

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



**ITEM: 3.51
(ID # 27971)**

MEETING DATE:
Tuesday, December 16, 2025

FROM : TLMA-TRANSPORTATION

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION DEPARTMENT: Approval of the Cooperative Agreement between the County of Riverside and LW Developers, LLC., for the preparation of Project Initiation Document: Project Study Report – Project Development Support for proposed improvements to the I-15 / Temescal Canyon Road Interchange. 2nd District. [\$450,000 Total Cost; Local Funds (TUMF) 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Cooperative Agreement between the County of Riverside and LW Developers, LLC. for the preparation of a Project Initiation Document: Project Study Report - Project Development Support (PSR-PDS) for proposed improvements to the I-15 / Temescal Canyon Road Interchange and Authorize the Chairman of the Board to execute the same.

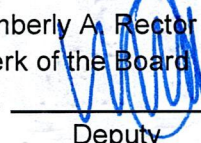
ACTION:Policy


Dennis Acuna, Director of Transportation 12/2/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absent: Medina
Date: December 16, 2025
xc: Transp.

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 150,000	\$ 300,000	\$ 450,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Local Funds, TUMF (100%). There are no General Funds used in this project.			Budget Adjustment: No	
			For Fiscal Year: 25/26 - 27/28	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

LW Developers, LLC. (Developer) intends to move forward with the Serrano Commerce Center Specific Plan No. 353 in the Community of Glen Ivy Hot Springs in Riverside County. This project will create a large commerce center featuring light industrial, flood control, and open space uses along the east side of I-15 in Temescal Valley and is near the I-15 / Temescal Canyon Road Interchange.

As the Serrano Commerce Center is developed, it will elevate traffic flow and alter how traffic moves at the I-15/Temescal Canyon interchange. Both the County of Riverside (County) and Developer have identified the expected traffic and operational changes needed at this interchange. The Developer will be responsible for these changes and traffic impacts at the I-15 Temescal Canyon Road interchange and as such, is required to make the necessary improvements to the interchange.

The I-15 / Temescal Canyon Road interchange is owned and maintained by the California Department of Transportation (Caltrans) and all interchange improvements with its required phases of project initiation, environmental clearance, final design, and construction must be coordinated with Caltrans through a Local Lead Agency. A PSR-PDS for the project initiation phase is needed and will identify the interchange improvements need and purpose, stakeholder input, alternatives, and environmental analysis.

The Developer is responsible for advancing and implementing the design of these interchange improvements and its required phases. The Developer desires to designate the County as the Local Lead Agency for the project initiation phase to develop the PSR-PDS while providing necessary administrative and technical support.

This Agreement outlines the terms and conditions by which the County will provide services to complete the project initiation phase for the interchange improvements. Additionally, the Developer and County plan to enter into future agreements that will outline the terms and conditions for the remaining phases.

The County will be entering into a cooperative agreement with Caltrans which outlines the responsibilities of each agency during the project initiation phase and assigns responsibilities, designates funding obligations, and authorizes work to complete the PSR-PDS concurrent with

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STATE OF CALIFORNIA**

the approval of this agreement. Caltrans will be providing oversight, review, and approval services through this cooperative agreement.

I-15 / Temescal Canyon Road Interchange Project Number: D5-0074

Impact on Residents and Businesses

The proposed improvements will improve safety and enhance operational efficiency for local, regional, and interregional traveling motorists. The proposed improvements will also incorporate pedestrian and bicyclist paths and will be designed to encourage alternative forms of transportation and recreation.

SUPPLEMENTAL:

Additional Fiscal Information

The County is using WRCOG TUMF funding to cover only the County costs for administering and reviewing work prepared by Developer, and Caltrans costs for coordination, oversight, and approvals. Developer will be responsible for all remaining associated project costs including all technical services. There are no general funds used on this project.

ATTACHMENTS:

Cooperative Agreement


Crystal Carrillo, Senior Management Analyst 12/10/2025


Aaron Gettis, Chief of Deputy County Counsel 12/4/2025

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**COOPERATIVE AGREEMENT BY AND BETWEEN
THE COUNTY OF RIVERSIDE - TRANSPORTATION DEPARTMENT
AND
LW DEVELOPERS, LLC
FOR ROADWAY INTERCHANGE IMPROVEMENTS AT
I-15/TEMESCAL CANYON ROAD**

This Cooperative Agreement entered into this 16 day of DEC, 2025, by and between the County of Riverside, a political subdivision of the State of California, (hereinafter "COUNTY"), and the LW Developers, LLC., (hereinafter "DEVELOPER") for the provision of certain interchange improvements at the I-15 / Temescal Canyon Road Interchange located within the jurisdictional boundary of the COUNTY.

RECITALS

- A. DEVELOPER desires to advance the Serrano Commerce Center Specific Plan No. 353 development (hereinafter "DEVELOPMENT") within the COUNTY in the Community of Glen Ivy Hot Springs. The DEVELOPMENT will establish a large commerce center with light industrial, flood control, and open space land uses along the east side of the I-15 in the Temescal Valley area as shown in Exhibit A – Vicinity Map.
- B. DEVELOPER has submitted applications for Specific Plan Amendment SP00353A01, Tentative Parcel Map No. 38701, and multiple Plot Plan Applications. A Notice of Preparation of a Subsequent EIR was circulated from May 20th, 2024 through June 19th, 2024.
- C. The DEVELOPMENT will generate additional traffic in the area and will change operational traffic conditions at the Interstate 15 (I-15) / Temescal Canyon Road interchange including rerouting traffic from the west side of I-15 on Temescal Canyon Road to the east side of I-15.
- D. COUNTY and DEVELOPER have identified the additional traffic forecast to be generated and operational changes needed at the I-15 / Temescal Canyon Road Interchange. The changes create a need for interchange improvements at the I-15 / Temescal Canyon Road interchange (hereinafter "INTERCHANGE IMPROVEMENTS").
- E. DEVELOPER is responsible for implementing and advancing the design of the INTERCHANGE IMPROVEMENTS with its required phases including project initiation, environmental clearance, final design, and construction.

