

## **RESOLUTION CC 2025-50**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, ACCEPTING THE PUBLIC IMPROVEMENTS ASSOCIATED WITH TRACT NO. 83178 “VITA PAKT”**

**WHEREAS**, the City of Covina is a municipal corporation duly organized and existing pursuant to the Constitution and laws of the State of California (“City”); and

**WHEREAS**, on September 20, 2022, the City Council adopted Resolution CC 2022-98 approving the recordation of Tract No. 83178 “Vita Pakt”; and

**WHEREAS**, the City Council and TH Barranca LLC (“Trumark Homes”) entered into a Subdivision Improvement Agreement which was recorded on February 12, 2022 as Instrument No. 20190130027 in the Official Records of Los Angeles County; and

**WHEREAS**, the Agreement requires Trumark Homes to construct certain public improvements for Tract No. 83178; and

**WHEREAS**, in accordance with Section 13.0 of the Agreement, Trumark Homes posted surety bonds to guarantee construction of the required public improvements; and

**WHEREAS**, 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, and the City Engineer has recommended to the City Council the acceptance of such improvements; and

**WHEREAS**, Trumark Homes has provided the required warranty security for Tract No. 83178 and has requested that the City authorize the release of improvement securities.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** Pursuant to Section 11.0 of the Subdivision Improvement Agreement between the City and Trumark Homes, the City Council hereby accepts the public improvements constructed.

**SECTION 2.** All securities furnished by Trumark Homes to guarantee the construction of the public improvements shall be returned as the project is completed and accepted by the City.

**SECTION 3.** This resolution shall constitute the starting day for computing the one-year warranty provisions per Section 13.3 of the Agreement. After one year, the City Engineer may release the warranty security upon completion of all corrective items.

**SECTION 4.** Trumark Homes shall file with the Recorder’s office of the County of Los Angeles a notice of completion for the accepted public improvements in accordance with California Civil Code Section 8182.

ATTACHMENT A

**SECTION 5.** The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

**APPROVED** and **PASSED** this 3<sup>rd</sup> day of June 2025.

City of Covina, California

BY: \_\_\_\_\_  
VICTOR LINARES, Mayor

ATTEST:

\_\_\_\_\_  
FABIAN VELEZ, Chief Deputy City Clerk

**CERTIFICATION**

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Resolution CC 2025-50 was duly adopted by the City Council of the City of Covina at a regular meeting held on the 3<sup>rd</sup> day of June, 2025, by the following vote:

AYES: COUNCIL MEMBERS:  
NOES: COUNCIL MEMBERS:  
ABSTAIN: COUNCIL MEMBERS:  
ABSENT: COUNCIL MEMBERS:

Dated:

\_\_\_\_\_  
FABIAN VELEZ, Chief Deputy City Clerk