

CITY OF MENIFEE



Researched for:



Economic Development Department


RIVERSIDE COUNTY,
CALIFORNIA

Contact:

Gina Gonzalez, MA_URP, ACE
Economic Development Director
951.723.3711
ggonzalez@cityofmenifee.us

Demographic
Marketing
Report

Researched and Prepared By:

 **DERRIGO
STUDIES**
"THE DEMOGRAPHIC SOLUTION"
760.310.9904
derrigostudies.com

January 2022

TABLE OF CONTENTS

<u>CHAPTER</u>		<u>PAGE</u>
I.	EXECUTIVE SUMMARY	
	(1) Purpose	1
	(2) Summary of Findings	1
	(3) City of Menifee	3
	(4) Existing Demographics	4
	(5) Menifee's Retail	5
	(6) Residential Activity	6
	(7) Methodology	7
II.	ILLUSTRATIONS	
	(1) Vicinity Map	9
	(2) Menifee City Limits Map	10
	(3) Demographic Analysis Aerial Illustration	11
	(4) Subdivision Activity Aerial Illustration	12
III.	TRADE AREA ANALYSIS	
	(1) Menifee City Limits Existing Demographics	13
	(2) Menifee City Limits Future Population	15
	(3) 5-Mile Radius from Interstate 215 & Newport Rd Existing Demographics	16
	(4) 5-Mile Radius from Interstate 215 & Newport Rd Future Population	19
IV.	SUBDIVISION ACTIVITY LISTING	
	(1) Residential Project Listing	20
	(2) Specific Plan Listing	31
	(3) Basis of Estimates	33

CHAPTER I

EXECUTIVE SUMMARY

DEMOGRAPHIC ANALYSIS REPORT ON THE CITY OF MENIFEE, RIVERSIDE COUNTY, CALIFORNIA

Purpose:

Derrigo Studies examined updated demographic characteristics for the City of Menifee. Existing and future demographic statistics, retail uses, and residential activity were researched in detail to determine specific estimates. The study area under review can be viewed on page 9, Vicinity Map. For accuracy and visual aid, please see full size illustrations referenced throughout this report and included in this analysis, pages 9 through 12.

SUMMARY OF FINDINGS

Updated for the City of Menifee's Economic Development Department, this study analyzes two trade areas: Menifee City Limits and a 5-Mile Radius around the intersection of Interstate 215 and Newport Road in southwestern Riverside County. Many changes have occurred in the region with many more to come. Key results of our research are listed below:

◆ Menifee Town Center is mix use master plan with three residential builders selling product in four communities representing roughly 1,052 residential units. Lennar has had major success with all three of their communities “Union Place, Park Ridge and The Townes”, now completely sold out (the Townes wrapping up their final 30 units). William Lyon Homes has one home left for sale at Camden Place featuring 151 homes selling for \$552,000+. Menifee Town Center also includes four retail centers *Town Center Marketplace* featuring Aldi, PetSmart, Party City Tokyo House Ramen & Sushi and Active Ride Shop. Second, *Center Pointe Shopping Center* recently completed Sprouts Farmers Market along with “coming soon” the Krikorian Entertainment Complex including a 16-lane bowling alley and 14 in-service movie screens, sports bar, arcade and laser tag along with retail pads. The fourth shopping center in Menifee Town Center is the recently opened *Menifee Plaza* featuring Starbucks, Chronic Tacos, Century 21, Poke Bowl and many more. This “Urban Village” center also includes Menifee’s future City Hall, Fairfield Inn and Suites, Menifee Justice Center and a future 30,000 square foot medical office building. The Menifee Justice Center broke ground on the \$90 million, 9-courtroom facility that will serve civil and family cases.

Countryside Marketplace, Interstate 215 and Newport Road, is Menifee’s stellar mega lifestyle center with a regional pull while featuring national retailers such as Lowe’s, Target, Kohl’s, Best Buy, Staples, Home Goods, Famous Footwear, Lane Bryant, TJ Maxx, Michaels, Petco, Tilly’s, Ulta Beauty, Crumbl Cookie and many more! Burlington and Better Buzz Coffee Roasters just announced their plans to join the Countryside Marketplace line-up.

Menifee Lakes Plaza, also located at Interstate 215 and Newport Road, has added “In The City Beauty Supply” to its retail mix. This retailer will join Barons Market, LA fitness, Kahoots Pet Store, Raising Canes, Waba Grill, Pieology, Sola Salon and several others!

Future planned retailers in Menifee include a proposed Grocery Outlet and EOS Fitness at *Newport Pointe*, Newport Road and Evans Road. In addition, O’Reilly Auto Parts is planned to join Rite Aid at the SWC Newport Road and Menifee Road.

◆ Commercial and industrial opportunities are more available now in Menifee than ever. Numerous opportunities are in the development pipeline for sites throughout the city. The chart listed on the following page highlights details for each.

PROJECT DESCRIPTION	ESTIMATED SIZE	LOCATION
Under Construction:		
Goetz Marketplace	7,960	Goetz & Vista Way
McCall Plaza	12,480	McCall & Sherman
Commerce Point 2/ Bldg 2	84,312	Zieders & Ciccotti
Krikorian	170,410	Town Center & Newport
McCall Square (grading only)	237,099	McCall & Meniffee
Meniffee Plaza (pending T.I completion)	13,630	Town Center & Newport
RV supercenter	17,600	Encanto
Ethanac Square	9,580	Ethanac & Barnett
Approved:		
Baker Medical (BP review)	6,407	Newport Road
Champion self storage expansion	32,557	29985 Berea Road
Commerce Point 1	617,919	Zieders & Ciccotti
Encanto/McCall gas station	8,240	Encanto & McCall
Harvest Glen Marketplace	18,501	Briggs & HWY 74
Junction	268,824	Scott & Haun
MTC Medical Office	33,800	Town Center & Newport
Meniffee Lakes - Stater Bros Newport future pads	40,300	Newport & Meniffee
Meniffee Lakes Plaza Hotel	40,532	Newport & Antelope
Newport Pointe Comm Center (BP review)	83,236	Newport & Evans
On Deck	29,449	HWY 74 & Trumble
Popeye's (BP review)	2,364	Newport & winterhawk
Smart & Final site for sale & in escrow - non-grocer	55,700	Haun Road
Trumble Office/Ind (Summit Equip)	61,730	Trumble Road
Walmart @ Scott	240,980	Scott & Haun
In Process:		
American Tire Depot	4,000	Newport & Bradley
Bailey Park Ind	19,138	Bailey Park BLVD
Boulders Mixed Use	33,625	Normandy Road
Capstone Industrial Warehouse	700,000	Byers & Ethanac
Caliber Collision @ 33235 Zeiders Rd	18,600	Zierders
Chick-Fil-A	4,824	Haun Road
Freedom Business Park	283,165	Haun Road
Goetz & Ethanac Commercial	17,080	Goetz & Ethanac
McGee Office/Warehouse	17,080	Zieders Road
Meniffee Commerce Center	1,640,131	Ethanac & Sherman
Meniffee Self-Storage expansion	45,212	Haun Road
Panattoni Ind - Islands 3 & 6 (EDC-NG Evans/Ethanac)	2,485,312	Evans/Ethanac
Paragon Framing	10,454	
Warehouse @ Mapes & Sherman	268,578	Sherman & Mapes
Barnett Business Park	251,780	Ethanc & Barnett
O'Reilly Auto Parts	7,228	Newport & Meniffee

◆ Residential activity in Meniffee is substantial with roughly 13,158 units in the development pipeline. Over the last year, 1,355 units have been completed within the city limits (a 5% annual increase in population). Due to the large number of units under construction, field research concludes that this build out rate will continue with another 2,925

residential units projected to be completed by 1Q2024. A 9% increase in population in 2 years to 121,094 residents in the City of Menifee.



Listed below are demographic estimates for both regions analyzed in this report:

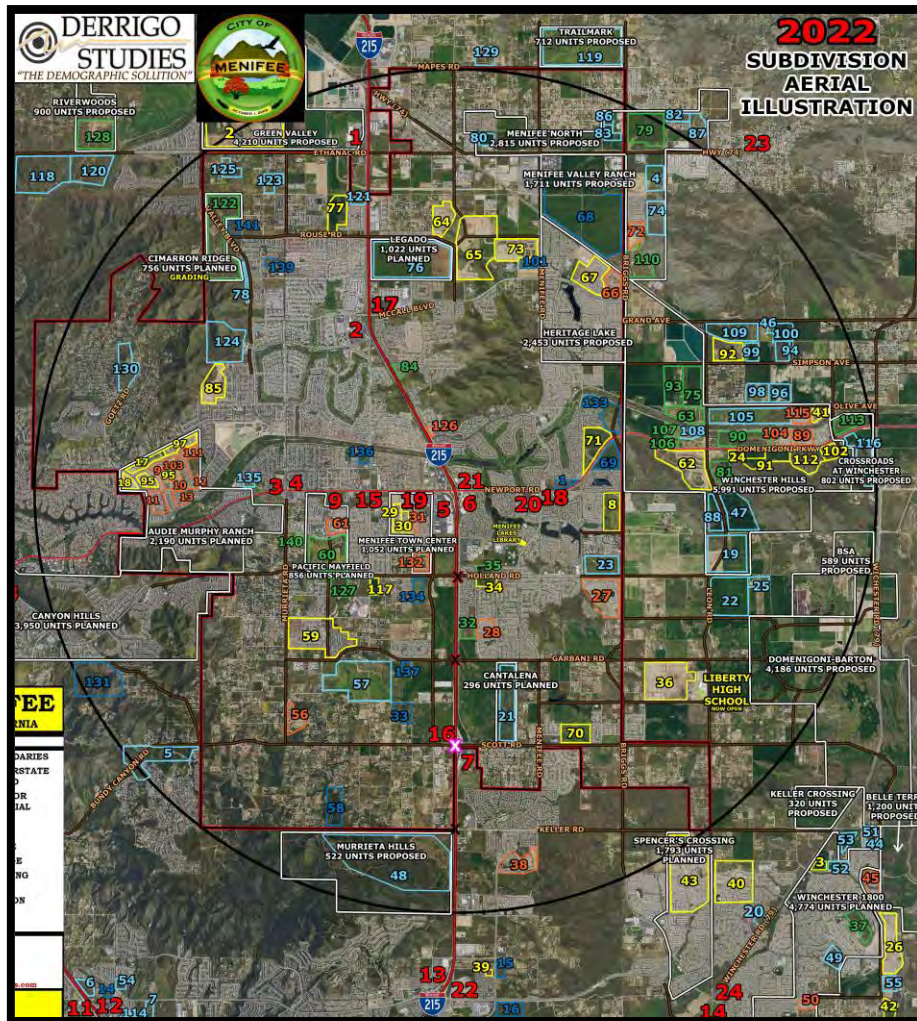
DEMOGRAPHIC CHARACTERISTICS		
TRADE AREA BOUNDARIES ON AERIAL ILLUSTRATIONS - PAGES 11 & 12		
	MENIFEE CITY LIMITS	5-MILE RADIUS FROM 215 AND NEWPORT ROAD
FEBRUARY 2021 POPULATION	105,773	139,810
JANUARY 2022 UPDATED POPULATION	111,061	147,066
JANUARY 2024 PROJECTED POPULATION	121,094	164,480
TOTAL POPULATION AT BUILD OUT OF ALL ACTIVE RESIDENTIAL UNITS	147,453	232,582
AVERAGE PERSONS PER HOUSEHOLD (2022)**	3.43	3.4
AVERAGE HOUSEHOLD INCOME (2022)**	\$90,469	\$92,350
MEDIAN HOUSEHOLD INCOME (2022)**	\$82,245	\$83,955
MEDIAN VALUE OF HOUSING (2022)**	\$563,025	\$577,142
For details on how we arrive at our estimates, please reference Chapter III, page 13.		
** Average Persons Per Household, Income and Home Value estimates do not include sectors 12, 13, 14, 15, 16 and 23 (Sun City Community).		

