



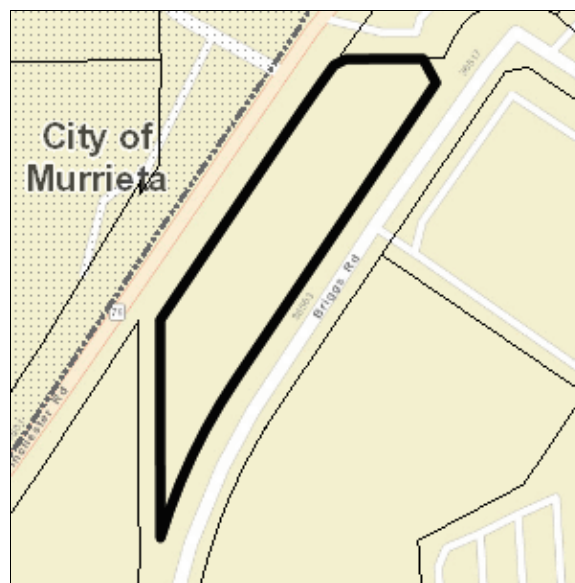
# Riverside County Parcel Report

APN(s):963070052

## DISCLAIMER

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## MAPS/IMAGES



## PARCEL

APN	963-070-052-2	Supervisory District	CHUCK WASHINGTON, DISTRICT 3
Previous APN	963070052 963070002, 963070003, 963070004	Township/Range	T7SR2W SEC 6 SE
Owner Name	NOT AVAILABLE ONLINE	Elevation	1346 ft
Address		Thomas Bros. Map Page/Grid	PAGE: 929, GRID: B1
Mailing Address	963070052 41760 IVY ST MURRIETA CA 92562	Indian Tribal Land	NOT IN A TRIBAL LAND
Legal Description	963070052 Recorded Book/Page: <a href="#">PM 170/73</a> Subdivision Name: PM 23199 Lot/Parcel: 18 Block: Tract Number:	City Boundary	NOT IN A CITY
		City Spheres of influence	TEMECULA
Lot Size	963070052 Recorded lot size is 2.17 acres	March Joint Powers Authority	NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY
Property	963070052	County Service Area	103- MURRIETA-TEMECULA

Characteristics	Year Constructed: Baths: Bedrooms: Construction Type: Garage Type: Property Area (sq ft): Roof Type: Stories: Pool: NO Central Cool: NO Central Heat: NO	ST LIGHTING, FLOOD CONTROL		
Annexation Date	N/A	LAFCO Case	N/A	
Proposals	N/A			
<b>PLANNING more...</b>				
Specific Plans	NOT IN A SPECIFIC PLAN	Historic Preservation Districts	NOT IN A HISTORIC PRESERVATION DISTRICT	
Land Use Designations	BP	Agricultural Preserve	NOT IN AN AGRICULTURAL PRESERVE	
General Plan Policy Overlays	N/A			
Area Plan (RCIP)	Southwest Area	Airport Influence Areas	FRENCH VALLEY	
General Plan Policy Areas	HIGHWAY 79 POLICY AREA	Airport Compatibility Zones	FRENCH VALLEY, ZONE B1	
<a href="#">Zoning Classifications (ORD. 348)</a>	I-P	Zoning Districts and Zoning Areas	RANCHO CALIFORNIA AREA	
Zoning Overlays	NOT IN A ZONING OVERLAY	Community Advisory Councils	NOT IN A COMMUNITY ADVISORY COUNCIL	
Residential Permit Stats				
N/A				
<b>ENVIRONMENTAL more...</b>				
<a href="#">CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</a>	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	5778	
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)		
<a href="#">WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</a>	WESTERN RIVERSIDE COUNTY	Vegetation (2005)	CALIFORNIA ANNUAL GRASSLAND ALLIANCE	
<b>Fire</b>				
Fire Hazard Classification ( <a href="#">Ord. 787</a> )	VERY HIGH	Fire Responsibility Area	LRA	
<b>DEVELOPMENT FEES</b>				
<a href="#">CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)</a>	NOT IN A COACHELLA VALLEY MSHCP FEE AREA	RBBD (Road & Bridge Benefit District)	SOUTHWEST AREA ZONE D	
<a href="#">WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)</a>	WESTERN RIVERSIDE COUNTY	<a href="#">DIF (Development Impact Fee Area Ord. 659)</a>	SOUTHWEST AREA, AREA 19	
<a href="#">Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)</a>	IN OR PARTIALLY WITHIN A TUMF FEE AREA	<a href="#">SKR Fee Area (Stephen's Kagaroo Rat Ord. 663.10)</a>	IN OR PARTIALLY WITHIN THE SKR FEE AREA	
<a href="#">Eastern TUMF (Transportation Uniform Mitigation Fee</a>	NOT IN THE EASTERN	DA (Development Agreements)	NOT IN A DEVELOPMENT	

