

CITY OF MENIFEE




Researched for:
City of Menifee
Economic Development Department

**RIVERSIDE COUNTY,
CALIFORNIA**

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Demographic
Marketing
Report

Researched and Prepared By:

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February 2019

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CHAPTER I

INTRODUCTION

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. Key results of our research are listed below:

◆ ***Menifee Town Center*** is under construction with Lennar building 125 homes and 218 condominium units, William Lyon Homes building 145 homes and MBK Homes receiving rough grading permits and starting construction on 330 apartments. This mix use master plan includes a 5-acre Central Park with outdoor amphitheater. The Krikorian Entertainment Complex has grading and building plans in process for a 16-lane bowling alley, 14 in-service movie screens, restaurant, sports bar, arcade and laser tag. The center will be a community hub for Riverside County Civil Courthouse, expected to start construction this year, a future City Hall, Fairfield Inn & Suites, and 30,000 square foot medical office building which is expected to break ground this year. Additionally, 118,028 square feet of retail is planned for the frontage along Newport Road.

Furthermore, ***Menifee Lakes Plaza*** recently added Firehouse Subs, Raising Canes, Waba Grill, Kahoots Pet Store, Coffee Bean & Tea Leaf, Blaze Pizza, Café Rio and will soon add Barons Market to its existing tenant line-up, featuring LA Fitness, Chevron Gas and Lube Center, Saporro Sushi, Cosmo Nail & Spa, Jamba Juice, Schools First Credit Union and Universal Healthcare.

◆ Residential activity in Menifee is substantial with over 15,564 units in the development pipeline. Since February 2018, 929 units have been completed within the city limits (a 4% increase in population). Field research concludes that this build out rate will continue to increase with another 2,566 residential units projected to be completed by 1Q2021. ***An 8.6% increase in population in 2 years to 106,824 residents in the City of Menifee.***

◆ Listed on the following page are demographic estimates for both regions analyzed in this report:

DEMOGRAPHIC CHARACTERISTICS
TRADE AREA BOUNDARIES PAGES 10 AND 11

	MENIFEE CITY LIMITS	5-MILE RADIUS FROM 215 AND NEWPORT ROAD
FEBRUARY 2018 POPULATION	94,677	124,500
FEBRUARY 2019 UPDATED POPULATION	98,413	128,838
FEBRUARY 2021 PROJECTED POPULATION	106,958	142,549
TOTAL POPULATION AT BUILD OUT OF ALL ACTIVE RESIDENTIAL UNITS	150,241	241,554
AVERAGE PERSONS PER HOUSEHOLD (2019)**	3.33	3.31
MEDIAN HOUSEHOLD INCOME (2019)**	\$73,020	\$74,769
MEDIAN VALUE OF HOUSING (2019)**	\$406,969	\$420,809

For details on how we arrived at our estimates, please reference Chapter II, page 12.

** Average Persons Per Household, Income and Home Value estimates do not include sectors 12, 13, 15 and 16 (Sun City Community).

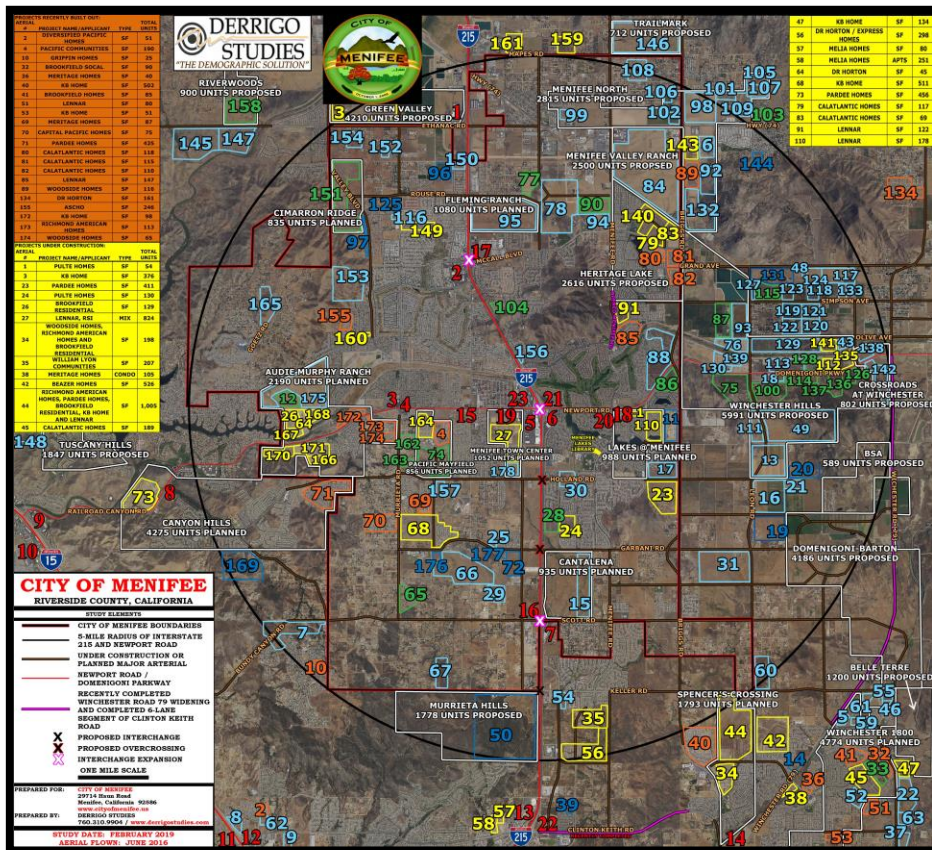
City of Menifee:



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 98,413. Over the 1980s and 1990s, Menifee became a region covered with quality master planned communities and residential tentative tract maps. Today, the city has approximately 15,564 units in some phase of development within 10 approved specific plans and 74 residential tract maps. Menifee’s area affordability

and its proximity to employment centers in Orange, Riverside, San Diego 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 55,896 (2018 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 College, Brandman 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.

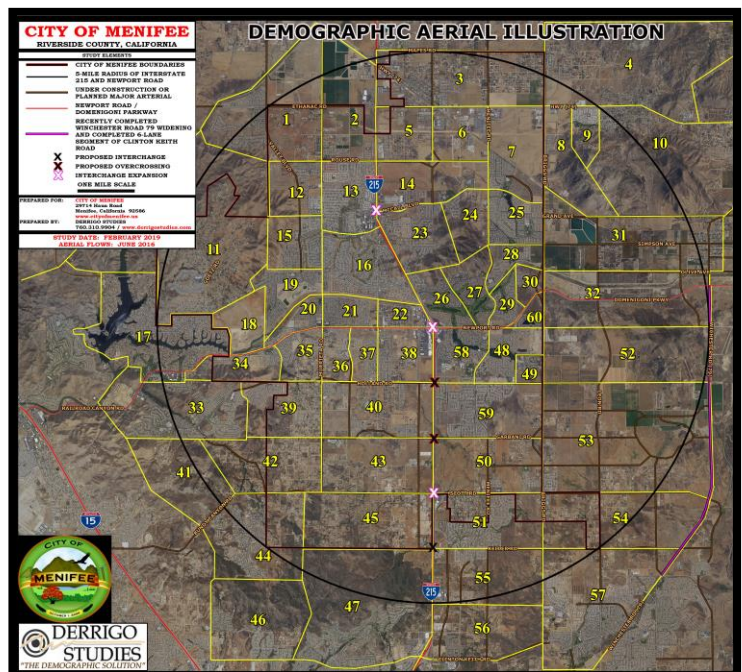


To determine the existing and future potential of the City of Menifee, two areas are analyzed in this report including the city's limits (highlighted on this aerial in "red") and a 5-Mile Radius from Interstate 215 and Newport Road (5-Mile Radius). The 5-Mile Radius includes the City of Menifee, a portion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

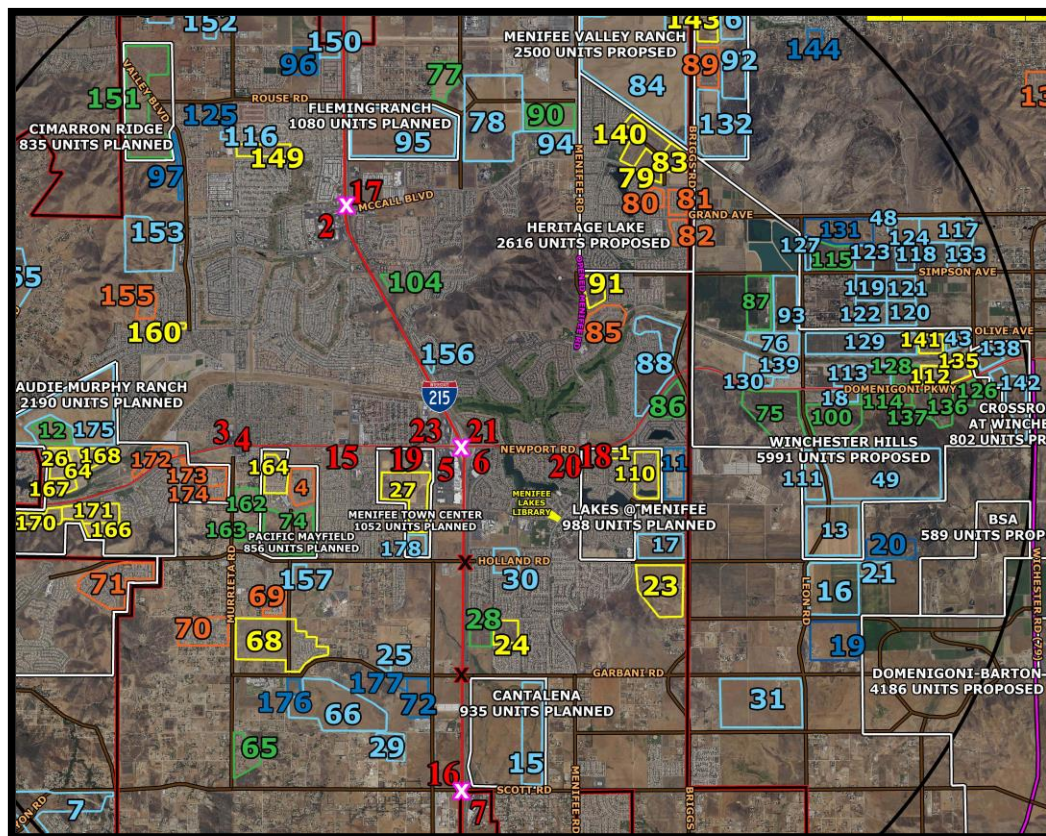
Existing Demographics:

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 household income estimates ranging from \$73,020 to \$74,769 for the trade areas. In comparison, Riverside County's median household income is \$60,807 (2017 Census). For a detailed breakdown of figures used in each trade area, see Chapter II, beginning on page 12.



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 life style center located at the SWC of Interstate 215 and Newport Road. A “stellar” anchor retail line-up is in operation at this center including Lowe’s, Super Target, Kohl’s, Best Buy, BevMo, Staples, Home Goods, Famous Footwear, Lane Bryant, TJ Maxx, Michaels, Petco, Tilly's, Ulta Beauty, Justice Clothing, Forever 21, Mattress Firm and GameStop. 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.

