

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



**ITEM: 3.60  
(ID # 24640)**

**MEETING DATE:**

Tuesday, April 30, 2024

**FROM :** TLMA-TRANSPORTATION:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:  
Approval of Cooperative Agreement Between the County of Riverside, the Riverside County Flood Control and Water Conservation District and KB Home Cal Management Services, LLC for Horsethief Canyon Wash Slope Protection and Laterals and Horsethief – Mountain Road Storm Drain Line B, Stage 2 (Tract Map Numbers 31818 and 31818-1), Project Numbers 2-0-00251 and 2-0-00254, CEQA Exempt per State CEQA Guidelines Section 15061(b)(3), District 2. [\$0] (Companion Item to MT Item No. 22941)

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Find that the Cooperative Agreement is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15061(b)(3), the "Common Sense" exemption;
2. Approve the Cooperative Agreement ("Agreement") between the County of Riverside ("County"), the Riverside County Flood Control and Water Conservation District ("District"), and KB Home Cal Management Services, LLC ("Developer");
3. Authorize the Chair of the Board of Supervisors to execute the Agreement documents on behalf of the County; and
4. Authorize the Director of Transportation or designee to take all necessary steps to implement the Agreement, including, but not limited to, the negotiating, approving and executing any non-substantive amendments and any assignment and assumption associated with change of ownership of the property, subject to approval by County Counsel.

**ACTION:Policy**

  
Dennis Acuna, Director of Transportation 4/17/2024

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: April 30, 2024  
xc: Trans., Flood

Kimberly A. Rector  
Clerk of the Board

By:   
Deputy

(Companion Item 11.1)

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> The Developer is funding all construction and construction inspection costs (100%). No General Funds will be used on this project.			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> NA	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The Agreement sets forth the terms and conditions by which certain flood control facilities required as a condition of approval for Tract Map Nos. 31818 and 31818-1 are to be constructed by the Developer and will be inspected, operated and maintained by the County and District.

The Agreement is necessary to formalize the transfer of necessary rights of way and to provide for District construction inspection and subsequent operation and maintenance of the storm drain facilities.

Upon completion of construction, the County will assume ownership, operation and maintenance of the project's associated catch basins, curbs and gutters, concrete ditches, connector pipes and certain lateral storm drains that are 36 inches or less in diameter located within the County rights of way. The District will assume ownership, operation and maintenance of Horsethief Canyon Wash Slope Protection and Laterals and Horsethief – Mountain Road Storm Drain Line B, Stage 2 and its associated structures.

County Counsel has approved the Agreement as to legal form, and the Developer has executed the Agreement. A companion item appears on the Riverside County Flood Control and Water Conservation District's agenda this same date.

**Environmental Finding**

The Agreement is exempt from CEQA pursuant to State CEQA Guidelines section 15061(b)(3) ("Common Sense" exemption) which provides, "the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The Agreement merely establishes the terms and conditions under which the County will accept future operation and maintenance responsibilities of the facilities identified in the Agreement if and when they are constructed. The Agreement does not authorize, to any extent whatsoever, actual physical development of the underlying property. Such development, if it occurs at all, will be subject to CEQA review by the lead agency with land use authority prior

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STATE OF CALIFORNIA**

to construction. As such, it can be seen with certainty that there is no possibility that executing this Agreement will have a significant effect on the environment.

**Impact on Residents and Businesses**

The principal beneficiaries are the future residents of the Tracts. Ancillary benefits will accrue to the public who will utilize the Tract's roadways.

**Additional Fiscal Information**

The Developer is funding all construction and construction inspection costs. Future operation and maintenance costs of the County maintained storm drain facilities will accrue to the County. Future operation and maintenance costs of the District maintained storm drain facilities will accrue to the District.

**ATTACHMENTS**

Vicinity Map  
Cooperative Agreement

  
\_\_\_\_\_  
Jason Farin, Principal Management Analyst      4/24/2024

  
\_\_\_\_\_  
Aaron Gettis, Chief of Deputy County Counsel      4/23/2024

COOPERATIVE AGREEMENT

Horsethief Canyon Wash Slope Protection and Laterals  
Horsethief – Mountain Road Storm Drain, Line B, Stage 2  
Project Nos. 2-0-00251 and 2-0-00254  
Tract Map Nos. 31818 and 31818-1

This Cooperative Agreement ("Agreement"), dated as of April 30, 2024, is entered into by and between the Riverside County Flood Control and Water Conservation District, a body corporate and politic ("DISTRICT"), the County of Riverside, a political subdivision of the State of California, on behalf of its Transportation Department ("COUNTY"), and KB Home Cal Management Services, LLC, a Delaware limited liability company ("DEVELOPER"). DISTRICT, COUNTY and DEVELOPER are individually referred to herein as "Party" and collectively referred to herein as the "Parties". The Parties hereby agree as follows:

RECITALS

A. DEVELOPER is the legal owner of record of certain real property located within the County of Riverside. The legal description of Tract Map No. 31818-1 is provided in Exhibit "A", attached hereto and made a part hereof; and

B. MPLC JBJ Ranch, LP, a Delaware limited partnership is the legal owner of record of certain real property located within the County of Riverside for Tract Map No. 31818. The consent of MPLC JBJ Ranch, LP to this Agreement is provided for DISTRICT access to its property as provided herein; and

C. DEVELOPER has submitted for approval Tract Map Nos. 31818 and 31818-1 related to the property, which is located in an unincorporated area of western Riverside County. As a condition of approval for Tract Map Nos. 31818 and 31818-1, DEVELOPER must construct certain flood control facilities to provide flood protection and drainage for DEVELOPER's planned development; and

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D. The required flood control facilities and drainage improvements related to Tract Map Nos. 31818 and 31818-1 are shown on DISTRICT Drawing Nos. 2-0502 and 2-0503 and as shown in concept on Exhibit "B", attached hereto and made a part hereof, and include the construction of the following:

- i. Horsethief Canyon Wash Slope Protection and Laterals ("HORSETHIEF CANYON WASH") consisting of (i) approximately 4,453 lineal feet of riprap lined slope protection, 1,475 lineal feet of non-riprap slope, v-ditch and access road, as shown in concept in gray on Exhibit "B", (ii) approximately 199 lineal feet of 18-inch, 24-inch, 36-inch and 48-inch reinforced concrete pipes (iii) approximately 22 lineal feet of transition channel, 84 lineal feet of 5'W x 6'H rectangular channel, and 26 lineal feet of 5'W x 4.5'H reinforced concrete box ("RCB") and retaining wall as shown in concept in green on Exhibit "B"; and
- ii. Horsethief – Mountain Road Storm Drain, Line B, Stage 2 ("MOUNTAIN ROAD STAGE 2") consisting of approximately 831 lineal feet of 48-inch and 42-inch reinforced concrete pipes, as shown in concept in red on Exhibit "B". MOUNTAIN ROAD STAGE 2 will convey flows to HORSETHIEF CANYON WASH; and
- iii. All safety devices requested by DISTRICT staff during the course of project construction and during any final field inspections, including, but not limited to, concrete pads, slope protection barriers, signage and fencing ("SAFETY DEVICES"). SAFETY DEVICES shall be

purchased and installed by DEVELOPER's contractor and are subject to DISTRICT's inspection and approval; and

- iv. Together, HORSETHIEF CANYON WASH, MOUNTAIN ROAD STAGE 2 and SAFETY DEVICES are hereinafter called ("DISTRICT FACILITIES"); and

E. Associated with the construction of DISTRICT FACILITIES includes the construction of various catch basins, curb and gutters, trash racks, drainage ditch, connector pipes and certain lateral storm drains 36 inches and less in diameter within COUNTY rights of way, hereinafter called "COUNTY FACILITIES"; and

F. Together, DISTRICT FACILITIES and COUNTY FACILITIES are hereinafter called ("PROJECT"); and

G. All Parties recognize that DEVELOPER is conditioned to construct a joint use access road/community trail for its PROJECT. Subsequently, the community trail will be maintained via the anticipated formation of a maintenance Community Facilities District with the County Services Area ("CSA"). DISTRICT intends to enter into a separate License Agreement ("LICENSE AGREEMENT") with CSA setting forth the particular provisions under which CSA will operate and maintain the public use trail features adjacent to DISTRICT FACILITIES and within DISTRICT's right of way; and

