

# Demographic Marketing Report

**January 2023**

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Researched for:



**New. Better. Best.**

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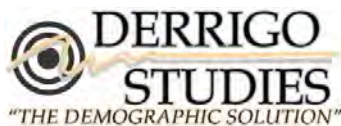
**Site Location:**

**City of Meniffee**

**Riverside County, California**

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Researched and prepared by:



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**derrigostudies.com**



**CITY HALL**

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# **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 8, Vicinity Map. For accuracy and visual aid, please see full size illustrations referenced throughout this report and included in this analysis, pages 8 through 11.

### **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. *The City of Menifee is focusing on diversifying the amenities within the city and is targeting uses such as entertainment/nightlife, lifestyle centers/shopping, and diverse-unique eatery options.* Key results of our research are listed below:

◆ Menifee Town Center is mix-use master plan with approximately 1,000 residential units completed by Lennar and William Lyon Homes. Menifee Town Center also includes three retail centers *Town Center Marketplace* featuring, but not limited to, Aldi, PetSmart, Party City Tokyo House Ramen & Sushi, Buffalo Wild Wings, and Krispy Kreme Donuts. Second, *Center Pointe Shopping Center* includes Sprouts Farmers Market, Olive Garden along with “coming soon” the Krikorian Entertainment Complex consisting of a 16-lane bowling alley and 14 in-service movie screens, sports bar, arcade, and laser tag along with retail pads. The third shopping center in Menifee Town Center is *Menifee Plaza* featuring Starbucks, Chronic Tacos, Century 21, Dave’s Hot Chicken and many more. This “Urban Village” center also includes a recently completed Fairfield Inn and Suites, under construction Menifee’s Justice Center, and a future 30,000 square foot medical office building and 70,000 square foot City Hall.

*Countryside Marketplace*, at Interstate 215 and Newport Road and ranked top 10% in nation for performance, is Menifee’s stellar mega lifestyle center with a regional pull 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, Mattress Firm, Boot Barn, Burlington, and many more!

*Menifee Lakes Plaza*, also located at Interstate 215 and Newport Road, has Hampton Inn & Suites coming soon joining Barons Market, LA fitness, Kahoots Pet Store, Raising Canes, Waba Grill, Pieology, Sola Salon, In The City Beauty Supply and several others!

Future planned retailers in Menifee include a proposed Grocery Outlet, EOS Fitness, The Learning Experience and more at *Newport Pointe*, Newport Road and Evans Road. In addition, a national anchor grocery tenant as well as other national brands are in negotiations to locate at McCall Square, NWC McCall Boulevard and Menifee Road. Finally, Chick-fil-A has recently purchased land in Newport Town Square, Haun and Newport Roads. A portion of this land with a vacant building has recently sold to Rancho Family Medical / UC San Diego affiliates which will be joining Five Guys, Applebee’s and American Tire already in operation at Newport Town Square.

Residential activity in Menifee is substantial with roughly 10,682 units in the development pipeline. Over the last year, 1,228 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 2,544 residential units projected to be completed by 1Q2025. A 7.5% increase in population in 2 years to 125,300 residents in the City of Menifee.

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

<b>DEMOGRAPHIC CHARACTERISTICS</b>		
<b>TRADE AREA BOUNDARIES ON AERIAL ILLUSTRATIONS - PAGES 10 &amp; 11</b>		
	<b>MENIFEE CITY LIMITS</b>	<b>5-MILE RADIUS FROM 215 AND NEWPORT ROAD</b>
JANUARY 2022 POPULATION	111,061	147,066
JANUARY 2023 UPDATED POPULATION	116,472	155,199
JANUARY 2025 PROJECTED POPULATION	125,300	173,309
TOTAL POPULATION AT BUILD OUT OF ALL ACTIVE RESIDENTIAL UNITS	153,539	242,133
AVERAGE PERSONS PER HOUSEHOLD (2023)**	3.47	3.47
AVERAGE HOUSEHOLD INCOME (2023)**	\$93,183	\$93,300
MEDIAN HOUSEHOLD INCOME (2023)**	\$84,712	\$84,819
MEDIAN VALUE OF HOUSING (2023)**	\$613,126	\$618,147
For details on how we arrive at our estimates, please reference Chapter III, page 12.		
** 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 9). Incorporated in 2008, Menifee has grown to a current population of 116,472. 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 10,682 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.



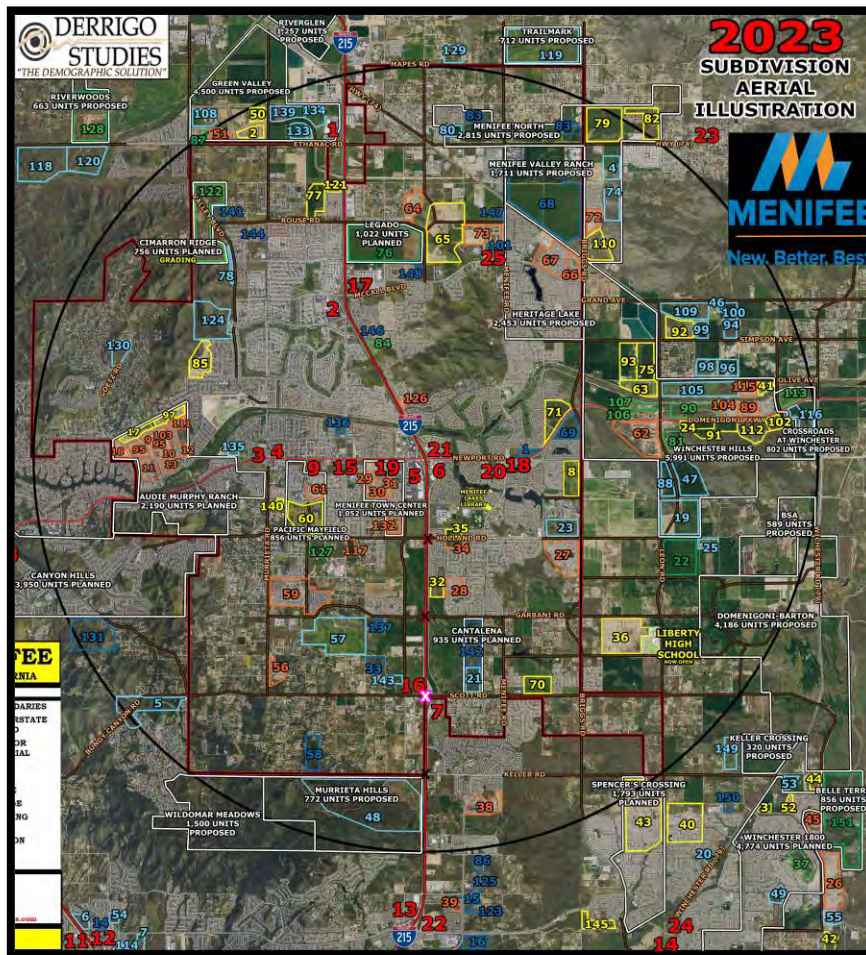
Primary routes in Menifee are Interstate 215 and Newport Road. Scott Road and McCall

<b>AVERAGE DAILY TRAFFIC COUNT / BOTH DIRECTIONS</b>		
<b>Location</b>	<b>Count</b>	<b>Date</b>
Interstate 215 @ Newport Road	104,000	2020
Newport Road @ Interstate 215	80,947	2022
McCall Boulevard @ Interstate 215	28,262	2022
Scott Road @ Interstate 215	36,071	2022
<b>Source: Caltrans and City of Menifee</b>		

Boulevard are also main east/west thoroughfares. Average daily traffic counts on these key arteries are listed here:



Several key factors contributing to Newport Road's high traffic volume include its 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.

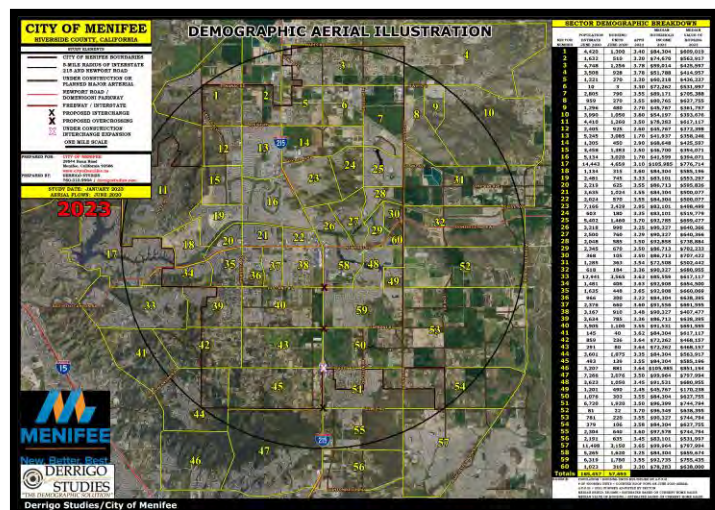


To determine the existing and future potential of the City of Menifee, two areas are analyzed in this report including the city's limits (highlighted on this aerial in "red") and a 5-Mile Radius from Interstate 215 and Newport Road (5-Mile Radius). The 5-Mile Radius includes the City of Menifee, a portion 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 11. 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.

