

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



ITEM: 3.9
(ID # 30289)

MEETING DATE:
Tuesday, April 28, 2026

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT- REAL ESTATE (FM-RE) AND RIVERSIDE COUNTY DEPARTMENT OF WASTE RESOURCES: Adoption of Resolution No. 2026-047, Authorization to Convey Fee Simple Interest in Real Property in the Unincorporated Area of Riverside, County of Riverside, California, Assessor's Parcel Number 697-280-015 by Grant Deed to the Coachella/Indio Waste Transfer Authority; CEQA Exempt per State CEQA Guidelines Section 15301 and 15061(b)(3), District 4. [\$29,150 - 100% Sale Proceeds] (Clerk to Give Notice) (Requires 4/5 Vote)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that this conveyance 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;
2. Adopt Resolution No. 2026-047, Authorization to Convey Fee Simple Interest in Real Property in the Unincorporated Area of Riverside, County of Riverside, California, Assessor's Parcel Number 697-280-015 by Grant Deed to the Coachella/Indio Waste Transfer Authority, a Joint Powers Authority (Buyer);

Continued on Page 2


ACTION:4/5 Vote Required, Policy

Andrew Cortez 4/13/2026 *Vincent Yzaguirre* 4/16/2026
Andrew Cortez Vincent Yzaguirre

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Perez 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: April 28, 2026
xc: FM-RE, 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:

3. Approve the Purchase and Sale Agreement between the County of Riverside (County) and the Buyer and authorize the Chair of the Board to execute the Agreement on behalf of the County;
4. Authorize the Chair of the Board of Supervisors to execute the Grant Deed to complete the conveyance of real property and this transaction;
5. Authorize the Director of Facilities Management, or designee, to execute any other documents and administer all actions necessary to complete the conveyance of real property and this transaction;
6. Authorize reimbursement to Facilities Management Real Estate Division in an amount not to exceed \$29,150 and
7. Direct the Clerk of the Board to file the Notice of Exemption to the County Clerk and the State Clearinghouse for posting within five (5) working days of approval of this project.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$29,150	\$0	\$29,150	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: 100% Sale Proceeds			Budget Adjustment:	No
			For Fiscal Year:	25/26

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On March 3, 2026, the Riverside County Board of Supervisors (Board) adopted Resolution Number 2026-025, which declared Assessor's Parcel Number 697-280-015 (Property) to be exempt surplus property and provided a Notice of Intention to convey the fee simple interest in said real property in the Unincorporated Area of Riverside, County of Riverside, to the Buyer. The Department of Housing and Community Development has reviewed Resolution Number 2026-025 and found the subject property to be exempt surplus land, as required by Section 400e of the Surplus Land Act Guidelines.

Through this action, the County of Riverside (County) intends to convey by grant deed, its fee simple interest in the Property. The subject Property totals 16.31 acres of vacant land. The Property was recently appraised by an independent appraiser at a value of five hundred twenty thousand dollars (\$520,000).

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

The Buyer has agreed to pay this amount to the County to purchase the Property and has exercised its unilateral purchase option from the underlying lease agreement that they have with the County.

This conveyance, as detailed in the attached Notice of Exemption, 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.

Resolution No. 2026-047, the Purchase and Sale Agreement and Joint Escrow Instructions, and the Grant Deed have been approved as to form by County Counsel.

Impact on Citizens and Businesses

The sale of this Property will assist the Buyer and County by allowing the Buyer to continue its operation, which helps with the disposal of solid waste at the subject Property.

Additional Fiscal Information

No Net County Cost will be incurred, and no budget adjustment is necessary; however, the Facilities Management Real Estate Division (FM-RE) will incur costs associated with this transaction. Real Estate Division's transactional costs of approximately \$29,150 will be reimbursed from the sale proceeds.

Sales Price	\$520,000
Estimated Escrow and Title Charges	\$2,200
Appraisal Costs	\$4,950
Advertising Costs	\$2,000
County Staff Time includes FM-RE, FM Environmental, and County Counsel	\$20,000
Total Estimated Costs:	\$29,150
Total Estimated Net Proceeds	\$ 490,850

ATTACHMENTS:

- Resolution 2026-047
- Purchase and Sale Agreement and Joint Escrow Instructions
- Grant Deed
- Notice of Exemption
- Aerial Map
- HCD Approved Exempt Surplus Land Letter


Crystal Carrillo, Senior Management Analyst 4/21/2026


Evangelina Gregorio EG, Principal Mgmt Analyst 4/22/2026


Ryan Yabko 4/16/2026


Aaron Gettis, Chief Deputy County Counsel 4/16/2026

1 BOARD OF SUPERVISORS

COUNTY OF RIVERSIDE

2
3 RESOLUTION NO. 2026-047

4 Authorization to Convey Fee Simple Interest in Real Property in the
5 Unincorporated Area of Riverside, County
6 of Riverside, California, Assessor's Parcel Number 697-280-015 by
7 Grant Deed to the Coachella/Indio Waste Transfer Authority, a Joint
8 Powers Authority

9
10 **WHEREAS**, the County of Riverside, Department of Waste Resources ("County"), is the
11 owner of certain unimproved real property in the unincorporated area of Riverside, County of
12 Riverside, State of California, identified as Assessor's Parcel Number ("APN") 697-280-015
13 ("Property") consisting of 16.31 acres; and

14 **WHEREAS**, the County desires to transfer a portion of the Property to the
15 Coachella/Indio Waste Transfer Authority, a Joint Powers Authority ("Buyer"); and

16 **WHEREAS**, on March 3, 2026, the County adopted Resolution No. 2026-025, which
17 declared the Property to be exempt surplus land pursuant to California Government Code
18 Section 54221(f)(1)(D); and

19 **WHEREAS**, the County desires to transfer the Property to the Buyer for the
20 consideration of five hundred twenty thousand dollars and 00/100 (\$520,000); and

21 **WHEREAS**, the buyer and County concur that it would be in both parties' best interest
22 to transfer ownership of the Property to the Buyer; and

23 **WHEREAS**, the County has reviewed and determined the purchase of the Property is
24 categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to State
25 CEQA Guidelines Section 15301, Class 1 – Existing Facilities Exemption; Section 15312,
26 Surplus Government Property Sales; and Section 15061 (b)(3), General Rule or "Common
27 Sense" Exemption; now, therefore,

FORM APPROVED COUNTY COUNSEL
BY 
RYAN YABKO 4/16/26

28
APR 28 2026

3 . 9

1 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by at least a four-fifths
2 vote of the Board of Supervisors of the County of Riverside (“Board”), in regular session
3 assembled on April 28th, 2026, at 9:30 A.M. or soon thereafter, in the meeting room of the
4 Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon
5 Street, Riverside, California, based upon a review of the evidence and information presented
6 on the matter, as it relates to this acquisition, the Board:

- 7 1. Has determined that the proposed project is categorically exempt from CEQA
8 pursuant to State CEQA Guidelines Section 15301, Class 1, Existing Facilities
9 Exemption; Section 15312, Surplus Government Property Sales; and Section
10 15061(b)(3), General Rule or “Common Sense” Exemption; and
11 2. Authorizes the conveyance to the Buyer the following described real property:
12 Certain real property located in the unincorporated area of Riverside, County of
13 Riverside, State of California, identified as Assessor’s Parcel Number 697-280-015
14 (portion) by Grant Deed, as more particularly describe in Exhibit “A”, attached
15 hereto and thereby made a part hereof.

16 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED**, that the Board hereby
17 approves the Agreement of Purchase and Sale and Joint Escrow Instructions between the
18 County and Buyer (“Agreement”) and authorizes the Chair of the Board of Supervisors of the
19 County of Riverside to execute the Agreement on behalf of the County.

20 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Chair of the
21 Board of Supervisors of the County of Riverside is authorized to execute the Grant Deed.

22 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Director of
23 Facilities Management or designee, is authorized to execute any other documents and
24 administer all actions necessary to complete the conveyance of real property.

25 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED**, that the Clerk of the
26 Board to submit the Notice of Exemption to the County Clerk for posting within five days of
27 approval of this project.

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1 **BE IT FURHTER RESOLVED, DETERMINED AND ORDERED**, that the Clerk of the
2 Board of Supervisors has given notice hereof pursuant to California Government Code Section
3 6061.

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JC:il/04082026/078WA/40.372

2
3 RESOLUTION NO. 2026-047

4 AUTHORIZATION TO CONVEY FEE SIMPLE INTEREST IN REAL PROPERTY IN THE
5 UNINCORPORATED AREA OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA,
6 ASSESSOR'S PARCEL NUMBER 697-280-015 BY GRANT DEED TO THE COACHELLA /
7 INDIO WASTE TRANSFER AUTHORITY, A JOINT POWERS AUTHORITY

8 ROLL CALL:

9 Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez

10 Nays: None

11 Absent: None

12 Abstain: None

13
14 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of
15 Supervisors on the date therein set forth.

