



**DEMOGRAPHIC ANALYSIS REPORT**

**CITY OF MENIFEE**  
**RIVERSIDE COUNTY**  
**CALIFORNIA**  
**MAY 2013**

Researched for:

**CITY OF MENIFEE**

29714 Haun Road  
Menifee, California 92586  
951.672.6777

Contact:

**Jeff B. Wyman**  
951.639.1368 x109  
[jwyman@cityofmenifee.us](mailto:jwyman@cityofmenifee.us)

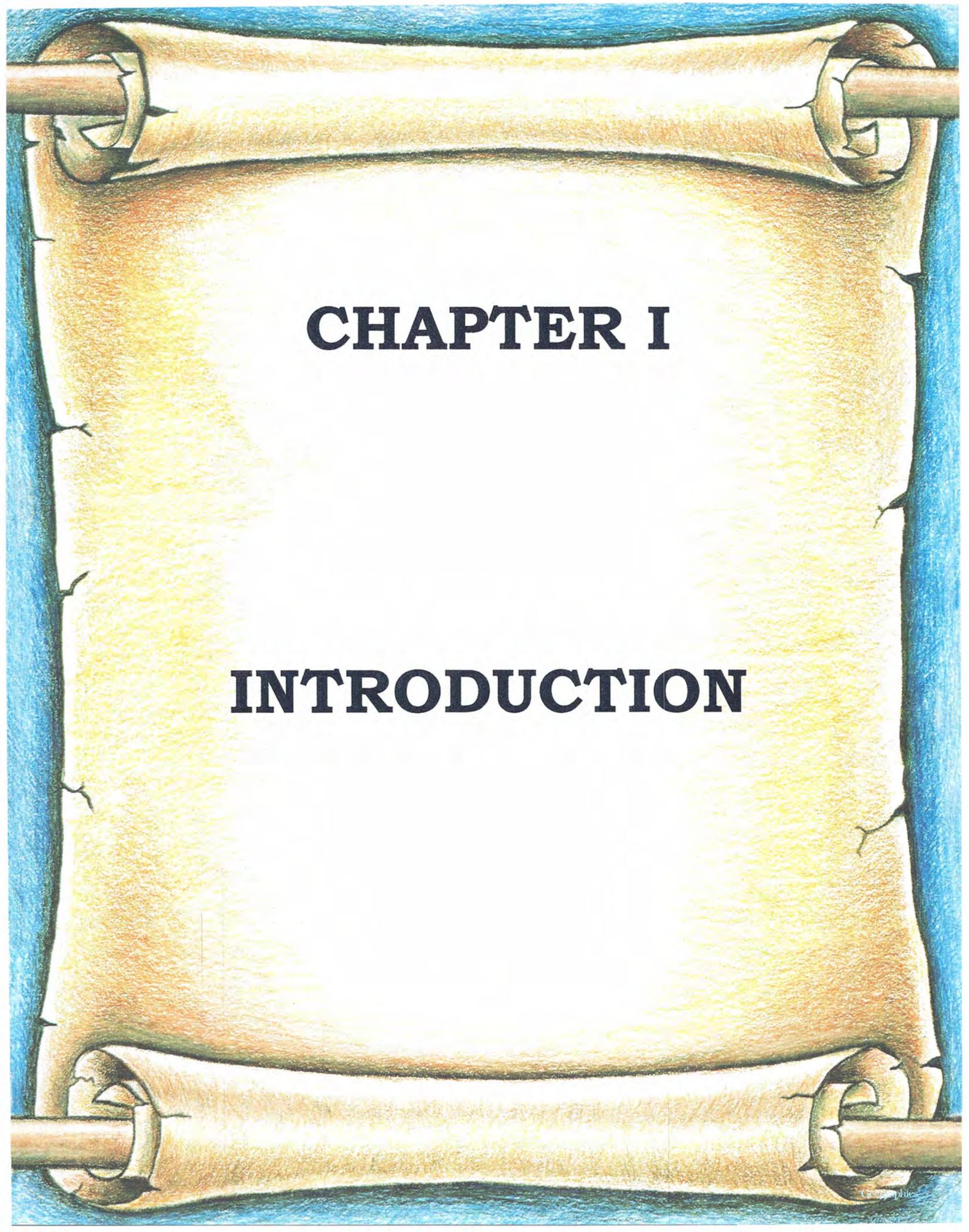
*Researched by:*



Derrigo Demographic Studies  
4633 Olive Hill Road  
Fallbrook, California 92028  
(760) 310.9904  
[www.derrigostudies.com](http://www.derrigostudies.com)

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**CHAPTER I**

**INTRODUCTION**

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

**Purpose:**

This report summarizes our findings relative to demographic characteristics for the City of Menifee and a 5-Mile Radius around the intersection of Interstate (215) and Newport Road in southwestern Riverside County, see page #6 - Vicinity Map.

## SUMMARY OF FINDINGS

This report was completed for **THE CITY OF MENIFEE**. The project is to analyze existing and planned residential projects and major anchor retail within the city limits of Menifee along with a 5-Mile Radius around a major intersection in the center of Menifee. Extensive field research was completed to establish both existing and future demographic estimates. Key results of our research are listed below:

<b>DEMOGRAPHIC CHARACTERISTICS TRADE AREA BOUNDARIES / PAGES 8 AND 9</b>		
	MENIFEE CITY LIMITS	5-MILE RADIUS FROM (215) AND NEWPORT ROAD
MAY 2013 UPDATED POPULATION	<b>83,195</b>	<b>107,346</b>
MAY 2015 PROJECTED POPULATION	<b>91,482</b>	<b>117,239</b>
TOTAL POPULATION AT BUILD OUT OF ALL UNITS PROPOSED	<b>142,874</b>	<b>326,917</b>
AVERAGE PERSONS PER HOUSEHOLD (2013)*	<b>2.85</b>	<b>2.91</b>
MEDIAN HOUSEHOLD INCOME (2013)	<b>\$58,786</b>	<b>\$62,213</b>
MEDIAN VALUE OF HOUSING (2013)	<b>\$248,274</b>	<b>\$260,781</b>

\*An APPH estimate of 3.25 is utilized in this report for future residential units due to the type of units under development in the region. For details on how we arrive at our estimates, please reference Chapter II, page 10.

**City of Menifee:**



The City of Menifee is located along Interstate (215) between the cities of Perris and Murrieta (see city limits map, page #7). Incorporated in 2008, Menifee has grown to a current population of 83,195. Over the 1980s and 1990s, Menifee became a region covered with quality master planned communities and residential tentative tract maps. Today, the city has almost 19,000 units in some phase of development within 8 approved specific plans and 65 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 traffic count of 48,500 on a daily basis (2012 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 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 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, Perris and a segment of the surrounding unincorporated Riverside County. This region is believed to be the primary 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 aerial on pages 8 and 9. 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 8 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. Each estimate is customized for every region as outlined in Chapter II – Existing Demographic Charts, page 10. By breaking down Menifee's City Limits and the 5-Mile Radius, DDS is able to provide the most accurate demographic numbers possible including existing median household income estimates of \$58,786 and \$62,213, respectively. In comparison, Riverside County's median household income is \$58,365 (2010 Census). Please note that extensive research has been completed to verify we are using the most accurate numbers possible. Field research and analyzing aerial photographs ensure our accuracy.

### Retail:



Menifee's existing retail and commercial areas are primarily located along Newport Road. Countryside Marketplace, pictured here, 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, TJ Maxx, Sport Chalet, Old Navy, Michaels, Petco, Tilly's, Famous Footwear, Lane Bryant, Game Stop and Sleep Train.

Across the freeway at the SEC of Interstate (215) and Newport Road, a community shopping center includes Ralphs, Ross, Dollar Tree, Auto Zone and Living Spaces Furniture. Additional existing neighborhood centers are located in Menifee featuring a Stater Bros, Rite Aid, O'Reilly Auto Parts coming soon, a closed Albertsons and a Walgreens at Newport Road and Murrieta Road. At McCall Boulevard and Interstate (215), a Vons, Stater Bros, Rite Aid and Walgreens are in operation with other smaller retail, non-franchise operations.



Proposed anchor tenant deals in the city include a CVS Pharmacy at Newport Road and Bradley and a Walmart Supercenter at the NWC Interstate (215) and Scott Road. Menifee's continued growth potential and prime central location in southwest Riverside County will bring many more retail locations with excellent interstate visibility. Menifee Town Center is at the heart of the city offering over 550,000 square feet of retail, office and hotel uses. Overall, a total of 16 existing or proposed centers are located within the study area. A detailed listing of anchor tenants in each center is outlined on the Subdivision Aerial Illustration on page 9.

**Residential Activity:**

The area under analysis has been very active with development for years. The recent recession slowed projects down from 2008 to 2011; however the last two years have seen a major turn-around. Residential activity is occurring throughout the City of Menifee and the surrounding



area with roughly 21 communities selling product. Lakes @ Menifee, Cottonwood, Audie Murphy Ranch and Sycamore at Hidden Hills are all underway with national home builders including Centex Homes, Pacific Communities, Brookfield, Woodside Homes, Richmond American and KB Home. Cottonwood is under construction in the Pacific Mayfield Master Plan. Pacific Communities is underway on 190 units and is reporting strong home sales with prices ranging from \$310,000 to \$410,000.

The photo on page 9, Subdivision Aerial Illustration, outlines all active residential projects that fall on the aerial displayed in this study. As noted, numerous tentative tract maps are planned. Within the study area, our field research concluded that an estimated 166 residential projects along with 23 specific

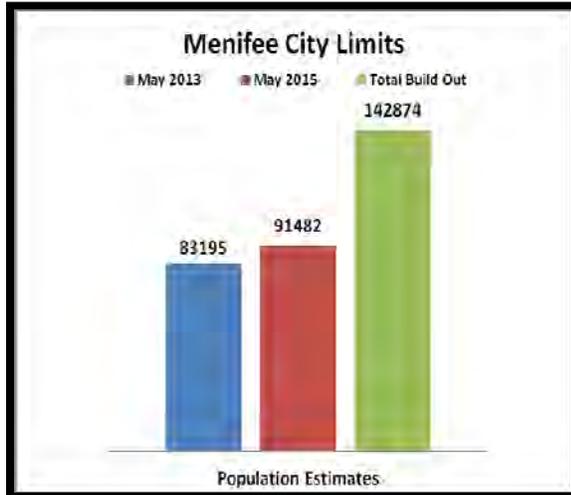
plans are in various phases of development (see Chapter III, beginning on page 19 for details on each project). All residential activity represents roughly 57,407 residential units (includes area outside of regions under analysis). This chart outlines a break down of all active

BREAK DOWN OF UNIT BUILD OUT BY AREA		
	Menifee City Limits	5-Mile Radius From (215) And Newport Road
Units Recently Built (since 6/2012)	322	424
Units to be Built Within 2 Years	2,550	3,044
Other Units to be Completed at Build Out	15,813	36,824
<b>Total Active Units in Trade Area</b>	<b>18,685</b>	<b>40,292</b>

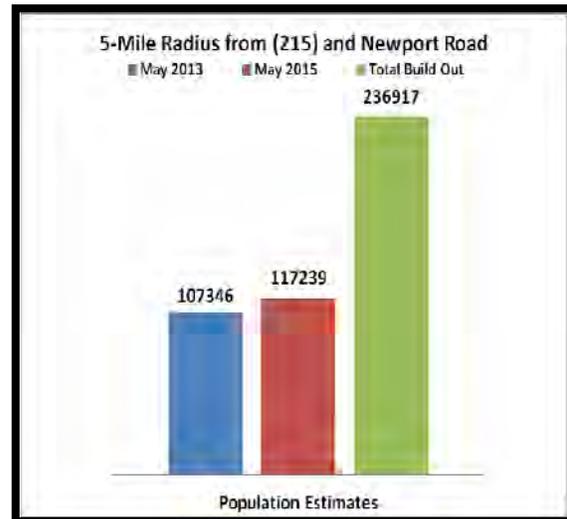
units within each area under review. Build-out for these units is projected over the next several years.

## Economic Overview:

Two regions are under review and are statistically outlined in the following paragraphs. Menifee's City Limits are defined to conclude the city's current demographic profile. The 5-Mile Radius from Interstate (215) and Newport Road is defined as the region that will most likely service future retail and commercial projects. Details on the figures for the subject areas can be found in Chapter II, page 10 – Trade Area Analysis.



As of May 2013, 83,195 people live within the City Limits of Menifee. The city is estimated to experience a 10% increase in population by 2015 to 91,482 people. It is projected another 2,550 units will be built by 2015. At build out of all units currently proposed (18,363 units), an impressive 72% increase in population is projected, bringing total persons to 142,874.



The 5-Mile Radius has an estimated 107,346 residents (2013). By 2015, a 9% increase in population is projected, and at total build out, the estimated population will reflect an impressive 120% increase (an additional 39,868 units). Respectively, the 5-Mile Radius's population is estimated at 117,239 people (2015) and 236,917 (at build out of active residential projects).

## Methodology:

The primary purpose of this report is to estimate existing and future population figures around the subject location. 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 of 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 85% - 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 9 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:**

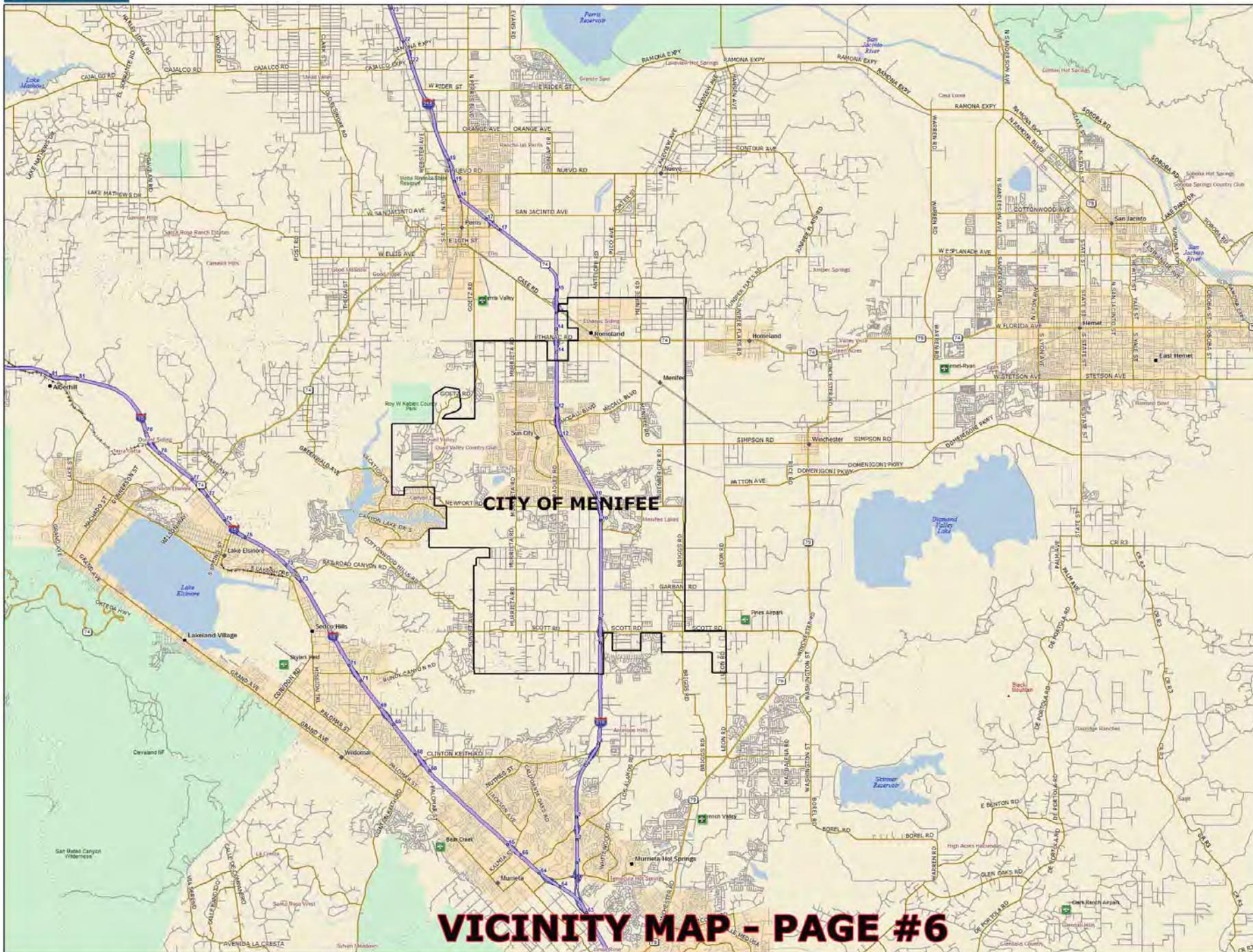
**RESULTS OF STUDY** - This section ties together all the data on the Demographic Aerial Illustration and the Subdivision Activity Aerial Illustration to produce concrete existing and future population figures for Menifee's City Limits and a 5-Mile Radius. On the "Existing Demographic Chart", beginning on page 10, data is displayed on the Demographic Aerial Illustration, page 8. This analysis calculates an updated population estimate for each trade area. Also calculated per area is the number of existing housing units. With respect to average persons per household, median household income and median value of housing, this analysis outlines averages for each trade area. To define which area is being analyzed, reference the boxed area at the top of the chart.

