

H-16

September 1, 2020

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive supporting documentation into the record, conclude the public hearing, find that the area to be vacated is not needed for present or prospective public use; adopt a Resolution ordering the vacation of the portion of Roble Way between Solana Court and Pacific Avenue and a portion of the east side of Pacific Avenue between 3rd Street and 4th Street, upon execution of an agreement with Ensemble Real Estate Investments, LLC, a California limited liability company (Applicant), memorializing the conditions imposed on the right-of-way vacation; and,

Authorize the City Manager, or designee, to execute an agreement with Applicant, memorializing the conditions imposed on the right-of-way vacation. (District 1)

DISCUSSION

To allow for the construction of a mixed-use development consisting of 345 residential units in one tower (23 stories in height with above grade and subterranean parking) and one mid-rise mixed-use building (8 stories in height with above grade and subterranean parking), at 131 West 3rd Street, Ensemble Real Estate Investments (Applicant) requests the vacation of that portion of the Roble Way alley, between Solana Court and Pacific Avenue and a portion of the east side of Pacific Avenue between 3rd Street and 4th Street (Attachment A). Consistent with California land reversion practices and Chapter 3, General Vacation Procedure, of the Public Streets, Highways, and Service Easements Vacation Law of the California Streets and Highways Code, the vacated portions of the public right-of-way will revert to the adjacent property owner(s). If approved, the vacated property would allow the applicant to incorporate the area into the property development project.

By entering into an agreement with the Applicant memorializing the conditions imposed on the right of way vacation, the vacation can take effect immediately and the imposed conditions can be accomplished by the Applicant thereafter.

On August 4, 2020, the City Council adopted Resolution No. RES-20-0093, declaring its intention to vacate the identified location, and set September 1, 2020, as the date for the public hearing.

This matter was reviewed by Deputy City Attorney Erin Weesner-McKinley and Budget Analysis Officer Julissa José-Murray on August 14, 2020.

HONORABLE MAYOR AND CITY COUNCIL

September 1, 2020

Page 2

TIMING CONSIDERATIONS

City Council action is requested on September 1, 2020, as the public hearing date was set by the August 4, 2020 City Council action.

FISCAL IMPACT

A final vacation processing fee in the amount of \$3,712 has been requested from the Applicant and will be deposited in the General Fund Group in the Public Works Department. This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council priorities. There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



ERIC LOPEZ
DIRECTOR OF PUBLIC WORKS

APPROVED:

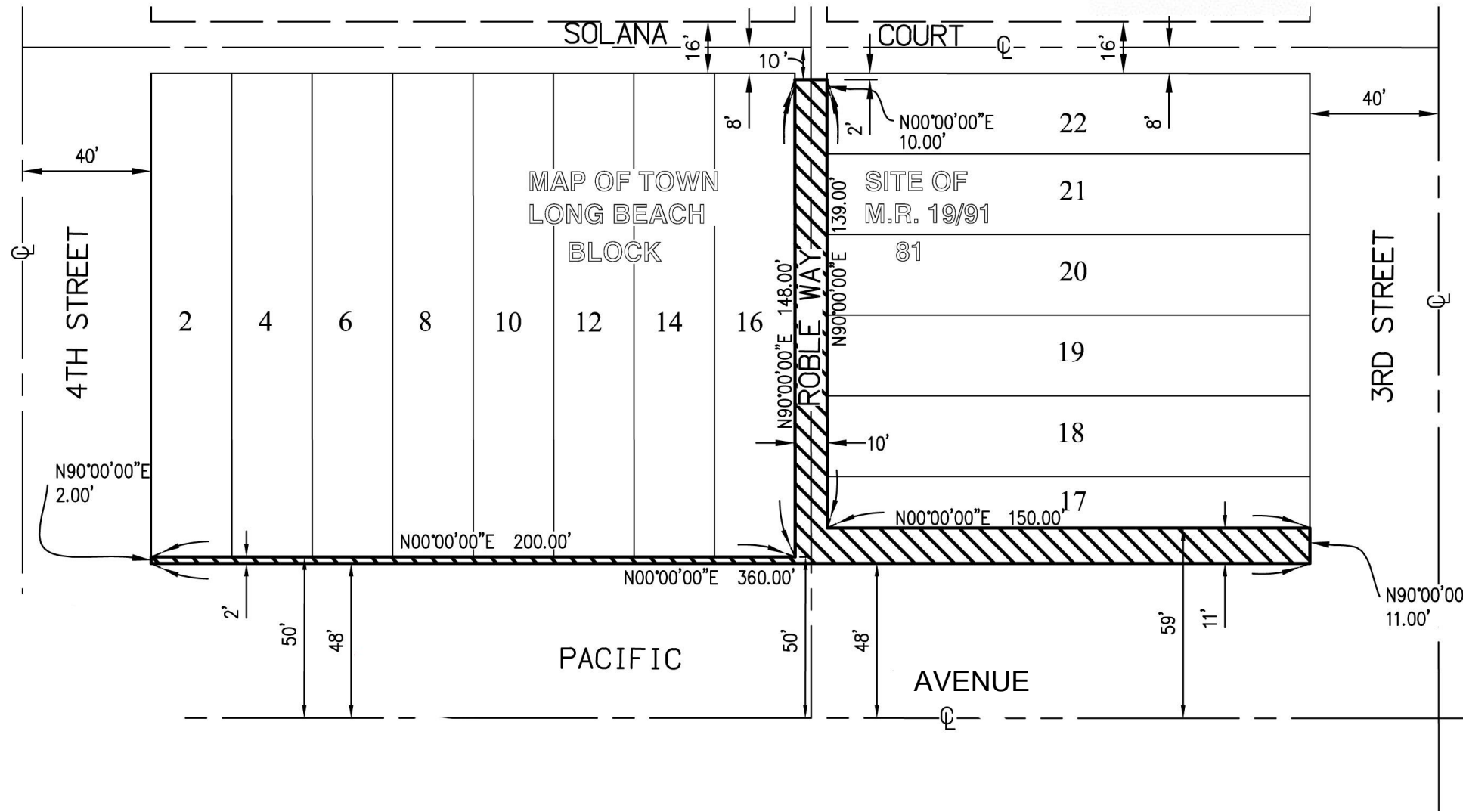
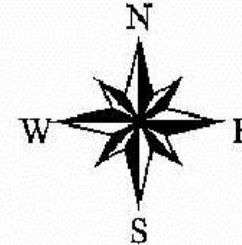