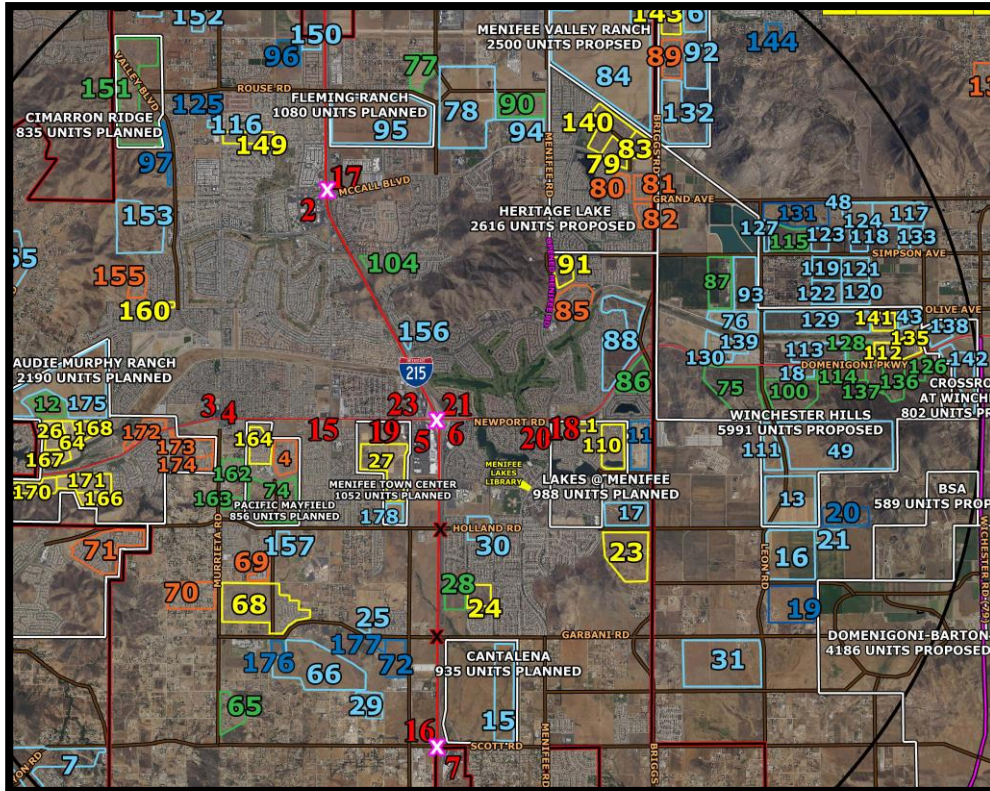
As highlighted on aerial and adjacent to numbers **5** and **6**, there are several additional existing anchor retail centers including a recently opened Barons Market at number **21**. Co-anchor retailers are LA Fitness and an under construction Kahoots Pet Store along with Chevron Gas and Lube and an array of popular national food retailers. Also, at number **19**, the long-awaited Menifee Town Center and Menifee Town Center Marketplace are adding to this dynamic retail environment. Aldi, Petsmart, Party City and Active are in operation, at the same time, building plans in process for a Krikorian Theater and a 16-Lane Bowling Alley. Providing an “urban village” atmosphere, this development will also include over 800 housing units, a central park with outdoor amphitheater, a courthouse, city hall, hotel, roughly 100,000 square feet of additional retail space and medical office buildings.

At the northwest quadrant of Interstate 215 and Newport Road, number **23**, Newport Towne Square II has a Smart & Final Extra under construction. This planned center will also include a second anchor retail and sit-down restaurant. 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 (Scott Road location most likely). Overall, a total of 23 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, the aerial below is utilized. This time to display residential activity including 178 tentative tract maps and 23 specific plans active in the study area, full size on page 11. With the improved economy, the subject region has massive growth taking place. Thirty-nine communities currently have an impressive 966 units under construction. Audie Murphy Ranch has seven neighborhoods selling product at numbers **26, 64, 166, 167, 168, 170**



and **171**. Brookfield Homes, William Lyon Homes, Meritage Homes, DR Horton, Woodside Homes, and Richmond American are reporting strong home sales with prices at \$406,000 and up. Pacific Mayfield's Master Plan has 387 units completed. With another 469 units in the balance, Primrose and Orchid are under construction at

number **164** with home prices ranging from \$372,000 to \$412,000. Lennar recently broke ground on number **27**, "Menifee Town Center". As mentioned earlier, this master plan is a mix use development including 824 residential units. Lennar is underway on 125 single family units in conjunction with building plans by RSI Communities under city review for 330 apartments. At number **23**, Pardee is well underway on Centennial featuring 411 units. Four neighborhoods have product selling at \$450,000 and up, (number **23**). Menifee's northern portion of the city is also very active. Heritage Lake by Lennar Homes is in its final neighborhoods at numbers **79, 83** and **140**. Menifee Valley Ranch Master Plan at number **84**, Brookfield California Land Company, has plans under city review to have roughly 2,500 units. Brookfield's development schedule estimates construction will start by 2021.

Just east of Menifee's city limits is the Winchester Hills Master Plan. Winchester Hills is rapidly selling its tentative and final tract maps to home builders. Three neighborhoods are already under development at numbers **112, 135** and **141**. Lennar and KB Home are developing 419 units in Conestoga and Autumn Winds. DR Horton recently purchased 203 lots at numbers **75** and **128**. Grand opening for Aspen Pointe, number **128**, is in 2Q2019.

Three more specific plans in Menifee are moving forward including Cantalena by Richland Communities (935 units), Cimarron Ridge by Van Daele Homes (835 units) and Fleming Ranch by Newport Pacific Land Company (1,080 units). Cantalena and Cimarron have final maps and grading plans under city review with building of homes projected in 1 – 2 years. Fleming Ranch is working with the city on their EIR.

All residential activity in the study area represents roughly 49,645 units (15,564 in Menifee City Limits and 34,053 are in the 5-Mile Radius). To get an idea of projected build out rates, see chart below (details on each residential project are in Chapter III, page 19).

Breakdown of Residential Unit Build Out							
Trade Area	2019 Population	2 Year Unit Build Out	2 Year % Increase	2021 Projected Population	Other Active Units	Total % Increase	Total Population at Build Out of All Active Units
Menifee City Limits	98,413	2,566	8.6%	106,958	12,998	52.6%	150,241
5-Mile Radius	128,838	4,142	10.6%	142,549	29,911	87.5%	241,554

Methodology:

The following three items 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 DDS 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, DDS 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

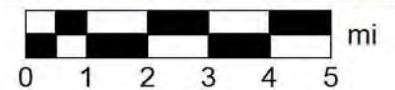
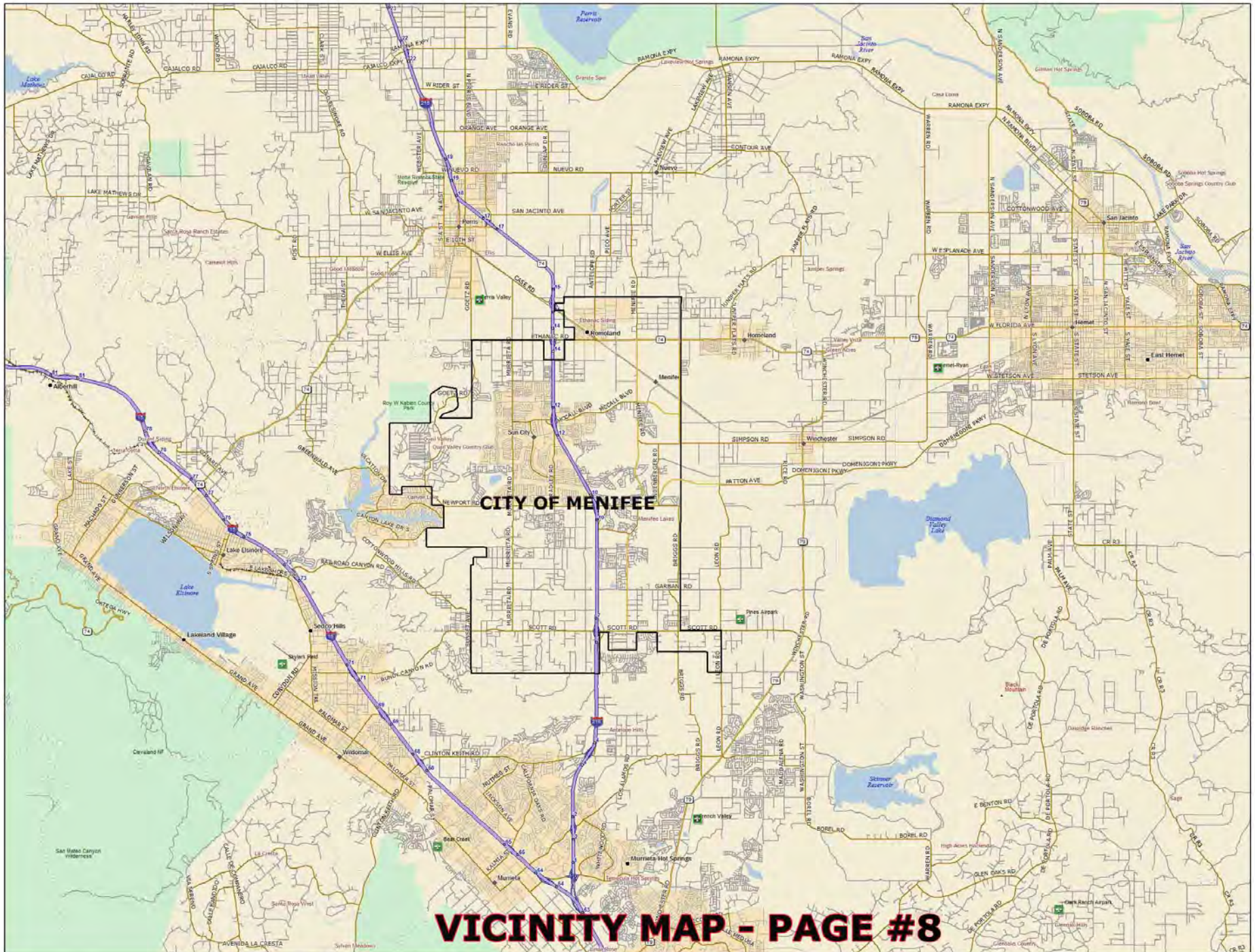
persons per household, median household income and median value of housing, this analysis outlines averages for each trade area. To define which area is being analyzed, reference the boxed area at the top of the chart.

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 35. 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.





City of Menifee Parks

- 1 **Audie Murphy Ranch Sports Park**
Newport Rd. & Lone Pine
- 2 **E.L. Pete Peterson Park**
29621 Park City Ave.
- 3 **La Ladera Park**
29629 La Ladera Rd.
- 4 **Lazy Creek Park**
26480 Lazy Creek Rd.
- 5 **Lyle Marsh Park**
27050 School Park Dr.
- 6 **Nova Park**
25444 Nova Ln.
- 7 **Rancho Ramona Park**
28050 Encanto Dr.
- 8 **Spirit Park**
Newport Rd. & Berea Rd.

Valley-Wide Recreation and Park District Parks

- 9 **Aldergate Park**
Menifee Rd. & Aldergate Dr.
- 10 **Autumn Breeze Park**
Autumn Ln. & Cordero Ln.
- 11 **Desert Green Park**
Painted Desert Dr. & Desert Terrace Dr.
- 12 **Discovery Park**
Heritage Lake Dr. & Calm Horizon Dr.
- 13 **El Dorado Park**
Trailhead Dr. & Lindenberger Rd.
- 14 **El Dorado Pocket Park**
Rustic Glen St. & Longleaf St.
- 15 **Eller Park**
Highway 74 & Antelope Rd.
- 16 **Grand Vista Park**
Grand Vista Ave. & Promenade Rd.
- 17 **Heritage Park**
Heritage Lake Dr. & McCall Blvd.
- 18 **Hidden Meadows Park**
Highland Ct.
- 19 **La Paloma Park**
Menifee Rd. & Bayport Ln.
- 20 **Marion V. Ashley Park and Community Center**
25625 Briggs Rd.
- 21 **McCall Canyon Park**
Brantely Ct. & Crestwood St.
- 22 **Menifee South Tot Lot**
Feather Creek & Eickhoff Dr.
- 23 **Mira Park**
Wickerd Rd. & Mira St.
- 24 **Pepita Square Park**
Camino Pepita & Camino Cristal
- 25 **Rolling Hills Park**
Pacific Bluff St.
- 26 **Sunrise Park**
Simpson Rd. & Lindenberger Ln.
- 27 **Wheatfield Park, Menifee Gym and Rec Center**
Menifee Rd. & La Piedra Rd.
- 28 **Mahogany Creek Park**
Garden Grove Dr. & Park Trail Way

- City Boundary**
- Menifee City Hall**
29714 Haun Rd. | (951) 672-6777
- Community Services Dept. HQ West Annex Bldg.**
29995 Evans Rd. | (951) 723-3880

- Kay Centceros Senior Center**
29995 Evans Rd. | (951) 672-9673
- Lazy Creek Recreation Center**
26480 Lazy Creek Rd. | (951) 679-8092

- Romoland Library**
26001 Briggs Rd.
- Sun City Library**
26982 Cherry Hills Rd.
- Paloma Valley Library**
31375 Bradley Rd.

