



Riverside County Parcel Report

Full Report
943090021

DISCLAIMER

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ASSESSOR DATA

APN	943-090-021-0	Owner Name(s)	NOT AVAILABLE ONLINE
Previous APN	927050014,927050015,927050016,927050017,92, more	Mailing Address	41309 AVENIDA BIONA TEMECULA CA 92591
Address	,		
Lot Size	2.45		
Property Code	,		
Class Code	Agricultural Land with Misc Imps		
Legal Description			
Recorded Book/Page: PM 77/77		Lot/Parcel: 3	Tract Number:
Subdivision: PM 12962		Block:	
Property Characteristics			
Year Constructed:	Property Area (sq ft):		Pool: NO
Stories:	Construction Type:		Central Cool: NO
Baths:	Roof Type:		Central Heat: NO
Bedrooms:	Garage Type:		

PARCEL DATA

City Boundary	NOT IN A CITY
City Spheres of Influence	NOT IN A CITY SPHERE
LAFCO Case/Date	N/A
Proposed City Annexation	N/A
Elevation	1296 ft
Indian Tribal Land	NOT IN A TRIBAL LAND
March Joint Powers Authority	NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY
Supervisory District	CHUCK WASHINGTON, DISTRICT 3
Thomas Bros. Map Page/Grid	PAGE: 959, GRID: F3 PAGE: 959, GRID: F4
Township/Range	T7SR2W SEC 33 RHO

PLANNING [more...](#)

Agricultural Preserve	NOT IN AN AGRICULTURAL PRESERVE
Airport Compatibility Zones	NOT IN AN AIRPORT COMPATIBILITY AREA
Airport Influence Areas	NOT IN AN AIRPORT INFLUENCE AREA
Area Plan (RCIP)	Southwest Area

Community Advisory Councils	NOT IN A COMMUNITY ADVISORY COUNCIL
Community Facility Districts	NOT IN A COMMUNITY FACILITY DISTRICT
General Plan Policy Areas	TEMECULA VALLEY WINE COUNTRY POLICY AREA - WINERY DISTRICT
General Plan Policy Overlays	NOT IN A GENERAL PLAN POLICY OVERLAY
Historic Preservation Districts	NOT IN A HISTORIC PRESERVATION DISTRICT
Land Use Designations	AG

Residential Permit Stats

Expected Units:
 BRS Permit Units: Final Issued Active
 Current Permits:
 Cumulative Total:
 % of Expected:

Environmental Justice Communities	NOT IN AN ENVIRONMENTAL JUSTICE COMMUNITY
Specific Plans	NOT IN A SPECIFIC PLAN
Zoning Classifications (ORD. 348)	Contact the Planning Dept at https://planning.rctlma.org/Contact-Us for more information WC-W,CZ Number 7929
Zoning Overlays	NOT IN A ZONING OVERLAY
Zoning Districts and Zoning Areas	RANCHO CALIFORNIA AREA

ENVIRONMENTAL [more...](#)

Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP) Plan Area	NOT IN A COACHELLA VALLEY MSHCP FEE AREA
CVMSHCP Conservation Area	NOT COACHELLA VALLEY CONSERVATION AREA
CVMSHCP Fluvial Sand Transport Special Provision Areas	NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA
Habitat Acquisition and Negotiation Strategy/Expedited Review Process	NOT IN A HANS/ERP PROJECT
Vegetation (2005)	AGRICULTURE MAPPING UNIT URBAN OR DEVELOPMENT MAPPING UNIT
Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP) Plan Area	WESTERN RIVERSIDE COUNTY
WRMSHCP Cell Group	NOT IN A CELL GROUP
WRMSHCP Cell Number	NOT IN A CELL NUMBER

FIRE

Fire Hazard Classification (Ord. 787)	MODERATE
Fire Responsibility Area	SRA

DEVELOPMENT FEES

CVMSHCP Fee Area (Ord 875)	NOT IN A COACHELLA VALLEY MSHCP FEE AREA
Development Agreements	NOT IN A DEVELOPMENT AGREEMENT
Development Impact Fee Area (Ord. 659)	SOUTHWEST AREA, AREA 19