THOMAS B. MODICA
CITY MANAGER

EL:JH:BP:md:ll

ATTACHMENTS: RESOLUTION ORDERING THE VACATION
A – VACATION SKETCH

SKETCH NUMBER 1031V
SKETCH SHOWING ROBLE WAY ALLEY AND
PORTIONS OF THE SIDEWALK ALONG
PACIFIC AVENUE WITHIN BLOCK 81,
TOWNSITE OF LONG BEACH TRACT TO BE
VACATED BY THE CITY OF LONG BACH



DEPARTMENT OF PUBLIC WORKS
ENGINEERING BUREAU
CITY OF LONG BEACH, CALIFORNIA
ATTACHMENT A

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
411 West Ocean Boulevard, 9th Floor
Lona Beach, CA 90802-4664

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

RESOLUTION NO.

A RESOLUTION ORDERING THE VACATION OF A PORTION OF ROBLE WAY BETWEEN SOLANA COURT AND PACIFIC AVENUE AND A PORTION OF THE EAST SIDE OF PACIFIC AVENUE BETWEEN 3RD STREET AND 4TH STREET IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

WHEREAS, the City Council of the City of Long Beach, did heretofore, on August 4, 2020, by Resolution No. RES-20-0093, declare its intention to order the vacation, pursuant to the provisions of the Public Streets, Highways, and Service Easements Law, a portion of Roble Way between Solana Court and Pacific Avenue and a portion of the east side of Pacific Avenue between 3rd Street and 4th Street, in the City of Long Beach, County of Los Angeles, State of California, as described on the attached Exhibit "A", and as shown on the attached Exhibit "B"; and

WHEREAS, the City Council did, at said time, fix Tuesday, September 1, 2020, at the hour of 5:00 p.m., as the time and the Civic Chamber, 411 West Ocean Boulevard, in the City of Long Beach, California, as the place for hearing for all persons interested in or objecting to the proposed vacation to appear and be heard or via teleconference pursuant to Executive Order N-29-20 issued by Governor Gavin Newsom. The public had the option to use eComment to provide comments and written comments could also be submitted by email to cityclerk@longbeach.gov; and

WHEREAS, notice of the resolution of the intention to vacate, stating the time and place of said hearing, was duly posted in the manner prescribed by law; and

WHEREAS, said hearing was called and held before the City Council at the time and place so fixed and evidence taken and received on the matter of said proposed vacation, and the City Council, upon said evidence, now makes those findings of fact set

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
411 West Ocean Boulevard, 9th Floor
Lona Beach, CA 90802-4664

1 forth in said Exhibit "B", attached hereto and by this reference made a part hereof;

2 NOW, THEREFORE, the City Council of the City of Long Beach resolves as
3 follows:

4 Section 1. Pursuant to the foregoing resolution of intention, the
5 proceedings had thereunder, Vacation Sketch No. 1031V showing a portion of Roble
6 Way between Solana Court and Pacific Avenue and a portion of the east side of Pacific
7 Avenue between 3rd Street and 4th Street to be vacated by the City of Long Beach
8 attached hereto as Exhibit "C", and the City Council Findings and Conditions for the right-
9 of-way vacation attached hereto as Exhibit "D", said City Council of the City of Long
10 Beach hereby makes its resolution vacating and closing a portion of the street
11 hereinabove described.

12 Section 2. Reserving unto the City of Long Beach, its successors and
13 assigns a perpetual easement and right-of-way for emergency access, and a perpetual
14 easement and right-of-way, at any time or from time to time, to lay construct, maintain,
15 operate, repair, renew, replace, change the size of and remove the existing utility lines,
16 including, but not limited to, sanitary sewers, storm drains, Franchise Pipeline, dry gas
17 and appurtenant structures, together with all necessary gates, valves, fittings, hydrants
18 and appurtenances for the transportation of water, petroleum and dry gas, with the right
19 of ingress to and egress from the same, over, through, under, along and across that
20 certain property vacated herewith; and pursuant to any existing franchises or renewals
21 thereof, or otherwise, to construct, maintain, operate, replace, remove, renew and
22 enlarge lines of conduits, cables, wires, poles and other convenient structure, equipment
23 and fixtures for the operation of telephone lines and other communication lines, and for
24 the transportation or distribution of electric energy, and incidental purposes including
25 access and the right to keep the property free from inflammable materials, and wood
26 growth, and otherwise protect the same from all hazards in, upon and over the part
27 vacated. Access for maintenance of the above-mentioned facilities must be maintained
28 at all times. No improvements shall be constructed within the easement which would

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
411 West Ocean Boulevard, 9th Floor
Lona Beach, CA 90802-4664

1 impede the operation, maintenance or repair of said facilities. Construction of any
2 improvements, including changes of grade, shall be subject to the prior written approval
3 of all the City departments and public utilities responsible for the above said facilities.