- 1 F. The I-15 / Temescal Canyon Road interchange is owned and maintained by the California Department of
2 Transportation (hereinafter "CALTRANS"). The INTERCHANGE IMPROVEMENTS require coordination and
3 application through CALTRANS to initiate the Project Initiation Document ("PID") phase through a Local Lead
4 Agency, which will be achieved through the preparation of a Project Study Report – Project Development
5 Support ("PSR-PDS") (collectively "PROJECT"). The PID identifies the INTERCHANGE IMPROVEMENTS
6 need and purpose, stakeholder input, project alternatives, anticipated right-of-way requirements, preliminary
7 environmental analysis, initial cost estimates, and potential funding sources.
- 8 G. COUNTY and DEVELOPER desire to define herein the terms and conditions under which the PROJECT is to
9 be administered, engineered, and approved.
- 10 H. COUNTY and DEVELOPER desire to designate COUNTY as the lead agency for the INTERCHANGE
11 IMPROVEMENTS and it's required phases of project initiation, environmental clearance, final design, and
12 construction. COUNTY will therefore provide the administrative, managerial, and support services necessary
13 to develop and implement INTERCHANGE IMPROVEMENTS on behalf of DEVELOPER.
- 14 I. COUNTY and DEVELOPER intend to enter into subsequent Development Agreements outlining the terms and
15 conditions including funding plan for the remaining phases of environmental clearance, final design, and
16 construction of the INTERCHANGE IMPROVEMENTS, including Fair Share Contributions from future
17 developments impacting or benefiting from the INTERCHANGE IMPROVEMENTS and DEVELOPER
18 contributions.

19 **AGREEMENT**

20 NOW THEREFORE, in consideration of the mutual promises contained herein, the parties hereto agree as follows:

21 **SECTION 1 • COUNTY AGREES:**

- 22 1. To act as the Lead Agency on behalf of DEVELOPER to execute the PROJECT through CALTRANS.
- 23 2. To manage the scope, cost, schedule, and quality of the work activities as well as all documents prepared by
24 DEVELOPER required by CALTRANS and their approval.
- 25 3. To enter into a Cooperative Agreement with CALTRANS to develop the PID phase through a PSR-PDS.
- 26 4. To fund only COUNTY costs of administering and reviewing work prepared by DEVELOPER, and CALTRANS
27 costs for coordination, review, and approval related to the PROJECT with Western Riverside Council of
28 Governments ("WRCOG") Transportation Uniform Mitigation Fee ("TUMF"). The costs for COUNTY and
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CALTRANS are provided in Exhibit B attached hereto and incorporated herein.

SECTION 2 • DEVELOPER AGREES:

1. To be solely responsible for furnishing all technical and professional services at their own expense including labor, material, equipment, transportation, supervision, and expertise required to fully and adequately perform and complete the PROJECT, as outlined and required by CALTRANS for the approval of the PROJECT.
2. To be responsible for coordinating and conducting Project Development Team (PDT) meetings as necessary or required by COUNTY or CALTRANS. DEVELOPER will prepare meeting agendas and minutes.
3. To use available information as collected from involved agencies to prepare a compatible interchange design with existing and future conditions. Involved agencies include but will not be limited to the following: CALTRANS, County of Riverside, Western Riverside County Regional Conservation Authority, United States Fish and Wildlife Service, and California Department of Fish and Wildlife.
4. To use all applicable standards including but not limited to the following: Caltrans Highway Design Manual, Caltrans Project Development Procedures Manual, and County of Riverside Ordinance No. 461.
5. To deliver all documents as related and required by CALTRANS for the PROJECT, including but not limited to: Quality Management Plan, Traffic Engineering Performance Assessment, Preliminary Environmental Analysis Report, Storm Water Data Report, Life Cycle Cost Analysis, Risk Register, Exhibits, Caltrans Encroachment Permit, Traffic forecast volumes, purpose and need statement, Transportation Planning Scoping Information Sheet, Design Scoping Index, Alternative Screening Matrix of up to five (5) alternatives, right of way requirements exhibits, utility assessment, cost estimates, Division of Engineering Scoping Checklist, Drainage Assessment, Intersection Control Evaluation Technical Memorandum, Design Exemption Assessment, Storm Water Data Report, FTIP Description, and PSR-PDS.
6. To abide by and follow all CALTRANS Climate Action Plan for Transportation Infrastructure (CAPTI) requirements and direction.
7. To provide oversight of PROJECT and to provide prompt reviews and approvals, as appropriate, of submittals by COUNTY, and to cooperate in the timely processing of PROJECT.

SECTION 3 • IT IS MUTUALLY AGREED AS FOLLOWS:

1. The total COUNTY and CALTRANS costs for the PROJECT is estimated to be four hundred fifty thousand dollars (\$450,000) as detailed in Exhibit "B". If COUNTY and CALTRANS costs are more than 110% of such

