



CITY OF POMONA COUNCIL REPORT

May 4, 2026

To: Honorable Mayor and Members of the City Council

From: Anita D. Scott, City Manager

Submitted By: Ata Khan, Deputy Director of Economic and Business Affairs

**SUBJECT: APPROVAL OF TERMINATION OF EASEMENT AND QUITCLAIM
DEED AT 8 RIO RANCHO ROAD**

RECOMMENDATION:

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

1. Approve Termination of Easement (Attachment No. 1) and Quitclaim Deed (Attachment No. 2) and authorize City manager to execute and record both documents with the Los Angeles County Registrar-Recorder.

EXECUTIVE SUMMARY:

The ownership group at 8 Rio Rancho Road, which is the location of the Kia Motors dealership, is seeking to improve the area surrounding its pylon freeway-oriented sign. As part of this effort, it has requested a termination of the easement for City access and a quitclaim deed on any ownership claim over the sign. The easement was recorded in 1987 to facilitate the development of and access to the sign as part of the larger auto center dealership in conjunction with the former Redevelopment Agency. The City currently has no need for the easement and has no ownership claims over the sign. Additionally, the City terminated lease rights for the wireless telecommunication facilities associated with the sign in 2023. This action is essentially a document cleanup to facilitate physical improvements at the existing Kia Motors dealership.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

DISCUSSION:

On December 3, 1987, an easement was recorded for City access and maintenance purposes on the property located at 8 Rio Rancho Road (Los Angeles County Assessor's Parcel Number 8344-024-013), the area of which included a pylon freeway-oriented sign then advertising various dealerships at the former Pomona Auto Center. On March 17, 1997, the City leased a portion of the easement

and area and the sign to T-Mobile West, LLC for telecommunication purposes. On June 28, 2023, the City and the ownership group, which consists of the Rio Venture Group, LLC (80 percent ownership) and Mousavi Family Trust (20 percent ownership) executed a termination agreement that terminated the City's right to be a party to any wireless leases or licenses for any portion of the easement area and sign.

Since 2023, the ownership group has expressed interest in rehabilitating the landscaping and surroundings of the easement area to support the existing tenant, which is a Kia Motors dealership, to improve the condition of fencing, and to rehabilitate the sign. For financial and legal purposes, the ownership group has requested a termination of easement to formally remove the City's access rights, as well as a quitclaim deed on sign ownership, as the Auto Center dealership and Redevelopment Agency supporting it are now dormant. The City has no existing ownership claims over the sign.

The Office of Economic and Business Affairs (OEBA) has confirmed with the City's Public Works and Water Resources Departments that there is no existing infrastructure within the easement area that needs future servicing. OEBA staff subsequently worked with the ownership group in the production of the termination of easement and quitclaim deed documents, which have also been reviewed by both the City and the ownership's legal representation.

This clean-up action, clarifying ownership and easement rights, will enable the ownership group to pursue various improvements to the Kia Motors site, which will further strengthen its economic viability and success in the City of Pomona.

Prepared by:



Ata Khan
Deputy Director of Economic and Business Affairs

ATTACHMENT(S):

Attachment No. 1 – Termination of Easement
Attachment No. 2 – Quitclaim Deed