City of Menifee:

The City of Menifee is located along Interstate 215 just north of the City of Murrieta (see city limits map, page 10). Incorporated in 2008, Menifee has grown to a current population of 111,061. Over the last several decades, Menifee became a region covered with quality master planned communities and residential tentative tract maps. Today, the city has approximately 10,610 units in some phase of development within 9 approved specific plans and 66 residential tract maps. Menifee's area affordability and its proximity to employment centers in San Diego, Orange, Riverside and Los Angeles counties make it an attractive location for families looking for a high quality of life region in Southern California.



Primary routes in Menifee are Interstate 215 and Newport Road. Scott Road and McCall Boulevard are also main east/west thoroughfares. Newport Road is a highly traveled arterial with a daily traffic count of 69,270 (2021 City of Menifee Public Works Dept.). Several key factors contribute to this high traffic volume including Newport Road's central location within Menifee, its major retail centers currently in operation, Mt. San Jacinto Community College, University of Mass Global, Bellevue University, Grand Canyon University and its ability to connect travelers to Interstate 15 / Lake Elsinore via Railroad Canyon Road on the west and the Hemet / San Jacinto Valley via Domenigoni Parkway on the east.

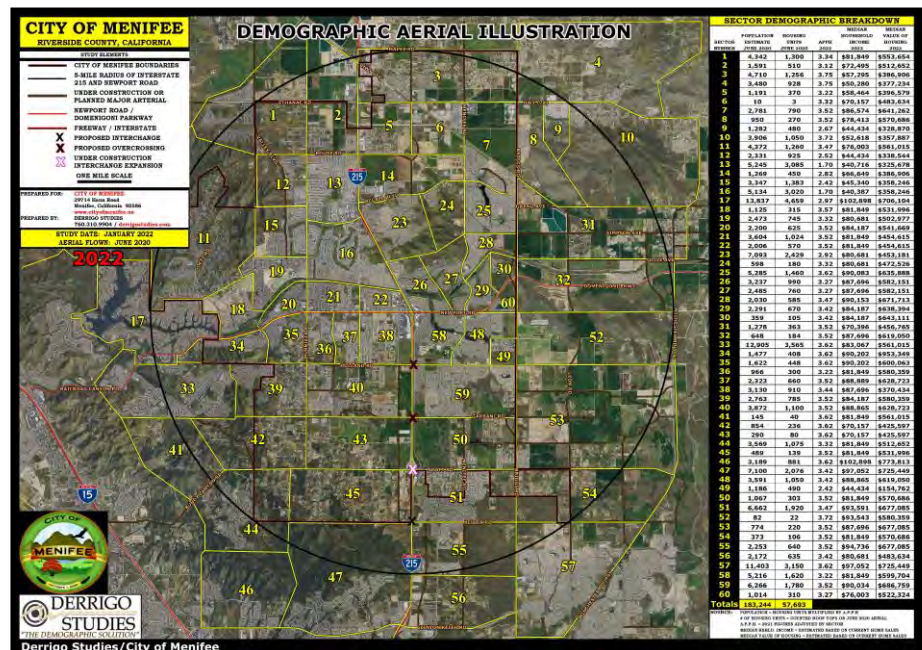


To determine the existing and future potential of the City of Menifee, two areas are analyzed in this report including the city's limits (highlighted on this aerial in "red") and a 5-Mile Radius from Interstate 215 and Newport Road (5-Mile Radius). The 5-Mile Radius includes the City of Menifee, a portion of Murrieta, Canyon Lake, Wildomar, Perris and a segment of the surrounding unincorporated Riverside County containing major growth just east of Menifee's city boundary. This region is believed to be the primary trade area that will service future anchor retailers.

Boundaries of the 5-Mile Radius are generally Mapes Road on the north, Canyon Lake on the west, one mile south of Keller Road and Winchester Road Highway (79) on the east; see full size aerial on page 12. This large region was surveyed to ensure all area statistics were accounted for in our calculations and to supply a complete visual aid when reviewing the existing and proposed anchor retail base.

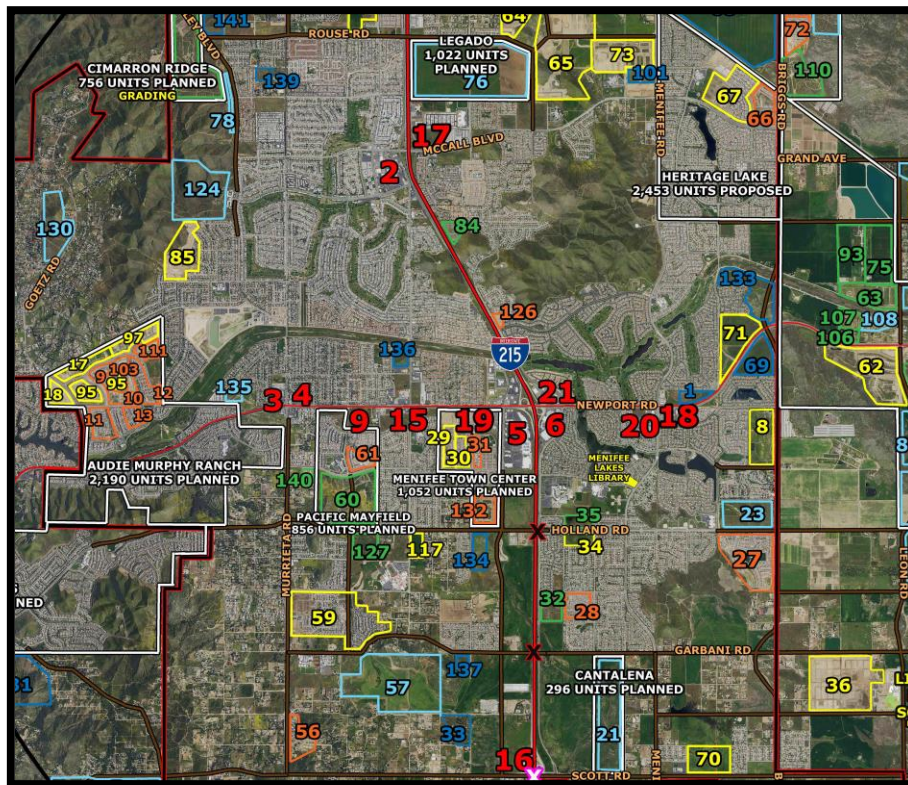
Existing Demographics:

The aerial on page 11, snapshot here, breaks down the study area into Sectors. Existing demographic statistics are outlined for each Sector including population, number of housing units, average persons per household, median household income and median value of housing. By breaking down Menifee's City Limits and



the 5-Mile Radius, Derrigo Studies can provide the most accurate demographic numbers possible including median value of housing estimates ranging from \$563,025 to \$577,142 for the trade areas (an impressive 11% increase over the last year). For a detailed breakdown of figures used in each trade area, see Chapter III, beginning on page 13.

Menifee's Retail:



Major anchor retailer locations are highlighted with "red" numbers on this aerial illustration, full size page 12. Menifee's existing retail and commercial areas are primarily located along Newport Road. Countryside Marketplace, number 5, is a successful lifestyle center located at the SWC of Interstate 215 and Newport Road. A "powerful" anchor retail line-up is in operation at this center including Lowe's, Target, Kohl's, Best Buy, Staples, Home Goods, Famous

Footwear, Lane Bryant, TJ Maxx, Michaels, Petco, Tilly's, Ulta Beauty, Bushfire Kitchen Grill, Mattress Firm and Boot Barn (*Burlington coming soon*)! At number 6, a community shopping center includes Ralphs, Ross, Dollar Tree, Auto Zone and Living Spaces Furniture. Other existing anchor grocery facilities within the City of Menifee include three Stater Bros at numbers 3, 18 and 2, and one Vons, also at number 2, serving the Sun City Community, along with a Barons Market at number 21 (please reference aerial above). Co-anchor retailers with Barons Market include LA Fitness, Kahoots Pet Store, Chevron Gas and Lube, Sola Salon, the recently opened In The City Beauty Supply and an array of popular national food retailers.

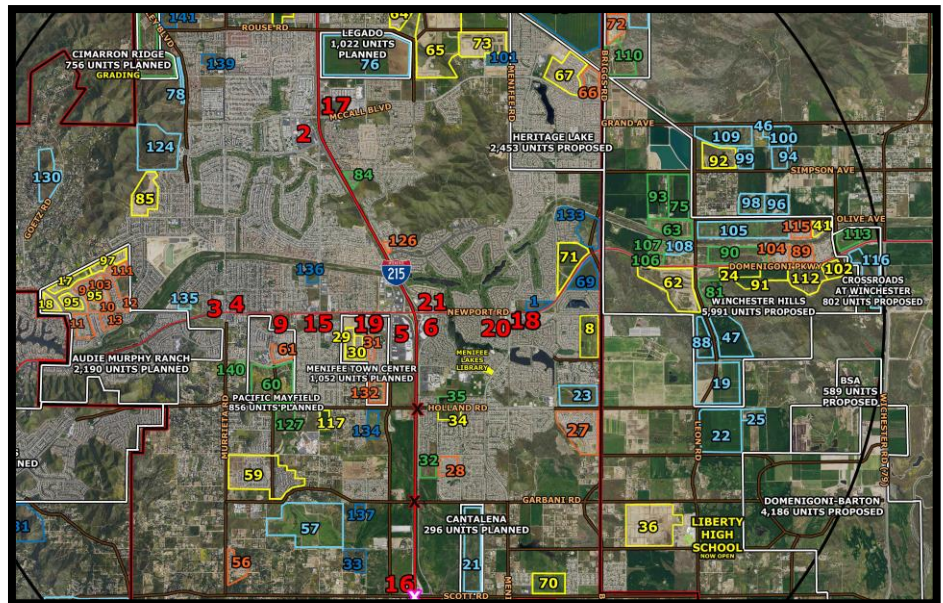
At the heart of Menifee, Menifee Town Center has four shopping areas at number 19. With a mega retail line-up, featured anchor retailers include Aldi, Sprouts, Petsmart, Party City and many more. A Krikorian Entertainment Complex is coming soon to the site along with Menifee Justice Center and Menifee's future city hall.

Newport Pointe is a planned retail center at number 9. Grocery Outlet and EOS Fitness will anchor this center. The before mentioned proposed O'Reilly Auto Parts includes a 7,228 square foot facility at number 20, Newport and Menifee Roads. In addition, at numbers 16 and 17, Walmart owns land and has submitted plans for a Supercenter along Interstate 215 at Scott Road and McCall Boulevard. Overall, a total of 24 existing or proposed centers are

located within the study area. A detailed listing of anchor tenants in each center is outlined on the aerial's legend.

Residential Activity:

Once again, this aerial is utilized. This time to display residential activity including 138 tentative tract maps and 23 specific plans active in the study area, full size on page 12. *Our field research confirms population is now, more than ever, interested in home ownership and Menifee is a highly desirable as a 1st-time home buyer destination.* Thirty-four communities currently have an impressive 1,681



units under construction. Audie Murphy Ranch has four neighborhoods selling product at numbers **17**, **18**, **95**, and **97**. Meritage Homes, DR Horton, Tri Pointe Homes and Richmond American are reporting strong home sales with prices at \$638,000 and up. The final neighborhoods of this 2,190 units master plan community are underway.

Menifee Town Center is the city's next large master plan with 1,052 units. This development has also had very strong home sales while, it too, is in its final stages at number **29**, **30**, **31** and **132**. At number **36**, Richmond American Homes is underway at Braverde, adjacent to the new Liberty High School. This community will have 511 units. Homes range in price from \$545,000 - \$599,000 with sizes at 1,410 - 2,080 square feet. In the north portion of Menifee at number **77**, D.R. Horton is pre-selling 174 homes at Sagewood, west of Interstate 215 along Rouse Road. Just east of Menifee's city limits is the Winchester Hills Master Plan. Winchester Hills now has six communities selling product with three neighborhoods already completed over the last year by Lennar, D.R. Horton and KB Home, numbers **89**, **104** and **115**. The six neighborhoods under construction represent an impressive 1,017 units (numbers **24**, **41**, **62**, **91**, **102** and **112**). National home builders are very active in Winchester Hills buying finished lots at a rapid rate.

Three more specific plans in Menifee are moving forward including Cantalena by Richland Communities (296 units), Cimarron Ridge by Pulte Homes (756 units) and Legado, aka Fleming Ranch by Newport Pacific Land Company (1,022 units). Cimarron is now grading at number **122**. Cantalena and Legado have final maps and grading plans under city review. Construction of homes projected within 1 – 2 years.

