



CITY OF MENIFEE

SUBJECT: Agreement and Bond for Parcel Map No. 35625 / IP22-009, Popeye’s Louisiana Kitchen Restaurant, by DMSD Cajun Properties, LLC

MEETING DATE: December 6, 2023

TO: Mayor and City Council

PREPARED BY: Haile Ford, Senior Engineer

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Rebekah Kramer, Acting City Manager

RECOMMENDED ACTION

1. Approve and authorize the City Manager to execute a Public Improvement Agreement to guarantee the completion of required public improvements associated with Parcel Map No. 35625, Popeye’s Louisiana Kitchen by DMSD Cajun Properties LLC, located on the south side of Newport Road, between Winter Hawk Road and Evans Road.

DISCUSSION

Parcel Map No. 35625, also known as Popeye’s Louisiana Kitchen (“Project”), is a previously approved development of a 0.96-acre parcel into a quick service restaurant. The Project is located on the south side of Newport Road, west of Winter Hawk Road and east of Evans Road.

DMSD Cajun Properties, LLC, a Delaware limited liability company (“Developer”), is now requesting approval of the Public Improvement Agreement (“PIA”) as required by the Project’s conditions of approval. The PIA requires that improvement securities are posted to guarantee the completion of the required improvements within 24 months from the City Council approval date of the agreements.

Staff has reviewed the Developer’s request and determined that the PIA meets the requirements of the Project’s conditions. A summary of the bond being posted to guarantee the required improvements is shown in Table1 on the following page.

Table 1- Popeye’s Louisiana Kitchen - Offsite Improvements

Improvement	Security	Faithful Performance	Labor & Materials
Street and Drainage	1195568	\$ 99,500	\$ 49,750
	Total	\$ 99,500	\$ 49,750

STRATEGIC PLAN OBJECTIVE

Safe and Vibrant Community

FISCAL IMPACT

There is no fiscal impact associated with the recommended action.

ATTACHMENTS

1. Project Map
2. Agreement
3. Bond