The next chart is the "Future Population Chart". On each area, Menifee City Limits and a 5-Mile Radius, there is both an "Existing Demographic Chart" and a "Future Population Chart". The two tie together in the following manner - Column 5 on the Existing Demographic Chart provides an updated estimated population number for the subject area. By taking this number over to Column 4 on the Future Population Chart, we can now move forward in defining further population growth.

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

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

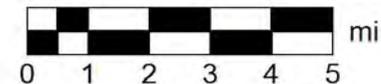
The final section of this report is called the "Subdivision Activity Listing", page 19. Basically, this section gives details on residential subdivisions that are outlined on the Subdivision Activity Aerial Illustration. Please note, the subdivisions in this report have aerial location numbers, so easy reference is made to the specific location on the Subdivision Activity Aerial Illustration. As mentioned earlier, DDS called a majority of 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.



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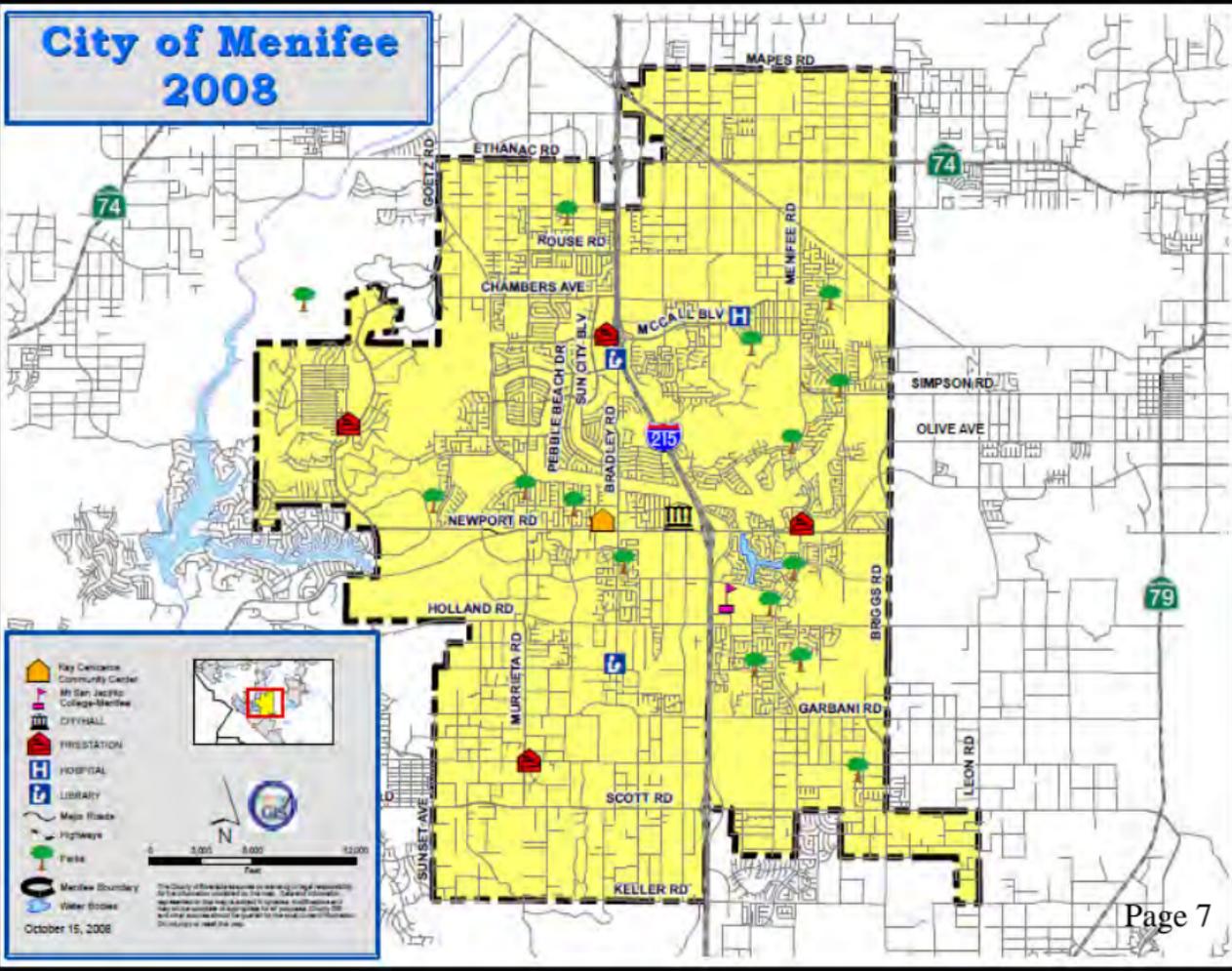
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Data Zoom 11-0

# City of Menifee 2008



Key Center  
 Community Center  
 Sun City Pacific College-Menifee  
 CITY HALL  
 FIRE STATION  
 HOSPITAL  
 LIBRARY  
 Major Road  
 Highway  
 Park  
 Menifee Boundary  
 Water Bodies

October 15, 2008



0 2,000 4,000 Feet

The City of Menifee does not accept legal responsibility for the information provided on this map. Subsequent information may be available that may be added to update, substitute and/or correct available data. Updates and/or corrections may be available through the City of Menifee website.

# CITY OF MENIFEE

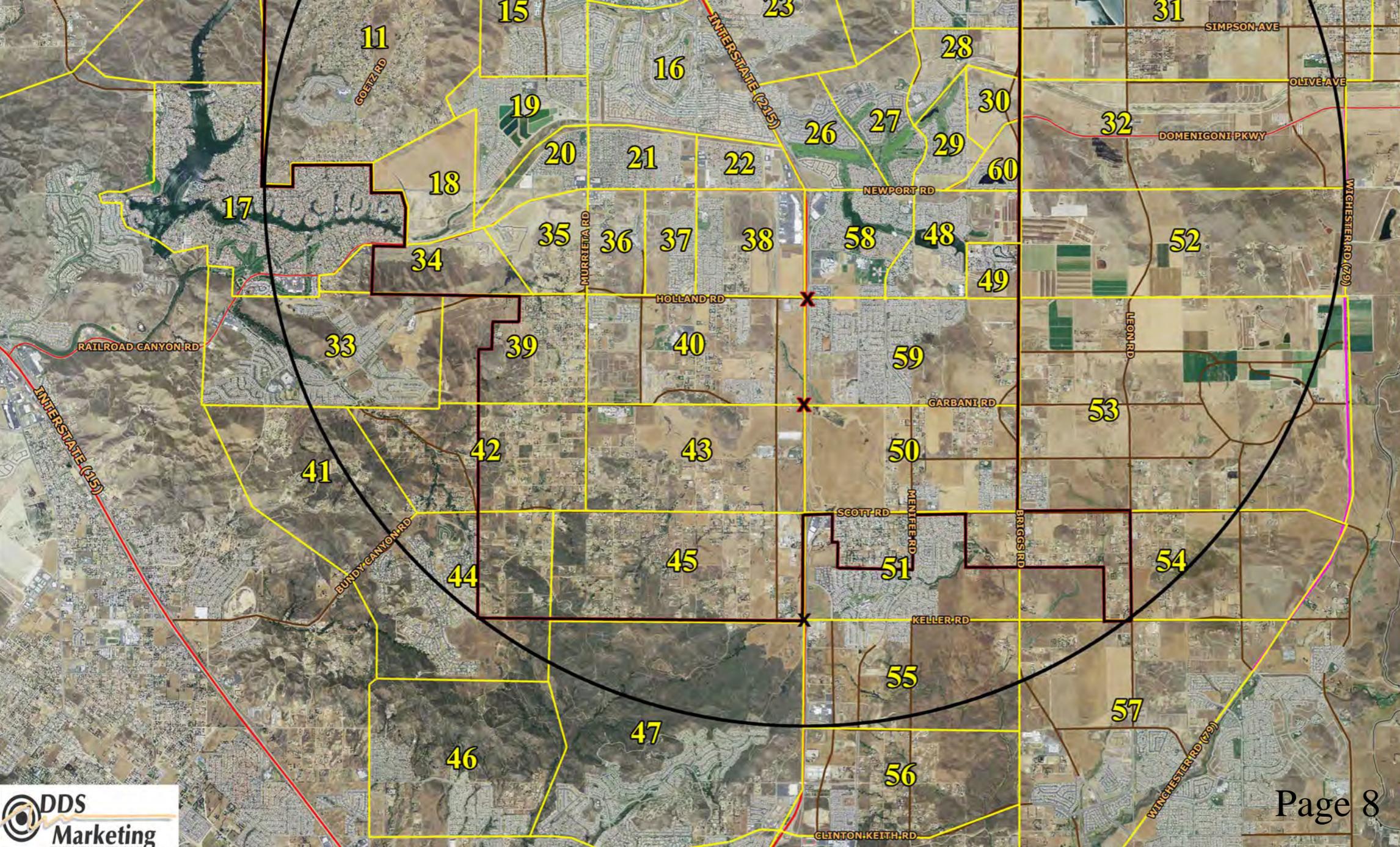
RIVERSIDE COUNTY, CALIFORNIA

- 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
  - WINCHESTER ROAD UNDER CONSTRUCTION FOR WIDENING
  - X PROPOSED INTERCHANGE
  - X PROPOSED OVERCROSSING
- ONE MILE SCALE

PREPARED FOR: **CITY OF MENIFEE**  
 29714 Haun Road  
 Menifee, California 92586

PREPARED BY: **DERRIGO DEMOGRAPHIC STUDIES**  
 FALLBROOK, CA 760.310.9904

**STUDY DATE: MAY 2013**  
**AERIAL FLOWN: JUNE 2012**



## DEMOGRAPHIC AERIAL ILLUSTRATION

SECTOR NUMBER	POPULATION ESTIMATE JUNE 2012	HOUSING UNITS APPH 2013	APPH 2013	MEDIAN HOUSEHOLD INCOME 2013	MEDIAN VALUE OF HOUSING 2013
1	2,805	850	3.30	\$70,000	\$320,000
2	1,530	510	3.00	\$62,000	\$265,000
3	4,095	1,170	3.50	\$49,000	\$200,000
4	3,267	895	3.65	\$43,000	\$195,000
5	1,088	340	3.20	\$50,000	\$205,000
6	10	3	3.30	\$60,000	\$250,000
7	1,666	490	3.40	\$72,000	\$350,000
8	255	75	3.40	\$64,000	\$295,000
9	1,272	480	2.65	\$38,000	\$170,000
10	2,940	840	3.50	\$45,000	\$185,000
11	4,216	1,240	3.40	\$65,000	\$290,000
12	2,088	870	2.40	\$38,000	\$175,000
13	4,909	2,975	1.65	\$33,800	\$165,000
14	1,170	450	2.60	\$57,000	\$200,000
15	3,184	1,355	2.35	\$35,000	\$150,000
16	5,043	3,020	1.67	\$32,500	\$150,000
17	12,785	4,649	2.75	\$88,000	\$365,000
18	3	1	3.30	\$70,000	\$275,000
19	2,310	745	3.10	\$69,000	\$260,000
20	1,309	385	3.40	\$72,000	\$280,000
21	3,584	1,024	3.50	\$70,000	\$235,000
22	1,995	570	3.50	\$70,000	\$235,000
23	6,413	2,250	2.85	\$69,000	\$225,000
24	480	150	3.20	\$69,000	\$235,000
25	3,910	1,150	3.40	\$75,000	\$350,000
26	3,168	990	3.20	\$75,000	\$350,000
27	2,432	760	3.20	\$75,000	\$350,000
28	867	255	3.40	\$74,000	\$340,000
29	2,211	670	3.30	\$72,000	\$330,000
30	357	105	3.40	\$72,000	\$330,000
31	1,225	350	3.50	\$50,000	\$170,000
32	15	4	3.70	\$75,000	\$320,000
33	6,913	1,975	3.50	\$69,000	\$290,000
34	88	25	3.50	\$70,000	\$300,000
35	137	38	3.60	\$70,000	\$300,000
36	436	132	3.30	\$70,000	\$300,000
37	1,462	430	3.40	\$75,000	\$325,000
38	1,955	575	3.40	\$75,000	\$330,000
39	543	155	3.50	\$72,000	\$300,000
40	1,680	480	3.50	\$76,000	\$325,000
41	144	40	3.60	\$70,000	\$290,000
42	720	200	3.60	\$60,000	\$220,000
43	234	65	3.60	\$60,000	\$220,000
44	3,060	1,020	3.00	\$70,000	\$265,000
45	455	130	3.50	\$70,000	\$275,000
46	2,916	810	3.60	\$88,000	\$400,000
47	5,712	1,680	3.40	\$83,000	\$375,000
48	1,782	540	3.30	\$76,000	\$320,000
49	1,176	490	2.40	\$38,000	\$80,000
50	935	275	3.40	\$70,000	\$295,000
51	6,290	1,850	3.40	\$78,000	\$300,000
52	81	22	3.70	\$80,000	\$350,000
53	630	180	3.50	\$75,000	\$300,000
54	280	80	3.50	\$70,000	\$265,000
55	805	230	3.50	\$80,000	\$350,000
56	2,159	635	3.40	\$69,000	\$250,000
57	4,698	1,305	3.60	\$83,000	\$375,000
58	5,184	1,620	3.20	\$70,000	\$310,000
59	5,083	1,495	3.40	\$77,000	\$355,000
60	1,008	310	3.25	\$65,000	\$270,000