4 Section 3. The Vacation of a portion of the east side of Pacific Avenue
5 between 3rd Street and 4th Street shall take effect upon the execution of an agreement
6 memorializing the conditions imposed on the-right-of way vacation and execution of the
7 applicable bonds.

8 Section 4. That this resolution shall take effect immediately upon its
9 adoption by the City Council, and the City Clerk is hereby instructed to certify to the
10 adoption thereof, and to cause a certified copy to be recorded in the Office of the County
11 Recorder of the County of Los Angeles, California.

12 I hereby certify that the foregoing resolution was adopted by the City
13 Council of the City of Long Beach at its meeting of _____, 2020
14 by the following vote:

15
16 Ayes: Councilmembers: _____

17 _____

18 _____

19 _____

20 Noes: Councilmembers: _____

21 _____

22 Absent: Councilmembers: _____

23 _____

24 Recusal(s): Councilmembers: _____

25 _____

26 _____

27 _____

28 _____

City Clerk

EXHIBIT "A"
SOLANA COURT
LEGAL DESCRIPTION FOR
ALLEY DEDICATION


THE EASTERLY 2.00 FEET OF PARCELS 2, 4, 6, 8, 10, 12, 14, 16, AND 22 OF THE MAP OF TOWN SITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA RECORDED IN BOOK 19, PAGES 91 THROUGH 96 INCLUSIVE OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY.

CONTAINING 700 SQUARE FEET OR 0.016 ACRES, MORE OR LESS.

EXHIBIT "B": ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD, IF ANY.

PREPARED BY ME OR UNDER MY SUPERVISION:

