

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF RIVERSIDE, CALIFORNIA, MAKING ITS FINDINGS AND DETERMINATIONS IN THE MATTER OF RESOLUTION OF INTENTION NO. 24211; AND MAKING ITS ORDER VACATING PORTIONS OF PARK AVENUE, ALLEYWAY, AND FOURTEENTH STREET AND APPROVING TRAFFIC PATTERN MODIFICATION MEASURES.

WHEREAS, on January 28, 2025, the City Council of the City of Riverside in Planning Case No. PR-2024-001705, adopted Resolution No. 24211 declaring its intention to set a public hearing in the vacation of portions of public right-of-way consisting of an approximately 18,797-square foot segment of Park Avenue that is approximately 284 feet in length and 63-foot in width, an approximately 10,200-square-foot segment of a partially improved alleyway that is approximately 573-foot in length and 16 to 20-foot in width, and an approximately 260-square-foot excess right-of-way segment of 14th Street identified as Assessor's Parcel Number 211-233-021, that is approximately 130-foot in length and 2-feet in width, and fixing the time and place of hearing all persons interested in the proposed vacation pursuant to the provisions of the Public Streets, Highways and Service Easements Vacation Law, being Sections 8300 et seq. of Part 3, Division 9 of the Streets and Highways Code of the State of California and approved the traffic pattern modification measures to convert a portion of Thirteenth Street into one-lane, one-way traffic, and install a traffic circle at the intersection of Victoria Avenue and Thirteenth Street.

WHEREAS, notice of hearing before the City Council on said resolution of intention was duly given as provided by said Public Streets, Highways, and Services Easements Vacation Law; and

WHEREAS, said proposed vacation had been previously submitted to and considered by the Planning Commission of the City of Riverside at a duly noticed public hearing held on December 19, 2024; and

WHEREAS, following the close of the public hearing before the Planning Commission, the Planning Commission determined that the proposed vacation should be approved; and

1 WHEREAS, the recommendations of the Planning Commission and the findings were
2 submitted to the City Council for consideration together with the testimony, whether oral or in
3 writing, presented at the public hearing before said City Council; and

4 WHEREAS, the City Council heard and found and determined from all of the evidence
5 submitted to said Council on the day fixed for the hearing, on January 28, 2025, that the vacation
6 of portions of public right-of-way consisting of an approximately 18,797-square foot segment of
7 Park Avenue that is approximately 284 feet in length and 63-foot in width, an approximately
8 10,200-square-foot segment of a partially improved alleyway that is approximately 573-foot in
9 length and 16 to 20-foot in width, and an approximately 260-square-foot excess right-of-way
10 segment of 14th Street identified as Assessor's Parcel Number 211-233-021, within the City of
11 Riverside, California, proposed for vacation is unnecessary for present or prospective public use
12 and approved the traffic pattern modification measures to convert a portion of Thirteenth Street
13 into one-lane, one-way traffic, and install a traffic circle at the intersection of Victoria Avenue
14 and Thirteenth Street.

15 NOW, THEREFORE, IT IS RESOLVED, by the City Council of the City of Riverside,
16 California, as follows:

17 Section 1: That the vacation of portions of public right-of-way consisting of an
18 approximately 18,797-square foot segment of Park Avenue that is approximately 284 feet in
19 length and 63-foot in width, an approximately 10,200-square-foot segment of a partially
20 improved alleyway that is approximately 573-foot in length and 16 to 20-foot in width, and an
21 approximately 260-square-foot excess right-of-way segment of 14th Street identified as
22 Assessor's Parcel Number 211-233-021, in Planning Case PR-2024-001705, is undertaken
23 pursuant to the provisions of and in accordance with the procedures set forth in the Public
24 Streets, Highways, and Services Easements Vacation Law being Sections 8300 et seq. of the
25 Streets and Highway Code, and all notices required thereby have been duly given.