SOURCE: POPULATION - HOUSING UNITS MULTIPLIED BY A.P.P.H.  
 # OF HOUSING UNITS - DDS COUNTED ROOF TOPS ON 6/12 AERIAL  
 A.P.P.H. - 2010 CENSUS FIGURES ADJUSTED BY DDS PER SECTOR  
 MEDIAN HSHLD. INCOME - DDS ESTIMATED BASED ON CURRENT HOME SALES  
 MEDIAN VALUE OF HOUSING - DDS ESTIMATED BASED ON CURRENT HOME SALES

**PROJECTS RECENTLY BUILT:**

AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
66	VAN DAELE HOMES	SF	103
67	RICHMOND AMERICAN	SF	71
77	MERTAGE HOMES	SF	95
135	RICHMOND AMERICAN	SF	129
137	HERITAGE PACIFIC HOMES	SF	210

**PROJECTS UNDER CONSTRUCTION:**

AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
5	STANDARD PACIFIC	SF	184
7	STANDARD PACIFIC	SF	184
8	STANDARD PACIFIC	SF	98
24	FIDELITY FAMILY HOLDINGS	APTS	178
30	MENIFEE SUBDIVISION	APTS	221
36	CENTEX HOMES	SF	988
68	WOODSIDE HOMES	SF	69
69	DR HORTON	SF	88
78	DR HORTON	SF	91
80	MERTAGE HOMES	SF	53
113	JOHN LANG HOMES	SF	144
124	KB HOME	SF	358
132	KB HOME	SF	511
133	BEAZER HOMES	SF	255
141	PACIFIC COMMUNITIES	SF	190
147	CAPITAL PACIFIC HOMES	SF	75
148	WOODSIDE HOMES	SF	107
149	WOODSIDE HOMES	SF	96
150	RICHMOND AMERICAN	SF	112
151	BROOKFIELD HOMES	SF	95
155	GALARY HOMES	SF	32
160	RICHMOND AMERICAN	SF	147
162	RICHMOND AMERICAN	SF	109
163	PARDEE HOMES	SF	495

**PROJECTS WITH FINAL MAP APPROVAL:**

AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
11	RANCON / ALEXANDER COMMUNITIES	SF	271
14	CENTURY AMERICAN	SF	108
15	LANISING & ASSOCIATES	SF	200
29	DRAKE DEVELOPMENT	SF	28
41	GRIFFIN COMMUNITIES	SF	202
61	OSBORNE DEVELOPMENT	SF	216
70	LENNAR	SF	216

**PROJECTS WITH TENTATIVE MAP APPROVAL:**

AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
1	LENNAR / BLUESTONE COMMUNITIES	SF	379
2	WINCHESTER MEADOWS LLC	MIX	243
3	LOHR & ASSOCIATES	SF	173
4	ASHBY FINANCIAL	SF	543
6	STANDARD PACIFIC	SF	880
9	BROOKFIELD CALIFORNIA LAND CO.	SF	562
10	BROOKFIELD CALIFORNIA LAND CO.	SF	732
12	DIAMOND BROTHERS FIVE PART / RANCON	SF	638
13	RANCON, LA VENTANA PARTNERS	SF	243
16	RANCON	SF	264
19	PADERA HEIGHTS	SF	422
20	FIDELITY FAMILY HOLDINGS	MIX	179
21	K HOVNANIAN	SF	1,501
25	ASHBY FINANCIAL	SF	762
26	MR 27 LLC	APTS	172
27	MCR INV / FIESTA DEVELOPMENT	SF	132
28	MR-27, LLC	SF	153
31	FIESTA DEVELOPMENT / MCR	SF	219
32	MR 56, LLC	SF	52
33	ASHBY FINANCIAL	SF	199
34	SCOTT WOODSIDE	SF	44
35	MCR INV / FIESTA DEVELOPMENT	SF	154
37	RANCON / LISLE 320 LLC	SF	600
38	RANCON	CONDO	100
39	PULTE HOMES	CONDO	225
40	RANCON	CONDO	57
43	TRANSPACIFIC CONSULTANTS	SF	326
44	STONEGATE DEVELOPMENT LLC	SF	127
45	SIMPSON 49, LLC	SF	160
46	RANCON	SF	124
47	BEELER 64, LLC	SF	207
48	3 AG, LLC	SF	62
49	MOUNTAIN VISTA HOMES	SF	128
53	LANPHERE & ASSOCIATES	SF	35
54	RANCON WINCHESTER VALLEY LLC	SF	285
55	FIELDSTONE, RANCON, SHEA	SF	393
57	SIERRA LINDA DEVELOPMENT	SF	72
60	OF 10, LLC	SF	30
62	SF 150 LLC	SF	186
63	PACWEST GROUP / JUDY ROSEN	TH	68
64	RANCON WINCHESTER VALLEY 200 LLC	SF	208
74	TMP INLAND EMPIRE	SF	30
76	PINNACLE COMMUNITIES	SF	35
79	KB HOME	SF	498
84	LENNAR	SF	1,005
85	GRANITE MENIFEE FARMS LLC	SF	71
86	EMERSON	SF	296
89	CAPITAL PACIFIC HOMES	SF	24
90	ION COMMUNITIES	SF	134
92	SPANOS CORP.	APTS	400
94	BC YATES ROAD LLC	SF	41
100	GLEN DAIGLE	SF	50
101	JOSEPH TURLEY	SF	54
102	LEON ROAD LLC	SF	366
103	RANCON	SF	242
104	SIERRA LINDA DEVELOPMENT	SF	378
105	WESCO HOMES & DEVELOPMENT	SF	33
110	OMNI FINANCIAL	SF	101
111	DIAMOND PART. BROTHERS FIVE	SF	474
114	CORMAN LEIGH COMMUNITIES	SF	56
117	WESTCAP HOMEBUILDERS	SF	79
118	STONEGATE DEVELOPMENT I, LLC	SF	177
120	MS LAND, LLC	SF	122
123	ARTISAN COMMUNITIES, LLC	SF	157
125	CV COMMUNITIES LLC	SF	411
131	BENCHMARK PACIFIC	SF	712
134	WOODSIDE MENIFEE	SF	483
136	BC HAUN ROAD, LLC	CONDO	226
138	TRUMARE COMPANIES	SF	47
140	GREG & RUTH SPONSSELLER	SF	15
143	PACIFIC COMMUNITIES	SF	516
145	ROMOLAND RANCH LLC	SF	17
146	BEERKE	SF	152
152	BROOKFIELD HOMES	SF	250
153	BROOKFIELD HOMES	SF	250
154	BROOKFIELD HOMES	SF	1,282
158	ABBACY HOLDING CORP.	SF	133
159	PARDEE HOMES	APTS	678
164	PARDEE HOMES	SF	649
165	MORFELL FAMILY LTD PARTNERSHIP	SF	198

**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
- WINCHESTER ROAD UNDER CONSTRUCTION FOR WIDENING
- PROPOSED INTERCHANGE
- PROPOSED OVERCROSSING

ONE MILE SCALE

PREPARED FOR: CITY OF MENIFEE  
29714 Haun Road  
Menifee, California 92586

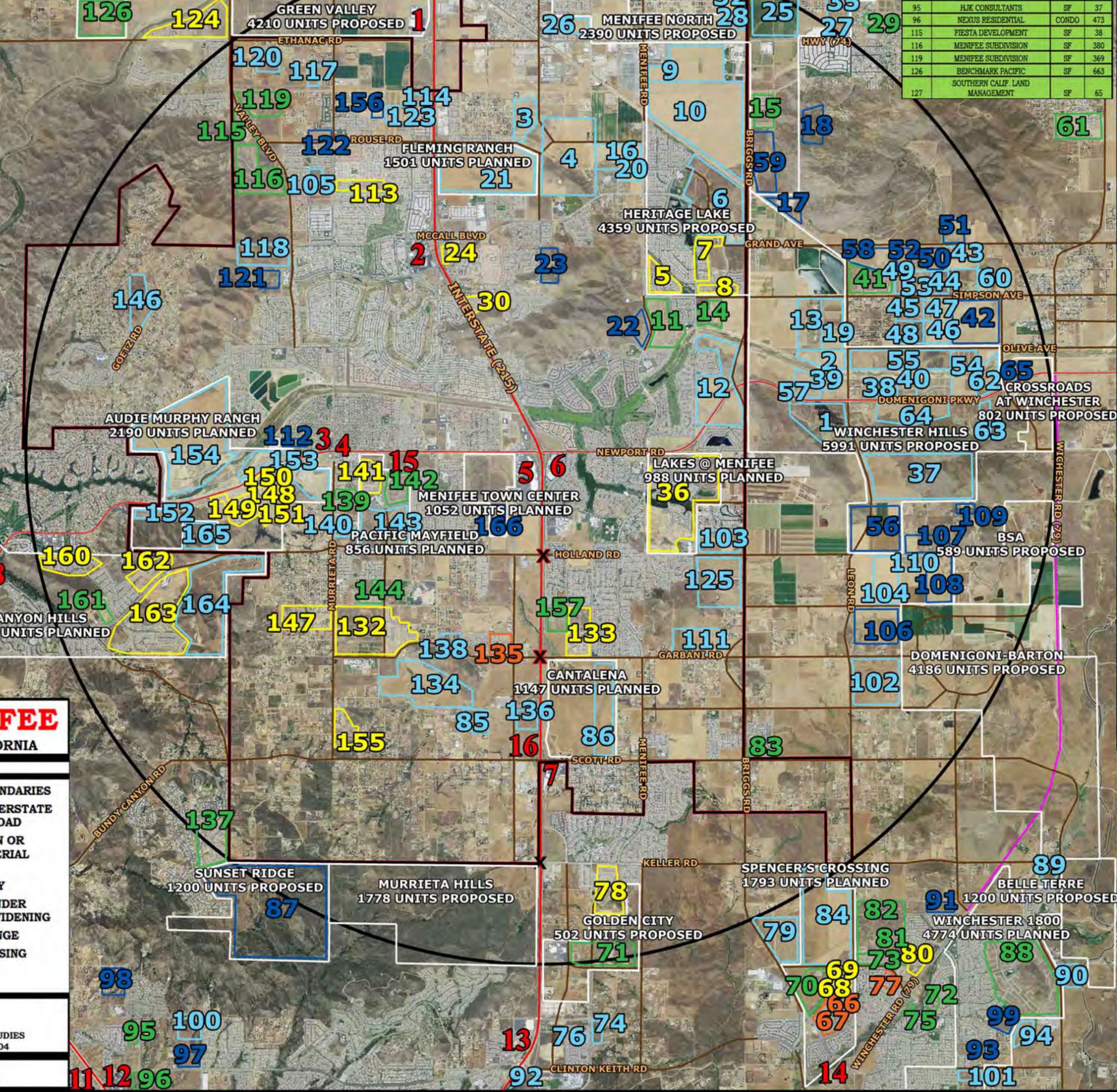
PREPARED BY: DERRIGO DEMOGRAPHIC STUDIES  
FALLBROOK, CA 760.310.9904

STUDY DATE: MAY 2013  
AERIAL FLOWN: JUNE 2012

**DDS Marketing**  
DERRIGO DEMOGRAPHIC STUDIES

**SUBDIVISION ACTIVITY AERIAL ILLUSTRATION**

- RECENTLY BUILT OUT
- UNDER CONSTRUCTION
- FINAL MAP APPROVED
- TENTATIVE MAP APPROVED
- DESIGN PLAN CHECK
- 'OUTLINED IN WHITE' SPECIFIC PLANS



AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
71	GOLDEN CITY	SF	403
72	BARRATT AMERICAN	SF	38
73	RG WASHINGTON LLC	SF	57
75	BARRATT AMERICAN	CONDO	125
81	MERTAGE HOMES	SF	128
82	BEAZER HOMES	SF	398
83	SO CAL LAND MANAGEMENT	SF	72
88	RYLAND HOMES, BARRATT AMERICAN, VAN DAELE HOMES, BROOKFIELD HOMES	SF	625
95	HJK CONSULTANTS	SF	37
96	NEXUS RESIDENTIAL	CONDO	473
115	FIESTA DEVELOPMENT	SF	38
116	MENIFEE SUBDIVISION	SF	380
119	MENIFEE SUBDIVISION	SF	369
126	BENCHMARK PACIFIC	SF	663
127	SOUTHERN CALIF. LAND MANAGEMENT	SF	65

AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
129	PACIFIC COMMUNITIES	SF	124
139	AMERIDREAM, INC	SF	29
142	PACIFIC COMMUNITIES	SF	150
144	EVANS UNLIMITED LLC	SF	87
157	BRENSON COMMUNITIES	CONDO	324
161	PARDEE HOMES	CONDO	216

