

RECOMMENDED CONDITIONS AND GENERAL INFORMATION NOTES

Case Number: PR-2023-001595 (VC-S)

Meeting Date: December 2, 2025

Planning Division:

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

Fire Department – Prevention Division:

2. Fire department vehicle access to existing buildings and facilities shall comply with the California Fire Code as adopted and amended by the City of Riverside.

Public Utilities – Water

3. Prior to adoption of vacation resolution, existing water main within the vacated area must be permanently abandoned.

Public Works – Land Development:

4. 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.
5. 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 8.5 inch by 11 inch FORMAT.
6. Council authorizes the City Manager to execute quitclaims documents on behalf of the City of Riverside to extinguish the desired public rights within the vacated right of way that does not revert by operation of law.
7. 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).
8. 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.
9. 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.
10. 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.
11. *Advisory:* A Public Utility Easement (PUE) will be reserved over the entire area of the vacation.

Public Works – Traffic:

12. 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/stripping, or traffic

signal improvements.

13. Prior to the issuance of a Certificate of Occupancy, the applicant shall:

- a. Install "END OF PUBLIC ROAD" sign facing Howard Avenue on the northside sidewalk in the private property area.
- b. Construct a stop sign (R1-1), stop bar, stop legend along eastbound 11th Street at Howard Avenue. Stop signs must conform to City Standard 664 and the stop bar and legend must conform to the City standard 650.

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 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.