- 1 amount, DEVELOPER and COUNTY shall confer regarding additional funding needs. DEVELOPER is
2 responsible for all other associated costs for the PROJECT.
- 3 2. The funding of four hundred fifty thousand dollars (\$450,000) to cover COUNTY and CALTRANS costs only is
4 being applied from WRCOG TUMF funds related to Temescal Canyon Road with overlapping limits of the
5 INTERCHAGE IMPROVEMENTS and PROJECT.
- 6 3. The COUNTY's financial responsibility as described in Section 1.4 is strictly limited to the costs incurred for:
7 a) Reviewing all documents, alternatives, exhibits, technical studies, and draft PSR-PDS with its required
8 supporting attachments and any other submittals required by CALTRANS.
9 b) Reimbursing CALTRANS for their costs associated with review, coordination, and approval of the
10 PROJECT.
- 11 4. COUNTY shall not be responsible for any other costs related to the preparation of technical documents, design,
12 and development services of the PROJECT. COUNTY shall not be responsible for costs outside of COUNTY
13 administration, COUNTY review, and CALTRANS services as outlined above.
- 14 5. DEVELOPER shall be solely responsible for furnishing, preparing, and funding at its own expense all technical
15 and professional services, documents, and materials – including the PSR-PDS and all supporting technical
16 reports and studies – required for CALTRANS review and approval, as required by the Caltrans Project
17 Development Procedures Manual and related CALTRANS requirements.
- 18 6. This Agreement and the exhibits herein contain the entire Agreement between the parties and are intended by
19 the parties to completely state the agreement in full. Any agreement or representation respecting the matters
20 dealt with herein or the duties of any party in relation thereto, not expressly set forth in this Agreement, is null
21 and void.
- 22 7. This Agreement shall become effective upon signature of this Agreement by both parties. This Agreement shall
23 end on December 31st, 2027, unless extended by amendment.
- 24 8. COUNTY reserves the right to terminate this Agreement upon thirty (30) calendar days written notice to
25 DEVELOPER with the reasons for termination stated in the notice. COUNTY may terminate this Agreement
26 with DEVELOPER should DEVELOPER fail to perform the covenants herein contained at the time and in the
27 manner herein provided. In the event of such termination, COUNTY may proceed with the work in any manner
28 deemed proper by COUNTY. In the event the DEVELOPMENT fails to move forward and cannot proceed, this
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1 Agreement may be terminated if mutually agreed upon by COUNTY and DEVELOPER in writing. Upon such
2 termination, neither COUNTY and DEVELOPER shall have any further obligation under this agreement. Both
3 COUNTY and DEVELOPER agree and acknowledge COUNTY will not incur additional costs upon termination
4 of this Agreement.

5 9. For the purpose of determining compliance with Public Contract Code 10115, et seq. and Title 21, California
6 Code of Regulations, Chapter 21, Section 2500 et seq., when applicable and other matters connected with the
7 performance of the contract pursuant to Government Code 8546.7; DEVELOPER and COUNTY shall maintain
8 and make available for inspection all books, documents, papers, accounting records, and other evidence
9 pertaining to the performance of the contract, including but not limited to, the costs of administering the
10 Agreement. All parties shall make such materials available at their respective offices at all reasonable times
11 during the Agreement period and for three years from the date of termination. The state, State Auditor,
12 COUNTY, FHWA, or any duly authorized representative of the Federal Government shall have access to any
13 books, records, and documents of DEVELOPER and its certified public accountants (CPA) work papers that
14 are pertinent to the contract and indirect cost rates (ICR) for audit, examinations, excerpts, and transactions,
15 and copies thereof shall be furnished if requested.

16 10. DEVELOPER shall disclose any financial, business, or other relationship with COUNTY that may have an
17 impact upon the outcome of this Agreement, or any ensuing COUNTY construction project. DEVELOPER shall
18 also list current clients who may have a financial interest in the outcome of this contract, or any ensuing
19 COUNTY construction project, which will follow. DEVELOPER hereby certifies that it does not now have, nor
20 shall it acquire any financial or business interest that would conflict with the performance of services under this
21 contract.

22 11. DEVELOPER's signature affixed herein, and dated, shall constitute a certification under penalty of perjury under
23 the laws of the State of California that DEVELOPER has, unless exempt, complied with, the nondiscrimination
24 program requirements of Government Code Section 12990 and Title 2, California Code of Regulations, Section
25 11102.

26 12. During the performance of this Agreement, DEVELOPER shall not unlawfully discriminate, harass, or allow
27 harassment against any employee or applicant for employment because of sex, race, color, ancestry, religious,
28 national origin, ethnic group identification, age, physical disability (including HIV and AIDS), mental disability,
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1 medical condition (e.g., cancer), age (over 40), genetic information, marital status, or sexual orientation.
2 DEVELOPER shall insure that the evaluation and treatment of their employees and applicants for employment
3 are free from such discrimination and harassment. DEVELOPER shall comply with the provisions of the Fair
4 Employment and Housing Act (Gov. Code §12990 (a-f) et seq.) and the applicable regulations promulgated
5 thereunder (California Code of Regulations, Title 2, Section 7285 et seq.). The applicable regulations of the
6 Fair Employment and Housing Commission implementing Government Code Section 12990 (a-f), set forth in
7 Chapter 5 of Division 4 of Title 2 of the California Code of Regulations, are incorporated into this Contract by
8 reference and made a part hereof as if set forth in full. DEVELOPER shall give written notice of their obligations
9 under this clause to labor organizations with which they have a collective bargaining or other Agreement.

10 13. DEVELOPER shall comply with regulations relative to Title VI (nondiscrimination in federally-assisted programs
11 of the Department of Transportation – Title 49 Code of Federal Regulations, Part 21 - Effectuation of Title VI of
12 the 1964 Civil Rights Act). Title VI provides that the recipients of federal assistance will implement and maintain
13 a policy of nondiscrimination in which no person in the state of California shall, on the basis of race, color,
14 national origin, religion, sex, age, disability, be excluded from participation in, denied the benefits of or subject
15 to discrimination under any program or activity by the recipients of federal assistance or their assignees and
16 successors in interest.

17 14. DEVELOPER, with regard to the work performed by it during the Agreement shall act in accordance with Title
18 VI. Specifically, the DEVELOPER shall not discriminate on the basis of race, color, national origin, religion,
19 sex, age, or disability in the selection and retention of subconsultants, including procurement of materials and
20 leases of equipment. The DEVELOPER shall not participate either directly or indirectly in the discrimination
21 prohibited by Section 21.5 of the U.S. DOT's Regulations, including employment practices when the Agreement
22 covers a program whose goal is employment.