16 KIMBERLY A. RECTOR, Clerk of said Board

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18
19 By:  _____

20 Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

All that certain real property situated in the County of Riverside, State of California, described as
Follows:

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EXHIBIT A

BURRTEC WASTE INDUSTRIES COACHELLA VALLEY TRANSFER STATION LEASE PROPERTY

BEING A PORTION OF THE NORTH HALF OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, LYING WITHIN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 22;

THENCE SOUTH 89° 52' 47" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 22, A DISTANCE OF 1901.66 FEET;

THENCE SOUTH 00° 01' 32" EAST, A DISTANCE OF 223.13 FEET;

THENCE SOUTH 31° 04' 13" EAST, A DISTANCE OF 277.88 FEET;

THENCE SOUTH 00° 45' 28" WEST, A DISTANCE OF 180.07 FEET;

THENCE SOUTH 86° 17' 49" WEST, A DISTANCE OF 393.25 FEET;

THENCE NORTH 00° 00' 10" WEST, A DISTANCE OF 111.66 FEET;

THENCE NORTH 34° 55' 57" WEST, A DISTANCE OF 33.13 FEET;

THENCE NORTH 47° 36' 11" WEST, A DISTANCE OF 39.08 FEET;

THENCE NORTH 59° 24' 28" WEST, A DISTANCE OF 43.11 FEET;

THENCE NORTH 58° 48' 42" WEST, A DISTANCE OF 57.76 FEET;

THENCE NORTH 58° 01' 09" WEST, A DISTANCE OF 47.15 FEET;

THENCE NORTH 51° 53' 04" WEST, A DISTANCE OF 35.51 FEET;

THENCE NORTH 57° 47' 53" WEST, A DISTANCE OF 37.38 FEET;

THENCE NORTH 68° 07' 57" WEST, A DISTANCE OF 180.04 FEET;

THENCE NORTH 69° 20' 30" WEST, A DISTANCE OF 59.58 FEET;

THENCE NORTH 77° 22' 27" WEST, A DISTANCE OF 59.61 FEET;

THENCE SOUTH 86° 43' 32" WEST, A DISTANCE OF 42.72 FEET;

THENCE SOUTH 51° 38' 02" WEST, A DISTANCE OF 37.15 FEET;

THENCE SOUTH 38° 18' 26" WEST, A DISTANCE OF 36.04 FEET;

THENCE SOUTH 60° 18' 52" WEST, A DISTANCE OF 6.00 FEET;

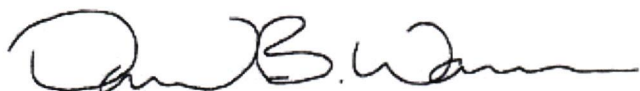
THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 4.84 FEET;
THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 4.89 FEET;
THENCE NORTH 89° 51' 40" WEST, A DISTANCE OF 391.84 FEET;
THENCE NORTH 81° 45' 58" WEST, A DISTANCE OF 187.27 FEET;
THENCE NORTH 65° 39' 24" WEST, A DISTANCE OF 151.36 FEET;
THENCE NORTH 50° 09' 01" WEST, A DISTANCE OF 215.36 FEET;
THENCE NORTH 64° 11' 37" WEST, A DISTANCE OF 167.53 FEET, TO THE WEST LINE OF SAID SECTION 22
THENCE NORTH 00° 02' 18" WEST, ALONG SAID WEST LINE, A DISTANCE OF 36.42 FEET, TO THE **POINT OF BEGINNING.**

EXCEPTING THEREFROM A 60.00 FOOT WIDE PUBLIC HIGHWAY EASEMENT PER BOOK 2454, PAGE 65, DATED 4/17/59 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AS SHOWN ON RECORD OF SURVEY BOOK 98, PAGE 9.

REFER TO EXHIBIT B, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS APPROXIMATELY 16.31 ACRES.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION



DAVID B. WARREN, LS 8244

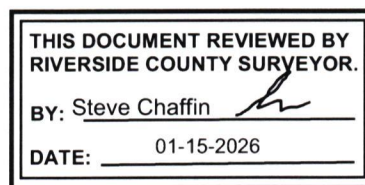
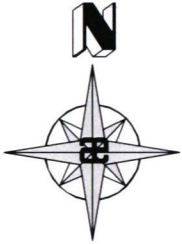


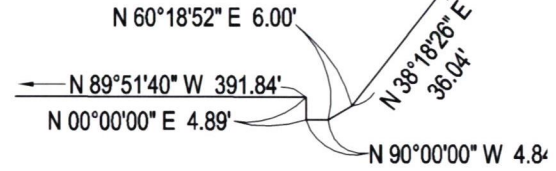
EXHIBIT B

BURRTEC WASTE INDUSTRIES COACHELLA VALLEY TRANSFER STATION LEASE PROPERTY



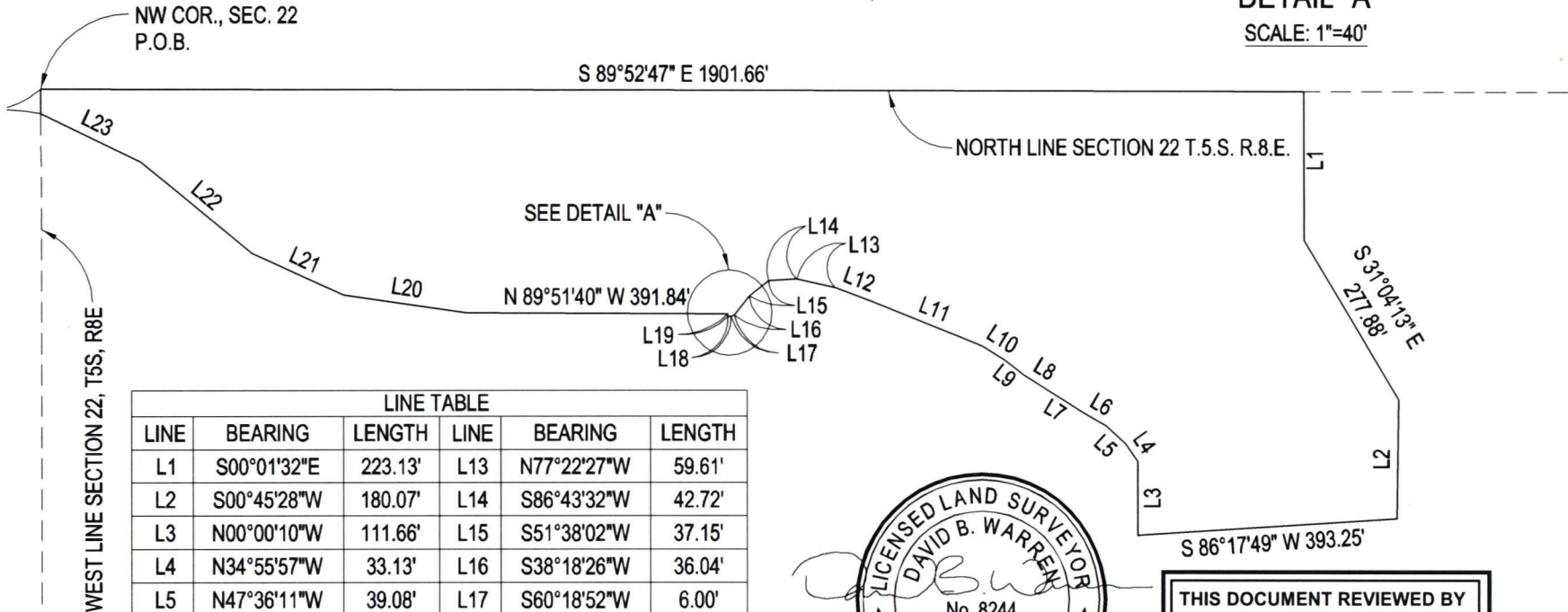
SCALE: 1"=250'

NW COR., SEC. 22
P.O.B.



DETAIL "A"

SCALE: 1"=40'



LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S00°01'32"E	223.13'	L13	N77°22'27"W	59.61'
L2	S00°45'28"W	180.07'	L14	S86°43'32"W	42.72'
L3	N00°00'10"W	111.66'	L15	S51°38'02"W	37.15'
L4	N34°55'57"W	33.13'	L16	S38°18'26"W	36.04'
L5	N47°36'11"W	39.08'	L17	S60°18'52"W	6.00'
L6	N59°24'28"W	43.11'	L18	S90°00'00"W	4.84'
L7	N58°48'42"W	57.76'	L19	N00°00'00"E	4.89'
L8	N58°01'09"W	47.15'	L20	N81°45'58"W	187.27'
L9	N51°53'04"W	35.51'	L21	N65°39'24"W	151.36'
L10	N57°47'53"W	37.38'	L22	N50°09'01"W	215.36'
L11	N68°07'57"W	180.04'	L23	N64°11'37"W	167.53'
L12	N69°20'30"W	59.58'	L24	N00°02'18"W	36.42'



THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: Steve Chaffin
DATE: 01-15-2026



Prepared By:

ALLARD ENGINEERING

Civil Engineering - Land Surveying - Land Planning
16866 Seville Avenue
Fontana, California 92335
Phone (909) 356-1815 Fax (909) 365-1795



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

Receipt: 26-126473

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202600360
	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	\$8,137.75	
Comment	SST3735S1256	



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: 26-126473
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY COUNTY OF RIVERSIDE FACILITIES MGMT	LEAD AGENCY EMAIL MSULLIVAN@RIVCO.ORG	DATE 04/29/2026
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202600360

PROJECT TITLE
 COUNTY OF RIVERSIDE CONVEYANCE OF FEE SIMPLE INTEREST IN REAL PROPERTY BY GRANT DEED TO COACHELLA/INDIO WASTE TRANSFER AUTHORITY, UNINCORPORATED

PROJECT APPLICANT NAME COUNTY OF RIVERSIDE FACILITIES MGMT	PROJECT APPLICANT EMAIL MSULLIVAN@RIVCO.ORG	PHONE NUMBER (951) 955-8009
PROJECT APPLICANT ADDRESS 3450 14TH 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 <i>I Tejada</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Isabel Tejada
---------------------------------------	---

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

**Project Name: County of Riverside Property Conveyance to Coachella/Indio Waste
Transfer Authority, Unincorporated Riverside County**

Accounting String: 524830-47220-7200400000 - FM0414500078

DATE: April 6, 2026

AGENCY: Riverside County Facilities Management

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND
HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: **Mike Sullivan, Facilities Management**

Signature: 

PRESENTED BY: **Justin Celis, Real Property Agent, Facilities Management**

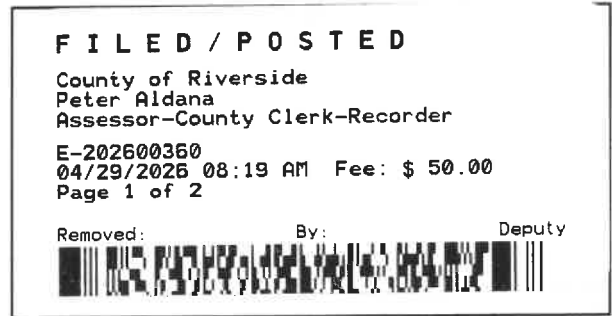
-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: - Isabel Tejada

DATE: - APR 29 2026

RECEIPT # (S) - 26-126473

County of Riverside
3450 14th Street, Riverside, CA



NOTICE OF EXEMPTION

April 6, 2026

Project Name: County of Riverside Conveyance of Fee Simple Interest in Real Property by Grant Deed to Coachella/Indio Waste Transfer Authority, Unincorporated Riverside County

Project Number: FM0414500078

Project Location: East end of Landfill Road, east of Dillon Road and north of Vista Del Norte, unincorporated Riverside County adjacent to the north of City of Coachella, California, 92236, Assessor's Parcel Number (APN) 697-280-015

Description of Project: On March 3, 2026, the Riverside County Board of Supervisors (Board) adopted Resolution Number 2026-025, which declared Assessor's Parcel Number 697-280-015 (Property) to be exempt surplus property and provided a notice of intention to convey the fee simple interest in said real property in the Unincorporated Area of Riverside, County of Riverside, to the Buyer. The Department of Housing and Community Development has reviewed Resolution Number 2026-025 and found the subject property to be exempt surplus land, as required by Section 400e of the Surplus Land Act Guidelines.

