

CITY OF MENIFEE



Researched for:
City of Menifee
Economic Development Department

Contact:
Gina Gonzalez, MA
Economic Development Manager
951.723.3711
ggonzalez@cityofmenifee.us

RIVERSIDE COUNTY,
CALIFORNIA

Demographic
Marketing
Report

Researched and Prepared By:

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

September 2016

TABLE OF CONTENTS

<u>CHAPTER</u>		<u>PAGE</u>
I.	INTRODUCTION	
	(1) Purpose	1
	(2) Summary of Findings	1
	(3) City of Menifee	2
	(4) Existing Demographics	3
	(5) Retail	4
	(6) Residential Activity	5
	(7) Methodology	5
	(8) Vicinity Map	7
	(9) Menifee City Limits Map	8
	(10) Demographic Analysis Aerial Illustration	9
	(11) Subdivision Activity Aerial Illustration	10
II.	TRADE AREA ANALYSIS	
	(1) Menifee City Limits	
	Existing Demographics	11
	(2) Menifee City Limits	
	Future Population	13
	(3) 5-Mile Radius from Interstate 215 & Newport Rd	
	Existing Demographics	14
	(4) 5-Mile Radius from Interstate 215 & Newport Rd	
	Future Population	17
III.	SUBDIVISION ACTIVITY LISTING	
	(1) Residential Project Listing	18
	(2) Specific Plan Listing	30
	(3) Basis of Estimates	32

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 7, Vicinity Map. For accuracy and visual aid, please see full size illustrations referenced throughout this report and included in this analysis, pages 7 through 10.

SUMMARY OF FINDINGS

Completed 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. Key results of our research are listed below:

◆ New anchor retailers coming to Menifee are numerous including the exciting entertainment / retail attractions, "Menifee Town Center and Menifee Town Center Marketplace." Along Newport Road, Menifee Town Center Marketplace is currently finishing up construction to feature PetSmart, Party City, Aldi, Active, Buffalo Wild Wings, Creme de la Creme Bakery, Krispy Kreme, Rubio's, Pieology, and The Habit to name a few. At Menifee Town Center plans are in for a Krikorian Entertainment Complex including a 16 lane bowling alley, movie theater, restaurant sport bars, arcade and laser tag. The center will also be a community hub for Riverside County Civil Courthouse, City Hall, community park and new residential housing. At Newport and Menifee Roads, Stater Bros, CVS and Rite Aid are under construction. In addition, Menifee Lakes Plaza is grading at the intersection of Newport Road and Antelope Road. This location so far will feature a LA Fitness and Chevron. Finally, Walmart has two supercenters planned: both along Interstate 215 at McCall Boulevard and Scott Road (likely to happen first).

◆ Residential activity in Menifee is substantial with almost 18,000 units in the development pipeline. Since May 2014, 1,037 units have been completed within the city limits (a 5% increase in population). Field research concludes that this build out rate will more than double with another 2,456 residential units projected to be completed by 3Q2018. A 9% increase in population in 2 years to 97,151 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 9 AND 10

	MENIFEE CITY LIMITS	5-MILE RADIUS FROM 215 AND NEWPORT ROAD
MAY 2014 POPULATION	84,891	109,712
AUGUST 2016 UPDATED POPULATION	89,169	115,255
AUGUST 2018 PROJECTED POPULATION	97,151	125,811
TOTAL POPULATION AT BUILD OUT OF ALL ACTIVE RESIDENTIAL UNITS	147,080	244,781
AVERAGE PERSONS PER HOUSEHOLD (2016)*	2.90	2.96
MEDIAN HOUSEHOLD INCOME (2016)**	\$67,863	\$69,615
MEDIAN VALUE OF HOUSING (2016)**	\$333,725	\$342,468

* 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 11.

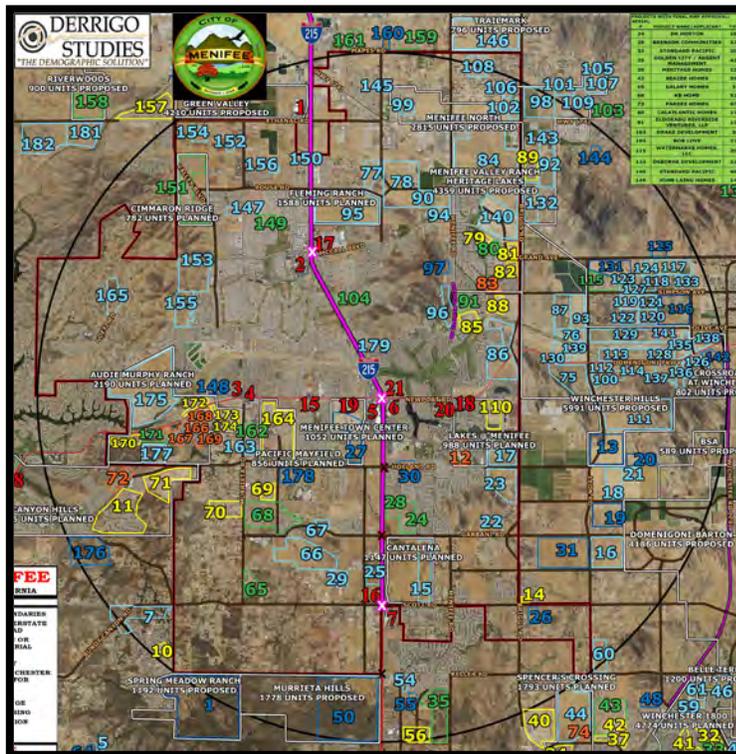
** Income and Home Value estimates do not include sectors 12, 13, 15 and 16.

City of Menifee:



The City of Menifee is located along Interstate 215 just north of the City of Murrieta (see city limits map, page 8). Incorporated in 2008, Menifee has grown to a current population of 89,169. 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 18,000 units in some phase of development within 9 approved specific plans and 63 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 52,700 on a daily basis (August 2016 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.