All residential activity in the study area represents roughly 41,369 units (10,610 in Menifee City Limits and 25,152 are in the 5-Mile Radius). To get an idea of projected build out rates, see chart on the following page (details on each residential project are in Chapter IV, page 20).

Breakdown of Residential Unit Build Out							
Trade Area	2022 Population	2 Year Unit Build Out	2 Year % Increase	2024 Projected Population	Other Active Units	Total % Increase	Total Population at Build Out of All Active Units
Menifee City Limits	111,061	2,925	9%	121,094	7,685	32.7%	147,453
5-Mile Radius	147,066	5,122	11.8%	164,480	20,030	58%	232,582

Methodology:

The three items listed on the following page outline details on how we arrive at our estimates:

(1) DEMOGRAPHIC AERIAL ILLUSTRATION:

DEMOGRAPHIC DATA - Broken down by Sectors, this data consists of estimated updates on population, number of housing units, average persons per household, median household income and finally median value of housing. All this data is estimated and gathered in several different ways depending on the area that is being studied. For details on how Derrigo Studies arrives at these figures in this study, please reference "Basis of Estimates" at the end of this report.

(2) SUBDIVISION ACTIVITY AERIAL ILLUSTRATION:

RESIDENTIAL SUBDIVISION ACTIVITY - This information is gathered from the respective planning departments. In addition, Derrigo Studies called approximately 75% - 95% of the residential developers with active subdivisions within the subject area. The purpose of this data is to forecast how many more people will be living in the area in the future. The Subdivision Activity Illustration, page 12 attached, shows all active residential developments with a status of Design Plan Check to Recently Built. To define the status, look at the color of tape with which the subdivision is outlined. The status and respective border color are defined on the "Legend" located on the Subdivision Activity Aerial Illustration. In addition, a number is outlined in each subdivision. To review more data on each subdivision, simply match the number with its appropriate tag also located on the Subdivision Activity Aerial Illustration.

Specific Plans on this illustration are outlined in white and labeled. Specific Plans are large residential developments. The residential units in these developments are broken down into several categories and are listed in the Specific Plan section of this report. Retail competition and major road extensions are listed on both aerial illustrations outlined above.

(3) TRADE AREA ANALYSIS AND SUBDIVISION ACTIVITY LISTING:

RESULTS OF STUDY - This section ties together all the data on the Demographic Aerial Illustration and the Subdivision Activity Aerial Illustration to produce concrete existing and future population figures for Menifee's City Limits and a 5-Mile Radius. On the "Existing Demographic Chart", beginning on page 13, data is displayed on the Demographic Aerial Illustration, page 11. This analysis calculates an updated population estimate for each trade area. Also calculated per area is the number of existing housing units. With respect to average persons per household, median household income and median value of housing, this analysis outlines averages for each trade area. To define which area is being analyzed, reference the boxed area at the top of the chart.

The next chart is the "Future Population Chart". On each area, Menifee City Limits and a 5-Mile Radius, there is both an "Existing Demographic Chart" and a "Future Population Chart". The two tie together in the following manner - Column 5 on the Existing Demographic Chart provides an updated estimated population number for the subject area. By taking this

number over to Column 4 on the Future Population Chart, we can now move forward in defining further population growth.

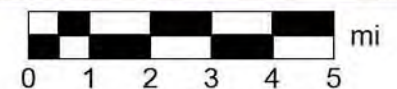
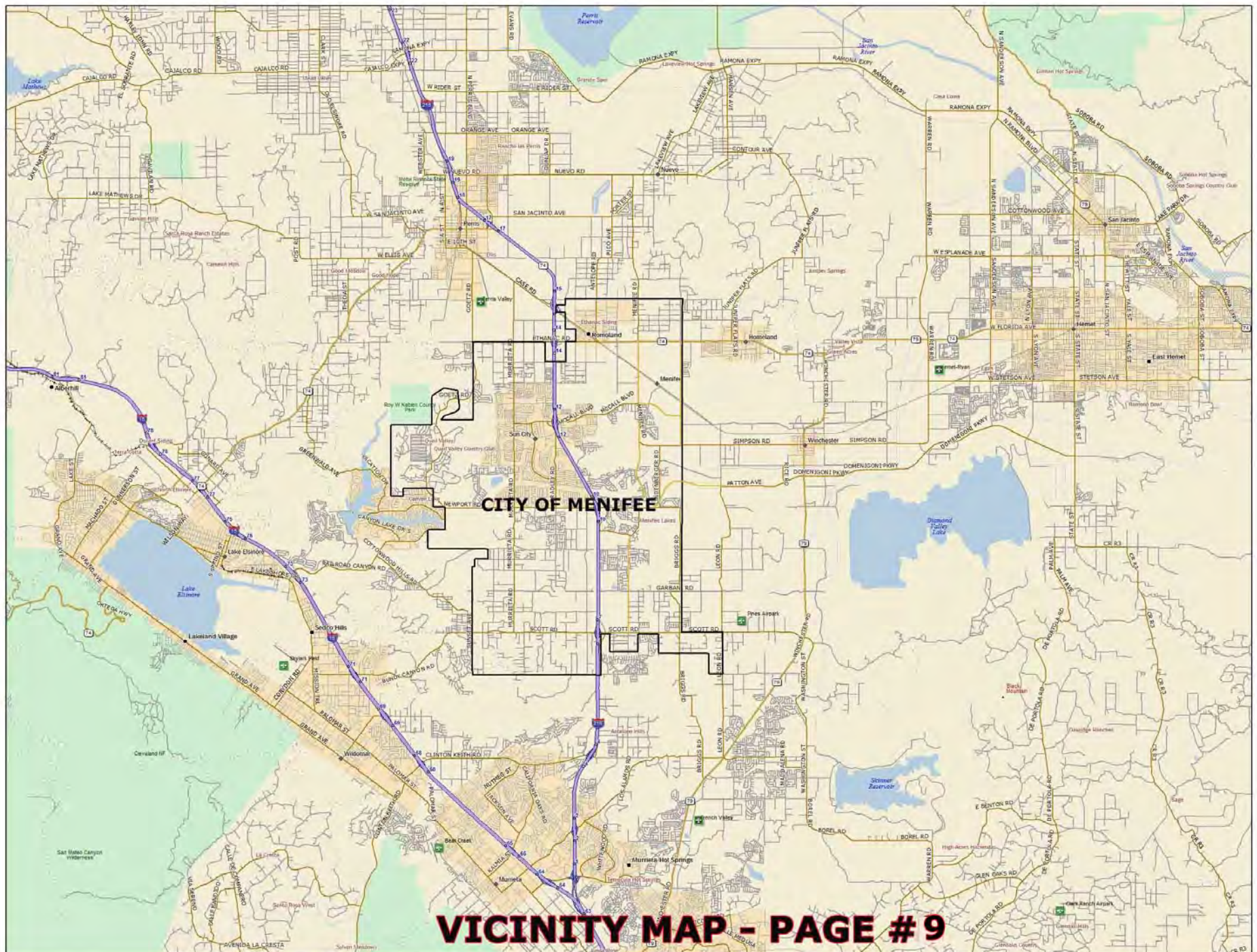
The Future Population Chart essentially breaks down the data displayed on the Subdivision Activity Illustration. By calculating the number of dwelling units that fall within each area, we can determine how many units will be built.

To understand what type of units are used to arrive at future population estimates, please reference the “Basis of Estimates” at the end of this report, page 33. We have found that this calculation must be tailored to the city or region that is under analysis.

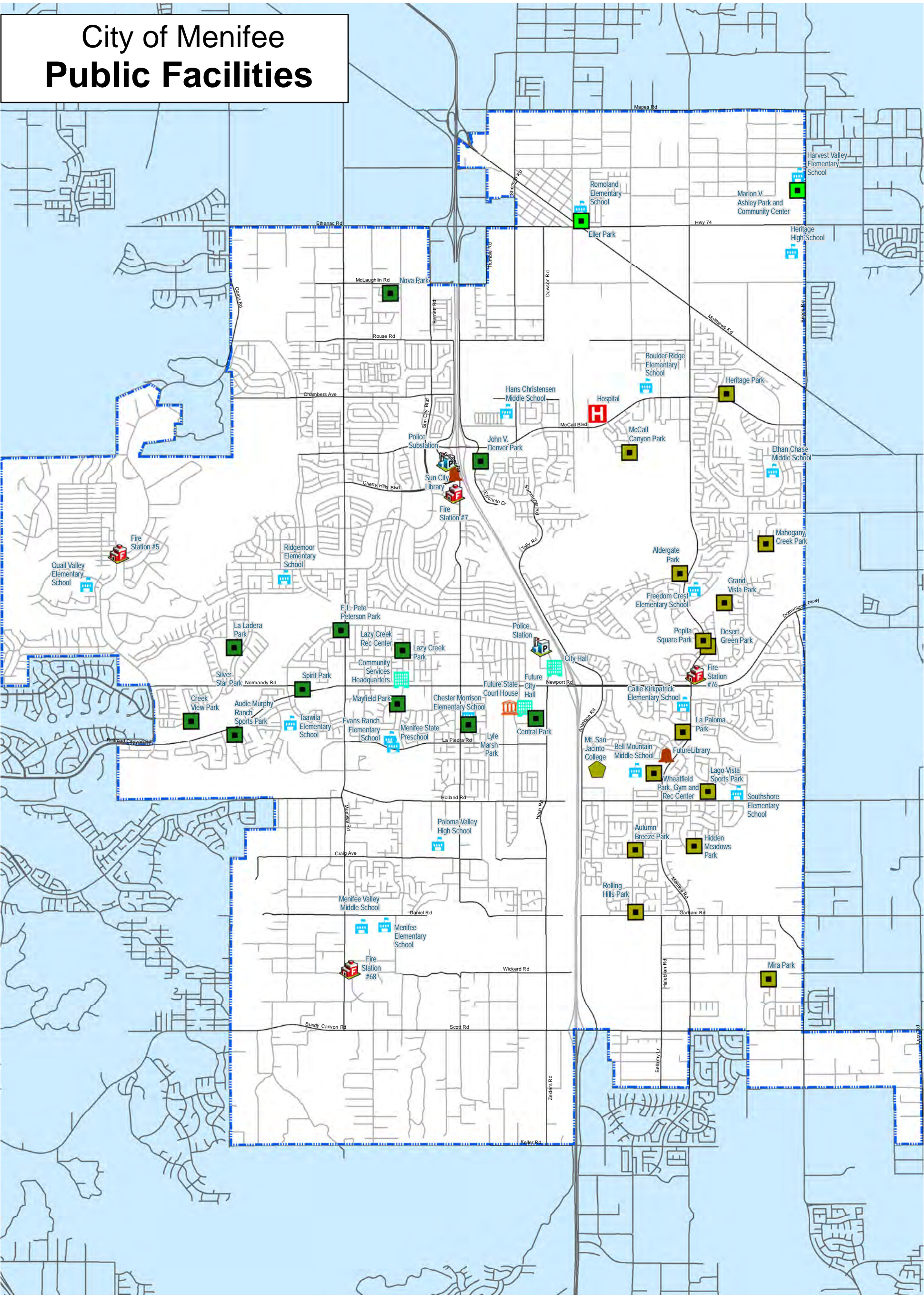
The final section of this report is called the “Subdivision Activity Listing”, page 20. Basically, this section gives details on residential subdivisions that are outlined on the Subdivision Activity Aerial Illustration. Please note, the subdivisions in this report have aerial location numbers, so easy reference is made to the specific location on the Subdivision Activity Aerial Illustration. As mentioned earlier, Derrigo Studies called most residential developers active in the subject area. The details of these conversations are found in this section and are often helpful in understanding the potential growth outlined in this study.