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 11. 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:

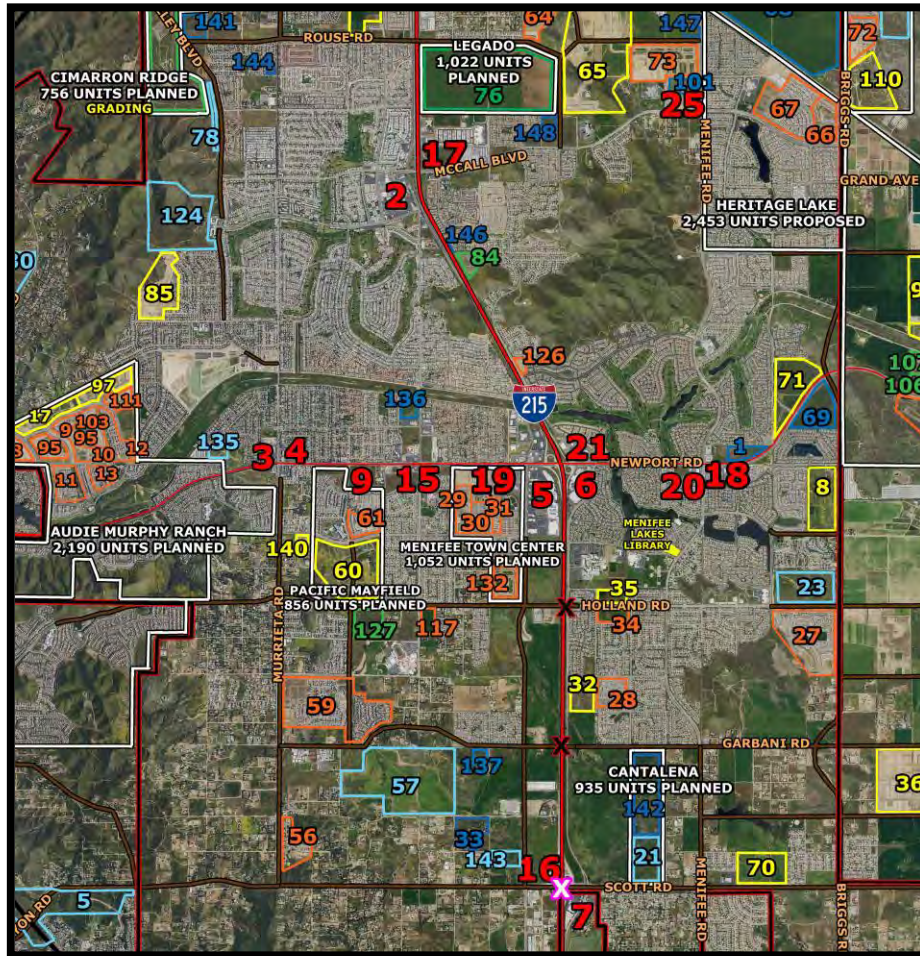
The aerial on page 10, snapshot here, breaks down the study area into Sectors. Existing demographic statistics are outlined for each Sector including population, number of housing units, average persons per household, median household income and median value of housing. By breaking down Menifee's City Limits and the 5-Mile Radius, Derrigo Studies can provide the most accurate demographic numbers possible including median value of housing





estimates ranging from \$613,126 to \$618,147 for the trade areas *(an impressive 8.8% increase over the last year)*. For a detailed breakdown of figures used in each trade area, see Chapter III, beginning on page 12.

## Menifee's Retail:



Major anchor retailer locations are highlighted with "red" numbers on this aerial illustration, full size page 11. 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, Boot Barn, Burlington and many more! 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 above aerial). Co-anchor retailers with Barons Market include LA Fitness, Kahoots Pet Store, Chevron Gas and Lube, Sola Salon, In The City Beauty Supply, and an array of popular national food retailers.

At the heart of Menifee, Menifee Town Center has three shopping areas at number 19. With an impressive 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 the under-construction Menifee Justice Center and City Hall.

Newport Pointe is a planned retail center at number 9. Grocery Outlet and EOS Fitness will anchor this center. 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.



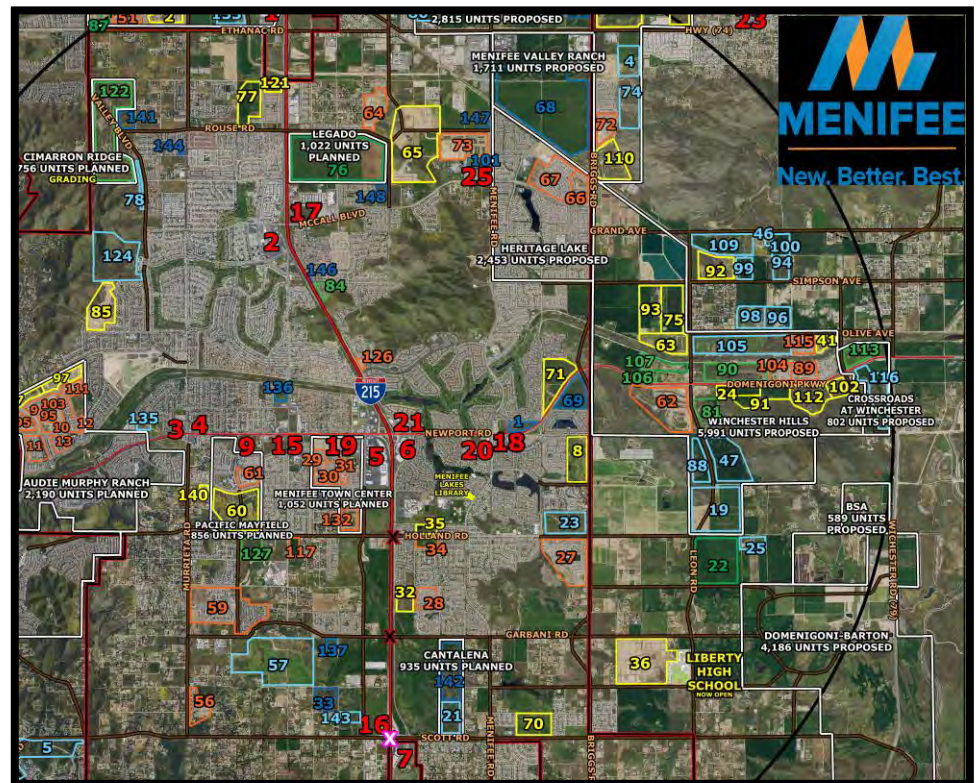
It is important to note, at number 25, a national anchor grocery retailer is currently in negotiations with owner. Overall, a total of 25 existing or proposed centers are located within the study area. A detailed listing of anchor tenants in each center is outlined on the aerial's legend.

## Residential Activity:

Once again, this aerial is utilized. This time to display residential activity including 151 tentative tract maps and 25 specific plans active in the study area, full size on page 11. *Our field research confirms population is now, more than ever, interested in home ownership and Menifee is a highly desirable as a 1<sup>st</sup>-time home buyer destination.*

Thirty-six communities currently have an impressive 1,668 units under construction. Audie Murphy Ranch is down to its last two neighborhoods. Noble and Compass are in their final phase by Richmond American Homes and Tri Pointe Homes. With units selling from \$590,000+, Audie Murphy Ranch will soon complete its 2,190-unit community. Many more developments are under construction in the City of Menifee including Adler Ranch with 327 condominiums now graded at number 32. DR Horton has started its project “Del Oro North” at number 35 with 238 apartments (an additional 100 senior units are also planned). Selling three home collections, Lennar is well underway on Quartz Ranch at number 60 featuring 314 single family units. Banner Park by Pulte Homes will have 277 homes upon completion at number 71. Home prices range from \$545,000 to \$637,000. Just east of Menifee’s city limits is the Winchester Hills Master Plan. Winchester Hills now has eight communities selling product with four neighborhoods already completed by Lennar, D.R. Horton and KB Home, numbers 62, 89, 104 and 115. The eight neighborhoods under construction represent an impressive 1,899 units (numbers 24, 41, 63, 75, 91, 93 102 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 (935 units), Cimarron Ridge by Pulte Homes (756 units) and Legado, aka Fleming Ranch by Newport Pacific Land Company (1,022 units with KB Home and DR Horton to start home construction in eight months). Cimarron is now grading and pre-selling units at number 122. Cantalena and Legado have final maps and grading plans under city review. Construction of homes projected within one year.





All residential activity in the study area represents roughly 41,927 units (10,682 in Meniffee City Limits and 25,053 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 18).

