

Demographic Marketing Report

February 2024

Researched for:



New. Better. Best.

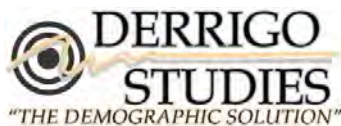
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Site Location:

City of Meniffee

Riverside County, California

Researched and prepared by:



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CITY HALL

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, office (medical, professional), hospitality, diverse-unique eatery options, and mortgage paying jobs to the region.* 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, Krispy Kreme Donuts, and most recently Diaso. Second, *Center Pointe Shopping Center* includes the existing Sprouts Farmers Market, Olive Garden along with one additional pad space for a land lease, office use or retail. The Krikorian Entertainment Complex consisting of a 16-lane bowling alley and 14 in-service movie screens, sports bar, arcade, and laser tag are now under redesign. The third shopping center in Menifee Town Center is *Menifee Plaza* featuring Starbucks, Chronic Tacos, Poke Bowl, Dave's Hot Chicken and many more. This "Urban Village" center also includes a recently completed Fairfield Inn and Suites, Menifee's Justice Center, two future extended stay hotels, and a potential 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 ten high-performing 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 and a new sit-down restaurant 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!

Several 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, Stater Bros and McDonald's have leases signed to locate in *McCall Square*, NWC McCall Boulevard and Menifee Road. Pads currently under construction at McCall Square will feature Chipotle, Starbucks, Baskin Robins, Sakura Nail Salon, and 7-Eleven. Fitwell Health is under city review to locate a 35,000 square foot building in a mix-use project at Interstate 215 and Garbani Road. Additional hospitality services proposed include another two hotels: Holiday Inn & Suites with 98 rooms and Home2Suites with 106 rooms. Both under

city review and along Interstate 215 at Newport Road and Scott Road. Other fast-food retailers recently opened in Menifee include Popeyes at Newport Road / west of Bradley Road, Chick-fil-A (*in Newport Town Square*), along with a Burger King which is under city review at Interstate 215 and McCall Boulevard.

Residential activity in Menifee is substantial with roughly 11,037 units in the development pipeline. Since January 2023, the city's population has increased by an estimated 2,655 people (a 2.3% increase). With approximately 1,179 units currently under construction, Derrigo Studies projects another 2,232 units will be completed by 1Q2026. A 6.5% increase in population in 2 years to 126,872 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 10 & 11		
	MENIFEE CITY LIMITS	5-MILE RADIUS FROM 215 AND NEWPORT ROAD
JANUARY 2023 POPULATION	116,472	155,199
JANUARY 2024 UPDATED POPULATION	119,127	161,162
JANUARY 2026 PROJECTED POPULATION	126,872	177,540
TOTAL POPULATION AT BUILD OUT OF ALL ACTIVE RESIDENTIAL UNITS	157,426	247,259
AVERAGE PERSONS PER HOUSEHOLD (2024) **	3.47	3.47
AVERAGE HOUSEHOLD INCOME (2024) **	\$98,204	\$100,059
MEDIAN HOUSEHOLD INCOME (2024) **	\$89,277	\$90,963
MEDIAN VALUE OF HOUSING (2024) **	\$582,600	\$601,501
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). Derrigo Studies estimates are weighted per Sector. The above ** numbers represent accurate current and future population projections in the city region outside of Sun City. When Sun City Sectors are included the A.P.P.H. is 3.09, see page 13.		

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 119,127. 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 11,037 units in some phase of development within 6 approved specific plans and 52 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.



AVERAGE DAILY TRAFFIC COUNT / BOTH DIRECTIONS		
Location	Count	Date
Interstate 215 @ Newport Road	113,000	2021
Newport Road @ Interstate 215	85,109	2024
McCall Boulevard @ Interstate 215	32,952	2024
Scott Road @ Interstate 215	49,428	2024
Source: Caltrans and City of Menifee		

Primary routes in Menifee are Interstate 215 and Newport Road. Scott Road and McCall Boulevard are also main east/west thoroughfares. Average daily traffic counts on these key arteries are listed here:

CITY OF MENIFEE
RIVERSIDE COUNTY, CALIFORNIA

SUBDIVISION AERIAL ILLUSTRATION

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
- X UNDER CONSTRUCTION OVERCROSSING
- X PROPOSED INTERCHANGE EXPANSION
- ONE MILE SCALE