H. All Parties recognize and acknowledge that DEVELOPER will construct the future Mountain Road Bridge ("FUTURE MOUNTAIN ROAD BRIDGE") within future rights of way created in favor of COUNTY. FUTURE MOUNTAIN ROAD BRIDGE will be dedicated in conjunction with Parcel Map No. 38418 and the recording of DEVELOPER's phased subdivision maps for Tract Map No. 31818. DEVELOPER is willing to grant an interim access easement for DISTRICT's operation and maintenance of HORSETHIEF CANYON WASH, as

depicted in concept in blue on Exhibit "D". Upon completion of FUTURE MOUNTAIN ROAD BRIDGE construction and receipt of rights of way to FUTURE MOUNTAIN ROAD BRIDGE adequate to operate and maintain HORSETHIEF CANYON WASH, DISTRICT shall relinquish the interim access as they will no longer be necessary for the operations and maintenance of this facility; and

I. DEVELOPER and COUNTY desire DISTRICT to accept ownership and responsibility for the operation and maintenance of DISTRICT FACILITIES; and

J. DEVELOPER and DISTRICT desire COUNTY to accept ownership and responsibility for the operation and maintenance of COUNTY FACILITIES; and

K. DISTRICT is willing to accept ownership and responsibility for the operation and maintenance of DISTRICT FACILITIES provided DEVELOPER performs all of the following: (i) complies with this Agreement, (ii) prepares PROJECT plans in accordance with DISTRICT and COUNTY approved plans and specifications and this Agreement, (iii) constructs PROJECT in accordance with DISTRICT and COUNTY approved plans and specifications, (iv) obtains and conveys to DISTRICT all rights of way necessary for the inspection, operation and maintenance of DISTRICT FACILITIES, as set forth herein, and (v) accepts ownership and responsibility for the operation and maintenance of PROJECT following completion of PROJECT construction until such time as DISTRICT accepts ownership and responsibility for the operation and maintenance of DISTRICT FACILITIES and COUNTY accepts ownership and responsibility for the operation and maintenance of COUNTY FACILITIES as set forth herein; and

L. COUNTY is willing to (i) accept and hold faithful performance and payment bonds submitted by DEVELOPER on behalf of DISTRICT for DISTRICT FACILITIES and COUNTY for COUNTY FACILITIES, (ii) grant DISTRICT the right to inspect, operate and maintain DISTRICT FACILITIES within COUNTY rights of way, (iii) convey to DISTRICT the

necessary rights of way for the inspection, operation and maintenance of DISTRICT FACILITIES, and (iv) accept ownership and responsibility for the operation and maintenance of COUNTY FACILITIES, provided PROJECT is constructed in accordance with plans and specifications approved by DISTRICT and COUNTY.

NOW, THEREFORE, in consideration of the preceding recitals, which are true and correct and incorporated into the term of this Agreement and the mutual covenants hereinafter contained, the Parties hereto mutually agree as follows:

SECTION I

DEVELOPER shall:

1. Prepare PROJECT plans and specifications, hereinafter called "IMPROVEMENT PLANS", in accordance with applicable DISTRICT and COUNTY standards, and submit to DISTRICT and COUNTY for their respective review and approval.

2. Continue to pay DISTRICT, within thirty (30) calendar days after receipt of periodic billings from DISTRICT, any and all such amounts as are deemed reasonably necessary by DISTRICT to cover DISTRICT's costs associated with (i) the review and approval of IMPROVEMENT PLANS, (ii) the review and approval of rights of way and conveyance documents, (iii) the processing and administration of this Agreement, and (iv) construction inspection costs. Additionally, DEVELOPER shall pay COUNTY, within thirty (30) calendar days after receipt of periodic billings from COUNTY, any and all such amounts as are deemed reasonably necessary by COUNTY to cover COUNTY's costs associated with (i) the review and approval of IMPROVEMENT PLANS, (ii) the review and approval of right of way and conveyance documents, (iii) the processing and administration of this Agreement, and (iv) construction inspection costs.



3. By execution of this Agreement, grant DISTRICT and COUNTY, the right to enter upon DEVELOPER's property where necessary and convenient for the purpose of gaining access to and performing inspection service for the construction of PROJECT as set forth herein.

4. Upon execution of this Agreement or not less than twenty (20) calendar days prior to recordation of the final map for Tract Map Nos. 31818 and 31818-1 or any phase thereof, whichever occurs first, provide COUNTY with faithful performance and payment bonds in accordance with COUNTY's Ordinance No. 460, including any amendments thereto, for the estimated cost of construction of (i) DISTRICT FACILITIES as determined by DISTRICT and (ii) of COUNTY FACILITIES as determined by COUNTY. The surety, amount and form of the bonds, shall list COUNTY as an obligee and shall be subject to approval of DISTRICT (Attention: Contract Services Section) and COUNTY. The bonds shall remain in full force and effect until DISTRICT FACILITIES are accepted by DISTRICT and COUNTY FACILITIES are accepted by COUNTY as complete. Both bonds shall be subscribed by an Admitted Surety Insurer, which is authorized to transact surety insurance business in the State of California with a policy holder's rating of A or higher and a Financial Class of VII or larger. Should any bond or surety become insufficient, DEVELOPER shall furnish a new bond within ten (10) calendar days after receiving notice from COUNTY.

5. Upon DISTRICT's approval of IMPROVEMENT PLANS, deposit with DISTRICT (Attention: Business Office – Accounts Receivable) and notify Contract Services Section, the estimated cost of providing construction inspection for DISTRICT FACILITIES in an amount as determined and approved by DISTRICT in accordance with COUNTY's Ordinance Nos. 671 and 749, including any amendments thereto, based upon the bonded value of DISTRICT FACILITIES, and notify DISTRICT's Contract Services Section of the deposit before or at the time the deposit is made.

6. Upon DISTRICT's approval of IMPROVEMENT PLANS, furnish DISTRICT (Attention: Contract Services Section), with a complete list of all contractors and subcontractors to be performing work on PROJECT, including the corresponding license number and license classification of each. At such time, DEVELOPER shall further identify in writing its designated superintendent for PROJECT construction.

7. Upon DISTRICT approval of IMPROVEMENT PLANS, furnish DISTRICT (Attention: Contract Services Section), with a construction schedule, which shall show the order and dates in which DEVELOPER or DEVELOPER's contractor proposes to carry out the various parts of work, including estimated start and completion dates. As construction of PROJECT progresses, DEVELOPER shall update said construction schedule as requested by DISTRICT or COUNTY.

8. Upon DISTRICT's approval of IMPROVEMENT PLANS and prior to commencing construction of PROJECT, furnish DISTRICT (Attention: Contract Services Section), with a confined space entry procedure specific to PROJECT. The procedure shall comply with requirements contained in California Code of Regulations, Title 8, Section 5158, Other Confined Space Operations; Section 5157, Permit Required Confined Space; and District Confined Space Procedures, SOM-18. The procedure shall be reviewed and approved by DISTRICT prior to the issuance of a Notice to Proceed, which shall be given by DISTRICT to DEVELOPER upon DISTRICT's and COUNTY's approval.

9. Upon DISTRICT's approval of IMPROVEMENT PLANS, an original certificate of insurance evidencing the required insurance coverage shall be provided to DISTRICT (Attention: Contract Services Section) and COUNTY. At minimum, the procured insurance coverages should adhere to DISTRICT's required insurance provided in Exhibit "C", attached hereto and made a part hereof. DEVELOPER shall not commence construction until

DISTRICT and COUNTY have been furnished with original certificate(s) of insurance and original certified copies of endorsements and, if requested, certified original policies of insurance including all endorsements and any and all other attachments. Failure to maintain the insurance required by this paragraph shall be deemed a material breach of this Agreement and shall authorize and constitute authority for DISTRICT, at its sole discretion, to provide written notice to DEVELOPER that DISTRICT is unable to perform its obligations hereunder, and will not accept responsibility for ownership, operation and maintenance of DISTRICT FACILITIES, either in whole or in part, due to said breach of this Agreement.

10. Upon DISTRICT approval of IMPROVEMENT PLANS, or not less than twenty (20) calendar days prior to recordation of the final map for Tract Map Nos. 31818 and 31818-1 or any phase thereof, whichever occurs first, furnish DISTRICT (Attention: Plan Check Section) and COUNTY with sufficient evidence of DEVELOPER securing the necessary licenses, agreements, permits, approvals, rights of way, rights of entry and temporary construction easements, as may be needed for the construction, inspection, operation and maintenance of PROJECT as determined and approved by DISTRICT and COUNTY.