Eastern Transportation Uniform Mitigation Fee (TUMF) (Ord. 673)	NOT IN THE EASTERN TUMF FEE AREA
Road & Bridge Benefit District	NOT IN A ROAD BRIDGE BENEFIT DISTRICT
Stephen's Kangaroo Rat Fee Area (Ord. 663.10)	IN OR PARTIALLY WITHIN THE SKR FEE AREA
Western Transportation Uniform Mitigation Fee (TUMF) (Ord. 824)	IN OR PARTIALLY WITHIN A TUMF FEE AREA
WRMSHCP Fee Area (Ord. 810)	WESTERN RIVERSIDE COUNTY

TRANSPORTATION

Circulation Element Ultimate Right-of-Way	NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY
Community and Environmental Transportation Acceptability Process Corridors	NOT IN A CETAP CORRIDOR
Road Book Page	129
Transportation Agreements	NOT IN A TRANS AGREEMENT

HYDROLOGY

Flood Control District	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT
Flood Plan Review	OUTSIDE FLOODPLAIN, REVIEW NOT REQUIRED
Water District	EASTERN MUNICIPAL WATER DISTRICT
Watershed	SANTA MARGARITA

GEOLOGIC

Fault Zone	NOT IN A FAULT ZONE
Faults	NOT IN A FAULT LINE
Liquefaction Potential	NOT IN A LIQUEFACTION AREA
Paleontological Sensitivity	HIGH SENSITIVITY (HIGH A): BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE
Subsidence	SUSCEPTIBLE

MISCELLANEOUS

2010 Census Tract	432.67
Communities	RANCHO CALIFORNIA
Farmland	OTHER LANDS STATEWIDE IMPORTANCE UNIQUE FARMLAND
Lighting (Ord. 655)	ZONE: B
School District	TEMECULA VALLEY UNIFIED
Special Notes	NO SPECIAL NOTES
Tax Rate Areas	NOT IN A TAX RATE AREA
Vapor Intrusion Mitigation Systems	NOT IN A VAPOR INTRUSION MITIGATION SYSTEM

DEPARTMENT OF ENVIRONMENTAL HEALTH PERMITS

Septic Systems

Permit Id	Plan Review	Submitted Date	Status
N/A	N/A		N/A

Well Water

Permit Number	Type of Well	Service Type	Application Date	Status
N/A	N/A	N/A		N/A

PLUS PERMITS & CASES

Administration Cases

Case	Case Description	Status
N/A	N/A	N/A

Building and Safety Cases

Case	Case Description	Status
BAS2500112	NEW AGRICULTURAL STORAGE BUILDING, 2,400 S.F.	PLN CK APPROVED
BFE2400018	AG GRADING EXEMPTION FOR PLANTING VINEYARDS & OLIVE TREES (BMP2400188).	ISSUED
BGR2400152	AG GRADING FOR PLANTING VINEYARDS & OLIVE TREES (BMP2400185)	VOID

Code Cases

Case	Case Description	Status
N/A	N/A	N/A

Fire Cases

Case	Case Description	Status
FHAZ0608046		Closed - Verified Non-Billable

Planning Cases

Case	Case Description	Status
CZ07929	ZONE CHANGE FOR TEMECULA VALLEY WINE COUNTRY POLICY AREA - WINERY DISTRICT	ADOPTED
PPT230042	PLOT PLAN TO ENTITLE CLASS II WINERY AND TASTING ROOM	PEND CORRECTION

Survey Cases

Case	Case Description	Status
CPM230008	MERGING OF 4 PARCELS IN ORDER TO ACHIEVE 1 PARCEL WITH 10 ACRE MINIMUM IN WC-W ZONE TO BUILD A CLASS II WINERY	RECORDED

Transportation Cases

Case	Case Description	Status
BMP2400185	BMP FOR AG GRADING (BGR2400152)	VOID
BMP2400188	BMP FOR BFE2400018 (AG EXEMPT)	ISSUED