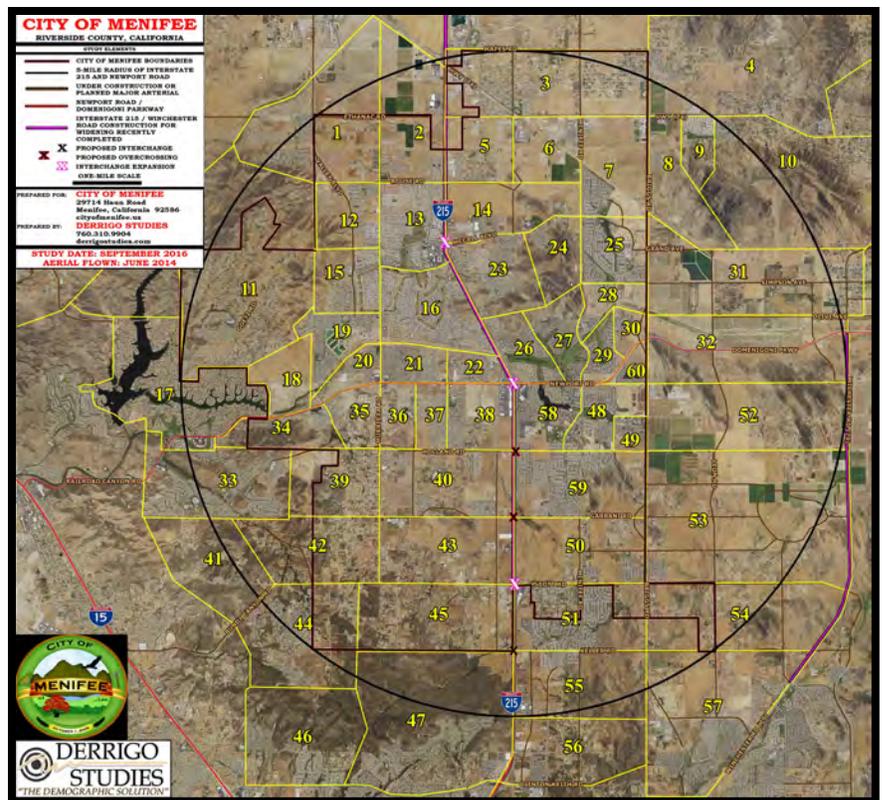


To determine the existing and future potential of the City of Menifee, two areas are analyzed in this report including the city's limits (highlighted on this aerial in "red") and a 5-Mile Radius from Interstate 215 and Newport Road (5-Mile Radius). The 5-Mile Radius includes the City of Menifee, a portion of Murrieta, Perris and a segment of the surrounding unincorporated Riverside County. 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 10. 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 9, 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 is able to provide the most accurate demographic numbers possible including median household income estimates ranging from \$67,863 to \$69,615 for the trade areas. In comparison, Riverside County's median household income is \$56,520 (2010 Census). For a detailed breakdown of figures used in each trade area, see Chapter II, beginning on page 11.

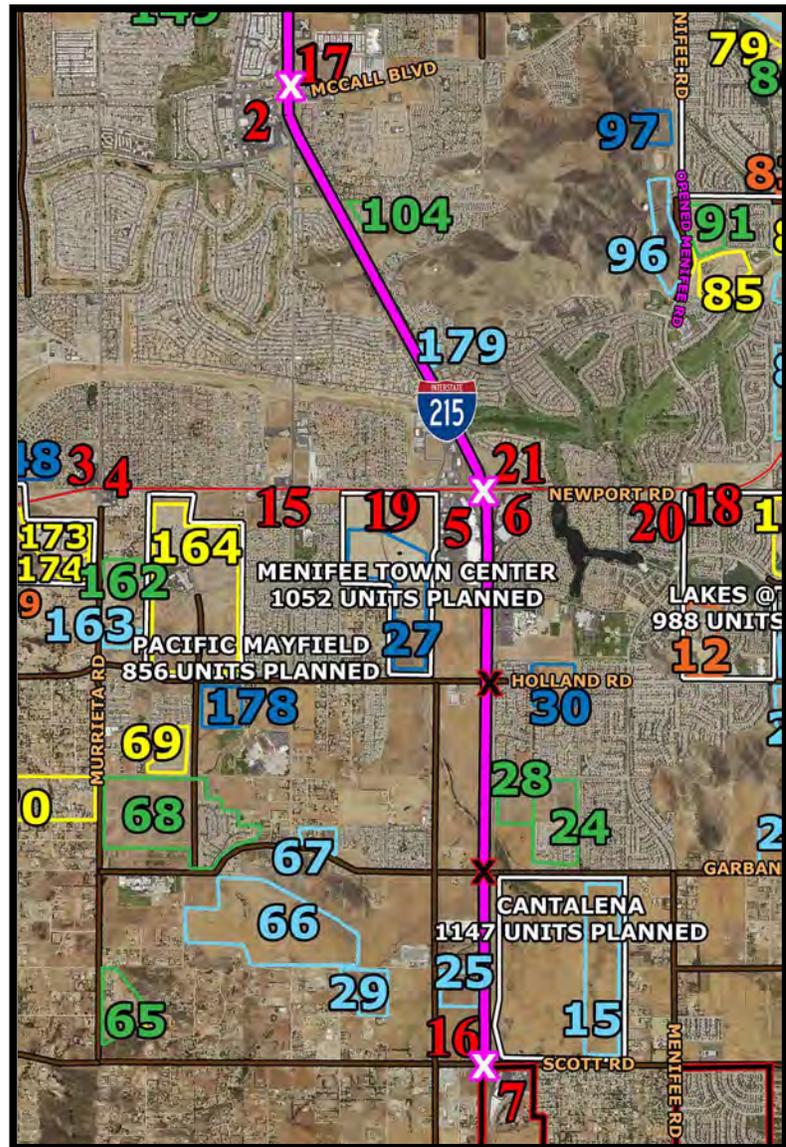


Retail:

Major anchor retailer locations are highlighted with "red" numbers on this aerial illustration, full size page 10. 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, Sleep Train and GameStop. At number 6, a community shopping center includes Ralphs, Ross, Dollar Tree, Auto Zone, and Living Spaces Furniture. Additional existing grocery stores include a Stater Bros at number 3 and at number 2, Vons and Stater Bros.