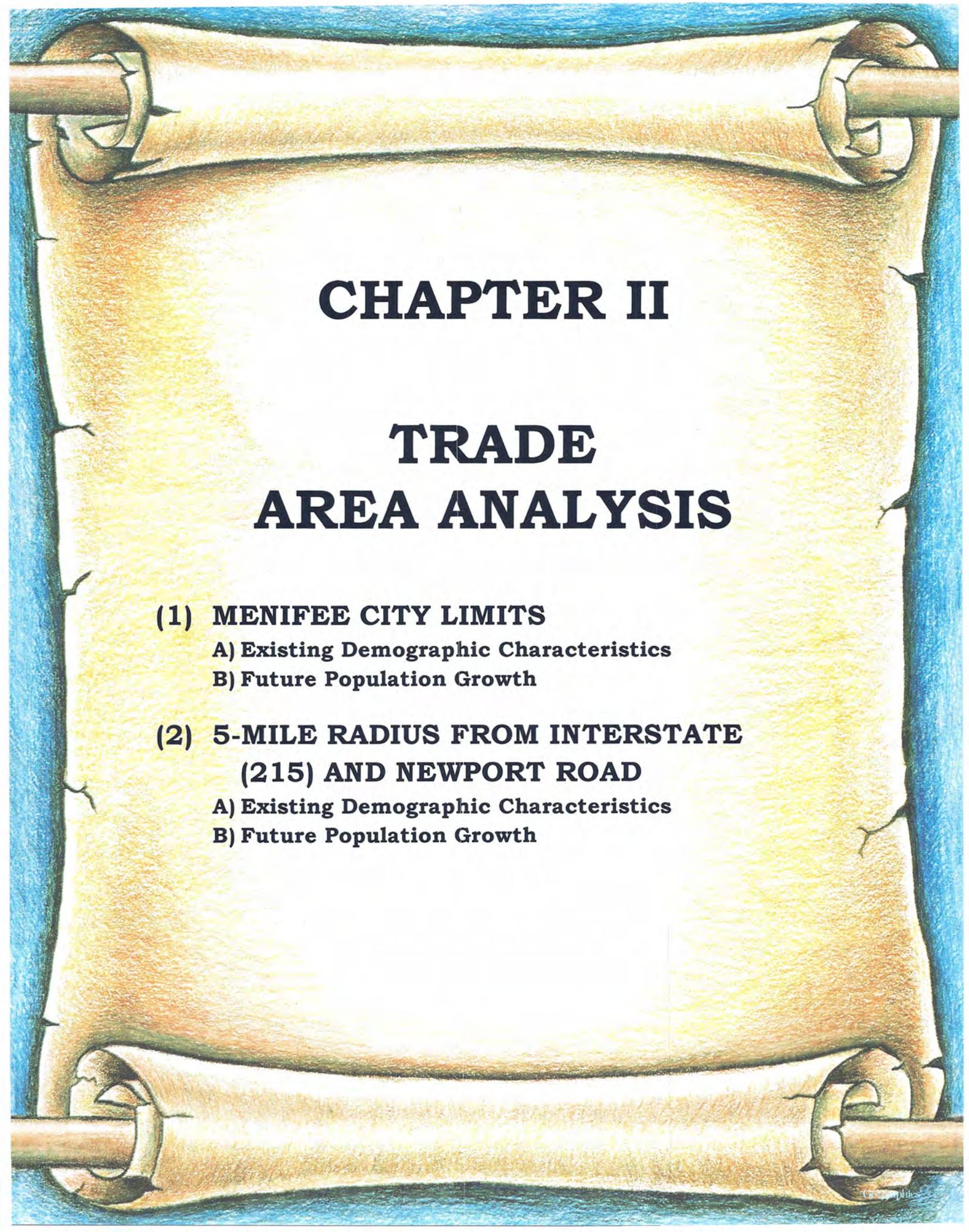
**PROJECTS IN DESIGN PLAN CHECK:**

AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
17	CENTURY AMERICAN	CONDO	86
18	EVAN & ELLEN MAI	SF	27
22	DMW HOLDINGS	APTS	275
23	TRIP HORD & ASSOC	SF	44
42	EMPIRE LAND, LLC	SF	726
50	TRANS-PACIFIC CONSULTANT	SF	57
51	SHEILA BORNEMAN	SF	36
52	MOUNTAIN VISTA HOMES	SF	31
56	SUNCAL COMPANIES	SF	178
58	STONE STAR RIVERVIEW LLC	SF	224
59	STRATA EQUITY GROUP LLC	SF	392
65	REGENT PROPERTIES / RANCON	MIX	258
87	ALI SHAFQURI	SF	1,202
91	GRANITE HOMES	SF	82
93	TONY & JACK AMBER	SF	17
97	AHMED NASIR	SF	60
98	D. R. HORTON	SF	64
99	CV COMMUNITIES LLC	SF	107
106	310 ASSOCIATES	SF	314
107	SUNCAL COMPANIES	SF	396
108	LARRY MARKHAM	SF	156
109	COMMUNITY INVESTMENT LLC	SF	154
112	ENGINEERING SOLUTIONS	SF	38
121	SIGNATURE REALTY CAPITAL	SF	71
122	ARMSTRONG & BROOKS CONSULTING	SF	54
125	CITY DEVELOPMENT INC.	SF	35
128	CROWNWEST HOMES LP	SF	22
130	RIVERWOODS, LLC	SF	51
146	STEVE GALVEZ	SF	61
156	EVANS ROAD SUBDIVISION	SF	13
166	STARK MENIFEE LAND, LLC	SF	97

**SUBDIVISION AERIAL ILLUSTRATION**

**MAJOR ANCHOR RETAILERS**

- WINCO, HOME DEPOT
- VONS, STATER BROS, RITE AID, WALGREENS
- STATER BROS, RITE AID, PROPOSED O'REILLY AUTO PARTS (WALGREENS ACROSS STREET)
- CLOSED ALBERTSONS
- COUNTRYSIDE: LOWE'S, SUPER TARGET, KOHL'S, BEST BUY, BEVMO, STAPLES, FAMOUS FOOTWEAR, LANE BRYANT, TJ MAXX, SPORT CHALET, OLD NAVY, MICHAELS, PETCO, TILLY'S, GAME STOP, SLEEP TRAIN
- RALPHS, ROSS, DOLLAR TREE, AUTO ZONE, LIVING SPACES FURNITURE
- ALBERTSONS, WALGREENS
- STATER BROS, CVS PHARMACY
- WALMART, VONS, O'REILLY AUTO PARTS
- STATER BROS, DOLLAR TREE, CVS PHARMACY, WALGREENS
- STATER BROS
- ALBERTSONS, ACE HARDWARE
- SUPER TARGET, WALGREENS
- PROPOSED LOWE'S, TARGET, (STATER BROS, CVS PHARMACY ACROSS 79)
- PROPOSED CVS PHARMACY
- PROPOSED WALMART SUPERCENTER



**CHAPTER II**

**TRADE  
AREA ANALYSIS**

**(1) MENIFEE CITY LIMITS**

- A) Existing Demographic Characteristics**
- B) Future Population Growth**

**(2) 5-MILE RADIUS FROM INTERSTATE  
(215) AND NEWPORT ROAD**

- A) Existing Demographic Characteristics**
- B) Future Population Growth**

## MENIFEE CITY LIMITS - EXISTING DEMOGRAPHICS

SECTOR NUMBER	POPULATION ESTIMATE JUNE 2012	HOUSING UNITS JUNE 2012	<i>MENIFEE CITY LIMITS</i>			AVERAGE	MEDIAN	MEDIAN
			% WITHIN	POPULATION (COLUMN 5)	HOUSING UNITS	PERSONS PER	HOUSEHOLD	VALUE OF
						HOUSEHOLD	INCOME	HOUSING
						2013	2013	2013
<b>1</b>	<b>2,805</b>	<b>850</b>	<b>25.00%</b>	<b>701</b>	<b>213</b>	<b>3.30</b>	<b>\$70,000</b>	<b>\$320,000</b>
<b>2</b>	<b>1,530</b>	<b>510</b>	<b>100.00%</b>	<b>1,530</b>	<b>510</b>	<b>3.00</b>	<b>\$62,000</b>	<b>\$265,000</b>
<b>3</b>	<b>4,095</b>	<b>1,170</b>	<b>100.00%</b>	<b>4,095</b>	<b>1,170</b>	<b>3.50</b>	<b>\$49,000</b>	<b>\$200,000</b>
<b>5</b>	<b>1,088</b>	<b>340</b>	<b>100.00%</b>	<b>1,088</b>	<b>340</b>	<b>3.20</b>	<b>\$50,000</b>	<b>\$205,000</b>
<b>6</b>	<b>10</b>	<b>3</b>	<b>100.00%</b>	<b>10</b>	<b>3</b>	<b>3.30</b>	<b>\$60,000</b>	<b>\$250,000</b>
<b>7</b>	<b>1,666</b>	<b>490</b>	<b>100.00%</b>	<b>1,666</b>	<b>490</b>	<b>3.40</b>	<b>\$72,000</b>	<b>\$350,000</b>
<b>11</b>	<b>4,216</b>	<b>1,240</b>	<b>100.00%</b>	<b>4,216</b>	<b>1,240</b>	<b>3.40</b>	<b>\$65,000</b>	<b>\$290,000</b>
<b>12</b>	<b>2,088</b>	<b>870</b>	<b>100.00%</b>	<b>2,088</b>	<b>870</b>	<b>2.40</b>	<b>\$38,000</b>	<b>\$175,000</b>
<b>13</b>	<b>4,909</b>	<b>2,975</b>	<b>100.00%</b>	<b>4,909</b>	<b>2,975</b>	<b>1.65</b>	<b>\$33,800</b>	<b>\$165,000</b>
<b>14</b>	<b>1,170</b>	<b>450</b>	<b>100.00%</b>	<b>1,170</b>	<b>450</b>	<b>2.60</b>	<b>\$57,000</b>	<b>\$200,000</b>
<b>15</b>	<b>3,184</b>	<b>1,355</b>	<b>100.00%</b>	<b>3,184</b>	<b>1,355</b>	<b>2.35</b>	<b>\$35,000</b>	<b>\$150,000</b>
<b>16</b>	<b>5,043</b>	<b>3,020</b>	<b>100.00%</b>	<b>5,043</b>	<b>3,020</b>	<b>1.67</b>	<b>\$32,500</b>	<b>\$150,000</b>
<b>18</b>	<b>3</b>	<b>1</b>	<b>100.00%</b>	<b>3</b>	<b>1</b>	<b>3.30</b>	<b>\$70,000</b>	<b>\$275,000</b>
<b>19</b>	<b>2,310</b>	<b>745</b>	<b>100.00%</b>	<b>2,310</b>	<b>745</b>	<b>3.10</b>	<b>\$69,000</b>	<b>\$260,000</b>
<b>20</b>	<b>1,309</b>	<b>385</b>	<b>100.00%</b>	<b>1,309</b>	<b>385</b>	<b>3.40</b>	<b>\$72,000</b>	<b>\$280,000</b>
<b>21</b>	<b>3,584</b>	<b>1,024</b>	<b>100.00%</b>	<b>3,584</b>	<b>1,024</b>	<b>3.50</b>	<b>\$70,000</b>	<b>\$235,000</b>
<b>22</b>	<b>1,995</b>	<b>570</b>	<b>100.00%</b>	<b>1,995</b>	<b>570</b>	<b>3.50</b>	<b>\$70,000</b>	<b>\$235,000</b>

## MENIFEE CITY LIMITS - EXISTING DEMOGRAPHICS

SECTOR NUMBER	POPULATION ESTIMATE JUNE 2012	HOUSING UNITS JUNE 2012	<i>MENIFEE CITY LIMITS</i>			AVERAGE PERSONS PER HOUSEHOLD 2013	MEDIAN HOUSEHOLD INCOME 2013	MEDIAN VALUE OF HOUSING 2013
			% WITHIN	POPULATION (COLUMN 5)	HOUSING UNITS			
			<b>23</b>	<b>6,413</b>	<b>2,250</b>			
<b>24</b>	<b>480</b>	<b>150</b>	<b>100.00%</b>	<b>480</b>	<b>150</b>	<b>3.20</b>	<b>\$69,000</b>	<b>\$235,000</b>
<b>25</b>	<b>3,910</b>	<b>1,150</b>	<b>100.00%</b>	<b>3,910</b>	<b>1,150</b>	<b>3.40</b>	<b>\$75,000</b>	<b>\$350,000</b>
<b>26</b>	<b>3,168</b>	<b>990</b>	<b>100.00%</b>	<b>3,168</b>	<b>990</b>	<b>3.20</b>	<b>\$75,000</b>	<b>\$350,000</b>
<b>27</b>	<b>2,432</b>	<b>760</b>	<b>100.00%</b>	<b>2,432</b>	<b>760</b>	<b>3.20</b>	<b>\$75,000</b>	<b>\$350,000</b>
<b>28</b>	<b>867</b>	<b>255</b>	<b>100.00%</b>	<b>867</b>	<b>255</b>	<b>3.40</b>	<b>\$74,000</b>	<b>\$340,000</b>
<b>29</b>	<b>2,211</b>	<b>670</b>	<b>100.00%</b>	<b>2,211</b>	<b>670</b>	<b>3.30</b>	<b>\$72,000</b>	<b>\$330,000</b>
<b>30</b>	<b>357</b>	<b>105</b>	<b>100.00%</b>	<b>357</b>	<b>105</b>	<b>3.40</b>	<b>\$72,000</b>	<b>\$330,000</b>
<b>34</b>	<b>88</b>	<b>25</b>	<b>100.00%</b>	<b>88</b>	<b>25</b>	<b>3.50</b>	<b>\$70,000</b>	<b>\$300,000</b>
<b>35</b>	<b>137</b>	<b>38</b>	<b>100.00%</b>	<b>137</b>	<b>38</b>	<b>3.60</b>	<b>\$70,000</b>	<b>\$300,000</b>
<b>36</b>	<b>436</b>	<b>132</b>	<b>100.00%</b>	<b>436</b>	<b>132</b>	<b>3.30</b>	<b>\$70,000</b>	<b>\$300,000</b>
<b>37</b>	<b>1,462</b>	<b>430</b>	<b>100.00%</b>	<b>1,462</b>	<b>430</b>	<b>3.40</b>	<b>\$75,000</b>	<b>\$325,000</b>
<b>38</b>	<b>1,955</b>	<b>575</b>	<b>100.00%</b>	<b>1,955</b>	<b>575</b>	<b>3.40</b>	<b>\$75,000</b>	<b>\$330,000</b>
<b>39</b>	<b>543</b>	<b>155</b>	<b>100.00%</b>	<b>543</b>	<b>155</b>	<b>3.50</b>	<b>\$72,000</b>	<b>\$300,000</b>
<b>40</b>	<b>1,680</b>	<b>480</b>	<b>100.00%</b>	<b>1,680</b>	<b>480</b>	<b>3.50</b>	<b>\$76,000</b>	<b>\$325,000</b>
<b>42</b>	<b>720</b>	<b>200</b>	<b>38.00%</b>	<b>274</b>	<b>76</b>	<b>3.60</b>	<b>\$60,000</b>	<b>\$220,000</b>
<b>43</b>	<b>234</b>	<b>65</b>	<b>100.00%</b>	<b>234</b>	<b>65</b>	<b>3.60</b>	<b>\$60,000</b>	<b>\$220,000</b>
<b>44</b>	<b>3,060</b>	<b>1,020</b>	<b>3.00%</b>	<b>92</b>	<b>31</b>	<b>3.00</b>	<b>\$70,000</b>	<b>\$265,000</b>

PREPARED BY: DERRIGO DEMOGRAPHIC STUDIES  
 LOCATION: MENIFEE, RIVERSIDE COUNTY, CALIFORNIA  
 DATE: MAY 2013

## MENIFEE CITY LIMITS - EXISTING DEMOGRAPHICS

SECTOR NUMBER	POPULATION ESTIMATE JUNE 2012	HOUSING UNITS JUNE 2012	<i>MENIFEE CITY LIMITS</i>			AVERAGE PERSONS PER HOUSEHOLD 2013	MEDIAN HOUSEHOLD INCOME 2013	MEDIAN VALUE OF HOUSING 2013
			%	POPULATION	HOUSING			
			WITHIN	(COLUMN 5)	UNITS			
<b>45</b>	<b>455</b>	<b>130</b>	<b>100.00%</b>	<b>455</b>	<b>130</b>	<b>3.50</b>	<b>\$70,000</b>	<b>\$275,000</b>
<b>48</b>	<b>1,782</b>	<b>540</b>	<b>100.00%</b>	<b>1,782</b>	<b>540</b>	<b>3.30</b>	<b>\$76,000</b>	<b>\$320,000</b>
<b>49</b>	<b>1,176</b>	<b>490</b>	<b>100.00%</b>	<b>1,176</b>	<b>490</b>	<b>2.40</b>	<b>\$38,000</b>	<b>\$80,000</b>
<b>50</b>	<b>935</b>	<b>275</b>	<b>100.00%</b>	<b>935</b>	<b>275</b>	<b>3.40</b>	<b>\$70,000</b>	<b>\$295,000</b>
<b>51</b>	<b>6,290</b>	<b>1,850</b>	<b>11.00%</b>	<b>692</b>	<b>204</b>	<b>3.40</b>	<b>\$78,000</b>	<b>\$300,000</b>
<b>54</b>	<b>280</b>	<b>80</b>	<b>70.00%</b>	<b>196</b>	<b>56</b>	<b>3.50</b>	<b>\$70,000</b>	<b>\$265,000</b>
<b>58</b>	<b>5,184</b>	<b>1,620</b>	<b>100.00%</b>	<b>5,184</b>	<b>1,620</b>	<b>3.20</b>	<b>\$70,000</b>	<b>\$310,000</b>
<b>59</b>	<b>5,083</b>	<b>1,495</b>	<b>100.00%</b>	<b>5,083</b>	<b>1,495</b>	<b>3.40</b>	<b>\$77,000</b>	<b>\$355,000</b>
<b>60</b>	<b>1,008</b>	<b>310</b>	<b>100.00%</b>	<b>1,008</b>	<b>310</b>	<b>3.25</b>	<b>\$65,000</b>	<b>\$270,000</b>
<b>TOTAL</b>								
<b>POPULATION:</b>		93,349				82,148		
<b>TOTAL HOUSING UNITS:</b>		32,238				28,817		
<b>TRADE AREA WEIGHTED AVERAGES:</b>						2.85	\$58,786	\$248,274