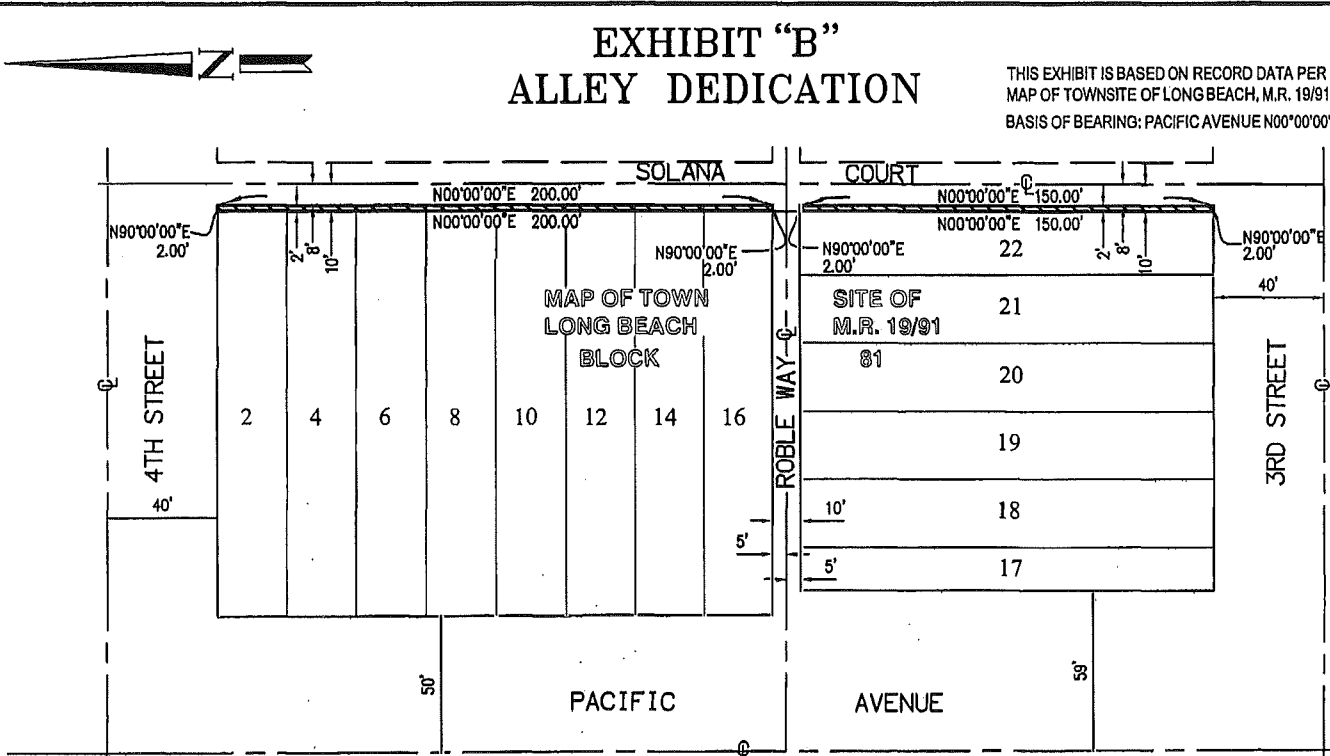

ROBERT WALKER, L.S. 7137

10/24/19
DATE

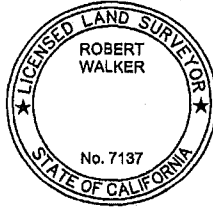


EXHIBIT "B" ALLEY DEDICATION

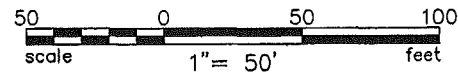
THIS EXHIBIT IS BASED ON RECORD DATA PER
MAP OF TOWNSITE OF LONG BEACH, M.R. 19/91
BASIS OF BEARING: PACIFIC AVENUE N00°00'00"E



AREA OF DEDICATION:
700 S.F. / 0.016 AC.



Robert Walker 10/24/19
ROBERT WALKER, PLS 7137



DAVID EVANS AND ASSOCIATES INC.
25152 SPRINGFIELD COURT, SUITE 350
SANTA CLARITA, CA 91355
Phone: 661-284-7400

Job Number:	ENSI-1008
Date:	10/10/19
Scale:	1"=50'
Sheet 1 of	1 Sheets

Drawing Name: P:\E\ENSI00001007\0400CAD\SV\EXHIBITS\ENSI1008_Alley Dedication Exhibit.dwg
 Last Opened: Oct 24, 2019 - 12:59pm by: pxse

ALLEY DED CLOSURES.txt

David Evans and Associates, Inc.

Closure Report

ALLEY DED CLOSURES

Date: 08/08/2019 at 9:24 AM

Description:

Traverse of: Lot 5 - NORTH 2' STRIP

Bearing	Distance	Northing	Easting
	Starting at	4314.8506	4791.8506
N 00 00 00 E	200.00' to	4514.8506	4791.8506
N 90 00 00 E	2.00' to	4514.8506	4793.8506
S 00 00 00 W	200.00' to	4314.8506	4793.8506
N 90 00 00 W	2.00' to	4314.8506	4791.8506

Error of closure North = 0.00000000 East = 0.00000000
 Bearing N 90 00 00 E Distance = 0.0000
 Area = 400.00 SF 0.009 Acres
 Perimeter = 404.00' Closure error: 0.0000

Traverse of: Lot 6

Bearing	Distance	Northing	Easting
	Starting at	4304.6844	4793.8187
S 90 00 00 W	2.00' to	4304.6838	4791.8187
S 00 01 10 E	150.00' to	4154.6838	4791.8696
N 90 00 00 E	2.00' to	4154.6844	4793.8696
N 00 01 10 W	150.00' to	4304.6844	4793.8187

Error of closure North = 0.00000000 East = 0.00000000
 Bearing N 90 00 00 E Distance = 0.0000
 Area = 300.00 SF 0.007 Acres
 Perimeter = 304.00' Precision = 1 : 334251534843904

EXHIBIT "A"
ROBLE WAY AND PACIFIC AVENUE
LEGAL DESCRIPTION FOR
STREET VACATION

THAT PORTION OF THAT CERTAIN 10.00 FOOT WIDE ALLEY, KNOWN LOCALLY AS ROBLE WAY, IN BLOCK 81 OF THE MAP OF TOWN SITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 19, PAGES 91 THROUGH 96 INCLUSIVE OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY, BOUNDED ON THE EAST BY A LINE PARALLEL WITH AND 10.00 FEET WESTERLY OF THE CENTERLINE OF THAT CERTAIN 16.00 FOOT WIDE ALLEY IN SAID BLOCK 81 KNOWN LOCALLY AS SOLANA COURT, AND BOUNDED ON THE WEST BY A LINE PARALLEL WITH AND 50.00 FEET EASTERLY OF THE CENTERLINE OF PACIFIC AVENUE (50.00 FOOT HALF-WIDTH AT THIS POINT);

TOGETHER WITH THAT PORTION OF SAID PACIFIC AVENUE AND OF LOT 17 OF SAID BLOCK 81 BOUNDED ON THE EAST BY A LINE PARALLEL WITH AND 59.00 FEET EASTERLY OF SAID CENTERLINE OF PACIFIC AVENUE, BOUNDED ON THE WEST BY A LINE PARALLEL WITH AND 48.00 FEET EASTERLY OF SAID CENTERLINE OF PACIFIC AVENUE, BOUNDED ON THE SOUTH BY THE WESTERLY PROLONGATION OF THE SOUTHERLY LINES OF LOTS 17 THROUGH 22 INCLUSIVE OF SAID BLOCK 81, AND BOUNDED ON THE NORTH BY THE WESTERLY PROLONGATION OF THE NORTHERLY LINES OF SAID LOTS 17 THROUGH 22;

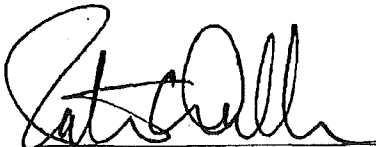
TOGETHER WITH THAT PORTION OF PACIFIC AVENUE BOUNDED ON THE EAST BY A LINE PARALLEL WITH AND 50.00 FEET EASTERLY OF SAID CENTERLINE OF PACIFIC AVENUE, BOUNDED ON THE WEST BY A LINE PARALLEL WITH AND 48.00 FEET EASTERLY OF SAID PACIFIC AVENUE, BOUNDED ON THE NORTH BY WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 2 OF SAID BLOCK 81, AND BOUNDED ON THE SOUTH BY THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOTS 17 THROUGH 22 INCLUSIVE OF SAID BLOCK 81.

