



CITY OF MENIFEE

SUBJECT: Agreement and Bond for Encanto/McCall Gas Station by KA Menifee, LLC

MEETING DATE: April 17, 2024

TO: Mayor and City Council

PREPARED BY: Haile Ford, Senior 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 Public Improvement Agreement to guarantee the completion of required street and drainage improvements associated with Assessor Parcels 333-040-002, 333-040-003, and 333-040-004, for the Encanto/McCall Gas Station, located west of Encanto Drive and north of McCall Boulevard.

DISCUSSION

The Encanto/McCall Gas Station (“Project”) is the proposed development of a 2.1-acre parcel into a gas station, convenience store, automated drive-thru car wash, and a drive-thru fast-food restaurant. The Project is located on the west side of Encanto Drive and north of McCall Boulevard.

KA Menifee, LLC (“Developer”), is now requesting the approval of a Public Improvement Agreement (“PIA”) as required by the Project’s conditions of approval. The PIA requires that an improvement bond be posted to guarantee the completion of the required public improvements within 24 months from the City Council approval date of the PIA.

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 below.

Table 1- Encanto/McCall Gas Station – Street and Drainage Improvements

Improvement	Bond No.	Faithful Performance	Labor & Materials
Street and Drainage	4467238	\$ 1,466,500	\$ 733,250
Total		\$ 1,466,500	\$ 733,250

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