Through this action, the County intends to convey by grant deed, its fee simple interest in the Property. The subject Property totals 16.31 acres of vacant land. The Property was recently appraised by an independent appraiser at a value of five hundred twenty thousand dollars (\$520,000).

The Buyer has agreed to pay this amount to the County to purchase the Property and intends to exercise its unilateral purchase option from the underlying lease agreement that they have with the County. The conveyance of property to the Buyer is identified as the proposed project under the California Environmental Quality Act (CEQA). The project is limited to the sale of property and does not allow for any construction activity, change in use, or any other condition that may lead to a direct or indirect physical environmental impact at this time. Any future activity or project at the location would require additional CEQA review for any changes to the property.

Name of Public Agency Approving Project: Riverside County


Name of Person or Agency Carrying Out Project: Riverside County Facilities Management

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

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 involve unusual circumstances that could potentially have 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 to the environment. No significant environmental impacts are anticipated to occur with the sale of the Property.

- **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 sale of the Property is an administrative function and would not result in any direct physical environmental impacts. The primary indirect impact of the sale would result in a different occupant owning the Property. It is not anticipated that any change in use or substantial increase in capacity would occur from the sale. Should any future physical changes in use be contemplated by the new owner, additional CEQA review would be required and the potential environmental effects would be analyzed as part of future discretionary action. 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.

Therefore, the County of Riverside Facilities Management 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:  **Date:** 4-6-2026
Mike Sullivan
County of Riverside, Facilities Management

Recorded at request of and return to:

FREE RECORDING
This instrument is for the benefit of
the Riverside County of Riverside, a political subdivision
of the State of California
entitled to be recorded without fee.
(Govt. Code 6103)

COPY

(Space above this line reserved for Recorder's use)

PROJECT: Coachella Valley Transfer Station
APN: 697-280-015 (portion)

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

County of Riverside, a political subdivision of the State of California,
GRANTS to the **Coachella/Indio Waste Transfer Station Authority, a Joint Powers Authority**,
the real property in the County of Riverside,
State of California, described as:

See Exhibit "A" attached hereto
And made part hereof

Dated: APR 28 2026

GRANTOR:

APR 28 2026 3.9

FORM APPROVED COUNTY COUNSEL

BY: Steph M 4/16/26
STEPHANIE K. NELSON DATE

By: Karen S. Spiegel

Name: KAREN SPIEGEL

Its: CHAIR, BOARD OF SUPERVISORS

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 _____)

On _____ before me, _____,
Notary Public, personally appeared _____,
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.

I certify under 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.

Signature _____

(Seal)

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.

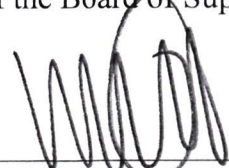
STATE OF CALIFORNIA }
 } §
COUNTY OF RIVERSIDE }

On April 28, 2026, before me, Whitney Mayo, a COB Assistant, personally appeared Karen S. Spiegel, Chair of the Board of Supervisors of Riverside County, 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: 04/28/2026

Signature: _____

Print Name: Whitney Mayo, Clerk of the Board Assistant

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT A

BURRTEC WASTE INDUSTRIES COACHELLA VALLEY TRANSFER STATION LEASE PROPERTY

BEING A PORTION OF THE NORTH HALF OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, LYING WITHIN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 22;

THENCE SOUTH 89° 52' 47" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 22, A DISTANCE OF 1901.66 FEET;

THENCE SOUTH 00° 01' 32" EAST, A DISTANCE OF 223.13 FEET;

THENCE SOUTH 31° 04' 13" EAST, A DISTANCE OF 277.88 FEET;

THENCE SOUTH 00° 45' 28" WEST, A DISTANCE OF 180.07 FEET;

THENCE SOUTH 86° 17' 49" WEST, A DISTANCE OF 393.25 FEET;

THENCE NORTH 00° 00' 10" WEST, A DISTANCE OF 111.66 FEET;

THENCE NORTH 34° 55' 57" WEST, A DISTANCE OF 33.13 FEET;

THENCE NORTH 47° 36' 11" WEST, A DISTANCE OF 39.08 FEET;

THENCE NORTH 59° 24' 28" WEST, A DISTANCE OF 43.11 FEET;

THENCE NORTH 58° 48' 42" WEST, A DISTANCE OF 57.76 FEET;

THENCE NORTH 58° 01' 09" WEST, A DISTANCE OF 47.15 FEET;

THENCE NORTH 51° 53' 04" WEST, A DISTANCE OF 35.51 FEET;

THENCE NORTH 57° 47' 53" WEST, A DISTANCE OF 37.38 FEET;

THENCE NORTH 68° 07' 57" WEST, A DISTANCE OF 180.04 FEET;

THENCE NORTH 69° 20' 30" WEST, A DISTANCE OF 59.58 FEET;

THENCE NORTH 77° 22' 27" WEST, A DISTANCE OF 59.61 FEET;

THENCE SOUTH 86° 43' 32" WEST, A DISTANCE OF 42.72 FEET;

THENCE SOUTH 51° 38' 02" WEST, A DISTANCE OF 37.15 FEET;

THENCE SOUTH 38° 18' 26" WEST, A DISTANCE OF 36.04 FEET;

THENCE SOUTH 60° 18' 52" WEST, A DISTANCE OF 6.00 FEET;

THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 4.84 FEET;
THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 4.89 FEET;
THENCE NORTH 89° 51' 40" WEST, A DISTANCE OF 391.84 FEET;
THENCE NORTH 81° 45' 58" WEST, A DISTANCE OF 187.27 FEET;
THENCE NORTH 65° 39' 24" WEST, A DISTANCE OF 151.36 FEET;
THENCE NORTH 50° 09' 01" WEST, A DISTANCE OF 215.36 FEET;
THENCE NORTH 64° 11' 37" WEST, A DISTANCE OF 167.53 FEET, TO THE WEST LINE OF SAID SECTION 22
THENCE NORTH 00° 02' 18" WEST, ALONG SAID WEST LINE, A DISTANCE OF 36.42 FEET, TO THE **POINT OF BEGINNING.**

EXCEPTING THEREFROM A 60.00 FOOT WIDE PUBLIC HIGHWAY EASEMENT PER BOOK 2454, PAGE 65, DATED 4/17/59 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AS SHOWN ON RECORD OF SURVEY BOOK 98, PAGE 9.


REFER TO EXHIBIT B, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS APPROXIMATELY 16.31 ACRES.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION


DAVID B. WARREN, LS 8244



THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.	
BY: Steve Chaffin	
DATE:	01-15-2026

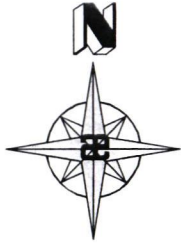
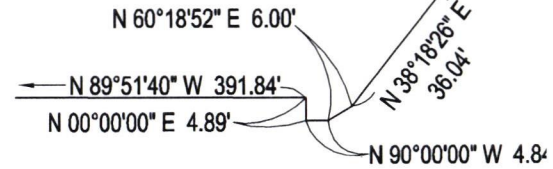


EXHIBIT B

BURRTEC WASTE INDUSTRIES COACHELLA VALLEY TRANSFER STATION LEASE PROPERTY

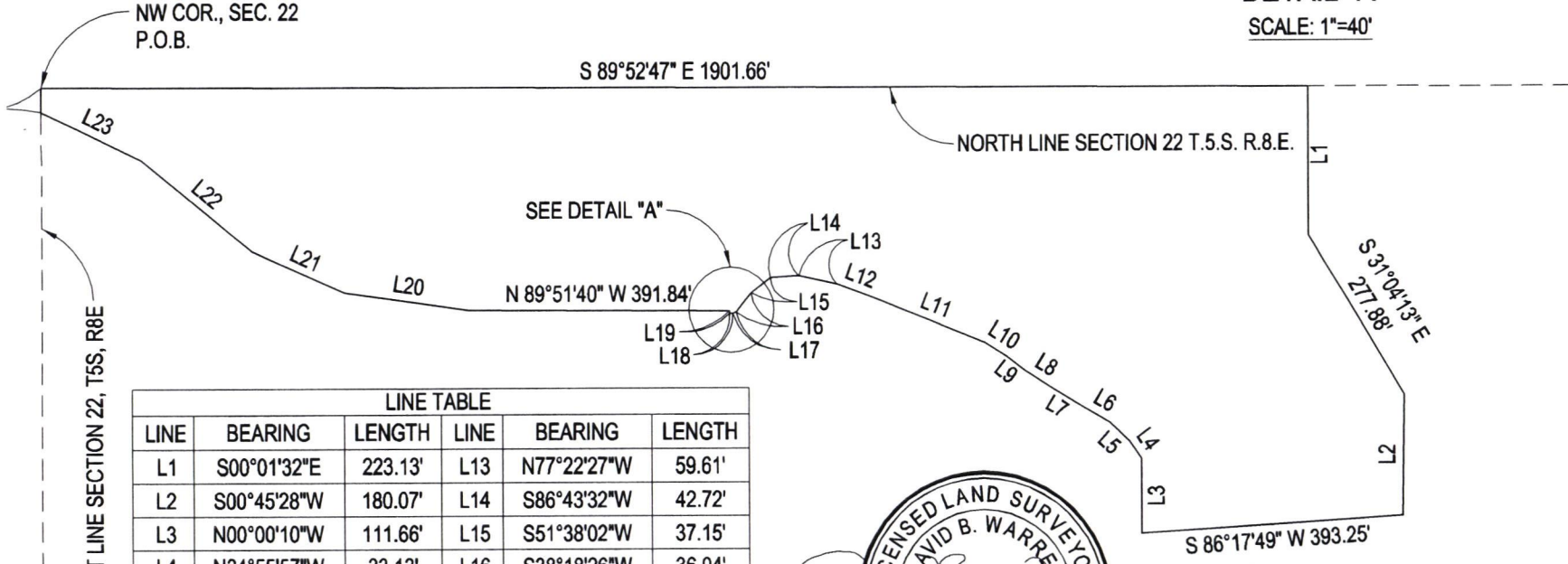
SCALE: 1"=250'

NW COR., SEC. 22
P.O.B.



