CITY OF MENIFEE

SUBJECT:	Agreements and Bonds for Parcel Map No. 38324, Chick-fil-A Restaurant, by Chick-fil-A, Inc.
MEETING DATE:	October 18, 2023
TO:	Mayor and City Council
PREPARED BY:	Chet Robinson, 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 Public Improvement Agreements to guarantee the completion of required public improvements associated with Parcel Map No. 38324, Chick-fil-A restaurant, located west of Haun Road and south of New Hub Drive.

DISCUSSION

Parcel Map 38324 (PM38324) Parcel 1, also known as Chick-fil-A ("Project"), is a previously approved development of a 2.2-acre parcel into a quick service restaurant. The Project is located west of Haun Road and south of New Hub Drive.

Chick-fil-A, Inc. ("Developer") is now requesting approval of the Public Improvement Agreements ("PIAs") as required by the Project's conditions of approval. The PIAs require 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 PIAs meet the requirements of the Project's conditions. A summary of the bonds being posted to guarantee the required improvements are shown in Table1 below.

Table 1- Chick-fil-A Restaurant - Offsite Improvements

Improvement	Security	Faithful Performance	Labor & Materials
Street and Drainage	016240136	$ 232,500	$ 116,250
Water System	016240136	$ 6,000	$ 3,000
Sewer	016240136	$ 2,500	$ 1,250
Total		**$ 241,000**	**$ 120,500**

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 – Street and Drainage
3. Agreement – Water System
4. Agreement – Sewer System
5. Bonds