



Huntington Gateway Phase II

Acceptance of Public Improvements and Release of Surety Bonds

Department of Public Works

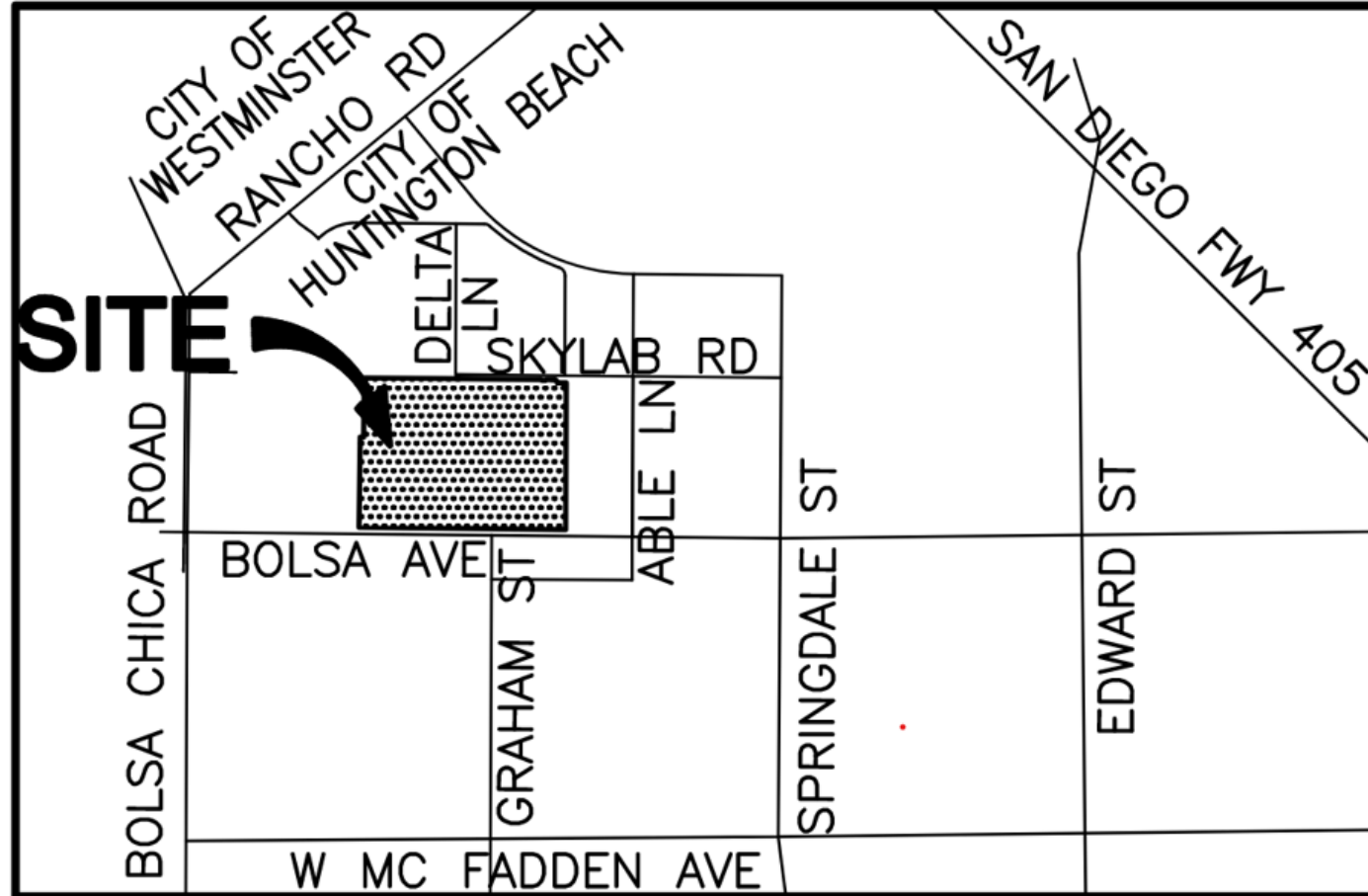
December 19, 2023

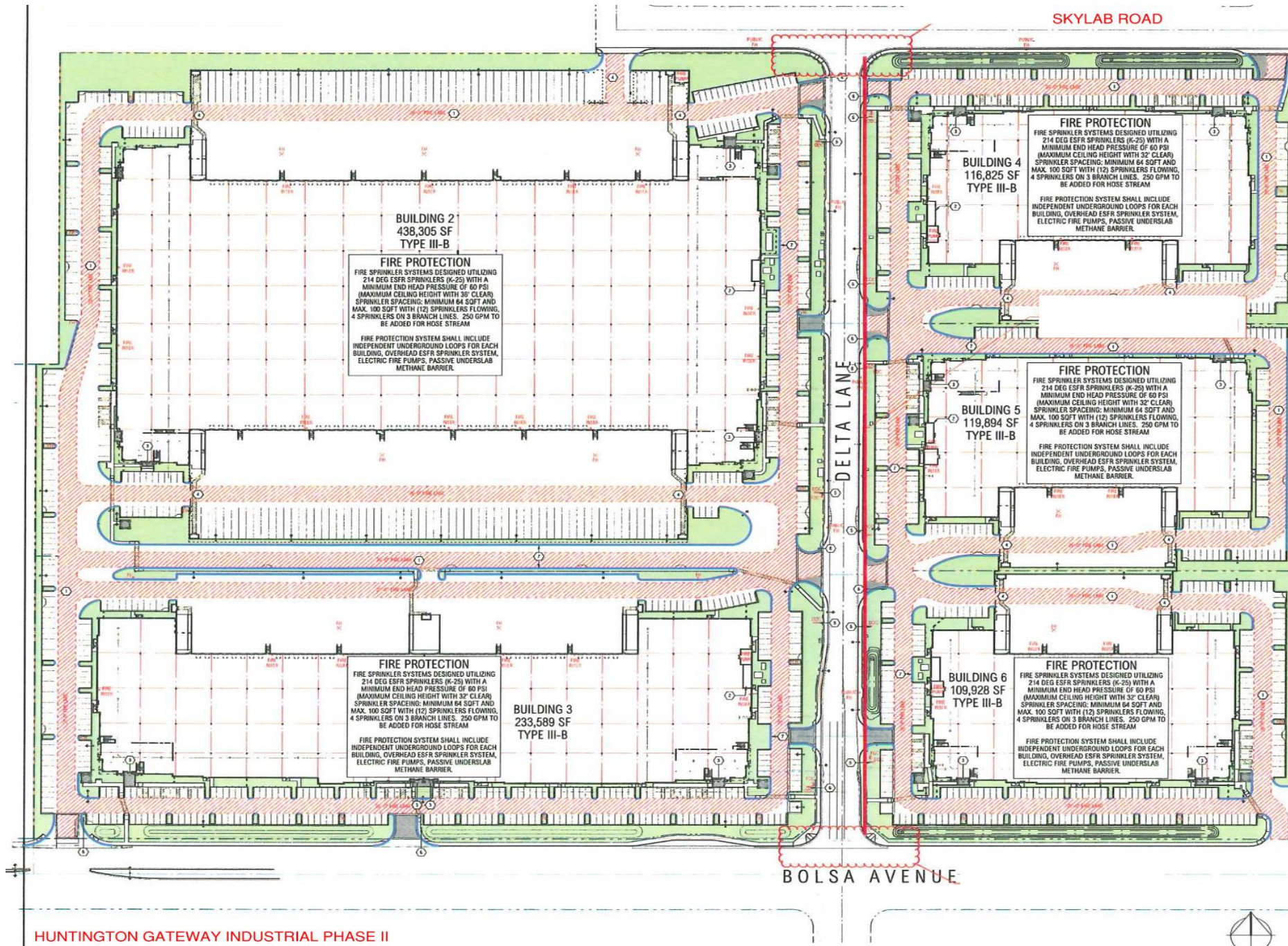
BACKGROUND

- On May 5, 2021, the Director of Community Development conditionally approved Site Plan Review No. 20-001 and Tentative Parcel Map No. 19-153, authorizing the construction of the Huntington Gateway Business Park Phase II project, which includes redevelopment of a 49.5 acre portion of former Boeing property to subdivide into five separate parcels and build 1,020,000 square feet of new commercial/industrial warehouse space, outdoor parking, onsite/offsite utility upgrades and construction of a new public street.
- On December 21, 2021, the City Council approved execution of the *Subdivison Agreement between the City and Huntington Gateway Industrial II, LLC* (owner/developer), and also accepted the project's required surety bonds as follows: Faithful Performance Bond No. 800043002, Labor and Materials Bond No. 800043002, and Monument Bond No. 800043002-M.



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, along the project's Bolsa Avenue and Skylab Road frontages, and a new public street, Delta Lane (between Bolsa Avenue and Skylab Road).
 - The public water and storm drain systems within 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 the Huntington Gateway Industrial Phase II Project, 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. 800043002; the security 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 Clerk to notify the developer, Huntington Gateway Industrial II, LLC, of this action, and the City Treasurer to notify the Surety, Atlantic Specialty Insurance Company, of this action.

