



CITY OF MENIFEE

SUBJECT: Agreement with Riverside County Transportation Commission and KB Coastal, Inc. for Railway Modifications

MEETING DATE: September 4, 2024

TO: Mayor and City Council

PREPARED BY: Chet Robinson, Principal Engineer

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Approve and authorize the City Manager to execute a Railway Crossing Agreement between the City of Meniffee, Riverside County Transportation Commission, and KB Home Coastal Inc. for railway modifications located at the intersection of Meniffee Road and Matthews Road and associated with Tract Map 29835.

DISCUSSION

KB Home Coastal Inc., a Delaware Limited Liability Company, is the developer of the Underwood development, Tract 29835, a subdivision of 235.1 gross acres into 514 lots for residential purposes. The tract is located north of Chambers Avenue and east of Antelope Road as depicted in the attached Project Map.

As part of the development requirements, KB Home Coastal Inc. ("Developer"), was required to construct offsite streets and drainage improvements at the intersection of Meniffee Road and Matthews Road in the City of Meniffee. The improvements included lane widening on Meniffee Road approaching its intersection with Matthews Road and short-term modifications to an inactive rail crossing owned and maintained by the Riverside County Transportation Commission (RCTC). The Developer's plans for the rail crossing modification were reviewed and approved by both RCTC and City staff. The short-term modifications included removal of existing in-ground steel rails in the project area to allow for a smooth vehicle path of travel near the Meniffee Road and Matthews Road intersection. Outdated rail crossing gates were also removed from the location.

As part of the modification project, RCTC required the Developer to deposit a sum of \$450,000 to support future restoration of the rail crossing. The funds are being held by RCTC until such time as the rail system is reactivated in this area. The attached Railway Crossing Agreement ("Agreement") between the City, RCTC and the Developer outlines the terms, rights, and

obligations of RCTC and the Developer, and facilitates the short-term and long-term improvements for the crossing.

Staff has reviewed the Agreement and determined that it meets the requirements of the Project's conditions of approval. It is important to note that while the City is a party to the Agreement, there is no financial commitment required from the City as part of the Agreement.

STRATEGIC PLAN OBJECTIVE

Connectivity and Mobility

FISCAL IMPACT

There is no fiscal impact associated with the recommended action. The Developer has paid all necessary fees and deposits to cover the costs of the review of the Agreement. Ongoing maintenance costs for lane improvements at Menifee Road and Matthews Road would be supported through approved Fiscal Year 2024/2025 operating budgets under street maintenance and striping and marking within the Gas Tax Street Maintenance Fund (2200-PWD-STMA-652600/652603). RCTC, as the rail system owner, would be responsible for the maintenance of any future rail crossing restored at this location.

ATTACHMENTS

1. Project Map
2. Agreement