**TRANSPORTATION more...**

Circulation Element Ultimate Right-of-Way	IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY	Road Book Page	124B
		Transportation Agreements	NOT IN A TRANS AGREEMENT
		CETAP (Community and Environmental Transportation Acceptability Process) Corridors	NOT IN A CETAP CORRIDOR

**HYDROLOGY**

Flood Plan Review	OUTSIDE FLOODPLAIN, REVIEW NOT REQUIRED	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	LOW POTENTIAL (L): FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.
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
2010 Census Tract	432.42
Farmland	LOCAL IMPORTANCE
Special Notes	NO SPECIAL NOTES
Tax Rate Areas	094215 - CO FREE LIBRARY 094215 - CO STRUCTURE FIRE PROTECTION 094215 - CO WASTE RESOURCE MGMT DIST 094215 - CSA 103 094215 - CSA 152 094215 - ELS MURRIETA ANZA RESOURCE CONS 094215 - EMWD 094215 - EMWD IMP DIST U-23 094215 - EMWD IMP DIST U-24 094215 - FLOOD CONTROL ADMIN 094215 - FLOOD CONTROL ZN 7 094215 - GENERAL 094215 - GENERAL PURPOSE 094215 - MT SAN JACINTO JR COLLEGE 094215 - MWD EAST 1301999 094215 - RIV CO REGIONAL PARK & OPEN SP 094215 - RIVERSIDE CO OFC OF EDUCATION 094215 - SO. CALIF, JT(19,30,33,36,37,56) 094215 - TEMECULA UNIFIED 094215 - TEMECULA UNIFIED B&I 094215 - VALLEY HEALTH SYSTEM HOSP DIST 094215 - VALLEY WIDE REC & PK

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
BRI151198	REQUEST FOR RECORDS			PAID
Code Cases				
Case	Case Description			Status
CV1103236				Closed - Field
Fire Cases				
Case	Case Description			Status
FHAZ0203650				Closed - Verified Non-Billable
FHAZ0203651				Closed - Verified Non-Billable
FHAZ0203652				Closed - Verified Non-Billable
FHAZ0308867				Closed-Verified Billable
FHAZ0308870				Closed-Verified Billable
FHAZ0308871				Closed-Verified Billable
FHAZ0405574				Closed - Verified Non-Billable
FHAZ0405575				Closed - Verified Non-Billable
FHAZ0405576				Closed - Verified Non-Billable
FHAZ0506065				Closed - Verified Non-Billable
FHAZ0506072				Closed - Verified Non-Billable
FHAZ0506073				Closed - Verified Non-Billable

FHAZ0608223	Closed - Verified Non-Billable
FHAZ0608224	Closed - Verified Non-Billable
FHAZ0608225	Closed - Verified Non-Billable
FHAZ1003960	Closed - Verified Non-Billable
FHAZ1003961	Closed - Verified Non-Billable
FHAZ1003962	Closed - Verified Non-Billable
FHAZ1101750	Closed - Verified Non-Billable
FHAZ1101751	Closed - Verified Non-Billable
FHAZ1101752	Closed - Verified Non-Billable
FHAZ1208011	Closed - Verified Non-Billable
FHAZ1208012	Closed - Verified Non-Billable
FHAZ1208013	Closed - Verified Non-Billable
FHAZ1306244	Closed - Verified Non-Billable
FHAZ1306245	Closed - Verified Non-Billable
FHAZ1306246	Closed - Verified Non-Billable
FHAZ1406434	Closed - Verified Non-Billable
FHAZ1406435	Closed - Verified Non-Billable
FHAZ1406436	Closed - Verified Non-Billable
FHAZ1502045	Closed - Verified Non-Billable
FHAZ1502046	Closed - Verified Non-Billable
FHAZ1510043	Closed - Verified Non-Billable
FHAZ1510044	Closed - Verified Non-Billable
FHAZ1607657	Closed - Verified Non-Billable
FHAZ1607666	Closed - Verified Non-Billable
FHAZ1607667	Closed - Verified Non-Billable