Menifee City Limits Map

CITY OF MENIFEE

RIVERSIDE COUNTY, CALIFORNIA

DEMOGRAPHIC AERIAL ILLUSTRATION

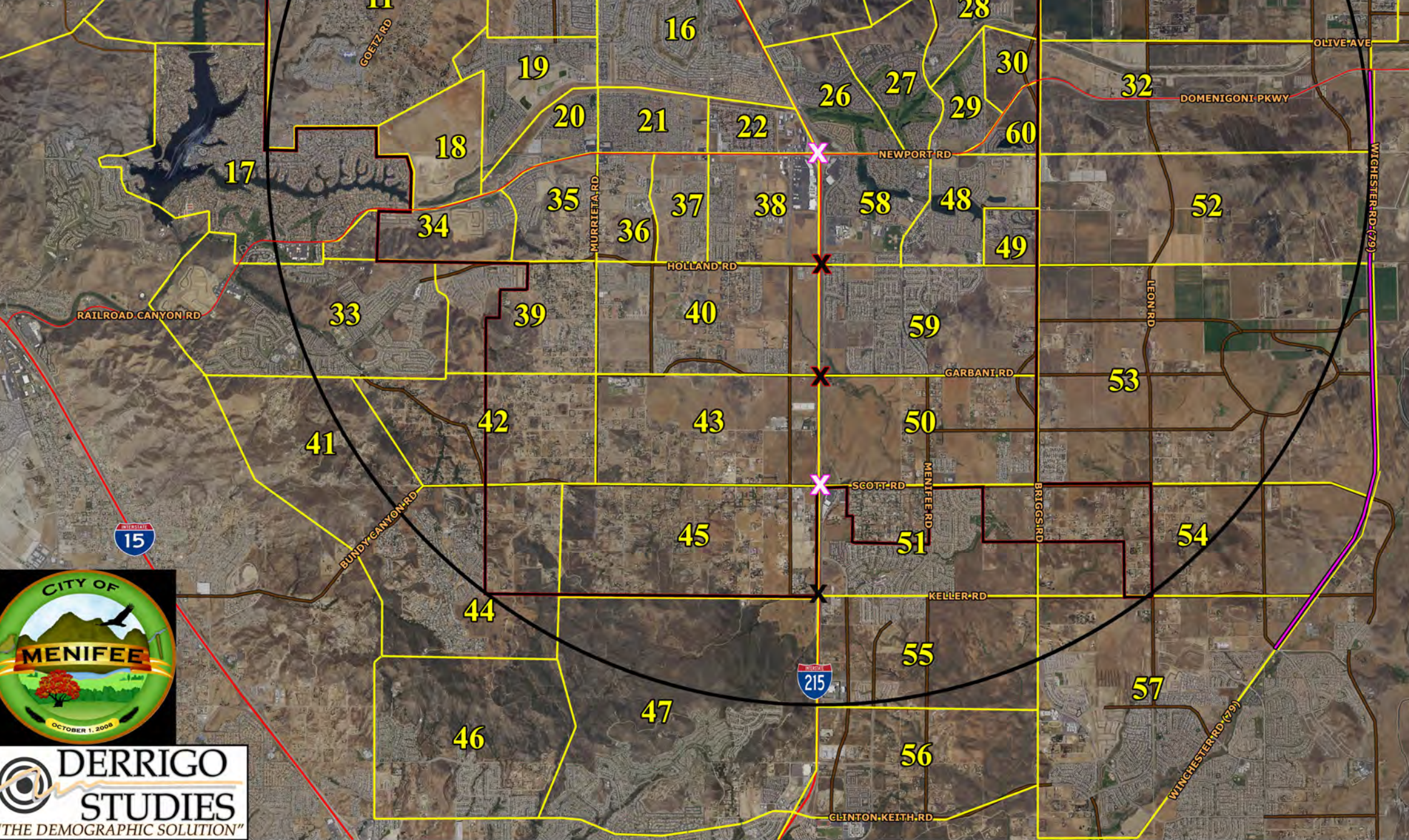
SECTOR DEMOGRAPHIC BREAKDOWN

- 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
 - RECENTLY COMPLETED WINCHESTER ROAD 79 WIDENING AND COMPLETED 6-LANE SEGMENT OF CLINTON KEITH ROAD
 - PROPOSED INTERCHANGE
 - PROPOSED OVERCROSSING
 - INTERCHANGE EXPANSION
 - ONE MILE SCALE

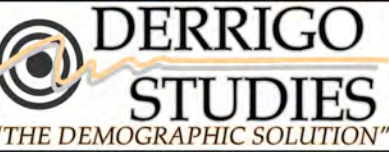
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STUDY DATE: FEBRUARY 2019
AERIAL FLOWN: JUNE 2016



SECTOR NUMBER	POPULATION ESTIMATE JUNE 2016	HOUSING UNITS JUNE 2016	APPH 2019	MEDIAN HOUSEHOLD INCOME 2019	MEDIAN VALUE OF HOUSING 2019
1	3,785	1,140	3.32	\$73,484	\$413,236
2	1,581	510	3.10	\$65,086	\$382,633
3	4,422	1,195	3.70	\$51,439	\$288,779
4	3,312	895	3.70	\$45,141	\$281,560
5	1,120	350	3.20	\$52,489	\$295,998
6	10	3	3.30	\$62,987	\$360,974
7	1,691	490	3.45	\$77,726	\$478,625
8	438	127	3.45	\$70,399	\$425,949
9	1,272	480	2.65	\$39,892	\$245,462
10	3,145	850	3.70	\$47,240	\$267,120
11	4,309	1,249	3.45	\$68,235	\$418,730
12	2,313	925	2.50	\$39,892	\$252,682
13	5,058	2,975	1.70	\$36,554	\$243,080
14	1,260	450	2.80	\$59,837	\$288,779
15	3,283	1,368	2.40	\$40,706	\$267,388
16	5,134	3,020	1.70	\$36,260	\$267,388
17	13,502	4,656	2.90	\$92,381	\$527,022
18	3	1	3.40	\$73,484	\$397,071
19	2,459	745	3.30	\$72,435	\$375,412
20	1,453	415	3.50	\$75,583	\$404,290
21	3,584	1,024	3.50	\$73,484	\$339,315
22	1,995	570	3.50	\$73,484	\$339,315
23	7,044	2,429	2.90	\$72,435	\$338,246
24	594	180	3.30	\$72,435	\$352,684
25	5,635	1,610	3.50	\$80,876	\$474,614
26	3,218	990	3.25	\$78,733	\$434,506
27	2,470	760	3.25	\$78,733	\$434,506
28	1,597	463	3.45	\$80,939	\$501,353
29	2,278	670	3.40	\$75,583	\$476,485
30	357	105	3.40	\$75,583	\$48,005
31	1,271	363	3.50	\$63,201	\$340,920
32	14	4	3.50	\$78,733	\$462,047
33	9,162	2,545	3.60	\$74,577	\$418,730
34	468	130	3.60	\$80,983	\$465,255
35	1,386	385	3.60	\$80,983	\$447,875
36	656	205	3.20	\$73,484	\$433,169
37	1,663	475	3.50	\$79,804	\$469,266
38	2,086	610	3.42	\$78,733	\$476,485
39	2,240	640	3.50	\$75,583	\$433,169
40	2,695	770	3.50	\$79,783	\$469,266
41	144	40	3.60	\$73,484	\$418,730
42	828	230	3.60	\$62,987	\$317,657
43	241	67	3.60	\$62,987	\$317,657
44	3,465	1,050	3.30	\$73,484	\$382,633
45	462	132	3.50	\$73,484	\$397,071
46	2,988	830	3.60	\$92,381	\$577,558
47	5,933	1,745	3.40	\$87,132	\$541,461
48	2,618	770	3.40	\$79,783	\$462,047
49	1,176	490	2.40	\$39,892	\$115,511
50	1,043	298	3.50	\$73,484	\$425,949
51	6,458	1,872	3.45	\$84,025	\$505,363
52	81	22	3.70	\$83,982	\$433,169
53	770	220	3.50	\$78,733	\$505,363
54	294	84	3.50	\$73,484	\$425,949
55	1,190	340	3.50	\$85,053	\$505,363
56	2,159	635	3.40	\$72,435	\$360,974
57	7,596	2,110	3.60	\$87,132	\$541,461
58	5,184	1,620	3.20	\$73,484	\$447,607
59	5,635	1,610	3.50	\$80,832	\$512,583
60	1,008	310	3.25	\$68,235	\$389,852
Totals	159,233	51,247			



SOURCE: POPULATION = HOUSING UNITS MULTIPLIED BY A.P.P.H.
 # OF HOUSING UNITS = COUNTED ROOF TOPS ON JUNE 2016 AERIAL
 A.P.P.H. = 2010 CENSUS FIGURES ADJUSTED BY SECTOR
 MEDIAN HSHLD. INCOME = ESTIMATED BASED ON CURRENT HOME SALES
 MEDIAN VALUE OF HOUSING = ESTIMATED BASED ON CURRENT HOME SALES

2019 SUBDIVISION AERIAL ILLUSTRATION

MAJOR ANCHOR RETAILERS

- 1 WINCO, HOME DEPOT
- 2 VONS, STATER BROS, RITE AID, WALGREENS, DOLLAR TREE
- 3 STATER BROS, RITE AID, O'RIELLY AUTO PARTS (WALGREENS ACROSS STREET)
- 4 99¢ ONLY, AUTO ZONE, TRUE VALUE HARDWARE COUNTRYSIDE MARKETPLACE: LOWE'S, SUPER TARGET, KOHL'S, BEST BUY, BEVMO, STAPLES, HOME GOODS, FAMOUS FOOTWEAR, LANE BRYANT, TJ MAXX, MICHAELS, PETCO,
- 5 TILLY'S, ULTA BEAUTY, JUSTICE CLOTHING, FOREVER 21, GAMESTOP, MATTRESS FIRM
- 6 RALPHS, ROSS, DOLLAR TREE, AUTO ZONE, LIVING SPACES FURNITURE
- 7 ALBERTSONS, WALGREENS
- 8 STATER BROS, CVS
- 9 WALMART, O'RIELLY AUTO PARTS
- 10 STATER BROS, CARDENAS, DOLLAR TREE, CVS, WALGREENS, BIG LOTS, DIAMOND 8 CINEMA, AUTO ZONE
- 11 STATER BROS
- 12 ALBERTSONS, ACE HARDWARE
- 13 SUPER TARGET, TRACTOR SUPPLY, (CVS ACROSS STREET)
- 14 STATER BROS, CVS
- 15 CVS PHARMACY
- 16 WALMART OWNED PROPERTY FOR SUPERCENTER
- 17 WALMART OWNED PROPERTY FOR SUPERCENTER
- 18 STATER BROS, CVS
- 19 MENIFEE TOWN CENTER AND TOWN CENTER MARKETPLACE: ALDI, PETSMA, PARTY CITY, ACTIVE, PLANNED KRICKORIAN THEATER, 16-LANE BOWLING ALLEY
- 20 RITE AID
- 21 BARONS MARKET, LA FITNESS, KAHOTS PET STORE
- 22 PROPOSED COSTCO
- 23 UNDER CONSTRUCTION SMART & FINAL EXTRA

AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
47	KB HOME	SF	134
48	DR HORTON / EXPRESS HOMES	SF	298
49	MELIA HOMES	SF	80
50	MELIA HOMES	APTS	251
51	DR HORTON	SF	45
52	KB HOME	SF	511
53	PARDEE HOMES	SF	456
54	CALATLANTIC HOMES	SF	117
55	CALATLANTIC HOMES	SF	69
56	LENNAR	SF	122
57	LENNAR	SF	178
58	LENNAR	SF	124
59	LENNAR	SF	100
60	CALATLANTIC HOMES	SF	300
61	KB HOME	SF	141
62	DR HORTON	SF	150
63	DR HORTON	SF	108
64	DR HORTON	SF	65
65	RIDGEWOOD INVESTMENTS LLC	SF	21
66	PACIFIC COMMUNITIES	SF	97
67	PACIFIC COMMUNITIES	SF	287
68	RICHMOND AMERICAN	SF	86
69	RSI COMMUNITIES	SF	121
70	MERITAGE HOMES	SF	102
71	BROOKFIELD RESIDENTIAL	SF	90
72	WOODSIDE HOMES	SF	112
73	DR HORTON	SF	108
74	DR HORTON	SF	109
75	DR HORTON	SF	107
76	DR HORTON	SF	103
77	DR HORTON	SF	106
78	DR HORTON	SF	101
79	DR HORTON	SF	105
80	DR HORTON	SF	102
81	DR HORTON	SF	98
82	DR HORTON	SF	109
83	DR HORTON	SF	103
84	DR HORTON	SF	143
85	DR HORTON	SF	92
86	DR HORTON	SF	144
87	DR HORTON	SF	132
88	DR HORTON	SF	134
89	DR HORTON	SF	131
90	DR HORTON	SF	48
91	DR HORTON	SF	124
92	DR HORTON	SF	117
93	DR HORTON	SF	127
94	DR HORTON	SF	115
95	DR HORTON	SF	123
96	DR HORTON	SF	118
97	DR HORTON	SF	133
98	DR HORTON	SF	119
99	DR HORTON	SF	121
100	DR HORTON	SF	122
101	DR HORTON	SF	120
102	DR HORTON	SF	129
103	DR HORTON	SF	141
104	DR HORTON	SF	143
105	DR HORTON	SF	138
106	DR HORTON	SF	135
107	DR HORTON	SF	112
108	DR HORTON	SF	126
109	DR HORTON	SF	142
110	DR HORTON	SF	137
111	DR HORTON	SF	136
112	DR HORTON	SF	100
113	DR HORTON	SF	114
114	DR HORTON	SF	137
115	DR HORTON	SF	136
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368	DR HORTON	SF	137
369	DR HORTON	SF	136
370	DR HORTON	SF	137
371	DR H		

CHAPTER II

TRADE AREA ANALYSIS

MENIFEE CITY LIMITS - EXISTING DEMOGRAPHICS

SECTOR NUMBER	POPULATION ESTIMATE JUNE 2016	HOUSING UNITS JUNE 2016	MENIFEE CITY LIMITS			APPH 2019	MEDIAN HOUSEHOLD INCOME 2019	MEDIAN VALUE OF HOUSING 2019
			%	POPULATION	HOUSING			
			WITHIN		UNITS			
1	3,785	1,140	21.00%	795	239	3.32	\$73,484	\$413,236
2	1,581	510	100.00%	1,581	510	3.10	\$65,086	\$382,633
3	4,422	1,195	100.00%	4,422	1,195	3.70	\$51,439	\$288,779
5	1,120	350	100.00%	1,120	350	3.20	\$52,489	\$295,998
6	10	3	100.00%	10	3	3.30	\$62,987	\$360,974
7	1,691	490	100.00%	1,691	490	3.45	\$77,726	\$478,625
11	4,309	1,249	100.00%	4,309	1,249	3.45	\$68,235	\$418,730
12	2,313	925	100.00%	2,313	925	2.50	\$39,892	\$252,682
13	5,058	2,975	100.00%	5,058	2,975	1.70	\$36,554	\$243,080
14	1,260	450	100.00%	1,260	450	2.80	\$59,837	\$288,779
15	3,283	1,368	100.00%	3,283	1,368	2.40	\$40,706	\$267,388
16	5,134	3,020	100.00%	5,134	3,020	1.70	\$36,260	\$267,388
18	3	1	100.00%	3	1	3.40	\$73,484	\$397,071
19	2,459	745	100.00%	2,459	745	3.30	\$72,435	\$375,412
20	1,453	415	100.00%	1,453	415	3.50	\$75,583	\$404,290
21	3,584	1,024	100.00%	3,584	1,024	3.50	\$73,484	\$339,315
22	1,995	570	100.00%	1,995	570	3.50	\$73,484	\$339,315
23	7,044	2,429	100.00%	7,044	2,429	2.90	\$72,435	\$338,246
24	594	180	100.00%	594	180	3.30	\$72,435	\$352,684
25	5,635	1,610	100.00%	5,635	1,610	3.50	\$80,876	\$474,614
26	3,218	990	100.00%	3,218	990	3.25	\$78,733	\$434,506
27	2,470	760	100.00%	2,470	760	3.25	\$78,733	\$434,506
28	1,597	463	100.00%	1,597	463	3.45	\$80,939	\$501,353
29	2,278	670	100.00%	2,278	670	3.40	\$75,583	\$476,485
30	357	105	100.00%	357	105	3.40	\$75,583	\$48,005

MENIFEE CITY LIMITS - EXISTING DEMOGRAPHICS								
SECTOR NUMBER	POPULATION ESTIMATE JUNE 2016	HOUSING UNITS JUNE 2016	MENIFEE CITY LIMITS			APPH 2019	MEDIAN HOUSEHOLD INCOME 2019	MEDIAN VALUE OF HOUSING 2019
			%	POPULATION	HOUSING			
			WITHIN	UNITS	UNITS			
34	468	130	100.00%	468	130	3.60	\$80,983	\$465,255
35	1,386	385	100.00%	1,386	385	3.60	\$80,983	\$447,875
36	656	205	100.00%	656	205	3.20	\$73,484	\$433,169
37	1,663	475	100.00%	1,663	475	3.50	\$79,804	\$469,266
38	2,086	610	100.00%	2,086	610	3.42	\$78,733	\$476,485
39	2,240	640	30.00%	672	192	3.50	\$75,583	\$433,169
40	2,695	770	100.00%	2,695	770	3.50	\$79,783	\$469,266
42	828	230	38.00%	315	87	3.60	\$62,987	\$317,657
43	241	67	100.00%	241	67	3.60	\$62,987	\$317,657
44	3,465	1,050	7.00%	243	74	3.30	\$73,484	\$382,633
45	462	132	100.00%	462	132	3.50	\$73,484	\$397,071
48	2,618	770	100.00%	2,618	770	3.40	\$79,783	\$462,047
49	1,176	490	100.00%	1,176	490	2.40	\$39,892	\$115,511
50	1,043	298	100.00%	1,043	298	3.50	\$73,484	\$425,949
51	6,458	1,872	11.00%	710	206	3.45	\$84,025	\$505,363
54	294	84	70.00%	206	59	3.50	\$73,484	\$425,949
58	5,184	1,620	100.00%	5,184	1,620	3.20	\$73,484	\$447,607
59	5,635	1,610	100.00%	5,635	1,610	3.50	\$80,832	\$512,583
60	1,008	310	100.00%	1,008	310	3.25	\$68,235	\$389,852
TOTAL								
POPULATION:	106,256			92,126				
TOTAL HOUSING UNITS:		35,385			31,226			
TRADE AREA WEIGHTED AVERAGES:						2.95	\$63,594	\$367,170

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).					92,126
(B). UNITS RECENTLY BUILT	1,888	X	3.33	= 6,287	
(C). UNITS TO BE BUILT WITHIN 2 YEARS	2,566	X	3.33	= 8,545	
(D). BUILD OUT OF ALL OTHER UNITS	12,998	X	3.33	= 43,283	
(E). FEBRUARY 2019 UPDATED POPULATION					98,413
(F). FEBRUARY 2021 PROJECTED POPULATION					106,958
(G). TOTAL POPULATION AT BUILD OUT OF ALL UNITS PROPOSED					150,241

SOURCE:(1)=SEE SUBDIVISION ACTIVITY REPORT
 (2)=AN APPH ESTIMATE OF 3.33 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 2016	HOUSING UNITS JUNE 2016	5-MILE RADIUS			APPH 2019	MEDIAN HOUSEHOLD INCOME 2019	MEDIAN VALUE OF HOUSING 2019
			% WITHIN	POPULATION	HOUSING UNITS			
1	3,785	1,140	58.00%	2,195	661	3.32	\$73,484	\$413,236
2	1,581	510	100.00%	1,581	510	3.10	\$65,086	\$382,633
3	4,422	1,195	95.00%	4,200	1,135	3.70	\$51,439	\$288,779
4	3,312	895	1.00%	33	9	3.70	\$45,141	\$281,560
5	1,120	350	100.00%	1,120	350	3.20	\$52,489	\$295,998
6	10	3	100.00%	10	3	3.30	\$62,987	\$360,974
7	1,691	490	100.00%	1,691	490	3.45	\$77,726	\$478,625
8	438	127	100.00%	438	127	3.45	\$70,399	\$425,949
9	1,272	480	100.00%	1,272	480	2.65	\$39,892	\$245,462
10	3,145	850	24.00%	755	204	3.70	\$47,240	\$267,120
11	4,309	1,249	100.00%	4,309	1,249	3.45	\$68,235	\$418,730
12	2,313	925	100.00%	2,313	925	2.50	\$39,892	\$252,682
13	5,058	2,975	100.00%	5,058	2,975	1.70	\$36,554	\$243,080
14	1,260	450	100.00%	1,260	450	2.80	\$59,837	\$288,779
15	3,283	1,368	100.00%	3,283	1,368	2.40	\$40,706	\$267,388
16	5,134	3,020	100.00%	5,134	3,020	1.70	\$36,260	\$267,388
17	13,502	4,656	55.00%	7,426	2,561	2.90	\$92,381	\$527,022
18	3	1	100.00%	3	1	3.40	\$73,484	\$397,071
19	2,459	745	100.00%	2,459	745	3.30	\$72,435	\$375,412
20	1,453	415	100.00%	1,453	415	3.50	\$75,583	\$404,290
21	3,584	1,024	100.00%	3,584	1,024	3.50	\$73,484	\$339,315
22	1,995	570	100.00%	1,995	570	3.50	\$73,484	\$339,315
23	7,044	2,429	100.00%	7,044	2,429	2.90	\$72,435	\$338,246
24	594	180	100.00%	594	180	3.30	\$72,435	\$352,684

5-MILE RADIUS FROM INTERSTATE 215 AND NEWPORT ROAD EXISTING DEMOGRAPHICS								
SECTOR NUMBER	POPULATION ESTIMATE JUNE 2016	HOUSING UNITS JUNE 2016	5-MILE RADIUS			APPH 2019	MEDIAN HOUSEHOLD INCOME 2019	MEDIAN VALUE OF HOUSING 2019
			% WITHIN	POPULATION	HOUSING UNITS			
25	5,635	1,610	100.00%	5,635	1,610	3.50	\$80,876	\$474,614
26	3,218	990	100.00%	3,218	990	3.25	\$78,733	\$434,506
27	2,470	760	100.00%	2,470	760	3.25	\$78,733	\$434,506
28	1,597	463	100.00%	1,597	463	3.45	\$80,939	\$501,353
29	2,278	670	100.00%	2,278	670	3.40	\$75,583	\$476,485
30	357	105	100.00%	357	105	3.40	\$75,583	\$48,005
31	1,271	363	16.00%	203	58	3.50	\$63,201	\$340,920
32	14	4	100.00%	14	4	3.50	\$78,733	\$462,047
33	9,162	2,545	70.00%	6,413	1,782	3.60	\$74,577	\$418,730
34	468	130	100.00%	468	130	3.60	\$80,983	\$465,255
35	1,386	385	100.00%	1,386	385	3.60	\$80,983	\$447,875
36	656	205	100.00%	656	205	3.20	\$73,484	\$433,169
37	1,663	475	100.00%	1,663	475	3.50	\$79,804	\$469,266
38	2,086	610	100.00%	2,086	610	3.42	\$78,733	\$476,485
39	2,240	640	100.00%	2,240	640	3.50	\$75,583	\$433,169
40	2,695	770	100.00%	2,695	770	3.50	\$79,783	\$469,266
41	144	40	30.00%	43	12	3.60	\$73,484	\$418,730
42	828	230	100.00%	828	230	3.60	\$62,987	\$317,657
43	241	67	100.00%	241	67	3.60	\$62,987	\$317,657
44	3,465	1,050	49.00%	1,698	515	3.30	\$73,484	\$382,633
45	462	132	100.00%	462	132	3.50	\$73,484	\$397,071
48	2,618	770	100.00%	2,618	770	3.40	\$79,783	\$462,047
49	1,176	490	100.00%	1,176	490	2.40	\$39,892	\$115,511
50	1,043	298	100.00%	1,043	298	3.50	\$73,484	\$425,949

