

PLANNING COMMISSION
RECOMMENDED CONDITIONS

PLANNING COMMISSION HEARING DATE: DECEMBER 19, 2024

PLANNING CASE: **PR-2024-001705** (Street Vacation and Traffic Pattern Modification Measures)

REVISED CONDITION:

18. On site plan, provide linear footage labels, clearly marked, along all parcel lines. PLANT 24 inch box size Street Trees (species to be specified later) in public right-of-way along public roadways bordering project. Typical spacing ~~15-feet~~ **20-feet** on center. Prior to any planting, contact City of Riverside Public Works Tree Inspector at gstanaka@riversideca.gov, to schedule inspection for Tree Inspector to determine precise locations at time of scheduled site inspection after fine grading and hardscape installation is complete. Planting, staking, irrigation, root barriers, trunk protectors, to Landscape & Forestry specifications.

Planning

1. There shall be a one-year time limit in which to satisfy the conditions and finalize this action.

Fire Department

Prior to Start of Construction

2. Advisory: Installation of public fire hydrants will be required on Howard Ave, 13th Street and 14th Street where existing public fire hydrant spacing exceeds 350 feet.

Public Works Department – Land Development

Conditions to be fulfilled prior to permit issuance unless otherwise noted

3. Storm Drain construction will be contingent on engineer's drainage study.
4. Deed for widening 14th Street along project frontage to 55-feet from monument centerline to Public Works specifications.
5. Potential right of way corner cutback at intersection of 14th Street and Howard Avenue to Public Works specifications.
6. Installation of curb and gutter at 43 feet from monument centerline, sidewalk and matching paving on 14th Street to Public Works specifications.
7. Deed for widening Howard Avenue along project frontage to 33-feet from monument centerline to Public Works specifications.
8. Installation of curb and gutter at 22 feet from monument centerline, sidewalk and matching paving on Howard Avenue to Public Works specifications.
9. Vacation of alley right of way between Park Avenue and Howard Street to Public Works Standards and Specifications.

10. Vacation of right of way on Park Avenue between 13th and 14th Streets to Public Works Standards and Specifications.
11. Prior to Building Permit Issuance, the Developer shall complete a lot line adjustment to consolidate the project site parcels to the satisfaction of the Planning Division and Public Works Department.
12. Installation of sewers and sewer laterals to serve this project to Public Works specifications.
13. Off-site improvement plans to be approved by Public Works prior to issuance of construction permit.
14. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to map recordation.
15. Size, number and location of driveways to Public Works specifications.
16. Closure of unused driveway(s) to Public Works specifications.
17. All security gates or facilities proposed now or in the future will be located on-site and adequate stacking space and vehicle turn-around area will have to be provided to Public Works and Fire Department specifications.
18. On site plan, provide linear footage labels, clearly marked, along all parcel lines. PLANT 24 inch box size Street Trees (species to be specified later) in public right-of-way along public roadways bordering project. Typical spacing ~~15-feet~~ 20-feet on center. Prior to any planting, contact City of Riverside Public Works Tree Inspector at gtanaka@riversideca.gov, to schedule inspection for Tree Inspector to determine precise locations at time of scheduled site inspection after fine grading and hardscape installation is complete. Planting, staking, irrigation, root barriers, trunk protectors, to Landscape & Forestry specifications.
19. Trash enclosures required per public works specifications. Project is required to use the City of Riverside franchise hauler Athens Services for waste disposal or recycling.
20. Prior to final inspection for the development project, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of payment. If the project improvements include qualifying right-of-way dedications and/or street improvements to a TUMF regional arterial roadway as identified on the Regional System of Highways and Arterials, the developer may have the option to enter into a Credit/ Reimbursement Agreement with the City and Western Riverside Council of Governments (WRCOG) to recover costs for such work based on unit costs as determined by WRCOG.

The terms of the agreement shall be in accordance with the RMC Chapter 16.68 and the TUMF Administrative Plan requirements. Credit/reimbursement agreements must be fully executed prior to receiving any credit/reimbursement. An appraisal is required for credit/reimbursement of right of way dedications and credit/reimbursement of qualifying improvements requires the public bidding and payment of prevailing wages in accordance with State Law. For further assistance, please contact the Public Works Department.

21. If the project will cause land disturbance of one acre or more, it must comply with the statewide General Permit for Storm Water Discharges Associated with Construction Activity. The project applicant shall cause the approved final project-specific WQMP to be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan.
22. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:
 - Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;
 - Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and
 - Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.

The following conditions are specific to the vacation of Park Avenue and the alley between Park Avenue and Howard Street:

23. All conditions placed upon this case must be fulfilled prior to the recording of the vacation resolution by the City Clerk. The case is not finalized until the City Clerk records the Vacation Resolution.
24. If the disposition of land is other than by operation of law the applicant shall have quitclaim deeds exchanging the property prepared to the satisfaction of Planning, City Attorney's Office and Public Works Departments. All necessary parcel descriptions and plats shall be prepared, signed and sealed by a licensed Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California. DESCRIPTIONS and PLATS ARE REQUIRED TO BE ON 82 inch by 11 inch FORMAT.
25. Prior to finalization of the case, the applicant shall provide the appropriate documentation that the lender(s) / trustee(s) has (have) agreed to modify any Trust Deed(s) to reflect the reconfigured parcel(s).
26. Property transfers to the final proposed parcel configurations must be accomplished concurrently with the finalization of this case. Ownership of the property shall remain undivided prior to recordation of the Certificate of Compliance for Lot Line Adjustment.
27. All recording fees of the Riverside County Recorder, including transfer documents, grants of right-of-way and the Certificate of Compliance for Lot Line Adjustment are the responsibility of the applicant.
28. Applicant shall prepare Grant Deeds that have each owner grant to themselves each of the parcels in their final configuration. This requirement is necessary to insure that the final parcel configurations and ownership's are clearly identified in the Land Title History.
29. Advisory: A Public Utility Easement (PUE) will be reserved over the entire area of the vacation.