23 15. This Agreement may be amended or modified only by mutual written agreement of the parties.

24 16. All modifications that do not fit within the definition of a minor modification shall be considered a major change
25 and must be approved by amendment.

26 17. Minor modifications are changes or additions to the services being provided as defined in Article IV Statement
27 of Work but that are consistent with and needed to complete the contracted services and do not require an
28 increase in the total amount payable by COUNTY as provided in Article V.H and does not reduce the budget
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1 allowed for any subconsultants classified in this Agreement as a DBE. Minor modifications are approved as
2 follows:

- 3 18. Shifting of budget and/or work between tasks within a single Milestone or Phase is allowable without
4 authorization by COUNTY.
- 5 19. Shifting of budget and/or work between different Milestones or Phases may be approved by execution of a
6 Administrative Budget Modification by both DEVELOPER and COUNTY in accordance with the procedures
7 specified in the COUNTY Consulting Services Manual.
- 8 20. DEVELOPER shall only commence work covered by an amendment after the amendment is executed and
9 notification to proceed has been provided by COUNTY's Contract Administrator.
- 10 21. To the fullest extent permitted by applicable law, DEVELOPER agrees to defend (through legal counsel
11 reasonably acceptable to COUNTY), indemnify, and hold harmless the County of Riverside, its Agencies,
12 Districts, Departments and Special Districts, Board of Supervisors, elected and appointed officials, and each of
13 their respective directors, members officers, employees, agents, volunteers and representatives
14 ("INDEMNITEES") and each of them from any and all Losses that arise out of or relate to any act or omission
15 constituting ordinary and not professional negligence (including, without limitation, negligent breach of contract),
16 recklessness, or willful misconduct on the part of DEVELOPER or their respective employees, agents,
17 representatives, or independent contractors with respect to the PROJECT.
- 18 22. "LOSSES" shall mean any and all economic and non-economic losses, costs, liabilities, claims, damages,
19 actions, judgements, settlements and expenses, including, without limitation, full and actual attorney's fees
20 (including, without limitation, attorney's fees for trial and on appeal), expert and non-expert witness fees,
21 arbitrator and arbitration fees and mediator and mediation fees.
- 22 23. DEVELOPER further agrees to and shall indemnify and hold harmless the INDEMNITEES from all liability
23 arising from suits, claims, demands, actions, or proceedings made by agents, employees, or subcontractors of
24 DEVELOPER for salary, wages, compensation, health benefits, insurance, retirement or any other benefit not
25 explicitly set forth in this contract and arising out of work performed for COUNTY pursuant to this contract. The
26 INDEMNITEES shall be entitled to the defense and indemnification provided for hereunder regardless of
27 whether the Loss is in part caused or contributed to by the acts or omissions of an INDEMNITEE or any other
28 person or entity; provided however, that nothing contained herein shall be construed as obligating DEVELOPER
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1 to indemnify and hold harmless any Indemnitee to the extent not required under the provisions of Paragraph B.
2 below.

3 24. To the fullest extent permitted by Applicable Law, DEVELOPER agrees to defend (through legal counsel
4 reasonably acceptable to COUNTY), indemnify and hold harmless the Indemnitees, and each of them, against
5 any and all LOSSES that arise out of, pertain to, or relate to, any negligence, recklessness or willful misconduct
6 constituting professional negligence on the part of DEVELOPER, or their respective employees, agents,
7 representatives, or independent contractors with respect to the PROJECT. The INDEMNITEES shall be entitled
8 to the defense, and indemnification provided for hereunder regardless of whether the Loss is, in part, caused
9 or contributed to by the acts or omissions of an INDEMNITEE or any other person or entity; provided, however,
10 that nothing contained herein shall be construed as obligating DEVELOPER to indemnify and hold harmless
11 any INDEMNITEE to the extent not required under the provisions of this section. DEVELOPER shall defend
12 and pay, all costs and fees, including but not limited to attorney fees, cost of investigation, and defense, in any
13 loss, suits, claims, demands, actions, or proceedings to the extent and in proportion to the percentage, such
14 costs and fees arise out of, pertain to, or relate to the negligence, recklessness or willful misconduct of
15 DEVELOPER arising out of or from the performance of professional design services under this Agreement. The
16 duty to defend applies to any alleged or actual negligence, recklessness, willful misconduct of DEVELOPER.
17 The cost for defense shall apply whether or not DEVELOPER is a party to the lawsuit and shall apply whether
18 or not DEVELOPER is directly liable to the plaintiffs in the lawsuit. The duty to defend applies even if
19 INDEMNITEES are alleged or found to be actively negligent, but only in proportion to the percentage of fault or
20 negligence of DEVELOPER.

21 25. Without affecting the rights of COUNTY under any other provision of this Agreement, DEVELOPER shall not
22 be required to indemnify or hold harmless or provide defense or defense costs to an INDEMNITEE for a LOSS
23 due to that Indemnitee's negligence, recklessness or willful misconduct; provided, however, that such
24 negligence, recklessness or willful misconduct has been determined by agreement of DEVELOPER and
25 INDEMNITEE or has been adjudged by the findings of a court of competent jurisdiction.

26 26. DEVELOPER's indemnification obligations under this Agreement shall not be limited by the amount or type of
27 damages, compensation or benefits payable under any policy of insurance, workers' compensation acts,
28 disability benefit acts or other employee benefit acts.
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1 27. The INDEMNITEES shall be entitled to recover their attorneys' fees, costs and expert and DEVELOPER costs
2 in pursuing or enforcing their right to defense and/or indemnification under this Agreement.

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

9 1. Workers' Compensation:

10 If the DEVELOPER has employees as defined by the State of California, the DEVELOPER shall maintain
11 statutory Workers' Compensation Insurance (Coverage A) as prescribed by the laws of the State of California.
12 Policy shall include Employers' Liability (Coverage B) including Occupational Disease with limits not less than
13 \$1,000,000 per person per accident. The policy shall be endorsed to waive subrogation in favor of the County
14 of Riverside.

