



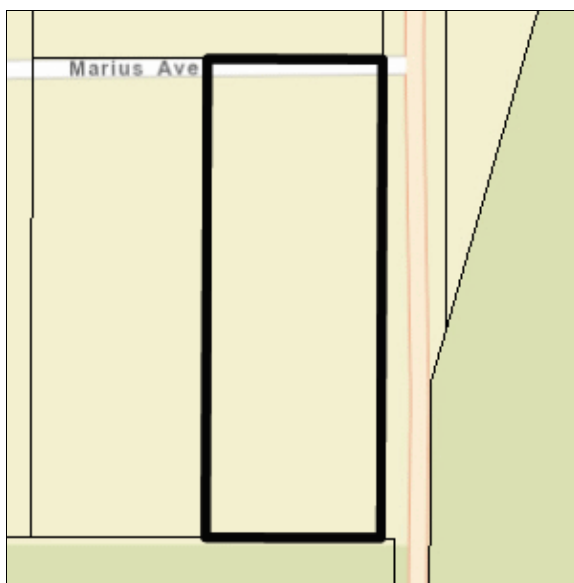
Riverside County Parcel Report

APN(s):964030004

DISCLAIMER

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MAPS/IMAGES



PARCEL

APN	964-030-004-2	Supervisorial District	Boundaries for Districts 2, 4 and 5 will be updated in January, 2023. Boundaries for Districts 1 and 3 will be updated in January, 2025. CHUCK WASHINGTON, DISTRICT 3
Previous APN	964030004 964460015, 964460013, 964460014, 964010001, more	Township/Range	T7SR2W SEC 4 SE
Owner Name	NOT AVAILABLE ONLINE	Elevation	1392 ft
Address	964030004 32945 MARIUS AVE WINCHESTER CA 92596	Thomas Bros. Map Page/Grid	PAGE: 929, GRID: F1 PAGE: 929, GRID: G1
Mailing Address	964030004 27791 GOLDEN RIDGE LN SAN JUAN CAPISTRANO CA 92675	Indian Tribal Land	NOT IN A TRIBAL LAND
Legal Description	964030004 Recorded Book/Page: PM 68/96 Subdivision Name: PM 12478 Lot/Parcel: F Block: Tract Number:	City Boundary	NOT IN A CITY
		City Spheres of influence	TEMECULA

Lot Size	964030004 Recorded lot size is 5.73 acres	March Joint Powers Authority	NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY
Property Characteristics	964030004 Year Constructed: 1958 Baths: 2 Bedrooms: 2 Construction Type: Wood or Light Steel (D) Garage Type: Property Area (sq ft): 2528 Roof Type: Rock/Composite Stories: 1 Pool: NO Central Cool: YES Central Heat: YES	County Service Area	NOT IN A COUNTY SERVICE AREA
Annexation Date	N/A	LAFCO Case	N/A
Proposals	N/A		

PLANNING more...

Specific Plans	WINCHESTER 1800 #286 , AREA 48	Historic Preservation Districts	NOT IN A HISTORIC PRESERVATION DISTRICT
Land Use Designations	CT	Agricultural Preserve	NOT IN AN AGRICULTURAL PRESERVE
General Plan Policy Overlays	N/A		
Area Plan (RCIP)	Southwest Area	Airport Influence Areas	NOT IN AN AIRPORT INFLUENCE AREA
General Plan Policy Areas	HIGHWAY 79 POLICY AREA	Airport Compatibility Zones	NOT IN AN AIRPORT COMPATIBILITY AREA
Zoning Classifications (ORD. 348)	SP ZONE, CZ Number 5932	Zoning Districts and Zoning Areas	RANCHO CALIFORNIA AREA
Zoning Overlays	NOT IN A ZONING OVERLAY	Community Advisory Councils	NOT IN A COMMUNITY ADVISORY COUNCIL
Environmental Justice Communities	NOT IN AN ENVIRONMENTAL JUSTICE COMMUNITY		

Residential Permit Stats

SP00286A07 - NOT RECORDED 48			
Expected Units:	0 units		
BRS Permit Units:	Final Issued	Active	
Current Permits:	0	0	0
Cumulative Total:	0	0	0
% of Expected:	0	0	0
SP00286A07 - PARTIALLY RECORDED ALL			
Expected Units:	4665 units		
BRS Permit Units:	Final Issued	Active	
Current Permits:	3662	5	24
Cumulative Total:	3662	3667	3691
% of Expected:	78	79	79

ENVIRONMENTAL more...