CHAPTER II

ILLUSTRATIONS



City of Menifee Public Facilities



Public Facility

- City Facility
- County Facility
- State Facility
- Other Public Facility



Police Facility



Fire Station



Hospital



Park - City of Menifee



Park - County of Riverside



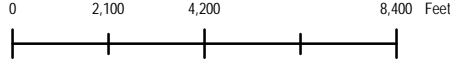
Park - Valley Wide Recreation & Park Dist



Public School



City of Menifee Boundary



1 inch = 4,200 feet



CITY OF MENIFEE
RIVERSIDE COUNTY, CALIFORNIA

DEMOGRAPHIC AERIAL ILLUSTRATION

SECTOR DEMOGRAPHIC BREAKDOWN

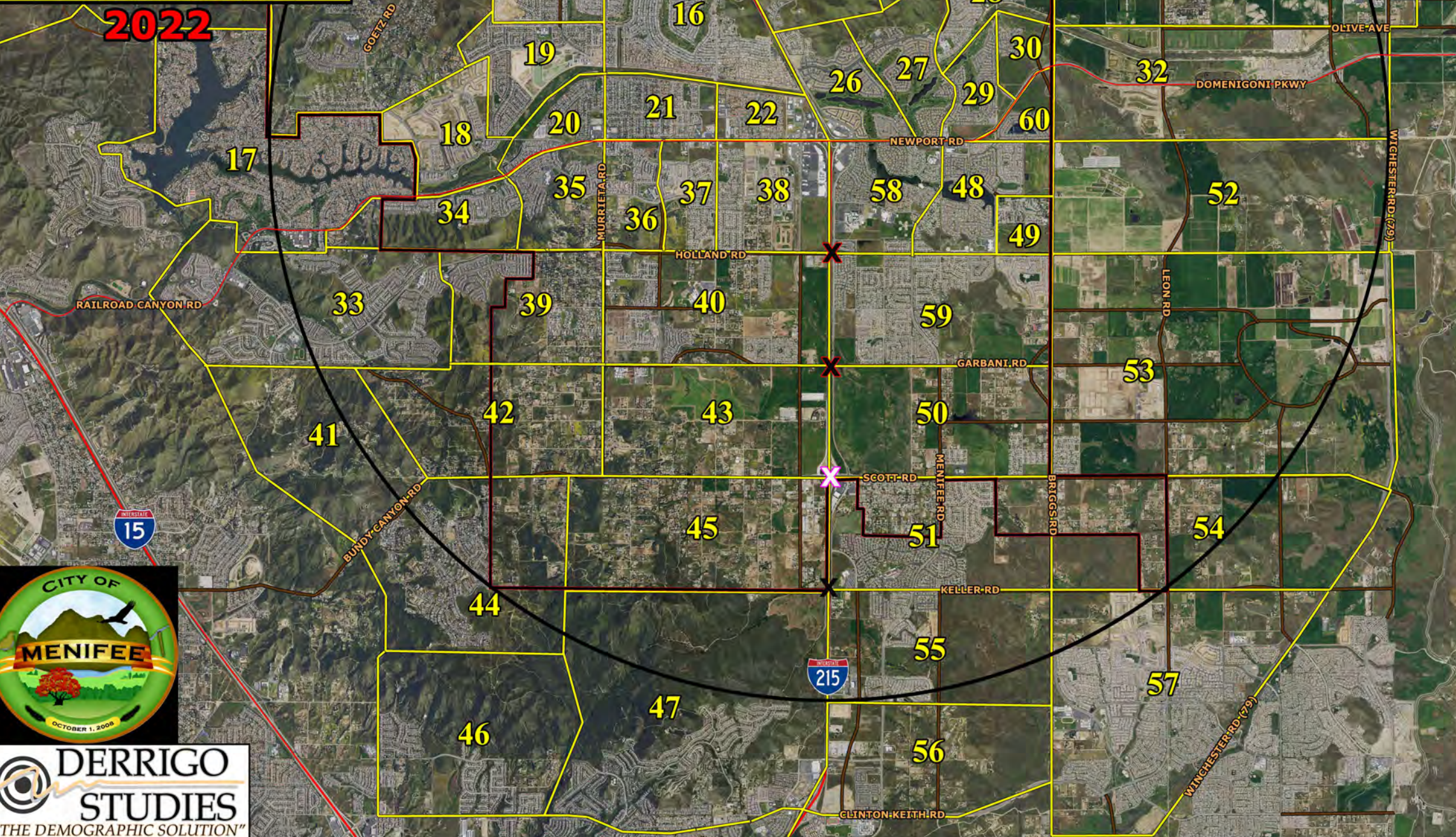
STUDY ELEMENTS

- CITY OF MENIFEE BOUNDARIES
- 5-MILE RADIUS OF INTERSTATE 215 AND NEWPORT ROAD
- UNDER CONSTRUCTION OR PLANNED MAJOR ARTERIAL
- NEWPORT ROAD / DOMENIGONI PARKWAY
- FREEWAY / INTERSTATE
- PROPOSED INTERCHANGE
- PROPOSED OVERCROSSING
- UNDER CONSTRUCTION INTERCHANGE EXPANSION
- ONE MILE SCALE

PREPARED FOR: CITY OF MENIFEE
29714 Haun Road
Menifee, California 92586
www.cityofmenifee.us

PREPARED BY: DERRIGO STUDIES
760.310.9904 / derrigostudies.com

STUDY DATE: JANUARY 2022
AERIAL FLOWN: JUNE 2020



SECTOR NUMBER	POPULATION ESTIMATE JUNE 2020	HOUSING UNITS JUNE 2020	APPH 2022	MEDIAN HOUSEHOLD INCOME 2022	MEDIAN VALUE OF HOUSING 2022
1	4,342	1,300	3.34	\$81,849	\$553,654
2	1,591	510	3.12	\$72,495	\$512,652
3	4,710	1,256	3.75	\$57,295	\$386,906
4	3,480	928	3.75	\$50,280	\$377,234
5	1,191	370	3.22	\$58,464	\$396,579
6	10	3	3.32	\$70,157	\$483,634
7	2,781	790	3.52	\$86,574	\$641,262
8	950	270	3.52	\$78,413	\$570,686
9	1,282	480	2.67	\$44,434	\$328,870
10	3,906	1,050	3.72	\$52,618	\$357,887
11	4,372	1,260	3.47	\$76,003	\$561,015
12	2,331	925	2.52	\$44,434	\$338,544
13	5,245	3,085	1.70	\$40,716	\$325,678
14	1,269	450	2.82	\$66,649	\$386,906
15	3,347	1,383	2.42	\$45,340	\$358,246
16	5,134	3,020	1.70	\$40,387	\$358,246
17	13,837	4,659	2.97	\$102,898	\$706,104
18	1,125	315	3.57	\$81,849	\$531,996
19	2,473	745	3.32	\$80,681	\$502,977
20	2,200	625	3.52	\$84,187	\$541,669
21	3,604	1,024	3.52	\$81,849	\$454,615
22	2,006	570	3.52	\$81,849	\$454,615
23	7,093	2,429	2.92	\$80,681	\$453,181
24	598	180	3.32	\$80,681	\$472,526
25	5,285	1,460	3.62	\$90,083	\$635,888
26	3,237	990	3.27	\$87,696	\$582,151
27	2,485	760	3.27	\$87,696	\$582,151
28	2,030	585	3.47	\$90,153	\$671,713
29	2,291	670	3.42	\$84,187	\$638,394
30	359	105	3.42	\$84,187	\$643,111
31	1,278	363	3.52	\$70,396	\$456,765
32	648	184	3.52	\$87,696	\$619,050
33	12,905	3,565	3.62	\$83,067	\$561,015
34	1,477	408	3.62	\$90,202	\$953,349
35	1,622	448	3.62	\$90,202	\$600,063
36	966	300	3.22	\$81,849	\$580,359
37	2,323	660	3.52	\$88,889	\$628,723
38	3,130	910	3.44	\$87,696	\$370,434
39	2,763	785	3.52	\$84,187	\$580,359
40	3,872	1,100	3.52	\$88,865	\$628,723
41	145	40	3.62	\$81,849	\$561,015
42	854	236	3.62	\$70,157	\$425,597
43	290	80	3.62	\$70,157	\$425,597
44	3,569	1,075	3.32	\$81,849	\$512,652
45	489	139	3.52	\$81,849	\$531,996
46	3,189	881	3.62	\$102,898	\$773,813
47	7,100	2,076	3.42	\$97,052	\$725,449
48	3,591	1,050	3.42	\$88,865	\$619,050
49	1,186	490	2.42	\$44,434	\$154,762
50	1,067	303	3.52	\$81,849	\$570,686
51	6,662	1,920	3.47	\$93,591	\$677,085
52	82	22	3.72	\$93,543	\$580,359
53	774	220	3.52	\$87,696	\$677,085
54	373	106	3.52	\$81,849	\$570,686
55	2,253	640	3.52	\$94,736	\$677,085
56	2,172	635	3.42	\$80,681	\$483,634
57	11,403	3,150	3.62	\$97,052	\$725,449
58	5,216	1,620	3.22	\$81,849	\$599,704
59	6,266	1,780	3.52	\$90,034	\$686,759
60	1,014	310	3.27	\$76,003	\$522,324
Totals	183,244	57,693			

SOURCE: POPULATION = HOUSING UNITS MULTIPLIED BY A.P.P.H.
OF HOUSING UNITS = COUNTED ROOF TOPS ON JUNE 2020 AERIAL
A.P.P.H. = 2021 FIGURES ADJUSTED BY SECTOR
MEDIAN HSHLD. INCOME = ESTIMATED BASED ON CURRENT HOME SALES
MEDIAN VALUE OF HOUSING = ESTIMATED BASED ON CURRENT HOME SALES



CHAPTER III

TRADE AREA ANALYSIS

MENIFEE CITY LIMITS - EXISTING DEMOGRAPHICS

SECTOR NUMBER	POPULATION ESTIMATE JUNE 2020	HOUSING UNITS JUNE 2020				APPH 2022	MEDIAN HOUSEHOLD INCOME 2022	MEDIAN VALUE OF HOUSING 2022
			MENIFEE CITY LIMITS					
			% WITHIN	POPULATION	HOUSING UNITS			
1	4,342	1,300	21.00%	912	273	3.34	\$81,849	\$553,654
2	1,591	510	100.00%	1,591	510	3.12	\$72,495	\$512,652
3	4,710	1,256	100.00%	4,710	1,256	3.75	\$57,295	\$386,906
5	1,191	370	100.00%	1,191	370	3.22	\$58,464	\$396,579
6	10	3	100.00%	10	3	3.32	\$70,157	\$483,634
7	2,781	790	100.00%	2,781	790	3.52	\$86,574	\$641,262
11	4,372	1,260	100.00%	4,372	1,260	3.47	\$76,003	\$561,015
12	2,331	925	100.00%	2,331	925	2.52	\$44,434	\$338,544
13	5,245	3,085	100.00%	5,245	3,085	1.70	\$40,716	\$325,678
14	1,269	450	100.00%	1,269	450	2.82	\$66,649	\$386,906
15	3,347	1,383	100.00%	3,347	1,383	2.42	\$45,340	\$358,246
16	5,134	3,020	100.00%	5,134	3,020	1.70	\$40,387	\$358,246
18	1,125	315	100.00%	1,125	315	3.57	\$81,849	\$531,996
19	2,473	745	100.00%	2,473	745	3.32	\$80,681	\$502,977
20	2,200	625	100.00%	2,200	625	3.52	\$84,187	\$541,669
21	3,604	1,024	100.00%	3,604	1,024	3.52	\$81,849	\$454,615
22	2,006	570	100.00%	2,006	570	3.52	\$81,849	\$454,615
23	7,093	2,429	100.00%	7,093	2,429	2.92	\$80,681	\$453,181
24	598	180	100.00%	598	180	3.32	\$80,681	\$472,526
25	5,285	1,460	100.00%	5,285	1,460	3.62	\$90,083	\$635,888
26	3,237	990	100.00%	3,237	990	3.27	\$87,696	\$582,151
27	2,485	760	100.00%	2,485	760	3.27	\$87,696	\$582,151
28	2,030	585	100.00%	2,030	585	3.47	\$90,153	\$671,713
29	2,291	670	100.00%	2,291	670	3.42	\$84,187	\$638,394
30	359	105	100.00%	359	105	3.42	\$84,187	\$643,111

