



Tract 17801 LeBard Residential

Acceptance of Public Improvements and Release of Surety Bonds

Department of Public Works

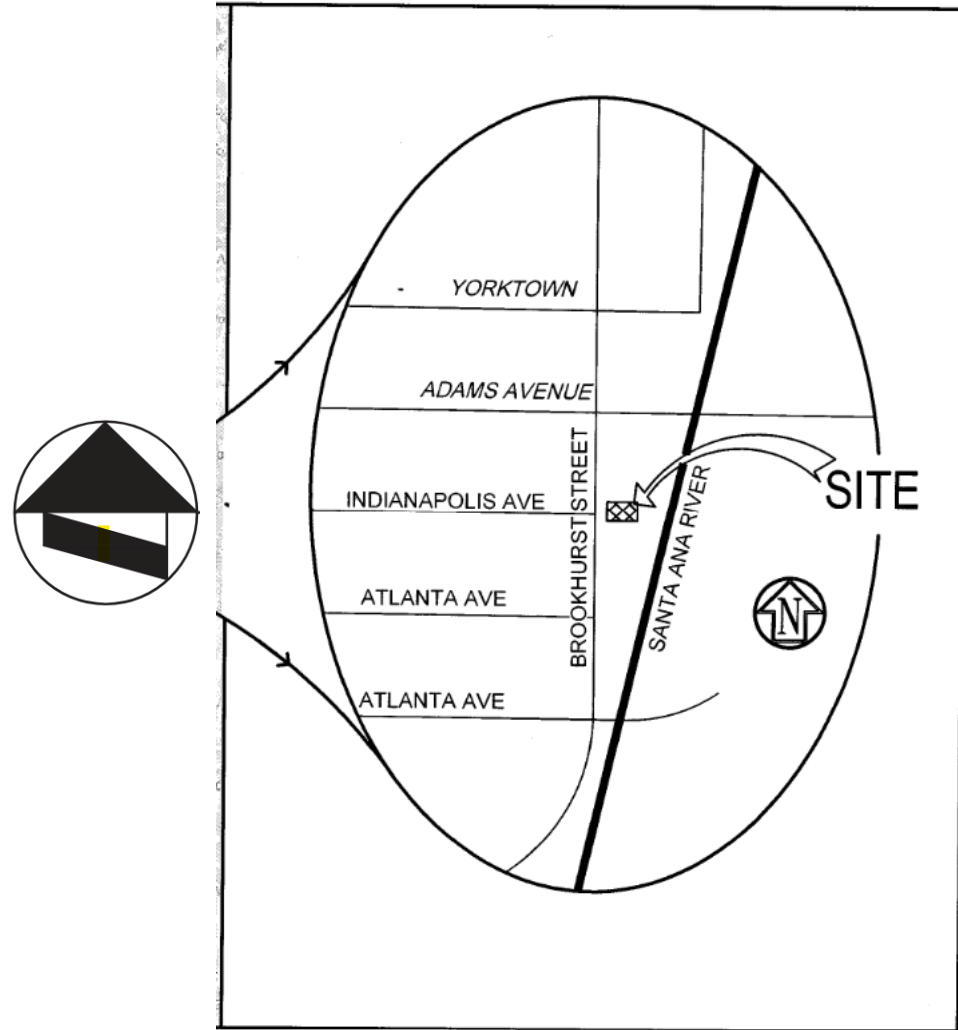
February 4, 2025

BACKGROUND

- On June 10, 2015, the Planning Commission approved Tentative Tract Map No. 17801 to subdivide the former LeBard School site into an approximately 6.6-acre parcel for public park purposes, a 3.5-acre parcel into 15 numbered lots for single-family residential purposes, and three additional lettered lots for drainage and landscaping purposes.
- On June 3, 2019, the City Council approved Final Tract Map No. 17801, approved execution of the Subdivision Agreement between the City of Huntington Beach and HB Homes Management, LLC, and also accepted the project's required surety bonds as follows: Faithful Performance Bond No. 379919S, Labor and Materials Bond No. 379919S, and Monument Bond No. 379922S.



LOCATION MAP



NEED/WHY/BENEFITS

- The developer has completed all required public improvements and is now requesting release of the aforementioned surety bonds, pursuant to California Government Code Section 66499.7(a).
- The City Engineer has determined that the public improvements have been constructed in substantial compliance with the approved project plans and specifications and recommends acceptance of these improvements.



DETAILS

- The constructed public improvements include:
 - Curb, gutter, and sidewalk, and pavement of the new public street, Lightbreeze Circle.
 - New public water and sewer mains within the new public street.
- A Guarantee and Warranty Bond has been submitted by the Developer to provide a one-year warranty period to the City for the subject public improvements.



RECOMMENDATION

- A. Accept the improvements constructed and dedicated for public use with Tract 17801, and instruct the City Clerk to record the Notice of Acceptance of Public Improvements with the Orange County Recorder; and,
- B. Accept Guarantee and Warranty Bond No. 36K003143; the surety furnished for guarantee and warranty of public improvements; and instruct the City Clerk to file the bond with the City Treasurer; and,
- C. Instruct the City Treasurer to release the Faithful Performance Bond No. 379919S, Labor and Material Bond No. 379919S and Monument Bond No. 379922S, pursuant to the California Government Code Section No. 66499.7(a); and,
- D. Instruct the City Clerk to notify the developer, HB Homes Management, of this action, and the City Treasurer to notify the Surety, Indemnity Company of California, of this action.



Questions?

