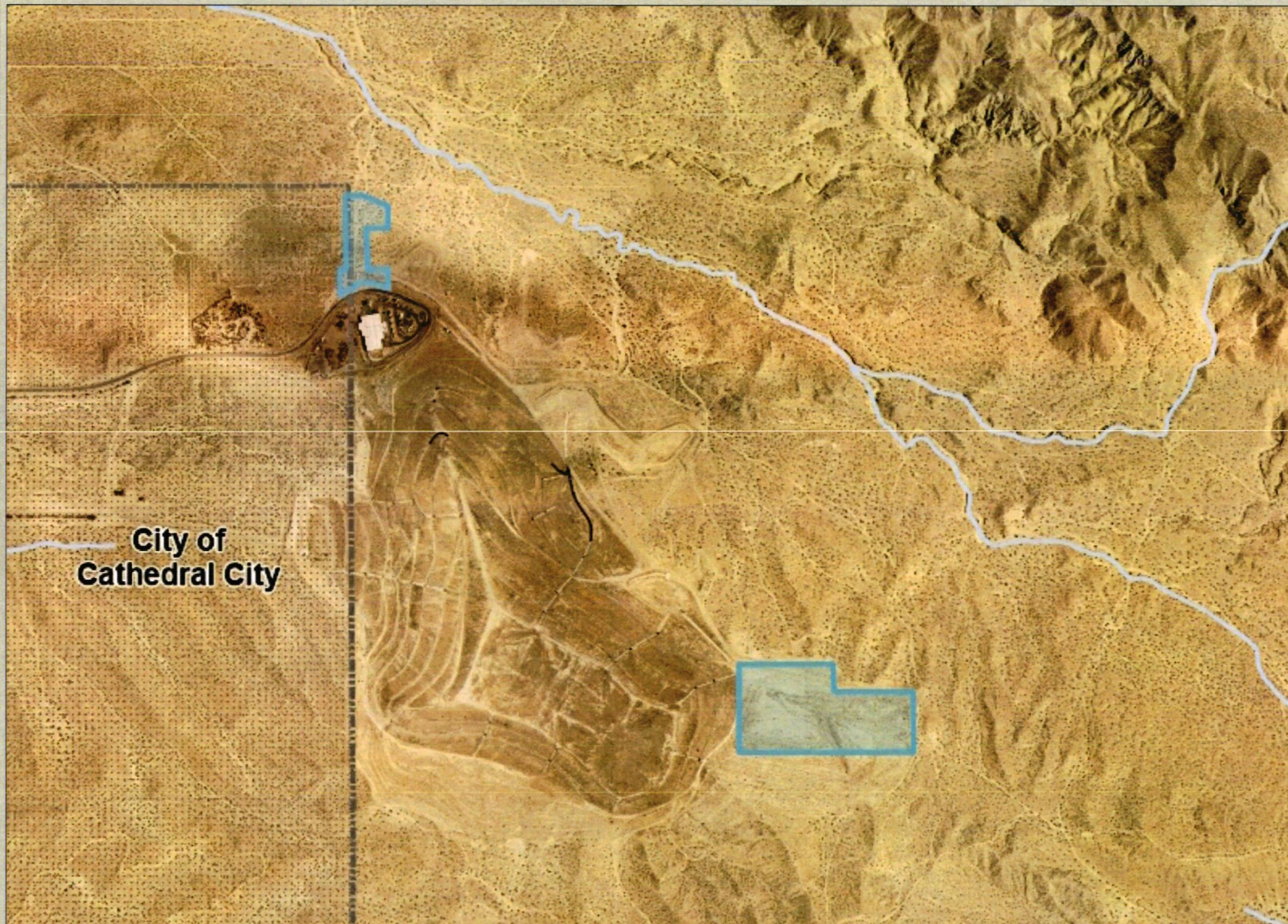
****Note:** No reply, response, or information provided constitutes legal advice.

LCI - Public

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Edom Hill Landfill

70100 Edom Hill Road, Cathedral City, CA 92234



Legend

- County Boundary
- City Boundaries
- Parcels, County
- County Centerline Names
- Blueline Streams
- City Areas

City of
Cathedral City



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



REPORT PRINTED ON... 12/21/2025 10:49:23 PM

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Notes

Premise areas in blue
24.017 Acres
District 4
APNs: 659-200-002, 659-180-024