



CC Regular Meeting

AGENDA ITEM REPORT

Meeting: June 3, 2025
Title: Resolution CC 2025-52 Accepting the Public Improvements Associated with Tract No. 83343 “Century Communities”
Presented by: Rafael M. Fajardo, Director of Public Works/City Engineer
Recommendation: Adopt Resolution CC 2025-52 accepting the public improvements associated with Tract No. 83343 “Century Communities”.

EXECUTIVE SUMMARY:

Resolution CC 2025-52 (Attachment A) is presented for the City Council’s consideration to accept public improvements associated with Tract No. 83343 “Century Communities”. 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 November 29, 2016, the City Council certified the Final Environmental Impact Report (EIR) for the Covina Forward Specific Plan Project. The City Council also approved a General Plan Amendment, the Covina Forward Specific Plan, and the iTEC Transit Oriented Mixed-Use development consisting of a residential component (Planning Area 1), a transit/civic component (Planning Area 2), and a public/civic component (Planning Area 3). The residential component has been completed with the construction of 117 townhomes on 6.12 acres, the transit/civic component has been completed with the construction of a park and ride facility and bus transit station on 2.99 acres, and the public/civic component is a vacant 1.55-acre property.

On October 15, 2019, the City Council approved a non-binding Memorandum of Understanding (MOU) with Sheldon Development, LLC, which subsequently became Covina Blvd., LLC to negotiate an Exchange Agreement and Escrow Instructions (EA) for the exchange of property owned by the City located at 155 E. Covina Boulevard and property under control of Covina Blvd., LLC located at 601 E. San Bernardino Road.

On June 15, 2021, the City Council approved the EA. Pursuant to the terms of the EA, it was the responsibility of Covina Blvd., LLC to apply for, and obtain the required and necessary land use entitlements to allow for the development of a transit-oriented residential project at 155 E. Covina Boulevard, designated as Planning Area 3, Covina Forward Specific Plan. Covina Blvd., LLC made a timely submittal of the appropriate land use entitlement application materials consisting of General Plan Amendment (GPA) 21-1, Covina Forward Specific Plan Amendment 21-1, Major Site Plan Review (SPR) 21-87, Tentative Tract Map (TTM) No. 73343, and Addendum to the Covina Forward Specific Plan Final Environmental Impact Report.

On January 18, 2022, the Covina City Council conditionally approved the GPA Amendment, the Covina Forward Specific Plan Amendment, SPR 21-87, Tentative Tract Map No. 83343, and an amendment to the adopted EIR.

On April 18, 2023, the City Council adopted Resolution CC 2023-24 approving the recordation of Tract No. 83343. 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. 83343 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. 83343. The public improvements consisted of new curb and gutter, drive approaches, asphalt pavement, signing and striping, and street lights. 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 2022-03 approving an amendment to the Covina Forward Specific Plan Final Environmental Impact Report.

Respectfully submitted,



Rafael M. Fajardo
Director of Public Works/City Engineer