

PLANNING COMMISSION  
RECOMMENDED CONDITIONS

PLANNING COMMISSION HEARING DATE: November 14, 2019

**PLANNING CASE:**    **P19-0461** (Street Vacation)

**Planning Division**

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

*Prior to recordation of the Vacation Resolution:*

2.     An easement for Pacific Bell Telephone Company dba AT&T California as it may from time to time require to construct, place, operate, inspect, maintain, repair, replace and remove such underground communication facilities (including ingress thereto and egress therefrom) consisting of wires, cables, conduits, pipes, manholes, handholes, service boxes, aboveground markers, risers, service pedestals, underground and aboveground switches, fuses, terminals, terminal equipment cabinets, transformers with associated concrete pads, associated electrical conductors, necessary fixtures and appurtenances.
3.     An easement shall be recorded in favor of the California Department of Transportation (Caltrans) for continued access along Diana Avenue to continue to keep access points for state highway maintenance.
4.     An easement shall be recorded in favor of the Southern California Gas Company to ensure the continued operation of an existing gas pipeline beneath the area to be vacated, in accordance with Section No. 8330 of the Streets and Highways Code.

**Fire Department**

5.     Fire access shall be maintained at all times. Any future gates shall be equipped with a Knox device. Minimum fire access width is 20 feet.

**Public Utilities – Electric**

6.     If applicant decides to buy the street lights they must submit a request for a new service to a meter pedestal from Riverside Public Utilities. Cost of the street lights will be determined by the City. Applicant is responsible for all trenching, installation of conduit and sub-structures and all associated costs required to provide power to new meter pedestal.
7.     Applicant has the option to operate the existing street lights as is and come under an agreement under Electrical Schedule LS-2 for Energy and Maintenance. If the applicant chooses this option they will not be allowed to add new street lights or modify any of existing street lights or luminaires.
8.     Applicant has the option to operate the existing street lights as is and come under an agreement under Electrical Schedule LS-2 for Energy Only. If the applicant chooses this option they will not be allowed to add new street lights or modify any of existing street lights or luminaires.

## **Public Utilities – Water**

*Prior to recordation of the Vacation Resolution:*

9. Easements required for all existing public water infrastructure.

## **Public Works**

*Conditions to be fulfilled prior to case finalization, unless otherwise noted:*

10. 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.
11. Prior to the date that the Diana Avenue vacation documents are recorded in the Official Records, Applicant shall provide an easement to the Shell gas station over the existing driveway between Shell and Bakers, in order to provide vehicular access and fuel truck access to the Shell station. Applicant further agrees that, in the event:
  - a. Future roadwork on Adams Street eliminates the existing southerly driveway to the Shell station from Adams Street, and subsequently;
  - b. Utilizing the remaining segment of Diana Avenue adjacent to the Shell station does not provide adequate circulation for a fuel truck to exit back out by means of the existing driveway between Shell and Bakers, then in such event;
  - c. Applicant agrees to permit ingress / egress for fuel delivery vehicles servicing the operator of the existing Shell station through the vacated Diana Avenue to Monroe Street, until such time as egress may become available by other means.
12. 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.
13. 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.
14. 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).
15. 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.
16. 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.
17. 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.

18. VC P19-0461 to be completed prior to issuance of the Certificate of Compliance.
19. *Advisory:* A Public Utility Easement (PUE) will be reserved over the entire area of the Vacation, as well as any necessary area, within the boundaries of the vacation, for the State Route 91/Adams Street Interchange Improvement Project.