PREPARED FOR: CITY OF MENIFEE
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STUDY DATE: JANUARY 2014
AERIAL FLOWN: JUNE 2023

RIVERWOODS
714 UNITS PROPOSED

GREEN VALLEY
4,000 UNITS PROPOSED

MENIFEE NORTH
2,815 UNITS PROPOSED

MENIFEE VALLEY RANCH
2,718 UNITS PROPOSED

LEGADO
1,022 UNITS PROPOSED

CIMARRON RIDGE
756 UNITS PLANNED

TUSCANY CREST
335 UNITS PROPOSED

TUSCANY HILLS
1,849 UNITS PROPOSED

AUDIE MURPHY RANCH
2,190 UNITS PLANNED

CANYON HILLS
3,950 UNITS ALMOST COMPLETE

CANYON HILLS ESTATES
192 UNITS PROPOSED

WILDOMAR MEADOWS
9,304 UNITS PROPOSED

MURRIETA HILLS
772 UNITS PROPOSED

CANTALENA
935 UNITS PLANNED

BELLERIDGE
1,072 UNITS PROPOSED

KELLER CROSSING
336 UNITS PROPOSED

BELLE FERRE
1,072 UNITS PROPOSED

DOMENIGONI: BARTON
4,188 UNITS PROPOSED

WINCHESTER HILLS
5,991 UNITS PROPOSED

CROSSROADS AT WINCHESTER
802 UNITS PROPOSED

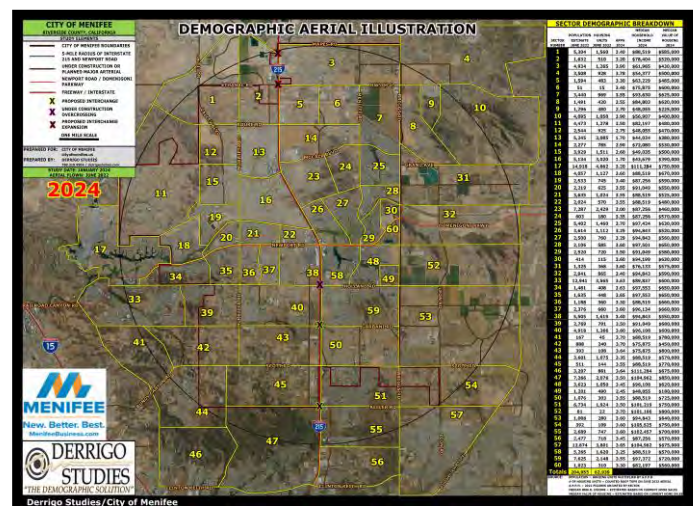
LIBERTY HIGH SCHOOL
1,072 UNITS PROPOSED

BSA
585 UNITS PROPOSED

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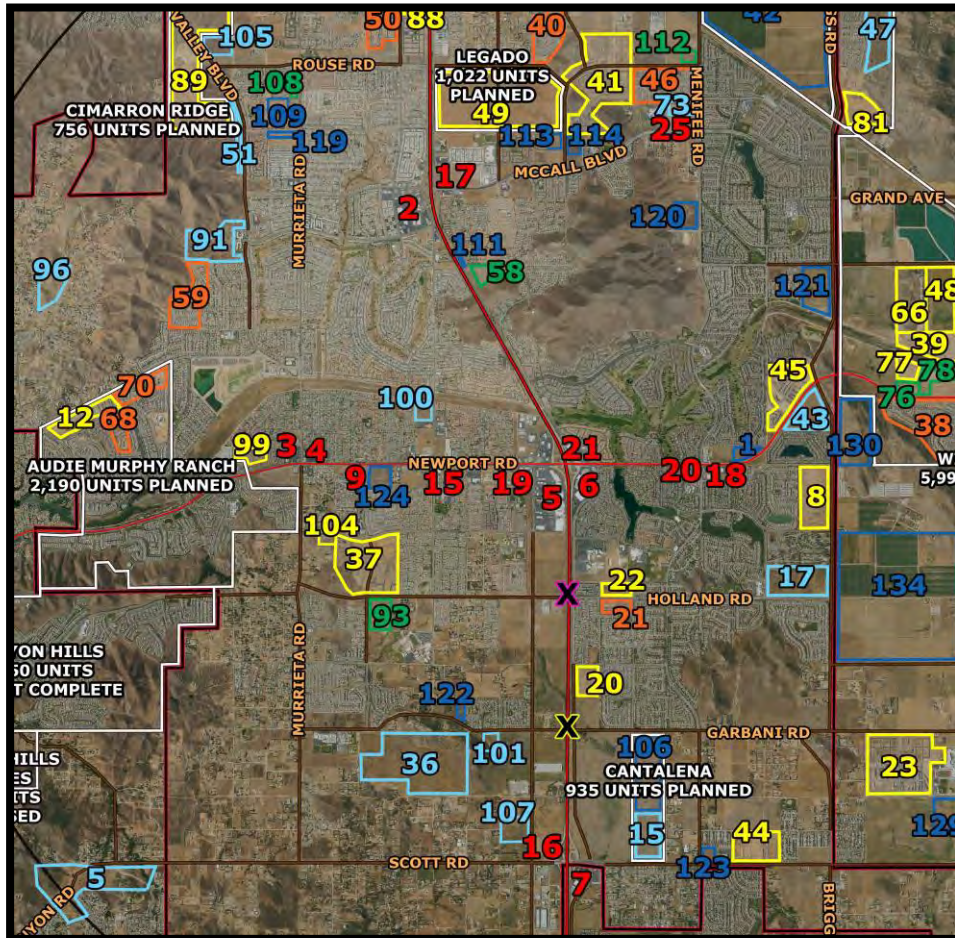
