



CC Regular Meeting AGENDA ITEM REPORT

Meeting: June 3, 2025
Title: Resolution CC 2025-50 Accepting the Public Improvements Associated with Tract No. 83178 “Vita Pakt”
Presented by: Rafael M. Fajardo, Director of Public Works/City Engineer
Recommendation: Adopt Resolution CC 2025-50 accepting the public improvements associated with Tract No. 83178 “Vita Pakt”.

EXECUTIVE SUMMARY:

Resolution CC 2025-50 (Attachment A) is presented for the City Council’s consideration to accept public improvements associated with Tract No. 83178 “Vita Pakt”. The City Engineer has determined that all public improvements required with the Tract Map’s conditions of approval have been constructed in compliance with improvement plans and City standards. The developer has also provided the required warranty bond related to these public improvements.

BACKGROUND:

On June 16, 2020, the Covina City Council approved a Non-Binding Memorandum of Understanding (MOU) between the City of Covina and Trumark Homes regarding the property commonly known as “The Vita Pakt Property” located at 707 N. Barranca Avenue. Following the approval of the Non-Binding MOU, on September 1, 2020, the City Council approved the “Seller Put Option and Agreement for Purchase and Sale of Real Property and Recording Instructions” (PSA) between Trumark Homes and the City of Covina. The aforementioned PSA involved the acquisition by the City of Covina from Trumark Homes the approximate 2.45 acres of land that comprise the portion of the former Vita Pakt property located immediately east of the Covina Metrolink Station.

On May 25, 2021, the Planning Commission recommended approval to the City Council of Vesting Tentative Tract Map No. 83178 to redevelop an existing light industrial site to allow the construction of a 151-unit, three story, high density multi-family residential/transit-oriented development (TOD) on a 5.93-acre site.

The Covina City Council conditionally approved the Tentative Tract Map on June 15, 2021.

On September 20, 2022, the City Council adopted Resolution CC 2022-98 approving the recordation of Tract No. 83178. Prior to recordation of the Tract Map, a Subdivision Improvement Agreement was executed and surety bonds were provided to secure the construction of the required public improvements.

DISCUSSION:

The City Engineer has determined that all public improvements required as conditions of approval for Tract No. 83178 have been constructed in substantial compliance with the improvement plans and all applicable City standards. The developer has provided a Warranty Bond in the amount of 20% of the cost of the public improvements to cover a one-year warranty period in which defects must be corrected. The City Engineer will release the warranty security in accordance with Section 12.0 of the Subdivision Improvement Agreement after the warranty requirements are satisfied.


FISCAL IMPACT:

The Public Works Department will assume the maintenance costs for the public improvements that were constructed by Tract No. 83178. The public improvements consisted of new curb and gutter, drive approaches, street paving, and signing & striping. The future on-going maintenance costs of the additional public improvements will be nominal due to the small scale of the improvements constructed. Maintenance of the private improvements outside of the public right-of-way are the responsibility of the homeowner's association.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

During the review process, the City Council adopted Resolution CC 2021-68 certifying the Environmental Impact Report (SCH - 2018081009), making environmental findings pursuant to CEQA, adopting a Facts of Findings and Statement of Overriding Considerations, and adopting the Mitigation Monitoring and Reporting Program (MMRP).

Respectfully submitted,



Rafael M. Fajardo

Director of Public Works/City Engineer