



Tract 19136

Acceptance of Public Improvements and Release of Surety Bonds

Department of Public Works
August 19, 2025

REQUEST

Lennar Homes of California, LLC the owner/developer of Tract 19136, has completed construction of all required public improvements and is now eligible to receive a release of securities and bonds, pursuant to the provisions of the Subdivision Map Act. The developer has also satisfied the required twelve (12) month warranty period for the Gisler Park Improvements and is eligible for the release of the Guarantee and Warranty Bond.

Lennar is requesting that the city take the following actions:

- A) Accept the Public Improvements constructed and dedicated for public use with Tract 19136
- B) Release the securities for the Public Improvements
- C) Accept Guarantee and Warranty Bond for the Public Improvements
- D) Release Guarantee and Warranty Bond for the Gisler Park Improvements



BACKGROUND

On September 28, 2021, the Huntington Beach Planning Commission approved Conditional Use Permit No. 20-024 and Tentative Tract Map No. 19136, authorizing the construction of Tract 19136. One of the conditions of approval was improvements to adjacent Gisler Park, including a new walkway, playground, landscaping, and irrigation.

On December 20, 2022, the City Council approved the execution of the Subdivision Agreement between the City and Lennar Homes of California, LLC (developer) and accepted the project's surety bonds for the required public improvements as follows: Faithful Performance Bond No. US00121915SU22A and Labor and Materials Bond No. US00121915SU22A and Monumentation Bond No. US00121913SU22A and for the Gisler Park improvements as follows: Faithful Performance Bond No. US00121914SU22A and Labor and Materials Bond No. US00121914SU22A.



BACKGROUND (CONTD.)

The developer first completed the Gisler Park Improvements and requested that the city release the bonds for the Gisler Park Improvements. On May 21, 2024, the City Council formally accepted the Gisler Park Improvements, released the securities, and took in Guarantee and Warranty Bond No. US00121914SU22A-M.

The developer has now completed all the required Public Improvements and is now requesting release of the securities related to those improvements. The constructed Public Improvements include curb, gutter, sidewalk and pavement improvements along Strathmoor Lane and Bluefield Drive.

The City Engineer has determined that the Public Improvements have been constructed in substantial compliance with the approved plans and specifications and recommends acceptance of these improvements.



RECOMMENDATION

- A) Accept the public improvements constructed and dedicated for public use with Tract 19136; and,
- B) Release the securities for the Public Improvements; and,
- C) Accept Guarantee and Warranty Bond for Public Improvements; and,
- D) Release Guarantee and Warranty Bond for Gisler Park Improvements; and,
- E) Instruct the City Clerk to notify the developer, Lennar Homes of California, LLC, of this action, and the City Treasurer to notify the Surety, XL Specialty Insurance Company, of this action.



Questions?