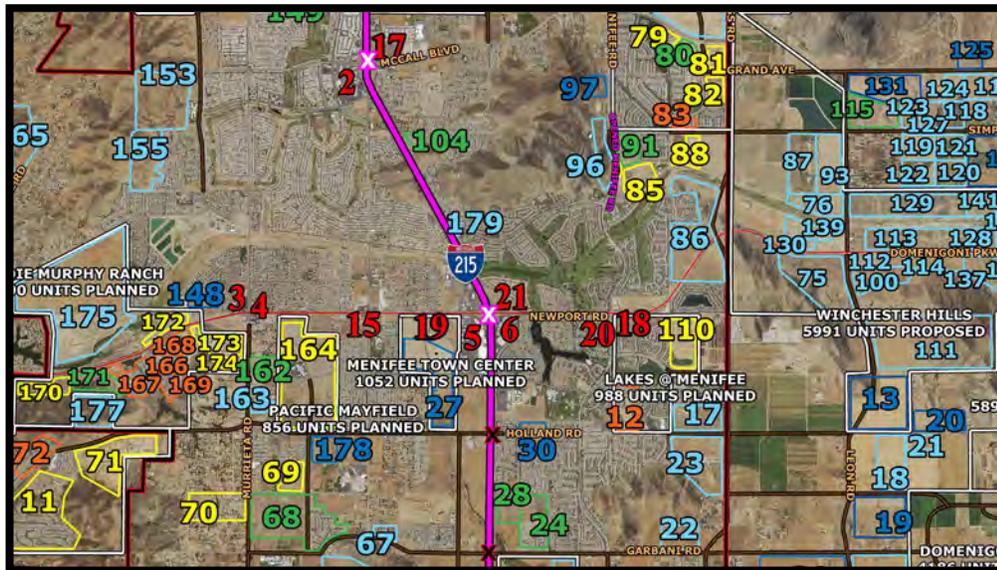
Due to Menifee's explosion of population growth and its central location between Murrieta, Hemet, Wildomar, and Perris, its region is highly desirable for many retailers, and thus, several new deals are under construction and in the development pipeline. As mentioned earlier, at number 19, Menifee Town Center by

Regent Properties, is under construction on a Krikorian Premier Entertainment Complex to include a city hall, courthouse, retail pads, community park, outdoor amphitheater and residential housing units. Menifee Town Center Marketplace by Rich Development is completing construction at number 19. This project brings to the City of Menifee Petsmart, Party City, Aldi, Buffalo Wild Wings, Pieology, The Habit, Creme de la Creme, Krispy Kreme and Active Ride Shop to name a few. Stater Bros, CVS, a drive-thru Starbucks, Del Taco and McDonalds is under construction at number 18, and across the street, Rite Aid is under construction at number 20. At Newport and Antelope Roads, number 21, grading is underway on Menifee Lakes Plaza to include LA Fitness, Chevron, possible grocer and restaurants. In addition, at number 16, Walmart is planning a Supercenter along Interstate 215 and Scott Road. Overall, a total of 21 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 182 tentative tract maps and 23 specific plans active in the study area, full size on page 10. Twenty-nine communities currently have 509 units under construction. Audie Murphy Ranch has four neighborhoods



selling product at numbers 170, 172, 173, and 174. Brookfield Homes, KB Home, Woodside Homes, and Richmond American are reporting strong home sales with prices ranging from \$316,000 to \$436,000.

Orchid (55+ community) and Cottonwood have 20 units under construction at number 164. Along Briggs Road, Heritage Lake is also well underway at number 79, 81, and 82 on roughly 313 units with CalAtlantic and Standard Pacific Homes.

The next region poised to expand with major growth is Winchester Hills with 5,991 units. Numerous tentative tract maps have approval, each highlighted above along Domenigoni Parkway in "light blue" numbers. Developers have resolved drainage and water issues through the flood control project, "Line A", which has opened the door for merchant homebuilders and retail to begin development.

All residential activity represents roughly 57,305 units (17,819 in Menifee City Limits and 39,854 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 18).

Breakdown of Residential Unit Build Out							
Trade Area	2016 Population	2 Year Unit Build Out	2 Year % Increase	2018 Projected Population	Other Active Units	Total % Increase	Total Build Out of All Active Units
Menifee City Limits	89,169	2,456	9%	97,151	15,363	65%	147,080
5-Mile Radius	115,255	3,248	9%	125,811	36,606	112%	244,781

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 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 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 10 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:

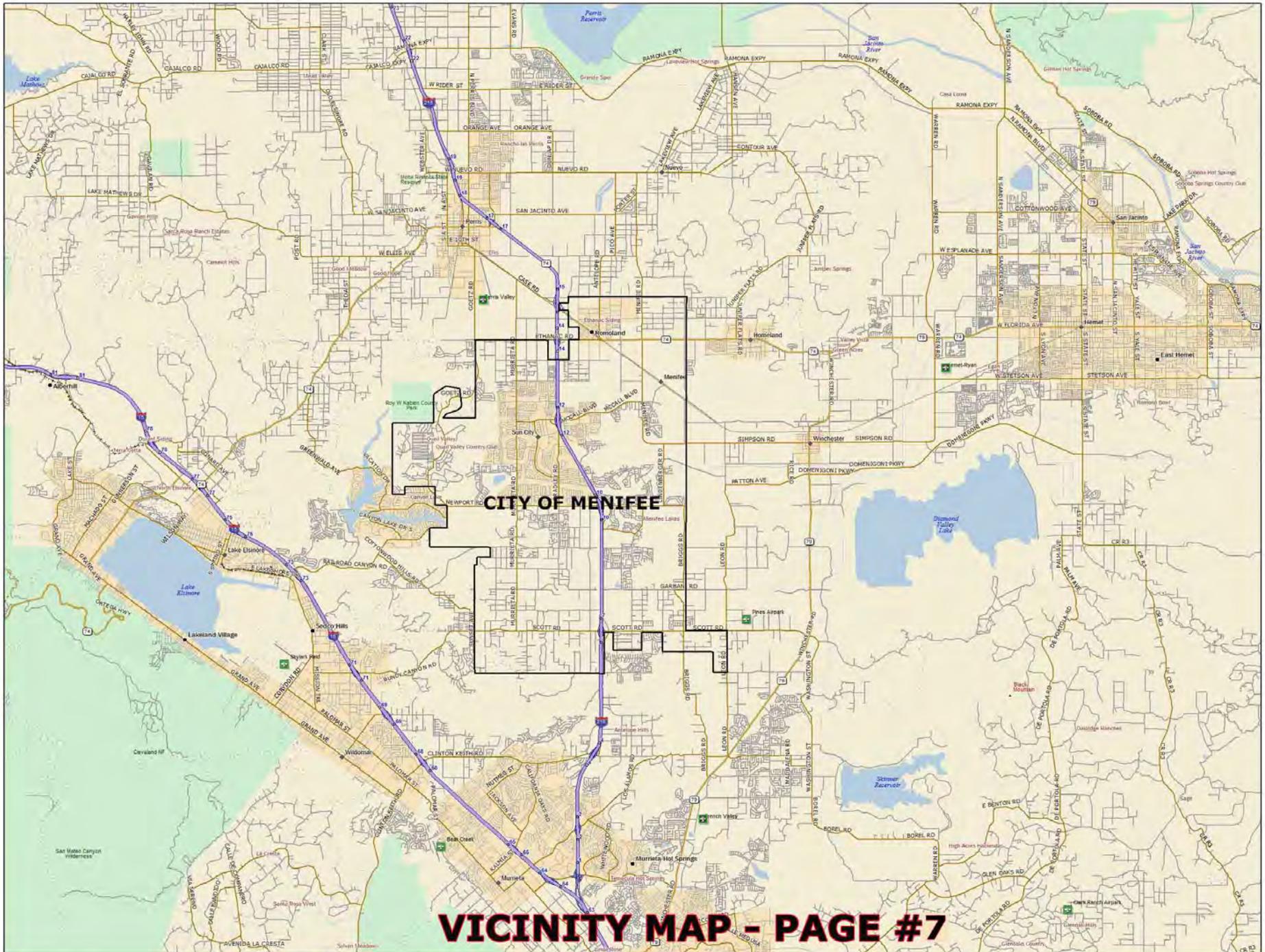
RESULTS OF STUDY - This section ties together all the data on the Demographic Aerial Illustration and the Subdivision Activity Aerial Illustration to produce concrete existing and future population figures for Menifee's City Limits and a 5-Mile Radius. On the "Existing Demographic Chart", beginning on page 11, data is displayed on the Demographic Aerial Illustration, page 9. 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 32. 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 18. Basically, this section gives details on residential subdivisions that are outlined on the Subdivision Activity Aerial Illustration. Please note, the subdivisions in this report have aerial location numbers, so easy reference is made to the specific location on the Subdivision Activity Aerial Illustration. As mentioned earlier, Derrigo Studies called 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.





