



**Tract 18068 Shorehouse Residential**

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

Department of Public Works

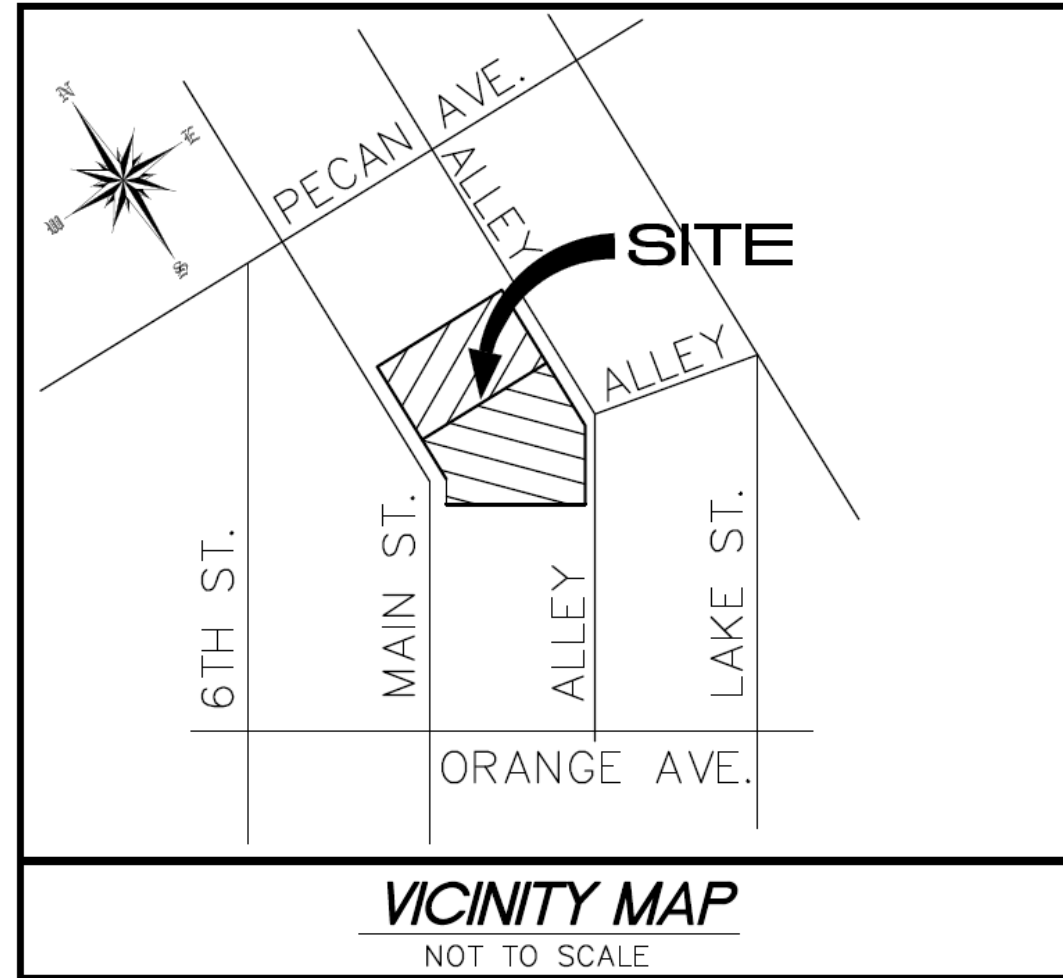
November 4, 2025

# BACKGROUND

- On January 2018, the Planning Commission approved Tentative Tract Map No. 18068 to subdivide the subject property into an approximately 0.42-acre parcel into one lot for condominium purposes.
- On February 1, 2021, the City Council approved Final Tract Map No. 18068, approved execution of the Subdivision Agreement between the City of Huntington Beach and C3 DLG 414 Main Street, LLC, and also accepted the project's required Faithful Performance Bond, Labor and Material Bond, and Monument Bond



# LOCATION MAP



# NEED/WHY/BENEFITS

- The developer has now completed all required public improvements and is requesting the release of the aforementioned sureties, 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 the acceptance of these improvements.



# DETAILS

- The constructed public improvements along Main Street and rear alley frontages include:
  - Curbs, gutters, sidewalks, and pavement;
  - Public water, sewer, and storm drain facilities within the public frontages
- Pursuant to the project's conditions of approval, C3 DLG 414 Main Street, LLC has provided Guarantee and Warranty Bond No. PB02497501239-M as a surety for the one-year warranty period and is now requesting acceptance of this bond.



# RECOMMENDATION

- A) Accept the improvements constructed and dedicated for public use with Tract 18068, 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. PB02497501239-M, 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. PB02497501239, Labor and Material Bond No. PB02497501239, and Monument Bond No. PB02497501240; and,
- D) Instruct the City Clerk to notify the developer, C3 DLG 414 Main Street, LLC, of this action, and the City Treasurer to notify the surety company, Philadelphia Indemnity Insurance Company, of this action.



# Questions?