Breakdown of Residential Unit Build Out							
Trade Area	2023 Population	2 Year Unit Build Out	2 Year Pop. % Increase	2025 Projected Population	Other Active Units	Total Pop. % Increase	Total Population at Build Out of All Active Units
Meniffee City Limits	116,472	2,544	7.5%	125,300	8,138	31.8%	153,539
5-Mile Radius	155,199	5,219	11.6%	173,309	19,834	56%	242,133

## Methodology:

The three items listed below 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 11 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 Meniffee's City Limits and a 5-Mile Radius. On the "Existing Demographic Chart", beginning on page 12, data is displayed on the Demographic Aerial Illustration, page 10. 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.**

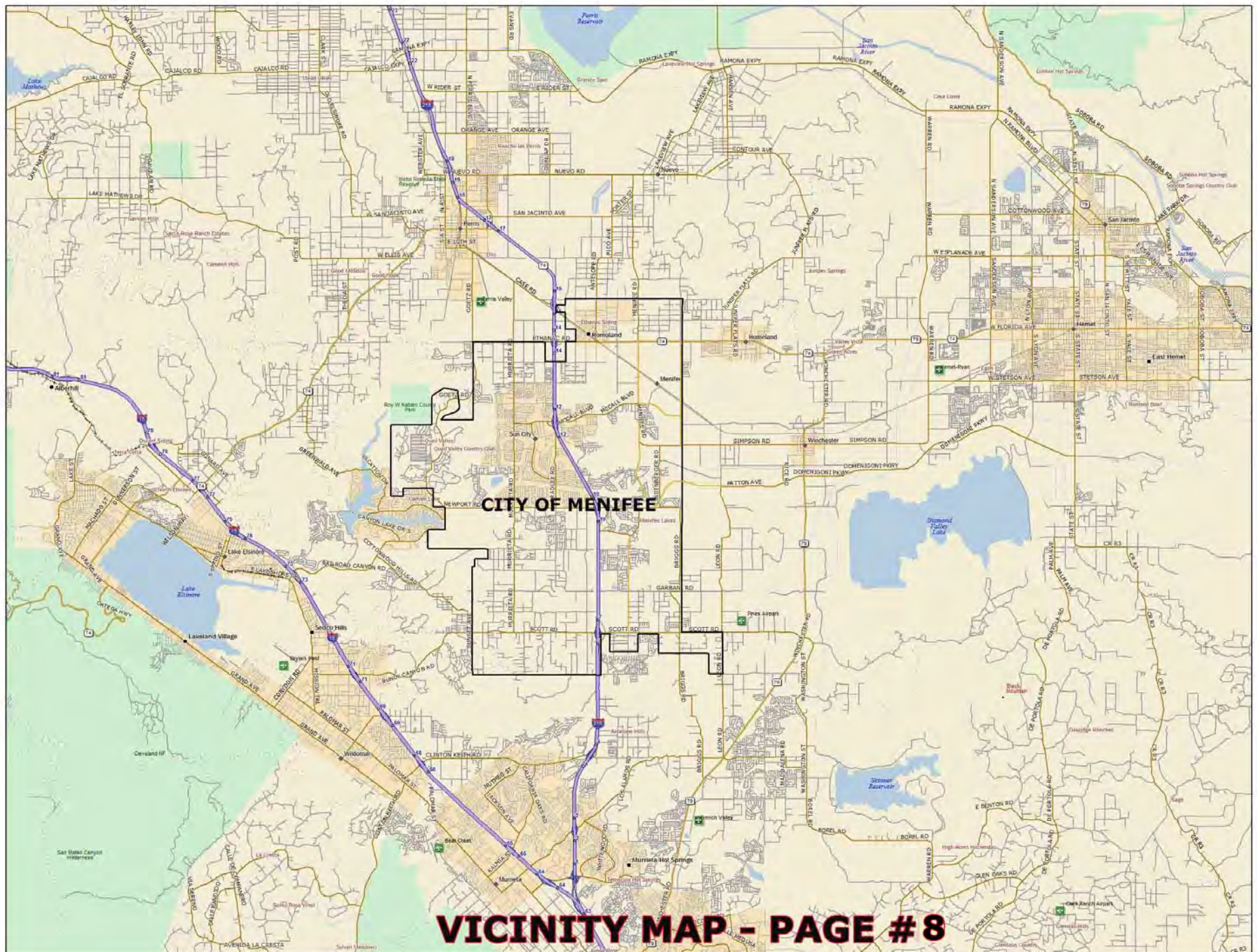
**To understand what type of units are used to arrive at future population estimates, please reference the “Basis of Estimates” at the end of this report, page 31. We have found that this calculation must be tailored to the city or region that is under analysis.**

**The final section of this report is called the “Subdivision Activity Listing”, page 18. 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**





A detailed map of the City of Menifee, California, illustrating its public facilities. The map is color-coded: green for parks, blue for schools, and red for community centers. Major roads are shown in grey, and water bodies in light blue. The city's boundary is marked with a thick blue line. Key facilities include:   
**Parks (Green Squares):** Cimarron Ridge Future Park, Talavera Park, Future Remington Park, Future Underwood Park, Legado Future Park, Elmer Park, John V. Denver Park, McCull Canyon Park, Heritage Park, Alder Gate Park, Grand Vista Park, Desert Green Park, La Ladera Park, Spirit Park, Mayfield Park, Chester Morrison Elementary School, Lyle Marsh Park, Central Park, Paloma Valley High School, Menifee Valley Middle School, Menifee Elementary School, and Mira Park.   
**Schools (Blue Squares):** Quail Valley Elementary School, Ridgemoor Elementary School, Taawila Elementary School, Evans Ranch Elementary School, Menifee State Proschool, Paloma Valley High School, Menifee Valley Middle School, Menifee Elementary School, and Harvest Valley Elementary School.   
**Community Centers (Red Squares):** Fire Station #5, Fire Station #7, Fire Station #76, Fire Station #58, and the Future State Court House.   
**Other Facilities:** Sun City Library, Police Substation, Police Station, City Hall, Future State City Hall, Future Library, and the Marion V. Ashley Park and Community Center.   
**Future Projects (Yellow 'X' Markers):** Cimarron Ridge Future Park, Talavera Park, Future Remington Park, Future Underwood Park, Legado Future Park, and the Musd Elementary School Under Construction.

Page 9



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

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STUDY DATE: JANUARY 2023  
AERIAL FLOWN: JUNE 2020