15 2. Commercial General Liability:

16 Commercial General Liability insurance coverage, including but not limited to, premises liability, unmodified
17 contractual liability, products and completed operations liability, personal and advertising injury, and cross
18 liability coverage, covering claims which may arise from or out of DEVELOPER'S performance of its obligations
19 hereunder. Policy shall name the COUNTY as Additional Insured. Policy's limit of liability shall not be less than
20 \$1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall
21 apply separately to this Agreement or be no less than two (2) times the occurrence limit.

22 3. Vehicle Liability:

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

28 4. Professional Liability
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1 DEVELOPER shall maintain Professional Liability Insurance providing coverage for the DEVELOPER's
2 performance of work included within this Agreement, with a limit of liability of not less than \$1,000,000 per
3 occurrence and \$2,000,000 annual aggregate. If DEVELOPER's Professional Liability Insurance is written on
4 a claims made basis rather than an occurrence basis, such insurance shall continue through the term of this
5 Agreement and DEVELOPER shall purchase at his sole expense either 1) an Extended Reporting Endorsement
6 (also, known as Tail Coverage); or 2) Prior Dates Coverage from new insurer with a retroactive date back to
7 the date of, or prior to, the inception of this Agreement; or 3) demonstrate through Certificates of Insurance that
8 DEVELOPER has maintained continuous coverage with the same or original insurer. Coverage provided under
9 items; 1), 2), or 3) will continue as long as the law allows.

10 5. General Insurance Provisions - All lines:

11 a. Any insurance carrier providing insurance coverage hereunder shall be admitted to the State of California
12 and have an A M BEST rating of not less than A: VIII (A:8) unless such requirements are waived, in writing, by
13 the County Risk Manager. If the County's Risk Manager waives a requirement for a particular insurer such
14 waiver is only valid for that specific insurer and only for one policy term.

15 b. The DEVELOPER must declare its insurance self-insured retention for each coverage required herein. If
16 any such self-insured retention exceeds \$500,000 per occurrence each such retention shall have the prior
17 written consent of the County Risk Manager before the commencement of operations under this Agreement.
18 Upon notification of self-insured retention unacceptable to the COUNTY, and at the election of the County's
19 Risk Manager, DEVELOPER'S carriers shall either; 1) reduce or eliminate such self-insured retention as
20 respects this Agreement with the COUNTY, or 2) procure a bond which guarantees payment of losses and
21 related investigations, claims administration, and defense costs and expenses.

22 c. DEVELOPER shall cause DEVELOPER'S insurance carrier(s) to furnish the County of Riverside with either
23 1) a properly executed original Certificate(s) of Insurance and certified original copies of Endorsements effecting
24 coverage as required herein, and 2) if requested to do so orally or in writing by the County Risk Manager,
25 provide original Certified copies of policies including all Endorsements and all attachments thereto, showing
26 such insurance is in full force and effect. Further, said Certificate(s) and policies of insurance shall contain the
27 covenant of the insurance carrier(s) that thirty (30) days written notice shall be given to the County of Riverside
28 prior to any material modification, cancellation, expiration or reduction in coverage of such insurance. In the
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1 event of a material modification, cancellation, expiration, or reduction in coverage, this Agreement shall
2 terminate forthwith, unless the County of Riverside receives, prior to such effective date, another properly
3 executed original Certificate of Insurance and original copies of endorsements or certified original policies,
4 including all endorsements and attachments thereto evidencing coverage's set forth herein and the insurance
5 required herein is in full force and effect. DEVELOPER shall not commence operations until the COUNTY has
6 been furnished original Certificate (s) of Insurance and certified original copies of endorsements and if
7 requested, certified original policies of insurance including all endorsements and any and all other attachments
8 as required in this Section. An individual authorized by the insurance carrier to do so on its behalf shall sign the
9 original endorsements for each policy and the Certificate of Insurance.

10 d. It is understood and agreed to by the parties hereto that the DEVELOPER'S insurance shall be construed
11 as primary insurance, and the COUNTY'S insurance and/or deductibles and/or self-insured retention's or self-
12 insured programs shall not be construed as contributory.

13 e. If, during the term of this Agreement or any extension thereof, there is a material change in the scope of
14 services; or, there is a material change in the equipment to be used in the performance of the scope of work;
15 or, the term of this Agreement, including any extensions thereof, exceeds five (5) years; the COUNTY reserves
16 the right to adjust the types of insurance and the monetary limits of liability required under this Agreement, if in
17 the County Risk Manager's reasonable judgment, the amount or type of insurance carried by the DEVELOPER
18 has become inadequate.

19 f. The insurance requirements contained in this Agreement may be met with a program(s) of self-insurance
20 acceptable to the COUNTY.

21 g. DEVELOPER agrees to notify COUNTY of any claim by a third party or any incident or event that may give
22 rise to a claim arising from the performance of this Agreement.

23 29. Ownership and title to all reports, documents, plans, specifications, and estimates produced as part of this
24 contract will automatically be vested in COUNTY; and no further agreement will be necessary to transfer
25 ownership to COUNTY. DEVELOPER shall furnish COUNTY all necessary copies of data needed to complete
26 the review and approval process.

27 30. It is understood and agreed that all calculations, drawings and specifications, whether in hard copy or machine-
28 readable form, are intended for one-time use in the construction of the project for which this contract has been
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1 entered into. DEVELOPER acknowledges that the plans, drawings and/or other work products may be used
2 by COUNTY for the PROJECT regardless of any disputes that may develop between DEVELOPER and
3 COUNTY. All plans, drawings, or other work product shall be deemed the sole and exclusive property of
4 COUNTY to be used as desired by COUNTY, and ownership thereof is irrevocably vested in COUNTY whether
5 the PROJECT is implemented or not.