boundary. This region is believed to be the primary trade area that will service future anchor retailers. Boundaries of the 5-Mile Radius are generally Mapes Road on the north, Canyon Lake on the west, one mile south of Keller Road and Winchester Road Highway (79) on the east; see full size aerial on 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.

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 \$582,600 to \$601,501 for the



trade areas. 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, Savage Cheff Bar & Grill, Michi's Tacos, 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 and Heritage Lake Communities, 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, an array of popular national food retailers with a planned Hampton Inn & Suites and sit-down restaurant to complete the center.

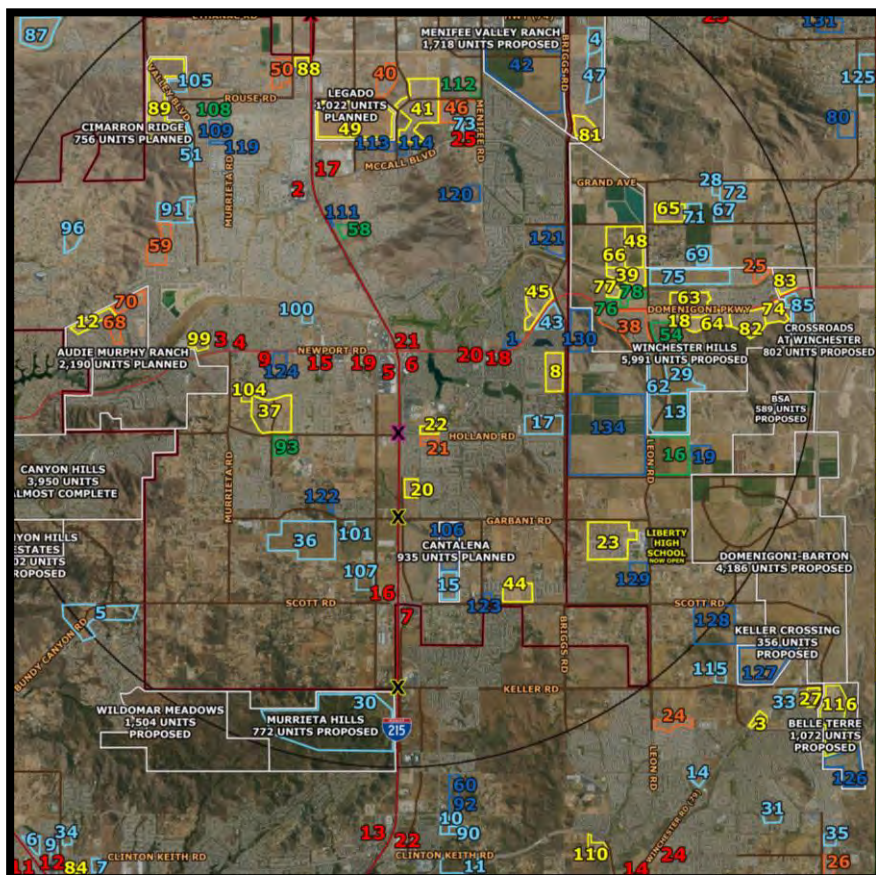
At the heart of Menifee, Menifee Town Center has three shopping areas at number 19. With an impressive retail line-up, featured anchor retailers include Aldi, Sprouts, Petsmart, Party City and many more. A Krikorian Entertainment Complex is under redesign with retail permit pulled to start re-construction.