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

Fire

Fire Hazard Classification (Ord. 787) NOT IN A FIRE HAZARD ZONE Fire Responsibility Area NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)	NOT IN A COACHELLA VALLEY MSHCP FEE AREA	RBBB (Road & Bridge Benefit District)	SOUTHWEST AREA ZONE D
WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)	WESTERN RIVERSIDE COUNTY	DIF (Development Impact Fee Area Ord. 659)	SOUTHWEST AREA, AREA 19
Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)	IN OR PARTIALLY WITHIN A TUMF FEE AREA	SKR Fee Area (Stephen's Kagaroo Rat Ord. 663.10)	IN OR PARTIALLY WITHIN THE SKR FEE AREA
Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)	NOT IN THE EASTERN TUMF FEE AREA	DA (Development Agreements)	NOT IN A DEVELOPMENT AGREEMENT

TRANSPORTATION more...

Circulation Element Ultimate Right-of-Way	IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY	Road Book Page	125C
		Transportation Agreements	NOT IN A TRANS AGREEMENT
		CETAP (Community and Environmental Transportation Acceptability Process) Corridors	NOT IN A CETAP CORRIDOR

HYDROLOGY

Flood Plan Review	*MAYBE REQUIRED, CONTACT RIVERSIDE COUNTY FLOOD CONTROL TO VERIFY	Watershed	SANTA MARGARITA
Water District	EASTERN MUNICIPAL WATER DISTRICT		
Flood Control District	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT		

GEOLOGIC

Fault Zone	NOT IN A FAULT ZONE	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
Faults	NOT IN A FAULT LINE		
Liquefaction Potential	LOW		
Subsidence	SUSCEPTIBLE		

MISCELLANEOUS

School District	TEMECULA VALLEY UNIFIED
Communities	FRENCH VALLEY
Lighting (Ord. 655)	ZONE: B
Census Tract	432.94
Farmland	LOCAL IMPORTANCE OTHER LANDS
Special Notes	NO SPECIAL NOTES
Tax Rate Areas	094177 - CO FREE LIBRARY 094177 - CO STRUCTURE FIRE PROTECTION 094177 - CO WASTE RESOURCE MGMT DIST

094177 - CSA 152
 094177 - ELS MURRIETA ANZA RESOURCE CONS
 094177 - EMWD
 094177 - FLOOD CONTROL ADMIN
 094177 - FLOOD CONTROL ZN 7
 094177 - GENERAL
 094177 - GENERAL PURPOSE
 094177 - MT SAN JACINTO JR COLLEGE
 094177 - MWD EAST 1301999
 094177 - RIV CO REGIONAL PARK & OPEN SP
 094177 - RIVERSIDE CO OFC OF EDUCATION
 094177 - SO. CALIF,JT(19,30,33,36,37,56)
 094177 - TEMECULA UNIFIED
 094177 - TEMECULA UNIFIED B&I
 094177 - VALLEY HEALTH SYSTEM HOSP DIST
 094177 - VALLEY WIDE REC & PK

Department of Environmental Health Permits

Septic Permits

Record Id	Application Date	Plan Check Approved Date	Final Inspection Date	Approved Date
N/A	N/A	N/A	N/A	N/A

Well Water Permits

Record Id	PE	Permit Paid Date	Permit Approved Date	Well Finaled Date
N/A	N/A	N/A	N/A	N/A

PLUS PERMITS & CASES

Administrative Cases

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

Building and Safety Cases

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

Code Cases

Case	Case Description	Status
CV0906198		Closed - Field

Fire Cases

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

Planning Cases

Case	Case Description	Status
CFG04796	CALIF FISH & GAME FOR EA41433	PAID
CUP03556	15 BLDGS FOR STORAGE OF BOATS/RV/HOUSEHOLD GOODS AND BLDG FOR OFFICE & MANAGER'S RESIDENCE.	ABANDONED
EA41433	EA FOR CUP03556	ABANDONED
GEO02034	GEOLOGIC REVIEW FOR CUP03556	ABANDONED

TR28460	DIVISION OF 36.2 AC INTO 183 RES LOTS 2 OPEN SP LO	APPROVED
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Survey Cases		
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Case	Case Description	Status
N/A	N/A	N/A

Transportation Cases		
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Case	Case Description	Status
ST00736	BOAT/TRAILER/MINI STORAGE FACILITY	WITHDRAWN