



# **Tract 19118 Holly Triangle Residential**

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

Department of Public Works

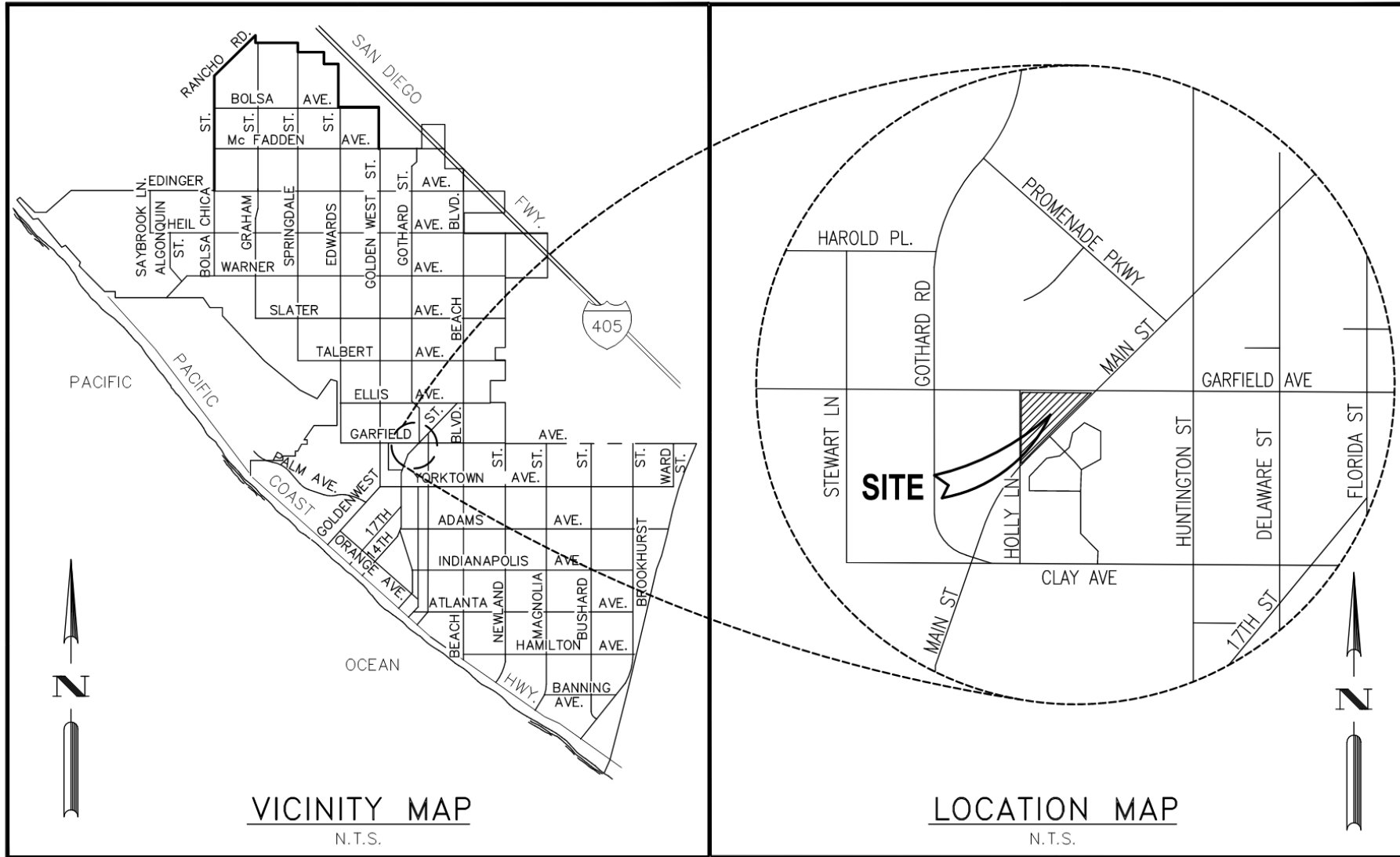
April 21, 2026

# BACKGROUND

- On May 24, 2022, the Planning Commission approved Tentative Tract Map No. 19118 to consolidate 12 existing lots into one 1.80 net acre lot for condominium purposes. The Planning Commission also approved Conditional Use Permit No. 20-025 (for construction of 35 three-story attached townhomes) as part of the proposed project.
- On February 20, 2024, the City Council approved Final Tract Map No. 19118, approved execution of the Subdivision Agreement between the City of Huntington Beach and Bonanni Development Company IV, LLC, and also accepted the project's required sureties as follows: Faithful Performance Bond No. 4470394, Labor and Materials Bond No. 4470394, and Monument Bond No. 4470395.



# 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 perimeter public streets (Holly Lane, Garfield Avenue and Main Street).
  - New public water and sewer connections to the existing public mains within 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 19118, 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. 4470394W; 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. 4470394, Labor and Material Bond No. 4470394 and Monument Bond No. 4470395, pursuant to the California Government Code Section No. 66499.7(a); and,
- D) Instruct the City Clerk to notify the developer, Bonanni Development Company IV, of this action, and the City Treasurer to notify the Surety, SureTec Insurance Company, of this action.



# Questions?