11. Upon DISTRICT approval of IMPROVEMENT PLANS, obtain and provide DISTRICT (Attention: Plan Check Section), with duly executed Irrevocable Offers(s) of Dedication to the public for flood control and drainage purposes, including ingress and egress, for the rights of way deemed necessary by DISTRICT for the construction, inspection, operation, and maintenance of DISTRICT FACILITIES. The Irrevocable Offer(s) of Dedication shall be in a form approved by DISTRICT and shall be executed by all legal and equitable owners of the property described in the offer(s).

12. Upon submitting the Irrevocable Offer(s) of Dedication as set forth in Section I.11, furnish DISTRICT (Attention: Plan Check Section) with Preliminary Reports on

Title dated not more than thirty (30) calendar days prior to date of submission of all the property described in the Irrevocable Offer(s) of Dedication.

13. Prior to the start on any portion of PROJECT construction, furnish DISTRICT (Attention: Plan Check Section) and COUNTY each with a set of final mylar PROJECT plans and assign their ownership to DISTRICT and COUNTY, respectively.

14. After receiving DISTRICT's plan check, right of way and administrative clearance for PROJECT as set forth in Sections I.1 through I.13, notify DISTRICT (Attention: Construction Management Section) and COUNTY with twenty (20) calendar days written notice of intent to start construction of PROJECT, and include PROJECT's geotechnical firm, concrete lab/test firm, D-Load test forms, trench shoring/false work calculations and concrete mix designs for DISTRICT's review and approval. Construction shall not begin on any element of PROJECT, for any reason whatsoever, until DISTRICT has issued to DEVELOPER a written Notice to Proceed authorizing DEVELOPER to commence construction of PROJECT. DISTRICT reserves the right to withhold issuance of the Notice to Proceed in accordance with Section IV.4.

15. Prior to commencing construction, obtain and furnish DISTRICT (Attention: Plan Check Section) and COUNTY each with copies of all permits, approvals or agreements required by any federal, state or local resource and/or regulatory agency for the construction, operation and maintenance of PROJECT. Such documents may include, but are not limited to, those issued by the U.S. Army Corps of Engineers, California Regional Water Quality Control Board, California State Department of Fish and Wildlife, State Water Resources Control Board and Western Riverside County Regional Conservation Authority ("REGULATORY PERMITS").

16. Prior to commencing construction, submit all environmental documentation and applications related to the operation and maintenance ("ENVIRONMENTAL

PERMIT APPLICATIONS") of DISTRICT FACILITIES to DISTRICT (Attn: Regulatory Section IV) for review and approval to ensure that any environmental conditions (i.e., CEQA mitigation measures, permit terms and conditions, etc.) imposed on PROJECT will not have a negative impact on operations and maintenance of future DISTRICT FACILITIES. If routine maintenance actions required by DISTRICT for DISTRICT FACILITIES is not specified in the REGULATORY PERMITS, such as mowing, sediment removal, etc., DEVELOPER shall obtain the requisite regulatory approvals that covers DISTRICT's operations and maintenance activities needed to maintain DISTRICT FACILITIES to the satisfaction of DISTRICT.

17. Not permit any change to or modification of DISTRICT and COUNTY approved IMPROVEMENT PLANS without the prior written permission and consent of DISTRICT and COUNTY.

18. Comply with all Cal/OSHA safety regulations, including, but not limited to, regulations concerning confined space and maintain a safe working environment for DEVELOPER, DISTRICT and COUNTY employees on the site.

19. Upon receipt of DISTRICT's written Notice to Proceed, construct or cause to be constructed PROJECT at DEVELOPER's sole cost and expense, in accordance with DISTRICT and COUNTY approved IMPROVEMENT PLANS.

20. Within two (2) weeks of completing PROJECT construction, provide DISTRICT (Attention: Construction Management Section) and COUNTY with written notice that PROJECT construction is substantially complete and request (i) DISTRICT conduct a final inspection of DISTRICT FACILITIES and (ii) COUNTY conduct a final inspection of COUNTY FACILITIES.

21. Upon completion of PROJECT construction and upon acceptance by COUNTY of all rights of way deemed necessary by DISTRICT and COUNTY for the operation

and maintenance of PROJECT, but prior to DISTRICT acceptance of DISTRICT FACILITIES for ownership, operation and maintenance, convey or cause to be conveyed to COUNTY the flood control easement(s), including ingress and egress, in a form approved by DISTRICT, to the rights of way as shown in concept cross-hatched in blue on Exhibit "D", attached hereto and made a part of. The easement(s) or grant deed(s) shall be in a form approved by both DISTRICT and COUNTY and shall be executed by all legal and equitable owners of the property described in the easement(s) or grant deed(s).

22. At the time of recordation of the conveyance document(s) as set forth in Section I.21, furnish DISTRICT with policies of title insurance, each in the amount of not less than (i) fifty percent (50%) of the estimated fee value as determined by DISTRICT for each easement parcel to be conveyed to DISTRICT or (ii) one hundred percent (100%) of the estimated value as determined by DISTRICT for each fee parcel to be conveyed to DISTRICT, guaranteeing DISTRICT's interest in said property as being free and clear of all liens, encumbrances, assessments, easements, taxes and leases (recorded or unrecorded), and except those which in the sole discretion of DISTRICT are acceptable.

23. Upon completion of PROJECT construction, accept ownership, sole responsibility, and all liability whatsoever for the ownership, operation, and maintenance of PROJECT until such time as (i) DISTRICT accepts ownership and responsibility for operation and maintenance of DISTRICT FACILITIES and (ii) COUNTY accepts ownership and responsibility for operation and maintenance of COUNTY FACILITIES. DISTRICT FACILITIES shall be in a satisfactorily maintained condition as solely determined by DISTRICT. If, subsequent to the inspection and in the sole discretion of DISTRICT, DISTRICT FACILITIES is not in an acceptable condition, corrections shall be made at sole expense of DEVELOPER.

24. Prior to acceptance of any DISTRICT FACILITIES, and if considered jurisdictional, obtain all necessary permits, approvals, or agreement, for the continuing operation and maintenance ("ONGOING REGULATORY PERMITS"), for DISTRICT FACILITIES, as required by any federal, state, or local resource and/or regulatory agency. This requirement shall apply even if permits were not required for construction. ONGOING REGULATORY PERMITS include but are not limited to those issued by the U.S. Army Corps of Engineers, State Water Resources Control Board, Regional Water Quality Control Board, California Department of Fish and Wildlife, and the Western Riverside County Regional Conservation Authority or the Coachella Valley Conservation Commission, collectively and individually referred to as "REGULATORY AGENCY(IES)". DISTRICT will not accept DISTRICT FACILITIES until the ONGOING REGULATORY PERMITS have been reviewed and deemed acceptable to DISTRICT. DEVELOPER is required to provide DISTRICT with copies of each permit application prior to submitting to the respective REGULATORY AGENCY(IES), and prior to accepting or executing ONGOING REGULATORY PERMITS, as this will avoid receiving a permit with terms and conditions that are deemed unacceptable to DISTRICT.

25. Not cause ONGOING REGULATORY PERMITS to conflict with DISTRICT's ability to operate and maintain DISTRICT FACILITIES. If DEVELOPER provides ONGOING REGULATORY PERMITS that are deemed unacceptable to DISTRICT, DEVELOPER may be required to update or amend them prior to DISTRICT acceptance of DISTRICT FACILITIES.

26. Upon completion of PROJECT construction but prior to DISTRICT acceptance of DISTRICT FACILITIES for ownership, operation and maintenance, provide or cause its civil engineer of record or construction civil engineer of record, duly registered in the State of California, to provide DISTRICT (Attention: Construction Management Section) with (i)

soil compaction report(s) – stamped and wet signed by the geotechnical engineer, (ii) concrete testing report(s) – stamped and wet signed by the civil engineer of record, and (iii) a redlined "record drawings" copy of IMPROVEMENT PLANS. After DISTRICT approval of the redlined "record drawings," DEVELOPER's engineer shall schedule with DISTRICT a time to transfer the redlined changes onto DISTRICT's original mylars at DISTRICT's office, after which, the engineer shall review, stamp and sign the original IMPROVEMENT PLANS as "record drawings."

27. Ensure that all work performed pursuant to this Agreement by DEVELOPER, its agents or contractors is done in accordance with all applicable laws and regulations, including, but not limited to, all applicable provisions of the Labor Code, Business and Professions Code, and Water Code. DEVELOPER shall be solely responsible for all costs associated with compliance with applicable laws and regulations.

28. Pay, if suit is brought upon this Agreement or any bond guaranteeing the completion of PROJECT or the quality of the work, all costs and reasonable expenses and fees, including reasonable attorneys' fees, and acknowledge that, upon entry of judgment, all such costs, expenses and fees shall be computed as costs and included in any judgment rendered.