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

## ***MENIFEE CITY LIMITS - FUTURE DEMOGRAPHICS***

	TOTAL UNITS		AVERAGE PERSON PER HOUSEHOLD		ADDITIONAL POPULATION	POPULATION ESTIMATE
COLUMNS:	(1)		(2)		(3)	(4)
(A).						82,148
(B). UNITS RECENTLY BUILT	322	X	3.25	=	1,047	
(C). UNITS TO BE BUILT WITHIN 2 YEARS	2,550	X	3.25	=	8,288	
(D). BUILD OUT OF ALL OTHER UNITS	15,813	X	3.25	=	51,392	
<b>(E). MAY 2013 UPDATED POPULATION</b>						<b>83,195</b>
<b>(F).MAY 2015 PROJECTED POPULATION</b>						<b>91,482</b>
<b>(G). TOTAL POPULATION AT BUILD OUT OF ALL UNITS PROPOSED</b>						<b>142,874</b>

SOURCE:(1)=SEE SUBDIVISION ACTIVITY REPORT

(2)=AN APPH ESTIMATE OF 3.25 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 2012	HOUSING UNITS JUNE 2012	<i>5-MILE RADIUS</i>			AVERAGE PERSONS PER HOUSEHOLD 2013	MEDIAN HOUSEHOLD INCOME 2013	MEDIAN VALUE OF HOUSING 2013
			% WITHIN	POPULATION (COLUMN 5)	HOUSING UNITS			
			<b>1</b>	<b>2,805</b>	<b>850</b>			
<b>2</b>	<b>1,530</b>	<b>510</b>	<b>100.00%</b>	<b>1,530</b>	<b>510</b>	<b>3.00</b>	<b>\$62,000</b>	<b>\$265,000</b>
<b>3</b>	<b>4,095</b>	<b>1,170</b>	<b>95.00%</b>	<b>3,890</b>	<b>1,112</b>	<b>3.50</b>	<b>\$49,000</b>	<b>\$200,000</b>
<b>5</b>	<b>1,088</b>	<b>340</b>	<b>100.00%</b>	<b>1,088</b>	<b>340</b>	<b>3.20</b>	<b>\$50,000</b>	<b>\$205,000</b>
<b>6</b>	<b>10</b>	<b>3</b>	<b>100.00%</b>	<b>10</b>	<b>3</b>	<b>3.30</b>	<b>\$60,000</b>	<b>\$250,000</b>
<b>7</b>	<b>1,666</b>	<b>490</b>	<b>100.00%</b>	<b>1,666</b>	<b>490</b>	<b>3.40</b>	<b>\$72,000</b>	<b>\$350,000</b>
<b>8</b>	<b>255</b>	<b>75</b>	<b>100.00%</b>	<b>255</b>	<b>75</b>	<b>3.40</b>	<b>\$64,000</b>	<b>\$295,000</b>
<b>9</b>	<b>1,272</b>	<b>480</b>	<b>100.00%</b>	<b>1,272</b>	<b>480</b>	<b>2.65</b>	<b>\$38,000</b>	<b>\$170,000</b>
<b>10</b>	<b>2,940</b>	<b>840</b>	<b>24.00%</b>	<b>706</b>	<b>202</b>	<b>3.50</b>	<b>\$45,000</b>	<b>\$185,000</b>
<b>11</b>	<b>4,216</b>	<b>1,240</b>	<b>100.00%</b>	<b>4,216</b>	<b>1,240</b>	<b>3.40</b>	<b>\$65,000</b>	<b>\$290,000</b>
<b>12</b>	<b>2,088</b>	<b>870</b>	<b>100.00%</b>	<b>2,088</b>	<b>870</b>	<b>2.40</b>	<b>\$38,000</b>	<b>\$175,000</b>
<b>13</b>	<b>4,909</b>	<b>2,975</b>	<b>100.00%</b>	<b>4,909</b>	<b>2,975</b>	<b>1.65</b>	<b>\$33,800</b>	<b>\$165,000</b>
<b>14</b>	<b>1,170</b>	<b>450</b>	<b>100.00%</b>	<b>1,170</b>	<b>450</b>	<b>2.60</b>	<b>\$57,000</b>	<b>\$200,000</b>
<b>15</b>	<b>3,184</b>	<b>1,355</b>	<b>100.00%</b>	<b>3,184</b>	<b>1,355</b>	<b>2.35</b>	<b>\$35,000</b>	<b>\$150,000</b>
<b>16</b>	<b>5,043</b>	<b>3,020</b>	<b>100.00%</b>	<b>5,043</b>	<b>3,020</b>	<b>1.67</b>	<b>\$32,500</b>	<b>\$150,000</b>
<b>17</b>	<b>12,785</b>	<b>4,649</b>	<b>55.00%</b>	<b>7,032</b>	<b>2,557</b>	<b>2.75</b>	<b>\$88,000</b>	<b>\$365,000</b>
<b>18</b>	<b>3</b>	<b>1</b>	<b>100.00%</b>	<b>3</b>	<b>1</b>	<b>3.30</b>	<b>\$70,000</b>	<b>\$275,000</b>

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

SECTOR NUMBER	POPULATION ESTIMATE JUNE 2012	HOUSING UNITS JUNE 2012	<i>5-MILE RADIUS</i>			AVERAGE PERSONS PER HOUSEHOLD 2013	MEDIAN HOUSEHOLD INCOME 2013	MEDIAN VALUE OF HOUSING 2013
			% WITHIN	POPULATION (COLUMN 5)	HOUSING UNITS			
			<b>19</b>	<b>2,310</b>	<b>745</b>			
<b>20</b>	<b>1,309</b>	<b>385</b>	<b>100.00%</b>	<b>1,309</b>	<b>385</b>	<b>3.40</b>	<b>\$72,000</b>	<b>\$280,000</b>
<b>21</b>	<b>3,584</b>	<b>1,024</b>	<b>100.00%</b>	<b>3,584</b>	<b>1,024</b>	<b>3.50</b>	<b>\$70,000</b>	<b>\$235,000</b>
<b>22</b>	<b>1,995</b>	<b>570</b>	<b>100.00%</b>	<b>1,995</b>	<b>570</b>	<b>3.50</b>	<b>\$70,000</b>	<b>\$235,000</b>
<b>23</b>	<b>6,413</b>	<b>2,250</b>	<b>100.00%</b>	<b>6,413</b>	<b>2,250</b>	<b>2.85</b>	<b>\$69,000</b>	<b>\$225,000</b>
<b>24</b>	<b>480</b>	<b>150</b>	<b>100.00%</b>	<b>480</b>	<b>150</b>	<b>3.20</b>	<b>\$69,000</b>	<b>\$235,000</b>
<b>25</b>	<b>3,910</b>	<b>1,150</b>	<b>100.00%</b>	<b>3,910</b>	<b>1,150</b>	<b>3.40</b>	<b>\$75,000</b>	<b>\$350,000</b>
<b>26</b>	<b>3,168</b>	<b>990</b>	<b>100.00%</b>	<b>3,168</b>	<b>990</b>	<b>3.20</b>	<b>\$75,000</b>	<b>\$350,000</b>
<b>27</b>	<b>2,432</b>	<b>760</b>	<b>100.00%</b>	<b>2,432</b>	<b>760</b>	<b>3.20</b>	<b>\$75,000</b>	<b>\$350,000</b>
<b>28</b>	<b>867</b>	<b>255</b>	<b>100.00%</b>	<b>867</b>	<b>255</b>	<b>3.40</b>	<b>\$74,000</b>	<b>\$340,000</b>
<b>29</b>	<b>2,211</b>	<b>670</b>	<b>100.00%</b>	<b>2,211</b>	<b>670</b>	<b>3.30</b>	<b>\$72,000</b>	<b>\$330,000</b>
<b>30</b>	<b>357</b>	<b>105</b>	<b>100.00%</b>	<b>357</b>	<b>105</b>	<b>3.40</b>	<b>\$72,000</b>	<b>\$330,000</b>
<b>31</b>	<b>1,225</b>	<b>350</b>	<b>15.00%</b>	<b>184</b>	<b>53</b>	<b>3.50</b>	<b>\$50,000</b>	<b>\$170,000</b>
<b>32</b>	<b>15</b>	<b>4</b>	<b>100.00%</b>	<b>15</b>	<b>4</b>	<b>3.70</b>	<b>\$75,000</b>	<b>\$320,000</b>
<b>33</b>	<b>6,913</b>	<b>1,975</b>	<b>60.00%</b>	<b>4,148</b>	<b>1,185</b>	<b>3.50</b>	<b>\$69,000</b>	<b>\$290,000</b>
<b>34</b>	<b>88</b>	<b>25</b>	<b>100.00%</b>	<b>88</b>	<b>25</b>	<b>3.50</b>	<b>\$70,000</b>	<b>\$300,000</b>
<b>35</b>	<b>137</b>	<b>38</b>	<b>100.00%</b>	<b>137</b>	<b>38</b>	<b>3.60</b>	<b>\$70,000</b>	<b>\$300,000</b>

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

SECTOR NUMBER	POPULATION ESTIMATE JUNE 2012	HOUSING UNITS JUNE 2012	<i>5-MILE RADIUS</i>			AVERAGE PERSONS PER HOUSEHOLD 2013	MEDIAN HOUSEHOLD INCOME 2013	MEDIAN VALUE OF HOUSING 2013
			% WITHIN	POPULATION (COLUMN 5)	HOUSING UNITS			
			<b>36</b>	<b>436</b>	<b>132</b>			
<b>37</b>	<b>1,462</b>	<b>430</b>	<b>100.00%</b>	<b>1,462</b>	<b>430</b>	<b>3.40</b>	<b>\$75,000</b>	<b>\$325,000</b>
<b>38</b>	<b>1,955</b>	<b>575</b>	<b>100.00%</b>	<b>1,955</b>	<b>575</b>	<b>3.40</b>	<b>\$75,000</b>	<b>\$330,000</b>
<b>39</b>	<b>543</b>	<b>155</b>	<b>100.00%</b>	<b>543</b>	<b>155</b>	<b>3.50</b>	<b>\$72,000</b>	<b>\$300,000</b>
<b>40</b>	<b>1,680</b>	<b>480</b>	<b>100.00%</b>	<b>1,680</b>	<b>480</b>	<b>3.50</b>	<b>\$76,000</b>	<b>\$325,000</b>
<b>41</b>	<b>144</b>	<b>40</b>	<b>30.00%</b>	<b>43</b>	<b>12</b>	<b>3.60</b>	<b>\$70,000</b>	<b>\$290,000</b>
<b>42</b>	<b>720</b>	<b>200</b>	<b>100.00%</b>	<b>720</b>	<b>200</b>	<b>3.60</b>	<b>\$60,000</b>	<b>\$220,000</b>
<b>43</b>	<b>234</b>	<b>65</b>	<b>100.00%</b>	<b>234</b>	<b>65</b>	<b>3.60</b>	<b>\$60,000</b>	<b>\$220,000</b>
<b>44</b>	<b>3,060</b>	<b>1,020</b>	<b>48.00%</b>	<b>1,469</b>	<b>490</b>	<b>3.00</b>	<b>\$70,000</b>	<b>\$265,000</b>
<b>45</b>	<b>455</b>	<b>130</b>	<b>100.00%</b>	<b>455</b>	<b>130</b>	<b>3.50</b>	<b>\$70,000</b>	<b>\$275,000</b>
<b>48</b>	<b>1,782</b>	<b>540</b>	<b>100.00%</b>	<b>1,782</b>	<b>540</b>	<b>3.30</b>	<b>\$76,000</b>	<b>\$320,000</b>
<b>49</b>	<b>1,176</b>	<b>490</b>	<b>100.00%</b>	<b>1,176</b>	<b>490</b>	<b>2.40</b>	<b>\$38,000</b>	<b>\$80,000</b>
<b>50</b>	<b>935</b>	<b>275</b>	<b>100.00%</b>	<b>935</b>	<b>275</b>	<b>3.40</b>	<b>\$70,000</b>	<b>\$295,000</b>
<b>51</b>	<b>6,290</b>	<b>1,850</b>	<b>100.00%</b>	<b>6,290</b>	<b>1,850</b>	<b>3.40</b>	<b>\$78,000</b>	<b>\$300,000</b>
<b>52</b>	<b>81</b>	<b>22</b>	<b>100.00%</b>	<b>81</b>	<b>22</b>	<b>3.70</b>	<b>\$80,000</b>	<b>\$350,000</b>
<b>53</b>	<b>630</b>	<b>180</b>	<b>100.00%</b>	<b>630</b>	<b>180</b>	<b>3.50</b>	<b>\$75,000</b>	<b>\$300,000</b>
<b>54</b>	<b>280</b>	<b>80</b>	<b>81.00%</b>	<b>227</b>	<b>65</b>	<b>3.50</b>	<b>\$70,000</b>	<b>\$265,000</b>

PREPARED BY: DERRIGO DEMOGRAPHIC STUDIES  
 LOCATION: MENIFEE, RIVERSIDE COUNTY, CALIFORNIA  
 DATE: MAY 2013

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

SECTOR NUMBER	POPULATION ESTIMATE JUNE 2012	HOUSING UNITS JUNE 2012	<i>5-MILE RADIUS</i>			AVERAGE PERSONS PER HOUSEHOLD 2013	MEDIAN HOUSEHOLD INCOME 2013	MEDIAN VALUE OF HOUSING 2013
			% WITHIN	POPULATION (COLUMN 5)	HOUSING UNITS			
			<b>55</b>	<b>805</b>	<b>230</b>			
<b>58</b>	<b>5,184</b>	<b>1,620</b>	<b>100.00%</b>	<b>5,184</b>	<b>1,620</b>	<b>3.20</b>	<b>\$70,000</b>	<b>\$310,000</b>
<b>59</b>	<b>5,083</b>	<b>1,495</b>	<b>100.00%</b>	<b>5,083</b>	<b>1,495</b>	<b>3.40</b>	<b>\$77,000</b>	<b>\$355,000</b>
<b>60</b>	<b>1,008</b>	<b>310</b>	<b>100.00%</b>	<b>1,008</b>	<b>310</b>	<b>3.25</b>	<b>\$65,000</b>	<b>\$270,000</b>
<b>TOTAL</b>								
<b>POPULATION:</b>		<b>120,413</b>				<b>105,968</b>		
<b>TOTAL HOUSING UNITS:</b>		<b>41,083</b>				<b>36,420</b>		
<b>TRADE AREA WEIGHTED AVERAGES:</b>						<b>2.91</b>	<b>\$62,213</b>	<b>\$260,781</b>

