



Tract 15377 Parkside Estates

**Acceptance of Public Improvements
and Release of Surety Bonds**

Department of Public Works

November 18, 2025

BACKGROUND

- On June 1, 2009, the City Council of the City of Huntington Beach took action and approved Tentative Tract Map No. 15377 and Entitlement Plan Amendment No. 08-08 with Findings and Conditions of Approval to subdivide approximately 45 acres into 111 single-family residential lots and 21 lettered lots consisting of restored and preserved wetlands and buffer area, protected Eucalyptus grove, a Natural Treatment System Water Quality Basin (NTS), a Vegetated Flood Protection Feature (VFPP), a trail system, and dedication and improvements of an approximately 1.0 acre public active park and 0.57 acre passive park.
- On December 7, 2015, the City Council approved Final Tract Map No. 15377 and the Subdivision Agreement between the City of Huntington Beach and Shea Homes and accepted the required bonds for the project's public improvements.



BACKGROUND

- The subdivider has now completed the public improvements and is requesting release of the securities. The improvements include Sewer and Water Improvements; Sewer Lift Station; Storm Drain Improvements; Streets, Lighting, and Traffic Signal Improvements; C05 Channel Improvements; Natural Treatment System; and all Grading and Graham Street Repairs.
- The City Engineer has determined that the public improvements have been constructed in substantial compliance with the approved plans and specifications and now recommends their acceptance. Shea Homes has provided a Guarantee and Warranty Bond as security for the one-year warranty period for these public improvements.



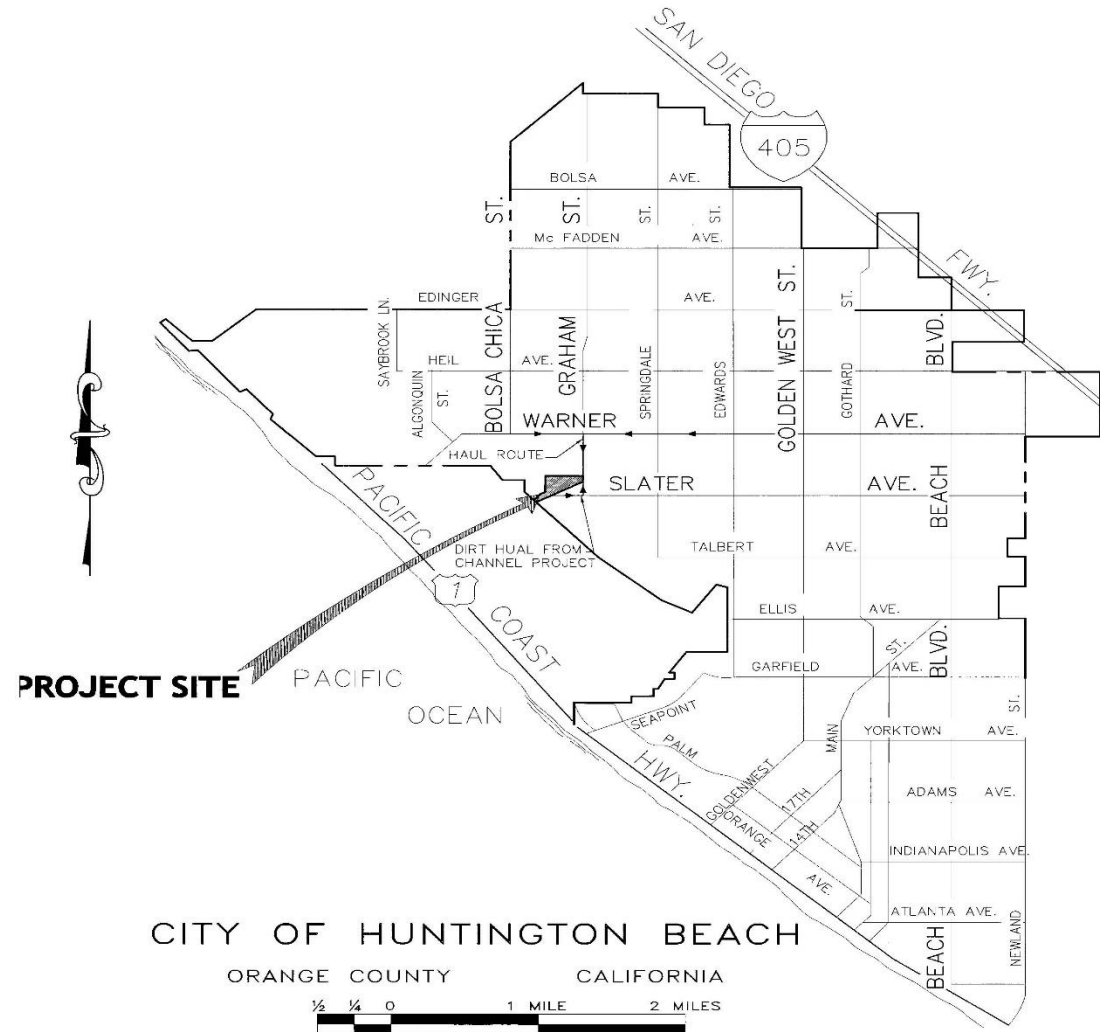
BACKGROUND

- As a condition of the Coastal Development Permit issued by the California Coastal Commission, Shea Homes was required to irrevocably offer to dedicate to the City the following lots:
 1. Lots to be accepted in Fee Title: Lots “A” (Active Park), Lot “B” (Sewer Lift Station), Lot “S” (Passive Park), and Lot “X” (Natural Treatment System).
 2. Lots to be accepted as easements over for Public Access and Recreation: Lots “C” (Public Trail/Access Path), Lot “N” (Pedestrian Access/Levee Trail Connector), Lot “O” (Paseo Park/Public Access), and Lot “T” (Open Space/Public Access).

All the improvements related to the above-specified lots have been completed and are ready for acceptance of the offers of dedication.



LOCATION MAP



RECOMMENDATION

1. Accept the improvements constructed and dedicated for public use with Tract 15377 and instruct the City Clerk to record the “Notice of Acceptance of Public Improvements” with the Orange County Recorder.
2. Release the Faithful Performance and Labor and Material Bond No. 0195156, 0195157, 0195158, 0195159, 0195160, 0195162, 0195163, and Monument Bond No. 0195155 pursuant to the California Government Code Section No. 66499.7(a);
3. Accept Guarantee and Warranty Bond No. 0195156M, 0195157M, 0195158M, 0195159M, 0195160M, 0195162M, 0195163M; the security furnished for guarantee and warranty of improvements, and instruct the City Clerk to file the bond with the City Treasurer;
4. Release Guarantee and Warranty Bond No. 0195161M.
5. Instruct the City Clerk to notify Shea Homes, the subdivider of Tract 15377, and the City Treasurer to notify Berkley Insurance Company of these actions related to the bonds.
6. Accept Offer of Dedication for Fee Title of Lots “A”, “S”, “B”, and “X” of Tract 15377 and Instruct the City Clerk to record the Certificate of Acceptance.
7. Accept Offer of Dedication for Easements on Lots “C”, “N”, “O”, and “T” of Tract 15377 and Instruct the City Clerk to record the Certificate of Acceptance.



Questions?