## SECTION II

DISTRICT shall:

1. Review IMPROVEMENT PLANS and approve when DISTRICT has determined that such plans meet DISTRICT standards and are found acceptable to DISTRICT prior to the start of PROJECT construction.

2. Provide COUNTY an opportunity to review and approve IMPROVEMENT PLANS prior to DISTRICT's final approval.



3. Upon execution of this Agreement, record or cause to be recorded a copy of this Agreement in the Official Records of the County of Riverside Recorder.
4. Record or cause to be recorded the Irrevocable Offer(s) of Dedication provided by DEVELOPER pursuant to Section I.12.
5. Endeavor to issue DEVELOPER a Notice to Proceed within twenty (20) calendar days of receipt of DEVELOPER's written notice of intent to start construction as set forth in Section I.14., however, DISTRICT's construction inspection staff is limited and, therefore, the issuance of a Notice to Proceed is subject to DISTRICT's staff availability.
6. Reserve the right to withhold issuance of the Notice to Proceed pursuant to Section IV.4.
7. Allow DEVELOPER to proceed with the construction of DISTRICT FACILITIES without the necessary ONGOING REGULATORY PERMITS in place, provided DEVELOPER submits its ENVIRONMENTAL PERMIT APPLICATIONS as set forth in Section I.16.
8. Review, and if applicable, comment on (i) ENVIRONMENTAL PERMIT APPLICATIONS prior to DEVELOPER submitting to REGULATORY AGENCY(IES), and (ii) any draft ONGOING REGULATORY PERMITS prior to DEVELOPER executing or accepting ONGOING REGULATORY PERMITS. DISTRICT's review is necessary to avoid receiving permits with terms and conditions that may not be acceptable to DISTRICT.
9. Upon review of ENVIRONMENTAL PERMIT APPLICATIONS, DISTRICT reserves the right to request the relevant environmental permits if routine maintenance actions required by DISTRICT are not specified in the ONGOING REGULATORY PERMITS for DISTRICT FACILITIES.
10. Inspect construction of DISTRICT FACILITIES.

11. Keep an accurate accounting and submit periodic invoices to DEVELOPER of all DISTRICT costs associated (i) with the review and approval of IMPROVEMENT PLANS, (ii) the review and approval of right of way and conveyance documents, and (iii) the processing and administration of this Agreement.

12. Keep an accurate accounting of all DISTRICT construction inspection costs and, within forty-five (45) calendar days after DISTRICT acceptance of DISTRICT FACILITIES as being complete, submit a final cost statement to DEVELOPER. If the deposit as set forth in Section I.5 exceeds such inspection costs, DISTRICT shall reimburse DEVELOPER the excess amount within sixty (60) calendar days after DISTRICT acceptance of DISTRICT FACILITIES as being complete.

13. Provide DEVELOPER with a reproducible duplicate copy of "record drawings" of IMPROVEMENT PLANS upon (i) DISTRICT acceptance of PROJECT construction as being complete, and (ii) DISTRICT receipt of stamped and signed "record drawings" of IMPROVEMENT PLANS as set forth in Section I.26.

14. Prior to DISTRICT acceptance of ownership and responsibility for the operation and maintenance of DISTRICT FACILITIES, DISTRICT FACILITIES shall be in a satisfactorily maintained condition as solely determined by DISTRICT. If, subsequent to the inspection and in the sole discretion of DISTRICT, DISTRICT FACILITIES are not in an acceptable condition, corrections shall be made at sole expense of DEVELOPER.

15. Accept ownership and sole responsibility for the operation and maintenance of DISTRICT FACILITIES upon (i) DISTRICT inspection of DISTRICT FACILITIES in accordance with Section I.20, (ii) DISTRICT acceptance of PROJECT construction as being complete, (iii) DISTRICT receipt of stamped and signed "record drawings" of PROJECT plans as set forth in Section I.26, (iv) recordation of all conveyance documents

described in Section I.22, (v) receipt of all required policies of title insurance described in Section I.22., (vi) DISTRICT receipt of ONGOING REGULATORY PERMITS for DISTRICT FACILITIES described in Sections I.24. and I.25., (vii) DISTRICT FACILITIES are fully functioning as a flood control drainage system as solely determined by DISTRICT, and (viii) DISTRICT's sole determination that DISTRICT FACILITIES are in a satisfactorily maintained condition.

16. Upon DISTRICT acceptance of DISTRICT FACILITIES, provide COUNTY with (i) a reproducible duplicate copy "record drawings" of constructed DISTRICT FACILITIES, (ii) a written notice that PROJECT is complete, and (iii) request COUNTY to release bonds held for DISTRICT FACILITIES and COUNTY FACILITIES.

### SECTION III

COUNTY shall:

1. Review and approve IMPROVEMENT PLANS prior to the start of PROJECT construction when COUNTY has determined that such plans meet COUNTY standards.

2. Accept COUNTY and DISTRICT approved faithful performance and payment bonds submitted by DEVELOPER, which meet the requirements of COUNTY Ordinance No. 460, including any amendments thereto, as set forth in Section I.4., for the estimated cost for construction of DISTRICT FACILITIES as determined by DISTRICT and of COUNTY FACILITIES as determined by COUNTY and hold said bonds as provided in this Agreement. The surety, amount and form of the bonds shall list DISTRICT and COUNTY as obligee and be subject to the approval of DISTRICT (Attention: Contract Services Section) and COUNTY. The bonds shall remain in full force and effect until DISTRICT FACILITIES are accepted by DISTRICT and COUNTY FACILITIES are accepted by COUNTY as complete.

Both bonds shall be subscribed by an Admitted Surety Insurer, which is authorized to transact surety insurance business in the State of California with a policy holder's rating of A or higher and a Financial Class of VII or larger. Should any bond or surety become insufficient, DEVELOPER shall furnish a new bond within ten (10) calendar days after receiving notice from COUNTY. COUNTY shall not release said bonds until DISTRICT provides COUNTY with a reproducible duplicate copy of "record drawings" and written notification as set forth in Section II.13.

3. Request DEVELOPER update the construction schedule as deemed necessary.
4. Inspect PROJECT construction.
5. Consent, by execution of this Agreement, to DISTRICT recording of any Irrevocable Offer(s) of Dedication furnished by DEVELOPER pursuant to this Agreement.
6. As requested by DISTRICT, accept the Irrevocable Offer(s) of Dedication as set forth herein and any other outstanding offers of dedication necessary for the construction, inspection, operation and maintenance of DISTRICT FACILITIES and convey sufficient rights of way to DISTRICT to allow DISTRICT to construct, inspect, operate and maintain DISTRICT FACILITIES.
7. Grant DISTRICT, by execution of this Agreement, the right to inspect, operate and maintain DISTRICT FACILITIES within COUNTY rights of way.
8. Upon completion of PROJECT construction but prior to DISTRICT acceptance of DISTRICT FACILITIES for ownership, operation and maintenance, convey or cause to be conveyed to DISTRICT the flood control easement(s), including ingress and egress, to the rights of way for DISTRICT FACILITIES as shown on Exhibit "D". Upon completion of

FUTURE MOUNTAIN ROAD BRIDGE construction, convey to DISTRICT the right of way for FUTURE MOUNTAIN ROAD BRIDGE.

9. Accept ownership and sole responsibility for the operation and maintenance of COUNTY FACILITIES upon (i) DISTRICT acceptance of DISTRICT FACILITIES for ownership, operation and maintenance, (ii) COUNTY's final inspection of COUNTY FACILITIES, and (iii) COUNTY's sole determination that COUNTY FACILITIES are in a satisfactorily maintained condition.

10. Release occupancy permits in accordance with the approved conditions of Approval for Tract Map Nos. 31818 and 31818-1.

11. Upon DISTRICT and COUNTY acceptance of PROJECT construction as being complete, accept sole responsibility for the adjustment of all PROJECT manhole rings and covers located within COUNTY rights of way, which must be performed at such time(s) that the finished grade along and above the underground portions of DISTRICT FACILITIES are improved, repaired, replaced or changed. It being further understood and agreed that any such adjustments shall be performed by COUNTY at no cost to DISTRICT.

#### SECTION IV

It is further mutually agreed:

1. DISTRICT may withhold acceptance for ownership and sole responsibility for the operation and maintenance of DISTRICT FACILITIES unless and until DEVELOPER performs all obligations under this Agreement.

2. All construction work involved with PROJECT shall be inspected by DEVELOPER, DISTRICT and COUNTY but shall not be deemed complete until DISTRICT and COUNTY mutually agree in writing that construction of PROJECT is completed in accordance with DISTRICT and COUNTY approved IMPROVEMENT PLANS.