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

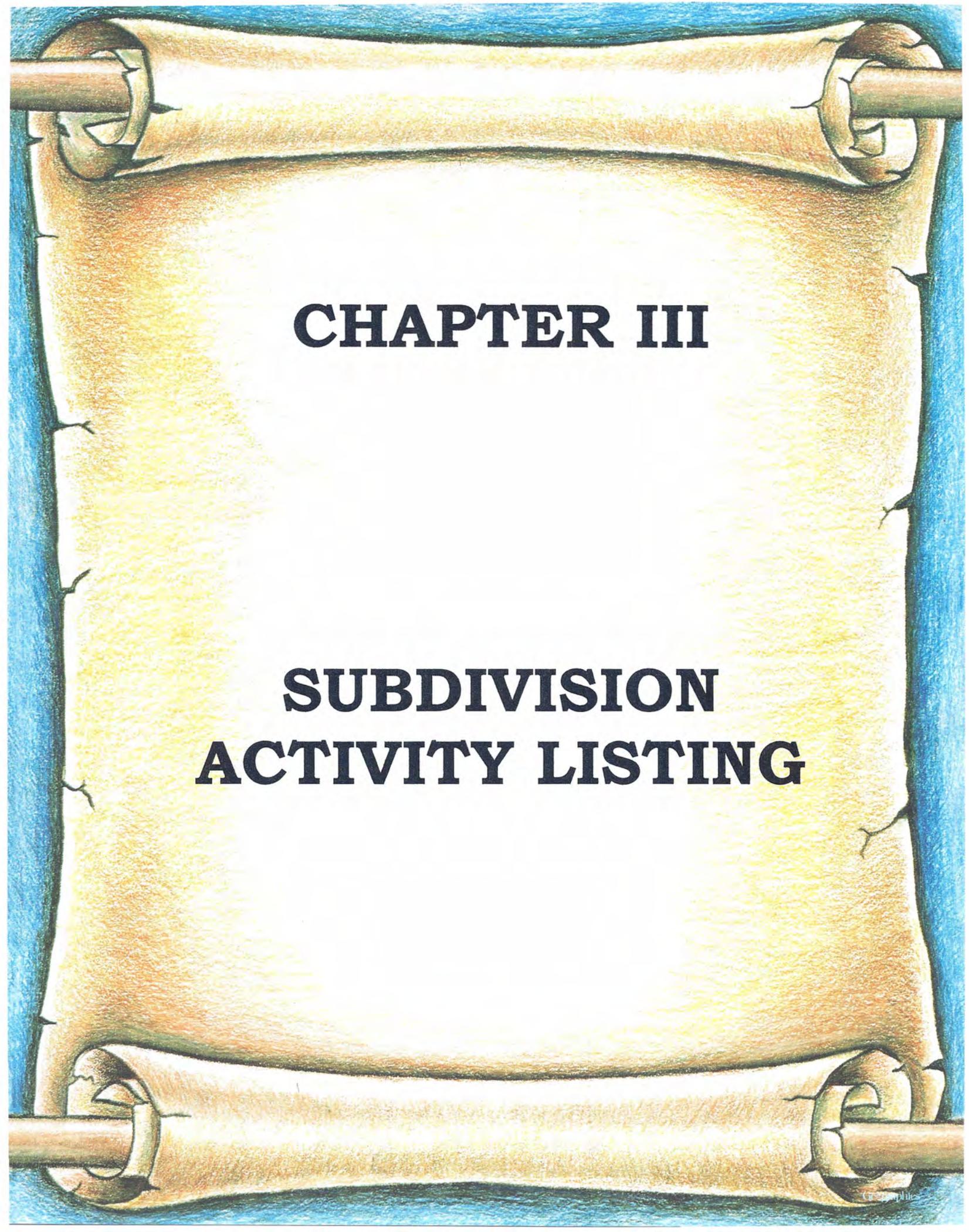
<b>5-MILE RADIUS FROM INTERSTATE (215) AND NEWPORT ROAD - FUTURE DEMOGRAPHICS</b>						
	<b>TOTAL UNITS</b>		<b>AVERAGE PERSON PER HOUSEHOLD</b>		<b>ADDITIONAL POPULATION</b>	<b>POPULATION ESTIMATE</b>
<b>COLUMNS:</b>	<b>(1)</b>		<b>(2)</b>		<b>(3)</b>	<b>(4)</b>
<b>(A).</b>						<b>105,968</b>
<b>(B). UNITS RECENTLY BUILT</b>	<b>424</b>	<b>X</b>	<b>3.25</b>	<b>=</b>	<b>1,378</b>	
<b>(C). UNITS TO BE BUILT WITHIN 2 YEARS</b>	<b>3,044</b>	<b>X</b>	<b>3.25</b>	<b>=</b>	<b>9,893</b>	
<b>(D). BUILD OUT OF ALL OTHER UNITS</b>	<b>36,824</b>	<b>X</b>	<b>3.25</b>	<b>=</b>	<b>119,678</b>	
<b>(E). MAY 2013 UPDATED POPULATION</b>						<b>107,346</b>
<b>(F).MAY 2015 PROJECTED POPULATION</b>						<b>117,239</b>
<b>(G). TOTAL POPULATION AT BUILD OUT OF ALL UNITS PROPOSED</b>						<b>236,917</b>

SOURCE:(1)=SEE SUBDIVISION ACTIVITY REPORT

(2)=AN APPH ESTIMATE OF 3.25 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

A scroll with a blue border and wooden rollers. The scroll is unrolled, showing a yellowish parchment surface. The text is centered on the scroll.

# **CHAPTER III**

## **SUBDIVISION ACTIVITY LISTING**

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
COUNTY	1	WINCHESTER HILLS	LENNAR / BLUESTONE COMMUNITIES	TM 31892	SF	TM	379					379					WINCHESTER HILLS	OWNERSHIP CHANGING. TM EXPIRES 11/13
COUNTY	2	WINCHESTER HILLS	WINCHESTER MEADOWS LLC	TM 36417	MIX	TM	243					243					WINCHESTER HILLS	51.43 ACRES. SUBMITTED 3/12
MENIFEE	3	MENIFEE SUBDIVISION	LOHR & ASSOCIATES	TM 29777	SF	TM	173					173				951-676-6726		63.48 ACRES
MENIFEE	4	MENIFEE SUBDIVISION	ASHBY FINANCIAL	TM 29835	SF	TM	543					543				909-898-1692		236 ACRES
MENIFEE	5	WATERFORD	STANDARD PACIFIC	TM 32644	SF	UC	184	132	20	10	22			348-382	2908-3770	951.679-0753	HERITAGE LAKE	SALES HAVE PICKED UP
MENIFEE	6	HERITAGE LAKE	STANDARD PACIFIC	34406, 34180	SF	TM	880					880				951-372-8500	HERITAGE LAKE	PHASES MAPS UNDER CITY REVIEW
MENIFEE	7	PARKSIDE II	STANDARD PACIFIC		SF	UC	184	108	26	10	40			250-282	1815-2518	951.672-0283	HERITAGE LAKE	
MENIFEE	8	SOUTHPORT	STANDARD PACIFIC	TM 34180	SF	UC	98	17	15	16	50			310-340	2320-2900	951.679-8294	HERITAGE LAKE	50 UNITS ALREADY SOLD
MENIFEE	9	HERITAGE LAKE	BROOKFIELD CALIFORNIA LAND CO.	TM 31811	SF	TM	562					562				714-505-6360	HERITAGE LAKE	
MENIFEE	10	HERIAGE LAKE	BROOKFIELD CALIFORNIA LAND CO.	TM 31812	SF	TM	732					732				714-505-6360	HERITAGE LAKE	
MENIFEE	11	MENIFEE SUBDIVISION	RANCON / ALEXANDER COMMUNITIES	TM 31582	SF	FM	271				271					714.850-1919		RECENTLY PURCHASED BY RANCON
MENIFEE	12	MENIFEE SUBDIVISION	DIAMOND BROTHERS FIVE PART. / RANCON	TM 32100-02	SF	TM	638					638						TM APPROVED IN 2004
COUNTY	13	LA VENTANA	RANCON, LA VENTANA PARTNERS 77, LLC	TM 31100	SF	TM	243					243				951.233-0075	WINCHESTER HILLS	77 ACRES. TM EXPIRES 7/14
MENIFEE	14	MENIFEE SUBDIVISION	CENTURY AMERICAN	TM 32186	SF	FM	108				108							29.5 ACRES. PROJECT IS GRADED. MOST LIKELY HAS BEEN SOLD

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SO. FT.	DEV. #	S.P.	OTHER
COUNTY	15	EMPEROR ESTATES NORTH & SOUTH	LANSING & ASSOCIATES	TM 28801	SF	FM	200	73			127						MENIFEE NORTH	224.88 ACRES. PROJECT ON HOLD AND NO ACTIVITY FOR SOMETIME
MENIFEE	16	MCCALL 71, LLC	RANCON	TM 31098	SF	TM	264					264				951-676-7000		71 ACRES. MAP MAY HAVE EXPIRED.
COUNTY	17	RIVERSIDE COUNTY SUBDIVISION	CENTURY AMERICAN	TM 32514	CONDO	DP	86						86			714-633-8100		29 ACRES
COUNTY	18	RIVERSIDE COUNTY SUBDIVISION	EVAN & ELLEN MAI	TM 32400	SF	DP	27						27			951-721-6519		10 ACRES
COUNTY	19	WINCHESTER HILLS	PADERA HEIGHTS	TM 34677	SF	TM	422					422					WINCHESTER HILLS	73.22 ACRES
MENIFEE	20	MENIFEE SUBDIVISION	FIDELITY FAMILY HOLDINGS	TM 33905	MIX	TM	179					179				714-258-3200		GATED COMMUNITY. RECENTLY ANNEXED
MENIFEE	21	FLEMING RANCH	K. HOVNIANIAN	TM 34104, 34105	SF	TM	1,501					1,501				949.852.8288	FLEMING RANCH	333.6 ACRES
MENIFEE	22	CHAPARRAL	DMW HOLDINGS	PP 2013-040	APTS	DP	275						275					SENIOR CITIZEN APTS
MENIFEE	23	MENIFEE SUBDIVISION	TRIP HORD & ASSOC.	TM 33308	SF	DP	44						44			951-684-9615		39 ACRES
MENIFEE	24	ENCANTO APTS	FIDELITY FAMILY HOLDINGS	TM 33446	APTS	UC	178			178								10 ACRES. POURING SLABS
COUNTY	25	MENIFEE NORTH	DEVELOPMENT CO., ASHBY FINANCIAL	30972, 31500, 29262,	SF	TM	762					762				949-367-9400	MENIFEE NORTH	199 ACRES.
MENIFEE	26	RIVERSIDE COUNTY SUBDIVISION	MR 27 LLC	TM 34118	APTS	TM	172					172						TM EXPIRES 2/13
COUNTY	27	MENIFEE NORTH	MCR INV./ FIESTA DEVELOPMENT	TM 29326-27	SF	TM	132					132				909.898.1692	MENIFEE NORTH	APPROX. 39 ACRES. TM EXPIRES 2/14
MENIFEE	28	MENIFEE NORTH	MR-27, LLC	TM 34600	SF	TM	153					153				951.696.0600	MENIFEE NORTH	ACRES. TM EXPIRES 2/15
COUNTY	29	JUNIPERA TREE	DRAKE DEVELOPMENT		SF	FM	28	10	5		13							
MENIFEE	30	KINGSINGTON APARTMENTS	MENIFEE SUBDIVISION		APTS	UC	221			221								SENIOR CITIZEN APTS

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
COUNTY	31	MENIFEE NORTH	FIESTA DEVELOPMENT/ MCR	TM 29326-28	SF	TM	219					219				909.898.1692	MENIFEE NORTH	APPROX. 60 ACRES. TM EXPIRES 12/14
MENIFEE	32	MENIFEE NORTH	MR 56, LLC.	TM 33738	SF	TM	52					52				951-551-7730	MENIFEE NORTH	
COUNTY	33	RIVERSIDE COUNTY SUBDIVISION	ASHBY FINANCIAL	TM 31545, 6	SF	TM	199					199				909-898-1692		54 ACRES. TM EXPIRES 7/13
COUNTY	34	RIVERSIDE COUNTY SUBDIVISION	SCOTT WOODSIDE	TM 31536	SF	TM	44					44				909.757.8199		APPROX. 49.47 ACRES. TM EXPIRES 12/13
COUNTY	35	MENIFEE NORTH	MCR INV./ FIESTA DEVELOPMENT	TM 29327, 28	SF	TM	154					154				951.898.1692	MENIFEE NORTH	APPROX. 40 ACRES. TM EXPIRES 4/13
MENIFEE	36	LAKES @ MENIFEE	CENTEX HOMES	TM 30422	SF	UC	988	370	55	30	533			222-283	1492-2820	951-639-5815	LAKES @ MENIFEE	HOMES SELLING FAST. 200 HOME SITES RECENTLY SOLD TO ANOTHER DEVELOPER
COUNTY	37	MEADOWLANDS	RANCON / LISLE 320 LLC	TM 30976, 30977	SF	TM	600						600			951-676-6664	WINCHESTER HILLS	313 ACRES. TM EXPIRES 6/14
COUNTY	38	THE WOODS	RANCON	TM 32818	CONDO	TM	100					100				760-496-3206	WINCHESTER HILLS	TM EXPIRES 3/14. RANCON RECENTLY TOOK PROJECT
COUNTY	39	RIVERSIDE COUNTY SUBDIVISION	PULTE HOMES	TM 33498	CONDO	TM	225					225				949-623-3721	WINCHESTER HILLS	TM EXPIRES 4/14
COUNTY	40	THE WOODS	RANCON	TM 33743	CONDO	TM	57						57			760-931-1980	WINCHESTER HILLS	RANCON RECENTLY TOOK PROJECT OVER FROM D.R. HORTON. TM EXPIRES
COUNTY	41	WHISPERING CREEK AND STONEY BROOK	GRIFFIN COMMUNITIES	TM 30989	SF	FM	202	5			197							58.3 ACRES. UNABLE TO CONTACT DEVELOPER. 22 SLABS HAVE BEEN POURED. PROJECT ON HOLD
COUNTY	42	RIVERSIDE COUNTY SUBDIVISION	EMPIRE LAND, LLC.	TM 31537	SF	DP	726									951-987-7788		211.50 ACRES. NO ACTIVITY SINCE 2003

