

RECOMMENDED CONDITIONS AND GENERAL INFORMATION NOTES

Case Number: PR-2024-001758

Meeting Date: May 6, 2025

Planning

1. There shall be a one-year time limit in which to satisfy the conditions and finalize this action.
2. Developer shall coordinate with those adjacent property owners to incorporate the vacated alley into their respective parcels, through reasonable effort and certified mail, and shall be responsible for the construction of any adjoining walls/fences to the project, if applicable.

Riverside Public Utilities (RPU) – Electric

3. All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.
4. The provision of utility easements, water, streetlights, and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.
5. Blanket easements over vacated strip of land & any associated fees will be acquired during the design process.
6. RPU shall have access to all existing structures, including overhead power lines, through the recordation of the blanket public utilities electric easement.
7. Developer must notify RPU at least 4 weeks in advance of any removals prior to demolition phase. A separate application and design deposit may be collected depending on the scope.

Public Works – Traffic

8. Project shall install "End of Public Road" signage at the entrance on the private side out of the public right of way.
9. Prior to the issuance of a Certificate of Occupancy, the applicant shall install "END OF PUBLIC ROAD" sign at driveway entrance of private side out of public right away.

All signage and striping improvements must comply with the most current California Manual of Uniform Traffic Control Devices (MUTCD) standards and should be per City of Riverside, Public Works requirements. The applicant shall hire a contractor to complete the work. The contractor shall complete the construction work with an approved Public Works Permit. The installation of the signage and striping shall be completed to the satisfaction of the Director of Public Works. The applicant is solely responsible for the procurement and installation of these infrastructure improvements.

10. That prior to the issuance of any permit, the applicant shall provide traffic control plans signed by a registered professional engineer for any public street, utility, signing/striping, or traffic signal improvements