



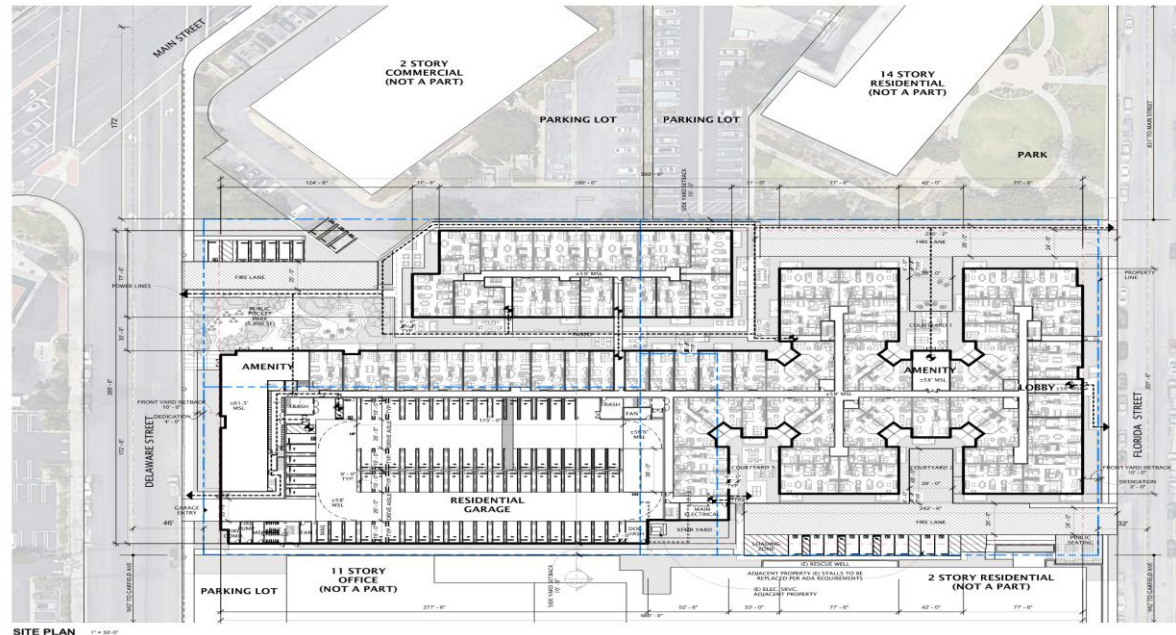
Delaware Holland Residential Subdivision Agreement & Bonds

Department of Public Works

September 5, 2023

BACKGROUND

- Tentative Parcel Map No. 2022-106 was conditionally approved by the Director of Community Development on May 6, 2022.
- This project includes 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.



PURPOSE

- This new residential subdivision project includes the processing of a Final Parcel Map, to consolidate 4 existing parcels into one lot.
- This map will record with the County of Orange prior to construction of the required public improvements.
- Pursuant to the State's Subdivision Map Act, Public Works conditioned the project to execute a subdivision agreement and submit bonds as sureties to ensure completion of the project's public improvements prior to the City's final inspection of signoff.



DETAILS

- The project's scope of public improvements includes construction of new curb, gutter, sidewalk, a new section of public storm drain pipeline and connections to the public sewer and water mains along its Delaware Street and Florida Street frontages.
- The Subdivision Agreement and Bonds presented to the City Council tonight have been reviewed and approved as-to-form by the City Attorney's office.



RECOMMENDATION

- Approve and execute the Subdivision Agreement by and between the City of Huntington Beach NASH – Holland 18750 Delaware Investors, LLC
- Authorize the City Clerk to record the subject agreement.
- Accept Faithful Performance Bond No. DVHNSU0832094, Labor and Material Bond No. DVHNSU0832094 and Monument Bond No. DVHNSU0832094, the securities furnished for installation of the required public improvements.
- Instruct the City Clerk to file the bonds with the City Treasurer.