6 31. DEVELOPER is not liable for claims, liabilities, or losses arising out of, or connected with the modification, or
7 misuse by COUNTY of the machine-readable information and data provided by DEVELOPER under this
8 contract; further, DEVELOPER is not liable for claims, liabilities, or losses arising out of, or connected with any
9 use by COUNTY of the project documentation on other projects, for additions to this project, or for the
10 completion of this project by others, except only such use as may be authorized in writing by DEVELOPER.

11 32. Applicable patent rights provisions regarding rights to inventions shall be included in the contracts as
12 appropriate (48 CFR 27, Subpart 27.3 - Patent Rights under Government Contracts for federal-aid contracts).

13 33. COUNTY may permit copyrighting reports or other agreement products. If copyrights are permitted; the
14 agreement shall provide that the FHWA and COUNTY shall have the royalty-free nonexclusive and irrevocable
15 right to reproduce, publish, or otherwise use; and to authorize others to use, the work for government purposes.

16 34. All financial, statistical, personal, technical, or other data and information relative to COUNTY's operations,
17 which are designated confidential by COUNTY and made available to DEVELOPER in order to carry out this
18 contract, shall be protected by DEVELOPER from unauthorized use and disclosure.

19 35. Permission to disclose information on one occasion, or public hearing held by COUNTY relating to the contract,
20 shall not authorize DEVELOPER to further disclose such information, or disseminate the same on any other
21 occasion.

22 36. DEVELOPER shall not comment publicly to the press or any other media regarding the contract or COUNTY's
23 actions on the same, except to COUNTY's staff, DEVELOPER's own personnel involved in the performance of
24 this contract, at public hearings or in response to questions from a Legislative committee.

25 37. DEVELOPER shall not issue any news release or public relations item of any nature, whatsoever, regarding
26 work performed or to be performed under this contract without prior review of the contents thereof by COUNTY,
27 and receipt of COUNTY'S written permission.

28 38. All information related to the construction estimate is confidential, and shall not be disclosed by DEVELOPER
29

1 to any entity other than COUNTY.

2 39. DEVELOPER shall comply with all Federal, State and local laws, statutes, ordinances, rules and regulations,
3 and the orders and decrees of any courts or administrative bodies or tribunals currently in effect and in any
4 manner affecting the performance of this Agreement, including, without limitation, workers' compensation laws
5 and licensing and regulations. Failure to comply with the foregoing by DEVELOPER may be grounds for
6 termination by the COUNTY.

7 40. The two parties to this Agreement, who are the before named DEVELOPER and the before named COUNTY,
8 hereby agree that this Agreement constitutes the entire agreement which is made and concluded in duplicate
9 between the two parties. Both of these parties for and in consideration of the payments to be made, conditions
10 mentioned, and work to be performed; each agree to diligently perform in accordance with the terms and
11 conditions of this contract as evidenced by the signatures below.

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

25
26 IN WITNESS HEREOF, the parties hereto have caused this Agreement to be duly executed this day and year
27 first written above.
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SIGNATURE PAGE FOLLOWS

APPROVALS

COUNTY Approvals

RECOMMENDED FOR APPROVAL:

Dennis Acuna
Director of Transportation

APPROVED AS TO FORM:
MINH C. TRAN, COUNTY COUNSEL

By Stephanie Nelson, Deputy County Counsel

APPROVAL BY THE BOARD OF SUPERVISORS

PRINTED NAME
Chairman, Riverside County Board of Supervisors

ATTEST:

KIMBERLY A. RECTOR
Clerk of the Board (SEAL)

DEVELOPER Approvals

APPROVED BY:

[Signature] Dated: 11/24/2025
Bryan Goodman
PRINTED NAME
Authorized Agent
TITLE

APPROVED BY:

signed in counterpart Dated: _____
signed in counterpart
PRINTED NAME
see next page.
TITLE


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APPROVALS

COUNTY Approvals

RECOMMENDED FOR APPROVAL:




Dennis Acuna
Director of Transportation

APPROVED AS TO FORM:
MINH C. TRAN, COUNTY COUNSEL



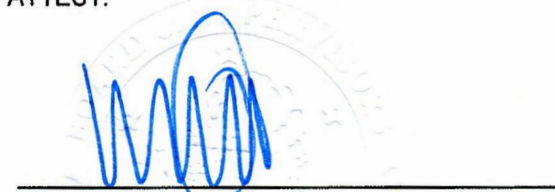
By Stephanie Nelson, Deputy County Counsel

APPROVAL BY THE BOARD OF SUPERVISORS



V. MANUEL PEREZ
PRINTED NAME
Chairman, Riverside County Board of Supervisors

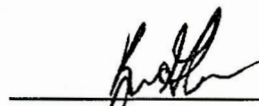
ATTEST:



KIMBERLY A. RECTOR **DEPUTY**
Clerk of the Board (SEAL)

DEVELOPER Approvals

APPROVED BY:

 Dated: 11/24/2025

Bryan Goodman
PRINTED NAME

Authorized Agent
TITLE

APPROVED BY:

_____ Dated: _____

PRINTED NAME

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APPROVALS

COUNTY Approvals

RECOMMENDED FOR APPROVAL:

Dennis Acuna

Director of Transportation

APPROVED AS TO FORM:

MINH C. TRAN, COUNTY COUNSEL

By Stephanie Nelson, Deputy County Counsel

APPROVAL BY THE BOARD OF SUPERVISORS

PRINTED NAME

Chairman, Riverside County Board of Supervisors

ATTEST:

KIMBERLY A. RECTOR

Clerk of the Board (SEAL)

DEVELOPER Approvals

APPROVED BY:

DocuSigned by:
Bryan Goodman Dated: November 25, 20


Bryan Goodman

PRINTED NAME

Authorized agent

TITLE

APPROVED BY:

 Dated: 12.19.25

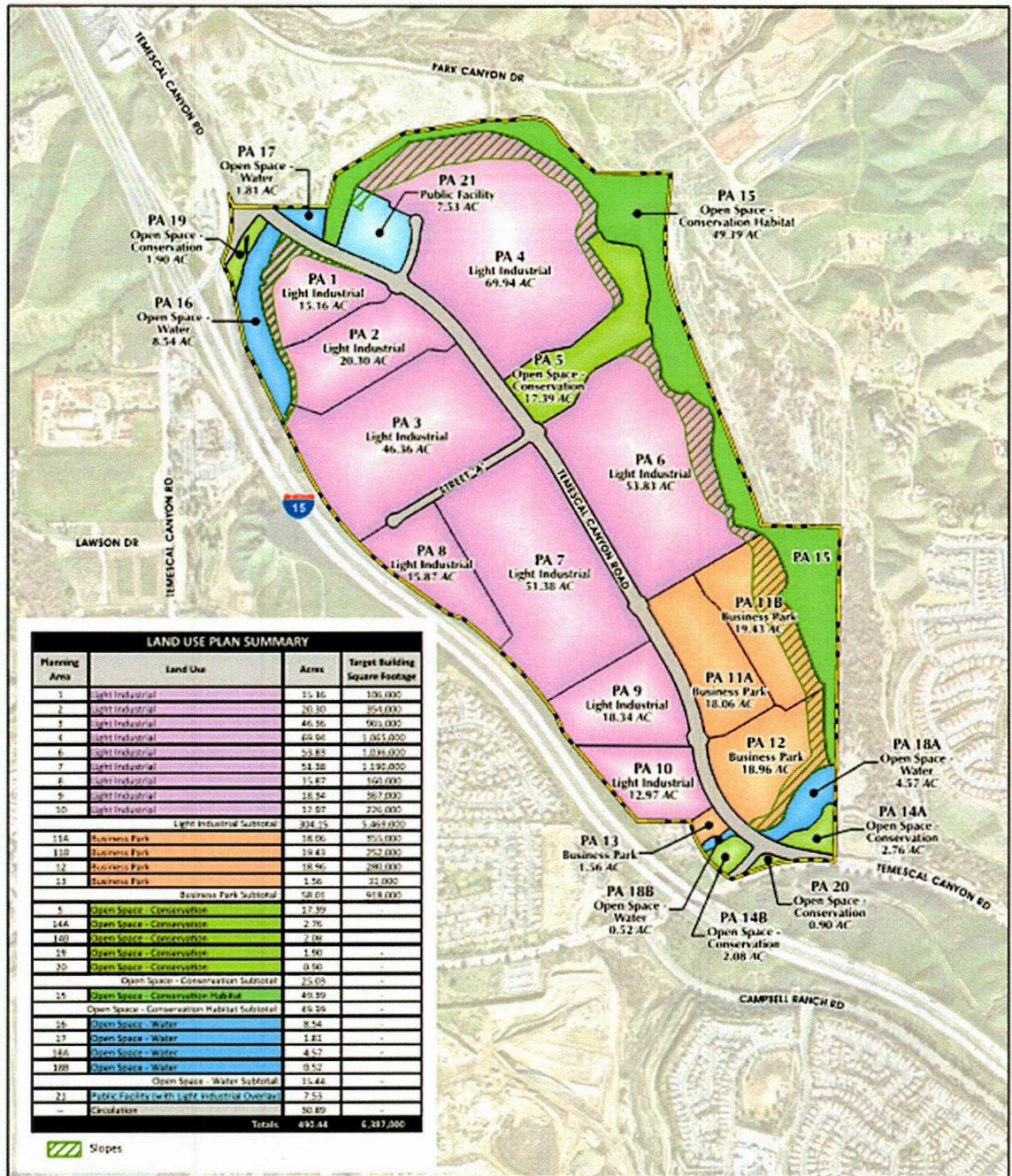
David Team

PRINTED NAME

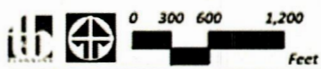
Authorized Agent

TITLE

EXHIBIT A – VICINITY MAP



Sources: Esri, Nearmap Imagery (2023), RCIT (2023)
LUP, Kimley-Horn (July 2023), Slopes, Kimley-Horn (August 2024)



Serrano Commerce Center

Land Use Plan

JN: 1076-005
Date: 07-08-2025

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EXHIBIT B

EXPENDITURES			
PHASE	AGENCY		TOTAL
	CALTRANS	COUNTY	
PID	\$ 300,000	\$ 150,000	\$ 450,000
TOTAL	\$ 300,000	\$ 150,000	\$ 450,000

Flores, Kate

From: Acquia Mail
Sent: Tuesday, December 16, 2025 9:15 AM
To: robertgregorek@aol.com
Cc: Clerk of the Board
Subject: Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20251216**. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on December 16, 2025

Submitted values are:

First Name

Robert

Last Name

Gregorek II

Address (Street, City and Zip)

24197 Sprout Drive

Phone

[9099007600](tel:9099007600)

Email

robertgregorek@aol.com

Agenda Date

12/16/2025

Agenda Item # or Public Comment

3.51 27971

State your position below

Oppose

Do you need a Spanish translator?

No

Flores, Kate

From: Acquia Mail
Sent: Monday, December 15, 2025 12:10 PM
To: darrik72@yahoo.com
Cc: Clerk of the Board
Subject: Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20251216**. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on December 15, 2025

Submitted values are:

First Name

Darrik

Last Name

Houck

Address (Street, City and Zip)

27335 Buffalo TRL

Phone

[5628899010](tel:5628899010)

Email

darrik72@yahoo.com

Agenda Date

12/16/2025

Agenda Item # or Public Comment

3.51

State your position below

Support

Do you need a Spanish translator?

No

Comments

In favor of project.