FHAZ1609438		Closed - Verified Non-Billable
FHAZ1609440		Closed - Verified Non-Billable
FHAZ1611483		Closed - Verified Non-Billable
FHAZ1701686		Closed - Verified Non-Billable
FHAZ1701687		Closed - Verified Non-Billable
FHAZ1701688		Closed - Verified Non-Billable
FHAZ1708795		Closed - Verified Non-Billable
FHAZ1708796		Closed - Verified Non-Billable
FHAZ1803194		Closed - Verified Non-Billable
FHAZ1803196		Closed - Verified Non-Billable
FHAZ1803198		Closed - Verified Non-Billable
FHAZ1807847		Closed - Verified Non-Billable
FHAZ1807851		Closed - Verified Non-Billable
FHAZ1807884		Closed - Verified Non-Billable
FHAZ1905765		Closed - Verified Non-Billable
FHAZ1905766		Closed - Verified Non-Billable
FHAZ1905767		Closed - Verified Non-Billable
FHAZ1907322		Closed - Verified Non-Billable
FHAZ9506960		Closed - Verified Non-Billable
FHAZ9506961		Closed - Verified Non-Billable
FHAZ9603036		Closed-Verified Billable
FHAZ9603037		Closed-Verified Billable

Planning Cases		
Case	Case Description	Status
CEQ200100	THE DEVELOPMENT CONSIST IN 2 BUILDINGS: A) 2,694 SF 1 STORY FOR A RESTAURANT WITH DRIVE THROUGH B) 2,104 SF 1 STORY FOR A RESTAURANT WITH DRIVE THROUGH	ASSIGNED

CFG06266	CFW FEES FOR EA42894 (CUP03744 & CZ07909)	PAID
CPM01979	MERGE LOTS 16, 17, 18 OF PM23199 TO ALLOW FOR BLDG	APPROVED
CUP03744	INDUSTRIAL BLDG W/BREWERY, WINE PRODUCTION/STORAGE	APPROVED
CUP200046	THE DEVELOPMENT CONSIST IN 2 BUILDINGS: A) 2,694 SF 1 STORY FOR A RESTAURANT WITH DRIVE THROUGH B) 2,104 SF 1 STORY FOR A RESTAURANT WITH DRIVE THROUGH	ASSIGNED
CZ07909	CHANGE ZONE FROM IP TO MSC	HOLD
EA38129	EA FOR SO CAL GAS CO NATURAL GAS PIPELINE PROJECT	APPROVED
EA42894	EA FOR CUP03744 AND CZ07909	APPROVED
GEO02493	GEO REPORTS FOR CUP03744/CZ07907	APPROVED
HANS02287	HANS02287 - PAR01477	WITHDRAWN
PAR01477	PAR01477 - HANS02287 PROCESS	WITHDRAWN
PDA04980	PHASE I ARCHAEOLOGICAL ASSESSMENT	APPLIED
PDB06353	NESTING SEASON SURVEY BURROWING OWL DATE OF SURVEY: 3/3,18,25,/16 AND 4/1/16 DATE OF REPORT: 4/4/16 BY: PAUL A. PRINCIPE	APPROVED
PDB06354	MSHCP CONSISTENCY ANALYSIS DATE OF SURVEY: DATE OF REPORT: 5/2/16 BY: PAUL A. PRINCIPE	APPROVED
PPT210004	THE DEVELOPMENT CONSIST IN 2 BUILDINGS: A) 2,694 SF 1 STORY FOR A RESTAURANT WITH DRIVE THROUGH B) 2,104 SF 1 STORY FOR A RESTAURANT WITH DRIVE THROUGH	ASSIGNED

<b>Survey Cases</b>		
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Case	Case Description	Status
MAP37990	THIS APPLICATION IS TO REQUEST A TENTATIVE PARCEL MAP NUMBER FOR THE ASSOCIATED APN.	APPLIED

<b>Transportation Cases</b>		
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Case	Case Description	Status
N/A	N/A	N/A