MENIFEE CITY LIMITS - EXISTING DEMOGRAPHICS								
SECTOR NUMBER	POPULATION ESTIMATE JUNE 2020	HOUSING UNITS JUNE 2020	MENIFEE CITY LIMITS			APPH 2022	MEDIAN HOUSEHOLD INCOME 2022	MEDIAN VALUE OF HOUSING 2022
			%		HOUSING			
			WITHIN	POPULATION	UNITS			
34	1,477	408	100.00%	1,477	408	3.62	\$90,202	\$953,349
35	1,622	448	100.00%	1,622	448	3.62	\$90,202	\$600,063
36	966	300	100.00%	966	300	3.22	\$81,849	\$580,359
37	2,323	660	100.00%	2,323	660	3.52	\$88,889	\$628,723
38	3,130	910	100.00%	3,130	910	3.44	\$87,696	\$370,434
39	2,763	785	28.00%	774	220	3.52	\$84,187	\$580,359
40	3,872	1,100	100.00%	3,872	1,100	3.52	\$88,865	\$628,723
42	854	236	38.00%	325	90	3.62	\$70,157	\$425,597
43	290	80	100.00%	290	80	3.62	\$70,157	\$425,597
44	3,569	1,075	7.00%	250	75	3.32	\$81,849	\$512,652
45	489	139	100.00%	489	139	3.52	\$81,849	\$531,996
48	3,591	1,050	100.00%	3,591	1,050	3.42	\$88,865	\$619,050
49	1,186	490	100.00%	1,186	490	2.42	\$44,434	\$154,762
50	1,067	303	100.00%	1,067	303	3.52	\$81,849	\$570,686
51	6,662	1,920	11.00%	733	211	3.47	\$93,591	\$677,085
54	373	106	70.00%	261	74	3.52	\$81,849	\$570,686
58	5,216	1,620	100.00%	5,216	1,620	3.22	\$81,849	\$599,704
59	6,266	1,780	100.00%	6,266	1,780	3.52	\$90,034	\$686,759
60	1,014	310	100.00%	1,014	310	3.27	\$76,003	\$522,324
TOTAL								
POPULATION:	117,840			102,530				
TOTAL HOUSING UNITS:	38,530			34,051				
		TRADE AREA WEIGHTED AVERAGES:				3.01	\$71,926	\$498,781

SOURCE: "SEE BASIS OF ESTIMATES" AT END OF REPORT.

MENIFEE CITY LIMITS - FUTURE POPULATION					
	TOTAL UNITS		AVERAGE PERSON PER HOUSEHOLD	ADDITIONAL POPULATION	POPULATION ESTIMATE
COLUMNS:	(1)		(2)	(3)	(4)
(A). JUNE 2020 POPULATION					102,530
(B). UNITS RECENTLY BUILT	2,487	X	3.43	= 8,530	
(C). UNITS TO BE BUILT WITHIN 2 YEARS	2,925	X	3.43	= 10,033	
(D). BUILD OUT OF ALL OTHER UNITS	7,685	X	3.43	= 26,360	
(E). JANUARY 2022 UPDATED POPULATION					111,061
(F). JANUARY 2024 PROJECTED POPULATION					121,094
(G). TOTAL POPULATION AT BUILD OUT OF ALL UNITS PROPOSED					147,453

SOURCE:(1)=SEE SUBDIVISION ACTIVITY REPORT

(2)=AN APPH ESTIMATE OF 3.43 IS UTILIZED DUE TO THE TYPE OF DEVELOPMENT IN THE AREA

(3)=(1) X (2)

(4)=SEE EXISTING DEMOGRAPHIC CHART-MENIFEE CITY LIMITS

5-MILE RADIUS FROM INTERSTATE 215 AND NEWPORT ROAD EXISTING DEMOGRAPHICS

SECTOR NUMBER	POPULATION ESTIMATE JUNE 2020	HOUSING UNITS JUNE 2020				APPH 2022	MEDIAN HOUSEHOLD INCOME 2022	MEDIAN VALUE OF HOUSING 2022
			5-MILE RADIUS					
			% WITHIN	POPULATION	HOUSING UNITS			
1	4,342	1,300	59.00%	2,562	767	3.34	\$81,849	\$553,654
2	1,591	510	100.00%	1,591	510	3.12	\$72,495	\$512,652
3	4,710	1,256	100.00%	4,710	1,256	3.75	\$57,295	\$386,906
4	3,480	928	1.00%	35	9	3.75	\$50,280	\$377,234
5	1,191	370	100.00%	1,191	370	3.22	\$58,464	\$396,579
6	10	3	100.00%	10	3	3.32	\$70,157	\$483,634
7	2,781	790	100.00%	2,781	790	3.52	\$86,574	\$641,262
8	950	270	100.00%	950	270	3.52	\$78,413	\$570,686
9	1,282	480	100.00%	1,282	480	2.67	\$44,434	\$328,870
10	3,906	1,050	24.00%	937	252	3.72	\$52,618	\$357,887
11	4,372	1,260	100.00%	4,372	1,260	3.47	\$76,003	\$561,015
12	2,331	925	100.00%	2,331	925	2.52	\$44,434	\$338,544
13	5,245	3,085	100.00%	5,245	3,085	1.70	\$40,716	\$325,678
14	1,269	450	100.00%	1,269	450	2.82	\$66,649	\$386,906
15	3,347	1,383	100.00%	3,347	1,383	2.42	\$45,340	\$358,246
16	5,134	3,020	100.00%	5,134	3,020	1.70	\$40,387	\$358,246
17	13,837	4,659	55.00%	7,610	2,562	2.97	\$102,898	\$706,104
18	1,125	315	100.00%	1,125	315	3.57	\$81,849	\$531,996
19	2,473	745	100.00%	2,473	745	3.32	\$80,681	\$502,977
20	2,200	625	100.00%	2,200	625	3.52	\$84,187	\$541,669
21	3,604	1,024	100.00%	3,604	1,024	3.52	\$81,849	\$454,615
22	2,006	570	100.00%	2,006	570	3.52	\$81,849	\$454,615
23	7,093	2,429	100.00%	7,093	2,429	2.92	\$80,681	\$453,181
24	598	180	100.00%	598	180	3.32	\$80,681	\$472,526

5-MILE RADIUS FROM INTERSTATE 215 AND NEWPORT ROAD EXISTING DEMOGRAPHICS

SECTOR NUMBER	POPULATION ESTIMATE JUNE 2020	HOUSING UNITS JUNE 2020				MEDIAN		MEDIAN
			5-MILE RADIUS			APPH 2022	HOUSEHOLD INCOME 2022	VALUE OF HOUSING 2022
			% WITHIN	POPULATION	HOUSING UNITS			
25	5,285	1,460	100.00%	5,285	1,460	3.62	\$90,083	\$635,888
26	3,237	990	100.00%	3,237	990	3.27	\$87,696	\$582,151
27	2,485	760	100.00%	2,485	760	3.27	\$87,696	\$582,151
28	2,030	585	100.00%	2,030	585	3.47	\$90,153	\$671,713
29	2,291	670	100.00%	2,291	670	3.42	\$84,187	\$638,394
30	359	105	100.00%	359	105	3.42	\$84,187	\$643,111
31	1,278	363	16.00%	204	58	3.52	\$70,396	\$456,765
32	648	184	100.00%	648	184	3.52	\$87,696	\$619,050
33	12,905	3,565	52.00%	6,711	1,854	3.62	\$83,067	\$561,015
34	1,477	408	100.00%	1,477	408	3.62	\$90,202	\$953,349
35	1,622	448	100.00%	1,622	448	3.62	\$90,202	\$600,063
36	966	300	100.00%	966	300	3.22	\$81,849	\$580,359
37	2,323	660	100.00%	2,323	660	3.52	\$88,889	\$628,723
38	3,130	910	100.00%	3,130	910	3.44	\$87,696	\$370,434
39	2,763	785	100.00%	2,763	785	3.52	\$84,187	\$580,359
40	3,872	1,100	100.00%	3,872	1,100	3.52	\$88,865	\$628,723
41	145	40	30.00%	43	12	3.62	\$81,849	\$561,015
42	854	236	100.00%	854	236	3.62	\$70,157	\$425,597
43	290	80	100.00%	290	80	3.62	\$70,157	\$425,597
44	3,569	1,075	52.00%	1,856	559	3.32	\$81,849	\$512,652
45	489	139	100.00%	489	139	3.52	\$81,849	\$531,996
48	3,591	1,050	100.00%	3,591	1,050	3.42	\$88,865	\$619,050
49	1,186	490	100.00%	1,186	490	2.42	\$44,434	\$154,762
50	1,067	303	100.00%	1,067	303	3.52	\$81,849	\$570,686

5-MILE RADIUS FROM INTERSTATE 215 AND NEWPORT ROAD EXISTING DEMOGRAPHICS								
SECTOR NUMBER	POPULATION ESTIMATE JUNE 2020	HOUSING UNITS JUNE 2020				APPH 2022	MEDIAN HOUSEHOLD INCOME 2022	MEDIAN VALUE OF HOUSING 2022
			5-MILE RADIUS					
			% WITHIN	POPULATION	HOUSING UNITS			
51	6,662	1,920	100.00%	6,662	1,920	3.47	\$93,591	\$677,085
52	82	22	100.00%	82	22	3.72	\$93,543	\$580,359
53	774	220	100.00%	774	220	3.52	\$87,696	\$677,085
54	373	106	81.00%	302	86	3.52	\$81,849	\$570,686
55	2,253	640	100.00%	2,253	640	3.52	\$94,736	\$677,085
57	11,403	3,150	1.00%	114	32	3.62	\$97,052	\$725,449
58	5,216	1,620	100.00%	5,216	1,620	3.22	\$81,849	\$599,704
59	6,266	1,780	100.00%	6,266	1,780	3.52	\$90,034	\$686,759
60	1,014	310	100.00%	1,014	310	3.27	\$76,003	\$522,324
TOTAL								
POPULATION:	170,783			135,920				
TOTAL HOUSING UNITS:	54,101			44,056				
		TRADE AREA WEIGHTED AVERAGES:				3.09	\$75,542	\$523,870

SOURCE: "SEE BASIS OF ESTIMATES" AT END OF REPORT.

5-MILE RADIUS FROM INTERSTATE 215 AND NEWPORT ROAD - FUTURE POPULATION						
TOTAL UNITS			AVERAGE PERSON PER HOUSEHOLD		ADDITIONAL POPULATION	POPULATION ESTIMATE
COLUMNS:	(1)		(2)		(3)	(4)
(A). JUNE 2020 POPULATION						135,920
(B). UNITS RECENTLY BUILT	3,278	X	3.40	=	11,145	
(C). UNITS TO BE BUILT WITHIN 2 YEARS	5,122	X	3.40	=	17,415	
(D). BUILD OUT OF ALL OTHER UNITS	20,030	X	3.40	=	68,102	
(E). JANUARY 2022 UPDATED POPULATION						147,066
(F). JANUARY 2024 PROJECTED POPULATION						164,480
(G). TOTAL POPULATION AT BUILD OUT OF ALL UNITS PROPOSED						232,582

SOURCE:(1)=SEE SUBDIVISION ACTIVITY REPORT

(2)=AN APPH ESTIMATE OF 3.40 IS UTILIZED DUE TO THE TYPE OF DEVELOPMENT IN THE AREA

(3)=(1) X (2)