DETAIL "A"

SCALE: 1"=40'



LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S00°01'32"E	223.13'	L13	N77°22'27"W	59.61'
L2	S00°45'28"W	180.07'	L14	S86°43'32"W	42.72'
L3	N00°00'10"W	111.66'	L15	S51°38'02"W	37.15'
L4	N34°55'57"W	33.13'	L16	S38°18'26"W	36.04'
L5	N47°36'11"W	39.08'	L17	S60°18'52"W	6.00'
L6	N59°24'28"W	43.11'	L18	S90°00'00"W	4.84'
L7	N58°48'42"W	57.76'	L19	N00°00'00"E	4.89'
L8	N58°01'09"W	47.15'	L20	N81°45'58"W	187.27'
L9	N51°53'04"W	35.51'	L21	N65°39'24"W	151.36'
L10	N57°47'53"W	37.38'	L22	N50°09'01"W	215.36'
L11	N68°07'57"W	180.04'	L23	N64°11'37"W	167.53'
L12	N69°20'30"W	59.58'	L24	N00°02'18"W	36.42'



THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: Steve Chaffin *[Signature]*

DATE: 01-15-2026



Prepared By:

ALLARD ENGINEERING

Civil Engineering - Land Surveying - Land Planning
16866 Seville Avenue
Fontana, California 92335
Phone (909) 356-1815 Fax (909) 365-1795

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated as of _____, 2026 from the Grantor, COUNTY OF RIVERSIDE, a political subdivision of the State of California granted to the Grantee, the COACHELLA/INDIO WASTE TRANSFER STATION AUTHORITY, a Joint Powers Authority, is hereby accepted by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in Riverside County Ordinance No. 598, and the COUNTY OF RIVERSIDE consents to recordation thereof by its duly authorized officer.

Dated this ____ day of _____, 2026.

By: _____

EXHIBIT C

Seller's Due Diligence

**AGREEMENT OF PURCHASE AND SALE
AND JOINT ESCROW INSTRUCTIONS
BY AND BETWEEN**

County of Riverside, on behalf of its Department of Waste Resources

to

Coachella/Indio Waste Transfer Station Authority

RELATING TO

Assessor's Parcel Number:

697-280-015

**AGREEMENT OF PURCHASE AND SALE
AND JOINT ESCROW INSTRUCTIONS**

THIS AGREEMENT OF PURCHASE AND SALE AND JOINT ESCROW INSTRUCTIONS ("Agreement") is made and entered into this _____ day of _____, 2026, by and between the County of Riverside, on behalf of its Department of Waste Resources, ("Seller"), and Coachella/Indio Waste Transfer Station Authority, a Joint Powers Authority ("Buyer"), sometimes collectively hereinafter referred to as the "Parties".

Buyer and Seller agree as follows:

1. **Definitions.** For the purposes of this Agreement the following terms will be defined as follows:

(a) **Effective Date:** The Effective Date is the last date on which this Agreement is fully executed by Buyer and Seller as listed on the signature page of this Agreement;

(b) **Real Property:** Seller is the owner of certain real property located in the unincorporated area of Riverside County, State of California, consisting of approximately 16.31 acres of land, identified by Assessor's Parcel Number 697-280-015, which is more particularly described in Exhibit "A," attached hereto and incorporated herein ("Property");

(c) **Improvements:** All buildings, improvements, and fixtures now affixed and located on the Real Property shall be considered as part of the real property, collectively referred to as the "Improvements".

(d) **Purchase Price:** The Purchase Price for the Property is Five-Hundred Twenty Thousand Dollars (\$520,000);

(e) **Escrow Holder:** Lawyers Title at the address set forth in subsection (i) below. The escrow has been assigned to Teri Malcolm-Napier as the Escrow Officer;

(f) **Title Company:** Lawyers Title Insurance Company at the address set forth in subsection (i) below, Barbara Northrup is assigned as the Title Officer;

(g) **Closing and Close of Escrow:** Closing and Close of Escrow are terms used interchangeably in this Agreement. The Closing or the Close of Escrow will be deemed to have occurred when the Grant Deed (as defined in Section 5.1) is recorded in the Official Records of the County of Riverside;

(h) **Closing Date:** The Closing Date shall be no later than sixty (60) calendar days after the date of approval of this Agreement by the Board of Supervisors for the County of Riverside, however, Seller shall grant to Buyer, if necessary and at Buyer's sole discretion, one (1) thirty (30) day escrow extension. Buyer shall grant to Seller, if necessary and at Seller's sole discretion, one (1) thirty (30) day escrow extension;

- (i) **Notices:** Will be sent as follows to:
Seller:

County of Riverside
Attn: Justin Celis
3450 14th Street
Riverside, CA 92501 Ste. 200
Telephone: 951-955-4214
Email: Jucelis@rivco.org

With Copies to:

Department of Waste Resources.
14310 Frederick Street
Moreno Valley, CA 92585
Telephone: (951) 486-3200
Email: acortez@rivco.org and rmross@rivco.org

Buyer: Coachella/Indio Waste Transfer Station Authority
Attn: Sara Toyoda
Telephone: (760) 625-1815
Email: Stoyoda@indio.org

Escrow Holder: Lawyers Title Company
Attn: Teri Malcolm-Napier
301 E. Vanderbilt Way STE. 300
San Bernardino, CA 92408
Telephone: (951) 248-0630
Email: Teri.Malcolm-Napier@ltic.com

Title Company: Lawyers Title Company
Attn: Barbara Northrup
5000 Birch Street #1000,
Newport Beach, CA 92660
Telephone: (951) 248-0669
Email: Barbara.Northrup@ltic.com

- (l) **Exhibits:**
Exhibit "A" - Legal Description of Property
Exhibit "B" - Grant Deed
Exhibit "C" – Seller's Due Diligence

2. **Purchase and Sale.** Upon and subject to the terms and conditions set forth in this Agreement, Seller agrees to sell the Property to Buyer and Buyer agrees to buy the Property from Seller, together with all easements, appurtenances thereto, and all improvements and fixtures situated thereon.

3. **Purchase Price.** The Purchase Price for the Property will be paid as follows:

Prior to the Close of Escrow, Buyer shall deposit an amount equal to the sum of the Purchase Price plus a good faith estimate of Buyer's share of all costs, expenses and prorations under this Agreement with Escrow Holder, in the form of a wire transfer or other immediately available funds. Escrow Holder shall deposit said funds in an interest-bearing account which shall be applied against the Purchase Price at closing and any overages including the interest shall be returned to Buyer at Close of Escrow.

4. **Escrow.** Buyer and Seller shall open an escrow (the "**Escrow**") with Escrow Holder within five (5) business days after the Effective Date by delivery to Escrow Holder, fully executed original or originally executed counterparts of this Agreement which date shall be the official Opening Date of Escrow referenced herein. This Purchase shall be contingent upon the approval of the Board of Supervisors of the Authorization to Purchase and the approval of the Purchase and Sale Agreement and Joint Escrow Instructions document. This contingency will be removed from escrow upon the receipt of the executed Purchase and Sale Agreement and Joint Escrow Instructions document signed by the Board of Supervisors. Buyer and Seller agree to execute any additional instructions, reasonably required by the Escrow Holder. If there is a conflict between any printed escrow instructions and this Agreement, the terms of this Agreement will govern.

5. **Deliveries to Escrow Holder.**

5.1 By Seller. On or prior to the Closing Date, Seller will deliver or cause to be delivered to Escrow Holder the following items:

(a) A Grant Deed ("**Grant Deed**"), in the form attached to this Agreement as Exhibit "B," duly executed and acknowledged by Seller and in recordable form, conveying the Property to Buyer; and

(b) A Transferor's Certificate of Non-Foreign Status ("**FIRPTA Certificate**").

(c) Any other documents needed to effectuate the transfer.

5.2 By Buyer. On or prior to the Closing Date (and in any event in a manner sufficient to allow Escrow to close not later than the Closing Date), Buyer will deliver or cause to be delivered to Escrow Holder the following items:

(a) The Purchase Price in accordance with Section 3, above; and

(b) The amount due Seller and any third parties, if any, after the prorations are computed in accordance with Section 12 below.

(c) Any other documents needed to effectuate the transfer.

5.3 By Buyer and Seller. Buyer and Seller will each deposit such other instruments consistent with this Agreement and are reasonably required by Escrow Holder or otherwise required to close escrow. In addition, Seller and Buyer will designate the Title Company as the "**Reporting Person**" for the transaction pursuant to Section 6045(e) of the Internal Revenue Code.

6. **Condition of Title.** At the Close of Escrow, free and clear fee simple title to the Property will be conveyed to Buyer by the Seller by Grant Deed, subject only to the following matters ("**Permitted Exceptions**"):

(a) Matters of title respecting the Property approved or deemed approved by Buyer in accordance with this Agreement; and

(b) Matters affecting the condition of title to the Property created by or with the written consent of Buyer.