26 Section 2: That from all evidence submitted to the City Council at the January 28, 2025,
27 public hearing before it on Planning Case PR-2024-001705, whether such evidence was oral or
28 in writing, together with the recommendations and findings from the Planning Commission, and

1 contained in this Resolution and accompanying staff report, that portions of public right-of-way
2 consisting of an approximately 18,797-square foot segment of Park Avenue that is approximately
3 284 feet in length and 63-foot in width, an approximately 10,200-square-foot segment of a
4 partially improved alleyway that is approximately 573-foot in length and 16 to 20-foot in width,
5 and an approximately 260-square-foot excess right-of-way segment of 14th Street identified as
6 Assessor's Parcel Number 211-233-021, within the City of Riverside, California, as hereinafter
7 described and ordered vacated is unnecessary for present or prospective public use as a public
8 street. The proposed vacation 1) will no longer be needed for street purposes or for access to
9 adjacent parcels, as all adjacent parcels will be utilized for the construction of the future Eastside
10 Elementary School. There are no other uses, residences or businesses that require access from
11 this segment of Park Avenue and the alley. Vehicular traffic to the existing residences and park
12 on the north side of Thirteenth Street will continue to be accessed from Thirteenth Street; 2)
13 Thirteenth Street will continue to serve as the primary access to the future Eastside Elementary
14 School and will continue to provide access to the existing park and residences located on the
15 north side of Thirteenth Street; and 3) will not impact access to any other surrounding parcels, as
16 there is adequate vehicular and pedestrian access via Thirteenth Street to the north, Howard
17 Avenue to the west, Fourteenth Street to the south and Victoria Avenue to the east.

18 Section 3: That the vacation of portions of public right-of-way consisting of an
19 approximately 18,797-square foot segment of Park Avenue that is approximately 284 feet in
20 length and 63-foot in width, an approximately 10,200-square-foot segment of a partially
21 improved alleyway that is approximately 573-foot in length and 16 to 20-foot in width, and an
22 approximately 260-square-foot excess right-of-way segment of 14th Street identified as
23 Assessor's Parcel Number 211-233-021, within the City of Riverside, California, and described
24 and depicted in attached Exhibit "A" and by this reference made a part hereof, be and the same is
25 hereby ordered vacated.

26 Section 4: That the public convenience and necessity requires the exception of the
27 following easements and rights-of-way from the vacation hereinabove ordered: an easement for
28 electrical energy, underground facilities including water pipelines, gas lines, storm drains,

1 sanitary sewers, electrical energy, telephone, telegraph and communications structures, and the
2 right of ingress and egress to construct, place, inspect, operate, maintain, repair, replace and
3 remove such underground facilities unless said facilities are satisfactorily relocated and/or
4 abandoned, further, that the public convenience and necessity require the exception and
5 reservation from the vacation of those easements and rights-of-way in, under, across, upon, over
6 and along that portion of the public streets ordered to be vacated necessary to maintain, operate,
7 remove or renew any in-place public utility facilities that are in use and not otherwise excepted
8 and reserved hereinabove

9 Section 5: That the vacation, termination and abandonment of portions of public right-of-
10 way consisting of an approximately 18,797-square foot segment of Park Avenue that is
11 approximately 284 feet in length and 63-foot in width, an approximately 10,200-square-foot
12 segment of a partially improved alleyway that is approximately 573-foot in length and 16 to 20-
13 foot in width, and an approximately 260-square-foot excess right-of-way segment of 14th Street
14 identified as Assessor's Parcel Number 211-233-021, within the City of Riverside, California,
15 described and depicted in Exhibit "A" and attached hereto and incorporated by this reference,
16 shall occur only after the applicable conditions contained in the Planning Department's report to
17 the City Council and on file with the City Clerk, as approved or amended by the City Council,
18 have been satisfied, and the City Clerk is hereby directed not to record this resolution of vacation
19 until the applicable conditions have been satisfied.

20 Section 6: That the traffic pattern modification measures to convert a portion of
21 Thirteenth Street into one-lane, one-way traffic, and install a traffic circle at the intersection of
22 Victoria Avenue and Thirteenth Street are approved.