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
COUNTY	43	RIVERSIDE COUNTY SUBDIVISION	TRANSPACIFIC CONSULTANTS	TM 31857, 8	SF	TM	326					326				951-676-7000		98 ACRES. TM EXPIRES 8/14
COUNTY	44	EUCALYPTUS GROVE	STONEGATE DEVELOPMENT LLC	TM 32394	SF	TM	127					127				949-367-9400		39.9 ACRES. TM EXPIRES 8/12
COUNTY	45	QUAIL MEADOWS WEST	SIMPSON 49, LLC	TM 31101	SF	TM	160					160				951-676-7000		49 ACRES. TM EXPIRES 6/14
COUNTY	46	OLIVE ROAD ESTATES	RANCON	TM 32282, 32679	SF	TM	124					124				562.596.9125		TM EXPIRES 9/14
COUNTY	47	QUAIL MEADOWS EAST	BEELER 64, LLC	TM 31099	SF	TM	207					207						64 ACRES. TM EXPIRES 6/14
COUNTY	48	RIVERSIDE COUNTY SUBDIVISION	3 AG, LLC	TM 32679	SF	TM	62					62				951-855-3338		19.44 ACRES. TM EXPIRES 7/14
COUNTY	49	RIVERSIDE COUNTY SUBDIVISION	MOUNTAIN VISTA HOMES	TM 33700	SF	TM	128					128				949-429-5693		TM EXPIRES 1/15
COUNTY	50	RIVERSIDE COUNTY SUBDIVISION	TRANS-PACIFIC CONSULTANT	TM 33450	SF	DP	57						57			951-676-7000		19.05 ACRES. NO ACTIVITY SINCE 2005
COUNTY	51	RIVERSIDE COUNTY SUBDIVISION	SHEILA BORNEMAN	TM 33958	SF	DP	36						36			951.676.7000		ACRES. NO ACTIVITY SINCE 2005
COUNTY	52	RIVERSIDE COUNTY SUBDIVISION	MOUNTAIN VISTA HOMES	TM 33449	SF	DP	31						31			949.429.5693		9.72 ACRES. NO ACTIVITY SINCE 2005
COUNTY	53	RIVERSIDE COUNTY SUBDIVISION	LANPHERE & ASSOCIATES	TM 34842	SF	TM	35					35				909.229.0125		APPROX. 10.24 ACRES. TM EXPIRES 4/13
COUNTY	54	HOMESTEAD SOUTH	RANCON WINCHESTER VALLEY LLC	TM 30322	SF	TM	285					285				951.676.6664	WINCHESTER HILLS	PROJECT GRADED. RANCON RECENTLY TOOK PROJECT BACK FROM D.R. HORTON. TM EXPIRES 4/14

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
COUNTY	55	INDIGO TRAILS & THE WOODS	FIELDSTONE, RANCON, SHEA	TM 30808	SF	TM	393					393				951.676-6664	WINCHESTER HILLS	33.52 ACRES. PRELIMINARY GRADING COMPLETED. RANCON TOOK OVER THE RYLAND HOMES PORTION OF THIS MAP. TM EXPIRES 9/13
COUNTY	56	WINCHESTER HILLS	SUNCAL COMPANIES	TM 34534	SF	DP	178						178			951-676-6664	WINCHESTER HILLS	158.84 ACRES. NEW DEVELOPER WORKING ON NEW PLAN. NUMBER OF UNITS WILL CHANGE.
COUNTY	57	WINCHESTER HILLS	SIERRA LINDA DEVELOPMENT	TM 36288	SF	TM	72					72					WINCHESTER HILLS	APPROX. 10 ACRES. TM EXPIRES 11/14
COUNTY	58	RIVERSIDE COUNTY SUBDIVISION	STONE STAR RIVERSIDE LLC	TM 36365	SF	DP	224						224					ACRES. SUBMITTED 6/12
COUNTY	59	MENIFEE NORTH	STRATA EQUITY GROUP LLC	TM 36430	SF	DP	392						392				MENIFEE NORTH	APPROX. 180 ACRES. SUBMITTED 5/12
COUNTY	60	RIVERSIDE COUNTY SUBDIVISION	OF 10, LLC.	TM 33263	SF	TM	30					30				951-676-7000		10 ACRES. TM EXPIRES 11/14
COUNTY	61	WINCHESTER TRAILS	OSBORNE DEVELOPMENT	TM 30351	SF	FM	216	56			160			300+	1551-2964	949.275.6573		PROJECT TO START IN 6-9 MONTHS
COUNTY	62	BRIDGES	SF 150 LLC	TM 31632, 3	SF	TM	186					186					WINCHESTER HILLS	TM EXPIRES 11/13
COUNTY	63	EAST PRARIE CROSSING	PACWEST GROUP / JUDY ROSEN	TM 31141	TH	TM	68				68						WINCHESTER HILLS	40.65 ACRES
COUNTY	64	WINCHESTER HILLS	RANCON WINCHESTER VALLEY 200 LLC	TM 30807	SF	TM	208					208					WINCHESTER HILLS	201.67 ACRES. TM EXPIRES 7/14
COUNTY	65	CROSSROADS @ WINCHESTER	REGENT PROPERTIES / RANCON		MIX	DP	258						258			310.806.9818	CROSSROADS @ WINCHESTER	78 SF UNITS AND 180 MULTI UNITS. TO BE SUBMITTED
COUNTY	66	WESTBRIDGE @ SPENCER'S CROSSING	VAN DAELE HOMES		SF	RB	103	68	35					268-345	2420-3487		SPENCER'S CROSSING	

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
COUNTY	67	SAGEWOOD @ SPENCER'S CROSSING	RICHMOND AMERICAN		SF	RB	71	20	51					252-295	1800-2550	951.926.9246	SPENCER'S CROSSING	SOLD OUT
COUNTY	68	ALTURA @ SPENCER'S CROSSING	WOODSIDE HOMES		SF	UC	69	12	42	11	4			303-340	2214-2535	951.926.5455	SPENCER'S CROSSING	PROJECT OPENED 10/11
COUNTY	69	IRIS @ SPENCER'S CROSSING	DR HORTON		SF	UC	88		32	38	18			325-380	2351-3114	951.739.5408	SPENCER'S CROSSING	OPENED 6/12
COUNTY	70	SPENCER'S CROSSING	LENNAR		SF	FM	216				216						SPENCER'S CROSSING	
MURRIETA	71	MURRIETA SUBDIVISION	GOLDEN CITY	TM 28532	SF	FM	403				403						GOLDEN CITY	PROJECT ON HOLD. NO ACTIVITY FOR SOMETIME
COUNTY	72	CAPISTRANO & BELLA SOL	BARRATT AMERICAN	TM 32049	SF	FM	38				38					951.926.0537		18.5 ACRES. PROJECT ON HOLD. FINAL UNITS OUT OF 162
COUNTY	73	SWEETWATER RANCH	RG WASHINGTON LLC	TM 32272	SF	FM	57	4			53							12 ACRES. LOTS GRADED. 38 RECENTLY PURCHASED
MURRIETA	74	MURRIETA SUBDIVISION	TMP INLAND EMPIRE	TM 31998, 99	SF	TM	30					30				951-686-1070		39 ACRES
COUNTY	75	BELLA SOL	BARRATT AMERICAN		CONDO	FM	125		20		105							PROJECT ON HOLD AND GRADED
MURRIETA	76	MEADOWLARK	PINNACLE COMMUNITIES	TM 33231	SF	TM	35					35						
COUNTY	77	KONA ROAD	MERITAGE HOMES		SF	RB	95	60	35					254-318	2200-3500	951.325.7619		PROJECT IN FINAL STAGES
MURRIETA	78	LANTANA	DR HORTON	TM 32266	SF	UC	91	30	35	15	11			274-319	2005-2878	951.538.3618		35 ACRES. 4 HOMES LEFT FOR SALE
COUNTY	79	RIVERSIDE COUNTY SUBDIVISION	KB HOME	TM 30433	SF	TM	498					498				888.KB HOMES		167 ACRES. TM EXPIRES 11/13
COUNTY	80	KONA II	MERITAGE HOMES	TM 32171	SF	UC	53		51	2				266-335	2217-3498	877.275.6374		PROJECT COMPLETELY SOLDOUT
COUNTY	81	SWEETWATER	MERITAGE HOMES	32185	SF	FM	128				128			318-359	2217-3258	951.325.7619		MODELS UNDERWAY. PHASE I NOW SELLING
COUNTY	82	RIVERSIDE COUNTY SUBDIVISION	BEAZER HOMES	TM 32185	SF	FM	398				398					714.549.6972		163.57 ACRES. PROJECT GRADED AND ON HOLD

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
COUNTY	83	MARIGOLD	SO CAL LAND MANAGEMENT	TM 31347	SF	FM	72	28			44							21 ACRES. PROJECT ON HOLD
COUNTY	84	SPENCER'S CROSSING	LENNAR GRANITE	TM 32289, 90	SF	TM	1,005					1,005				951.676. 8042	SPENCER'S CROSSING	APPROX. 340 ACRES. TM EXPIRES 1/14
MENIFEE	85	MENIFEE SUBDIVISION	MENIFEE FARMS LLC	TM 33511	SF	TM	71					71						27.30 ACRES. EXPIRES 9/13
MENIFEE	86	CANTALENA	BLUESTONE COMMUNITIES / RALPH EMERSON	TM 33732	SF	TM	296					296				949.475. 4110	CANTALENA	APPROX. 94 ACRES. TM EXPIRES 11/13
WILDOMAR	87	SUNSET RIDGE	ALI SHAPOURI	TM 31217	SF	DP	1,200						1,200			858-756- 8340	SUNSET RIDGE	792.35 ACRES
COUNTY	88	ORCHID PARK, JASMINE ESTATES, CAPISTRANO, SUMMIT RIDGE. STRATTON PARK, IRONWOOD & ACACIA AT MORNING STAR	RYLAND HOMES, BARRAT AMERICAN, VAN DAELE HOMES, BROOKFIELD HOMES		SF	FM	625	60	20		545						WINCHESTER 1800	ALL NEIGHBORHOODS ON HOLD.
COUNTY	89	RIVERSIDE COUNTY SUBDIVISION	CAPITAL PACIFIC HOMES	TM 33303	SF	TM	24					24				951.279. 2447		APPROX. 7.4 ACRES. TM EXPIRES 4/13
COUNTY	90	RIVERSIDE COUNTY SUBDIVISION	ION COMMUNITIES	TM 33423	SF	TM	134					134				909.469. 2800		APPROX. 46.15 ACRES. TM EXPIRES 1/15
COUNTY	91	RIVERSIDE COUNTY SUBDIVISION	GRANITE HOMES	TM 34150	SF	DP	82						82					APPROX. 38.9 ACRES
MURRIETA	92	ADESSA LANDINGS	SPANOS CORP.		APTS	TM	400					400						APPROX. 35 ACRES. TM APPROVED 4/09. TO START WITHIN TWO YEARS
COUNTY	93	WINCHESTER 1800	TONY & JACK AMBER	TM 35524	SF	DP	17						17				WINCHESTER 1800	APPROX. 4 ACRES
COUNTY	94	RIVERSIDE COUNTY SUBDIVISION	BC YATES ROAD LLC	TM 33307	SF	TM	41					41				858.217. 3144		
WILDOMAR	95	WILDOMAR SUBDIVISION	HJK CONSULTANTS	TM 31479	SF	FM	37				37					951-719- 3770		10.3 ACRES
WILDOMAR	96	WILDOMAR SUBDIVISION	NEXUS RESIDENTIAL	TM 31736	CONDO	FM	473				473					714-546- 5600		51.45 ACRES. GRADING UNDERWAY

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
WILDOMAR	97	WILDOMAR SUBDIVISION	AHMED NASIR	TM 33499	SF	DP	60						60			951.526.7298		APPROX. 18.45 ACRES
WILDOMAR	98	WILDOMAR SUBDIVISION	D.R. HORTON	TM 31813	SF	DP	64						64			951-272-9000		20 ACRES
COUNTY	99	WINCHESTER 1800	CV COMMUNITIES LLC	TM 36437	SF	DP	107						107				WINCHESTER 1800	APPROX. 40 ACRES. SUBMITTED 11/12
WILDOMAR	100	CARMEL HILL II	GLEN DAIGLE	TM 30094	SF	TM	50					50				951.695.1045		14 ACRES. TM MAY HAVE EXPIRED
COUNTY	101	WINCHESTER 1800	JOSEPH TURLEY	TM 35161	SF	TM	54						54				WINCHESTER 1800	APPROX. 20 ACRES. TM EXPIRES 6/13
COUNTY	102	RIVERSIDE COUNTY SUBDIVISION	LEON ROAD LLC	TM 31008	SF	TM	366					366				951-699-2631		160 ACRES. EXPIRES 4/14
MENIFEE	103	NAUTICAL COVE	RANCON	TM 31229	SF	TM	242					242				951-676-6664		78 ACRES WITH A LAKE
COUNTY	104	RIVERSIDE COUNTY SUBDIVISION	SIERRA LINDA DEVELOPMENT	TM 33145	SF	TM	378					378				951-696-0600		TM EXPIRES 7/14
MENIFEE	105	MENIFEE SUBDIVISION	WESCO HOMES & DEVELOPMENT	TM 32314	SF	TM	33					33						9.7 ACRES
COUNTY	106	RIVERSIDE COUNTY SUBDIVISION	310 ASSOCIATES	TM 34735	SF	DP	314						314			951.699.2631		APPROX. 73 ACRES. APPLIED FOR IN 2006
COUNTY	107	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	108	RIVERSIDE COUNTY SUBDIVISION	LARRY MARKHAM	TM 34031	SF	DP	156						156					NO ACTIVITY FOR SOMETIME
COUNTY	109	RIVERSIDE COUNTY SUBDIVISION	COMMUNITY INVESTMENT LLC	TM 32873	SF	DP	154						154					APPROX. 46.38 ACRES.
COUNTY	110	RIVERSIDE COUNTY SUBDIVISION	OMNI FINANCIAL	TM 32027	SF	TM	101					101						APPROX. 27.5 ACRES. TM EXPIRES 3/14
COUNTY	111	RIVERSIDE COUNTY SUBDIVISION	DIAMOND PART. BROTHERS FIVE	TM 32101, 2	SF	TM	474					474				951-696-0600		147.7 ACRES. TMs MAY HAVE EXPIRED
MENIFEE	112	MENIFEE SUBDIVISION	ENGINEERING SOLUTIONS	TM 32283	SF	DP	38						38			951-784-0286		10.15 ACRES