3. DISTRICT and COUNTY personnel may observe and inspect all work being done on DISTRICT FACILITIES but shall provide any comments to DISTRICT personnel who shall be solely responsible for all quality control communications with DEVELOPER's contractor(s) during the construction of PROJECT.

4. If DEVELOPER fails to commence construction of PROJECT within twenty-four (24) consecutive months after execution of this Agreement, then DISTRICT reserves the right to withhold issuance of the Notice to Proceed pending a review of the existing site conditions as they exist at the time DEVELOPER provides written notification to DISTRICT of the start of construction as set forth in Section I.14. In the event of a change in the existing site conditions that materially affects PROJECT function or DISTRICT's ability to operate and maintain DISTRICT FACILITIES, DISTRICT may require DEVELOPER to modify IMPROVEMENT PLANS as deemed necessary by DISTRICT.

5. DEVELOPER shall complete construction of PROJECT within twelve (12) consecutive months after commencement of construction of PROJECT, it is expressly understood that since time is of the essence in this Agreement, unless DISTRICT and COUNTY agree to extend the time to complete construction. Failure of DEVELOPER to perform the work within the agreed upon time shall constitute authority (i) for DISTRICT to terminate the Agreement and (ii) for COUNTY to require DEVELOPER's surety to pay to COUNTY the penal sum of any and all bonds for DISTRICT to complete construction and perform any other remaining work on DISTRICT FACILITIES and COUNTY FACILITIES. In the event, COUNTY and DISTRICT elect to proceed under Section IV.5.ii, the following provisions (a) and (b) apply:

- a. DEVELOPER grants to DISTRICT and DISTRICT's officers, deputies, employees, agents, representatives, contractors and other

designees the irrevocable permission to enter upon the Tract Map Nos. 31818 and 31818-1 to complete construction and perform any other remaining work on DISTRICT FACILITIES and COUNTY FACILITIES. This right of entry shall terminate when such construction and any other remaining work is complete.

- b. COUNTY shall enforce the bonds and subsequently reimburse DISTRICT for DISTRICT costs incurred. If funds from the bond are insufficient to cover both COUNTY and DISTRICT's costs, COUNTY and DISTRICT shall negotiate an allocation of funds between them and determine whether COUNTY or DISTRICT shall cover the remaining costs.

6. In the event DEVELOPER wishes to expedite issuance of a Notice to Proceed, DEVELOPER may elect to furnish an independent qualified construction inspector at DEVELOPER's sole cost and expense. DEVELOPER shall furnish appropriate documentation of the individual's credentials and experience to DISTRICT for review and, if appropriate, approval. DISTRICT shall review the individual's qualifications and experience, upon approval thereof, said individual, hereinafter called "DEPUTY INSPECTOR", shall be authorized to act on DISTRICT's behalf on all DISTRICT FACILITIES construction and quality control matters. If DEVELOPER's initial construction inspection deposit, furnished pursuant to Section I.5., exceeds Ten Thousand Dollars (\$10,000), DISTRICT shall refund to DEVELOPER up to eighty percent (80%) of DEVELOPER's initial inspection deposit within forty-five (45) calendar days of DISTRICT's approval of DEPUTY INSPECTOR, however, a minimum balance of Ten Thousand Dollars (\$10,000) shall be retained on account.

7. PROJECT construction work shall be on a five (5) day, forty (40) hour work week with no work on Saturdays, Sundays or DISTRICT or COUNTY designated legal holidays, unless otherwise approved in writing by DISTRICT and COUNTY. If DEVELOPER feels it is necessary to work more than the normal forty (40) hour work week or on DISTRICT or COUNTY designated legal holidays, DEVELOPER shall make a written request for permission from DISTRICT and COUNTY to work the additional hours. The request shall be submitted to DISTRICT and COUNTY at least seventy-two (72) hours prior to the requested additional work hours and state the reasons for the overtime and the specific time frames required. The decision of granting permission for overtime work shall be made by DISTRICT and COUNTY at their sole discretion and shall be final. If permission is granted by DISTRICT and COUNTY, DEVELOPER will be charged the cost incurred at the overtime rates for additional inspection time required in connection with the overtime work in accordance with COUNTY Ordinance Nos. 671 and 749, including any amendments thereto.

8. DEVELOPER shall indemnify, defend and hold harmless and require DEVELOPER's construction contractor(s) to identify, defend and hold harmless DISTRICT and COUNTY (including each of their respective Agencies, Districts, Special Districts and Departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives) (individually and collectively referred to as "Indemnites") from any liability, action, claim or damage whatsoever, based or asserted upon any acts, omissions, or services of DEVELOPER and/or DEVELOPER's construction contractor(s), (including their respective officers, employees, subcontractors, agents or representatives) (individually and collectively hereinafter referred to as "Indemnitors") arising out of or in any way relating to this Agreement, including, but not limited to, property damage, bodily injury or death, or any other element of any kind or nature whatsoever. DEVELOPER or



DEVELOPER's construction contractor(s) shall defend, at its sole expense, all costs and fees (including, but not limited to, attorney fees, cost of investigation, defense and settlements or awards) in any claim or action based upon such alleged acts or omissions. All applicable indemnification provisions of this Agreement shall remain in effect following the termination of the Agreement.

9. With respect to any action or claim subject to indemnification herein by DEVELOPER, DEVELOPER shall, at its sole cost, have the right to use counsel of their own choice and may adjust, settle or compromise any such action or claim only with the prior consent of DISTRICT and COUNTY. Any such adjustment, settlement or compromise shall not in any manner whatsoever limit or circumscribe DEVELOPER's indemnification to Indemnitees as set forth herein.

10. DEVELOPER's and DEVELOPER's construction contractor(s) indemnification obligations hereunder shall be satisfied when DEVELOPER or DEVELOPER's construction contractor(s) has provided to DISTRICT and COUNTY the appropriate form of dismissal relieving DISTRICT and COUNTY from any liability for the action or claim involved.

11. The specified insurance limits required in this Agreement shall in no way limit or circumscribe DEVELOPER's or DEVELOPER's construction contractor(s) obligations to indemnify and hold harmless the Indemnitees herein from third party claims.

12. In the event there is conflict between this clause and California Civil Code Section 2782, this clause shall be interpreted to comply with California Civil Code Section 2782. Such interpretation shall not relieve DEVELOPER or DEVELOPER's construction contractor(s) from indemnifying the Indemnitees to the fullest extent allowed by law.

13. DEVELOPER for itself, its successors and assigns hereby releases DISTRICT and COUNTY (including each of their respective Agencies, Districts, Special

Districts and Departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives) from any and all claims, demands, actions or suits of any kind arising out of any liability, known or unknown, present or future, including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution, or any other law or ordinance which seeks to impose any other liability or damage, whatsoever, for damage caused by the discharge of drainage within or from PROJECT. Nothing contained herein shall constitute a release by DISTRICT or COUNTY (including each of their respective Agencies, Districts, Special Districts and Departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives) of DEVELOPER from any and all claims, demands, actions or suits of any kind arising out of any liability, known or unknown, present or future, for the negligent maintenance of PROJECT by DEVELOPER after the acceptance of PROJECT by DISTRICT or COUNTY.

14. Any waiver by any Party hereto of any breach of any one or more of the terms of this Agreement shall not be construed to be a waiver of any subsequent or other breach of the same or of any other term hereof. Failure on the part of any Party hereto to require exact, full and complete compliance with any terms of this Agreement shall not be construed as in any manner changing the terms hereof or estopping such Party from enforcement hereof.

15. Any and all notices sent or required to be sent to the Parties of this Agreement will be mailed by first class mail, postage prepaid, to the following addresses:

To DISTRICT: RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT  
1995 Market Street  
Riverside, CA 92501  
Attn: Contracts Services Section

To COUNTY: COUNTY OF RIVERSIDE  
4080 Lemon Street, 8<sup>th</sup> Floor  
Riverside, CA 92501  
Attn: Transportation Department  
Plan Check Section

To DEVELOPER: KB HOME CAL MANAGEMENT SERVICES, LLC  
36310 Inland Valley Drive, Suite 300  
Wildomar, CA 92595  
Attn: Christopher Earl

16. This Agreement is to be construed in accordance with the laws of the State of California. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force and effect without being impaired or invalidated in any way.

17. Any action at law or in equity brought by any of the Parties hereto for the purpose of enforcing a right or rights provided for by the Agreement shall be tried in a court of competent jurisdiction in the County of Riverside, State of California, and the Parties hereto waive all provisions of law providing for a change of venue in such proceedings to any other County.