Newport Pointe is a planned retail center at number 9. Grocery Outlet, a child development center and EOS Fitness will anchor this center. In addition, at numbers 16 and 17, Walmart owns land and is working on submitting plans for a new prototype along Interstate 215 at Scott

Road and McCall Boulevard. It is important to note, at number 25, Stater Bros has a signed lease to locate in a planned neighborhood shopping center, “McCall Square”, with pads under construction to include Chipotle, Starbucks, Sakura Nail Salon, Baskin Robins, and 7-Eleven. 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 134 tentative tract maps and 22 specific plans active in the study area, full size on page 11. Thirty-six communities currently have an impressive 2,206 units under construction. Audie Murphy Ranch is wrapping up its 2,190 units. Many more developments are under construction in the City of Menifee including Adler Ranch with 327 condominiums underway at number 20. JPI Companies Development Group has started its project “Del Oro North” at



number 22 with 238 apartments (an additional 100 senior units are also planned). Selling three home collections, Lennar is well underway on Quartz Ranch at number 37 featuring 314 single family units (100 homes already completed). Banner Park by Pulte Homes will have 256 homes upon completion at number 45 (all homes are sold out with Banner Park South coming soon at number 43). Home prices range from \$559,000 to \$642,000. Just east of Menifee’s city limits is the Winchester Hills Master Plan. Winchester Hills now has ten communities accounting for an impressive 2,627 units. 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 by Newport Pacific Land Company (1,022 units with Lennar grading phase 1)

All residential activity in the study area represents roughly 42,282 units (11,037 in Menifee City Limits and 24,812 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 19).

Breakdown of Residential Unit Build Out							
Trade Area	2024 Population	2 Year Unit Build Out	2 Year Pop. % Increase	2026 Projected Population	Other Active Units	Total Pop. % Increase	Total Population at Build Out of All Active Units
Menifee City Limits	119,127	2,232	6.5%	126,872	8,805	32%	157,426
5-Mile Radius	161,162	4,720	10%	177,540	20,092	53%	247,259

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 Menifee'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 30. 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 19. 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.

MAJOR ANCHOR
RETAILER LOCATIONS

- 1WINCO, HOME DEPOT, AUTO ZONE
- 2VONS, STATER BROS, RITE AID, WALGREENS, DOLLAR TREE
- 3STATER BROS, O'RIELLY AUTO PARTS (WALGREENS ACROSS STREET)
- 499¢ ONLY, AUTO ZONE, CAL TRUE VALUE HARDWARE, FITNESS 19 COUNTRYSIDE MARKETPLACE: 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 RALPHS, ROSS, DOLLAR TREE, AUTO ZONE, LIVING SPACES FURNITURE
- 5ALBERTSONS, WALGREENS
- 6STATER BROS, CVS
- 7PROPOSED GROCERY OUTLET, EOS FITNESS
- 8STATER BROS, CARDENAS, DOLLAR TREE, CVS, WALGREENS, BIG LOTS, DIAMOND 8 CINEMA, AUTO ZONE, PLANET FITNESS
- 9STATER BROS
- 10ALBERTSONS, GROCERY OUTLET, PROPOSED SPROUTS, ACE HARDWARE, FITNESS 19
- 11TARGET, TRACTOR SUPPLY, DOLLAR TREE, PROPOSED HOME DEPOT, ROSS, (CVS ACROSS STREET)
- 12STATER BROS, CVS, DOLLAR TREE, O'REILLY AUTO PARTS, PROPOSED SPROUTS
- 13CVS PHARMACY
- 14WALMART OWNED PROPERTY FOR SUPERCENTER
- 15WALMART OWNED PROPERTY FOR SUPERCENTER
- 16STATER BROS, CVS
- 17TOWN CENTER MARKETPLACE AND CENTER POINTE SHOPPING CENTER: SPROUTS FARMERS MARKET, ALDI, PETSMART, PARTY CITY, SLEEP NUMBER, COMING SOON KRIKORIAN THEATRES, 16-LANE BOWLING ALLEY
- 18RITE AID
- 19BARONS MARKET, LA FITNESS, KAHOO'S PET STORE, SOLA SALON, IN THE CITY BEAUTY SUPPLY
- 20COSTCO, ALDI, AUTO ZONE
- 21DOLLAR GENERAL
- 22GROCERY OUTLET, RITE AID, AUTO ZONE, PROPOSED EOS FITNESS
- 23PROPOSED STATER BROS