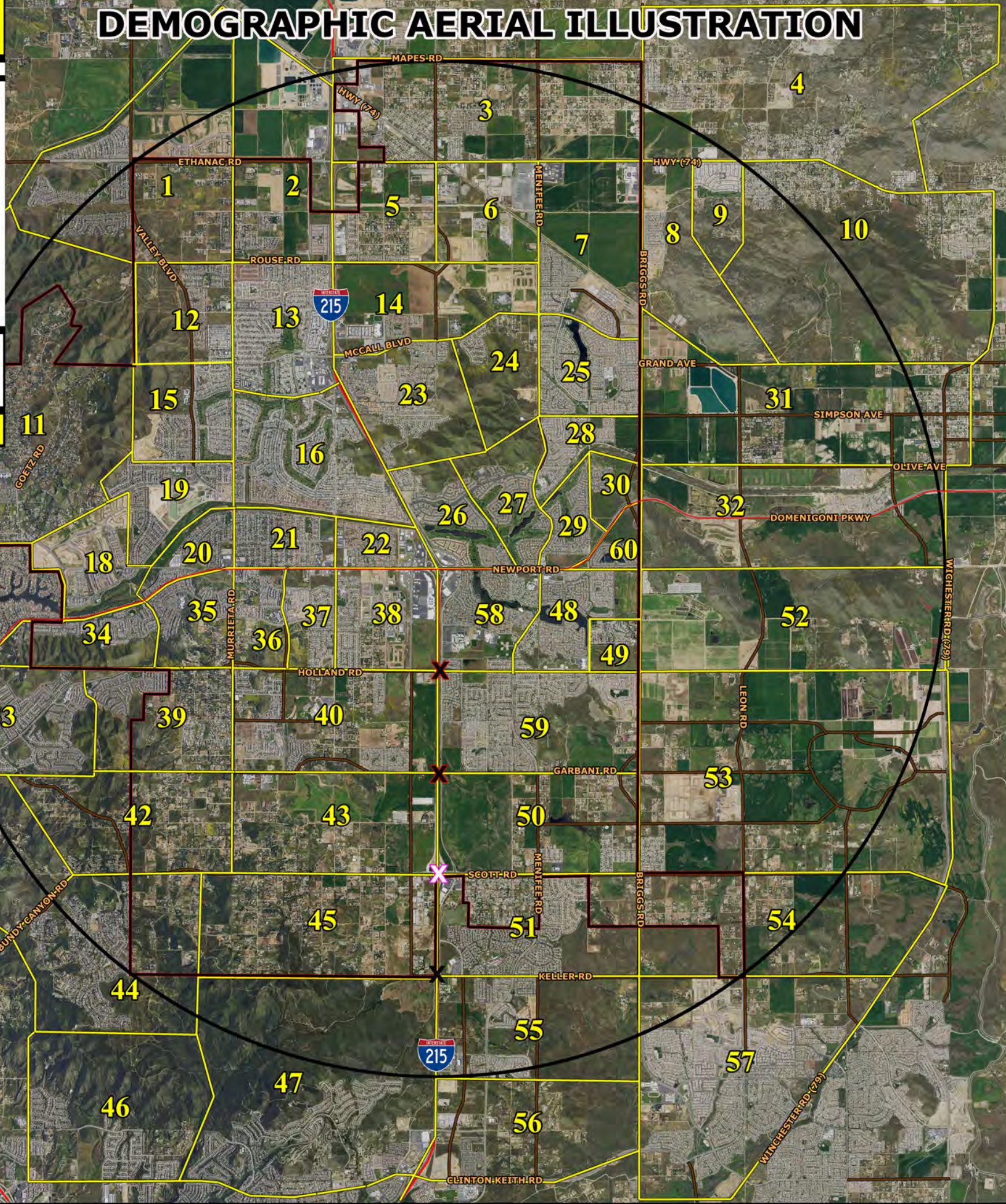
2023

MENIFEE

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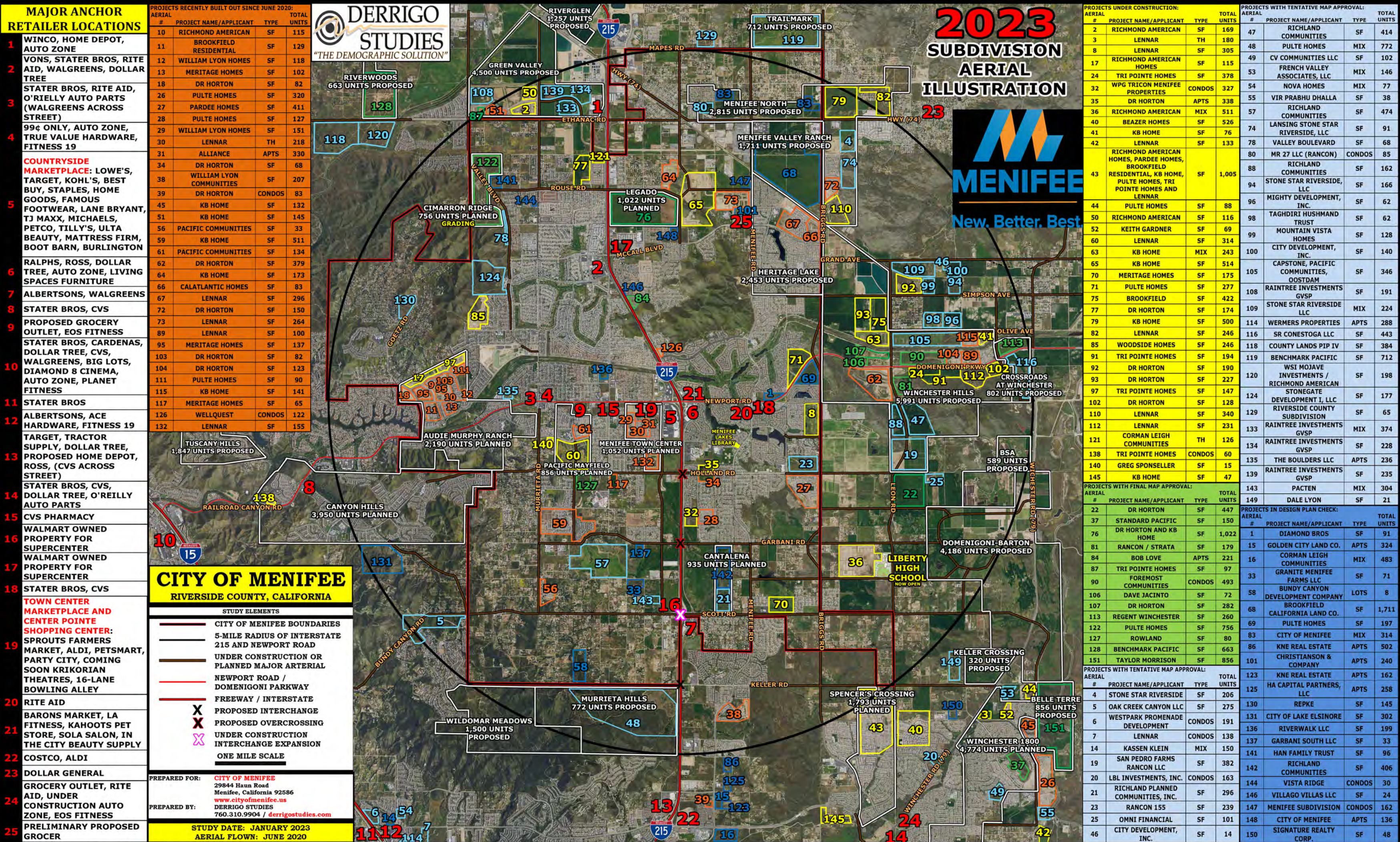
"THE DEMOGRAPHIC SOLUTION"



SECTOR NUMBER	POPULATION ESTIMATE JUNE 2020	HOUSING UNITS JUNE 2020	APPH 2023	MEDIAN HOUSEHOLD INCOME 2023	MEDIAN VALUE OF HOUSING 2023
1	4,420	1,300	3.40	\$84,304	\$609,019
2	1,632	510	3.20	\$74,670	\$563,917
3	4,748	1,256	3.78	\$59,014	\$425,597
4	3,508	928	3.78	\$51,788	\$414,957
5	1,221	370	3.30	\$60,218	\$436,237
6	10	3	3.30	\$72,262	\$531,997
7	2,805	790	3.55	\$89,171	\$705,388
8	959	270	3.55	\$80,765	\$627,755
9	1,296	480	2.70	\$45,767	\$361,757
10	3,990	1,050	3.80	\$54,197	\$393,676
11	4,410	1,260	3.50	\$78,283	\$617,117
12	2,405	925	2.60	\$45,767	\$372,398
13	5,245	3,085	1.70	\$41,937	\$358,246
14	1,305	450	2.90	\$68,648	\$425,597
15	3,458	1,383	2.50	\$46,700	\$394,071
16	5,134	3,020	1.70	\$41,599	\$394,071
17	14,443	4,659	3.10	\$105,985	\$776,714
18	1,134	315	3.60	\$84,304	\$585,196
19	2,481	745	3.33	\$83,101	\$553,297
20	2,219	625	3.55	\$86,713	\$595,836
21	3,635	1,024	3.55	\$84,304	\$500,077
22	2,024	570	3.55	\$84,304	\$500,077
23	7,166	2,429	2.95	\$83,101	\$498,499
24	603	180	3.35	\$83,101	\$519,779
25	5,402	1,460	3.70	\$92,785	\$699,477
26	3,218	990	3.25	\$90,327	\$640,366
27	2,500	760	3.29	\$90,327	\$640,366
28	2,048	585	3.50	\$92,858	\$738,884
29	2,345	670	3.50	\$86,713	\$702,233
30	368	105	3.50	\$86,713	\$707,422
31	1,285	363	3.54	\$72,508	\$502,442
32	618	184	3.36	\$90,327	\$680,955
33	12,941	3,565	3.63	\$85,559	\$617,117
34	1,481	408	3.63	\$92,908	\$654,500
35	1,635	448	3.65	\$92,908	\$660,069
36	966	300	3.22	\$84,304	\$638,395
37	2,376	660	3.60	\$91,556	\$691,595
38	3,167	910	3.48	\$90,327	\$407,477
39	2,634	785	3.36	\$86,713	\$638,395
40	3,905	1,100	3.55	\$91,531	\$691,595
41	145	40	3.62	\$84,304	\$617,117
42	859	236	3.64	\$72,262	\$468,157
43	291	80	3.64	\$72,262	\$468,157
44	3,601	1,075	3.35	\$84,304	\$563,917
45	493	139	3.55	\$84,304	\$585,196
46	3,207	881	3.64	\$105,985	\$851,194
47	7,266	2,076	3.50	\$99,964	\$797,994
48	3,623	1,050	3.45	\$91,531	\$680,955
49	1,201	490	2.45	\$45,767	\$170,238
50	1,076	303	3.55	\$84,304	\$627,755
51	6,720	1,920	3.50	\$96,399	\$744,794
52	81	22	3.70	\$96,349	\$638,395
53	781	220	3.55	\$90,327	\$744,794
54	379	106	3.58	\$84,304	\$627,755
55	2,304	640	3.60	\$97,578	\$744,794
56	2,191	635	3.45	\$83,101	\$531,997
57	11,498	3,150	3.65	\$99,964	\$797,994
58	5,265	1,620	3.25	\$84,304	\$659,674
59	6,319	1,780	3.55	\$92,735	\$755,435
60	1,023	310	3.30	\$78,283	\$638,000
Totals	185,457	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				MEDIAN		MEDIAN
			MENIFEE CITY LIMITS			APPH 2023	HOUSEHOLD INCOME 2023	VALUE OF HOUSING 2023
			% WITHIN	POPULATION	HOUSING UNITS			
1	4,420	1,300	21.00%	928	273	3.40	\$84,304	\$609,019
2	1,632	510	100.00%	1,632	510	3.20	\$74,670	\$563,917
3	4,748	1,256	100.00%	4,748	1,256	3.78	\$59,014	\$425,597
5	1,221	370	100.00%	1,221	370	3.30	\$60,218	\$436,237
6	10	3	100.00%	10	3	3.30	\$72,262	\$531,997
7	2,805	790	100.00%	2,805	790	3.55	\$89,171	\$705,388
11	4,410	1,260	100.00%	4,410	1,260	3.50	\$78,283	\$617,117
12	2,405	925	100.00%	2,405	925	2.60	\$45,767	\$372,398
13	5,245	3,085	100.00%	5,245	3,085	1.70	\$41,937	\$358,246
14	1,305	450	100.00%	1,305	450	2.90	\$68,648	\$425,597
15	3,458	1,383	100.00%	3,458	1,383	2.50	\$46,700	\$394,071
16	5,134	3,020	100.00%	5,134	3,020	1.70	\$41,599	\$394,071
18	1,134	315	100.00%	1,134	315	3.60	\$84,304	\$585,196
19	2,481	745	100.00%	2,481	745	3.33	\$83,101	\$553,297
20	2,219	625	100.00%	2,219	625	3.55	\$86,713	\$595,836
21	3,635	1,024	100.00%	3,635	1,024	3.55	\$84,304	\$500,077
22	2,024	570	100.00%	2,024	570	3.55	\$84,304	\$500,077
23	7,166	2,429	100.00%	7,166	2,429	2.95	\$83,101	\$498,499
24	603	180	100.00%	603	180	3.35	\$83,101	\$519,779
25	5,402	1,460	100.00%	5,402	1,460	3.70	\$92,785	\$699,477
26	3,218	990	100.00%	3,218	990	3.25	\$90,327	\$640,366
27	2,500	760	100.00%	2,500	760	3.29	\$90,327	\$640,366
28	2,048	585	100.00%	2,048	585	3.50	\$92,858	\$738,884
29	2,345	670	100.00%	2,345	670	3.50	\$86,713	\$702,233
30	368	105	100.00%	368	105	3.50	\$86,713	\$707,422
34	1,481	408	100.00%	1,481	408	3.63	\$92,908	\$654,500