18. This Agreement is the result of negotiations between the Parties hereto and the advice and assistance of their respective counsel. The fact that this Agreement was prepared as a matter of convenience by DISTRICT shall have no importance or significance. Any uncertainty or ambiguity in this Agreement shall not be construed against DISTRICT because DISTRICT prepared this Agreement in its final form.

19. The provisions of this Agreement are solely for the benefit of the Parties, and not for the benefit of any third party. Accordingly, no third party shall have any right or action based on the provisions of this Agreement.

20. The rights and obligations of DEVELOPER shall inure to and be binding upon all heirs, successors and assignees.

21. No Party shall assign this Agreement without the written consent of all other Parties. Any attempt to delegate or assign any interest herein without written consent of all other Parties shall be deemed void and of no effect.

22. In the event DEVELOPER sells Tract Map Nos. 31818 and 31818-1, DEVELOPER shall notify DISTRICT and COUNTY of any such transfer or assignment in writing no later than (30) calendar days from the date of the sale. DEVELOPER expressly understands and agrees that it shall remain liable with respect to any and all of the obligations and duties in this Agreement until DISTRICT and COUNTY, DEVELOPER and the new owner(s) of Tract Map Nos. 31818 and 31818-1 fully execute an assignment and assumption agreement that transfers all DEVELOPER's rights, duties or obligations in this Agreement hereunder to the new owner(s) of Tract Map Nos. 31818 and 31818-1.

23. The individual(s) executing this Agreement on behalf of DEVELOPER certify that they have the authority within their respective company(ies) to enter into and execute this Agreement and have been authorized to do so by all boards of directors, legal counsel and/or any other board, committee or other entity within their respective company(ies) which have the authority to authorize or deny entering into this Agreement.

24. This Agreement is intended by the Parties hereto as a final expression of their understanding with respect to the subject matter hereof and as a complete and exclusive statement of the terms and conditions thereof and supersedes any and all prior and contemporaneous agreements and understandings, oral or written, in connection therewith. This Agreement may be changed or modified only upon the written consent of the Parties hereto.

25. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

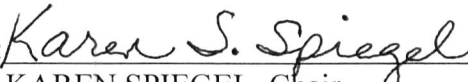
IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on

April 30, 2024  
(to be filled in by Clerk of the Board)

RECOMMENDED FOR APPROVAL:

**RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT**

By:   
JASON E. UHLEY  
General Manager/Chief Engineer


By:   
KAREN SPIEGEL, Chair  
Riverside County Flood Control and Water  
Conservation District Board of Supervisors


APPROVED AS TO FORM:

ATTEST:

MINH C. TRAN  
County Counsel

KIMBERLY RECTOR  
Clerk of the Board

By:   
RYAN YABKO  
Deputy County Counsel

By:   
Deputy

(SEAL)


[Signed in Counterpart]

Cooperative Agreement:  
Horsethief Canyon Wash Slope Protection and Laterals  
Horsethief – Mountain Road Storm Drain, Line B, Stage 2  
Project Nos. 2-0-00251 and 2-0-00254  
Tract Map Nos. 31818 and 31818-1  
MM:blm  
03/13/23

RECOMMENDED FOR APPROVAL:

COUNTY OF RIVERSIDE

By: ~~\_\_\_\_\_~~  
DENNIS ACUNA  
Director of Transportation

By:   
CHUCK WASHINGTON, Chairman  
Board of Supervisors

APPROVED AS TO FORM:

ATTEST:

MINH C. TRAN  
County Counsel

KIMBERLY RECTOR  
Clerk of the Board

By:   
STEPHANIE K. NELSON  
for Deputy County Counsel

By:   
Deputy

(SEAL)

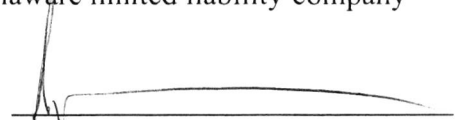
[Signed in Counterpart]

Cooperative Agreement:  
Horsethief Canyon Wash Slope Protection and Laterals  
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Project Nos. 2-0-00251 and 2-0-00254  
Tract Map Nos. 31818 and 31818-1  
MM:blm  
03/13/23

**KB HOME CAL MANAGEMENT  
SERVICES, LLC**

a Delaware limited liability company

By:



SCOTT HANSEN

Vice President, Forward Planning

(ATTACH NOTARY WITH  
CAPACITY STATEMENT)

Cooperative Agreement:

Horsethief Canyon Wash Slope Protection and Laterals

Horsethief – Mountain Road Storm Drain, Line B, Stage 2

Project Nos. 2-0-00251 and 2-0-00254

Tract Map Nos. 31818-1 and 31818

MM:blm

03/13/23

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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 }

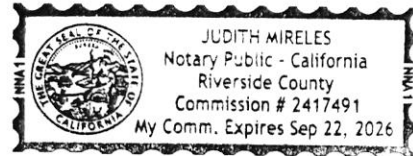
County of Riverside }

On March 13, 2024 before me, Judith Mireles, Notary Public, personally appeared Scott Hansen, 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.

  
\_\_\_\_\_  
Judith Mireles, Notary Public



(SEAL)



MPLC JBJ Ranch, LP, a Delaware limited partnership, as legal owner of record of Tract No. 31818, hereby consents to the foregoing Cooperative Agreement ("Agreement") by and between the Riverside County Flood Control and Water Conservation District, a body corporate and politic, the County of Riverside, a political subdivision of the State of California, on behalf of its Transportation Department, and KB Home Cal Management Services, LLC, a Delaware limited liability company. The Agreement sets forth each party's rights and obligations for the construction, operation and maintenance of certain flood control facilities required as a Condition of Approval for Tract Nos. 31818 and 31818-1. This MPLC JBJ Ranch, LP consent, including with respect to any future developments thereunder, is not, and will not be deemed or construed to modify, waive, or affect any of the provisions, covenants or conditions of the Agreement, waive any breach of the Agreement or any rights of the MPLC JBJ Ranch, LP, or enlarge or increase the MPLC JBJ Ranch, LP obligations under the Agreement.

MPLC JBJ Ranch, LP,  
a Delaware limited partnership

By: MISSION PACIFIC LAND COMPANY, LLC  
a Delaware limited liability company  
Its: General Partner

By:   
Randall C. Luce  
Authorized Signer

(ATTACH NOTARY WITH CAPACITY STATEMENT)

Cooperative Agreement:  
Horsethief Canyon Wash Slope Protection and Laterals  
Horsethief – Mountain Road Storm Drain, Line B, Stage 2  
Project Nos. 2-0-00251 and 2-0-00254  
Tract Map Nos. 31818-1 and 31818  
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03/13/23

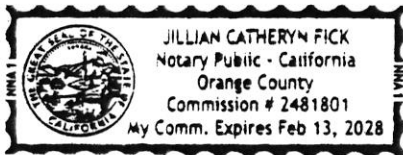
**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 Orange }  
On March 14, 2024 before me, Jillian Catheryn Fick, Notary Public  
*Date Here Insert Name and Title of the Officer*  
personally appeared Randall C. Luce  
*Name(s) of Signer(s)*

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 Jillian Catheryn Fick  
*Signature of Notary Public*

Place Notary Seal and/or Stamp Above

**OPTIONAL**

*Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General  Partner –  Limited  General

Individual  Attorney in Fact  Individual  Attorney in Fact

Trustee  Guardian or Conservator  Trustee  Guardian or Conservator

Other: \_\_\_\_\_  Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_

# Exhibit A

## LEGAL DESCRIPTION OF PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF CORONA AREA IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCELS 1 THROUGH 4 OF PARCEL MAP NO. 38418, AS SHOWN BY MAP ON FILE IN BOOK 256, PAGES 93 THROUGH 101 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING A SUBDIVISION OF THE FOLLOWS:

EXCEPTING THEREFROM AN UNDIVIDED OF AN UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, PETROLEUM, MALTHA, GAS, MINERALS, AND KINDRED SUBSTANCES IN, ON AND UNDERLYING THE HEREINABOVE PROPERTY, TOGETHER WITH THE RIGHT OF GOING ON SAID LAND FOR THE PURPOSE OF DEVELOPING THE SAID LAND AND DRILLING WELLS THEREON FOR OIL, PETROLEUM, GAS, MALTHA, MINERALS AND OTHER KINDRED SUBSTANCES AND REMOVING SAME THEREFROM, INCLUDING THE RIGHT OF INGRESS AND EGRESS TO AND OVER SAID LAND WITH SUFFICIENT SPACE FOR DEVELOPMENT WORK, STORAGE, TANKS AND FOR NECESSARY MACHINERY AND MATERIALS FOR CARRYING ON SAID WORK FOR THE NECESSARY BUILDINGS, AND ALSO TO LAY ALL NECESSARY PIPE LINES FOR THE REMOVAL OF SAID PRODUCTS, AS GRANTED TO D. C. BURREY BY DEED RECORDED MAY 26, 1921 IN BOOK 546, PAGE 469 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

