

**CITY OF PERRIS  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

**CONDITIONS OF APPROVAL**

**Tentative Parcel Map 38410 (PLN22-05124)**

**March 15, 2023**

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**PROJECT:** Tentative Parcel Map No. 38410 (PLN22-05124) – A Tentative Parcel Map to subdivide 14.14 acres into three (3) lots for finance and conveyance purposes located northeast corner of Goetz Road and Ethanac Road. Applicant: Matthew Villalobos, Green Valley Recovery Acquisition, LLC.

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**General Requirements:**

- 1. Development Standards.** The project shall conform to all requirements of the City of Perris Municipal Code Title 19 and the Green Valley Specific Plan.
- 2. Conformance to Approved Plans.** The Tentative Parcel Map shall conform substantially to the approved set of plans presented at the **March 15, 2023**, Planning Commission hearing, or as amended by these conditions and as approved by the City Council. Any deviation shall require appropriate Planning Division review and approval.
- 3. Parcel Map Term of Approval.** In accordance with the Subdivision Map Act, the recordation of the final map shall occur within two (2) years from the approval date unless an extension is granted. The applicant may apply for a maximum of six (6) one-year extensions, to permit additional time to record the final map. A written request for extension shall be submitted to the Development Services Department at least thirty (30) days prior to the expiration of Tentative Parcel Map approval.
- 4. Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless, the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees and agents, to attack, set aside, void, annul, or seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City, concerning **Tentative Parcel Map 38410 (PLN22-05124)**. The City shall promptly notify the developer/applicant of any claim, action, or proceeding for which indemnification is sought and shall further cooperate fully in the defense of the action.
- 5. Engineering Conditions.** The project shall comply with all requirements of the City Engineer as indicated in the Conditions of Approval dated December 19, 2022.
- 6. Future Underlying Development.** all future underlying commercial and residential development within Planning Areas 13a and 13b will be required to process separate development applications subject to development requirements of the Green Valley

Specific Plan.

7. Tentative Parcel Map 38410 is for financing and conveyance purposes only. No permits shall be issued as part of the approval of this Financing Map.
8. **Specific Plan Amendment.** No development of PA13a and PA13b shall occur until the Green Valley Specific Plan has been updated to reflect the adjusted zoning boundaries for PA13a and PA13b.

**End of conditions**