



**Tract 19157 HB Walk**

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

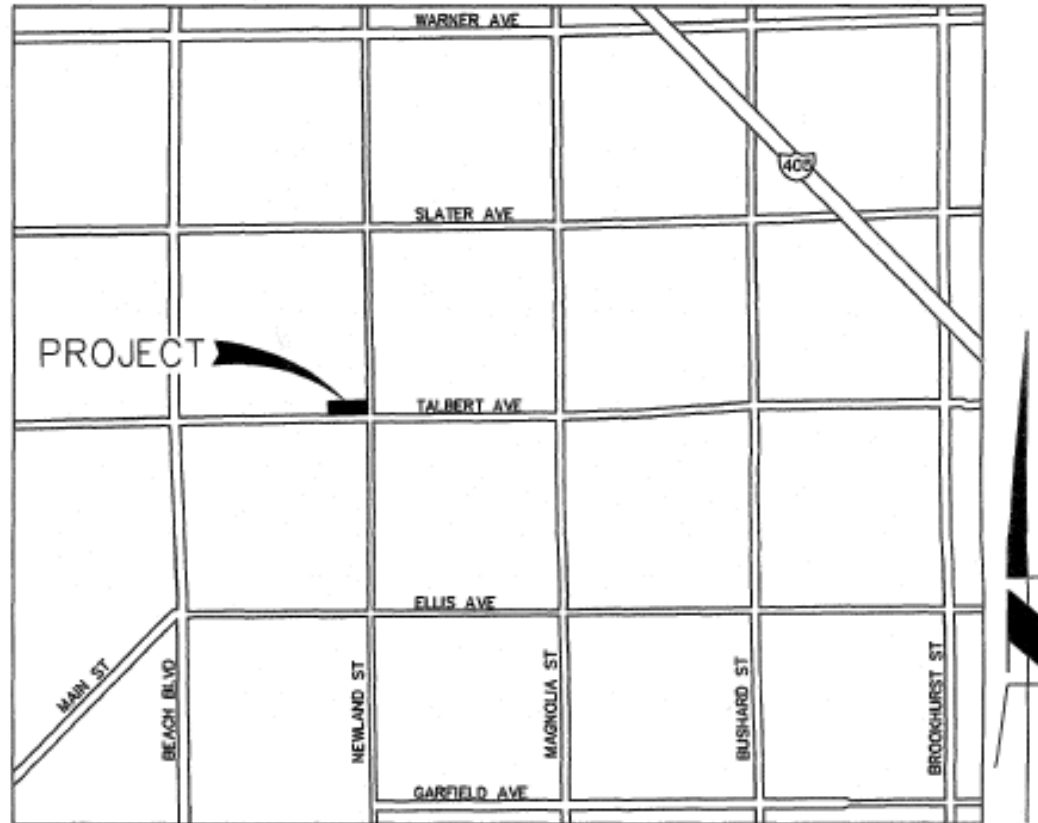
Department of Public Works  
July 15, 2025

# BACKGROUND

- On May 10, 2022, the Planning Commission approved Tentative Tract Map No. 19157 to subdivide the subject property into an approximately 2.07-acre parcel into a one lot condominium for 34 attached townhomes.
- On November 23, 2022, the City Council approved Final Tract Map No. 19157, approved execution of the Subdivision Agreement between the City of Huntington Beach and Olson Urban-Huntington Beach 4, LLC, and also accepted the project's required Faithful Performance Bond, Labor and Material Bond and Monument Bond



# LOCATION MAP



VICINITY MAP  
NTS



# NEED/WHY/BENEFITS

- The developer has now completed all required public improvements and is requesting 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 acceptance of these improvements.



# DETAILS

- The constructed public improvements along the Talbert Avenue and Newland Street frontages include:
  - Curb, gutter, and sidewalk, and pavement
  - Public water and sewer and storm drain within the new public street.
- Pursuant to the project's conditions of approval, Olson Urban-Huntington Beach 4, LLC has provided Guarantee and Warranty Bond No. PB03010409024-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 19157, 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. PB30310409024-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. PB03010409024, Labor and Material Bond No. PB03010409024 and Monument Bond No. PB03010409039; and,
- D) Instruct the City Clerk to notify the developer, Olson Urban-Huntington Beach 4, LLC, of this action, and the City Treasurer to notify the surety company, Philadelphia Indemnity Insurance Company, of this action.





# Questions?