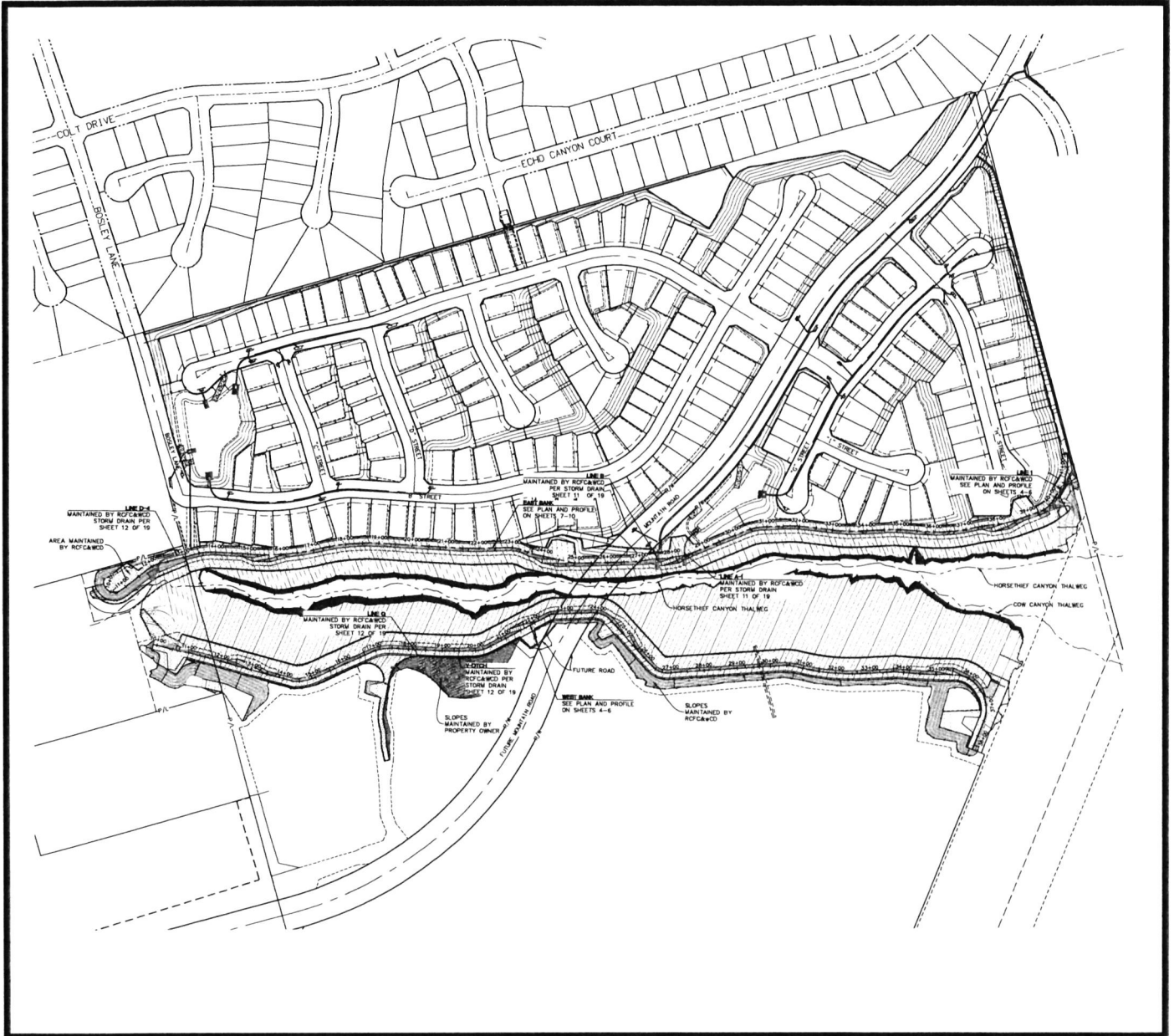
ALSO EXCEPTING THEREFROM ALL OIL AND MINERAL RIGHTS UNDERLYING SAID PROPERTY, TOGETHER WITH THE RIGHT OF GOING ON SAID LAND FOR THE PURPOSE OF DEVELOPING SAME AND DRILLING WELLS THEREON FOR OIL, GAS, MINERALS AND KINDRED SUBSTANCES AND REMOVING SAME THEREFROM, INCLUDING THE RIGHT OF INGRESS AND EGRESS TO OR OVER SAID LAND, WITH SUFFICIENT SPACE FOR DEVELOPMENT WORK, STORAGE TANKS, AND NECESSARY MATERIALS FOR CARRYING ON SAID WORK, AND FOR NECESSARY BUILDINGS, AND ALSO TO LAY NECESSARY PIPE LINES FOR THE REMOVAL OF SAID PRODUCTS, AS RESERVED BY W. E. LADY, A SINGLE MAN, BY DEED RECORDED MAY 12, 1944 IN BOOK 621, PAGE 566 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PORTION OF APN: 393-310-005









### COOPERATIVE AGREEMENT

Horsethief Canyon Wash Slope Protection and Laterals  
Horsethief – Mountain Road Storm Drain, Line B, Stage 2  
Project Nos. 2-0-00251 and 2-0-00254  
Tract Map Nos. 31818 and 31818-1

# Exhibit B



**LEGEND:**

-  RCFC&WCD MAINTENANCE LIMITS
-  PROP MAJOR CONTOUR
-  PROP MINOR CONTOUR
-  JURISDICTIONAL DELINEATION LIMITS (JDL)
-  PROPERTY LINE
-  DAYLIGHT
-  RCFC&WCD STORM DRAIN FACILITIES
-  RCFC&WCD STORM DRAIN FACILITIES

**COOPERATIVE AGREEMENT**  
 Horsethief Canyon Wash Slope Protection and Laterals  
 Horsethief – Mountain Road Storm Drain, Line B, Stage 2  
 Project Nos. 2-0-00251 and 2-0-00254  
 Tract Map Nos. 31818 and 31818-1

## Exhibit C

DISTRICT's Insurance Requirements is as follows:

Without limiting or diminishing DEVELOPER's obligation to indemnify or hold DISTRICT harmless, DEVELOPER shall procure and maintain or cause to be maintained, at its sole cost and expense, the following insurance coverage's during the term of this Agreement. As respects to the insurance section only, the DISTRICT herein refers to the Riverside County Flood Control and Water Conservation District, the County of Riverside, its Agencies, Districts, Special Districts, and Departments, their respective directors, officers, Board of Supervisors, employees, elected or appointed officials, agents or representatives as Additional Insureds.

A. Workers' Compensation:

If DEVELOPER has employees as defined by the State of California, DEVELOPER shall maintain statutory Workers' Compensation Insurance (Coverage A) as prescribed by the laws of the State of California. Policy shall include Employers' Liability (Coverage B) including Occupational Disease with limits not less than \$1,000,000 per person per accident. Policy shall be endorsed to waive subrogation in favor of DISTRICT.

B. Commercial General Liability:

Commercial General Liability insurance coverage, including but not limited to, premises liability, unmodified contractual liability, products and completed operations liability, personal and advertising injury, and cross liability coverage, covering claims which may arise from or out of DEVELOPER's performance of its obligations hereunder. Policy shall name the DISTRICT as Additional Insured. Policy's limit of liability shall not be less than \$2,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this Agreement or be no less than two (2) times the occurrence limit.

C. Vehicle Liability:

If DEVELOPER's vehicles or mobile equipment are used in the performance of the obligations under this Agreement, then DEVELOPER shall maintain liability insurance for all owned, non-owned or hired vehicles so used in an amount not less than \$1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this Agreement or be no less than two (2) times the occurrence limit. Policy shall name the DISTRICT as Additional Insureds.