CONTAINING 3,550 SQUARE FEET OR 0.081 ACRES, MORE OR LESS.

EXHIBIT "B": ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD, IF ANY.

PREPARED BY ME OR UNDER MY SUPERVISION:


ROBERT WALKER, L.S. 7137

10/24/19
DATE

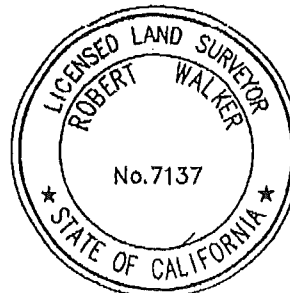
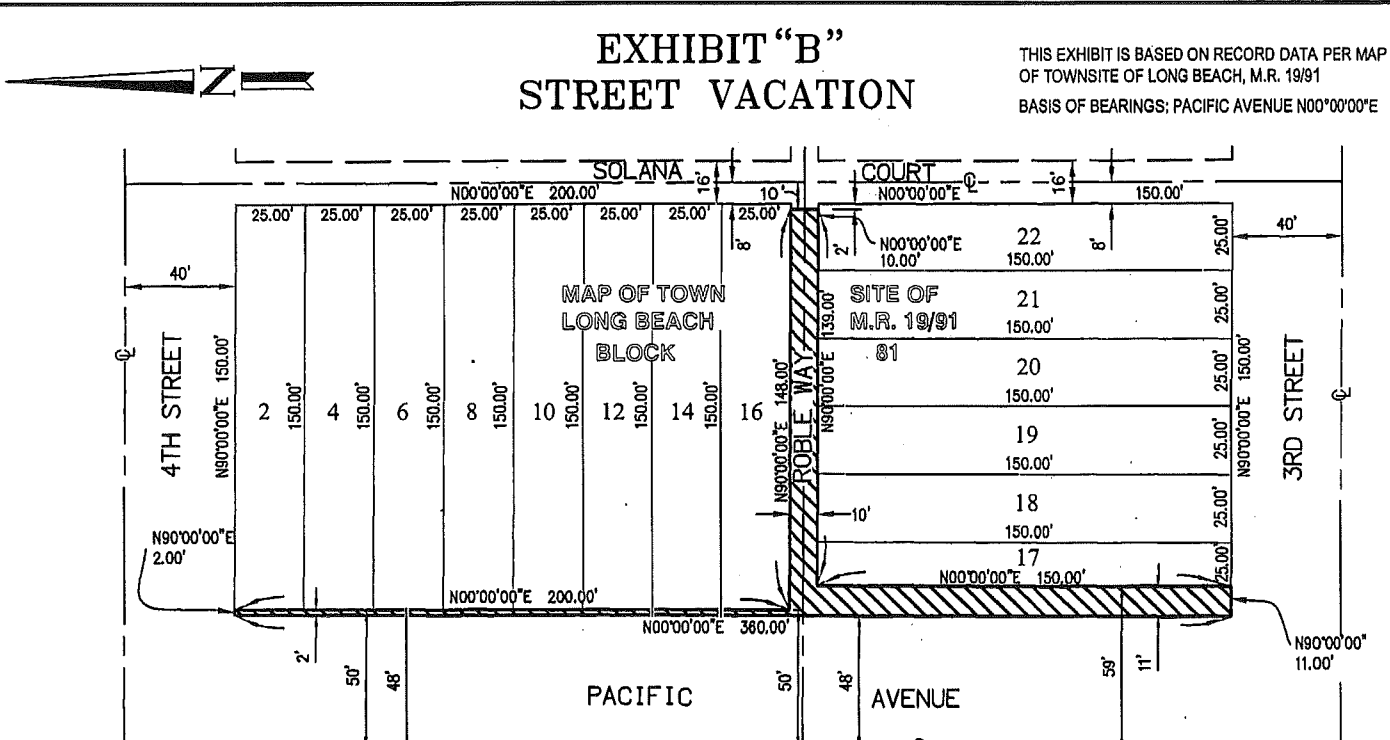

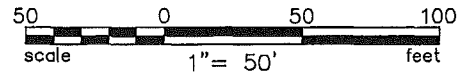


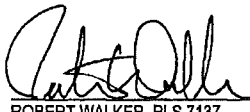
EXHIBIT "B" STREET VACATION

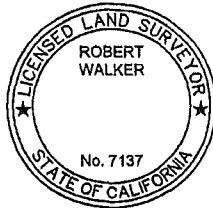
THIS EXHIBIT IS BASED ON RECORD DATA PER MAP
OF TOWNSITE OF LONG BEACH, M.R. 19/91
BASIS OF BEARINGS: PACIFIC AVENUE N00°00'00"E



 AREA OF DEDICATION:
3,550 S.F. / 0.081 AC.