5-MILE RADIUS FROM INTERSTATE 215 AND NEWPORT ROAD EXISTING DEMOGRAPHICS								
SECTOR NUMBER	POPULATION ESTIMATE JUNE 2016	HOUSING UNITS JUNE 2016	5-MILE RADIUS			APPH 2019	MEDIAN HOUSEHOLD INCOME 2019	MEDIAN VALUE OF HOUSING 2019
			% WITHIN	POPULATION	HOUSING UNITS			
51	6,458	1,872	100.00%	6,458	1,872	3.45	\$84,025	\$505,363
52	81	22	100.00%	81	22	3.70	\$83,982	\$433,169
53	770	220	100.00%	770	220	3.50	\$78,733	\$505,363
54	294	84	81.00%	238	68	3.50	\$73,484	\$425,949
55	1,190	340	100.00%	1,190	340	3.50	\$85,053	\$505,363
57	7,596	2,110	1.00%	76	21	3.60	\$87,132	\$541,461
58	5,184	1,620	100.00%	5,184	1,620	3.20	\$73,484	\$447,607
59	5,635	1,610	100.00%	5,635	1,610	3.50	\$80,832	\$512,583
60	1,008	310	100.00%	1,008	310	3.25	\$68,235	\$389,852
TOTAL								
POPULATION:	<i>148,153</i>			<i>121,338</i>				
TOTAL HOUSING UNITS:		<i>48,037</i>			<i>40,134</i>			
			TRADE AREA WEIGHTED AVERAGES:			<i>3.02</i>	<i>\$67,074</i>	<i>\$386,986</i>

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).					121,338
(B). UNITS RECENTLY BUILT	2,266	X	3.31	= 7,500	
(C). UNITS TO BE BUILT WITHIN 2 YEARS	4,142	X	3.31	= 13,710	
(D). BUILD OUT OF ALL OTHER UNITS	29,911	X	3.31	= 99,005	
(E). FEBRUARY 2019 UPDATED POPULATION					128,838
(F). FEBRUARY 2021 PROJECTED POPULATION					142,549
(G). TOTAL POPULATION AT BUILD OUT OF ALL UNITS PROPOSED					241,554

SOURCE:(1)=SEE SUBDIVISION ACTIVITY REPORT
 (2)=AN APPH ESTIMATE OF 3.31 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 III

SUBDIVISION ACTIVITY LISTING

RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXISTING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
MENIFEE	1	REFLECTIONS AT THE LAKES	PULTE HOMES	TM 37161	SF	UC	54		24	6	24			390-450	1560-2450	951.374-6345	LAKES AT MENIFEE	
WILDOMAR	2	THE ORCHARD COLLECTION AT WILDOMAR SPRINGS	DIVERSIFIED PACIFIC HOMES	TM 31479	SF	RB	51		51					450+	2396-3200	909.204-7977		15 ACRES. PROJECT SOLD OUT
PERRIS	3	STONECREEK @ GREEN VALLEY RANCH	KB HOME		SF	UC	376			12	133	231		346-377	1627-2461	951.575-3111	GREEN VALLEY RANCH	KB DOING 145 UNITS
MENIFEE	4	COTTONWOOD AT PACIFIC MAYFIELD	PACIFIC COMMUNITIES	TM 28786, 28788-90	SF	RB	190	55	135					420-545	2008-4651	951.246-8695	PACIFIC MAYFIELD	11 HOMES LEFT FOR SALE
COUNTY	5	WINCHESTER 1800	RIVERSIDE COUNTY SUBDIVISION	TM 32151	CONDO	TM	136					136					WINCHESTER 1800	TM EXPIRES 3/21
COUNTY	6	RIVERSIDE COUNTY SUBDIVISION	STONE STAR RIVERSIDE	TM 31500	SF	TM	206					206					MENIFEE NORTH	53.3 ACRES
WILDOMAR	7	OAK CREEK CANYON	OAK CREEK CANYON LLC	TM 36388	SF	TM	275					275				949.218-6023		INCLUDES 5 ACRE COMMERCIAL SITE
WILDOMAR	8	WESTPARK PROMENADE	WESTPARK PROMENADE DEVELOPMENT	TM 36122	CONDO	TM	191					191				714.334-6711		27.6 ACRES. MIX USE PROJECT INCLUDING 13.43 COMMERCIAL ACRES
WILDOMAR	9	WILDOMAR SUBDIVISION	STRATA / CLINTON KEITH PARTNERSHIP	P 13-0041	APTS	TM	162					162				858.546-0900		MIX USE PROJECT ON 20 ACRES TO INCLUDE COMMERCIAL
COUNTY	10	HERITAGE CROSSINGS	GRIFFIN HOMES	TM 25351	SF	RB	25		25					357-375	2351-2907	951.547-3528		PROJECT SOLD OUT
MENIFEE	11	ROCKPORT RANCH	THE ABACHERLI FAMILY TRUST	TM 37131	SF	DP	305						305			951.723-3740		79.68 ACRES. COMPLETED REVIEW OF 2ND PLAN CHECK OF EIR
MENIFEE	12	VAQUERO AND VALOR	RICHMOND AMERICAN		SF	FM	136				136						AUDIE MURPHY RANCH	VAQUERO TO HAVE 93 UNITS AND VALOR AT 43
COUNTY	13	RIVERSIDE COUNTY SUBDIVISION	SAN PEDRO FARMS RANCON LLC	TM 36467	SF	TM	421					421					WINCHESTER HILLS	156.12 ACRES. PROJECT RECENTLY APPROVED 11/2016

RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXISTING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
COUNTY	14	RIVERSIDE COUNTY SUBDIVISION	RIVERSIDE COUNTY SUBDIVISION	TM 37078	CONDO	DP	125						125					PROJECT SUBMITTED 9/16. UNITS ESTIMATED
MENIFEE	15	CANTALENA	RICHLAND PLANNED COMMUNITIES, INC.	TM 33732	SF	TM	296					296				949.383.4124	CANTALENA	THIS MAP IS PHASE 1 OF SPECIFIC PLAN
COUNTY	16	RIVERSIDE COUNTY SUBDIVISION	SUN DEVELOPMENT	TM 31008	SF	TM	366					366				951.955.0314		160 ACRES. EXPIRES 4/20
MENIFEE	17	NAUTICAL COVE	RANCON 155	TM 31229	SF	TM	239					239				951.676.6664		78 ACRES WITH A LAKE. RECENTLY RECEIVED ETENSION OF TIME
COUNTY	18	RIVERSIDE COUNTY SUBDIVISION	COPPER SKYE, LLC	TM 33145	CONDO	TM	378					378					WINCHESTER HILLS	34.16 ACRES. TM EXPIRES 7/21. CONSTRUCTION TO START 4Q2019
COUNTY	19	RIVERSIDE COUNTY SUBDIVISION	310 ASSOCIATES	TM 34735	SF	DP	314						314			951.699.2631		APPROX. 73 ACRES. APPLIED FOR IN 2006
COUNTY	20	RIVERSIDE COUNTY SUBDIVISION	SUNCAL COMPANIES	TM 32318	SF	DP	396						396			949.777.4063		APPROX. 135.5 ACRES. PROJECT APPLIED FOR IN 6/04
COUNTY	21	RIVERSIDE COUNTY SUBDIVISION	OMNI FINANCIAL	TM 32027	SF	TM	101					101						APPROX. 27.5 ACRES. TM EXPIRES 3/21
COUNTY	22	RIVERSIDE COUNTY SUBDIVISION	JASON KELLER	TM 30837	SF	TM	335					335				951.955.6184		APPROX. 98.13 ACRES. TM EXPIRES 9/20
MENIFEE	23	KADENCE, CANVAS, NEWPARK AND EASTON AT CENTENNIAL	PARDEE HOMES	TM 32277	SF	UC	411		20	70	321			450+	2099-4237	951.430.0154		REPORTING STRONG SALES
MENIFEE	24	BRIXTON AND WINDSOR	PULTE HOMES	TM 28206	SF	UC	130			4	76	50				888.406.3015		PULTE HOMES OWNS 63 LOTS
MENIFEE	25	GARBANI TRACT	DCI INVESTMENTS	TM 36788	SF	TM	30					30						9.2 ACRES. GRADING PLANS SUBMITTED FOR REVIEW
MENIFEE	26	SAVANNAH	BROOKFIELD RESIDENTIAL		SF	UC	129		20	6	103			440-495	2718-3492	844.391.8151	AUDIE MURPHY RANCH	

RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXISTING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
MENIFEE	27	THE TOWN AND THE VILLAGE BY LENNAR AND TOWN CENTER APARTMENTS	LENNAR, WILLIAM LYON HOMES, MBK HOMES	TM 37176-37179	MIX	UC	824		26	30	768			350+	1577-1933	951.430.0003	MENIFEE TOWN CENTER	LENNAR IS WORKING ON 343 UNITS (125 SF UNITS / THE VILLAGE AND 218 CONDOS / THE TOWN). RSI IS WORKING ON 330 APTS AND 151 SF UNITS).
MENIFEE	28	CHRISTIANSON RANCH	BRESON COMMUNITIES	TM 32628	CONDO	FM	324				324							30.60 ACRES
MENIFEE	29	MENIFEE SUBDIVISION	GRANITE MENIFEE FARMS LLC	TM 33511	SF	TM	71					71						27.30 ACRES. MAP UNDER REVIEW TO INCREASE UNITS TO 98
MENIFEE	30	MARKET RATE APARTMENTS	STRATA HOLLAND, LLC	PAR 2014-254	MIX	TM	339					339						APPROX. 34.5 ACRES. PROJECT TO INCLUDE 237 APTS, 102 SENIOR UNITS AND 68 SF
COUNTY	31	RIVERSIDE COUNTY SUBDIVISION	JOSEPH RIVANI	TM 36785	MIX	TM	523					523						170.8 ACRES
COUNTY	32	LIBERTY	BROOKFIELD SOCIAL		SF	RB	90	50	40					466-521	3120-4157		WINCHESTER 1800	PROJECT SOLD OUT
COUNTY	33	MORNING STAR RANCH	STANDARD PACIFIC		SF	FM	200				200						WINCHESTER 1800	REMAINING FM LOTS IN PROJECT
COUNTY	34	LAUREL, SYCAMORE AND JUNIPER AT SPENCER'S CROSSING	WOODSIDE HOMES, RICHMOND AMERICAN HOMES AND BROOKFIELD RESIDENTIAL	TM 32289	SF	UC	198		75	40	83			427-550	2410-4091	951.777.2525	SPENCER'S CROSSING	SYCAMORE = 951.926.9246
MURRIETA	35	THE PRESERVE	WILLIAM LYON COMMUNITIES	TM 28532-3/-5, TM 34445, TM 32718	SF	UC	207		60	15	132			428-486	1941-3401	951.383.5488		
COUNTY	36	CAPISTRANO	MERITAGE HOMES	TM 32049	SF	RB	40	25	15					415-443		877.815.6374		18.5 ACRES. FINAL UNITS OUT OF 162
COUNTY	37	RIVERSIDE COUNTY SUBDIVISION	MDMG	TM 37028	SF	TM	133					133				951.955.5719		43.91 ACRES. TM EXPIRES 10/20

RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXISTING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
COUNTY	38	BELLA SOL	MERITAGE HOMES		CONDO	UC	105			105				350-404	1611-2082	877ASK MERITAGE		PROJECT WELL UNDERWAY
MURRIETA	39	MEADOWLARK	DR HORTON	TM 37493	CONDO	DP	83						83			951.739.5482		UNDER CITY REVIEW
COUNTY	40	ACACIA AT MAHOGANY HILLS	KB HOME	TM 30433	SF	RB	502	170	332					460+	UP TO 4700	951.923.4150		167 ACRES
COUNTY	41	LIBERTY AT MORNING STAR RANCH	BROOKFIELD HOMES		SF	RB	85	25	60					400+	3120-4157		WINCHESTER 1800	PROJECT SOLD OUT
COUNTY	42	LEGACY COLLECTION AT HERITAGE RANCH	BEAZER HOMES	32185	SF	UC	526	53	62	30	381			392-467	1691-3748	951.200.4654		
COUNTY	43	WINCHESTER HILLS	WFP PARTNERS 2	TM 31632-2	SF	TM	86						86			951.955.6035	WINCHESTER HILLS	BALANCE OF UNITS IN MAP. LENNAR DEVELOPING OTHER HALF
COUNTY	44	SYCAMORE NORTH, TAMARACK, PALMETTO, AGAVE, SANTOLINA AND BRAEBURN AT SPENCER'S CROSSING	RICHMOND AMERICAN HOMES, PARDEE HOMES, BROOKFIELD RESIDENTIAL, KB HOME AND LENNAR	TM 32289, 90	SF	UC	1,005		40	34	110	821		453-550	2800-3684	951.926.9246	SPENCER'S CROSSING	APPROX. 340 ACRES. TAMARACK = 951.291.0009
COUNTY	45	HORIZON AND SUNRISE AT MORNING STAR RANCH	CALATLANTIC HOMES		SF	UC	189		83	22	84			439-519	2909-3369	951.926.7971	WINCHESTER 1800	SUNRISE = 951.491.0157
COUNTY	46	RIVERSIDE COUNTY SUBDIVISION	CAPITAL PACIFIC HOMES	TM 33303	SF	TM	24					24				951.279.2447		APPROX. 7.4 ACRES. TM EXPIRES 4/21
COUNTY	47	CAMBERLY PLACE	KB HOME	TM 33423	SF	UC	134		6	6	122			391-445	2091-3234	951.383.4880		APPROX. 46.15 ACRES. FIRST CLOSINGS 11/1/2018
COUNTY	48	RIVERSIDE COUNTY SUBDIVISION	CITY DEVELOPMENT, INC.	TM 33225	SF	TM	14					14				951.955.6035		4.82 ACRES. TM EXPIRES 8/21
COUNTY	49	WINCHESTER HILLS	WINCHESTER HILLS CSI, LLC	TM 30977	SF	TM	414					414				951.955.0314	WINCHESTER HILLS	260.5 ACRES TM EXPIRES 6/2020
MURRIETA	50	MURRIETA HILLS	MURRIETA HILLS, LLC	TM 35853	MIX	DP	532						532			760.450.0444	MURRIETA HILLS	UNDER CITY REVIEW
COUNTY	51	WILLOW RIDGE	LENNAR	TM 33307	SF	RB	80		80						2651-4221	855.325.0631		13 ACRES. PROJECT SOLD OUT AND CLOSED

RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXISTING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
COUNTY	52	WINCHESTER 1800	CV COMMUNITIES LLC	TM 36437	SF	TM	102					102					WINCHESTER 1800	APPROX. 40 ACRES. TM EXPIRES 4/2021
COUNTY	53	ALURE	KB HOME	TM 35161	SF	RB	51		51					432-459	2329-2913	951.383.4115	WINCHESTER 1800	APPROX. 20 ACRES
MURRIETA	54	MURRIETA SUBDIVISION	HUNSAKER ASSOCIATES	TM 33904	SF	TM	22					22						
COUNTY	55	RIVERSIDE COUNTY SUBDIVISION	EPC HOLDINGS 781, LLC	TM 31700	SF	TM	64					64				951.955.0314		20.7 ACRES. TM EXPIRES 8/21
MURRIETA	56	ADDISON POINTE AND DAKOTA/ HUNTERS POINTE AND EMERSON	DR HORTON / EXPRESS HOMES	TM 28532-1-2	SF	UC	298	20	152	35	91			359-393	2200-2800	951.679.3226		
MURRIETA	57	VISTA BELLA	MELIA HOMES	DP 2014-354	SF	UC	80		10	10	60			350+	1513-2129	949.350.8285		
MURRIETA	58	VALENCIA APARTMENTS	MELIA HOMES	DP 2014-301	APTS	UC	251			251						949.789.8300		
COUNTY	59	RIVERSIDE COUNTY SUBDIVISION	KEITH GARDNER	TM 36687	SF	TM	69					69					WINCHESTER 1800	18.48 ACRES. FM UNDER COUNTY REVIEW
COUNTY	60	RIVERSIDE COUNTY SUBDIVISION	WSI HOLDINGS, LLC	TM 29098	SF	TM	39					39				951.955.6035		81.4 ACRES. TM EXPIRES 10/19
COUNTY	61	RIVERSIDE COUNTY SUBDIVISION	FRENCH VALLEY ASSOCIATES, LLC	TM 36722	MIX	TM	146					146						40.6 ACRES. SUBMITTED 6/2021
WILDOMAR	62	WILDOMAR SUBDIVISION	NOVA HOMES	TM 36952	MIX	TM	77					77				562.355.0835		11.25 ACRES. PROJECT RECENTLY APPROVED
COUNTY	63	RIVERSIDE COUNTY SUBDIVISION	VIR PRABHU DHALLA	TM 32272	SF	TM	38					38				951.955.0314		12 ACRES. TM EXPIRES 5/20
MENIFEE	64	TRIBUTE	DR HORTON		SF	UC	45			10	35			407-475	2474-3172	951.415.7084	AUDIE MURPHY RANCH	
MENIFEE	65	GALARY OAKS	GALARY HOMES	TM 30664	SF	FM	32	7	2		23							8 ACRES
MENIFEE	66	GOLDEN MEADOWS	RICHLAND COMMUNITIES	TM 31194	SF	TM	474					474						207 ACRES. SUBMITTED 2ND EXTENSION OF TIME
MENIFEE	67	MENIFEE SUBDIVISION	BUNDY CANYON DEVELOPMENT COMPANY	TR 36684	SF	TM	10					10						52 ACRES

RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXISTING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
MENIFEE	68	PEPPER TREE AND CYPRESS AT HIDDEN HILLS	KB HOME	TM 30142, 33620	SF	UC	511	115	142	35	219			350-450	1430-3600	951.309.6440		166 ACRES. CYPRESS #951.430.1071
MENIFEE	69	ALASIA	MERITAGE HOMES	TM 30554	SF	RB	87	20	67					371-467	2386-3438	888.626.0608		35.4 ACRES. PROJECT SOLD OUT
MENIFEE	70	CALDER RANCH	CAPITAL PACIFIC HOMES	TM 29636	SF	RB	75	50	25					370+	2986-4250	951.679.8533		76.8 ACRES. PROJECT SOLD OUT
LAKE ELSINORE	71	VIEWPOINTE, OVERLOOK, VANTAGE AND SUMMERFIELD AT WESTRIDGE IN CANYON HILLS	PARDEE HOMES	TM 30494	SF	RB	425	370	55					200-500		951.244.9583	CANYON HILLS	PROJECTS SOLD OUT
MENIFEE	72	MILL CREEK PROMENADE	SHERMAN & GARBANI, LLC	TM 37324	MIX	DP	398						398			951.723.3740		PROJECT TO INCLUDE 194 TH, 204 SF UNITS ALONG WITH RETAIL AND INDUSTRIAL USES. COMMENTS TO TM SENT TO DEVELOPER
LAKE ELSINORE	73	WESTRIDGE	PARDEE HOMES		SF	UC	456		427	29				425+	2936-3255	951.406.0504	CANYON HILLS	
MENIFEE	74	PACIFIC MAYFIELD	PACIFIC COMMUNITIES	TR 28791-93	SF	FM	242				242						PACIFIC MAYFIELD	FINAL MAP IN PROCESS. FOUR NEW COMMUNITIES COMING SOON
COUNTY	75	WINCHESTER HILLS	DR HORTON	TM 31892	SF	FM	379				379					951.955.0314	WINCHESTER HILLS	241.8 ACRES. DEVELOPER RECENTLY PURCHASED PROJECT. TM EXPIRES 2020
COUNTY	76	WINCHESTER HILLS	WINCHESTER MEADOWS LLC	TM 36417	MIX	TM	243					243					WINCHESTER HILLS	51.43 ACRES. TM EXPIRES 2021
MENIFEE	77	SALERNO AT SHADOW MOUNTAIN	KB HOME	TM 29777	SF	FM	172				172							63.48 ACRES. KB HOME RECENTLY SUBMITTED BUILDING PLANS
MENIFEE	78	TALAVERA	KB HOME	TM 29835	SF	TM	971					971						399 ACRES. KB RECENTLY PURCHASED 511 LOTS

RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXISTING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
MENIFEE	79	NEWPORT	CALATLANTIC HOMES		SF	UC	117		69	16	32			412-440	2550-3439	951.483.2585	HERITAGE LAKE	
MENIFEE	80	LAKEVIEW	CALATLANTIC HOMES	34406, 34180	SF	RB	118		118					372-418	1869-2743	951.679.1011	HERITAGE LAKE	PROJECT SOLD OUT
MENIFEE	81	NEWBRIDGE	CALATLANTIC HOMES	34406, 34180	SF	RB	115	60	55					380-420		951.898.5510	HERITAGE LAKE	PROJECT SOLD OUT
MENIFEE	82	CARMEL	CALATLANTIC HOMES	34406, 34180	SF	RB	110	55	55					360-400		951.672.7773	HERITAGE LAKE	PROJECT SOLD OUT
MENIFEE	83	PARKVIEW	CALATLANTIC HOMES		SF	UC	69		59	10				450-504	2659-3785	951.483.2153	HERITAGE LAKE	HOME SALES GOING WELL
MENIFEE	84	MENIFEE VALLEY RANCH	BROOKFIELD CALIFORNIA LAND CO.	TM 31811, 12, 34406, 34180	SF	TM	2,500					2,500				714.200.1533	MENIFEE VALLEY RANCH	594 ACRES. HOME CONSTRUCTION EXPECTED 2021. ADULT COMMUNITY ON 50% OF PROJECT
MENIFEE	85	HERITAGE HEIGHTS PHASE I	LENNAR	TM 31582	SF	RB	147	102	45					374-444	1678-2686	951.309.6401		PROJECT SOLD OUT
MENIFEE	86	DIAMOND CROSSING	DIAMOND BROTHERS FIVE PARTNERSHIP / RANCON	TM 32100-02	SF	FM	220				220							IN ESCROW TO MERCHANT BUILDER
COUNTY	87	LA VENTANA	LA VENTANA 242, LLC	TM 31100	SF	FM	241				241					951.955.0314	WINCHESTER HILLS	77 ACRES. TM EXPIRES 7/20
MENIFEE	88	DIAMOND CROSSING	DIAMOND BROTHERS FIVE PARTNERSHIP / RANCON	TM 32100-02	SF	TM	410					410						
COUNTY	89	MOUNTAIN GATE	WOODSIDE HOMES	TM 28801	SF	RB	116	75	41					410-454	2023-2797	951.777.2525	MENIFEE NORTH	
MENIFEE	90	MENIFEE SUBDIVISION	LENNAR	TM 31098	SF	TM	258				258							71 ACRES. GRADING TO BEGIN 3Q2019
MENIFEE	91	HERITAGE HEIGHTS PHASE II	LENNAR	TM 31582	SF	UC	122		90	25	7			395-450	1678-2686	951.309.6401		
COUNTY	92	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 5/20
COUNTY	93	WINCHESTER HILLS	RANCHOS PROPERTY LTD - RANCON	TM 34677	SF	TM	422					422				951.955.0314	WINCHESTER HILLS	73.22 ACRES. TM EXPIRES 6/2021
MENIFEE	94	BAYPORT NORTH	BAYPORT NORTH LLC	PP 2014-189	APTS	TM	240					240						2 STORY APT BUILDINGS. NO ACTIVITY FOR SOMETIME

RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXISTING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
MENIFEE	95	FLEMING RANCH	NEWPORT PACIFIC LAND COMPANY	PP 2017-187	SF	TM	1,080					1,080				949.945.2290	FLEMING RANCH	300 ACRES. CITY COMMENTS ON EIR HAVE BEEN SUBMITTED TO APPLIANT
MENIFEE	96	MENIFEE SUBDIVISION	MENIFEE SUBDIVISION	TR 2018-065	SF	DP	174						174					46.9 ACRES. 2ND ROUND OF COMMENTS OUT TO APPLICANT
MENIFEE	97	MENIFEE SUBDIVISION	VALLEY BOULEVARD	TM 36911	SF	DP	70						70					21.66 ACRES. COMMENTS PROVIDED TO APPLICANT ON LAST SUBMITTAL
COUNTY	98	MENIFEE NORTH	WSI LAND HOLDINGS - RICHLAND COMMUNITIES	TM 30972, 31500, 29262, 29322	SF	TM	762					762				949.367.9400	MENIFEE NORTH	199 ACRES. TM EXPIRES 5/2020
COUNTY	99	MENIFEE NORTH	MR 27 LLC (RANCON)	TM 34118	SF	TM	172					172						27.58 ACRES. TM EXPIRES 2/2020
COUNTY	100	WINCHESTER HILLS	RANCON WINCHESTER VALLEY 85 LLC	TM 30806	SF	FM	179				179						WINCHESTER HILLS	84.8 ACRES. WATER, SEWER AND ELECTRIC ARE IN. IN TALKS TO BE SOLD. TM EXPIRES 9/19
COUNTY	101	MENIFEE NORTH	WATSON 206, LLC DIVERSIFIED PACIFIC	TM 29326	SF	TM	65					65				951.955.6184	MENIFEE NORTH	APPROX. 39 ACRES. TM EXPIRES 12/2020
MENIFEE	102	MENIFEE NORTH	MR-27, LLC	TM 34600	SF	TM	153					153				951.696.0600	MENIFEE NORTH	APPROX. 19.9 ACRES. TM EXPIRES 2/20
COUNTY	103	JUNIPERA TREE	DRAKE DEVELOPMENT	TM 28477	SF	FM	28	10	5		13							
MENIFEE	104	KINGSINGTON APARTMENTS	BOB LOVE	PP 19469	APTS	FM	221				221							SENIOR CITIZEN APTS. PROJECT GRADED
COUNTY	105	RIVERSIDE COUNTY SUBDIVISION	ASHBY FINANCIAL	TM 31546	SF	TM	114					114				909.898.1692	MENIFEE NORTH	36.28 ACRES. TM MAY HAVE EXPIRED
MENIFEE	106	MENIFEE NORTH	MR 56, LLC. (RANCON)	TM 33738	SF	TM	52					52						11.37 ACRES. 3RD TIME EXTENSION RECENTLY SUBMITTED

RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXISTING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
COUNTY	107	RIVERSIDE COUNTY SUBDIVISION	ASHBY FINANCIAL	TM 31545	SF	TM	55					55				909.898.1692	MENIFEE NORTH	17 ACRES. TM EXPIRES 7/19
MENIFEE	108	MENIFEE SUBDIVISION	PASSCO 2M, LLC	TM 31536	SF	TM	44					44				909.757.8199		APPROX. 49.47 ACRES. TM EXPIRES 12/20
COUNTY	109	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. TMs EXPIRE 2021
MENIFEE	110	MARIPOSA AND CAMELLIA AT THE LAKES	LENNAR	TM 30422	SF	UC	178	35	129	14				368-408	1769-2129	951.461.5990	LAKES @ MENIFEE	14 UNITS LEFT FOR SALE
COUNTY	111	WINCHESTER HILLS	WINCHESTER HILLS CSI, LLC	TM 30976	SF	TM	162					162				951.676.6664	WINCHESTER HILLS	53.39 ACRES. TM EXPIRES 6/21
COUNTY	112	MOUNTAIN SKY AT CONESTOGA	LENNAR	TM 30322	SF	UC	124		18	15	91			350-400	2201-2590	951.467.3051	WINCHESTER HILLS	
COUNTY	113	THE WOODS	WOODS VENTURE, LLP	32818, 32816	MIX	TM	613					613					WINCHESTER HILLS	120 SF UNITS AND 493 MULTI.
COUNTY	114	WINCHESTER HILLS	RANCON WINCHESTER VALLEY 200 LLC	TM 30807	SF	FM	194				194						WINCHESTER HILLS	APPROX. 201.67 ACRES. FOR SALE TO MERCHANT BUILDER
COUNTY	115	WHISPERING CREEK AND STONEY BROOK	WATERMARKE HOMES, LLC	TM 30989	SF	FM	202	6			196							58.3 ACRES. PROJECT WENT BACK TO BANK
MENIFEE	116	MENIFEE SUBDIVISION	MENIFEE SUBDIVISION	TM 32314	SF	TM	35					35						9.7 ACRES. TM EXPIRES 2/2019
COUNTY	117	RIVERSIDE COUNTY SUBDIVISION	CITY DEVELOPMENT, INC.	TM 31858	SF	TM	185					185				951.955.6184		57 ACRES. TM MAY HAVE EXPIRED
COUNTY	118	RIVERSIDE COUNTY SUBDIVISION	STONE STAR RIVERSIDE, LLC	TM 32394	SF	TM	166					166				951.955.6035		39.9 ACRES. TM EXPIRES 8/21
COUNTY	119	QUAIL MEADOWS WEST	RHEINGANS	TM 31101	SF	TM	160					160				951.676.7000		49 ACRES
COUNTY	120	OLIVE ROAD ESTATES	MIGHTY DEVELOPMENT, INC.	TM 32282, 32679	SF	TM	124					124				951.955.6184		19.54 ACRES. TM EXPIRES 9/20
COUNTY	121	QUAIL MEADOWS EAST	MIGHTY DEVELOPMENT, INC.	TM 31099	SF	TM	207					207				909.944.8181		64 ACRES. TM EXPIRES 6/20
COUNTY	122	RIVERSIDE COUNTY SUBDIVISION	TAGHDIRI HUSHMAND TRUST	TM 32679	SF	TM	62					62				951.855.3338		19.44 ACRES. TM EXPIRES 7/20
COUNTY	123	RIVERSIDE COUNTY SUBDIVISION	MOUNTAIN VISTA HOMES	TM 33700	SF	TM	128					128				951.955.0314		40.18 ACRES
COUNTY	124	RIVERSIDE COUNTY SUBDIVISION	CITY DEVELOPMENT, INC.	TM 31857	SF	TM	140					140				951.955.0314		44 ACRES. TM EXPIRES 8/2020

RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXISTING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
MENIFEE	125	NAVARRO CONDOMINIUMS	NAVARRO CONDOMINIUMS	TR 2018-159	CONDO	DP	30						30					1ST ROUND COMMENTS WITH APPLICANT
COUNTY	126	WINCHESTER HILLS	RANCHO BRIDGES III LLC	TM 31633	SF	FM	128				128					951.676.6664	WINCHESTER HILLS	94.24 ACRES. PROJECT FOR SALE TO MERCHANT BUILDER
COUNTY	127	RIVERSIDE COUNTY SUBDIVISION	LANPHERE & ASSOCIATES	TM 34842	SF	TM	35					35				951.955.0314		APPROX. 10.24 ACRES. TM EXPIRES 4/2020
COUNTY	128	ASPEN POINTE	DR HORTON	TM 30809	SF	FM	123				123					951.751.3860	WINCHESTER HILLS	33.5 ACRES. TO OPEN APRIL 4/2019
COUNTY	129	INDIGO TRAILS & THE WOODS	CAPSTONE, PACIFIC COMMUNITIES, OOSTDAM	TM 30808	SF	TM	393					393				951.676.6664	WINCHESTER HILLS	33.52 ACRES. PRELIMINARY GRADING COMPLETED. TM EXPIRES 9/2020
COUNTY	130	WINCHESTER HILLS	MEADOW VISTA HOLDINGS	TM 36288	SF	TM	72					72					WINCHESTER HILLS	APPROX. 10 ACRES. SEWER, WATER AND ELECTRICAL ARE IN. FOR SALE TO MERCHANT BUILDERS. TM EXPIRES 11/20
COUNTY	131	RIVERSIDE COUNTY SUBDIVISION	STONE STAR RIVERSIDE LLC	TM 36365, 36711	MIX	DP	224						224					APPROX. 72 ACRES. SUBMITTED 6/12
COUNTY	132	MENIFEE NORTH	STRATA EQUITY GROUP LLC	TM 36430	SF	TM	340					340				951.955.6035	MENIFEE NORTH	APPROX. 180 ACRES. TM EXPIRES 9/21
COUNTY	133	RIVERSIDE COUNTY SUBDIVISION	OF 10, LLC	TM 33263	SF	TM	30					30				951.676.7000		10 ACRES. TM MAY HAVE EXPIRED
COUNTY	134	WINCHESTER TRAILS	DR HORTON	TM 30351	SF	RB	161		161					350-394	1898-2782	951.751.3860		80 ACRES. PROJECT SOLD OUT
COUNTY	135	SALT CREEK AT CONESTOGA	LENNAR	TM 31632-1	SF	UC	100		12	15	73			350-400	1611-2021	951.467.3051	WINCHESTER HILLS	
COUNTY	136	WINCHESTER HILLS	WINCHESTER 68 LLC	TM 31141	SF	FM	64				64					951.676.6664	WINCHESTER HILLS	
COUNTY	137	WINCHESTER HILLS	RANCON WINCHESTER VALLEY 155 LLC	TM 31142	SF	FM	167				167					951.676.6664	WINCHESTER HILLS	FOR SALE TO MERCHANT BUILDER

RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXISTING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
COUNTY	138	CROSSROADS AT WINCHESTER	REGENT WINCHESTER		SF	TM	260					260				951.676.6664	CROSSROADS AT WINCHESTER	SF = 106 UNITS AND MULTI = 154. PROJECT FOR SALE
COUNTY	139	WINCHESTER MEADOWS	WINCHESTER MEADOWS, LLC	TM 33498	MIX	TM	282					282					WINCHESTER HILLS	MAP CALLS FOR 57 SF UNITS AND 225 MULTI MODELS UNDERWAY AND TO OPEN MARCH 2019
MENIFEE	140	CHELSEA, HAMPTON AND ROCKPORT AT HERITAGE LAKE	CALATLANTIC HOMES	34406, 34180	SF	UC	300			10	290					951.483.2153	HERITAGE LAKE	
COUNTY	141	AUTUMN WINDS	KB HOME	TM 30322-1	SF	UC	141			10	131			320-374	1593-2329	951.215.2022	WINCHESTER HILLS	MODELS COMPLETED
COUNTY	142	CROSSROADS AT WINCHESTER	SR CONESTOGA LLC	TM 37119	SF	TM	443					443				951.955.3025	CROSSROADS AT WINCHESTER	161.67 ACRES. TM APPROVED 2/21
COUNTY	143	CRESCENT POINT AND PALOMA AT SIERRA RIDGE	DR HORTON	TM 29905	SF	UC	150		10	15	125			360-390	1898-2277	951.751.3860	MENIFEE NORTH	53.7 ACRES
COUNTY	144	RIVERSIDE COUNTY SUBDIVISION	EVAN & ELLEN MAI	TM 32400	SF	DP	27						27			951.721.6519		10 ACRES
PERRIS	145	PERRIS SUBDIVISION	CITY OF PERRIS	TM 33973	SF	TM	384					384				951.943.5003		116 ACRES. TM WAS APPROVED IN 5-2008
COUNTY	146	TRAILMARK	BENCHMARK PACIFIC	TM 35045	SF	TM	712					712				760.450.0441	TRAILMARK	318 ACRES. PROJECT FOR SALE TO MERCHANT BUILDERS. TM EXPIRES 5/21
PERRIS	147	PERRIS SUBDIVISION	CITY OF PERRIS	TM 33900	SF	TM	198					198				951.943.5003		116 ACRES. TM WAS APPROVED IN 5-2008
LAKE ELSINORE	148	SOUTHSHORE 1	CITY OF LAKE ELSINORE		SF	TM	519					519						PROJECT RECENTLY APPROVED
MENIFEE	149	THE RETREAT AT HOLIDAY	DR HORTON		SF	UC	108		100	8				320-360	1658-2028	951.679.1788		40 ACRES
MENIFEE	150	MCLAUGHLIN VILLAGE	CORMAN LEIGH COMMUNITIES	TM 33648	TH	TM	126					126				951.296.5070		14.42 ACRES

RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXISTING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
MENIFEE	151	CIMARRON RIDGE	VAN DAELE HOMES	TM 36658	SF	FM	835				835					951.354.2121	CIMARRON RIDGE	240 ACRES. PROJECT COMPLETELY GRADED. DEVELOPER HAS SUBMITTED FINAL MAPS AND GRADING MAPS
MENIFEE	152	MENIFEE SUBDIVISION	SUNWOOD	TM 31856	SF	TM	77					77				909.208.2971		24.11 ACRES
MENIFEE	153	MENIFEE SUBDIVISION	STONEGATE DEVELOPMENT I, LLC	TM 31456	SF	TM	177					177				949.367.9400		161 ACRES. SUBMITTED ROUGH GRADING PLANS
MENIFEE	154	MENIFEE SUBDIVISION	CAPSTONE	TM 34037	SF	TM	122					122				949.412.9861		33 ACRES. PROCESSING EXTENSION OF TIME
MENIFEE	155	MENIFEE SUBDIVISION	ASCHO	TM 28859	SF	RB	246	184	62							951.672.6777		101.21 ACRES
MENIFEE	156	GALLERY SENIOR LIVING	RGP PLANNING AND DEVELOPMENT SERVICES	PP 22678	APTS	TM	118					118						FILED 3RD TM EXTENSION. ASSISTED LIVING
MENIFEE	157	MENIFEE SUBDIVISION	ROWLAND	TM 36803	SF	TM	80					80						
PERRIS	158	RIVERWOODS	BENCHMARK PACIFIC	TM 32666	SF	FM	663				663						RIVERWOODS	NO BUILDING PERMITS PULLED YET
COUNTY	159	DR HORTON SUBDIVISION	DR HORTON	TM 31687	SF	UC	65			5	60							40.17 ACRES. MODELS UNDERWAY
MENIFEE	160	OAK HILLS II	RIDGEMOOR INVESTMENTS LLC	TM 2016-038	SF	UC	21			21								
COUNTY	161	PACIFIC MELROSE	PACIFIC COMMUNITIES		SF	UC	97		37	10	50			359-404	2088-2410	951.878.7044		
MENIFEE	162	BOULDER CREEK	KB HOME	TM 30812	SF	FM	29				29							18.75 ACRES. POSSIBLE KB HOME PROJECT
MENIFEE	163	MENIFEE SUBDIVISION	GREG & RUTH SPONSELLER	TM 32934	SF	FM	15				15					951.212.7820		9.85 ACRES. FM CLOSE TO RECORDING
MENIFEE	164	PRIMROSE AND ORCHID AT PACIFIC MAYFIELD	PACIFIC COMMUNITIES	TM 28786-94, 34164	SF	UC	287	100	97	14	76			372-412	1788-2344	951.723.8678	PACIFIC MAYFIELD	55+ COMMUNITY pacificmayfieldcommunities.com

RESIDENTIAL PROJECT LISTING

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXISTING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
MENIFEE	165	QUAIL HILL / GOETZ	REPKE	TM 32794	SF	TM	152					152						64 ACRES. SUBMITTED 3RD EXTENSION
MENIFEE	166	THE RIDGE	RICHMOND AMERICAN		SF	UC	86		60	26				440+	2450-3500	951.234-0272	AUDIE MURPHY RANCH	
MENIFEE	167	WILLOW TREE	RSI COMMUNITIES		SF	UC	121		99	22				406-447	2260-2714	951.679-2472	AUDIE MURPHY RANCH	
MENIFEE	168	KINGSTON	MERITAGE HOMES		SF	UC	102		33	8	61			426-480	1990-2900	909.528-5971	AUDIE MURPHY RANCH	
LAKE ELSINORE	169	CANYON ESTATES	CITY OF LAKE ELSINORE		SF	DP	302						302					PROJECT RECENTLY SUBMITTED
MENIFEE	170	PROVINCE	BROOKFIELD RESIDENTIAL	TM 31822-3,3139-0-93	SF	UC	90		80	10				450+	2949-3488	800.501-1517	AUDIE MURPHY RANCH	
MENIFEE	171	DAKOTA	WOODSIDE HOMES	TM 31822-3,3139 0, 91, 92, 93	SF	UC	112		95	17				410-456	2136-2716	951.376-3826	AUDIE MURPHY RANCH	
MENIFEE	172	SILVERCREEK	KB HOME	TM 31822-3,3139 0, 91, 92, 93	SF	RB	98		98					316-367	1698-2697	951.599-4850	AUDIE MURPHY RANCH	
MENIFEE	173	HORSESHOE RIDGE	RICHMOND AMERICAN HOMES	TM 31822-3,3139 0, 91, 92, 93	SF	RB	113	50	63					391-434	2805-3849	951.672-3581	AUDIE MURPHY RANCH	
MENIFEE	174	REMINGTON	WOODSIDE HOMES	TM 31822-3,3139 0, 91, 92, 93	SF	RB	65	25	40					418-436	2351-3199	951.777-2525	AUDIE MURPHY RANCH	
MENIFEE	175	AUDIE MURPHY RANCH	BROOKFIELD HOMES	TM 36484, 36485	SF	TM	740					740					AUDIE MURPHY RANCH	330 ACRES. BALANCE OF UNITS IN SPECIFIC PLAN
MENIFEE	176	MENIFEE SUBDIVISION	HOLLAND AND BRADLEY SUBDIVISION		SF	DP	67						67					PLAN CHECK #1 COMMENTS PROVIDED AND AWAITING RESUBMITTAL
MENIFEE	177	MENIFEE SUBDIVISION	MENIFEE SUBDIVISION	TM 37450	SF	DP	29						29					TO PLANNING COMMISSION 2/2019

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXISTING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
MENIFEE	178	MENIFEE TOWN CENTER	SOUTH 35 - REGENT		SF	TM	155					155					MENIFEE TOWN CENTER	
TOTALS							40,158	1,662	3,816	1,021	8,760	21,737	3,162					

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	428	568	109	345	740		0		SP 209. APPROX 1,100 ACRES. PROJECT WELL UNDERWAY
COUNTY	BELLE TERRE	REGENT PROPERTIES	MIX	1,200							1,200	310.806.9888	SP 382. APPROX. 343.6 ACRES
COUNTY	BSA	BSA PROPERTIES	MIX	589							589		SP 322. 420 ACRES. NO TENTATIVE MAPS APPROVED
MENIFEE	CANTALENA	RICHLAND PLANNED COMMUNITIES, INC.	MIX	935					296		639	949.383.4124	SP 334. APPROX. 160 ACRES APPROVED. TENTATIVE MAP FOR PHASE I HAS BEEN SUBMITTED
LAKE ELSINORE	CANYON HILLS	PARDEE CONSTRUCTION	MIX	4,275	3,000	482	29				125	310.475.3525	FINAL 125 UNITS WILL BE BUILT MUCH LATER DUE TO LAND DEVELOPMENT COSTS
MENIFEE	CIMARRON RIDGE	VAN DAELE HOMES	MIX	835				835			0		PROJECT IS COMPLETELY GRADED. FINAL MAPS AND GRADING PLANS ARE IN PROCESS WITH CITY. CONSTRUCTION TO START IN 1 TO 2 YEARS
COUNTY	CROSSROADS AT WINCHESTER	REGENT PROPERTIES	MIX	802					703		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.
MENIFEE	FLEMING RANCH	NEWPORT PACIFIC LAND COMPANY	MIX	1,080					1,080		0		SP 346. ON APPROXIMATELY 332 ACRES. COMMENTS FOR EIR HAVE BEEN SUPPLIED TO APPLICANT
PERRIS	GREEN VALLEY RANCH	RAINTREE INVESTMENTS	MIX	4,210			12	133	231		3,834	858.350.9261	SP. 89-25. 1,194 ACRES. KB HOME NOW UNDER CONSTRUCTION
MENIFEE	HERITAGE LAKE	STANDARD PACIFIC	SF	2,616	1,902	215	46	453			0		SP. 301. FINAL NEIGHBORHOODS ARE UNDERWAY
MENIFEE	LAKES @ MENIFEE	CENTEX HOMES	MIX	988	791	147	26	24			0	951.279.4000	SP 247. APPROX 250 ACRES. STRONG SALES AND PROJECT IN FINAL STAGES
MENIFEE / COUNTY	MENIFEE NORTH	MENIFEE NORTH PROPERTY OWNER'S ASSOCIATION	MIX	2,815	253	51	15	125	2,179		192		SP. 260. 1,604 ACRES. PROJECT RECENTLY AMENDED AND HAS MANY TMs IN PROCESS FOR DEVELOPMENT
MENIFEE	MENIFEE TOWN CENTER	STARK MENIFEE LAND, LLC / REGENT PROPERTIES	MIX	1,052		26	30	768			228	310.806.9860	SP 194. FOUR TMs IN PROCESS WITH CITY. LENNAR WORKING ON CONDO PROJECT
MENIFEE	MENIFEE VALLEY RANCH	BROOKFIELD MENIFEE, INC.	MIX	2,500					2,500		0		594 ACRES. PROJECT TO BE DEVELOPMENT ACROSS 14 PLANNING AREAS. CONSTRUCTION TO BEGIN BY 2021
MURRIETA	MURRIETA HILLS	MURRIETA HILLS LLC	MIX	1,778						532	1,246	760.450.0440	SP. 320. APPROX. 997.6 ACRES. EIR IN REVIEW PROCESS AND SHOULD BE TO CITY HEARING WITHIN 2 MONTHS. PULTE PROJECTED TO PURCHASE PROJECT

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	155	202	14	348			137	951.246.8695	SP. 140 AKA NEWPORT ESTATES. THREE TMs IN PROCESS WITH CITY
PERRIS	RIVERWOODS	TMP INVESTMENTS	SF	900				663			237		SP 89-70
COUNTY	SPENCER'S CROSSING	NEWLAND	MIX	1,793	650	115	74	193	821		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		REMAINING UNITS TO BE COMPLETED IN 3 YEARS
COUNTY	WINCHESTER 1800	MANY BUILDERS	MIX	4,774	2,420	234	22	284	307		1,507		SP 286. 1889 ACRES. PROJECT VERY ACTIVE
COUNTY	WINCHESTER HILLS	THE RANCON GROUP	MIX	5,991		30	40	1,770	3,400	86	665	951.676.6664	SP 293. APPROX 2,891 ACRES. MERCHANT BUILDERS PURCHASING TMs AND TWO MAPS ARE ALREADY UNDER CONSTRUCTION. ALONG DOMENIGONI PARKWAY WATER, SEWER AND ELECTRICAL ARE NOW IS PLACE
TOTALS				48,924	10,634	2,070	417	5,941	13,700	618	14,965		

BASIS OF ESTIMATES

(A). POPULATION ESTIMATES JUNE 2016:

Housing units multiplied by Average Persons Per Household estimate.

(B). NUMBER OF HOUSING UNITS JUNE 2016:

Derrigo Studies counted roof tops on June 2016 aerial.

(C). AVERAGE PERSONS PER HOUSEHOLD ESTIMATES 2019:

2010 Census figures adjusted by Derrigo Studies where needed based on housing unit type.

(D). MEDIAN HOUSEHOLD INCOME ESTIMATES 2019:

2010 Census figures adjusted by Derrigo Studies where needed based on home sales in Sector.

(E). MEDIAN VALUE OF HOUSING ESTIMATES 2019:

2010 Census figures adjusted by Derrigo Studies where needed based on home sales in 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.