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 Rd.
- 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

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
- INTERSTATE 215 / WINCHESTER ROAD CONSTRUCTION FOR WIDENING RECENTLY COMPLETED
- X PROPOSED INTERCHANGE
- X PROPOSED OVERCROSSING
- X INTERCHANGE EXPANSION
- ONE-MILE SCALE

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

PREPARED BY: **DERRIGO STUDIES**
 760.310.9904
 derrigostudies.com

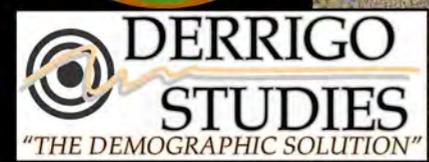
STUDY DATE: SEPTEMBER 2016
AERIAL FLOWN: JUNE 2014

DEMOGRAPHIC AERIAL ILLUSTRATION

SECTOR DEMOGRAPHIC BREAKDOWN

SECTOR NUMBER	POPULATION ESTIMATE JUNE 2014	HOUSING UNITS JUNE 2014	APPH 2016	MEDIAN HOUSEHOLD INCOME 2016	MEDIAN VALUE OF HOUSING 2016
1	3,360	1,015	3.31	\$68,600	\$380,160
2	1,530	510	3.00	\$60,760	\$314,820
3	4,212	1,170	3.60	\$48,020	\$237,600
4	3,267	895	3.65	\$42,140	\$231,660
5	1,088	340	3.20	\$49,000	\$243,540
6	10	3	3.30	\$58,800	\$297,000
7	1,666	490	3.40	\$72,560	\$393,800
8	255	75	3.40	\$65,720	\$350,460
9	1,272	480	2.65	\$37,240	\$201,960
10	2,940	840	3.50	\$44,100	\$219,780
11	4,226	1,243	3.40	\$63,700	\$344,520
12	2,175	870	2.50	\$37,240	\$207,900
13	5,058	2,975	1.70	\$34,124	\$196,020
14	1,215	450	2.70	\$55,860	\$237,600
15	3,184	1,355	2.35	\$36,300	\$189,200
16	5,043	3,020	1.67	\$33,850	\$189,200
17	13,028	4,653	2.80	\$86,240	\$433,620
18	3	1	3.30	\$68,600	\$326,700
19	2,384	745	3.20	\$67,620	\$308,880
20	1,309	385	3.40	\$70,560	\$332,640
21	3,584	1,024	3.50	\$68,600	\$279,180
22	1,995	570	3.50	\$68,600	\$279,180
23	6,923	2,429	2.85	\$67,620	\$278,300
24	495	150	3.30	\$67,620	\$290,180
25	4,692	1,360	3.45	\$75,500	\$390,500
26	3,218	990	3.25	\$73,500	\$357,500
27	2,470	760	3.25	\$73,500	\$357,500
28	867	255	3.40	\$75,560	\$412,500
29	2,211	670	3.30	\$70,560	\$392,040
30	357	105	3.40	\$70,560	\$392,040
31	1,260	360	3.50	\$59,000	\$280,500
32	15	4	3.70	\$73,500	\$380,160
33	8,120	2,320	3.50	\$69,620	\$344,520
34	371	106	3.50	\$75,600	\$382,800
35	630	175	3.60	\$75,600	\$368,500
36	536	160	3.35	\$68,600	\$356,400
37	1,462	430	3.40	\$74,500	\$386,100
38	1,955	575	3.40	\$73,500	\$392,040
39	543	155	3.50	\$70,560	\$356,400
40	2,433	695	3.50	\$74,480	\$386,100
41	144	40	3.60	\$68,600	\$344,520
42	828	230	3.60	\$58,800	\$261,360
43	234	65	3.60	\$58,800	\$261,360
44	3,162	1,020	3.10	\$68,600	\$314,820
45	455	130	3.50	\$68,600	\$326,700
46	2,916	810	3.60	\$86,240	\$475,200
47	5,933	1,745	3.40	\$81,340	\$445,500
48	2,178	660	3.30	\$74,480	\$380,160
49	1,176	490	2.40	\$37,240	\$95,040
50	935	275	3.40	\$68,600	\$350,460
51	6,452	1,870	3.45	\$78,440	\$356,400
52	81	22	3.70	\$78,400	\$415,800
53	630	180	3.50	\$73,500	\$356,400
54	280	80	3.50	\$68,600	\$314,820
55	945	270	3.50	\$79,400	\$415,800
56	2,159	635	3.40	\$67,620	\$297,000
57	6,246	1,735	3.60	\$81,340	\$445,500
58	5,184	1,620	3.20	\$68,600	\$368,280
59	5,425	1,550	3.50	\$75,460	\$421,740
60	1,008	310	3.25	\$63,700	\$320,760
Totals	147,731	48,545			

SOURCE: POPULATION = HOUSING UNITS MULTIPLIED BY A.P.P.H.
 * OF HOUSING UNITS = DDS COUNTED ROOF TOPS ON 6/14 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



