



---

---

# CITY OF POMONA COUNCIL REPORT

---

---

July 1, 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 GRANT OF EASEMENT EC1-2019 TO INLAND VALLEY HUMANE SOCIETY OVER THE CITY PROPERTY ASSOCIATED WITH ASSESSOR PARCEL NUMBER 8707-020-902, FOR ROAD ACCESS TO THE PROPOSED INLAND VALLEY HUMANE SOCIETY PARKING LOT LOCATED AT 500 HUMANE WAY, POMONA, CA (COUNCIL DISTRICT 5)**

---

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

- 1) Adopt the following Resolution:

**RESOLUTION NO. 2019-83 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING GRANT OF EASEMENT EC1-2019 TO INLAND VALLEY HUMANE SOCIETY OVER THE CITY PROPERTY ASSOCIATED WITH ASSESSOR PARCEL NUMBER 8707-020-902; and**

- 2) Authorize the City Manager, or designee, to sign the Grant of Easement EC1-2019 on behalf of the City.

**EXECUTIVE SUMMARY:** The adoption of Resolution No. 2019-83 (Attachment No. 1) will provide for an ingress-egress easement granted to Inland Valley Humane Society (IVHS) over City-owned real property associated with Assessor Parcel Number (APN) 8707-020-902 providing access from Mission Boulevard to a proposed IVHS parking lot to be constructed on the west side of the existing IVHS building, as well as to the shooting range. Said easement and associated access shall be provided as agreed upon in the Settlement Agreement between IVHS and the City of Pomona executed on April 19, 2016 (Attachment No. 2).

**FISCAL IMPACT:** None.

**PREVIOUS RELATED ACTION:** On January 11, 2010, the City Council adopted Resolution No. 2010-7 approving the sale of two City properties adjacent to the Animal Shelter facilities located at 500 Humane Way to the Inland Valley Humane Society. On September 9, 2009, the Planning Commission of the City of Pomona adopted Resolution No. 09-022 approving Conditional Use Permit CUP 09-010 to allow for the establishment of a two-story administrative office building totaling 12,345 square feet for the Inland Valley Humane Society on a property located at 500 Humane Way.

**ENVIRONMENTAL IMPACT:** The proposed action is in compliance with the California Environmental Quality Act (CEQA), Section 15061 in that the activity is covered by the general rule that CEQA applies only to projects which have the potential of causing a significant effect on the environment.

**DISCUSSION:** The real property located at the northwest corner of Mission Boulevard and Humane Way, addressed as 500 Humane Way, has been developed since the 1950s as an animal shelter facility, originally consisting of an administrative building, an animal reception/retail building, a medical building, a storage structure, dog kennels, and a cat ward. The associated parcel was previously owned by the City and was deeded to IVHS in 1966.

The facility was expanded in 2010 with the replacement of some of the existing structures with a new two-story administrative office building totaling 12,345 square feet. These improvements were consistent with the 2009 Planning Commission approval of the CUP 09-010 and with the 2010 City Council approval of the sale of additional City property to IVHS. The recorded Grant Deed associated with the 2010 real property sale included an easement reserved by the City for access to the shooting range from Humane Way through the IVHS northerly parking lot. The shooting range was built in 1956 over a portion of the City-owned parcel APN 8707-020-902 located to the west of and overlooking the IVHS property.

As agreed upon in the 2016 Settlement Agreement between the City and the IVHS, an alternate access route for ingress to and egress from the shooting range is to be developed and implemented, with access from Mission Boulevard. In addition, the alternate route is designed to provide access to an IVHS 14-spot parking lot expansion proposed to be constructed along the west side of the existing IVHS building. This new alignment crosses over the City parcel APN 8707-020-902 and continues over the IVHS parcels APN 8707-020-005 and -009.

The proposed grant of easement application (EXHIBIT “1”) has been submitted by Andreasen Engineering, Inc., on behalf of Inland Valley Humane Society, owner of the real properties addressed as 500 Humane Way, APNs 8707-020-005 and -009, located adjacent to the City-owned lot associated with APN 8707-020-902. The easement is legally described in EXHIBIT “A” and depicted on EXHIBIT “B” attached to the Resolution.

Granting this easement will not hinder any City operations or right-of-way needs. The completion of the Mission Boulevard alternate access route requires the recordation of an additional easement, granted to the City by IVHS and is included for reference (Attachment No. 3).

The Vicinity and Aerial Maps associated with the project area are presented as Attachment Nos. 4 and 5.

Prepared by:

---

Carmen Barsu  
Engineering Associate

**ATTACHMENTS:**

Attachment No. 1 - Proposed Resolution No. 2019-83 with Grant of Easement as EXHIBIT “1”, Legal Description as EXHIBIT “A” and Map as EXHIBIT “B”

Attachment No. 2 – General Release Settlement

Attachment No. 3 – Easement e4-2019

Attachment No. 4 - Vicinity Map

Attachment No. 5 - Aerial Map