CITY PLANNING COMMISSION
REVISED RECOMMENDED CONDITIONS OF APPROVAL

PLANNING CASES: **P15-0989** (General Plan Amendment)
P15-0987 (Zoning Code Amendment)
P17-0543 (Specific Plan Amendment)
P15-0990 (Environmental Impact Report)

Case Specific

- **Planning**

1. All Mitigation Measures, as outlined in the Mitigation, Monitoring and Reporting Program in the Environmental Impact Report (EIR), shall be completed in accordance with the designated schedule.

2. Approval of this project is contingent upon the Certification of EIR associated with this project.

3. ~~The maximum build out of~~ This California Baptist University Specific Plan (CBUSP) Amendment (consisting of subdistricts CBUSP-1 and CBUSP-2) ~~shall be limited to~~ is approved for 12,000 students (9,079 traditional and 2,921 online) by 2025; 400,000 square feet of building area for academic, housing, and recreational purposes by 2025; and 805,000 square feet of parking structures~~, whichever comes first~~. Any exceedances within the Specific Plan area that produce impacts beyond the levels evaluated in the Environmental Impact Report within the Specific Plan boundary will require a CBUSP Amendment and corresponding CEQA analysis.

4. Annual reporting of anticipated student enrollment numbers shall be provided to the City following the end of the spring semester for the next academic school year, ~~during the Fall semester~~ to show consistency with the maximum buildout of the Specific Plan Amendment.

5. All conditions of Riverside County Airport Land Use Commission case ZAP1090RI17 shall apply.

Prior to Grading Permit and Building Permit Issuance for Projects Processed under the Specific Plan Amendment:

6. The General Plan Amendment (P15-0989) shall be finalized and/or adopted.

7. Zoning Code Amendment (P15-0987) shall be finalized and/or adopted.

8. The CBUSP – California Baptist University Specific Plan Amendment (P17-0543) shall be finalized and/or adopted.

9. The Magnolia Avenue Specific Plan (MASP) shall be shall be finalized and/or adopted.

Standard Conditions

10. There shall be a two-year time limit in which to satisfy the approved conditions and finalize this action. Subsequent one-year time extensions may be granted by the Community &

Economic Development Director or designee up to a total of five years beyond the original approval expiration date. Any extension of time beyond five years may only be granted after an advertised public hearing by the City Council.

11.   Within 30 days of approval of this case by the City, the developer shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the developer of any such claim; action or proceeding and the City will cooperate in the defense of the proceeding.

12.   This project shall fully and continually comply with all applicable conditions of approval, State, Federal, and local laws in effect at the time the permit is approved and exercised and which become effective and applicable thereafter, and in accordance with the terms contained within the Staff Report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation or further legal action.

13.   Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this permit is exercised.

- **Building and Safety**

14.   No Conditions

- **Fire Department**

15.   No Conditions

- **Park and Recreation**

16.   No Conditions

- **Public Utilities – Water**

17.   No Conditions

- **Public Utilities – Electric**

18.   No Conditions

- **Public Works**

19.   No Conditions