



CITY OF POMONA COUNCIL REPORT

December 1, 2025

To: Honorable Mayor and Members of the City Council

From: Anita D. Scott, City Manager

Submitted By: Meg McWade, Public Works Director

SUBJECT: APPROVAL OF SUMMARY VACATION VU1-2025 OF A PORTION OF THE CITY'S UNUSED WATER EASEMENT LOCATED AT 2000 POMONA BOULEVARD, POMONA, CA, ASSESSOR PARCEL NUMBERS 8348-021-002; APPROVAL OF THE QUITCLAIM DEED FOR THE VACATED EASEMENT (COUNCIL DISTRICT 1)

RECOMMENDATION:

It is recommended that the City Council take the following actions:

- 1) Adopt the following resolution:

RESOLUTION NO. 2025-133 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, ORDERING THE SUMMARY VACATION VU1-2025 OF A PORTION OF THE CITY'S UNUSED WATER EASEMENT LOCATED AT 2000 POMONA BOULEVARD, POMONA, CA, ASSESSOR PARCEL NUMBERS 8348-021-002 AND APPROVING QUITCLAIM DEED FOR THE VACATED EASEMENT; and

- 2) Authorize the City Manager to execute the quitclaim deed on behalf of the City.

EXECUTIVE SUMMARY:

The Pomona Public Works Department - Engineering Division (City) is initiating the summary vacation of the City's unused water easement within the boundaries of the industrial parcel located at 2000 Pomona Boulevard, Pomona, CA, Assessor Parcel Number (APN) 8348-021-002. Adoption of Resolution No. 2025-133 (Attachment No. 1) will approve: (i) the summary vacation of the portion of the existing public water easement that is unused and unnecessary and (ii) the Quitclaim Deed (Resolution - Exhibit 1) for the vacated easement.

SB1439/GOVERNMENT CODE §84308 APPLICABILITY:

☐ When this box is checked, it indicates the agenda item is subject to the Levine Act SB1439 requirements. Councilmembers are reminded to check their campaign contributions and determine whether they have received a campaign contribution of \$250 or more that would require disclosure and/or recusal from discussing or acting on this agenda item. Campaign contributions of \$250 or more made 1) by any person or entity who is identified in the agenda report as the applicant or proposer, 2) on behalf of the applicant or participant, including a parent, subsidiary or otherwise related business entity, or 3) by any person who has a financial interest in the agenda item requires a councilmember to comply with SB1439.

FISCAL IMPACT:

No fiscal impact at this time.

PREVIOUS RELATED ACTION:

On May 8, 2024, the Planning Commission of the City of Pomona held a public hearing, concerning the requested Conditional Use Permit and continued the public hearing to May 22, 2024.

On May 22, 2024, the Planning Commission denied the request at its regularly scheduled meeting.

On May 28, 2024, the applicant filed an appeal of the Planning Commission decision.

On June 3, 2024, the City Council continued a consent item to consider the appeal to June 17, 2024.

On June 17, 2024, the City Council approved scheduling the appeal for public hearing.

On July 30, 2024, the City Council held a public hearing concerning the requested Conditional Use Permit. The City Council carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing. City Council adopted Resolution No. 2024-124 with 6 added conditions for Conditional Use Permit (CUP 000286-2024) for outdoor storage on the property located at 2000 Pomona Boulevard.

DISCUSSION:

The property located at 2000 Pomona Boulevard, APN 8348-021-002 is an 11.02-acre industrial parcel on the east side of Pomona Boulevard, south of Southern Pacific Railroad and north of Union Pacific Railroad. It is legally described as Parcel 1 of Parcel Map No. 25805, recorded on August 15, 2000 (Attachment No. 2), and is encumbered by one easement granted to the City of Pomona E24-2023:

- i. Water easement, 15 feet wide, spanning along the northwest property line and the southeast property line.

The parcel is currently developed with a 60,221 square-foot building as noted in the attached Vicinity Map (Attachment No. 3) and Aerial Map (Attachment No. 4).

A permit application was submitted to the Pomona Building and Safety Division for the Conditional Use permit for outdoor storage.

- i. The scope of construction onsite reduced as such that the owner was no longer required to relocate the onsite hydrants. Therefore, E24-2023 was no longer accurate.

Therefore, the City is initiating the summary vacation of the City's unused water easement within the boundary of the industrial parcel located at 2000 Pomona Boulevard, APN 8348-021-002. The proposed easement vacation is in compliance with Section 8333(c) of the Streets and Highways Code, which provides authority for the City to summarily vacate an "easement that has been superseded by relocation, or determined to be excess by the easement holder, and there are no other public facilities located within the easement."

The portion of the water easement proposed for vacation is legally described in Exhibit "A" (Legal Description) and depicted in Exhibit "B" (Plat Map) of the attached Resolution.

Adoption of the resolution, and the approval of the associated water easement Quitclaim Deeds, will facilitate the completion of the 2000 Pomona Boulevard outdoor storage project in accordance with the approved project plans, and allow the issuance of the Certificate of Occupancy.

Prepared by:

Santiago Castillo
Associate Engineer

ATTACHMENT(S):

Attachment No. 1 – Resolution No. 2025-133 (VU1-2025)

Exhibit 1 – Quitclaim Deed

Exhibit "A" – Legal Description

Exhibit "B" – Plat Map

Attachment No. 2 – Parcel Map No. 25805

Attachment No. 3 – Vicinity Map

Attachment No. 4 – Aerial Map