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
MENIFEE	113	HOLIDAY	JOHN LAING HOMES		SF	UC	144	65		6	73							40 ACRES. NEW DEVELOPER ON PROJECT
MENIFEE	114	MENIFEE SUBDIVISION	CORMAN LEIGH COMMUNITIES	TM 33648	SF	TM	56					56				951-296-5070		14.42 ACRES. TM EXPIRES 6/13
MENIFEE	115	MENIFEE SUBDIVISION	FIESTA DEVELOPMENT	TM 30552	SF	FM	38				38					951-898-1692		20 ACRES. PROJECT COMPLETELY GRADED.
MENIFEE	116	MENIFEE SUBDIVISION	MENIFEE SUBDIVISION		SF	FM	380				380							LOTS GRADED. NO TM FILED AT THIS TIME
MENIFEE	117	MENIFEE SUBDIVISION	WESTCAP HOMEBUILDERS	TM 31856	SF	TM	79					79				949-215-0974		24.11 ACRES.
MENIFEE	118	MENIFEE SUBDIVISION	STONEGATE DEVELOPMENT I,	TM 31456	SF	TM	177					177				949-367-9400		162 ACRES.
MENIFEE	119	MENIFEE SUBDIVISION	MENIFEE SUBDIVISION		SF	FM	369				369							LOTS GRADED. NO TM FILED AT THIS TIME
MENIFEE	120	MENIFEE SUBDIVISION	MS LAND, LLC.	TM 34037	SF	TM	122					122				949-412-9861		TM EXPIRES 9/12
MENIFEE	121	MENIFEE SUBDIVISION	SIGNATURE REALTY CAPITAL	TM 34333	SF	DP	71						71			949.250.1990		APPLIED 2005
MENIFEE	122	MENIFEE SUBDIVISION	ARMSTRONG & BROOKS CONSULTING	TM 34356	SF	DP	54						54			951.372.8400		APPLIED 2005
MENIFEE	123	MENIFEE SUBDIVISION	ARTISAN COMMUNITIES, LLC	TM 33419	SF	TM	157					157				714.516.4443		APPROX. 36.4 ACRES. TM EXPIRES 5/13
PERRIS	124	VILLAGES AT MONUMENT PARK	KB HOME	TM 31926	SF	UC	358	15	64	31	248			245-287	1500-2500	951.443.0859		RECENTLY TOOK OVER PROJECT.
MENIFEE	125	MENIFEE SUBDIVISION	CV COMMUNITIES LLC	TM 32277	SF	TM	411					411						
PERRIS	126	RIVERWOODS	BENCHMARK PACIFIC	TM 32666	SF	FM	663				663						RIVERWOODS	NO BUILDING PERMITS PULLED YET.
COUNTY	127	COUNTY SUBDIVISION	LAND MANAGEMENT	TM 31687	SF	FM	65				65					951.244.1006		PROJECT GRADED.
COUNTY	128	RIVERSIDE COUNTY SUBDIVISION	CROWNWEST HOMES, LP	TM 32748	SF	DP	22						22			213.622.3636		20 ACRES
COUNTY	129	PACIFIC ROSE	PACIFIC COMMUNITIES		SF	FM	124	20	10		94			200+	2379-3996			DEVELOPER, PROJECT ON HOLD

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER
PERRIS	130	PERRIS SUBDIVISION	RIVERWOODS, LLC.	TM 33042	SF	DP	51						51					
COUNTY	131	TRAILMARK	BENCHMARK PACIFIC	TM 35045	SF	TM	712					712				760.450-0441	TRAILMARK	PARENT TRACT FOR SPECIFIC PLAN. TM EXPIRES 5/2013
MENIFEE	132	SYCAMORE AT HIDDEN HILLS	KB HOME	TM 30142, 33620	SF	UC	511	10	38	12	451			273-317	1846-2966	951.672-8553		166 ACRES.
MENIFEE	133	TERRA BELLA	BEAZER HOMES	TM 28206	SF	UC	255	50	10	6	189			227-306	1774-2956			NEW DEVELOPER ON PROJECT
MENIFEE	134	MENIFEE SUBDIVISION	WOODSIDE MENIFEE	TM 31194	SF	TM	483					483				949-768-2532		206 ACRES
MENIFEE	135	THE OAKS @ MARSDEN	RICHMOND AMERICAN	TM 31724	SF	RB	129	84	45					230-260	2100-2400	951.672-3581		PROJECT SOLD OUT
MENIFEE	136	MENIFEE SUBDIVISION	BC HAUN ROAD, LLC	TM 33371	CONDO	TM	226					226				858.217-3144		17 ACRES. TM EXPIRES 7/13
COUNTY	137	CHEYENNE VALLEY	HERITAGE PACIFIC HOMES	TM 25351	SF	RB	210	180			30					760.603-3277		
MENIFEE	138	MENIFEE SUBDIVISION	TRUMARK COMPANIES	TM 33883	SF	TM	47					47				949-375-3645		15.07 ACRES
MENIFEE	139	MENIFEE SUBDIVISION	AMERIDREAM, INC.	TM 30812	SF	FM	29				29							PROJECT IS GRADED AND ON HOLD
MENIFEE	140	MENIFEE SUBDIVISION	GREG & RUTH SPONSELLER	TM 32934	SF	TM	15					15				951-212-7820		9.85 ACRES. PROJECT IS GRADED AND ON HOLD
MENIFEE	141	COTTONWOOD	PACIFIC COMMUNITIES	TM 28786-94, 34164	SF	UC	190	50	10	8	122			310-410	2008-4600	951.246-8695	PACIFIC MAYFIELD	
MENIFEE	142	ORCHID	PACIFIC COMMUNITIES	TM 28786-94, 34164	SF	FM	150		18	132				232+	1638	951.246-8695	PACIFIC MAYFIELD	ADULT COMM. TO OPEN IN 8/2013
MENIFEE	143	PACIFIC MAYFIELD	PACIFIC COMMUNITIES	28786-94, 34164	SF	TM	516					516				951.246-8695	PACIFIC MAYFIELD	
MENIFEE	144	MENIFEE SUBDIVISION	EVANS UNLIMITED LLC.	TM 30554	SF	FM	87				87					951-676-7000		35.4 ACRES. GRADED AND PROJECT ON HOLD
MENIFEE	145	MENIFEE SUBDIVISION	ROMOLAND RANCH LLC	TM 35876	SF	TM	17					17						
MENIFEE	146	MENIFEE SUBDIVISION	REPKE	TM 32794	SF	TM	152					152						

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SQ. FT.	DEV. #	S.P.	OTHER	
MENIFEE	147	CALDER RANCH	CAPITAL PACIFIC HOMES	TM 29636	SF	UC	75	25	3	2	45			370+	2986-4250	877.373.2773		76.8 ACRES.	
MENIFEE	148	CIMARRON	WOODSIDE HOMES	TM 31391	SF	UC	107	13	47	9	38			245-280	1652-2465	951.244.2530	AUDIE MURPHY RANCH	WOODSIDE WORKING ON FIRST 107 UNITS.	
MENIFEE	149	LAREDO	WOODSIDE HOMES	TM 31092	SF	UC	96		35	8	53			300-350	2304-2916	951.244.7731	AUDIE MURPHY RANCH		
MENIFEE	150	PALOMINO	RICHMOND AMERICAN	31391	SF	UC	112			2	110			299-332	2320-3100	909.579.7288	AUDIE MURPHY RANCH		
MENIFEE	151	BIG SKY	BROOKFIELD HOMES	TM 31391	SF	UC	95			15	80			320-360	2790-3800	800.977.7604	AUDIE MURPHY RANCH		
MENIFEE	152	AUDIE MURPHY RANCH	BROOKFIELD HOMES	TM 31822-3,31390, 91, 92, 93	SF	TM	250					250						AUDIE MURPHY RANCH	
MENIFEE	153	AUDIE MURPHY RANCH	BROOKFIELD HOMES	TM 31822-3,31390, 91, 92, 93	SF	TM	250					250						AUDIE MURPHY RANCH	
MENIFEE	154	AUDIE MURPHY RANCH	BROOKFIELD HOMES	TM 31822-3,31390, 91, 92, 93	SF	TM	1,282					1,282						AUDIE MURPHY RANCH	BALANCE OF UNITS IN SPECIFIC PLAN
MENIFEE	155	GALARY OAKS	GALARY HOMES	TM 30664	SF	UC	32	7		3	22								APPROX. 8 ACRES
MENIFEE	156	MENIFEE SUBDIVISION	EVANS ROAD SUBDIVISION	TM 35143	SF	DP	13						13						APPROX. 3.84 ACRES
MENIFEE	157	CHRISTIANSON RANCH	BRENSON COMMUNITIES	TM 32628	CONDO	FM	324				324								30.60 ACRES.
LAKE ELSINORE	158	SUMMERHILL	ABBACY HOLDING CORP.	TM 31779	SF	TM	133					133							UNDER CITY REVIEW
LAKE ELSINORE	159	CREEKSIDE	PARDEE HOMES		APTS	TM	678					678						CANYON HILLS	PLANNING AREAS 1 AND 2.
LAKE ELSINORE	160	BRIDGEGATE	RICHMOND AMERICAN		SF	UC	147	70	25	25	27			330-389	2300-3500	951.244.5180	CANYON HILLS		
LAKE ELSINORE	161	CANYON HILLS	PARDEE HOMES		CONDO	FM	216				216					951.244.9583	CANYON HILLS	PLANNING AREA 36, 12 ACRES.	
LAKE ELSINORE	162	CYPRESS	RICHMOND AMERICAN		SF	UC	109		2	20	87			280-325	1850-2900	951.672.3581	CANYON HILLS		

AREA	AERIAL #	PROJECT NAME	APPLICANT / DEVELOPER	PROJECT #	UNIT TYPE	STATUS	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	PRICE \$(000)	SO. FT.	DEV. #	S.P.	OTHER
LAKE ELSINORE	163	CANYON HILLS, HILLSIDE, PARKSIDE AND MEADOW RIDGE	PARDEE HOMES		SF	UC	495	220	40	25	210			190+	1296-1600	951.244.9583	CANYON HILLS	MEADOW RIDGE TO START SUMMER 2013
LAKE ELSINORE	164	CANYON HILLS	PARDEE HOMES	TM 30494	SF	TM	649					649				951.244.9583	CANYON HILLS	BALANCE OF UNITS IN SPECIFIC PLAN
COUNTY	165	CANYON COVE	MORRELL FAMILY LTD PARTNERSHIP	TM 32025	SF	TM	198					198				951.885.8500		APPROX. 130 ACRES. TM EXPIRES 4/12
MENIFEE	166	MENIFEE TOWN CENTER	STARK MENIFEE LAND, LLC	TM 36303	SF	DP	97						97			310.806.9860	MENIFEE TOWN CENTER	RECENTLY SUBMITTED
<b>TOTALS</b>							<b>39,641</b>	<b>1,862</b>	<b>789</b>	<b>835</b>	<b>8,112</b>	<b>22,102</b>	<b>5,941</b>					

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	13	82	34	281	1,782				SP 209. APPROX 991.04 ACRES/TWO COMMUNITIES UNDERWAY WITH WOODSIDE HOMES
COUNTY	BELLE TERRE	REGENT PROPERTIES	MIX	1,200							1,200	310.806.9888	SP 382. APPROX. 343.6 ACRES. NEW PROJECT RECENTLY SUBMITTED
COUNTY	BSA	BSA PROPERTIES	MIX	589							589		SP 322. 420 ACRES. NO TENTATIVE MAPS APPROVED.
MENIFEE	CANTALENA	BLUESTONE COMMUNITIES	MIX	1,147					296		851	949.475.4110	SP 334. APPROX. 160 ACRES APPROVED.
LAKE ELSINORE	CANYON HILLS	PARDEE CONSTRUCTION	MIX	4,275	1,975	67	70	540	1,327		296	310.475.3525	FOUR COMMUNITIES UNDERWAY WITH RICHMOND AMERICAN AND PARDEE
COUNTY	CROSSROADS @ WINCHESTER	REGENT PROPERTIES	MIX	802								310.806.9811	SP. 288. DEVELOPER RECENTLY TOOK OVER PROJECT. MIX USE PROJECT WITH COMMERCIAL AND RESIDENTIAL USES
COUNTY	DOMENIGONI-BARTON PROPERTY	DOMENIGONI BARTON	MIX	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	K. HOVNIANIAN	MIX	1,501					1,501				SP 346.
MURRIETA	GOLDEN CITY	INLAND DEV. COMPANY	MIX	502				403			99		PROJECT APPROVED 7/99. APPROX. 421 ACRES
PERRIS	GREEN VALLEY	THE GARRETT GROUP	MIX	4,210							4,210		SP. 89-25. 1,194 ACRES.
MENIFEE	HERITAGE LAKE	BROOKFIELD MENIFEE, INC. / STANDARD PACIFIC / WOODSIDE HOMES	SF	4,359	1,640	61	36	112	2,174		336		SP. 301. GOLF COURSE. PROJECT WELL UNDERWAY. AKA MENIFEE VALLEY RANCH
MENIFEE	LAKES @ MENIFEE	CENTEX HOMES	MIX	988	370	55	30	533				951.279.4000	SP 247. APPROX 250 ACRES. STRONG SALES HAVE BEEN REPORTED OVER THE LAST YEAR. AKA MENIFEE EAST
MENIFEE / COUNTY	MENIFEE NORTH	MENIFEE NORTH PROPERTY OWNER'S ASSOCIATION	MIX	2,390	417			127	1,472	392			SP. 260. 1,508 ACRES.
MENIFEE	MENIFEE TOWN CENTER	STARK MENIFEE LAND, LLC / REGENT PROPERTIES	MIX	1,052						97	955	310.806.9860	SP 194. NEW DEVELOPER ON PROJECT. AKA COUNTRYSIDE
MURRIETA	MURRIETA HILLS	PULTE/BP MURRIETA HILLS	MIX	1,778							1,778	760.450.0441	SP. 320. APPROX. 997.6 ACRES. WORKING ON ANNEXATION INTO MURRIETA. APPROVED EIR. APPROXIMATELY 5 YEARS AWAY. POSSIBLE DEL WEBB COMMUNITY FOR SENIOR LIVING
MENIFEE	PACIFIC MAYFIELD	PACIFIC COMMUNITIES	MIX	856	50	28	140	122	516			951.246.8695	SP. 140 AKA NEWPORT ESTATES.

AREA	SPECIFIC PLAN	DEVELOPER	UNIT TYPE	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	TO BE SUB.	DEV. #	OTHER
PERRIS	RIVERWOODS	TMP INVESTMENTS	SF	900				663			237		SP 89-70
COUNTY	SPENCER'S CROSSING	NEWLAND	MIX	1,793	360	160	49	238	1,005				SP 312. 607 ACRES. VAN DAELE, LENNAR AND RICHMOND AMERICAN ALL HAVE COMMUNITIES UNDERDAY. AKA FRENCH VALLEY AREA
WILDOMAR	SUNSET RIDGE	BENNETT REALTY GROUP	MIX	1,200						1,200			SP. 315. APPROX. 700 ACRES
COUNTY	TRAILMARK	BENCHMARK PACIFIC	MIX	702					712				SP 344
LAKE ELSINORE	TUSCANY HILLS	CENTEX HOMES	MIX	2,000	1,035				731		234		
COUNTY	WINCHESTER 1800	CONSCAN STEWART PART.	MIX	4,774	2,250	20		545		178	1,781		SP 286. 1889 ACRES.
COUNTY	WINCHESTER HILLS	RANCON	MIX	5,991				68	2,756	835	2,332	951.676.6664	SP 293. APPROX 2,891 ACRES.
<b>TOTALS</b>				<b>49,385</b>	<b>8,110</b>	<b>473</b>	<b>359</b>	<b>3,632</b>	<b>14,272</b>	<b>2,960</b>	<b>19,628</b>		

# **BASIS OF ESTIMATES**

**(A). POPULATION ESTIMATES JUNE 2012:**

Housing units multiplied by Average Persons Per Household estimate.

**(B). NUMBER OF HOUSING UNITS JUNE 2012:**

DDS counted roof tops on June 2012 aerial.

**(C). AVERAGE PERSONS PER HOUSEHOLD ESTIMATES 2013:**

2010 Census figures updated by DDS based on housing unit type per sector.

**(D). MEDIAN HOUSEHOLD INCOME ESTIMATES 2013:**

DDS estimates based on housing unit sales and type per sector.

**(E). MEDIAN VALUE OF HOUSING ESTIMATES 2013:**

DDS estimates based on housing unit sales and type per 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.