23 Section 7: That the City Clerk of the City of Riverside shall assign a deed number and
24 cause a certified copy of this resolution to be recorded in the Office of the County Recorder of
25 the County of Riverside, California, upon the satisfaction of the applicable conditions, and
26 portions of public right-of-way consisting of an approximately 18,797-square foot segment of
27 Park Avenue that is approximately 284 feet in length and 63-foot in width, an approximately
28 10,200-square-foot segment of a partially improved alleyway that is approximately 573-foot in

1 length and 16 to 20-foot in width, and an approximately 260-square-foot excess right-of-way
2 segment of 14th Street identified as Assessor's Parcel Number 211-233-021, within the City of
3 Riverside, California, California, and described and depicted in Exhibit "A" and attached hereto
4 and incorporated by this reference, shall no longer constitute a public street from and after the
5 date of recordation.

6 ADOPTED by the City Council this _____ day of _____, 2025.

7
8 _____
9 PATRICIA LOCK DAWSON
Mayor of the City of Riverside

10 _____
11 DONESIA GAUSE
City Clerk of the City of Riverside

12 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the
13 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City
14 at its meeting held on the _____ day of _____, 2025, by the following vote, to
15 wit:

16 Ayes:

17 Noes:

18 Absent:

19 Abstain:

20 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of
21 the City of Riverside, California, this _____ day of _____, 2025.

22 _____
23 DONESIA GAUSE
City Clerk of the City of Riverside

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25
26
27
28 \\Rc-citylaw\cycom\WPDOCS\D017\P042\00903347.DOC
CA: 24-2125 TAT 02/03/25

EXHIBIT "A"
LEGAL DESCRIPTION
PARK AVENUE AND ALLEY VACATION

PROJECT: RIVERSIDE UNIFIED SCHOOL DISTRICT
EASTSIDE ELEMENTARY SCHOOL
LOCATION: PARK AVENUE, ALLEYS, FOURTEENTH STREET, AND THIRTEENTH STREET

A PORTION OF PARK AVENUE, BETWEEN THIRTEENTH STREET AND FOURTEENTH STREET, AND PORTIONS OF LOTS 9,10,11,12,13 AND THE ALLEY OF BLOCK 13 AND A PORTION OF THE ALLEY OF BLOCK 12 IN THE MAP OF SANTA FE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS, AT PAGE 14 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THE ALLEY SHOWN IN BLOCK 13, AS SHOWN IN SAID MAP

TOGETHER WITH THE NORTHEASTERLY 3.85 FEET OF SAID LOTS 9 AND 10, THOSE PORTIONS AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED DECEMBER 15, 1978 AS INSTRUMENT NO. 264966 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THE NORTHEASTERLY 3.85 FEET OF SAID LOT 11, THAT PORTION AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 7, 1984 AS INSTRUMENT NO. 196303 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THE NORTHEASTERLY 3.85 FEET OF SAID LOTS 12 AND 13; THAT PORTION CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JANUARY 25, 1974 AS INSTRUMENT NO. 10187, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE NORTHWESTERLY 8.00 FEET;

CONTAINING 0.18 ACRES (7,678 SQUARE FEET) MORE OR LESS

PARCEL 2:

A PORTION OF THE ALLEY SHOWN IN BLOCK 12, AS SHOWN IN SAID MAP, DESCRIBED AS FOLLOWS:

THE ALLEY SOUTHEASTERLY OF PARK AVENUE, BETWEEN LOTS 5 THROUGH 10 SHOWN IN BLOCK 12 BOUNDED BY THE EASTERLY LINE OF PARK AVENUE AND THE SOUTHWESTERLY PROLONGATION OF THE EASTERLY LINE OF LOT 5.