## MENIFEE CITY LIMITS - EXISTING DEMOGRAPHICS

SECTOR NUMBER	POPULATION ESTIMATE JUNE 2020	HOUSING UNITS JUNE 2020				MEDIAN		MEDIAN
			MENIFEE CITY LIMITS			APPH 2023	HOUSEHOLD INCOME 2023	VALUE OF HOUSING 2023
			% WITHIN	POPULATION	HOUSING UNITS			
35	1,635	448	100.00%	1,635	448	3.65	\$92,908	\$660,069
36	966	300	100.00%	966	300	3.22	\$84,304	\$638,395
37	2,376	660	100.00%	2,376	660	3.60	\$91,556	\$691,595
38	3,167	910	100.00%	3,167	910	3.48	\$90,327	\$407,477
39	2,634	785	28.00%	737	220	3.36	\$86,713	\$638,395
40	3,905	1,100	100.00%	3,905	1,100	3.55	\$91,531	\$691,595
42	859	236	38.00%	326	90	3.64	\$72,262	\$468,157
43	291	80	100.00%	291	80	3.64	\$72,262	\$468,157
44	3,601	1,075	7.00%	252	75	3.35	\$84,304	\$563,917
45	493	139	100.00%	493	139	3.55	\$84,304	\$585,196
48	3,623	1,050	100.00%	3,623	1,050	3.45	\$91,531	\$680,955
49	1,201	490	100.00%	1,201	490	2.45	\$45,767	\$170,238
50	1,076	303	100.00%	1,076	303	3.55	\$84,304	\$627,755
51	6,720	1,920	11.00%	739	211	3.50	\$96,399	\$744,794
54	379	106	70.00%	266	74	3.58	\$84,304	\$627,755
58	5,265	1,620	100.00%	5,265	1,620	3.25	\$84,304	\$659,674
59	6,319	1,780	100.00%	6,319	1,780	3.55	\$92,735	\$755,435
60	1,023	310	100.00%	1,023	310	3.30	\$78,283	\$638,000
TOTAL								
POPULATION:		118,946			103,581			
TOTAL HOUSING UNITS:		38,530			34,051			
		TRADE AREA WEIGHTED AVERAGES:						
		3.04		\$74,084		\$544,514		

MENIFEE CITY LIMITS - FUTURE POPULATION						
		AVERAGE				
	TOTAL		PERSON PER		ADDITIONAL	POPULATION
	UNITS		HOUSEHOLD		POPULATION	ESTIMATE
COLUMNS:	(1)		(2)		(3)	(4)
(A). JUNE 2020 POPULATION						103,581
(B). UNITS RECENTLY BUILT	3,715	X	3.47	=	12,891	
(C). UNITS TO BE BUILT WITHIN 2 YEARS	2,544	X	3.47	=	8,828	
(D). BUILD OUT OF ALL OTHER UNITS	8,138	X	3.47	=	28,239	
(E). JANUARY 2023 UPDATED POPULATION						116,472
(F). JANUARY 2025 PROJECTED POPULATION						125,300
(G). TOTAL POPULATION AT BUILD OUT OF ALL UNITS PROPOSED						153,539

SOURCE:(1)=SEE SUBDIVISION ACTIVITY REPORT

(2)=AN APPH ESTIMATE OF 3.47 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 2023	MEDIAN	MEDIAN
			5-MILE RADIUS				HOUSEHOLD	VALUE OF
			% WITHIN	POPULATION	HOUSING UNITS		INCOME 2023	HOUSING 2023
1	4,420	1,300	59.00%	2,608	767	3.40	\$84,304	\$609,019
2	1,632	510	100.00%	1,632	510	3.20	\$74,670	\$563,917
3	4,748	1,256	100.00%	4,748	1,256	3.78	\$59,014	\$425,597
4	3,508	928	1.00%	35	9	3.78	\$51,788	\$414,957
5	1,221	370	100.00%	1,221	370	3.30	\$60,218	\$436,237
6	10	3	100.00%	10	3	3.30	\$72,262	\$531,997
7	2,805	790	100.00%	2,805	790	3.55	\$89,171	\$705,388
8	959	270	100.00%	959	270	3.55	\$80,765	\$627,755
9	1,296	480	100.00%	1,296	480	2.70	\$45,767	\$361,757
10	3,990	1,050	24.00%	958	252	3.80	\$54,197	\$393,676
11	4,410	1,260	100.00%	4,410	1,260	3.50	\$78,283	\$617,117
12	2,405	925	100.00%	2,405	925	2.60	\$45,767	\$372,398
13	5,245	3,085	100.00%	5,245	3,085	1.70	\$41,937	\$358,246
14	1,305	450	100.00%	1,305	450	2.90	\$68,648	\$425,597
15	3,458	1,383	100.00%	3,458	1,383	2.50	\$46,700	\$394,071
16	5,134	3,020	100.00%	5,134	3,020	1.70	\$41,599	\$394,071
17	14,443	4,659	55.00%	7,944	2,562	3.10	\$105,985	\$776,714
18	1,134	315	100.00%	1,134	315	3.60	\$84,304	\$585,196
19	2,481	745	100.00%	2,481	745	3.33	\$83,101	\$553,297
20	2,219	625	100.00%	2,219	625	3.55	\$86,713	\$595,836
21	3,635	1,024	100.00%	3,635	1,024	3.55	\$84,304	\$500,077
22	2,024	570	100.00%	2,024	570	3.55	\$84,304	\$500,077
23	7,166	2,429	100.00%	7,166	2,429	2.95	\$83,101	\$498,499
24	603	180	100.00%	603	180	3.35	\$83,101	\$519,779
25	5,402	1,460	100.00%	5,402	1,460	3.70	\$92,785	\$699,477



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

SECTOR NUMBER	POPULATION ESTIMATE JUNE 2020	HOUSING UNITS JUNE 2020	5-MILE RADIUS			APPH 2023	MEDIAN HOUSEHOLD INCOME 2023	MEDIAN VALUE OF HOUSING 2023
			% WITHIN	POPULATION	HOUSING UNITS			
26	3,218	990	100.00%	3,218	990	3.25	\$90,327	\$640,366
27	2,500	760	100.00%	2,500	760	3.29	\$90,327	\$640,366
28	2,048	585	100.00%	2,048	585	3.50	\$92,858	\$738,884
29	2,345	670	100.00%	2,345	670	3.50	\$86,713	\$702,233
30	368	105	100.00%	368	105	3.50	\$86,713	\$707,422
31	1,285	363	16.00%	206	58	3.54	\$72,508	\$502,442
32	618	184	100.00%	618	184	3.36	\$90,327	\$680,955
33	12,941	3,565	52.00%	6,729	1,854	3.63	\$85,559	\$617,117
34	1,481	408	100.00%	1,481	408	3.63	\$92,908	\$654,500
35	1,635	448	100.00%	1,635	448	3.65	\$92,908	\$660,069
36	966	300	100.00%	966	300	3.22	\$84,304	\$638,395
37	2,376	660	100.00%	2,376	660	3.60	\$91,556	\$691,595
38	3,167	910	100.00%	3,167	910	3.48	\$90,327	\$407,477
39	2,634	785	100.00%	2,634	785	3.36	\$86,713	\$638,395
40	3,905	1,100	100.00%	3,905	1,100	3.55	\$91,531	\$691,595
41	145	40	30.00%	43	12	3.62	\$84,304	\$617,117
42	859	236	100.00%	859	236	3.64	\$72,262	\$468,157
43	291	80	100.00%	291	80	3.64	\$72,262	\$468,157
44	3,601	1,075	52.00%	1,873	559	3.35	\$84,304	\$563,917
45	493	139	100.00%	493	139	3.55	\$84,304	\$585,196
48	3,623	1,050	100.00%	3,623	1,050	3.45	\$91,531	\$680,955
49	1,201	490	100.00%	1,201	490	2.45	\$45,767	\$170,238
50	1,076	303	100.00%	1,076	303	3.55	\$84,304	\$627,755
51	6,720	1,920	100.00%	6,720	1,920	3.50	\$96,399	\$744,794
52	81	22	100.00%	81	22	3.70	\$96,349	\$638,395

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

SECTOR NUMBER	POPULATION ESTIMATE JUNE 2020	HOUSING UNITS JUNE 2020				MEDIAN HOUSEHOLD INCOME 2023		MEDIAN VALUE OF HOUSING 2023
			5-MILE RADIUS					
			% WITHIN	POPULATION	HOUSING UNITS	APPH 2023		
53	781	220	100.00%	781	220	3.55	\$90,327	\$744,794
54	379	106	81.00%	307	86	3.58	\$84,304	\$627,755
55	2,304	640	100.00%	2,304	640	3.60	\$97,578	\$744,794
57	11,498	3,150	1.00%	115	32	3.65	\$99,964	\$797,994
58	5,265	1,620	100.00%	5,265	1,620	3.25	\$84,304	\$659,674
59	6,319	1,780	100.00%	6,319	1,780	3.55	\$92,735	\$755,435
60	1,023	310	100.00%	1,023	310	3.30	\$78,283	\$638,000
TOTAL								
POPULATION:		172,794			137,401			
TOTAL HOUSING UNITS:		54,101			44,056			
		TRADE AREA WEIGHTED AVERAGES:				3.12	\$77,808	\$573,053

