



CITY OF POMONA COUNCIL REPORT

June 17, 2019

To: Honorable Mayor and Members of the City Council

From: Linda Lowry, City Manager

Submitted By: Rene Guerrero, Interim Public Works Director

SUBJECT: APPROVAL OF SUMMARILY VACATION VU1-2017 OF THE CITY'S UNUSED WATER EASEMENT WITHIN LOTS 1, 2, AND 3 OF PARCEL MAP NO. 73002, ASSESSOR PARCEL NUMBERS 8327-018-031, -033, -034, AND -037, RELATED TO THE RESERVOIR INDUSTRIAL DEVELOPMENT PROJECT LOCATED AT 1110-1258 S. RESERVOIR STREET, POMONA, CA (COUNCIL DISTRICT 3)

RECOMMENDATION: It is recommended that the City Council adopt the following Resolution:

RESOLUTION NO. 2019-77 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, ORDERING THE SUMMARILY VACATION VU1-2017 OF THE CITY'S UNUSED WATER EASEMENT WITHIN LOTS 1, 2, AND 3 OF PARCEL MAP NO. 73002 FOR THE PROPERTY LOCATED AT 1110-1258 S. RESERVOIR STREET, ASSESSOR PARCEL NUMBERS 8327-018-031, -033, -034, AND -037

EXECUTIVE SUMMARY: Adoption of Resolution No. 2019-77 (Attachment No. 1) will approve the summarily vacation of a public water easement that is no longer necessary as a result of the recent (2017) subdivision and redevelopment of the property located at 1110-1258 S. Reservoir Street. The easement was granted to the City of Pomona in 1991, in conjunction with the late 1980s approval of the facilities expansion for Country Wide Trucking Service, Inc. at the aforementioned location.

FISCAL IMPACT: None.

PREVIOUS RELATED ACTION: On April 3, 2017, the City Council approved Parcel Map No. 73002 to facilitate the consolidation of ten existing lots into three lots for property located in M-1 (Light Industrial) Zone at 1110-1196 S. Reservoir Street and 1265-1283 E. Grand Avenue, Assessor Parcel Numbers 8327-018-005, -007, -015, -016, -017, -018, -021, -022, -023, and -024.

This action allowed the applicant to retain Lot 1, developed as an operational trucking facility, and individually sell the vacant Lots 2 and 3 to potential developers. On July 26, 2017, the Planning Commission adopted Resolution No. 17-027 approving Conditional Use Permit CUP 6752-2017 for the construction of a new distribution building and office on a property addressed as 1258 (previous 1110) S. Reservoir Street.

ENVIRONMENTAL IMPACT: None.

DISCUSSION: Richard M. Snedaker, with Snedaker Land Surveying, applicant, has submitted a request to the Public Works Department for the summarily vacation of the unused water easement located within Lots 1, 2, and 3 of Parcel Map No. 73002. The easement proposed for summarily vacation is legally described in EXHIBIT "A" and depicted on EXHIBIT "B" attached to the Resolution. The subject water easement was granted to the City of Pomona and recorded on November 15, 1991 as Instrument No. 91-1805825 of Official Records. The easement summarily vacation application was made on behalf of Realterm Logistics REIT, LLC, owner of Lot 1 (1110 S. Reservoir Street), and Argent, LLC, owner of Lots 2 and 3 (1258 S. Reservoir Street) of Parcel Map No. 73002.

The real property initially addressed as 1110-1196 S. Reservoir Street consisted of an approximately 8-acre lot located at the northeast corner of Reservoir Street and Grand Avenue, and was developed as a trucking facility since the 1970s. Originally occupied by Country Wide Trucking Service, Inc., the facilities have been expanded over the years with the addition of office space, a distribution building and trailer parking lot. These improvements triggered an increased water demand and the need for additional water infrastructure, which was installed as a public water main within a public water easement over private property.

Following the 2017 approvals of the Parcel Map No. 73002, the aforementioned 8-acre lot was subdivided and redeveloped. The parcel map applicant retained the ownership of Lot 1, currently addressed as 1110 S. Reservoir Street, while Argent, LLC took possession of Lots 2 and 3, currently addressed as 1258 S. Reservoir Street (Attachment Nos. 2 and 3).

As a result of the Conditional Use Permit CUP 6752-2017 being approved by the Planning Commission, Argent, LLC submitted development plans for the construction of the Reservoir Industrial project, consisting of a new, approximately 75,000 square foot distribution building, office and parking lot. Due to the proposed site layout, the existing water facilities had to be abandoned in place and replaced with a new water alignment. As a result, the need for the initial water easement was eliminated.

The public water improvement plans (CO 8280) for the proposed development of Lots 2 and 3 of Parcel Map No. 73002 have been reviewed by City staff and approved by the Public Works Director on December 20, 2017. Consequently, the applicant is requesting the summarily vacation by the City of the unnecessary water easement, as its continued existence would be detrimental to the project implementation.

Prepared by:

Carmen Barsu
Engineering Associate

ATTACHMENTS:

Attachment No. 1 - Proposed Resolution No. 2019-77 with Legal Description as EXHIBIT
“A” and Map as EXHIBIT “B”
Attachment No. 2 - Vicinity Map
Attachment No. 3 - Aerial Map