



Tract 18105

Acceptance of Public Improvements and Release of Surety Bonds

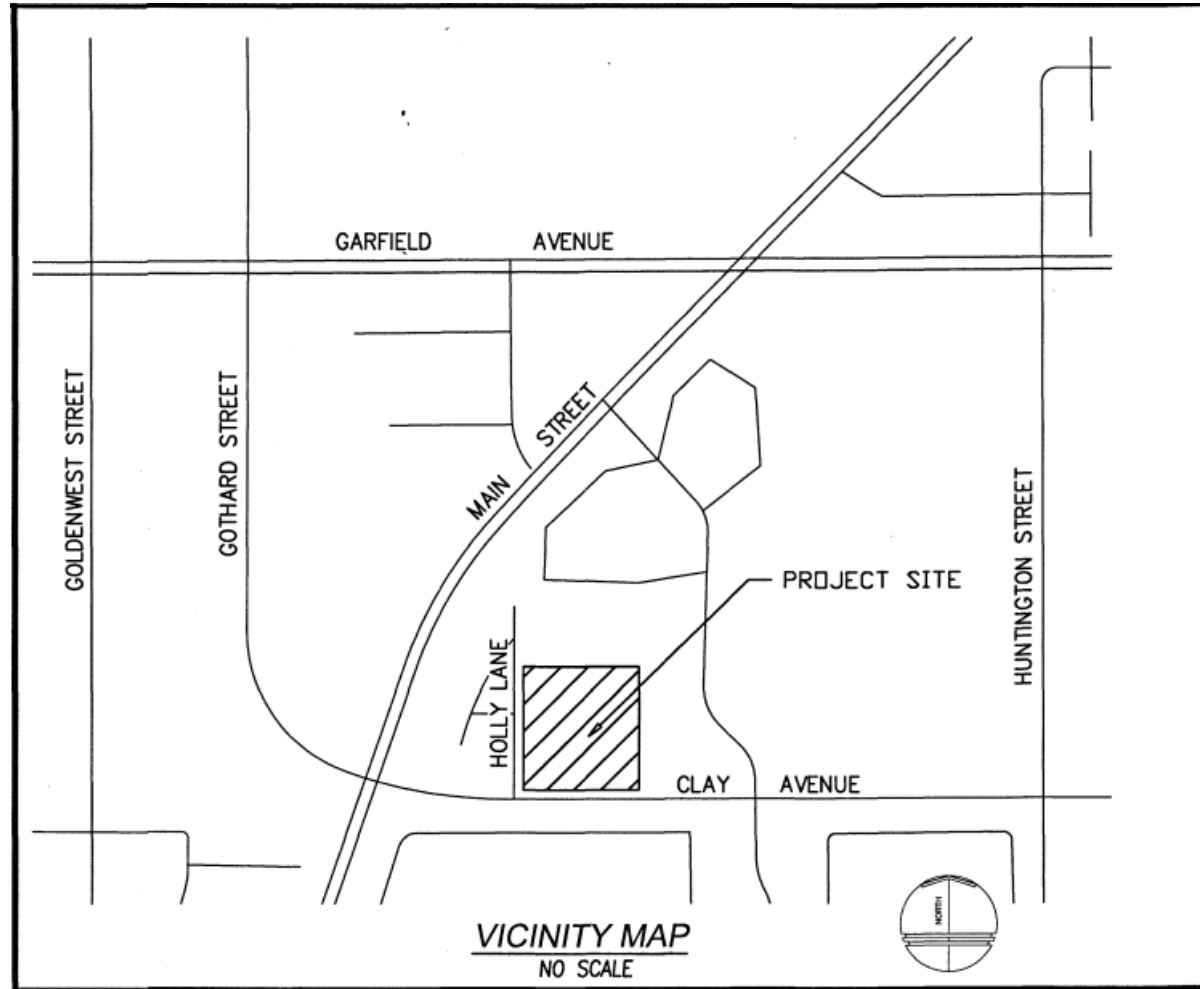
Department of Public Works

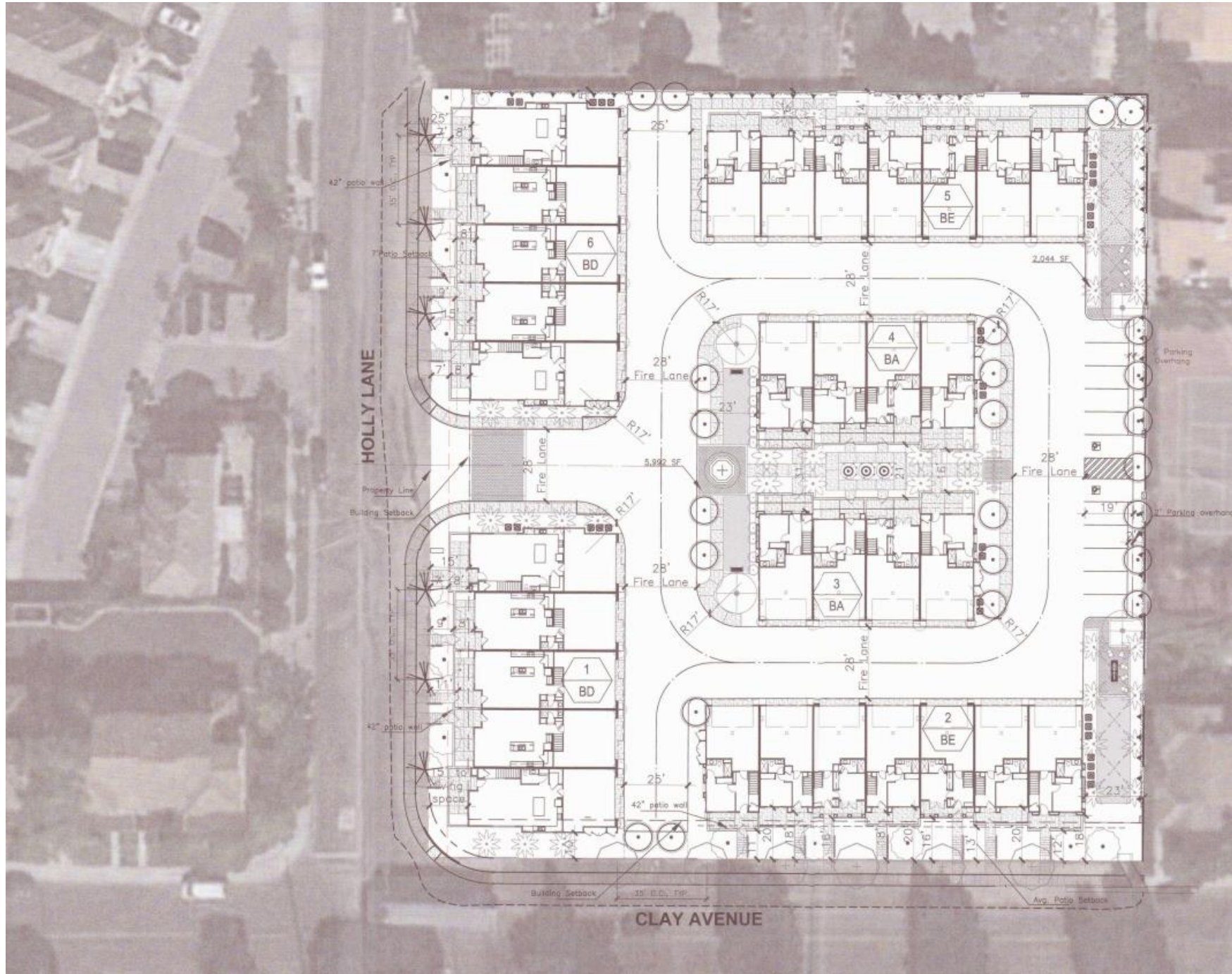
BACKGROUND

- On December 12, 2017, the Huntington Beach Planning Commission conditionally approved Conditional Use Permit No. 17-011 and Tentative Tract Map No. 18105, authorizing the construction of Tract 18105, which includes development of a 1.9-acre site to subdivide into 32 attached condominium townhomes, along with onsite/offsite utility upgrades and street improvements along Clay Avenue and Holly Lane.
- On July 1, 2019, City Council approved execution of the *Subdivision Agreement between the City and Meritage Homes of California* (owner/developer), and also accepted the project's required surety bonds as follows: Faithful Performance Bond No. SU 1148545, Labor and Materials Bond No. SU 1148545, and Monument Bond No. SU 1148546.



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 Holly Lane and Clay Avenue frontages
 - New street light on Holly Lane
- 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 18105, 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. 30190069; 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, Meritage Homes of California, of this action, and the City Treasurer to notify the Surety, Arch Insurance Company (Faithful Performance, Labor & Materials, Monument) and The Continental Insurance Company (Guarantee & Warranty), of this action.



Questions?