7. Conditions to the Close of Escrow.

7.1 Conditions Precedent to Buyer's Obligations. The following conditions must be satisfied not later than the Closing Date or such other period of time as may be specified below:

(a) Title. Buyer has obtained Preliminary Title Report #932600407, for the Property prepared by Lawyers Title together with copies of the exceptions to title described in the Preliminary Report.

(b) Title Insurance. As of the Close of Escrow, the Title Company will issue, or have committed to issue, the Title Policy to Buyer with only the Permitted Exceptions.

(c) Delivery of Information. Seller has provided Buyer the original or true copies of all surveys, plans and specifications, residential disclosure statements (as required), building conditions audits, past hazardous material studies, as-built drawings, building permits, certificates of occupancy, certificates of completion, soil reports, engineers' reports, other contracts, but not limited to, studies and similar information which Seller has in its possession relating to the Property as set forth on Exhibit "C", and Buyer acknowledges receipt of the same. Seller makes no warranty regarding the contents of such items. If the Escrow shall fail to close for any reason, all such items shall be immediately returned to Seller.

The conditions set forth in this Section 7.1 are solely for the benefit of Buyer and may be waived only by Buyer. At all times Buyer has the right to waive any condition. Such waiver or waivers must be in writing to Seller and Escrow Holder.

The Close of Escrow and Buyer's obligations with respect to this transaction are subject to Seller's delivery to Escrow Holder on or before the Closing Date the items described in Section 5.1 and 5.3 above and the removal or waiver of the items described in this Section 7.1.

7.2 Conditions Precedent to Seller's Obligations. The following shall be conditions precedent to Seller's obligation to consummate the Purchase and Sale transaction contemplated herein:

(a) Buyer shall have delivered to Escrow Holder, prior to the Closing, for disbursement as directed hereunder, an amount equal to the Purchase Price and any other funds in accordance with this Agreement;

(b) Buyer shall have delivered to Escrow Holder the items described in Sections 5.2 and 5.3 above; and

The conditions set forth in the Sections 7.2 are solely for the benefit of Seller and may be waived only by the Seller. At all times Seller has the right to waive any condition. Such waiver or waivers must be in writing to Buyer and Escrow Holder.

7.3 Termination of Agreement. Buyer will have until the Opening of Escrow to approve or disapprove of the condition of the Property. Prior to the Opening of Escrow, Buyer may cancel for any reason whatsoever by providing written notice to Seller and Escrow.

8. **Due Diligence by Buyer.** Buyer is required to conduct and complete its own full assessment and environmental due diligence of the Property. Seller will provide coordinated access to the Buyer to conduct due diligence. Buyer's due diligence contingency period will expire sixty (60) days from Opening of escrow or at Close of Escrow and whichever is sooner. Seller shall provide Buyer with copies of any site surveys, studies, reports, tests in Seller's possession upon opening of Escrow.

8.1 Matters To Be Reviewed. Buyer must complete its due diligence investigation of and has approved each of the following matter prior to the Opening of Escrow. Seller shall cooperate with Buyer in Buyer's investigation, including but not limited to any of the following:

(a) The physical condition of the Property, including without limitation, any structural components, electrical, system, plumbing or any irrigation system, paving, soil conditions, the status of the Property with respect to hazardous and toxic materials, if any, and in compliance with all applicable laws including any laws relating to hazardous and toxic materials and all applicable laws;

(b) All applicable government ordinances, rules and regulations of Seller's compliance therewith including, but not limited to, zoning and building regulations; and

(c) All licenses, permits and other governmental approvals and/or authorizations relating to the Property which shall remain in effect after the Close of Escrow.

8.2 Material New Matters. If Buyer discovers any new matter prior to Close of Escrow which was:

(a) Not disclosed by Seller prior to the Close of Escrow;

(b) Not reasonably discoverable prior to the Close of Escrow and that matter is one which:

(i) Would appear as an exception to the Title Policy; or

(ii) Is materially inconsistent with a disclosure by Seller or with any representations or warranties contained in Section 16.2 below; and

(iii) Such new matter is of such a nature that, in Buyer's reasonable judgment, it would materially and adversely, affect the acquisition, development, sale or use of the Property for Buyer's intended purpose, and then Buyer shall be entitled to treat such new matter as a failure of condition to the Close of Escrow. If Buyer elects to treat such new matter as a failure of condition to the Close of Escrow, then Buyer shall give notice to Seller of Buyer's election to terminate this Agreement within fifteen (15) days of Buyer's obtaining knowledge of such new matter, but in no event later than the Closing Date.

(c) However, if Buyer gives Seller notice of its election to terminate this Agreement, under this Section 8.2, Seller may elect, in its sole and absolute discretion by written notice to Buyer and to Escrow Holder within five (5) business days following Seller's receipt of Buyer's notice, to correct the new matter prior to the Close of Escrow. If Seller elects to correct the new matter, Seller will be entitled to extend the Close of Escrow for not more than twenty (20) days in order to correct the new matter and, in such event, this Agreement will not terminate. If Seller fails to correct the new matter by the Closing Date as extended, Buyer may terminate this Agreement.

8.3 As-Is Sale. BUYER ACKNOWLEDGES THAT IT HAS INSPECTED, OR WILL HAVE AN OPPORTUNITY TO INSPECT, TO ITS SATISFACTION PRIOR TO THE CLOSING, THE PROPERTY AND ALL FACTORS RELEVANT TO ITS OWNERSHIP AND USE. BUYER FURTHER ACKNOWLEDGES AND AGREES THAT, EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT, SELLER HAS NOT MADE ANY REPRESENTATIONS, WARRANTIES, GUARANTIES, PROMISES, STATEMENTS OR ASSURANCES WHATSOEVER, EXPRESS OR IMPLIED, DIRECTLY OR THROUGH ANY EMPLOYEE OR AGENT, AS TO THE CONDITION OF THE PROPERTY, OR ANY OTHER MATTER, INCLUDING, BUT NOT LIMITED TO, HAZARDOUS SUBSTANCES. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING IN ANY WAY, EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREIN, SELLER EXPRESSLY DISCLAIMS MAKING OR HAVING MADE ANY REPRESENTATIONS OR WARRANTY WITH RESPECT TO ANY DOCUMENTS AND MATERIALS FURNISHED BY SELLER. BUYER ACKNOWLEDGES AND AGREES THAT EXCEPT FOR SELLER'S EXPRESS COVENANTS, REPRESENTATIONS AND WARRANTIES CONTAINED IN THE AGREEMENT, SELLER SPECIFICALLY DISCLAIMS: (A) ALL MATTERS RELATING TO THE TITLE TOGETHER WITH ALL GOVERNMENTAL AND OTHER LEGAL REQUIREMENTS SUCH AS TAXES, ASSESSMENTS, ZONING, USE PERMIT REQUIREMENTS, TENTATIVE MAP CONDITIONS, BUILDING PERMIT REQUIREMENTS, BUILDING CODES AND OTHER DEVELOPMENT REQUIREMENTS; (B) THE PHYSICAL CONDITION OF THE PROPERTY; (C) ALL OTHER MATTERS OF ANY SIGNIFICANCE AFFECTING THE PROPERTY, WHETHER PHYSICAL IN NATURE OR INTANGIBLE IN NATURE, SUCH AS THE POLITICAL CLIMATE WITH RESPECT TO THE GOVERNMENTAL AGENCIES THAT HAVE JURISDICTION OVER THE PROPERTY, DEVELOPMENT OF THE PROPERTY OR THE OPERATION OF THE PROPERTY; (D) THE EXISTENCE, QUALITY, NATURE, ADEQUACY AND PHYSICAL CONDITION OF UTILITIES SERVING THE PROPERTY; (E) THE ECONOMICS OF THE PRESENT OR FUTURE OWNERSHIP AND/OR OPERATION OF THE PROPERTY; (F) ENTITLEMENTS, ZONING, DENSITY AND OTHER MATTERS WHICH MAY IMPACT THE FUTURE DEVELOPMENT OF THE PROPERTY; AND (G) THE EXISTENCE OF HAZARDOUS SUBSTANCES IN, UNDER OR AFFECTING THE PROPERTY; AND BUYER IS PURCHASING THE PROPERTY "AS IS WITH ALL DEFECTS" BASED UPON BUYER'S OWN INSPECTION OF THE PROPERTY.

9. **Conditions Precedent to Sellers Obligation.** The Close of Escrow and Seller's obligations with respect to this transaction are subject to Buyer's delivery to Escrow Holder on or before the Closing Date of the Purchase Price and items described in Sections 5.2 and 5.3.

10. **Title Insurance.** At the Close of Escrow, Seller will cause the Title Company to issue to Buyer a CLTA standard coverage owner's policy in an amount equal to the Purchase Price showing fee title to the Property vested in Buyer subject only to the Permitted Exceptions ("**Title Policy**") and the standard printed exceptions and conditions in the policy of title insurance. If Buyer elects to obtain any endorsements or an ALTA Extended Policy of Title, the additional premium and costs of the policy survey for the ALTA Extended policy of title and the

cost of any endorsements will be at Buyer's sole cost and expense; however, Buyer's election to obtain an ALTA extended policy of title will not delay the Closing. Further, Buyer's inability to obtain an ALTA extended policy of title or any such endorsements will not be deemed to be a failure of any condition to Closing.

11. **Costs and Expenses.**

11.1 Seller will pay:

- (a) Seller shall pay one-half (1/2) of closing costs
- (b) Documentary transfer taxes;
- (c) All costs associated with removing any debt or liens encumbering the Property, if applicable;
- (d) All costs associated with Seller's attorneys' fees and brokers' fees; and
- (e) Seller's share of prorations, if applicable;

11.2 Buyer will pay:

- (a) Buyer shall pay one-half (1/2) of closing cost and recording fees;
- (b) All costs associated with title insurance, such as a CLTA standard owner's title insurance policy. Buyer may elect to purchase and pay for an ALTA extended owners title policy; and
- (c) Buyers share of prorations, if applicable.