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						137,401
(B). UNITS RECENTLY BUILT	5,129	X	3.47	=	17,798	
(C). UNITS TO BE BUILT WITHIN 2 YEARS	5,219	X	3.47	=	18,110	
(D). BUILD OUT OF ALL OTHER UNITS	19,834	X	3.47	=	68,824	
(E). JANUARY 2023 UPDATED POPULATION						155,199
(F). JANUARY 2025 PROJECTED POPULATION						173,309
(G). TOTAL POPULATION AT BUILD OUT OF ALL UNITS PROPOSED						242,133

SOURCE:(1)=SEE SUBDIVISION ACTIVITY REPORT

(2)=AN APPH ESTIMATE OF 3.47 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 37828	SF	DP	91						91					18.17 ACRES. UNDER CITY REVIEW. PART OF A MIXED USE PROJECT
PERRIS	2	SEASONS AT GREEN VALLEY	RICHMOND AMERICAN	TM 36988	SF	UC	169		109	60				458-555	1740-3040	951.200.3099	GREEN VALLEY	
COUNTY	3	SEVILLA RIVERSIDE COUNTY SUBDIVISION	LENNAR	TM 32151	TH	UC	180			180				436+		760.292.9126	WINCHESTER 1800	
COUNTY	4		STONE STAR RIVERSIDE	TM 31500	SF	TM	206					206					MENIFEE NORTH	53.3 ACRES. TM EXPIRES 4/2025
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			15	290							79.68 ACRES
MENIFEE	9	VAQUERO	RICHMOND AMERICAN		SF	RB	93		93						2320-2920		AUDIE MURPHY RANCH	PROJECT SOLD OUT
MENIFEE	10	VALOR AND VALOR WEST	RICHMOND AMERICAN		SF	RB	115	25	90						2800-3520		AUDIE MURPHY RANCH	PROJECT SOLD OUT
MENIFEE	11	SAVANNAH	BROOKFIELD RESIDENTIAL		SF	RB	129	30	99						2718-3492		AUDIE MURPHY RANCH	PROJECT SOLD OUT
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
WILDOMAR	14	WILDOMAR CROSSROADS	KASSEN KLEIN	PA 21-0145	MIX	TM	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

# RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SO. FT.	DEV. #	S. P.	OTHER
MENIFEE	17	NOBLE AT AUDIE MURPHY RANCH	RICHMOND AMERICAN HOMES		SF	UC	115		40	10	65			590-685	2272-3135	951.226.3993	AUDIE MURPHY RANCH	
MENIFEE	18	SADDLEWOOD II AT AUDIE MURPHY RANCH	DR HORTON	TM 36484, 36485	SF	RB	82		82					539+	1898-2929	951.549.6121	AUDIE MURPHY RANCH	PROJECT SOLD OUT
COUNTY	19	RIVERSIDE COUNTY SUBDIVISION	SAN PEDRO FARMS RANCON LLC	TM 36467	SF	TM	382					382					WINCHESTER HILLS	156.12 ACRES. IN PROCESS OF CHANGING TM NUMBER. TM EXPIRES 11/2025
COUNTY	20	RIVERSIDE COUNTY SUBDIVISION	LBL INVESTMENTS, INC.	TM 37078	CONDO	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	DR HORTON	TM 37439	SF	FM	447				447					951.955.3025		158.18 ACRES. DEVELOPER RECENTLY PURCHASED PROJECT. GRADING UNDERWAY
MENIFEE	23	NAUTICAL COVE	RANCON 155	TM 31229	SF	TM	239					239				951.676.6664		78 ACRES WITH A LAKE
COUNTY	24	COPPER SKYE AND OPAL SKYE AT OUTLOOK	TRI POINTE HOMES	TM 33145	SF	UC	378		16	25	337			450+	1397-1754	951.397.0521	WINCHESTER HILLS	34.16 ACRES
COUNTY	25	RIVERSIDE COUNTY SUBDIVISION	OMNI FINANCIAL	TM 32027	SF	TM	101					101						APPROX. 27.5 ACRES. TM MAY HAVE EXPIRED
COUNTY	26	POPPY, VERBENA, AMBROSIA @ EAGEL CREST	PULTE HOMES	TM 30837	SF	RB	320		320					559-716	3520-3961	951.461.5182		PROJECT SOLD OUT
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
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	RB	151	35	116					552+	1725	951.550.8484	MENIFEE TOWN CENTER	PROJECT SOLD OUT
MENIFEE	30	THE TOWNES	LENNAR	TM 37176-37179	TH	RB	218		218					420+	1330-1477	951.430.0795	MENIFEE TOWN CENTER	PROJECT IS 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	31	ARTESA	ALLIANCE	TM 37176-37179	APTS	RB	330	145	185							833.279.2759	MENIFEE TOWN CENTER	PROJECT IS SOLD OUT
MENIFEE	32	ADLER RANCH	WPG TRICON MENIFEE PROPERTIES	TM 32628	CONDOS	UC	327			327								30.60 ACRES. GRADING UNDERWAY
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	RB	68		68						2319-3015			PROJECT SOLD OUT
MENIFEE	35	DEL ORO NORTH - JEFFERSON MENIFEE	DR HORTON	PP 2015-164	APTS	UC	338			238	100							PROJECT INCLUDES 238 APTS AND 100 SENIOR UNITS. PROJECT IS GRADED
COUNTY	36	LEGACY, HERITAGE, LIBERTY AND SEASONS RANCH AT BRAVERDE	RICHMOND AMERICAN	TM 36785	MIX	UC	511		65	25	421			488-630	1410-3510	951.200.3099		170.8 ACRES
COUNTY	37	MORNING STAR RANCH	STANDARD PACIFIC	TM 30069	SF	FM	150				150						WINCHESTER 1800	FINAL LOTS TO BE COMPLETED IN PROJECT
MURRIETA	38	THE PRESERVE	WILLIAM LYON COMMUNITIES	TM 28532-3/-5, TM 34445, TM 32718	SF	RB	207	100	107					523-587	1941-3401	951.383.5488		
MURRIETA	39	MEADOWLARK POINTE	DR HORTON	TM 37493	CONDOS	RB	83		83					430+	1129-1584	951.739.5482		5 ACRES
COUNTY	40	PROVENCE AT HERITAGE RANCH, SUTTON RANCH, MOSAIC COURT	BEAZER HOMES	TM 32185	SF	UC	526	280	120	20	106			690-770	1691-3053	951.200.4654		
COUNTY	41	AUTUMN CREEK	KB HOME	TM 31632-2	SF	UC	76		40	15	21			465+	2387+	951.383.4200	WINCHESTER HILLS	
COUNTY	42	LENNAR AT THE RESERVE	LENNAR	TM 37028	SF	UC	133		35	35	63			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	420	40	245			649+	2800-3684	951.926.9246	SPENCER'S CROSSING	APPROX. 340 ACRES
COUNTY	44	EAGLE VISTA	PULTE HOMES	TM 31700, 33303	SF	UC	88			35	53			700-800		951.461.5182		20.7 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 EXPIRES 2/2023
COUNTY	47	WINCHESTER HILLS	RICHLAND COMMUNITIES	TM 30977	SF	TM	414					414					WINCHESTER HILLS	260.5 ACRES. DEVELOPER RECENTLY PURCHASED PROJECT
MURRIETA	48	MURRIETA HILLS	PULTE HOMES	TM 35853	MIX	TM	772					772				760.450.0444	MURRIETA HILLS	970 ACRES. PROJECT RECEIVED APPROVAL 11/2021. WILL INCLUDE 522 SINGLE FAMILY UNITS, 250 MULTI-FAMILY UNITS, RETAIL, OFFICE
COUNTY	49	WINCHESTER 1800	CV COMMUNITIES LLC	TM 36437	SF	TM	102					102					WINCHESTER 1800	APPROX. 40 ACRES. TM MAY HAVE EXPIRED
PERRIS	50	GREEN VALLEY	RICHMOND AMERICAN	TM 37722	SF	UC	116			10	106			TBD	TBD	951.200.3099	GREEN VALLEY	19.4 ACRES. GRADING UNDERWAY
PERRIS	51	GREEN VALLEY	KB HOME		SF	RB	145	30	115								GREEN VALLEY	PROJECT SOLD OUT
COUNTY	52	WINCHESTER 1800	KEITH GARDNER	TM 36687	SF	UC	69		60	9				600+			WINCHESTER 1800	18.48 ACRES
COUNTY	53	RIVERSIDE COUNTY SUBDIVISION	FRENCH VALLEY ASSOCIATES, LLC	TM 36722	MIX	TM	146					146						40.6 ACRES. TM EXPIRES 12/2025
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