CONTAINING 0.06 ACRE (2,545 SQUARE FEET) MORE OR LESS

PARCEL 3:

A PORTION OF PARK AVENUE AND A PORTION OF LOT 1 IN BLOCK 13 AS SHOWN IN SAID MAP, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARK AVENUE BOUNDED BY THE SOUTHWESTERLY LINE OF THIRTEENTH STREET AND A LINE 55 FEET NORTHEASTERLY AND PARALLEL WITH THE CENTERLINE OF FOURTEENTH STREET;

TOGETHER WITH THAT PORTION OF LOT 1, IN BLOCK 13 OF SAID MAP, CONVEYED TO THE CITY OF RIVERSIDE BY GRANT OF EASEMENT RECORDED JULY 3, 2018, AS INSTRUMENT NO. 2018-0268204 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

THE SOUTHEASTERLY 3.00 FEET, OF SAID LOT 1;

EXCEPTING THEREFROM THE SOUTHWESTERLY 75.00 FEET OF SAID LOT 1.

CONTAINING 0.43 ACRES (18,796 SQUARE FEET) MORE OR LESS

PARCEL 4:

A PORTION OF LOTS 9, 10, AND 11 OF BLOCK 13 AS SHOWN ON SAID MAP, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF HOWARD AVENUE AND FOURTEENTH STREET AS SHOWN ON SAID MAP;

THENCE S 60°56'20" E, A DISTANCE OF 45.27 FEET, ALONG CENTERLINE OF FOURTEENTH STREET AS SHOWN ON INST. NO. 264966 O.R. OF THE COUNTY OF RIVERSIDE, CALIFORNIA;

THENCE N 29°03'40" E, A DISTANCE OF 57.00 FEET, TO THE NORTHERLY LINE OF FOURTEENTH STREET;

THENCE S 60°56'20" E, A DISTANCE OF 9.65 FEET, ALONG SAID NORTHERLY LINE OF FOURTEENTH STREET, TO THE **TRUE POINT OF BEGINNING**;

THENCE S 17°09'28" E, A DISTANCE OF 2.89 FEET, TO A POINT 55.00 FEET NORTHERLY OF THE CENTERLINE OF FOURTEENTH STREET;

THENCE S 60°56'20" E, DISTANCE OF 127.04 FEET, PARALLEL TO AND 55.00 FEET NORTHERLY OF THE CENTERLINE OF FOURTEENTH STREET, TO THE EASTERLY LINE OF SAID LOT 11;

THENCE N 29°03'40" E, DISTANCE OF 2.00 FEET, ALONG THE EASTERLY LINE OF SAID LOT 11;

THENCE N 60°56'20" W, DISTANCE OF 129.13 FEET, ALONG THE NORTHERLY LINE OF FOURTEENTH STREET AND RETURNING TO THE **TRUE POINT OF BEGINNING**

CONTAINING 0.006 ACRES (256 SQUARE FEET) MORE OR LESS

TOTAL AREA OF PARCELS 1, 2, 3 AND 4: 0.67 ACRES (29,275 SQUARE FEET) MORE OR LESS

SEE EXHIBIT ATTACHED HERETO AND MADE A PART THEREOF.

PREPARED UNDER THE SUPERVISION OF:




STEVE A LEJA

PROFESSIONAL LAND SURVEYOR NO 5933



DESCRIPTION APPROVAL:

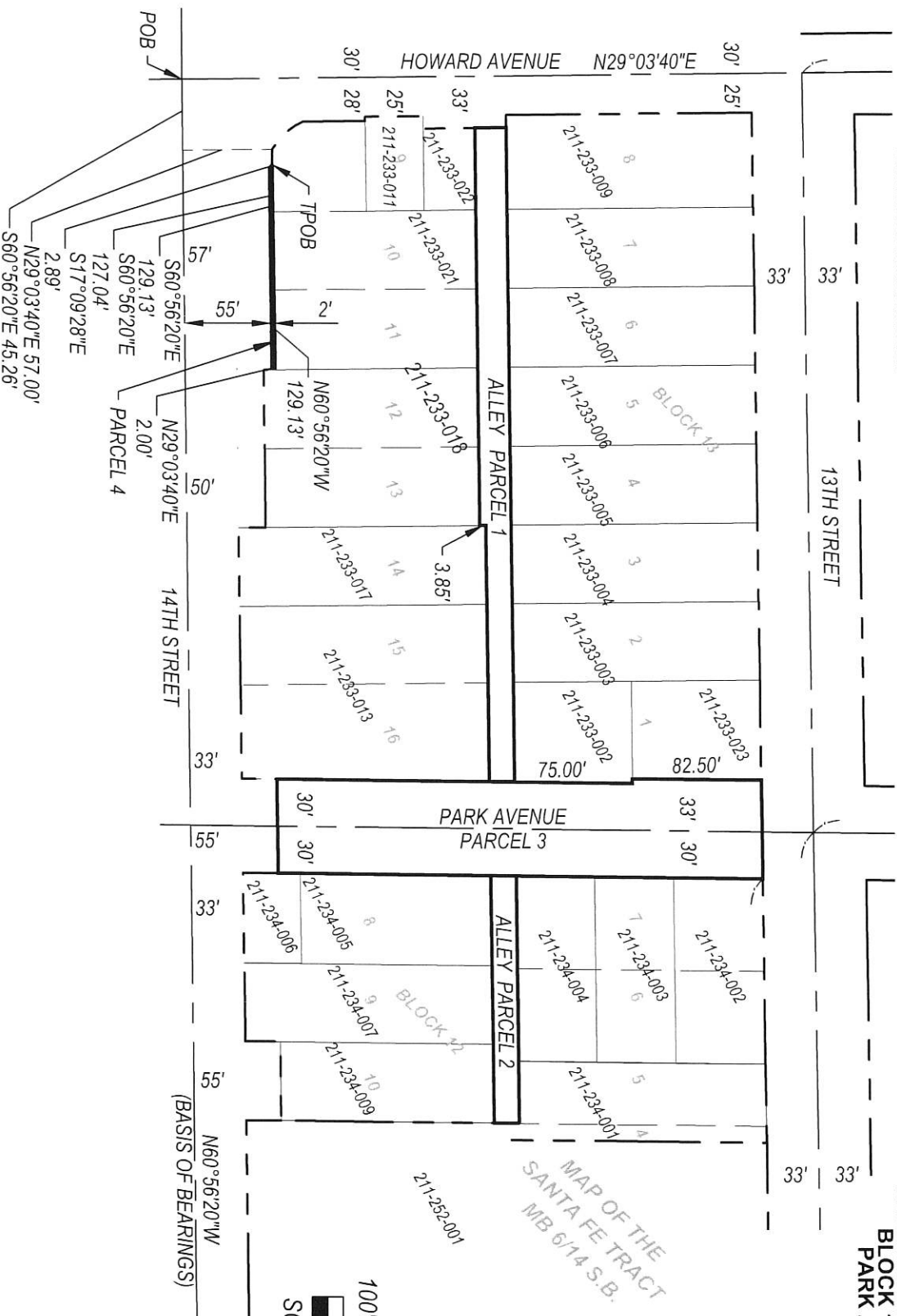
BY:  12/9/24
DATE

DOUGLAS B. WEBBER, L.S. 9477
CITY SURVEYOR

BASIS OF BEARINGS:
FOURTEENTH STREET C/L
N60°56'20"W PER INST. NO. 264966 O.R.
RECORDED DECEMBER 15, 1978

LEGEND:
POB: POINT OF BEGINNING
TPOB: TRUE POINT OF BEGINNING

A PORTION OF THE MAP OF SANTA FE TRACT, MB 6/14, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA; BLOCK 12 AND 13 ALLEY AND PARK AVENUE VACATION



EPIC ENGINEERS

CIVIL ENGINEERING | LAND SURVEYING | PLANNING | STORMWATER MANAGEMENT

101 E. REDLANDS BOULEVARD, SUITE 146
REDLANDS, CA 92373

TEL: 909.792.5969
www.EpicRCE.com

TEL: 909.792.5969
www.EpicRCE.com

EXHIBIT

CITY OF RIVERSIDE / RIVERSIDE USD
VACATION OF PARK AVENUE AND ALLEYS
BETWEEN HOWARD AVE, LINCOLN HS,
13TH STREET AND 14TH STREET

W.O.	95.31
BY:	TDM
CHECKED BY:	SAL
DATE:	09/18/2024
SCALE:	PER PLAN