CITY OF MENIFEE
RIVERSIDE COUNTY, CALIFORNIA

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

X

PROPOSED INTERCHANGE

X

UNDER CONSTRUCTION OVERCROSSING

X

PROPOSED INTERCHANGE EXPANSION

ONE MILE SCALE

PREPARED FOR: CITY OF MENIFEE
cityofmenifee.us

PREPARED BY: DERRIGO STUDIES
760.310.9904 / derrigostudies.com

STUDY DATE: JANUARY 2024

AERIAL FLOWN: JUNE 2022

MENIFEE

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SUBDIVISION
AERIAL
ILLUSTRATION

PROJECTS RECENTLY BUILT OR SINCE JUNE 2022:			
AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
21	DR HORTON	SF	68
24	BEAZER HOMES	SF	55
25	KB HOME	SF	76
26	LENNAR	SF	133
38	DR HORTON	SF	379
40	KB HOME	SF	173
46	LENNAR	SF	264
50	DR HORTON	SF	174
59	WOODSIDE HOMES	SF	161
68	MERITAGE HOMES	SF	137
70	TRI POINTE HOMES	SF	147
102	TRI POINTE HOMES	CONDO	60
PROJECTS UNDER CONSTRUCTION:			
AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
2	RICHMOND AMERICAN	SF	169
3	LENNAR	TH	180
8	LENNAR	SF	305
12	RICHMOND AMERICAN HOMES	SF	115
18	TRI POINTE HOMES	SF	378
20	TRICON	CONDO	327
22	JPI COMPANIES DEV.	APTS	338
23	RICHMOND AMERICAN	MIX	511
27	PULTE HOMES	SF	88
32	RICHMOND AMERICAN	SF	116
37	LENNAR	SF	314
39	KB HOME	MIX	243
41	KB HOME	SF	514
44	MERITAGE HOMES	SF	175
45	PULTE HOMES	SF	256
48	BROOKFIELD	SF	422
49	LENNAR / NEWPORT PACIFIC LAND	SF	1,022
52	KB HOME	SF	500
55	LENNAR	SF	206
63	FOREMOST COMMUNITIES	CONDO	493
64	TRI POINTE HOMES	SF	194
65	DR HORTON	SF	202
66	DR HORTON	SF	220
74	DR HORTON	SF	128
77	KB HOME	SF	58
81	LENNAR	SF	210
82	LENNAR	SF	231
83	TAYLOR MORRISON	SF	260
84	WERMERS PROPERTIES	APTS	288
88	CENTURY COMMUNITIES	TH	126
89	PULTE HOMES	SF	756
99	THE BOULDERS LLC	APTS	236
104	TCD GLOBAL	SF	12
110	KB HOME	SF	47
116	TAYLOR MORRISON	SF	529
117	KB HOME	SF	80
PROJECTS WITH FINAL MAP APPROVAL:			
AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
16	DR HORTON AND BROOKFIELD	SF	447
54	BEAZER HOMES	SF	179
58	BOB LOVE	APTS	221
61	TRI POINTE HOMES	SF	97
76	DAVE JACINTO	CONDO	72
78	DR HORTON	SF	224
93	ROWLAND	SF	80
94	PULTE HOMES	SF	714
108	VISTA RIDGE	CONDO	30
112	LDW CONDOMINIUMS	CONDO	162