# 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	56	PACIFIC GALLERIA	PACIFIC COMMUNITIES	TM 30664	SF	RB	33	9	24					929-1.3	3370-5223			8 ACRES. PROJECT SOLD OUT
MENIFEE	57	GOLDEN MEADOWS	RICHLAND COMMUNITIES	TM 31194	SF	TM	474					474						207 ACRES. SUBMITTED 2ND EXTENSION OF TIME
MENIFEE	58	MENIFEE SUBDIVISION	BUNDY CANYON DEVELOPMENT COMPANY	TR 36684	LOTS	DP	8					8						52 ACRES. UNDER CITY REVIEW
MENIFEE	59	PEPPER TREE AND CYPRESS AT HIDDEN HILLS	KB HOME	TM 30142, 33620	SF	RB	511	310	201					543-571	1430-3595	951.430.1071		166 ACRES. PEPPER TREE SOLD OUT
MENIFEE	60	QUARTZ RANCH	LENNAR	TR 28786,2 8791-94	SF	UC	314		60	25	229			530+	1950-2419	888.216.1482	PACIFIC MAYFIELD	THREE HOME COLLECTIONS BEING SOLD
MENIFEE	61	PRIMROSE AT PACIFIC MAYFIELD	PACIFIC COMMUNITIES	TR 28786,2 8789,28 791-94	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	RB	379		379					537+	2052-3015	951.479 6.8583	WINCHESTER HILLS	241.8 ACRES
COUNTY	63	ROCK MEADOWS AND CHEYENNE AT OLIVEBROOK	KB HOME	TM 36417	MIX	UC	243			10	233			459+	1479-2387	951.383.4620	WINCHESTER HILLS	51.43 ACRES
MENIFEE	64	TALAVERA	KB HOME	TM 29777	SF	RB	173		173						1392-1860			63.48 ACRES. PROJECT SOLD OUT
MENIFEE	65	DURANGO, OAK SHADE, PERSANO, SALERNO AND INDIGO AT SHADOW MOUNTAIN	KB HOME	TM 29835	SF	UC	514		150	35	329			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	PROJECT SOLD OUT
MENIFEE	67	CHELSEA AND HAMPTON AT HERITAGE LAKE	LENNAR	34406, 34180	SF	RB	296	200	96					525-604	1870-2926	951.483.2153	HERITAGE LAKE	PROJECT SOLD OUT
MENIFEE	68	MENIFEE VALLEY RANCH	BROOKFIELD CALIFORNIA LAND CO.	TM 37537, 31811, 12, 34406, 34180	SF	DP	1,711						1,711			714.200.1533	MENIFEE VALLEY RANCH	590 ACRES. HOME CON- STRUCTION EXPECTED 2025. DEVELOPER PLANS ON PROVIDING 6.8 MILLION SQUARE FEET OF LIGHT INDUSTRIAL

# 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	69	BANNER PARK SOUTH	PULTE HOMES	TM 37671	SF	DP	197						197					UNDER CITY REVIEW
MENIFEE	70	SAGE AND CEDAR AT SUMAC RIDGE RESIDENTIAL	MERITAGE HOMES	TM 37668	SF	UC	175		20	20	135			540-650	1910-3250	844.860.7365		56.58 ACRES
MENIFEE	71	HERITAGE, MERIT AND CREST @ BANNER PARK	PULTE HOMES	32102	SF	UC	277	6	180	35	56			545-637	2200-3200	951.374.6335		
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	
MENIFEE	73	TRAILHEAD AND WESTWARD AT REMINGTON PLACE	LENNAR	TM 31098	SF	RB	264		264					520-620	1769-4134	888.213.1794		71 ACRES. PROJECT SOLD OUT
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 MAY HAVE EXPIRED
COUNTY	75	PRADERA POINTE	BROOKFIELD	TM 34677	SF	UC	422			5	417			TBD	1583-2384	951.739.5492	WINCHESTER HILLS	73.22 ACRES. INFRA- STRUCTURE UNDERWAY
MENIFEE	76	LEGADO	DR HORTON AND KB HOME / NEWPORT PACIFIC LAND	TM 37408, 37409, 37391	SF	FM	1,022				1,022			TBD	TBD	951.514.9944	LEGADO	300 ACRES. GRADING AND INFRA- STRUCTURE UNDEWAY. CONSTRUCTION TO START IN 8 MONTHS.
MENIFEE	77	SAGEWOOD	DR HORTON	TM 37400	SF	UC	174		144	30				538-623	1898-2617	951.751.9902		46.9 ACRES. PRE-SELLING UNITS
MENIFEE	78	MENIFEE SUBDIVISION	VALLEY BOULEVARD	TM 36911	SF	TM	68					68						21.66 ACRES
COUNTY	79	LILAC , SAGE AND POPPY AT COUNTRYVIEW	KB HOME	TM 37533, 30972,3 1500,29 262,293 22	SF	UC	500			60	440			440-540	1500-2733	951.999.9171	MENIFEE NORTH	199 ACRES
MENIFEE	80	MENIFEE NORTH	MR 27 LLC (RANCON)	TM 34118	CONDOS	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. PROJECT FOR SALE
COUNTY	82	SUNSET CROSSING	LENNAR	TM 293226-28, 31820	SF	UC	246		5	20	221			471-685	2203-2673	888.216.1482	MENIFEE NORTH	



## 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	83	MENIFEE NORTH	CITY OF MENIFEE	TM 38132,33	MIX	DP	314						314				MENIFEE NORTH	PLANNING AREAS 9,22 AND 23A. UNDER CITY REVIEW
MENIFEE	84	KENSINGTON APARTMENTS	BOB LOVE	PP 19469	APTS	FM	221				221							SENIOR CITIZEN APTS. PROJECT GRADED
MENIFEE	85	SKY VIEW	WOODSIDE HOMES	TM 28859	SF	UC	246	66	128	36	16			548-670	1755-3080	951.870.8326		
MURRIETA	86	MURRIETA BAXTER APARTMENTS	KNE REAL ESTATE	DP 2022-2633	APTS	DP	502						502			760.332.4230		PROJECT WAS SUBMITTED 8/2022
PERRIS	87	GREEN VALLEY	TRI POINTE HOMES	TM 37816	SF	FM	97				97			TBD	TBD		GREEN VALLEY	10.97 ACRES
COUNTY	88	WINCHESTER HILLS	RICHLAND COMMUNITIES	TM 30976	SF	TM	162					162				951.676.6664	WINCHESTER HILLS	53.39 ACRES. DEVELOPER RECENTLY PURCHASED PROJECT. TM EXPIRES 12/2023
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	FOREMOST COMMUNITIES	TM 32816-32818, 33743	CONDOS	FM	493				493						WINCHESTER HILLS	CONSTRUCTION TO START SOON. RENTAL UNITS TO BE FOR SALE AT A LATER DATE
COUNTY	91	AUROA AND SOLSTICE AT OUTLOOK	TRI POINTE HOMES	TM 30807	SF	UC	194		5	25	164			550-648	2432-3291	442.254.6056	WINCHESTER HILLS	APPROX. 201.67 ACRES. GRADING AND MODELS UNDERWAY
COUNTY	92	PLEASANT VALLEY RANCH	DR HORTON	TM 30989	SF	UC	190		30	20	140			537+	1898-2617	951.549.6107		58.3 ACRES
COUNTY	93	LA VENTANA RIVERSIDE COUNTY SUBDIVISION	DR HORTON	TM 31100	SF	UC	227			5	222						WINCHESTER HILLS	77 ACRES. INFRASTRUCTURE UNDERWAY
COUNTY	94	STONE STAR RIVERSIDE, LLC		TM 32394	SF	TM	166					166				951.955.6035		39.9 ACRES. TM EXPIRES 2/2024
MENIFEE	95	JASPER AT AUDIE MURPHY RANCH	MERITAGE HOMES	TM 36485-6	SF	RB	137		137						1910-2948	877.275.6374	AUDIE MURPHY RANCH	PROJECT SOLD OUT
COUNTY	96	OLIVE ROAD ESTATES	MIGHTY DEVELOPMENT, INC.	TM 32282	SF	TM	62					62				951.955.6184		19.54 ACRES. TM EXPIRES 3/2024
MENIFEE	97	COMPASS AT AUDIE MURPHY RANCH	TRI POINTE HOMES		SF	UC	147		125	22				620+	2436-3741	951.397.0521	AUDIE MURPHY RANCH	PROJECT ALMOST SOLD OUT
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. TM EXPIRES 8/2024

## 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	100	RIVERSIDE COUNTY SUBDIVISION	CITY DEVELOPMENT, INC.	TM 31857	SF	TM	140					140				951.955.0314		44 ACRES. TM EXPIRES 3/2024
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			20	108			558+	2319-3015	951.549.6119	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	
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	DR HORTON	TM 30266-1, 33498	SF	FM	282				282						WINCHESTER HILLS	
PERRIS	108	GREEN VALLEY	RAINTREE INVESTMENTS GVSP	TM 37262	SF	TM	191					191					GREEN VALLEY	37.36 ACRES
COUNTY	109	RIVERSIDE COUNTY SUBDIVISION	STONE STAR RIVERSIDE LLC	TM 36365	MIX	TM	224					224						APPROX. 72 ACRES. TM MAY HAVE EXPIRED
COUNTY	110	MOUNTAIN'S EDGE	LENNAR	TM 36430	SF	UC	340			10	330			TBD	TBD		MENIFEE NORTH	APPROX. 180 ACRES. COMING SOON
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		28	25	178			480+	1677-2590	877.202.8734	WINCHESTER HILLS	
COUNTY	113	CROSSROADS AT WINCHESTER	REGENT WINCHESTER	TM 38035, TPM 38037	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