2016 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, TILLY'S, ULTA BEAUTY, JUSTICE CLOTHING, FOREVER 21, SLEEP TRAIN, GAMESTOP
- 5 RALPHS, ROSS, DOLLAR TREE, AUTO ZONE, LIVING SPACES FURNITURE
- 6 ALBERTSONS, WALGREENS
- 7 STATER BROS, CVS
- 8 WALMART, VONS, O'RIELLY AUTO PARTS
- 9 STATER BROS, CARDENAS, DOLLAR TREE, CVS, WALGREENS, BIG LOTS, DIAMOND 8 CINEMA, AUTO ZONE
- 10 STATER BROS, CVS
- 11 CVS PHARMACY
- 12 PROPOSED WALMART SUPERCENTER
- 13 WALMART OWNED PROPERTY FOR SUPERCENTER
- 14 UNDER CONSTRUCTION STATER BROS, CVS
- 15 MENIFEE TOWN CENTER AND TOWN CENTER MARKETPLACE: PROPOSED KRIKORIAN THEATER, 16-LANE BOWLING ALLEY, PETSMAST, PARTY CITY, ALDI, ACTIVE
- 16 UNDER CONSTRUCTION RITE AID
- 17 UNDER CONSTRUCTION LA FITNESS, POSSIBLE GROCERY

PROJECTS WITH TENTATIVE MAP APPROVAL: AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
151	VAN DAELH HOMES	782	SF
158	BENCHMARK PACIFIC	663	SF
159	SOUTHERN CALIF. LAND MANAGEMENT	65	SF
161	PACIFIC COMMUNITIES	124	SF
162	JCA HOMES	29	SF
171	WOODSIDE HOMES	168	SF
5	D.R. HORTON	64	SF
6	GLEN DAIGLE	50	SF
7	OAK CREEK CANYON LLC	275	SF
15	COMMUNITIES / RALPH EMERSON	296	SF
16	LEON ROAD LLC	366	SF
17	RANCON 155	242	SF
18	SIERRA LINDA DEVELOPMENT	378	CONDO
21	OMNI FINANCIAL	101	SF
22	DIAMOND PART. BROTHERS FIVE	474	SF
23	CV COMMUNITIES LLC	411	SF
25	BC HAUN ROAD, LLC	226	CONDO
29	GRANITE MENIFEE FARMS LLC	71	SF
39	PINNACLE COMMUNITIES	35	SF
44	LENNAR	1,005	SF
46	CAPITAL PACIFIC HOMES	24	SF
47	ION COMMUNITIES	134	SF
51	BC YATES ROAD LLC	41	SF
52	CV COMMUNITIES LLC	102	SF
53	JOSEPH TURLEY	51	SF
54	HUNSAKER ASSOCIATES	22	SF
59	KEITH GARDNER	71	SF
60	J & A INVESTMENTS	39	SF
61	FRENCH VALLEY ASSOCIATES, LLC	146	MIX
63	DIVERSIFIED PACIFIC #2	13	SF
66	WOODSIDE MENIFEE	483	SF
67	TRUMARK COMPANIES	47	SF
75	PIM / BLUECAP WINCHESTER	379	SF
76	WINCHESTER MEADOWS LLC	243	MIX
77	TTLIC TALAVERA, LLC - THE TRUE LIFE	173	SF
78	CV COMMUNITIES	543	SF
84	BROOKFIELD CALIFORNIA LAND CO. DIAMOND BROTHERS FIVE PART.	630	SF
86	LA VENTANA 242, LLC	243	SF
90	STRATA MCCALL, LLC	258	SF
92	STONE STAR RIVERSIDE, LLC	91	SF
93	RANCHOS PROPERTY LTD - RANCON	422	SF
94	BAYPORT NORTH LLC	240	APTS
95	FLEMING RANCH	1,588	SF
96	CHAPPARRAL MENIFEE, LLP	228	APTS
98	WSI LAND HOLDINGS - RICHLAND	762	SF
99	MR 27 LLC	172	SF
100	RANCON WINCHESTER VALLEY 85 LLC	180	SF
101	WATSON 206, LLC - DIVERSIFIED PACIFIC	54	SF
102	MR-27, LLC	193	SF
105	ASHBY FINANCIAL	114	SF
106	MR 56, LLC.	52	SF
107	ASHBY FINANCIAL	55	SF
108	PASSCO 2M, LLC	44	SF
109	WATSON 206, LLC - DIVERSIFIED PACIFIC	152	SF
111	SAGE COMMUNITIES	576	SF
112	COPPER SKYE, LLC	378	APTS
113	WOODS VENTURE, LLLP	613	MIX
114	RANCON WINCHESTER VALLEY 200 LLC	194	SF
117	TRANSPACIFIC CONSULTANTS	325	SF
118	STONE STAR RIVERSIDE, LLC	127	SF
119	RHEINGANS	160	SF
120	MIGHTY DEVELOPMENT, INC.	124	SF
121	MIGHTY DEVELOPMENT, INC.	207	SF
122	TAGHDIRI HUSHMAND TRUST	62	SF
123	MOUNTAIN VISTA HOMES	128	SF
124	BEELER GRAND, LLC	140	SF
126	RANCHO BRIDGES III LLC	128	SF
127	LANPHERE & ASSOCIATES	35	SF
128	RANCON WINCHESTER VALLEY 63 LLC	123	SF
129	CAPSTONE, PACIFIC COMMUNITIES,	393	SF
151	VAN DAELH HOMES	782	SF
158	BENCHMARK PACIFIC	663	SF
159	SOUTHERN CALIF. LAND MANAGEMENT	65	SF
161	PACIFIC COMMUNITIES	124	SF
162	JCA HOMES	29	SF
171	WOODSIDE HOMES	168	SF
5	D.R. HORTON	64	SF
6	GLEN DAIGLE	50	SF
7	OAK CREEK CANYON LLC	275	SF
15	COMMUNITIES / RALPH EMERSON	296	SF
16	LEON ROAD LLC	366	SF
17	RANCON 155	242	SF
18	SIERRA LINDA DEVELOPMENT	378	CONDO
21	OMNI FINANCIAL	101	SF
22	DIAMOND PART. BROTHERS FIVE	474	SF
23	CV COMMUNITIES LLC	411	SF
25	BC HAUN ROAD, LLC	226	CONDO
29	GRANITE MENIFEE FARMS LLC	71	SF
39	PINNACLE COMMUNITIES	35	SF
44	LENNAR	1,005	SF
46	CAPITAL PACIFIC HOMES	24	SF
47	ION COMMUNITIES	134	SF
51	BC YATES ROAD LLC	41	SF
52	CV COMMUNITIES LLC	102	SF
53	JOSEPH TURLEY	51	SF
54	HUNSAKER ASSOCIATES	22	SF
59	KEITH GARDNER	71	SF
60	J & A INVESTMENTS	39	SF
61	FRENCH VALLEY ASSOCIATES, LLC	146	MIX
63	DIVERSIFIED PACIFIC #2	13	SF
66	WOODSIDE MENIFEE	483	SF
67	TRUMARK COMPANIES	47	SF
75	PIM / BLUECAP WINCHESTER	379	SF
76	WINCHESTER MEADOWS LLC	243	MIX
77	TTLIC TALAVERA, LLC - THE TRUE LIFE	173	SF
78	CV COMMUNITIES	543	SF
84	BROOKFIELD CALIFORNIA LAND CO. DIAMOND BROTHERS FIVE PART.	630	SF
86	LA VENTANA 242, LLC	243	SF
90	STRATA MCCALL, LLC	258	SF
92	STONE STAR RIVERSIDE, LLC	91	SF
93	RANCHOS PROPERTY LTD - RANCON	422	SF
94	BAYPORT NORTH LLC	240	APTS
95	FLEMING RANCH	1,588	SF
96	CHAPPARRAL MENIFEE, LLP	228	APTS
98	WSI LAND HOLDINGS - RICHLAND	762	SF
99	MR 27 LLC	172	SF
100	RANCON WINCHESTER VALLEY 85 LLC	180	SF
101	WATSON 206, LLC - DIVERSIFIED PACIFIC	54	SF
102	MR-27, LLC	193	SF
105	ASHBY FINANCIAL	114	SF
106	MR 56, LLC.	52	SF
107	ASHBY FINANCIAL	55	SF
108	PASSCO 2M, LLC	44	SF
109	WATSON 206, LLC - DIVERSIFIED PACIFIC	152	SF
111	SAGE COMMUNITIES	576	SF
112	COPPER SKYE, LLC	378	APTS
113	WOODS VENTURE, LLLP	613	MIX
114	RANCON WINCHESTER VALLEY 200 LLC	194	SF
117	TRANSPACIFIC CONSULTANTS	325	SF
118	STONE STAR RIVERSIDE, LLC	127	SF
119	RHEINGANS	160	SF
120	MIGHTY DEVELOPMENT, INC.	124	SF
121	MIGHTY DEVELOPMENT, INC.	207	SF
122	TAGHDIRI HUSHMAND TRUST	62	SF
123	MOUNTAIN VISTA HOMES	128	SF
124	BEELER GRAND, LLC	140	SF
126	RANCHO BRIDGES III LLC	128	SF
127	LANPHERE & ASSOCIATES	35	SF
128	RANCON WINCHESTER VALLEY 63 LLC	123	SF
129	CAPSTONE, PACIFIC COMMUNITIES,	393	SF