Flores, Kate

From: Acquia Mail
Sent: Monday, December 15, 2025 1:30 PM
Cc: Clerk of the Board
Subject: Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20251216**. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on December 15, 2025

Submitted values are:

First Name

Monica

Last Name

Saenz

Phone

[4247446343](tel:4247446343)

Agenda Date

12/16/2025

Agenda Item # or Public Comment

3.51

State your position below

Support

Do you need a Spanish translator?

No

Flores, Kate

From: Dorian Whitney <dorian.whitney@icloud.com>
Sent: Monday, December 15, 2025 2:22 PM
To: Clerk of the Board
Subject: Comment for Item 23.1 - NO to Thermal Ranch

I oppose the thermal ranch

Please include my NO comment

Flores, Kate

From: Acquia Mail
Sent: Monday, December 15, 2025 11:15 AM
To: Clerk of the Board
Subject: Public Comments Web Submission



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select <https://rivcocob.org/request-to-speak> and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on December 15, 2025

Submitted values are:

First Name

Michael

Last Name

Daly

Phone

[9519771281](tel:9519771281)

Agenda Date

12/16/2025

Agenda Item # or Public Comment

27971

State your position below

Oppose

Comments

I am a resident of Temescal Valley. The developers of the Serrano project have fielded misleading polling and text messages that are malicious, at best. The Supervisors have a responsibility to ensure they are not implicit in ignoring any deceitful tactics a private entity is committing against the county residents.

If an organization or individual were to pull a public records request of any documents sent to the Supervisors. I expect that we will find that polling results and other communications that the developers of the Serrano project shared with the Supervisors were purposefully misleading to create a false sense of support for the project by residents.

I urge the Supervisors to pause any future development in order that they can ensure the developers were not misleading residents of Temescal Valley, and that the Supervisors also take any necessary measures to correct any misinformation that was spread by the developers of the Serrano project.

Thank you,
Michael Gomez Daly



Riverside County Board of Supervisors
Request to Speak

Submit request to the Clerk of the Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: Jose Homeli

Address: _____

City: _____ Zip: _____

Phone #: 951 722-8125

Date: 12-16-2025 Agenda # 3.51

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

X Support _____ Oppose _____ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

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Riverside County Board of Supervisors
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SPEAKER'S NAME: Lorena Bustillos

Address: _____

City: _____ Zip: _____

Phone #: 714) 860-3118

Date: 12-16-2025 Agenda # 3.51

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

X Support _____ Oppose _____ Neutral

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_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

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(Revised: 04/23/2025)

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SPEAKER'S NAME: Lorena Gustillos

Address: _____

City: _____ Zip: _____

Phone #: 714 806 3118

Date: 12-16-25 Agenda # 3.51

PLEASE STATE YOUR POSITION BELOW:

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X Support _____ Oppose _____ Neutral

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I give my 3 minutes to: _____

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(Revised: 04/23/2025)

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SPEAKER'S NAME: Eduardo Prieto

Address: _____

City: _____ Zip: _____

Phone #: 951 418-7758

Date: 12-16-2025 Agenda # 3.51

PLEASE STATE YOUR POSITION BELOW:

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Support _____ Oppose _____ Neutral

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(Revised: 04/23/2025)

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Riverside County Board of Supervisors
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SPEAKER'S NAME: LVZ Hernandez

Address: _____

City: _____ Zip: _____

Phone #: 951) 451-2619

Date: 12-16-2025 Agenda # 3.51

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

X Support _____ Oppose _____ Neutral

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_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

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SPEAKER'S NAME: Tony Towes

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: 12/16/25 **Agenda #** 3.51

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

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I give my 3 minutes to: _____

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(Revised: 04/23/2025)

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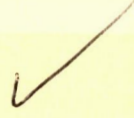
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SPEAKER'S NAME: Jason Scott

Address: _____

City: _____ Zip: _____

Phone #: 951) 205 - 3654

Date: 12-16-2025 Agenda # 3.51

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

X Support _____ Oppose _____ Neutral

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(Revised: 04/23/2025)

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SPEAKER'S NAME: Alicia Marrocan

Address: _____

City: _____ **Zip:** _____

Phone #: 909) 504-4852

Date: 12-16-2025 **Agenda #** 3.51

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

X **Support** _____ **Oppose** _____ **Neutral**

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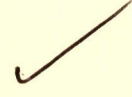
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SPEAKER'S NAME: Monica Saenz

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 3.51

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SPEAKER'S NAME: Robert Gregorek II

Address: _____

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 3.51

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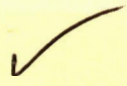
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SPEAKER'S NAME: KEITH KEEN

Address: 24684 OVERLOOK DR.

City: TEMESCAL VALLEY Zip: _____

Phone #: 909-239-5427

Date: 12/16/25 Agenda # 22.2

3.51

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Riverside County Board of Supervisors
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SPEAKER'S NAME: Ruth Brissenden

Address: 10215 Wrangler way

City: Tenascal Valley Zip: 92883

Phone #: _____

Date: 12/16/25 Agenda # 3.51 + 3.61

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ Support X _____ Oppose _____ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

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SPEAKER'S NAME: PAT DERAGISCH

Address: 24473 Overlook Dr.

City: Corona Zip: 92883

Phone #: 760-902-7145

Date: 12/16/2025 Agenda # 3.51 3.61

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ Support ? _____ Oppose _____ Neutral

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I give my 3 minutes to: _____

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(Revised: 04/23/2025)

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SPEAKER'S NAME: Linda Thompson

Address: 11424 Summit Court

City: Temescal Valley Zip: 92883

Phone #: 949-303-6258

Date: 12/17/2025 Agenda # 351 + 3-61

PLEASE STATE YOUR POSITION BELOW: + oral communication

Position on "Regular" (non-appealed) Agenda Item:

_____ Support _____ Oppose _____ Neutral

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