



Delaware Paxton Residential Parcel Map 2022-106

Acceptance of Public Improvements and Release of Surety Bonds

Department of Public Works

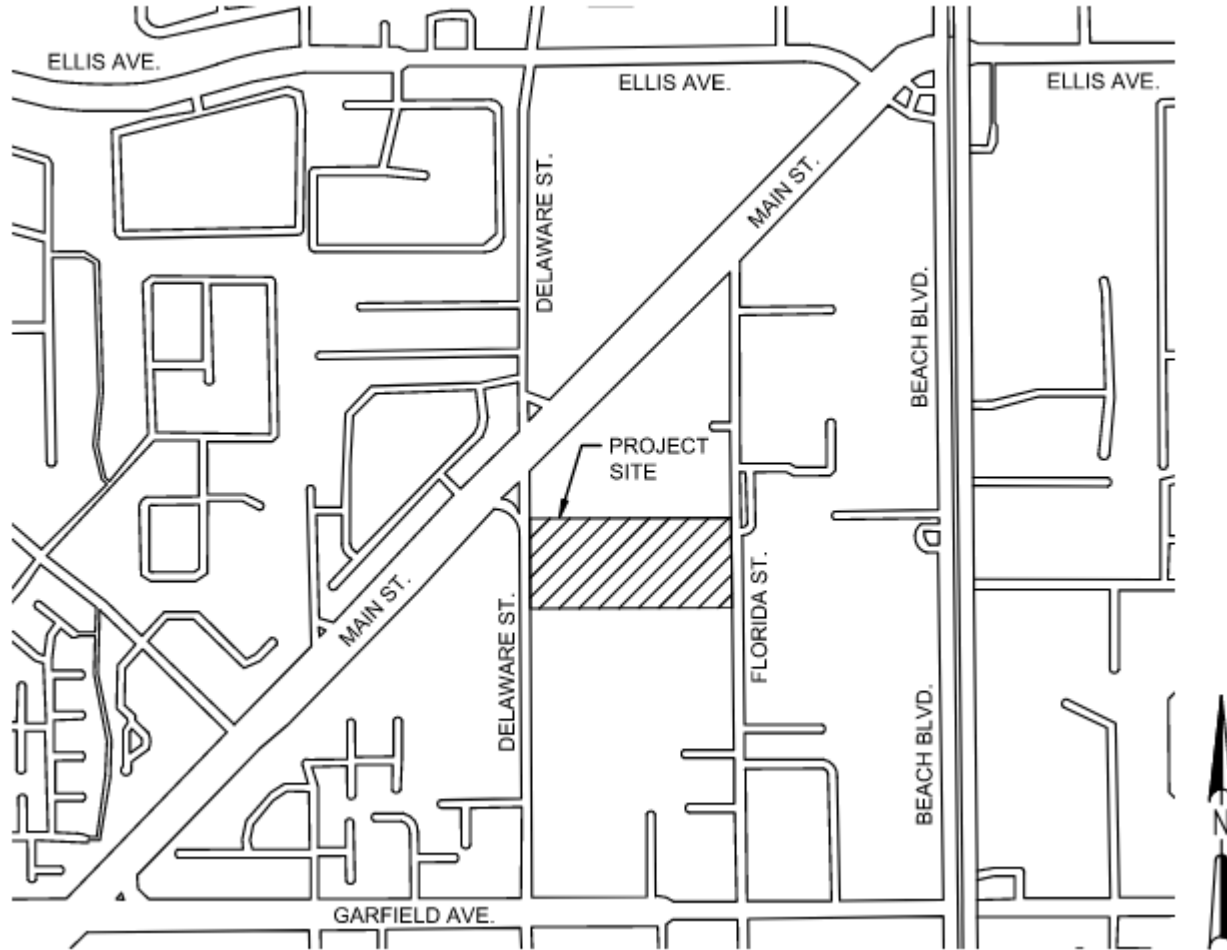
May 19, 2026

BACKGROUND

- On May 6, 2022, the Director of Community Development conditionally approved Tentative Parcel Map No. 2022-106, authorizing a four-parcel consolidation for the construction of a 346-unit residential apartment complex, located south of Main Street, between Delaware Street and Florida Street, and north of the Pacifica medical office building at 18800 Delaware Street.
- On September 5, 2023, City Council subsequently approved execution of the Subdivision Agreement between the City of Huntington Beach and Nash-Holland 18750 Delaware Investors, 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 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 public street frontages (Delaware Street and Florida Street).
 - Removal and replacement of a portion of onsite public storm drain pipeline.
 - New public water and sewer connections to the existing public mains within Delaware 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 Parcel Map 2022-106, 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. DVHNSU0832094-W; 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. DVHNSU0832094, Labor and Material Bond No. DVHNSU0832094 and Monument Bond No. DVHNSU0832094, pursuant to the California Government Code Section No. 66499.7(a); and,
- D) Instruct the City Clerk to notify the developer, Nash-Holland 18750 Delaware Investors, of this action, and the City Treasurer to notify the Surety, Harco National Insurance Company, of this action.



Questions?