PROJECTS RECENTLY BUILT OUT: AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
3	GLJ PARTNERS	312	APTS
12	CENTEX HOMES	57	SF
49	ALANTIC PACIFIC	325	APTS
72	RICHMOND AMERICAN	109	SF
74	RICHMOND AMERICAN	22	SF
83	STANDARD PACIFIC	98	SF
166	WOODSIDE HOMES	107	SF
167	WOODSIDE HOMES	96	SF
168	RICHMOND AMERICAN	112	SF
169	BROOKFIELD HOMES	95	SF

PROJECTS UNDER CONSTRUCTION: AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
2	DIVERSIFIED PACIFIC HOMES	51	SF
10	GRIFFIN HOMES	25	SF
11	PARDEE HOMES	495	SF
14	WOODSIDE HOMES	44	SF
32	LENNAR	90	SF
34	KB HOME	198	SF
36	MERITAGE HOMES	40	SF
37	MERITAGE HOMES	130	SF
40	KB HOME	498	SF
41	BROOKFIELD HOMES	85	SF
42	BEAZER HOMES	128	SF
45	STANDARD PACIFIC	170	SF
56	DR HORTON / EXPRESS HOMES	82	SF
69	MERITAGE HOMES	87	SF
70	CAPITAL PACIFIC HOMES	75	SF
71	PARDEE HOMES	649	SF
79	CALATLANTIC HOMES	97	SF
81	CALATLANTIC HOMES	116	SF
82	STANDARD PACIFIC	110	SF
85	LENNAR	147	SF
88	DR HORTON	108	SF
89	WOODSIDE HOMES	116	SF
110	LENNAR	178	SF
157	KB HOME	358	SF
164	PACIFIC COMMUNITIES	856	SF
170	BROOKFIELD RESIDENTIAL	82	SF
172	KB HOME	98	SF
173	RICHMOND AMERICAN	113	SF
174	WOODSIDE HOMES	65	SF

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
 - INTERSTATE 215 / WINCHESTER ROAD CONSTRUCTION FOR WIDENING RECENTLY COMPLETED
 - X PROPOSED INTERCHANGE
 - X PROPOSED OVERCROSSING
 - X INTERCHANGE EXPANSION