12. **Prorations.**

12.1 Tax Exempt Agency. All parties hereto acknowledge that both the Seller and the Buyer are public entities and exempt from payment of any real property taxes. There will be no proration of taxes through Escrow. Seller will be responsible for payment of any real property taxes due prior to Close of Escrow. In the event any real property taxes are due and unpaid at the Close of Escrow, Escrow Holder is hereby authorized and instructed to pay such taxes from proceeds due the Seller at the Close of Escrow. Seller understands that the Tax Collector will not accept partial payment of an installment of the real property taxes due at the Close of Escrow. At the Close of Escrow, the Buyer will file any necessary documentation with the County Tax Collector/Assessor for the property tax exemption. Seller shall have the right, after Close of Escrow, to apply for a refund to the County Tax Collector/Assessor outside of escrow, and if eligible, to receive such refund. Escrow Holder shall have no liability and/or responsibility in connection therewith.

12.2 Utility Deposits. Seller will notify all utility companies servicing the Property of the sale of the Property to Buyer and will request that such companies send Seller a final bill for the period ending on the last day before the Close of Escrow. Buyer will notify the utility companies that all utility bills for the period commencing on the Close of Escrow are to be

sent to Buyer. If Seller receives a bill for utilities provided to the Property for the period in which the Close of Escrow occurred, Seller shall be responsible to pay the bill.

12.3 Method of Proration. For purposes of calculating prorations, Buyer shall be deemed to be in title to the Property, and therefore entitled to the income there from and responsible for the expenses thereof, for the entire day upon which the Closing occurs. All prorations will be made as of the date of Close of Escrow based on a three hundred sixty-five (365) day year or a thirty (30) day month, as applicable. The obligations of the parties pursuant to this Section 12 shall survive the Closing and shall not merge into any documents of conveyance delivered at Closing.

13. **Disbursements and Other Actions by Escrow Holder.** At the Close of Escrow, Escrow Holder will promptly undertake all of the following:

13.1 Funds. Promptly upon Close of Escrow, disburse all funds deposited with Escrow Holder by Buyer in payment of the Purchase Price as follows: (a) deduct or credit all items chargeable to the account of Seller and/or Buyer pursuant to Sections 11 and 12, (b) disburse the balance of the Purchase Price to the Seller and (c) disburse any excess proceeds deposited by Buyer to Buyer.

13.2 Recording. Cause the Grant Deed to be recorded with the County Recorder and obtain conformed copies thereof for distribution to Buyer and Seller.

13.3 Title Policy. Direct the Title Company to issue the Title Policy to Buyer.

13.4 Delivery of Documents to Buyer and Seller. Deliver to Buyer the FIRPTA Certificate and any other documents (or copies thereof) deposited into Escrow by Seller. Deliver to Seller any other documents (or copies thereof) deposited into Escrow by Buyer.

14. **Joint Representations and Warranties.** In addition to any express agreements of the parties contained herein, the following constitute representations and warranties of the parties each to the other:

14.1 Each party has the legal power, right and authority to enter into this Agreement and the instruments referenced herein.

14.2 All requisite action (corporate, trust, partnership or otherwise) has been taken by each party in connection with the entering into of this Agreement, the instruments referenced herein and the consummation of this transaction. No further consent of any partner, shareholder, creditor, investor, judicial or administrative body, governmental authority or other party is required.

14.3 The individuals executing this Agreement and the instruments referenced herein on behalf of each party and the partners, officers or trustees of each party, if any, have the legal power, right, and actual authority to bind each party to the terms and conditions of those documents.

14.4 This Agreement and all other documents required to close this transaction are and will be valid, legally binding obligations of and enforceable against each party in accordance with their terms, subject only to applicable bankruptcy, insolvency, reorganization, moratorium laws or similar laws or equitable principles affecting or limiting the rights of contracting parties generally.

14.5 At Closing, Seller shall convey the Property in "as-is" physical condition to Buyer with clear and marketable title, free and clear of any and all liens, encumbrances, easements, restrictions, rights and conditions of any kind whatsoever, except those which are approved by Buyer in accordance with Section 7 above.

15. Indemnification.

15.1 Indemnification by Seller. Seller agrees to indemnify, defend and hold Buyer harmless for, from and against any and all claims, demands, liens, liabilities, costs, expenses, including reasonable attorneys' fees and costs, damages and losses, cause or causes of action and suit or suits of any nature whatsoever, arising from any misrepresentation or breach of warranty or covenant by Seller in this Agreement. Seller shall also indemnify Buyer from any claims, actions, costs, or expenses arising from any hazardous substances discovered at the Property, whether or not previously disclosed by Seller that was caused by or permitted by the Seller's acts or omissions.

15.2 Indemnification by Buyer. Buyer agrees to indemnify, defend and hold Seller harmless for, from and against any and all claims, demands, liabilities, costs, expenses, including reasonable attorneys' fees and costs, damages and losses, cause or causes or action and suit or suits arising out of any misrepresentation or breach of warranty or covenant by Buyer in this Agreement.

16. Hazardous Substances.

16.1 Definitions. For the purposes of this Agreement, the following terms have the following meanings:

(a) "Environmental Law" means any law, statute, ordinance or regulation pertaining to health, industrial hygiene or the environment including, without limitation CERCLA (Comprehensive Environmental Response, Compensation and Liability Act of 1980) and RCRA (Resources Conservation and Recovery Act of 1976);

(b) "Hazardous Substance" means any substance, material or waste which is or becomes designated, classified or regulated as being "toxic" or "hazardous" or a "pollutant" or which is or becomes similarly designated, classified or regulated, under any Environmental Law, including asbestos, petroleum and petroleum products; and

(c) "Environmental Audit" means an environmental audit, review or testing of the Property performed by Buyer or, any third party or consultant engaged by Buyer to conduct such study.

16.2 Seller's Representations and Warranties. Buyer acknowledges that with the exception of those representations and warranties expressly made by Seller in this Paragraph 16, Buyer is acquiring the Property and every portion thereof "**AS-IS, WHERE-IS, IN ITS CURRENT CONDITION, WITH ALL FAULTS**" and in reliance upon its own studies, investigations and due diligence and that no person acting on behalf of Seller is authorized to

make and Seller has not made and does not make any representations or warranties of any kind or character whatsoever with regard to the Property.

Except as disclosed in the Due Diligence Materials provided by Seller to Buyer as of the date of this Agreement:

No Hazardous Substances exist now or have been used or stored on or within any portion of the Property except those substances which are or have been used or stored on the Property by Seller in the normal course of use and operation of the Property and in compliance with all applicable Environmental Laws;

There are and have been no federal, state, or local enforcement, clean-up, removal, remedial or other governmental or regulatory actions instituted or completed affecting the Property;

No claims have been made by any third party relating to any Hazardous Substances on or within the Property; and

There has been no disposal of Hazardous Substances or accidental spills which may have contaminated the Property. There has been no on-site bulk storage of vehicle fuels or waste oils.

16.3 Notices Regarding Hazardous Substances. During the term of this Agreement, Seller will promptly notify Buyer if it obtains knowledge that Seller or the Property may be subject to any threatened or pending investigation by any governmental agency under any law, regulation or ordinance pertaining to any Hazardous Substance.

16.4 Environmental Audit. Buyer may order, at its sole cost and expense, an Environmental Audit, and it shall do so prior to the end of the Due Diligence Period and may quit this transaction if Buyer identifies problems in its sole and subjective judgment that would preclude continuing with this transaction:

(a) The Environmental Audit shall be conducted pursuant to standard quality control/quality assurance procedures. Buyer shall give Seller at least two (2) business days' prior notice of any on-site testing of soil or subsurface conditions;

(b) Any groundwater, soil or other samples taken from the Property will be properly disposed of by Buyer at Buyer's sole cost and in accordance with all applicable laws. Buyer shall promptly restore the Property to the condition in which it was found immediately prior to Buyer's Environmental Audit; and

(c) Buyer hereby agrees to protect, indemnify, defend and hold harmless Seller from and against any and all losses, liabilities, claims, liens, stop notices, actions, obligations, damages and/or expenses caused by reason of Buyer's (or its agent's, employee's or independent contractor's) entry onto the Property prior to the Close of Escrow pursuant to the foregoing. Buyer shall keep the Property free of mechanic's liens related to the activities of Buyer.

17. **Notices**. All notices or other communications required or permitted hereunder must be in writing, and be (i) personally delivered (including by means of professional messenger service), or (ii) sent by registered or certified mail, postage prepaid, return receipt requested, or (iii) deposited with either FedEx or United Parcel Service to be delivered by overnight delivery.

All notices sent by mail will be deemed received three (3) days after the date of mailing; and all notices sent by overnight delivery shall be deemed received one (1) business day after the notice has been deposited with such courier (provided that, the sending party receives a confirmation of actual delivery from the courier).

18. Miscellaneous.

18.1 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be effective only upon delivery and thereafter shall be deemed an original, and all of which shall be taken to be one and the same instrument, for the same effect as if all parties hereto had signed the same signature page. Any signature page of this Agreement may be detached from any counterpart of this Agreement without impairing the legal effect of any signatures thereon and may be attached to another counterpart of this Agreement identical in form hereto but having attached to it one or more additional signature pages.

18.2 Partial Invalidity. If any term or provision of this Agreement shall be deemed to be invalid or unenforceable to any extent, the remainder of this Agreement will not be affected thereby and each remaining term and provision of this Agreement will be valid and be enforced to the fullest extent permitted by law.

18.3 Waivers. No waiver of any breach of any covenant or provision contained herein will be deemed a waiver of any preceding or succeeding breach thereof or of any other covenant or other provision contained herein. No extension of time for performance or any obligation or act will be deemed an extension of the time for performance of any other obligation or act except those of the waiving party which will be extended by a period of time equal to the period of the delay.

18.4 Successors and Assigns. Neither party shall transfer or assign its rights or responsibilities under this Agreement without the express written consent of the other party.

18.5 Entire Agreement. This Agreement (including all Exhibits attached hereto) constitutes the entire understanding between the parties hereto and may not be modified except by an instrument in writing signed by the party to be charged.