**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	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. TM EXPIRES 4/2025
MENIFEE	117	MEADOW RUN	MERITAGE HOMES	TM 37576	SF	RB	65		65						1910-2948	855.922.2446		PROJECT SOLD OUT
PERRIS	118	PERRIS SUBDIVISION	COUNTY LANDS PIP IV	TM 33973	SF	TM	384					384						153.7 ACRES. APPROVAL DATE 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
PERRIS	120	PERRIS SUBDIVISION	WSI MOJAVE INVESTMENTS / RICHMOND AMERICAN	TM 33900	SF	TM	198					198						116 ACRES. APPROVAL DATE 2008
MENIFEE	121	MCLAUGHLIN VILLAGE	CORMAN LEIGH COMMUNITIES	TM 33648	TH	UC	126			126						951.296.5070		14.42 ACRES
MENIFEE	122	GREENWAY AND PATHWAY AT CIMARRON RIDGE	PULTE HOMES	TM 36658, 36657	SF	FM	756				756			520+	1959-3410	951.416.3046	CIMARRON RIDGE	240 ACRES. GRADING UNDERWAY ON FOUR NEIGHBORHOODS. PRE-SELLING
MURRIETA	123	MURRIETA GREENBERG APTS	KNE REAL ESTATE	DP 2022-2634	APTS	DP	162						162			7601.33 2.4230		PROJECT WAS SUBMITTED 8/2022
MENIFEE	124	STONEGATE	STONEGATE DEVELOPMENT I, LLC	TM 31456	SF	TM	177					177				949.367.9400		161 ACRES. SUBMITTED ROUGH GRADING PLANS
MURRIETA	125	LEE LANE APTS	HA CAPITAL PARTNERS, LLC	DP 2022-2536	APTS	DP	258						258			509.954.6518		PROJECT WAS SUBMITTED 3/2022
MENIFEE	126	WELLQUEST OF MENIFEE LAKES	WELLQUEST	PP 22678	CONDOS	RB	122		122							951.355.7070		ASSISTED LIVING FACILITY. PROJECT IS COMPLETED
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 MAY HAVE EXPIRED
MENIFEE	130	QUAIL HILLS	REPKE	TM 32794, 37692	SF	DP	145						145					43.4 ACRES
LAKE ELSINORE	131	CANYON ESTATES	CITY OF LAKE ELSINORE		SF	DP	302						302					PROJECT 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	132	UNION PLACE AND PARK RIDGE AT MENIFEE TOWN CENTER	LENNAR	TM 36303	SF	RB	155		155						2091-2590		MENIFEE TOWN CENTER	PROJECT SOLD OUT
PERRIS	133	GREEN VALLEY	RAINTREE INVESTMENTS GVSP	TM 37818	MIX	TM	374					374					GREEN VALLEY	28.8 ACRES. PROJECT INCLUDES 138 SINGLE FAMILY UNITS AND 236 APTS
PERRIS	134	GREEN VALLEY	RAINTREE INVESTMENTS GVSP	TM 37817	SF	TM	228					228					GREEN VALLEY	25.3 ACRES
MENIFEE	135	THE BOULDERS	THE BOULDERS LLC	PLN 20-0167	APTS	TM	236					236						9.92 ACRES. MIX USE PROJECT. IN FINAL ENGINEERING
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 AT WESTRIDGE	TRI POINTE HOMES	TM 38008	CONDOS	UC	60			60				506-542	1794-2288	888.639.4172	CANYON HILLS	9.07 ACRES
PERRIS	139	GREEN VALLEY	RAINTREE INVESTMENTS GVSP	TM 37223	SF	TM	235					235					GREEN VALLEY	37.37 ACRES
MENIFEE	140	BOULDER VIEW ESTATES	GREG SPONSELLER	TM 32934	SF	UC	15			15						909.687.2999		3 BUILDING PERMITS HAVE BEEN ISSUED
MENIFEE	141	BYERS / VALLEY	HAN FAMILY TRUST	TM 38128	SF	DP	96						96			626.263.4205		UNDER CITY REVIEW
MENIFEE	142	CANTALENA	RICHLAND COMMUNITIES	TM 38372	SF	DP	406						406				CANTALENA	PLANNING AREAS 2, 3 AND 7
MENIFEE	143	THE JUNCTION	PACTEN	2017-287	MIX	TM	304					304						PROJECT INCLUDES RETAIL, HOTEL, SENIOR ASSISTED AND INDEPENDENT LIVING UNITS
MENIFEE	144	VISTA RIDGE	VISTA RIDGE	2018-159	CONDO	DP	30						30					2.73 ACRES. UNDER CITY REVIEW
COUNTY	145	COUNTRY ROADS	KB HOME	TM 37294	SF	UC	47			20	27			628+	1958-2541	951.319.3936		12.5 ACRES
MENIFEE	146	VILLAGO VILLAS	VILLAGO VILLAS LLC	PLN 21-0375	SF	DP	24						24					7.58 ACRES. UNDER CITY REVIEW
MENIFEE	147	MENIFEE SUBDIVISION	MENIFEE SUBDIVISION	TM 38346	CONDOS	DP	162						162					9.5 ACRES. UNDER CITY REVIEW



AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SO. FT.	DEV. #	S. P.	OTHER
MENIFEE	148	CYPRESS AND SANDS APARTMENTS	CITY OF MENIFEE	DEV 2022-020	APTS	DP	136						136					UNDER CITY REVIEW
COUNTY	149	RIVERSIDE COUNTY SUBDIVISION	DALE LYON	TM 37089	SF	TM	21					21						48.4 ACRES. TM EXPIRES 11/2025
COUNTY	150	RIVERSIDE COUNTY SUBDIVISION	SIGNATURE REALTY CORP.	TM 38034	SF	DP	48						48			951.955.3024		PROJECT SUBMITTED 9/2022
COUNTY	151	BELLE TERRE	TAYLOR MORRISON	TM 37592, 37449	SF	FM	856				856					949.426.1395	BELLE TERRE	343.6 ACRES. GRADING UNDEWAY ON BELLE TERRE PHASE 1
TOTALS							36,109	2,078	6,223	1,668	10,630	9,413	6,097					

**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	865	32	65			0		SP 209. APPROX. 1,100 ACRES. PROJECT IN FINAL STAGES
COUNTY	BELLE TERRE	TAYLOR MORRISON / REGENT PROPERTIES	MIX	856				856			0	310.806.9888	SP 382. APPROX. 343.6 ACRES. AMENDMENT RECENTLY FILED AND TOTAL UNITS WERE LOWERED. GRADING UNDERWAY
COUNTY	BSA	BSA PROPERTIES	MIX	589							589		SP 322. 420 ACRES. NO TENTATIVE MAPS APPROVED
MENIFEE	CANTALENA	RICHLAND PLANNED COMMUNITIES, INC.	MIX	935					296	406	233	949.383.4124	SP 334. APPROX. 160 ACRES. PROJECT IN FINAL ENGINEERING
LAKE ELSINORE	CANYON HILLS	PARDEE CONSTRUCTION	MIX	3,950	3,890		60				0	310.475.3525	FINAL NEIGHBORHOOD UNDERWAY
MENIFEE	CIMARRON RIDGE	PULTE HOMES	MIX	756				756			0		PROJECT IS COMPLETELY GRADED. CONSTRUCTION HAS STARTED ON FOUR NEIGHBORHOODS
COUNTY	CROSSROADS AT WINCHESTER	REGENT PROPERTIES	MIX	802				260	443		99	310.806.9811	SP. 288. MIX USE DEVELOPMENT WITH COMMERCIAL AND RESIDENTIAL USES. GRADING UNDERWAY
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	RICHLAND AMERICAN, TRI POINTE HOMES	MIX	4,500	30	224	70	203	1,028		2,945	951.943.5003 X271	360.5 ACRES. EIGHT TENTATIVE TRACT MAPS IN THE DEVELOPMENT PIPELINE. NATIONAL HOME BUILDERS UNDERWAY. ROUGHLY 1,465 UNITS MOVING FORWARD THROUGH APPROVED AMENDMENT
MENIFEE	HERITAGE LAKE	STANDARD PACIFIC	SF	2,453	2,274	179					0		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. INFRASTRUCTURE AND GRADING UNDERWAY
MENIFEE / COUNTY	MENIFEE NORTH	MENIFEE NORTH PROPERTY OWNER'S ASSOCIATION	MIX	2,815	450	155	90	991	434	314	381		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	674					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	CONDOS	772					772		0	760.450.0440	SP. 320. APPROX. 997.6 ACRES. PROJECT RECENTLY APPROVED TO INCLUDE 522 SINGLE FAMILY UNITS, 250 MULT-FAMILY UNITS, RETAIL AND OFFICE USES



**SPECIFIC PLAN LISTING**

AREA	SPECIFIC PLAN	DEVELOPER	UNIT TYPE	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	TO BE SUB.	DEV. #	OTHER
MENIFEE	PACIFIC MAYFIELD	PACIFIC COMMUNITIES	MIX	856	417	120	25	279			15	951.246.8695	SP. 140 AKA NEWPORT ESTATES
PERRIS	RIVERGLEN	RIVERGLEN LLC	MIX	1,257							1,257	5003 X271	332.7 ACRES. NO ACTIVITY FOR SOME TIME
PERRIS	RIVERWOODS	WSI MOJAVE INVESTMENTS / RICHLAND	MIX	663				663			0	951.943.5003 X271	FM RECORDED. GRADING ESTIMATED TO START SOON
COUNTY	SPENCER'S CROSSING	NEWLAND	MIX	1,793	1,088	420	40	245			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
WILDOMAR	WILDOMAR MEADOWS	WILDOMAR MEADOWS, LLC	SF	1,504							1,504		792 ACRES. RECENTLY SUBMITTED MIX USE PROJECT TO INCLUDE RETAIL, PARKS, OPEN SPACE. AKA FARM SPECIFIC PLAN
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	767	130	2,706	1,304		895	951.676.6664	SP 293. APPROX. 2,891 ACRES. MERCHANT BUILDERS ARE ACTIVELY PURCHASING LOTS
TOTALS				48,306		3,444	627	8,196	5,891	2,431	14,117		

# **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 2023:**

2020 Census figures adjusted by Derrigo Studies where needed based on housing unit type.

**(D). MEDIAN HOUSEHOLD INCOME ESTIMATES 2023:**

Estimated based on housing unit types in each sector.

**(E). MEDIAN VALUE OF HOUSING ESTIMATES 2023:**

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.