 10/24/19
ROBERT WALKER, PLS 7137



**DAVID EVANS
AND ASSOCIATES INC.**
25152 SPRINGFIELD COURT, SUITE 350
SANTA CLARITA, CA 91355
Phone: 661-284-7400

Job Number:	ENSI-1008
Date:	10/10/19
Scale:	1"=50'
Sheet 1 of	1 Sheets

ENSI1008_Vacations Closure Report.txt

David Evans and Associates, Inc.

Closure Report

ENSI1008_Vacations Closure Report

Date: 08/08/2019 at 10:51 AM

Description:

Traverse of: Lot 6 - STREET VACATION

Bearing	Distance	Northing	Easting
	Starting at	4154.7993	4652.7431
N 90 00 00 W	11.00' to	4154.7993	4641.7431
N 00 00 00 E	360.00' to	4514.7993	4641.7431
N 90 00 00 E	2.00' to	4514.7993	4643.7431
S 00 00 00 W	200.00' to	4314.7993	4643.7431
N 90 00 00 E	148.00' to	4314.7993	4791.7431
S 00 00 00 W	10.00' to	4304.7993	4791.7431
N 90 00 00 W	139.00' to	4304.7993	4652.7431
S 00 00 00 W	150.00' to	4154.7993	4652.7431

Error of closure North = 0.00000000 East = 0.00000000
Bearing N 90 00 00 E Distance = 0.0000
Area = 3,550.00 SF 0.081 Acres
Perimeter = 1,020.00' Closure error: 0.0000

EXHIBIT "A"
SOLANA COURT
LEGAL DESCRIPTION FOR
VEHICULAR ACCESS EASEMENT

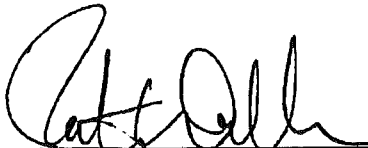
THE WESTERLY 2.00 FEET OF THE EASTERLY 4.00 FEET OF PARCELS 2, 4, 6, 8, 10, 12, 14, 16, AND 22 OF THE MAP OF TOWN SITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA RECORDED IN BOOK 19, PAGES 91 THROUGH 96 INCLUSIVE OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE RECORDER FOR SAID COUNTY.

CONTAINING 700 SQUARE FEET OR 0.016 ACRES, MORE OR LESS.

EXHIBIT "B": ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD, IF ANY.

PREPARED BY ME OR UNDER MY SUPERVISION:


ROBERT WALKER, L.S. 7137

10/24/19
DATE

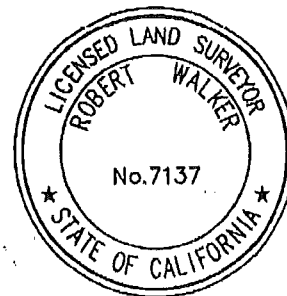
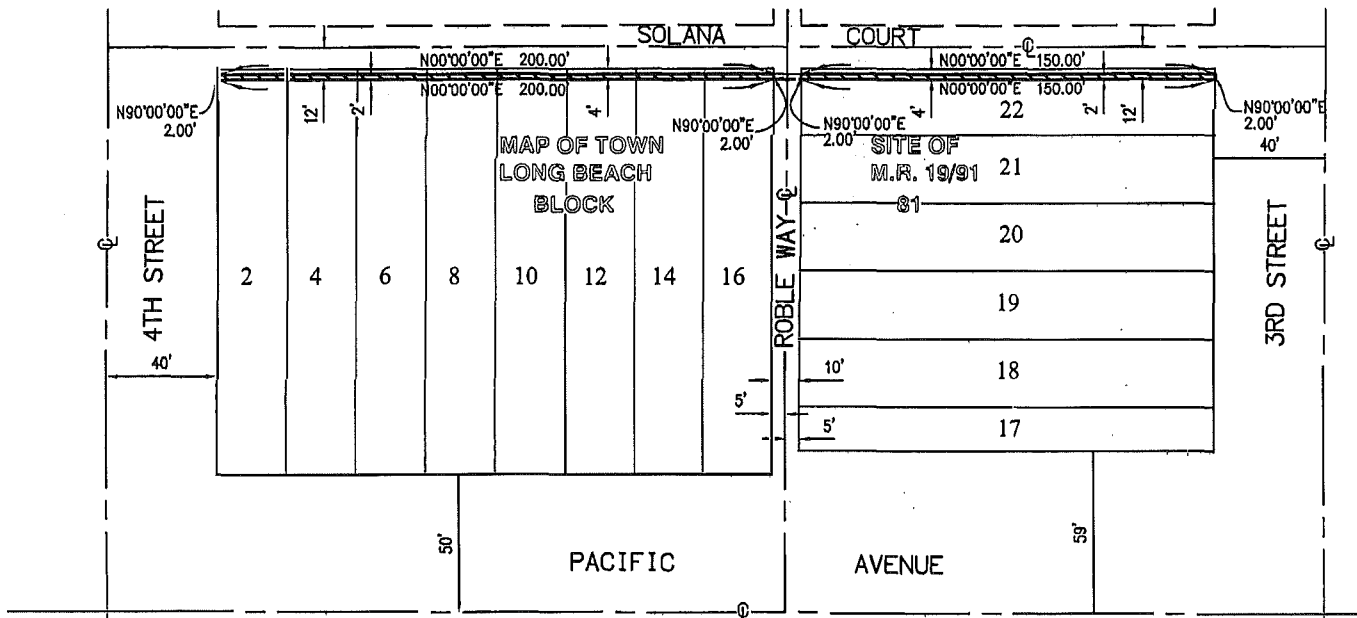