## Exhibit C

D. Professional Liability:

DEVELOPER shall cause any architect or engineer retained by DEVELOPER in connection with the performance of DEVELOPER's obligations under this Agreement to maintain Professional Liability Insurance providing coverage for the performance of their work included within this Agreement, with a limit of liability of not less than \$1,000,000 per occurrence and \$2,000,000 annual aggregate. DEVELOPER shall require that, if such Professional Liability Insurance is written on a claims made basis rather than an occurrence basis, such insurance shall continue through the term of this Agreement and that such architect or engineer shall purchase at such architect or engineer's sole expense either 1) an Extended Reporting Endorsement (also known as Tail Coverage); or 2) Prior Dates Coverage from a new insurer with a retroactive date back to the date of, or prior to, the inception of this Agreement; or 3) demonstrate through Certificates of Insurance that such architect or engineer has maintained continuous coverage with the same or original insurer. Coverage provided under items: 1), 2) or 3) shall continue for the term specified in the insurance policy as long as the law allows.

E. General Insurance Provisions – All Lines:

- a. Any insurance carrier providing insurance coverage hereunder shall be admitted to the State of California and have an A.M. BEST rating of not less than an A: VIII (A: 8) unless such requirements are waived, in writing, by the DISTRICT Risk Manager. If the DISTRICT's Risk Manager waives a requirement for a particular insurer such waiver is only valid for that specific insurer and only for one policy term.
- b. The DEVELOPER must declare its insurance self-insured retention for each coverage required herein. If any such self-insured retention exceeds \$500,000 per occurrence each such retention shall have the prior written consent of the DISTRICT Risk Manager before the commencement of operations under this Agreement. Upon notification of self-insured retention deemed unacceptable to the DISTRICT, and at the election of the DISTRICT's Risk Manager, DEVELOPER's carriers shall either: 1) reduce or eliminate such self-insured retention with respect to this Agreement with DISTRICT, or 2) procure a bond which guarantees payment of losses and

## Exhibit C

- related investigations, claims administration, and defense costs and expenses.
- c. DEVELOPER shall cause their insurance carrier(s) or its contractor's insurance carrier(s), to furnish DISTRICT with 1) a properly executed original certificate(s) of insurance and certified original copies of endorsements effecting coverage as required herein; and 2) if requested to do so orally or in writing by the DISTRICT Risk Manager, provide original certified copies of policies including all endorsements and all attachments thereto, showing such insurance is in full force and effect. Further, said certificate(s) and policies of insurance shall contain the covenant of the insurance carrier(s) that a minimum of thirty (30) days written notice shall be given to the DISTRICT prior to any material modification, cancellation, expiration or reduction in coverage of such insurance. If DEVELOPER insurance carrier(s) policies does not meet the minimum notice requirement found herein, DEVELOPER shall cause DEVELOPER's insurance carrier(s) to furnish a 30 day Notice of Cancellation Endorsement.
  - d. In the event of a material modification, cancellation, expiration or reduction in coverage, this Agreement shall terminate forthwith, unless DISTRICT receives, prior to such effective date, another properly executed original certificate of insurance and original copies of endorsements or certified original policies, including all endorsements and attachments thereto, evidencing coverages set forth herein and the insurance required herein is in full force and effect. An individual authorized by the insurance carrier to do so on its behalf shall sign the original endorsements for each policy and the certificate of insurance.
  - e. It is understood and agreed by the parties hereto that DEVELOPER's insurance shall be construed as primary insurance, and DISTRICT's insurance and/or deductibles and/or self-insured retentions or self-insured programs shall not be construed as contributory.
  - f. If, during the term of this Agreement or any extension thereof, there is a material change in the scope of services or there is a material change in the equipment to be used in the performance of the scope of work which will add additional exposures (such as the use of aircraft, watercraft, cranes,

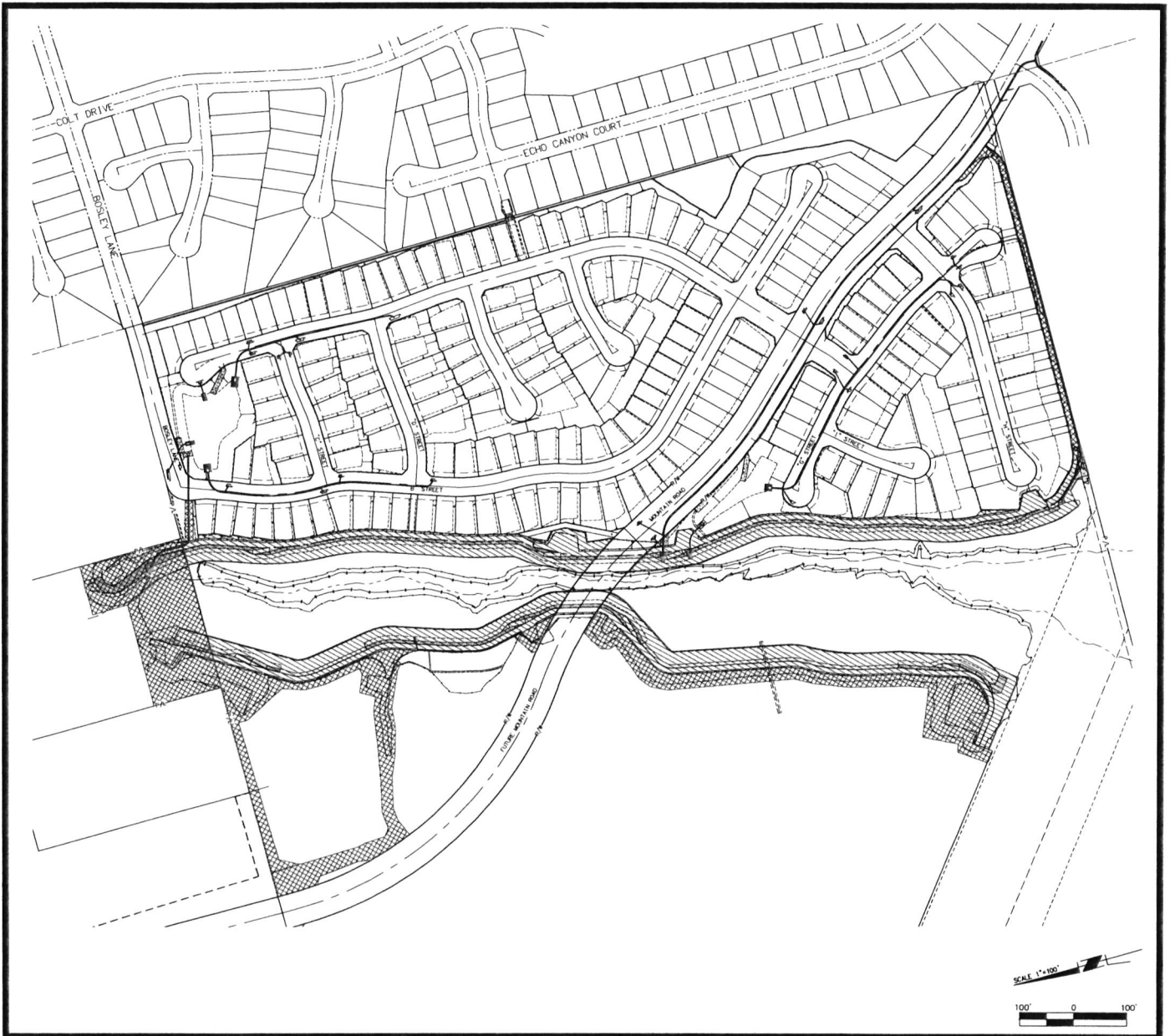
## Exhibit C

etc.); or the term of this Agreement, including any extensions thereof, exceeds five (5) years, DISTRICT reserves the right to adjust the types of insurance required under this Agreement and the monetary limits of liability for the insurance coverages currently required herein, if, in the DISTRICT Risk Manager's reasonable judgment, the amount or type of insurance carried by DEVELOPER has become inadequate.

- g. DEVELOPER shall pass down the insurance obligations contained herein to all tiers of subcontractors working under this Agreement.
- h. The insurance requirements contained in this Agreement may be met with a program(s) of self-insurance acceptable to DISTRICT.
- i. DEVELOPER agrees to notify DISTRICT of any claim by a third party or any incident or event that may give rise to a claim arising from the performance of this Agreement.



# Exhibit D



LEGEND:



RIVERSIDE COUNTY FLOOD CONTROL & WATER  
CONSERVATION DISTRICT (RCFCWD) RIGHTS-OF-WAY



RCFCWD EASEMENT

**COOPERATIVE AGREEMENT**  
Horsethief Canyon Wash Slope Protection and Laterals  
Horsethief - Mountain Road Storm Drain, Line B, Stage 2  
Project Nos. 2-0-00251 and 2-0-00254  
Tract Map Nos. 31818 and 31818-1