



Riverside County Parcel Report

Full Report
943090022

DISCLAIMER

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ASSESSOR DATA

APN	943-090-022-1	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	4.74		
Property Code	,		
Class Code	Agricultural Land with SFR		
Legal Description			
Recorded Book/Page: PM 77/77		Lot/Parcel: 4	Tract Number:
Subdivision: PM 12962		Block:	
Property Characteristics			
Year Constructed: 1985	Property Area (sq ft): 5857 sq ft.		Pool: NO
Stories: 1	Construction Type: Wood or Light Steel (D)		Central Cool: NO
Baths:	Roof Type:		Central Heat: NO
Bedrooms:	Garage Type: Attached Garage		

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	1328 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	TR32594 - NOT RECORDED			
	Expected Units: 58			
	BRS Permit Units:	Final	Issued	Active
	Current Permits:	0	0	0
	Cumulative Total:	0	0	0
	% of Expected:	0	0	0
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	LOCAL IMPORTANCE OTHER LANDS STATEWIDE IMPORTANCE UNIQUE FARMLAND
Lighting (Ord. 655)	ZONE: B
School District	TEMECULA VALLEY UNIFIED
Special Notes	NO SPECIAL NOTES
Tax Rate Areas	094146 - CO FREE LIBRARY 094146 - CO STRUCTURE FIRE PROTECTION

094146 - CO WASTE RESOURCE MGMT DIST
 094146 - CSA 149
 094146 - CSA 152
 094146 - ELS MURRIETA ANZA RESOURCE CONS
 094146 - ELSINORE AREA ELEM SCHOOL FUND
 094146 - EMWD
 094146 - EMWD IMP DIST B
 094146 - FLOOD CONTROL ADMIN
 094146 - FLOOD CONTROL ZN 7
 094146 - GENERAL
 094146 - GENERAL PURPOSE
 094146 - MT SAN JACINTO JR COLLEGE
 094146 - MWD EAST 1301999
 094146 - RCWD JT WATER
 094146 - RCWD R DIV DS
 094146 - RIV CO REGIONAL PARK & OPEN SP
 094146 - RIVERSIDE CO OFC OF EDUCATION
 094146 - SO. CALIF,JT(19,30,33,36,37,56)
 094146 - TEMECULA PUBLIC CEMETERY
 094146 - TEMECULA UNIFIED
 094146 - TEMECULA UNIFIED B&I
 094146 - VALLEY WIDE REC & PK

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
BXX070152	RE-ROOF EXISTING SFR	EXPIRED

Code Cases

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

Fire Cases

Case	Case Description	Status
FHAZ0203265		Closed - Verified Non-Billable
FHAZ0308610		Closed - Verified Non-Billable
FHAZ0505951		Closed - Verified Non-Billable

Planning Cases

Case	Case Description	Status
AGN00060	NOTICE OF NON-RENEWAL FOR TEMECULA VINEYARDS AG 35	APPROVED
CFG03158	EA39682 FOR TR32594 CZ07005	PAID
CFG03419	EA39956 FOR PM33150	PAID
CZ07005	ZONE CHANGE FROM C/V, C/V-10, C/V-20 TO C/V-5 FOR TR32594	APPROVED
CZ07929	ZONE CHANGE FOR TEMECULA VALLEY WINE COUNTRY POLICY AREA - WINERY DISTRICT	ADOPTED
EA39682	EA FOR TR32594 CZ07005	APPROVED
EA39956	EA FOR PM33150	ABANDONED
PDB03000	GEN BIO SURVEY:4/22/04 REPORT:7/16/04	APPROVED
PM33150	DIVIDE 290.69 ACRES INTO 4 LOTS - SCHEDULE H	ABANDONED
PPT230042	PLOT PLAN TO ENTITLE CLASS II WINERY AND TASTING ROOM	PEND CORRECTION
TR32594	DIVIDE 290.69 ACRES INTO 58 SINGLE FAMILY 5-ACRE LOTS - SCHEDULE D	APPROVED

Survey Cases

Case	Case Description	Status
COC05954	CERTIFY APN 943-080-044 AS LEGAL LOT CONDITIONAL C OCCERTIFY LAND DIVISION	APPROVED
CPM01579	MERGE PARCELS 943-070-004,080-003,004,943-260-003	APPROVED
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
FSM3259401	DIVIDE 129.92 ACRES INTO 34 SINGLE FAMILY LOTS	PEND CORRECTION

Transportation Cases

Case	Case Description	Status
BIC091855	LIC: 028179	COMPLETED
BIC110635	LIC: 028179	COMPLETED
BMP2400185	BMP FOR AG GRADING (BGR2400152)	VOID
BMP2400188	BMP FOR BFE2400018 (AG EXEMPT)	ISSUED