Public Works – Traffic Division

30. Prior to the issuance of a Certificate of Occupancy, the applicant shall construct a bike rack and skateboard rack that can accommodate a minimum of five bikes and five skateboards. The installation of the bike racks shall be completed to the satisfaction of the Director of Public Works. The applicant is solely responsible for the procurement and installation of this infrastructure improvement.
31. Prior to the issuance of a Certificate of Occupancy, the applicant shall complete following improvements as shown on the Exhibit 9 (Pedestrian Circulation Improvements as included in the Traffic Summary Report dated November 26th, 2024 (Exhibit 3 ,6, 8 & 9):
 - a. Project proposes the to vacate existing roadway segment of Park Avenue between 13th Street and 14th Street which will require signal modifications and modify segment of 13th Street from two-way operations to one way operation in the westbound direction, add angled parking along the southern side and parallel parking along northern side. Signing & striping improvement plans and traffic signal modification plans shall be shown as separate design plans signed by a licensed civil or traffic engineer and completed to the satisfaction of the Director of Public Work.
 - b. Westernmost Project Driveway (Near Howard Avenue) along 13th Street: Project driveway will only allow ingress movements. Project shall install "Do Not Enter" (R5-1) and "Wrong Way" (E5-1a) signs and associated pavement striping on the interior to prohibit illegal egress from the project site. The signs shall face away from 13th Street, and towards the project site.
 - c. Intersection of Park Avenue-project driveway and 13th Street):
 - i. The south leg is an "Exit Only" project driveway. Project shall install "DO NOT ENTER/WRONG WAY" combination signs at driveway.
 - ii. Construct a stop sign (R1-1), stop bar, stop legend, at the Project Driveways. Stop sign installations must conform to City Standard 664 and the stop bar and legend must conform to the City standard 650.
 - iii. Install solar powered LED edge-lit flashing Stop Signs at all three approaches (excluding project driveway) of the intersection.
 - iv. Retrofit existing standard crosswalks and convert into continental crosswalks per Standard Plan No. 640 on each leg of the intersection.
 - v. Construct curb extensions along the east leg, north leg and west leg of the intersection to minimize the pedestrian crossing distance.
 - d. Howard Avenue between 12th Street & 14th Street: Project shall procure and install two (2) speed feedback signs along Howard Avenue (one for each direction).
32. Prior to the issuance of a Certificate of Occupancy, the applicant shall construct the following improvements **as shown on the project site plan & Exhibits 3 ,6, 8 , 9 & 10** in the Traffic Summary Report dated November 26th, 2024 :
 - a. Install continental crosswalks per Standard Plan No. 640 at the following intersections:

- i. 14th Street @ Howard Avenue
 - ii. 14th Street @ Park Avenue
- b. Intersection of 13th Street @ Victoria Boulevard:
 - i. Install continental crosswalks per Standard Plan No. 640.
 - ii. Install a traffic circle with associated signage and striping.
- c. Intersection of 13th Street & Howard Avenue:
 - i. Install continental crosswalks per Standard Plan No. 640.
 - ii. Install curb extensions on the east leg.
- d. Bicycle Improvements:
 - i. Install Class III bike lane on 13th Street between Howard Avenue and Park Avenue.
 - ii. Install bicycle infrastructure consistent with the city's Bike Master Plan along 14th Street between Howard Avenue and Victoria Avenue.
- 33. The applicant shall hire a contractor to install the traffic signal equipment to its intended operating conditions. All signage and striping improvements must comply with the most current California Manual of Uniform Traffic Control Devices (MUTCD) standards. The applicant shall hire a contractor to install MUTCD & City of Riverside Standard compliant signage & striping and median improvements. The applicant shall obtain any necessary permits and approvals to complete the improvements. The applicant is solely responsible for the **procurement** and **installation** of the improvements to the satisfaction of the Director of Public Works.
- 34. Prior to the issuance of any city permits, project shall complete the Signing & striping improvement plans and traffic signal modification plans signed by a licensed civil or traffic engineer and completed to the satisfaction of the Director of Public Works.
- 35. 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.
- 36. Project shall submit a revised traffic study that incorporates the selected school option and street vacation and includes updated intersection level of service analysis, queuing analysis and mitigation measures, if any, for the proposed school project to the Public Works, Traffic Division for review and approval.
- 37. Project shall prepare a Safe Routes To School Exhibit to identify the pedestrian and bicycle routes to school along with associated traffic control devices on the roadway network.

Riverside Public Utilities – Electric

- 38. 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.

39. 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.
40. Easements & any associated fees will be acquired during the design process.
41. Provisions for electrical Utility equipment to provide power to the site is the responsibility of the developer. Please make sure that all clearances are maintained, and location of the equipment is approved by the Utility.
42. Developer is responsible for all trenching, installation of conduit and substructures required to provide power to the site. In addition to installing spare conduits, streetlights, and stub & cap along property frontage. Contact RPU for information on private street lighting.
43. RPU-Electric does not coordinate the relocation or removal of any third-party facilities. Please coordinate work with telecommunications or any affected department and/or agencies.

Riverside Public Utilities – Water

Prior to recordation of vacation resolution

44. Utility easements will be retained across the width of the existing right-of-way for existing water infrastructure, minimum 30-feet.