18.6 Time of Essence. Seller and Buyer hereby acknowledge and agree that time is of the essence with respect to each and every term, condition, obligation and provision hereof.

18.7 Governing Law. The parties hereto expressly agree that this Agreement will be governed by, interpreted under, and construed and enforced in accordance with the laws of the State of California. Venue for any proceeding related to this Agreement shall be in the County of Riverside.

18.8 No Recordation. No memorandum or other document relating to this Agreement shall be recorded without the prior written consent of Seller and Buyer.

18.9 Survival. Sections 12, 15, 16 and 18 and any other provisions of this Agreement which by their terms require performance by either party after the Close of Escrow shall survive the Close of Escrow.

18.10 Surcharge Fees. If Buyer (or its agent's, employee's, independent contractors, or transfer station operator) decides to collect a tonnage surcharge fee from Coachella Valley Transfer Station customers within the Unincorporated County, Buyer shall reimburse the collected tonnage surcharge fees to Seller on a monthly basis for only those Unincorporated County tonnages.

18.11 Exhibits. Each exhibit attached hereto is incorporated herein by this reference as if set forth in full in the body of this Agreement.

18.12 Not a Partnership. The provisions of this Agreement are not intended to create, nor will they be in any way interpreted to create, a joint venture, a partnership, or any other similar relationship between the parties.

[Signatures Provisions on the Following Page]

THIS AGREEMENT IS OF NO FORCE OR EFFECT UNTIL APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE AND EXECUTED BY BOTH PARTIES.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement of Purchase and Sale and Joint Escrow Instructions as of the date and year.

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

BUYER:
COACHELLA/INDIO WASTE
TRANSFER STATION AUTHORITY

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

By: Glenn Miller
Glenn Miller, Chair

Date: APR 28 2026

Date: April 1, 2026

ATTEST:
Kimberly Rector,
Clerk of the Board

By: [Signature]
Deputy

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

By: [Signature]
Ryan Yabko, Stephanne Weber
Deputy County Counsel

EXHIBIT A
LEGAL DESCRIPTION

10/10/2018

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT A

BURRTEC WASTE INDUSTRIES COACHELLA VALLEY TRANSFER STATION LEASE PROPERTY

BEING A PORTION OF THE NORTH HALF OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, LYING WITHIN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 22;

THENCE SOUTH $89^{\circ} 52' 47''$ EAST ALONG THE NORTHERLY LINE OF SAID SECTION 22, A DISTANCE OF 1901.66 FEET;

THENCE SOUTH $00^{\circ} 01' 32''$ EAST, A DISTANCE OF 223.13 FEET;

THENCE SOUTH $31^{\circ} 04' 13''$ EAST, A DISTANCE OF 277.88 FEET;

THENCE SOUTH $00^{\circ} 45' 28''$ WEST, A DISTANCE OF 180.07 FEET;

THENCE SOUTH $86^{\circ} 17' 49''$ WEST, A DISTANCE OF 393.25 FEET;

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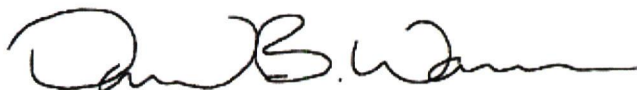
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THENCE NORTH 50° 09' 01" WEST, A DISTANCE OF 215.36 FEET;
THENCE NORTH 64° 11' 37" WEST, A DISTANCE OF 167.53 FEET, TO THE WEST LINE OF SAID SECTION 22
THENCE NORTH 00° 02' 18" WEST, ALONG SAID WEST LINE, A DISTANCE OF 36.42 FEET, TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM A 60.00 FOOT WIDE PUBLIC HIGHWAY EASEMENT PER BOOK 2454, PAGE 65, DATED 4/17/59 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AS SHOWN ON RECORD OF SURVEY BOOK 98, PAGE 9.

REFER TO EXHIBIT B, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS APPROXIMATELY 16.31 ACRES.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION


DAVID B. WARREN, LS 8244

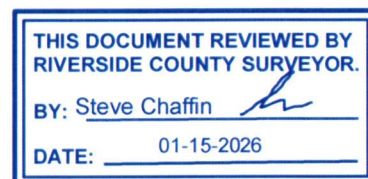


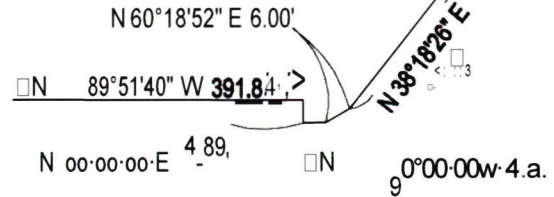
EXHIBIT B

BURRTEC WASTE INDUSTRIES COACHELLA VALLEY TRANSFER STATION LEASE PROPERTY

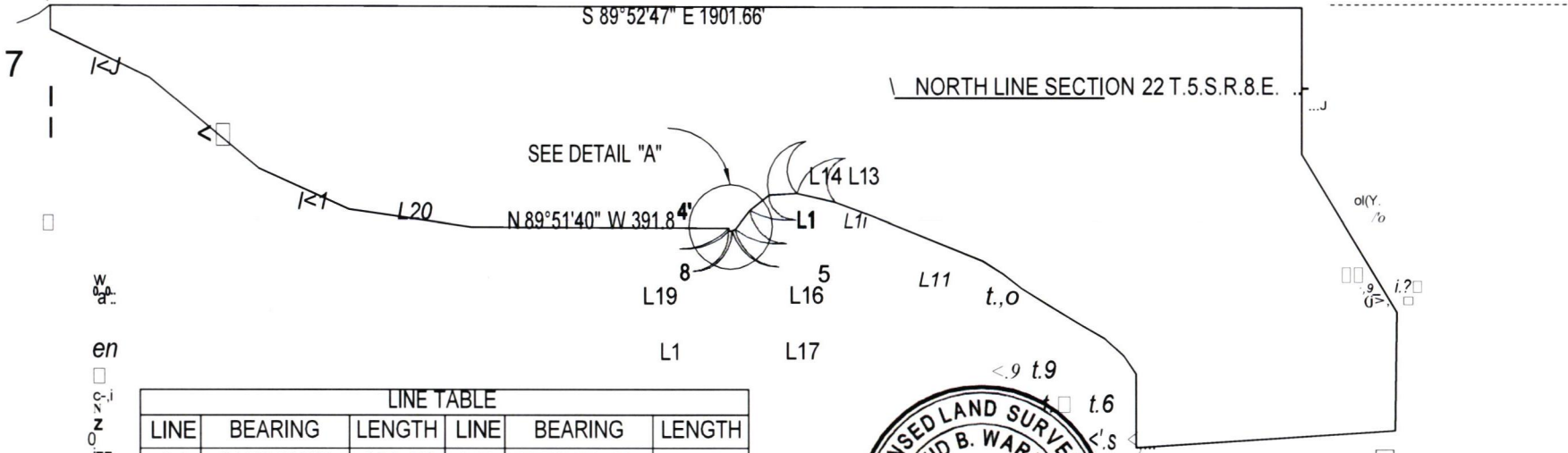


SCALE: 1"=250'

NW COR., SEC. 22
P.O.B.



DETAIL "A"
SCALE: 1"=40'



3: 239 T. 5. S. R. 8. E. NW COR. SEC. 22

LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S00°01'32"E	223.13'	L13	N77°22'27"W	59.61'
L2	S00°45'25"W	180.07'	L14	S86°43'32"W	42.72'
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L12	N69°20'30"W	59.58'	L24	N00°02'18"W	36.42'



S 86°17'49" W 393.25'

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: Steve Chaffin

DATE: 11/15/2006

ALLARD ENGINEERING

Civil Engineering - Land Surveying - Land Planning
16866 Seville Avenue
Fontana, California 92335
Phone (909) 356-1815 Fax (909) 365-1795



EXHIBIT B

Recorded at request of and return to:

FREE RECORDING

This instrument is for the benefit of
The County of Riverside, a political subdivision
of the State of California
entitled to be recorded without fee.
(Govt. Code 6103)

(Space above this line reserved for Recorder's use)

PROJECT: Coachella Valley Transfer Station
APN: 697-280-015

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

County of Riverside, a political subdivision of the State of California,
GRANTS to the **Coachella/Indio Waste Transfer Station Authority, a Joint Powers Authority**,
the real property in the County of Riverside,
State of California, described as:

See Exhibit "A" attached hereto
And made part hereof

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT A

BURRTEC WASTE INDUSTRIES COACHELLA VALLEY TRANSFER STATION LEASE PROPERTY

BEING A PORTION OF THE NORTH HALF OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, LYING WITHIN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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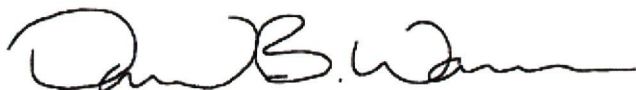
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THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION


DAVID B. WARREN, LS 8244

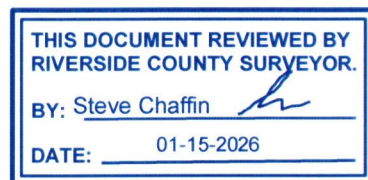


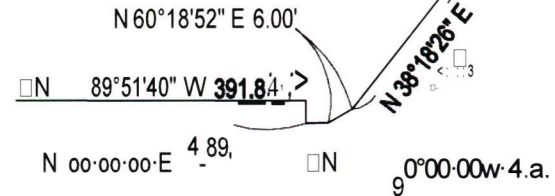
EXHIBIT B

BURRTEC WASTE INDUSTRIES COACHELLA VALLEY TRANSFER STATION LEASE PROPERTY

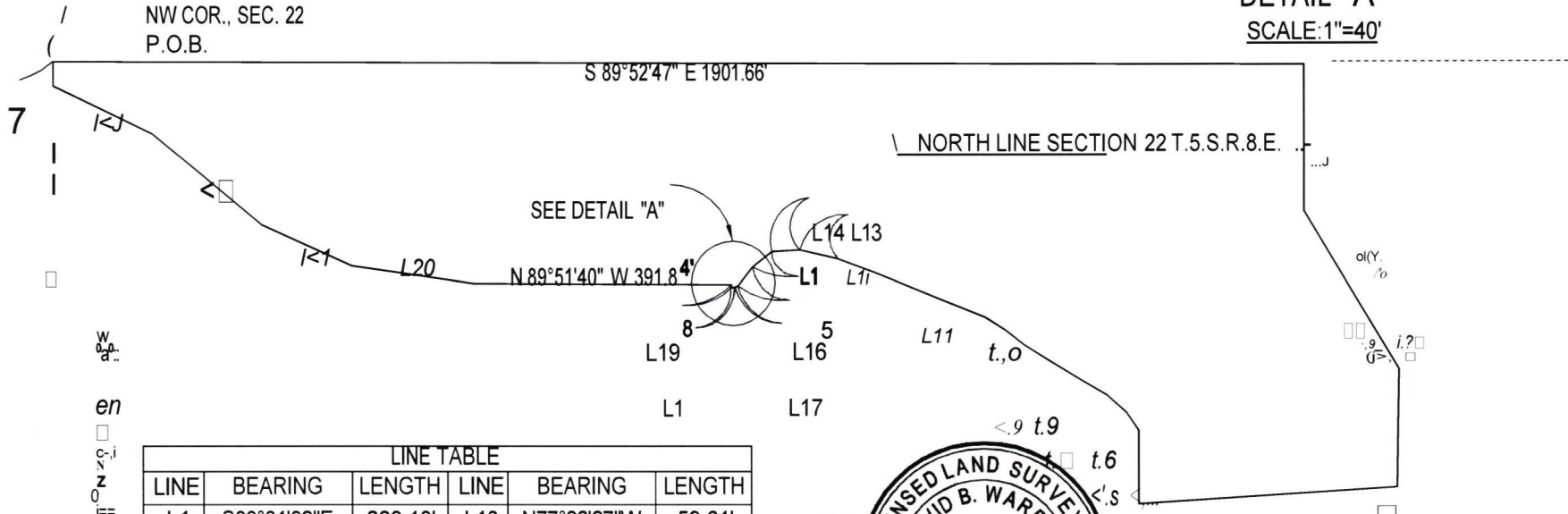


SCALE: 1"=250'

NW COR., SEC. 22
P.O.B.

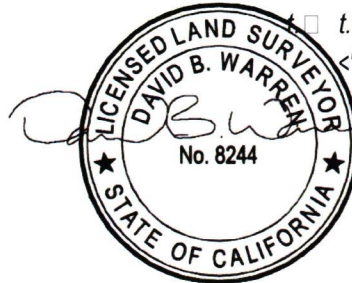


DETAIL "A"
SCALE: 1"=40'



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S 86°17'49" W 393.25'

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: Steve Chaffin

DATE: 11-15-2016

ALLARD ENGINEERING

Civil Engineering - Land Surveying - Land Planning
16866 Seville Avenue
Fontana, California 92335
Phone (909) 356-1815 Fax (909) 365-1795



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated as of _____, 2026 from the Grantor, COUNTY OF RIVERSIDE, a political subdivision of the State of California granted to the Grantee, the COACHELLA/INDIO WASTE TRANSFER STATION AUTHORITY, a Joint Powers Authority, is hereby accepted by the undersigned on behalf of the Board of Supervisors pursuant to the authority contained in Riverside County Ordinance No. 598, and the COUNTY OF RIVERSIDE consents to recordation thereof by its duly authorized officer.

Dated this ____ day of _____, 2026.

By: _____

EXHIBIT C

Seller's Due Diligence

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

651 Bannon Street, Suite 400, Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



April 8, 2026

Justin Celis, Real Estate Property Agent
County of Riverside
3450 14th Street
Riverside, CA 92501

SENT VIA EMAIL TO: jucelis@rivco.org

Dear Justin Celis:

RE: County of Riverside – APN 697-280-015 – Surplus Land Act Findings Letter

Thank you for notifying the California Department of Housing and Community Development (HCD) of the County of Riverside's (County) determination that Assessor's Parcel Number (APN) 691-280-015 (Property) is "exempt surplus land." HCD received the County's complete documentation on March 13, 2026.

HCD reviewed Resolution No. 2026-025 (Resolution) pursuant to Section 400 of the Surplus Land Act Guidelines. As explained below, HCD finds that the Property qualifies as "exempt surplus land" under Government Code section 54221, subdivision (f)(1)(D).

Analysis

As provided in Government Code section 54221, subdivision (f)(1)(D), "exempt surplus land" includes:

Surplus land that a local agency is transferring to another local, state, or federal agency, or to a third-party intermediary for future dedication for the receiving agency's use, or to a federally recognized California Indian tribe. If the surplus land is transferred to a third-party intermediary, the receiving agency's use must be contained in a legally binding agreement at the time of transfer to the third-party intermediary.

According to the Resolution, adopted on March 3, 2026, the Property is owned by the County of Riverside and is located in the unincorporated area of Riverside County. A portion of the Property has been under lease to the Coachella/Indio Waste Transfer Authority (Authority), a Joint Powers Authority, since August 10, 1999. The Authority has elected to exercise its purchase option and the County deems the Property no longer required for current or future County uses or purposes.

The County declares the Property “exempt surplus land” as the Property is being transferred to another local agency for the transferee agency’s use to meet the region’s waste needs. The purchase and transfer of the Property will occur by Grand Deed on or after April 14th, 2026 at the fair market value of \$520,000.

On March 25, 2026, the County confirmed that Government Code section 54221, subdivision (f)(2), does not apply to the Property and, therefore, a written notice of availability for open-space purposes is not required.

Conclusion

If the submitted documentation and assertions by the County are complete and accurate, HCD finds that the Property qualifies as “exempt surplus land” under Government Code section 54221, subdivision (f)(1)(D).

If you have any questions or need additional technical assistance, please contact Stephanie Chan, Senior Housing Policy Specialist, at stephanie.chan@hcd.ca.gov or submit a request via the [Surplus Land Act Portal](#).

Sincerely,

Lisa Krause

Lisa Krause
Section Chief, Surplus Land Act
Housing Accountability Unit

Document Root (Read-Only)

Selected Document

2026041293 - NOE - County of Riverside Conveyance of Fee Simple Interest in Real Property by Grant Deed to Coachella/Indio Waste Transfer Authority, Unincorporated Riverside Count

Riverside County
Created - 4/28/2026 | Submitted - 4/28/2026 | Posted - 4/28/2026 | Received - 4/28/2026 | Published - 4/28/2026
Whitney N Mayo

Document Details

Public Agency

Riverside County

Document Type

Notice of Exemption

Document Status

Published

Title

County of Riverside Conveyance of Fee Simple Interest in Real Property by Grant Deed to Coachella/Indio Waste Transfer Authority, Unincorporated Riverside Count

Document Description

On March 3, 2026, the Riverside County Board of Supervisors (Board) adopted Resolution Number 2026-025, which declared Assessor's Parcel Number 697-280-015 (Property) to be exempt surplus property and provided a notice of intention to convey the fee simple interest in said real property in the Unincorporated Area of Riverside, County of Riverside, to the Buyer. The Department of Housing and Community Development has reviewed Resolution Number 2026-025 and found the subject property to be exempt surplus land, as required by Section 400e of the Surplus Land Act Guidelines.

Through this action, the County intends to convey by grant deed, its fee simple interest in the Property. The subject Property totals 16.31 acres of vacant land. The Property was recently appraised by an independent appraiser at a value of five hundred twenty thousand dollars (\$520,000).

The Buyer has agreed to pay this amount to the County to purchase the Property and intends to exercise its unilateral purchase option from the underlying lease agreement that they have with the County. The conveyance of property to the Buyer is identified as the proposed project under the California Environmental Quality Act (CEQA). The project is limited to the sale of property and does not allow for any construction activity, change in use, or any other condition that may lead to a direct or indirect physical environmental impact at this time. Any future activity or project at the location would require additional CEQA review for any changes to the property.

Project Number: FM0414500078

Attachments (Upload Project Documents)

3.9 - NOE - Coachella Indio Waste Transfer.pdf

Contacts

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Regions

Southern California

Counties

Riverside

Cities

unincorporated Coachella/Indio areas of Riverside County

Location Details**Cross Streets**

East end of Landfill Road, east of Dillon Road and north of Vista Del Norte

Parcel Number - 697-280-015

Other Location Info

East end of Landfill Road, east of Dillon Road and north of Vista Del Norte, unincorporated Riverside County adjacent to the north of City of Coachella, California, 92236, Assessor's Parcel Number (APN) 697-280-015

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 involve unusual circumstances that could potentially have 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 to the environment. No significant environmental impacts are anticipated to occur with the sale of the Property.

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 sale of the Property is an administrative function and would not result in any direct physical environmental impacts. The primary indirect impact of the sale would result in a different occupant owning the Property. It is not anticipated that any change in use or substantial increase in capacity would occur from the sale. Should any future physical changes in use be contemplated by the new owner, additional CEQA review would be required and the potential environmental effects would be analyzed as part of future discretionary action. 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.

Therefore, the County of Riverside Facilities Management 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

Signature

Title

Date

SCH Number 2026041293

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

Date Tue 4/28/2026 1:06 PM

To Mayo, Whitney <WMayo@Rivco.org>

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Thank you,



Thomas Hubbard | *he/him/his*

Jr. CEQA Analyst

Governor's Office of Land Use & Climate Innovation

Thomas.hubbard@lci.ca.gov

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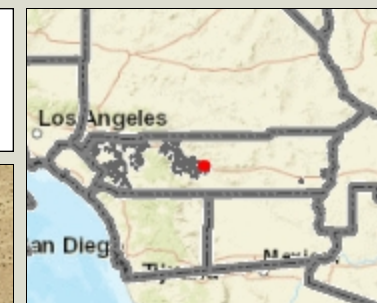
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Coachella Transfer Station

APN: 697-280-015



Legend

County Centerline Names



0 1,228 2,455 Feet

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Notes

Acres: 16.31 acres
District: 4
Subject property highlighted in blue.
Current refuse limits highlighted in yellow.

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