(4)=SEE EXISTING DEMOGRAPHIC CHART-5-MILE RADIUS FROM INTERSTATE 215 AND NEWPORT ROAD

CHAPTER IV

SUBDIVISION ACTIVITY LISTING

RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
MENIFEE	1	MENIFEE VILLAGE	DIAMOND BROS	TM 33703	SF	DP	91						91					18.17 ACRES. UNDER CITY REVIEW
PERRIS	2	STONECREEK AND SEASONS @ GREEN VALLEY RANCH	KB HOME, RICHMOND AMERICAN HOMES		SF	UC	376	10	225	83	58			492-540	1700-3040	951.200.3099	GREEN VALLEY RANCH	
COUNTY	3	SEVILLA	LENNAR	TM 32151	TH	UC	180			180							WINCHESTER 1800	
COUNTY	4	RIVERSIDE COUNTY SUBDIVISION	STONE STAR RIVERSIDE	TM 31500	SF	TM	206					206					MENIFEE NORTH	53.3 ACRES
WILDOMAR	5	OAK CREEK CANYON	OAK CREEK CANYON LLC	TM 36388	SF	TM	275					275				949.218.6023		INCLUDES 5 ACRES COMMERCIAL SITE. PROJECT WAS APPROVED IN 2013
WILDOMAR	6	WESTPARK PROMENADE	WESTPARK PROMENADE DEVELOPMENT	TM 36122	CONDOS	TM	191					191				714.334.6711		27.6 ACRES. MIX USE PROJECT INCLUDING 13.43 COMMERCIAL ACRES
WILDOMAR	7	GROVE PARK	LENNAR	P 14-0041	CONDOS	TM	138					138				858.546.0900		MIX USE PROJECT ON 20 ACRES TO INCLUDE COMMERCIAL
MENIFEE	8	ROCKPORT RANCH	LENNAR	TM 37131	SF	UC	305			5	300							79.68 ACRES. MAJOR GRADING UNDERWAY. MODEL HOMES TO START SOON
MENIFEE	9	VAQUERO	RICHMOND AMERICAN		SF	RB	93		93						2320-2920		AUDIE MURPHY RANCH	
MENIFEE	10	VALOR AND VALOR WEST	RICHMOND AMERICAN		SF	RB	115	25	90						2800-3520		AUDIE MURPHY RANCH	
MENIFEE	11	SAVANNAH	BROOKFIELD RESIDENTIAL		SF	RB	129	30	99						2718-3492		AUDIE MURPHY RANCH	ONLY ONE HOME LEFT FOR SALE
MENIFEE	12	WILLOW TREE	WILLIAM LYON HOMES		SF	RB	118	106	12						2260-2744		AUDIE MURPHY RANCH	PROJECT IN TWO LOCATIONS AND SOLD OUT
MENIFEE	13	KINGSTON	MERITAGE HOMES		SF	RB	102	87	15						1990-2912		AUDIE MURPHY RANCH	PROJECT SOLD OUT

RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
WILDOMAR	14	WILDOMAR CROSSROADS	KASSEN KLEIN	PA 21-0145	MIX	DP	150						150			951.733.7665		MIX USE PROJECT TO INCLUDE COMMERCIAL
MURRIETA	15	WHITEWOOD SOUTH	GOLDEN CITY LAND CO.	DP 2021-2347	APTS	DP	324						324			760.473.4264		PROJECT SUBMITTED 6/2021
MURRIETA	16	WHITEWOOD APTS AND CONDOS	CORMAN LEIGH COMMUNITIES	TM 38185, 38199	MIX	DP	483						483			951.296.5070		29 ACRES. PROJECT TO INCLUDE 330 APTS AND 153 CONDOS
MENIFEE	17	NOBLE AT AUDIE MURPHY RANCH	RICHMOND AMERICAN HOMES		SF	UC	105		10	20	75			605-700	2272-3135	951.226.3993	AUDIE MURPHY RANCH	28 HOMES SOLD
MENIFEE	18	SADDLEWOOD II AT AUDIE MURPHY RANCH	DR HORTON	TM 36484, 36485	SF	UC	82		25	35	22			539+	1898-2929	951.549.6121	AUDIE MURPHY RANCH	
COUNTY	19	RIVERSIDE COUNTY SUBDIVISION	SAN PEDRO FARMS RANCON LLC	TM 36467	SF	TM	421					421					WINCHESTER HILLS	156.12 ACRES. TM EXPIRES 11/2022. PROJECT IN ESCROW CLOSING SEPTEMBER 2022
COUNTY	20	RIVERSIDE COUNTY SUBDIVISION	LBL INVESTMENTS, INC.	TM 37078	CONDOS	TM	163						163					30.62 ACRES. TM APPROVED 1/2022
MENIFEE	21	CANTALENA	RICHLAND PLANNED COMMUNITIES, INC.	TM 33732	SF	TM	296					296				949.383.4124	CANTALENA	PROJECT IN FINAL ENGINEERING
COUNTY	22	RIVERSIDE COUNTY SUBDIVISION	MDMG, INC. / SUN HOLLAND, LLC	TM 37439	SF	TM	447					447				951.955.3025		158.18 ACRES. RECENTLY CERTIFIED EIR
MENIFEE	23	NAUTICAL COVE	RANCON 155	TM 31229	SF	TM	239					239				951.676.6664		78 ACRES WITH A LAKE
COUNTY	24	WINCHESTER HILLS	PARDEE HOMES	TM 33145	CONDOS	UC	378			378							WINCHESTER HILLS	34.16 ACRES
COUNTY	25	RIVERSIDE COUNTY SUBDIVISION	OMNI FINANCIAL	TM 32027	SF	TM	101					101						APPROX. 27.5 ACRES. TM EXPIRES 9/22
COUNTY	26	POPPY, VERBENA, AMBROSIA @ EAGEL CREST	PULTE HOMES	TM 30837	SF	UC	320		225	95				559-716	3520-3961	951.458.5096		PROJECT IN FINAL PHASES
MENIFEE	27	KADENCE, CANVAS, NEWPARK AND EASTON AT CENTENNIAL	PARDEE HOMES	TM 32277	SF	RB	411	100	311					450+	2099-4237	951.430.0154		PROJECT SOLD OUT

RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
MENIFEE	28	BRIXTON & WINDSOR	PULTE HOMES	TM 28206	SF	RB	127	70	57					377-504	1959-3337	951.433.7495		PROJECT SOLD OUT. LAST UNITS COMPLETED IN PROJECT OF 258 UNITS
MENIFEE	29	CAMDEN PLACE	WILLIAM LYON HOMES	TM 37067	SF	UC	151	35	96	20				552+	1725	951.550.8484	MENIFEE TOWN CENTER	ONE UNIT LEFT FOR SALE
MENIFEE	30	THE TOWNES	LENNAR	TM 37176-37179	TH	UC	218		175	43				420+	1330-1477	951.430.0795	MENIFEE TOWN CENTER	PROJECT IS SOLD OUT
MENIFEE	31	ARTESA	ALLIANCE	TM 37176-37179	APTS	RB	330	145	185							833.279.2759	MENIFEE TOWN CENTER	
MENIFEE	32	ALDER RANCH	FPG TRICON MENIFEE PROPERTIES	TM 32628	CONDOS	FM	327				327							30.60 ACRES. PROJECT HAS RECENTLY BEEN SOLD
MENIFEE	33	MENIFEE SUBDIVISION	GRANITE MENIFEE FARMS LLC	TM 33511	SF	DP	71						71					27.30 ACRES
MENIFEE	34	DEL ORO	DR HORTON	TM 36852	SF	UC	68			15	53			TBD	2319-3015	877.354.7964		GRAND OPENING 1/15/22
MENIFEE	35	DEL ORO NORTH	DR HORTON	PP 2015-164	APTS	FM	338				338							PROJECT INCLUDES 238 APTS AND 100 SENIOR UNITS. PROJECT IS GRADED
COUNTY	36	LIBERTY AND SEASONS RANCH AT BRAVERDE	RICHMOND AMERICAN	TM 36785	MIX	UC	511			50	461			545-599	1410-2080	950.926.9246		170.8 ACRES. PROJECT COMPLETELY GRADED
COUNTY	37	MORNING STAR RANCH	STANDARD PACIFIC	TM 30069	SF	FM	200	20	30		150						WINCHESTER 1800	
MURRIETA	38	THE PRESERVE	WILLIAM LYON COMMUNITIES	28532-3/-5,	SF	RB	207	100	107					523-587	1941-3401	951.383.5488		
MURRIETA	39	MEADOWLARK POINTE	DR HORTON	TM 37493	CONDOS	UC	83			83				430+	1129-1584	951.739.5482		5 ACRES
COUNTY	40	PROVENCE AT HERITAGE RANCH, SUTTON RANCH, MOSAIC COURT	BEAZER HOMES	32185	SF	UC	526	300	201	25				690-770	1691-3053	951.200.4654		FINAL MOVE-INS MARCH 2022
COUNTY	41	AUTUMN CREEK	KB HOME	TM 31632-2	SF	UC	86			20	66			502-566			WINCHESTER HILLS	
COUNTY	42	LENNAR AT THE RESERVE	LENNAR	TM 37028	SF	UC	133			25	108			506-790	1611-1823			43.91 ACRES

RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
COUNTY	43	AGAVE, ASPEN, ROSEWOOD, SEASONS, SYCAMORE NORTH, TAMARACK, PALMETTO, AGAVE, SANTOLINA, OVERLAND AND BRAEBURN AT SPENCER'S CROSSING	RICHMOND AMERICAN HOMES, PARDEE HOMES, BROOKFIELD RESIDENTIAL, KB HOME, PULTE HOMES, TRI POINTE HOMES AND LENNAR	TM 37053, 32289, 90	SF	UC	1,005	300	290	60	355			649+	2800-3684	951.926.9246	SPENCER'S CROSSING	APPROX. 340 ACRES
COUNTY	44	RIVERSIDE COUNTY SUBDIVISION	CAPITAL PACIFIC HOMES	TM 33303	SF	TM	24					24				951.279.2447		APPROX. 7.4 ACRES
COUNTY	45	CAMBERLY PLACE	KB HOME	TM 33423	SF	RB	132	40	92					493-700	1392-3234	951.383.4880		APPROX. 46.15 ACRES
COUNTY	46	RIVERSIDE COUNTY SUBDIVISION	CITY DEVELOPMENT, INC.	TM 33225	SF	TM	14					14				951.955.6035		4.82 ACRES. TM MAY HAVE EXPIRED
COUNTY	47	WINCHESTER HILLS	WINCHESTER HILLS CSI, LLC	TM 30977	SF	TM	414					414				951.955.0314	WINCHESTER HILLS	260.5 ACRES TM EXPIRES 12/2022
MURRIETA	48	MURRIETA HILLS	MURRIETA HILLS, LLC	TM 35853	MIX	TM	522					522				760.450.0444	MURRIETA HILLS	970 ACRES. PROJECT RECEIVED APPROVAL 11/2021
COUNTY	49	WINCHESTER 1800	CV COMMUNITIES LLC	TM 36437	SF	TM	102					102					WINCHESTER 1800	APPROX. 40 ACRES. TM EXPIRES 4/2022
COUNTY	50	ALURE	KB HOME	TM 35161	SF	RB	51	41	10					470+	2628	951.319.3669	WINCHESTER 1800	APPROX. 20 ACRES
COUNTY	51	RIVERSIDE COUNTY SUBDIVISION	EPC HOLDINGS 781, LLC	TM 31700	SF	TM	64					64				951.955.0314		20.7 ACRES. TM MAY HAVE EXPIRED
COUNTY	52	RIVERSIDE COUNTY SUBDIVISION	KEITH GARDNER	TM 36687	SF	TM	69					69					WINCHESTER 1800	18.48 ACRES. TM EXPIRES 2/2022
COUNTY	53	RIVERSIDE COUNTY SUBDIVISION	FRENCH VALLEY ASSOCIATES, LLC	TM 36722	MIX	TM	146					146						40.6 ACRES. TM EXPIRES 6/2022
WILDOMAR	54	WILDOMAR RIDGE RESIDENTIAL	NOVA HOMES	TM 36952	MIX	TM	77					77				562.355.0835		11.25 ACRES. PROJECT APPROVED 2017
COUNTY	55	RIVERSIDE COUNTY SUBDIVISION	VIR PRABHU DHALLA	TM 32272	SF	TM	38					38				951.955.0314		12 ACRES. TM MAY HAVE EXPIRED
MENIFEE	56	PACIFIC GALLERIA	PACIFIC COMMUNITIES	TM 30664	SF	RB	33	9	24					929+	3370-5223	949.345.1414		8 ACRES

RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
MENIFEE	57	GOLDEN MEADOWS	RICHLAND COMMUNITIES	TM 31194	SF	TM	483					483						207 ACRES. SUBMITTED 2ND EXTENSION OF TIME
MENIFEE	58	MENIFEE SUBDIVISION	BUNDY CANYON DEVELOPMENT COMPANY	TR 36684	SF	DP	8					8						52 ACRES. UNDER CITY REVIEW
MENIFEE	59	PEPPER TREE AND CYPRESS AT HIDDEN HILLS	KB HOME	TM 30142, 33620	SF	UC	511	310	176	25				543-571	1430-3595	951.430.1071		166 ACRES. PEPPER TREE SOLD OUT
MENIFEE	60	QUARTZ RANCH	LENNAR	TR 28786, 28791-94	SF	FM	379				379						PACIFIC MAYFIELD	
MENIFEE	61	PRIMROSE AT PACIFIC MAYFIELD	PACIFIC COMMUNITIES	28786, 28789, 28791-94	SF	RB	134	74	60					450-580	1788-2341	951.790.0930	PACIFIC MAYFIELD	PROJECT SOLD OUT. 55+ COMMUNITY
COUNTY	62	MEADOWS AND WESTERNLY POINT AT WINCHESTER RIDGE	DR HORTON	TM 31892	SF	UC	379		132	20	227			537+	2052-3015	951.739.5492	WINCHESTER HILLS	241.8 ACRES
COUNTY	63	WINCHESTER HILLS	KB HOME	TM 36417	MIX	FM	243				243						WINCHESTER HILLS	51.43 ACRES. KB HOME RECENTLY PURCHASED PROJECT
MENIFEE	64	TALAVERA	KB HOME	TM 29777	SF	UC	173		70	25	78			504-541	1392-1860	951.355.0000		63.48 ACRES
MENIFEE	65	DURANGO, OAK SHADE, PERSANO, SALERNO AND INDIGO AT SHADOW MOUNTAIN	KB HOME	TM 29835	SF	UC	514		80	50	384			537-625	1551-2206	951.591.1595		236 ACRES
MENIFEE	66	ROCKPORT AND PARKVIEW	CALATLANTIC HOMES	TM 37136	SF	RB	83		83					408-427	1611-1823	951.484.1858	HERITAGE LAKE	
MENIFEE	67	CHELSEA AND HAMPTON AT HERITAGE LAKE	LENNAR	34406, 34180	SF	UC	296	200	80	16				525-604	1870-2926	951.483.2153	HERITAGE LAKE	CHELSEA COMPLETED WITH HAMPTON IN FINAL PHASES

RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
MENIFEE	68	MENIFEE VALLEY RANCH	BROOKFIELD CALIFORNIA LAND CO.	TM 37573, 31811, 12, 34406, 34180	SF	DP	1,711						1,711			714.200.1533	MENIFEE VALLEY RANCH	590 ACRES. HOME CONSTRUCTION EXPECTED 2025. DEVELOPER PLANS ON PROVIDING 6.8 MILLION SQUARE FEET OF LIGHT INDUSTRIAL
MENIFEE	69	DIAMOND CROSSING	PULTE HOMES	TM 37671	SF	DP	182						182					UNDER CITY REVIEW
MENIFEE	70	SUMAC RIDGE RESIDENTIAL	MERITAGE HOMES	TM 37668	SF	UC	175			5	170							56.58 ACRES. GRADING AND MODELS UNDERWAY
MENIFEE	71	HERITAGE, MERIT AND CREST @ BANNER PARK	PULTE HOMES	32102	SF	UC	277	6	85	186				545-637	2200-3200	951.374.6335		PROJECT OPENED 10/2021
COUNTY	72	CRESCENT POINT AND PALOMA AT SIERRA RIDGE	DR HORTON	TM 29905	SF	RB	150		150					445-495	1898-2861	951.672.7441	MENIFEE NORTH	53.7 ACRES
MENIFEE	73	TRAILHEAD AND WESTWARD AT REMINGTON PLACE	LENNAR	TM 31098	SF	UC	264		65	15	184			520-620	1769-4134	888.213.1794		71 ACRES
COUNTY	74	RIVERSIDE COUNTY SUBDIVISION	LANSING STONE STAR RIVERSIDE, LLC	TM 30972	SF	TM	91					91					MENIFEE NORTH	72.9 ACRES. READY TO RECORD FM. EXPECT TO SALE TO BUILDER. TM EXPIRES 11/2022
COUNTY	75	WINCHESTER HILLS	DR HORTON	TM 34677	SF	FM	422				422					951.955.0314	WINCHESTER HILLS	73.22 ACRES. PROJECT TO START SOON
MENIFEE	76	LEGADO	NEWPORT PACIFIC LAND	TM 37408, 37409, 37391	SF	TM	1,022					1,022						300 ACRES. MAPS IN FINAL ENGINEERING. MIX USE PROJECT
MENIFEE	77	SAGEWOOD	DR HORTON	TM 37400	SF	UC	174			5	169			509+	1898-2617	951.739.5432		46.9 ACRES. PRE-SELLING UNITS
MENIFEE	78	MENIFEE SUBDIVISION	VALLEY BOULEVARD	TM 36911	SF	TM	174					174						21.66 ACRES

RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
COUNTY	79	MENIFEE NORTH	WSI LAND HOLDINGS - RICHLAND COMMUNITIES	TM 37533, 30972, 31500, 29262, 29322	SF	FM	762				762					949.367. 9400	MENIFEE NORTH	199 ACRES. GRADING UNDERWAY
MENIFEE	80	MENIFEE NORTH	MR 27 LLC (RANCON)	TM 34118	SF	TM	85					85					MENIFEE NORTH	27.58 ACRES
COUNTY	81	WINCHESTER HILLS	RANCON / STRATA	TM 30806	SF	FM	179				179						WINCHESTER HILLS	84.8 ACRES.
COUNTY	82	MENIFEE NORTH	WATSON 206, LLC - DIVERSIFIED PACIFIC	TM 29326	SF	TM	65					65				951.955. 6184	MENIFEE NORTH	APPROX. 39 ACRES. TM EXPIRES 12/2022
MENIFEE	83	MENIFEE NORTH	MR-27, LLC / RANCON	TM 34600	CONDOS	TM	149					149				951.696. 0600	MENIFEE NORTH	APPROX. 19.9 ACRES
MENIFEE	84	KINSINGTON APARTMENTS	BOB LOVE	PP 19469	APTS	FM	221				221							SENIOR CITIZEN APTS. PROJECT GRADED
MENIFEE	85	SKY VIEW	WOODSIDE HOMES	TM 28859	SF	UC	163		40	30	93			508-594	1755-3381	951.783. 4206		
MENFIEE	86	MENIFEE NORTH	MR 56, LLC. (RANCON)	TM 33738	SF	TM	57					57					MENIFEE NORTH	11.37 ACRES
COUNTY	87	MENIFEE NORTH	WATSON 206, LLC - DIVERSIFIED PACIFIC, PETER PITASSI	TM 29327, 29328, 31820	SF	TM	169					169				951.955. 6035	MENIFEE NORTH	APPROX. 40 ACRES
COUNTY	88	WINCHESTER HILLS	WINCHESTER HILLS CSI, LLC	TM 30976	SF	TM	162					162				951.676. 6664	WINCHESTER HILLS	53.39 ACRES. TM EXPIRES 12/2022
COUNTY	89	SALT CREEK AT CONESTOGA	LENNAR	TM 30322	SF	RB	100	40	60						1611-2590	951.467. 3051	WINCHESTER HILLS	PROJECT SOLD OUT
COUNTY	90	THE WOODS	WOODS VENTURE, LLP	TM 32816-32818, 33743	APTS	FM	493				493						WINCHESTER HILLS	PROJECT TO CLOSE ESCROW 12/2022
COUNTY	91	WINCHESTER HILLS	TRI POINTE HOMES	TM 30807	SF	UC	194			5	189			TBD	TBD		WINCHESTER HILLS	APPROX. 201.67 ACRES. GRADING AND MODELS UNDERWAY
COUNTY	92	PLEASANT VALLEY RANCH	DR HORTON	TM 30989	SF	UC	190			5	185			TBD	1898-2537	877.354. 7964		58.3 ACRES. COMING SOON
COUNTY	93	LA VENTANA RIVERSIDE COUNTY SUBDIVISION	DR HORTON	TM 31100	SF	FM	227				227						WINCHESTER HILLS	77 ACRES. DEVELOPER RECENTLY PURCHASED PROJECT
COUNTY	94		STONE STAR RIVERSIDE, LLC	TM 32394	SF	TM	166					166				951.955. 6035		39.9 ACRES. TM EXPIRES 2/2023

RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
MENIFEE	95	JASPER AT AUDIE MURPHY RANCH	MERITAGE HOMES	TM 36485-6	SF	UC	137		65	22	50			538+	1910-2948	877.275.6374	AUDIE MURPHY RANCH	
COUNTY	96	OLIVE ROAD ESTATES	MIGHTY DEVELOPMENT, INC.	TM 32282, 32679	SF	TM	124					124				951.955.6184		19.54 ACRES. TM MAY HAVE EXPIRED
MENIFEE	97	COMPASS AT AUDIE MURPHY RANCH	TRI POINTE HOMES		SF	UC	147		24	38	85			580+	2436-3741	951.356.9673	AUDIE MURPHY RANCH	
COUNTY	98	RIVERSIDE COUNTY SUBDIVISION	TAGHDIRI HUSHMAND TRUST	TM 32679	SF	TM	62					62				951.855.3338		19.44 ACRES. THIRD EXTENSION HAS BEEN APPLIED FOR
COUNTY	99	RIVERSIDE COUNTY SUBDIVISION	MOUNTAIN VISTA HOMES	TM 33700	SF	TM	128					128				951.955.0314		40.18 ACRES
COUNTY	100	RIVERSIDE COUNTY SUBDIVISION	CITY DEVELOPMENT, INC.	TM 31857	SF	TM	140					140				951.955.0314		44 ACRES. TM EXPIRES 8/2022
MENIFEE	101	THE VILLAGE @ JUNIPERO	CHRISTIANSON & COMPANY	TM 38340	APTS	DP	240						240					UNDER CITY REVIEW
COUNTY	102	NORTH SKY	DR HORTON	TM 31633	SF	UC	128			5	123			TBD	2319-3015	877.354.7964	WINCHESTER HILLS	94.24 ACRES. GRADING AND MODELS UNDERWAY
MENIFEE	103	SADDLEWOOD AT AUDIE MURPHY RANCH	DR HORTON		SF	RB	82		82					539+	1898-2929	951.751.3860	AUDIE MURPHY RANCH	
COUNTY	104	ASPEN POINTE	DR HORTON	TM 30809	SF	RB	123		123					430-500	1576-2239	951.751.3860	WINCHESTER HILLS	33.5 ACRES. PROJECT SOLD OUT
COUNTY	105	INDIGO TRAILS & THE WOODS	PACIFIC COMMUNITIES, OOSTDAM	TM 30808	SF	TM	346					346				951.676.6664	WINCHESTER HILLS	TM EXPIRES 3/2022
COUNTY	106	WINCHESTER HILLS	DAVE JACINTO	TM 36288	SF	FM	72				72						WINCHESTER HILLS	APPROX. 10 ACRES. SEWER, WATER AND ELECTRICAL ARE IN. TM EXPIRES 11/23
COUNTY	107	WINCHESTER HILLS	VAN DAELE HOMES	TM 30266-1	SF	FM	57				57						WINCHESTER HILLS	
COUNTY	108	WINCHESTER HILLS	WINCHESTER MEADOWS	TM 33498	CONDOS	TM	225					225					WINCHESTER HILLS	
COUNTY	109	RIVERSIDE COUNTY SUBDIVISION	STONE STAR RIVERSIDE LLC	TM 36365	MIX	TM	224					224						APPROX. 72 ACRES
COUNTY	110	MENIFEE NORTH	STRATA EQUITY GROUP LLC	TM 36430	SF	FM	340				340						MENIFEE NORTH	APPROX. 180 ACRES. GRADING UNDERWAY

RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
MENIFEE	111	HACIENDA & MAJESTIC AT AUDIE MURPHY RANCH	PULTE HOMES		SF	RB	90		90						2070-3337		AUDIE MURPHY RANCH	PROJECT SOLD OUT
COUNTY	112	MEADOW VIEW AND NIGHTSKY AT PRAIRIE CROSSINGS	LENNAR	TM 31141-42	SF	UC	231		10	40	181			519-574	1823-2590	877.202.8734	WINCHESTER HILLS	
COUNTY	113	CROSSROADS AT WINCHESTER	REGENT WINCHESTER	PM 28605	SF	FM	260				260					951.676.6664	CROSSROADS AT WINCHESTER	SF = 106 UNITS AND MULTI = 154. IN ESCROW WITH NATIONAL HOME BUILDER. PROJECT GRADING
WILDOMAR	114	OAK SPRINGS RANCH	WERMERS PROPERTIES	PA 20-0044	APTS	TM	288					288				858.623.4962		12.89 ACRES. PROJECT APPROVED 8/2021
COUNTY	115	AUTUMN WINDS	KB HOME	TM 30322-1	SF	RB	141	25	116					499-550	1392-2329		WINCHESTER HILLS	
COUNTY	116	CROSSROADS AT WINCHESTER	SR CONESTOGA LLC	TM 37119	SF	TM	443					443				951.955.3025	CROSSROADS AT WINCHESTER	161.67 ACRES
MENIFEE	117	MEADOW RUN	MERITAGE HOMES	TM 37576	SF	UC	65		18	47				527-635	1910-2948	855.922.2446		
PERRIS	118	PERRIS SUBDIVISION	CITY OF PERRIS	TM 33973	SF	TM	384					384				951.943.5003		116 ACRES. TM WAS APPROVED IN 5-2008
COUNTY	119	TRAILMARK	BENCHMARK PACIFIC	TM 35045	SF	TM	712					712				760.450.0441	TRAILMARK	318 ACRES. PROJECT FOR SALE TO MERCHANT BUILDERS. TM EXPIRES 11/2022
PERRIS	120	PERRIS SUBDIVISION	CITY OF PERRIS	TM 33900	SF	TM	198					198				951.943.5003		116 ACRES. TM WAS APPROVED IN 5-2008
MENIFEE	121	MCLAUGHLIN VILLAGE	CORMAN LEIGH COMMUNITIES	TM 33648	TH	TM	126					126				951.296.5070		14.42 ACRES
MENIFEE	122	CIMARRON RIDGE	PULTE HOMES	TM 36658, 36657	SF	FM	756				756					951.354.2121	CIMARRON RIDGE	240 ACRES. GRADING UNDERWAY AND IN FINAL ENGINEERING
MENIFEE	123	MENIFEE SUBDIVISION	SUNWOOD	TM 31856	SF	TM	79					79				909.208.2971		24.11 ACRES

RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
MENIFEE	124	STONEGATE	STONEGATE DEVELOPMENT I, LLC	TM 31456	SF	TM	177					177				949.367.9400		161 ACRES. SUBMITTED ROUGH GRADING PLANS
MENIFEE	125	MENIFEE SUBDIVISION	CAPSTONE	TM 34037	SF	TM	132					132				949.412.9861		33 ACRES
MENIFEE	126	WELLQUEST OF MENIFEE LAKES	WELLQUEST	PP 22678	CONDOS	RB	122		122							951.355.7070		ASSISTED LIVING FACILITY
MENIFEE	127	ESTRELLA	ROWLAND	TM 36803	SF	FM	80				80							30 ACRES. IN FINAL ENGINEERING
PERRIS	128	RIVERWOODS	BENCHMARK PACIFIC	TM 32666	SF	FM	663				663						RIVERWOODS	NO BUILDING PERMITS PULLED YET
COUNTY	129	RIVERSIDE COUNTY SUBDIVISION	RIVERSIDE COUNTY SUBDIVISION	TM 31687	SF	TM	65					65						40.17 ACRES. TM EXPIRES 11/2022
MENIFEE	130	QUAIL HILLS	REPKE	TM 32794, 37692	SF	DP	132						132					43.4 ACRES
LAKE ELSINORE	131	CANYON ESTATES	CITY OF LAKE ELSINORE		SF	DP	302						302					PROJECT UNDER CITY REVIEW
MENIFEE	132	UNION PLACE AND PARK RIDGE AT MENIFEE TOWN CENTER	LENNAR	TM 36303	SF	RB	155		155						2091-2590		MENIFEE TOWN CENTER	
MENIFEE	133	DIAMOND CROSSING	DIAMOND BROTHERS FIVE PARTNERSHIP / RANCON	TM 32100	SF	DP	200						200					DEVELOPER CHANGING TO MULTI-FAMILY UNITS. UNITS ESTIMATED
MENIFEE	134	MENIFEE SUBDIVISION	DIAMOND BROTHERS	TM 32101	SF	DP	182											64 ACRES. UNDER CITY REVIEW
MENIFEE	135	THE BOULDERS	THE BOULDERS LLC	PLN 20-0167	APTS	TM	236					236						9.92 ACRES. MIX USE PROJECT
MENIFEE	136	RIVERWALK	RIVERWALK LLC		SF	DP	199						199					14 ACRES
MENIFEE	137	GARBANI SOUTH	GARBANI SOUTH LLC	TM 37450	SF	DP	33						33					9.8 ACRES. UNDER CITY REVIEW
LAKE ELSINORE	138	RIDGELINE	TRI POINTE HOMES		SF	UC	67			5	62			491-522	1794-2288	951.291.0675	CANYON HILLS	PROJECT IS COMPLETELY GRADED
MENIFEE	139	CROSSROAD COURT	CROSSROAD COURT LP	TM 32314	SF	DP	35						35			310.224.5000		UNDER CITY REVIEW

RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
MENIFEE	140	BOULDER VIEW ESTATES	GREG SPONSELLER	TM 32934	SF	FM	15				15					909.687.2999		3 BUILDING PERMITS HAVE BEEN ISSUED
MENIFEE	141	BYERS / VALLEY	HAN FAMILY TRUST	TM 38128	SF	DP	95						95			626.263.4205		UNDER CITY REVIEW
TOTALS							32,771	2,073	4,258	1,681	9,662	10,504	4,411					

SPECIFIC PLAN LISTING

AREA	SPECIFIC PLAN	DEVELOPER	UNIT TYPE	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	TO BE SUB.	DEV. #	OTHER
MENIFEE	AUDIE MURPHY RANCH	BROOKFIELD HOMES	MIX	2,190	1,238	605	115	232			0		SP 209. APPROX. 1,100 ACRES. PROJECT WELL UNDERWAY WITH STRONG HOME SALES REPORTED
COUNTY	BELLE TERRE	REGENT PROPERTIES	MIX	1,200							1,200	310.806.9888	SP 382. APPROX. 343.6 ACRES. NO TENTATIVE MAPS APPROVED
COUNTY	BSA	BSA PROPERTIES	MIX	589							589		SP 322. 420 ACRES. NO TENTATIVE MAPS APPROVED
MENIFEE	CANTALENA	RICHLAND PLANNED COMMUNITIES, INC.	MIX	296					296		0	949.383.4124	SP 334. APPROX. 160 ACRES. PROJECT IN FINAL ENGINEERING
LAKE ELSINORE	CANYON HILLS	PARDEE CONSTRUCTION	MIX	3,950	3,883		5	62			0	310.475.3525	FINAL NEIGHBORHOOD UNDERWAY
MENIFEE	CIMARRON RIDGE	PULTE HOMES	MIX	756				756			0		PROJECT IS COMPLETELY GRADED. FINAL MAPS AND GRADING PLANS ARE IN PROCESS WITH CITY. CONSTRUCTION TO START SOON
COUNTY	CROSSROADS AT WINCHESTER	REGENT PROPERTIES	MIX	802				260	443		99	310.806.9811	SP. 288. MIX USE DEVELOPMENT WITH COMMERCIAL AND RESIDENTIAL USES
COUNTY	DOMENIGONI-BARTON PROPERTY	DOMENIGONI BARTON	MIX	4,186							4,186	951.926.6924	SP 310. 1734.5 ACRES. APPROVED 2001. NO TENTATIVE MAPS SUBMITTED YET. GOLF COURSE INCLUDED IN PROJECT.
PERRIS	GREEN VALLEY RANCH	RAINTREE INVESTMENTS	MIX	4,210		225	83	58			3,844	858.350.9261	SP. 89-25. 1,194 ACRES. KB HOME AND RICHMOND AMERICAN UNDERWAY
MENIFEE	HERITAGE LAKE	STANDARD PACIFIC	SF	2,209	224	163	16				1,806		SP. 301. PROJECT ALMOST COMPLETED
COUNTY	KELLER CROSSING	DR HORTON	SF	320							320		SP 380. 200 ACRES. PROJECT IS APPROVED. WILL INCLUDE 400,000 SQ.FT. COMMERCIAL
MENIFEE	LEGADO	NEWPORT PACIFIC LAND GROUP OF COMPANIES	MIX	1,022					1,022		0		SP 346. ON APPROXIMATELY 332 ACRES. TRACTS ARE IN FINAL ENGINEERING
MENIFEE / COUNTY	MENIFEE NORTH	MENIFEE NORTH PROPERTY OWNER'S ASSOCIATION	MIX	2,815	450	150		1,102	822		291		SP. 260. 1,604 ACRES. PLANNING AREAS 9, 22 AND 23A ARE BEING RECONFIGURED
MENIFEE	MENIFEE TOWN CENTER	STARK MENIFEE LAND, LLC / REGENT PROPERTIES	MIX	1,052	300	611	63				78	310.806.9860	SP 194. STRONG HOMES SALES BEING REPORTED
MENIFEE	MENIFEE VALLEY RANCH	BROOKFIELD MENIFEE, INC.	MIX	1,711						1,711	0		590 ACRES. CONSTRUCTION TO BEGIN BY 2025. DEVELOPER RECENTLY ADDED 6.8 MILLION SQUARE FEET OF LIGHT INDUSTRIAL
MURRIETA	MURRIETA HILLS	PULTE HOMES	MIX	522					522		0	760.450.0440	SP. 320. APPROX. 997.6 ACRES. PROJECT RECENTLY APPROVED
MENIFEE	PACIFIC MAYFIELD	PACIFIC COMMUNITIES	MIX	856	417	60		379			0	951.246.8695	SP. 140 AKA NEWPORT ESTATES
PERRIS	RIVERWOODS	TMP INVESTMENTS	SF	900				663			237		SP 89-70

SPECIFIC PLAN LISTING

AREA	SPECIFIC PLAN	DEVELOPER	UNIT TYPE	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	TO BE SUB.	DEV. #	OTHER
COUNTY	SPENCER'S CROSSING	NEWLAND	MIX	1,793	1,088	290	60	355			0		SP 312. 607 ACRES. PROJECT VERY ACTIVE. AKA FRENCH VALLEY AREA
COUNTY	TRAILMARK	BENCHMARK PACIFIC	MIX	712					712		0	760.450.0441	SP 344. EIR AND SP APPROVED. PROJECT FOR SALE TO MERCHANT BUILDERS
LAKE ELSINORE	TUSCANY HILLS	CENTEX HOMES	MIX	1,847	1,035				731		81		NO ACTIVITY FOR SOMETIME
COUNTY	WINCHESTER 1800	MANY BUILDERS	MIX	4,774	2,699	40	180	150	171		1,534		SP 286. 1889 ACRES. PROJECT VERY ACTIVE
COUNTY	WINCHESTER HILLS	THE RANCON GROUP	MIX	5,991	189	441	468	2,479	1,568		846	951.676.6664	SP 293. APPROX. 2,891 ACRES. MERCHANT BUILDERS ARE ACTIVELY PURCHASING LOTS
TOTALS				44,703	11,523	2,585	990	6,496	6,287	1,711	15,111		

BASIS OF ESTIMATES

(A). POPULATION ESTIMATES JUNE 2020:

Housing units multiplied by Average Persons Per Household estimate.

(B). NUMBER OF HOUSING UNITS JUNE 2020:

Derrigo Studies counted roof tops on June 2020 aerial.

(C). AVERAGE PERSONS PER HOUSEHOLD ESTIMATES 2022:

2019 Census figures adjusted by Derrigo Studies where needed based on housing unit type.

(D). MEDIAN HOUSEHOLD INCOME ESTIMATES 2022:

Estimated based on housing unit types in each sector.

(E). MEDIAN VALUE OF HOUSING ESTIMATES 2022:

Estimated based on housing unit types in each sector.

(F). POPULATION PROJECTIONS:

Evaluated each project on an individual basis and added up the number of units to be built over the respective years depending on input gathered from each residential builder, (i.e. financing information, rate of monthly sales, construction schedules and water availability).

The information contained in this study is obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.