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

PREPARED BY: **DERRIGO STUDIES**
760.310.9904
derrigostudies.com

STUDY DATE: SEPTEMBER 2016
AERIAL FLOWN: JUNE 2014

CHAPTER II

TRADE AREA ANALYSIS

MENIFEE CITY LIMITS - EXISTING DEMOGRAPHICS								
SECTOR NUMBER	POPULATION ESTIMATE JUNE 2014	HOUSING UNITS JUNE 2014	MENIFEE CITY LIMITS			APPH 2016	MEDIAN HOUSEHOLD INCOME 2016	MEDIAN VALUE OF HOUSING 2016
			% WITHIN	POPULATION (COLUMN 5)	HOUSING UNITS			
			1	3,360	1,015			
2	1,530	510	100.00%	1,530	510	3.00	\$60,760	\$314,820
3	4,212	1,170	100.00%	4,212	1,170	3.60	\$48,020	\$237,600
5	1,088	340	100.00%	1,088	340	3.20	\$49,000	\$243,540
6	10	3	100.00%	10	3	3.30	\$58,800	\$297,000
7	1,666	490	100.00%	1,666	490	3.40	\$72,560	\$393,800
11	4,226	1,243	100.00%	4,226	1,243	3.40	\$63,700	\$344,520
12	2,175	870	100.00%	2,175	870	2.50	\$37,240	\$207,900
13	5,058	2,975	100.00%	5,058	2,975	1.70	\$34,124	\$196,020
14	1,215	450	100.00%	1,215	450	2.70	\$55,860	\$237,600
15	3,184	1,355	100.00%	3,184	1,355	2.35	\$36,300	\$189,200
16	5,043	3,020	100.00%	5,043	3,020	1.67	\$33,850	\$189,200
18	3	1	100.00%	3	1	3.30	\$68,600	\$326,700
19	2,384	745	100.00%	2,384	745	3.20	\$67,620	\$308,880
20	1,309	385	100.00%	1,309	385	3.40	\$70,560	\$332,640
21	3,584	1,024	100.00%	3,584	1,024	3.50	\$68,600	\$279,180
22	1,995	570	100.00%	1,995	570	3.50	\$68,600	\$279,180
23	6,923	2,429	100.00%	6,923	2,429	2.85	\$67,620	\$278,300
24	495	150	100.00%	495	150	3.30	\$67,620	\$290,180
25	4,692	1,360	100.00%	4,692	1,360	3.45	\$75,500	\$390,500
26	3,218	990	100.00%	3,218	990	3.25	\$73,500	\$357,500
27	2,470	760	100.00%	2,470	760	3.25	\$73,500	\$357,500
28	867	255	100.00%	867	255	3.40	\$75,560	\$412,500
29	2,211	670	100.00%	2,211	670	3.30	\$70,560	\$392,040
30	357	105	100.00%	357	105	3.40	\$70,560	\$392,040
34	371	106	100.00%	371	106	3.50	\$75,600	\$382,800

MENIFEE CITY LIMITS - EXISTING DEMOGRAPHICS								
SECTOR NUMBER	POPULATION ESTIMATE JUNE 2014	HOUSING UNITS JUNE 2014	MENIFEE CITY LIMITS			MEDIAN HOUSEHOLD INCOME 2016	MEDIAN VALUE OF HOUSING 2016	
			% WITHIN	POPULATION (COLUMN 5)	HOUSING UNITS			
			APPH 2016					
35	630	175	100.00%	630	175	3.60	\$75,600	\$368,500
36	536	160	100.00%	536	160	3.35	\$68,600	\$356,400
37	1,462	430	100.00%	1,462	430	3.40	\$74,500	\$386,100
38	1,955	575	100.00%	1,955	575	3.40	\$73,500	\$392,040
39	543	155	100.00%	543	155	3.50	\$70,560	\$356,400
40	2,433	695	100.00%	2,433	695	3.50	\$74,480	\$386,100
42	828	230	38.00%	315	87	3.60	\$58,800	\$261,360
43	234	65	100.00%	234	65	3.60	\$58,800	\$261,360
44	3,162	1,020	15.00%	474	153	3.10	\$68,600	\$314,820
45	455	130	100.00%	455	130	3.50	\$68,600	\$326,700
48	2,178	660	100.00%	2,178	660	3.30	\$74,480	\$380,160
49	1,176	490	100.00%	1,176	490	2.40	\$37,240	\$95,040
50	935	275	100.00%	935	275	3.40	\$68,600	\$350,460
51	6,452	1,870	11.00%	710	206	3.45	\$78,440	\$356,400
54	280	80	70.00%	196	56	3.50	\$68,600	\$314,820
58	5,184	1,620	100.00%	5,184	1,620	3.20	\$68,600	\$368,280
59	5,425	1,550	100.00%	5,425	1,550	3.50	\$75,460	\$421,740
60	1,008	310	100.00%	1,008	310	3.25	\$63,700	\$320,760
TOTAL								
POPULATION:		98,519	86,838					
TOTAL HOUSING UNITS:		33,481	29,981					
TRADE AREA WEIGHTED AVERAGES:						2.90	\$58,774	\$295,320

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).						86,838
(B). UNITS RECENTLY BUILT	717	X	3.25	=	2,330	
(C). UNITS TO BE BUILT WITHIN 2 YEARS	2,456	X	3.25	=	7,982	
(D). BUILD OUT OF ALL OTHER UNITS	15,363	X	3.25	=	49,930	
(E). AUGUST 2016 UPDATED POPULATION						89,169
(F). AUGUST 2018 PROJECTED POPULATION						97,151
(G). TOTAL POPULATION AT BUILD OUT OF ALL UNITS PROPOSED						147,080

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 2014	HOUSING UNITS JUNE 2014	5-MILE RADIUS			APPH 2016	MEDIAN HOUSEHOLD INCOME 2016	MEDIAN VALUE OF HOUSING 2016
			% WITHIN	POPULATION (COLUMN 5)	HOUSING UNITS			
1	3,360	1,015	65.00%	2,184	660	3.31	\$68,600	\$380,160
2	1,530	510	100.00%	1,530	510	3.00	\$60,760	\$314,820
3	4,212	1,170	95.00%	4,001	1,112	3.60	\$48,020	\$237,600
5	1,088	340	100.00%	1,088	340	3.20	\$49,000	\$243,540
6	10	3	100.00%	10	3	3.30	\$58,800	\$297,000
7	1,666	490	100.00%	1,666	490	3.40	\$72,560	\$393,800
8	255	75	100.00%	255	75	3.40	\$65,720	\$350,460
9	1,272	480	100.00%	1,272	480	2.65	\$37,240	\$201,960
10	2,940	840	24.00%	706	202	3.50	\$44,100	\$219,780
11	4,226	1,243	100.00%	4,226	1,243	3.40	\$63,700	\$344,520
12	2,175	870	100.00%	2,175	870	2.50	\$37,240	\$207,900
13	5,058	2,975	100.00%	5,058	2,975	1.70	\$34,124	\$196,020
14	1,215	450	100.00%	1,215	450	2.70	\$55,860	\$237,600
15	3,184	1,355	100.00%	3,184	1,355	2.35	\$36,300	\$189,200
16	5,043	3,020	100.00%	5,043	3,020	1.67	\$33,850	\$189,200
17	13,028	4,653	55.00%	7,166	2,559	2.80	\$86,240	\$433,620
18	3	1	100.00%	3	1	3.30	\$68,600	\$326,700
19	2,384	745	100.00%	2,384	745	3.20	\$67,620	\$308,880
20	1,309	385	100.00%	1,309	385	3.40	\$70,560	\$332,640
21	3,584	1,024	100.00%	3,584	1,024	3.50	\$68,600	\$279,180
22	1,995	570	100.00%	1,995	570	3.50	\$68,600	\$279,180
23	6,923	2,429	100.00%	6,923	2,429	2.85	\$67,620	\$278,300
24	495	150	100.00%	495	150	3.30	\$67,620	\$290,180
25	4,692	1,360	100.00%	4,692	1,360	3.45	\$75,500	\$390,500
26	3,218	990	100.00%	3,218	990	3.25	\$73,500	\$357,500