PROJECTS WITH TENTATIVE MAP APPROVAL:			
AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
4	STONE STAR RIVERSIDE	CONDO	192
5	SUNBELT COMMUNITIES	SF	275
6	GOLDEN EAGLE MULTIFAMILY PROPERTIES	CONDO	191
7	LENNAR	APTS	162
9	INTRACORP	APTS	150
10	JPI	APTS	322
11	CORMAN LEIGH COMMUNITIES	MIX	483
13	SAN PEDRO FARMS RANCON LLC	SF	382
14	LBL INVESTMENTS, INC.	CONDO	154
15	RICHLAND PLANNED COMMUNITIES, INC.	SF	296
17	KB HOME	SF	239
28	CITY DEVELOPMENT, INC.	SF	14
29	RICHLAND COMMUNITIES	SF	414
30	PULTE HOMES	MIX	772
31	CV COMMUNITIES LLC	SF	102
33	FRENCH VALLEY ASSOCIATES, LLC	MIX	146
34	NEFERITI LONG, CARDENAS 3LLC	MIX	77
35	VIR PRABHU DHALLA	SF	38
36	RICHLAND COMMUNITIES	SF	552
43	PULTE HOMES	SF	197
47	LANSING STONE STAR RIVERSIDE, LLC	SF	224
51	VALLEY BOULEVARD	SF	68
53	MR 27 LLC (RANCON)	CONDO	85
62	RICHLAND COMMUNITIES	SF	162
67	STONE STAR RIVERSIDE, LLC	SF	166
69	MIGHTY DEVELOPMENT, INC.	SF	62
71	MOUNTAIN VISTA HOMES	SF	128
72	CITY DEVELOPMENT, INC.	SF	140
73	TUFFLI DEVELOPMENT	APTS	240
75	CAPSTONE, PACIFIC COMMUNITIES, OOSTDAM	SF	346
79	RAINTREE INVESTMENTS GVSP	SF	191
85	REGENT	SF	443
86	BENCHMARK PACIFIC	SF	650
87	WSI MOJAVE INVESTMENTS / RICHMOND AMERICAN	SF	198
90	KNE REAL ESTATE	APTS	162
91	STONEGATE DEVELOPMENT I, LLC	SF	177
95	DARREL HOOVER	SF	65
96	REPKE	SF	145
97	RAINTREE INVESTMENTS GVSP	MIX	374
98	RAINTREE INVESTMENTS GVSP	SF	228
100	RIVERWALK LLC	SF	199
101	MENIFEE 18 HOLDINGS, LLC	SF	33
103	RAINTREE INVESTMENTS GVSP	SF	235
105	JPMB INVESTMENTS, LLC	SF	96
107	PACTEN	MIX	304
115	DALE LYON	SF	21
118	BUNDY CANYON 145, LLC	APTS	140
125	LANSING STONE STAR RIVERSIDE, LLC	SF	527
133	TT GROUP	SF	731

PROJECTS IN DESIGN PLAN CHECK:			
AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
1	DIAMOND BROS	SF	91
19	OMNI FINANCIAL	SF	89
42	BROOKFIELD CALIFORNIA LAND CO.	SF	1,718
56	RICHLAND VENTURES, INC.	MIX	169
57	RICHLAND VENTURES, INC.	MIX	145
60	KNE REAL ESTATE	APTS	502
80	RIVERSIDE COUNTY SUBDIVISION	SF	180
92	HA CAPITAL PARTNERS, LLC	APTS	258
106	RICHLAND COMMUNITIES	SF	406
109	CORONADO CONDOS LLC	CONDO	73
111	VILLAGO VILLAS LLC	SF	24
113	CYPRESS AND SAND APARTMENTS	APTS	136
114	BEYOND MENIFEE LLC	APTS	240
119	TR/PP DI CAPRI	CONDO	61
120	MENIFEE COASTLINE LLC	SF	52
121	SALT CREEK LLC	SF	325
122	GARBANI NORTH LLC	SF	39
123	BLACKMON HOMES	SF	36
124	INTRACORP HOMES	APTS	326
126	TAYLOR MORRISON, ALBERT WEBB	MIX	543
127	DR HORTON	SF	356
128	HIGH POINTE INC.	SF	422
129	NICOLE PRINS	SF	132
130	WALTON PROPERTIES	SF	101
131	TRIP HORD	SF	170
132	RICHLAND COMMUNITIES	SF	288
134	RICHLAND COMMUNITIES	MIX	TBD

2024

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