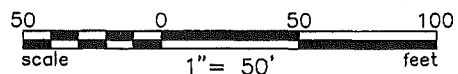
EXHIBIT "B"

VEHICULAR ACCESS EASEMENT

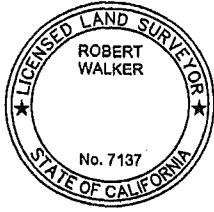
THIS EXHIBIT IS BASED ON RECORD DATA PER
 MAP OF TOWNSITE OF LONG BEACH, M.R. 19/91
 BASIS OF BEARING: PACIFIC AVENUE N00°00'00"E



 AREA OF DEDICATION:
700 S.F./ 0.016 AC.



Robert Walker 10/24/19
 ROBERT WALKER, PLS 7137



DAVID EVANS AND ASSOCIATES INC.
 25152 SPRINGFIELD COURT, SUITE 350
 SANTA CLARITA, CA 91355
 Phone: 661-284-7400

Job Number:	ENSI-1008
Date:	10/10/19
Scale:	1" = 50'
Sheet 1 of	1 Sheets

Drawing Name: P:\ENSI\00001007\0400CAD\SV\EXHIBITS\ENSI1008_Alley Vehicular Esmt Exhibit.dwg
 Last Opened: Oct 24, 2019 - 1:05pm by: pxse

VEHICULAR ESMT CLOSURES.txt

David Evans and Associates, Inc.

Closure Report

VEHICULAR ESMT CLOSURES

Date: 08/08/2019 at 9:39 AM

Description:

Traverse of: NORTH 2' STRIP

Bearing	Distance		Northing	Easting
	Starting	at	4514.8499	4789.8506
N 90 00 00 E	2.00'	to	4514.8499	4791.8506
S 00 00 00 W	200.00'	to	4314.8499	4791.8506
N 90 00 00 W	2.00'	to	4314.8499	4789.8506
N 00 00 00 E	200.00'	to	4514.8499	4789.8506

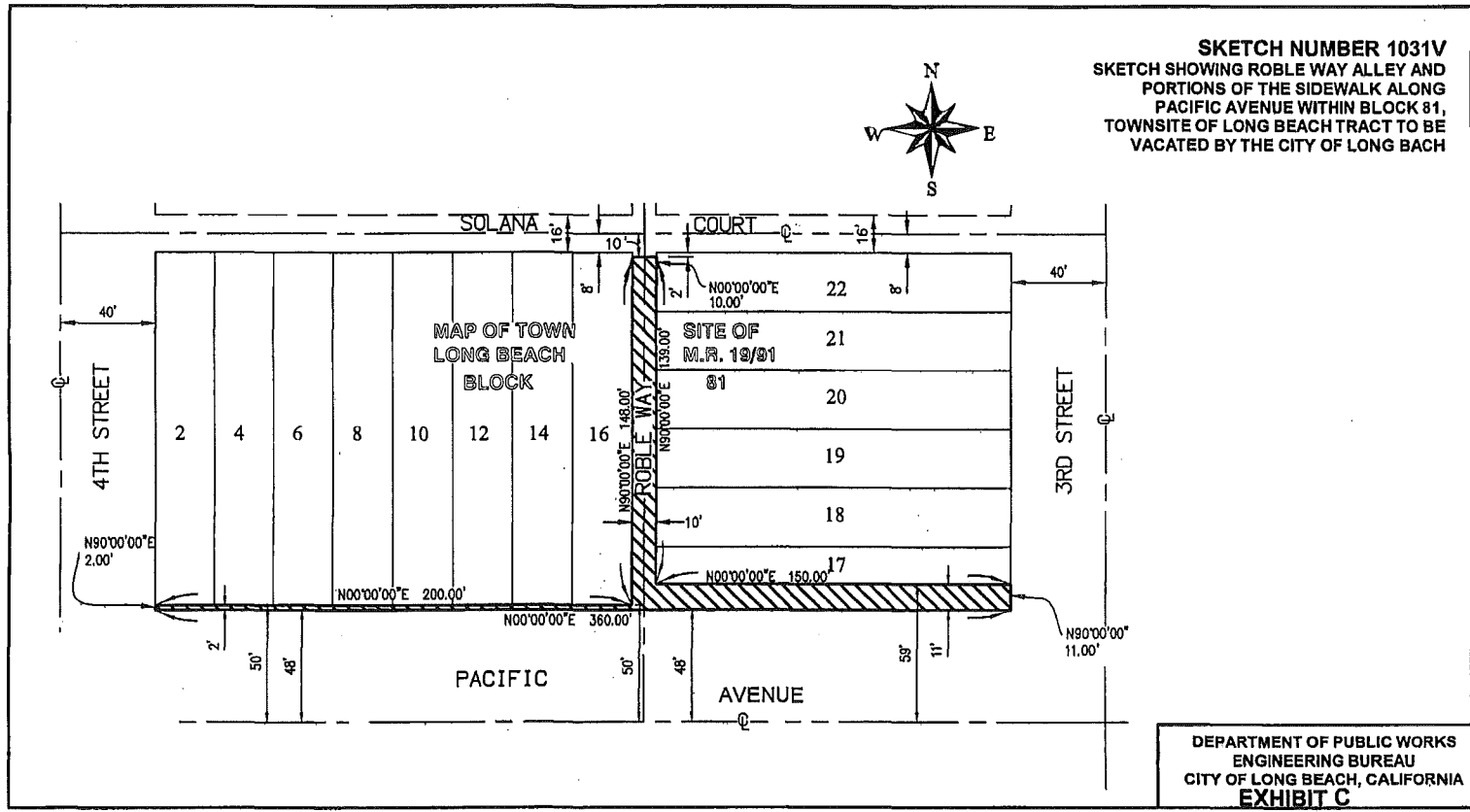
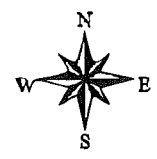
Error of closure North = 0.00000000 East = 0.00000000
 Bearing N 90 00 00 E Distance = 0.0000
 Area = 400.00 SF 0.009 Acres
 Perimeter = 404.00' Closure error: 0.0000

Traverse of: SOUTH 2' STRIP

Bearing	Distance		Northing	Easting
	Starting	at	4304.6838	4789.8187
N 90 00 00 E	2.00'	to	4304.6838	4791.8187
S 00 00 00 W	150.00'	to	4154.6838	4791.8187
N 90 00 00 W	2.00'	to	4154.6838	4789.8187
N 00 00 00 E	150.00'	to	4304.6838	4789.8187

Error of closure North = 0.00000000 East = 0.00000000
 Bearing N 90 00 00 E Distance = 0.0000
 Area = 300.00 SF 0.007 Acres
 Perimeter = 304.00' Closure error: 0.0000

SKETCH NUMBER 1031V
SKETCH SHOWING ROBLE WAY ALLEY AND
PORTIONS OF THE SIDEWALK ALONG
PACIFIC AVENUE WITHIN BLOCK 81,
TOWNSHIP OF LONG BEACH TRACT TO BE
VACATED BY THE CITY OF LONG BACH



DEPARTMENT OF PUBLIC WORKS
 ENGINEERING BUREAU
 CITY OF LONG BEACH, CALIFORNIA
EXHIBIT C

CITY COUNCIL FINDINGS

VACATION OF PORTIONS OF THE PORTION OF ROBLE WAY BETWEEN SOLANA COURT AND PACIFIC AVENUE AND A PORTION OF THE EAST SIDE OF PACIFIC AVENUE BETWEEN 3RD STREET AND 4TH STREET.

Reference Sketch No. 1031V

1. The subject rights-of-way is found to be unnecessary for present or prospective public use. This finding is based upon the following subfindings:
 - On September 19, 2019, the Planning Commission determined that the subject vacation is consistent with the General Plan, as required in Section 8313 of the Public Streets, Highways, and Service Easements Vacation Law.
 - Those findings in the City Council letter dated August 4, 2020 agenda item C-20.
 - Off-site improvements Bond and Agreement placed the approval of the vacation
2. The right-of-way is not needed for public use.
 - Vehicular access from 3rd or 4th Street is taken from the Solana Court alley.
 - Solana Court will be widened for improved mobility.
 - The sidewalk along the east side of Pacific Avenue will be widened into offsetting the portion of sidewalk vacated to the development
 - The right-of-way would not be useful for exclusive bikeway purposes,
3. The interested City Departments, including Fire and Police, have reviewed the proposed right-of-way vacation and land development, and have no objections to this action.
4. Easements will be reserved in the portion of vacated rights-of-way.
5. The vacation of said right-of-way will not have a significantly adverse environmental effect. This finding is based upon the following subfindings:
 - In conformance with the California Environmental Quality Act, a Notice of Determination State Clearinghouse Number 2009071006ST was prepared for this project.

EXHIBIT D

List of conditions for the right-of-way vacation approval

1. The Developer shall provide for two 12-foot wide northbound travel lanes along Pacific Avenue:
 - Traffic stripping plans shall be submitted to the satisfaction of the City Traffic Engineer for paint stripping, street markings, and signage as needed to achieve a consistent transition from current stripping to the new.
2. The Developer shall provide for the relocation and improvement of the bust stop:
 - Relocate/Install a new roadway bus pad, coordinate with Long Beach Transit to provide for the relocation of the bus shelter, signage and seating.
3. The Developer shall provide for a new or revised Traffic signal at the corner of 3rd Street and Pacific Avenue:
 - Plans shall be submitted, to the satisfaction of the City Traffic Engineer, for review and approval to relocate and or revise the traffic signal and related traffic signal fixtures.
4. The Developer shall provide for an improved 12-foot wide sidewalk along the east side of Pacific Avenue:
 - Street improvement plans shall be submitted to the satisfaction of the Director of Public Works, for sidewalk widening,
 - Curb & gutter relocation, utility pull-box relocation and resetting to grade, street lights and metro power lines shall be protected in place, traffic signal conduits, pull-boxes, and communication lines requiring relocating outside the area vacated shall be provided at the sole cost and expense of the developer.

All off-site improvement work stated above relating to the approval of right-of-way vacation, not completed and accepted by the City prior to recordation of the Resolution Ordering vacation, shall be secured with Agreements and Bonds.