5-MILE RADIUS FROM INTERSTATE 215 AND NEWPORT ROAD EXISTING DEMOGRAPHICS								
SECTOR NUMBER	POPULATION ESTIMATE JUNE 2014	HOUSING UNITS JUNE 2014	5-MILE RADIUS			APPH 2016	MEDIAN HOUSEHOLD INCOME 2016	MEDIAN VALUE OF HOUSING 2016
			%	POPULATION	HOUSING			
			WITHIN	(COLUMN 5)	UNITS			
27	2,470	760	100.00%	2,470	760	3.25	\$73,500	\$357,500
28	867	255	100.00%	867	255	3.40	\$75,560	\$412,500
29	2,211	670	100.00%	2,211	670	3.30	\$70,560	\$392,040
30	357	105	100.00%	357	105	3.40	\$70,560	\$392,040
31	1,260	360	16.00%	202	58	3.50	\$59,000	\$280,500
32	15	4	100.00%	15	4	3.70	\$73,500	\$380,160
33	8,120	2,320	63.00%	5,116	1,462	3.50	\$69,620	\$344,520
34	371	106	100.00%	371	106	3.50	\$75,600	\$382,800
35	630	175	100.00%	630	175	3.60	\$75,600	\$368,500
36	536	160	100.00%	536	160	3.35	\$68,600	\$356,400
37	1,462	430	100.00%	1,462	430	3.40	\$74,500	\$386,100
38	1,955	575	100.00%	1,955	575	3.40	\$73,500	\$392,040
39	543	155	100.00%	543	155	3.50	\$70,560	\$356,400
40	2,433	695	100.00%	2,433	695	3.50	\$74,480	\$386,100
41	144	40	30.00%	43	12	3.60	\$68,600	\$344,520
42	828	230	100.00%	828	230	3.60	\$58,800	\$261,360
43	234	65	100.00%	234	65	3.60	\$58,800	\$261,360
44	3,162	1,020	48.00%	1,518	490	3.10	\$68,600	\$314,820
45	455	130	100.00%	455	130	3.50	\$68,600	\$326,700
48	2,178	660	100.00%	2,178	660	3.30	\$74,480	\$380,160
49	1,176	490	100.00%	1,176	490	2.40	\$37,240	\$95,040
50	935	275	100.00%	935	275	3.40	\$68,600	\$350,460
51	6,452	1,870	100.00%	6,452	1,870	3.45	\$78,440	\$356,400
52	81	22	100.00%	81	22	3.70	\$78,400	\$415,800
53	630	180	100.00%	630	180	3.50	\$73,500	\$356,400

5-MILE RADIUS FROM INTERSTATE 215 AND NEWPORT ROAD EXISTING DEMOGRAPHICS								
SECTOR NUMBER	POPULATION ESTIMATE JUNE 2014	HOUSING UNITS JUNE 2014	5-MILE RADIUS			APPH 2016	MEDIAN HOUSEHOLD INCOME 2016	MEDIAN VALUE OF HOUSING 2016
			%	POPULATION	HOUSING			
			WITHIN	(COLUMN 5)	UNITS			
54	280	80	81.00%	227	65	3.50	\$68,600	\$314,820
55	945	270	100.00%	945	270	3.50	\$79,400	\$415,800
58	5,184	1,620	100.00%	5,184	1,620	3.20	\$68,600	\$368,280
59	5,425	1,550	100.00%	5,425	1,550	3.50	\$75,460	\$421,740
60	1,008	310	100.00%	1,008	310	3.25	\$63,700	\$320,760
TOTAL								
POPULATION:				127,210	111,865			
TOTAL HOUSING UNITS:				42,725	37,845			
TRADE AREA WEIGHTED AVERAGES:						2.96	\$62,034	\$310,144

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).					111,865
(B). UNITS RECENTLY BUILT	1,043	X	3.25	= 3,390	
(C). UNITS TO BE BUILT WITHIN 2 YEARS	3,248	X	3.25	= 10,556	
(D). BUILD OUT OF ALL OTHER UNITS	36,606	X	3.25	= 118,970	
(E). AUGUST 2016 UPDATED POPULATION					115,255
(F). AUGUST 2018 PROJECTED POPULATION					125,811
(G). TOTAL POPULATION AT BUILD OUT OF ALL UNITS PROPOSED					244,781

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

CHAPTER IV

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
WILDOMAR	1	SPRING MEADOW RANCH	ALI SHAPOURI	TM 31217	SF	DP	1,192						1,192			858.756.8340	SPRING MEADOW RANCH	PROPOSED AMENDMENT OF THE FARM SPECIFIC PLAN
WILDOMAR	2	WILDOMAR SUBDIVISION	DIVERSIFIED PACIFIC HOMES	TM 31479	SF	UC	51			51						909.204.7977		15 ACRES
WILDOMAR	3	OAK SPRINGS RANCH	GLJ PARTNERS	TM 31736	APTS	RB	312	150	162							855.812.6924		
WILDOMAR	4	WILDOMAR SUBDIVISION	AHMED NASIR	TM 33499	SF	DP	60						60			951.526.7298		APPROX. 18.45 ACRES
WILDOMAR	5	WILDOMAR SUBDIVISION	D.R. HORTON	TM 31813	SF	TM	64					64				951.272.9000		20 ACRES
WILDOMAR	6	CARMEL HILL II	GLEN DAIGLE	TM 30094	SF	TM	50					50				951.695.1045		14 ACRES. TM MAY HAVE EXPIRED
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	APTS	DP	322						322			714.334.6711		27.6 ACRES. MIX USE PROJECT UNDER CITY REVIEW
WILDOMAR	9	WILDOMAR SUBDIVISION	STRATA / CLINTON KEITH PARTNERSHIP	P 13-0041	APTS	DP	162						162			858.546.0900		MIX USE PROJECT ON 20 ACRES TO INCLUDE COMMERCIAL
COUNTY	10	HERITAGE CROSSINGS	GRIFFIN HOMES	TM 25351	SF	UC	25			5	20			357-375	2351-2907	951.547.3528		
LAKE ELSINORE	11	HILLSIDE, MEADOW GLEN, SENTERRA, MEADOW RIDGE AND AMBER LEAF	PARDEE HOMES		SF	UC	495	335	150	10				310+	1300-4250	951.244.9583	CANYON HILLS	
MENIFEE	12	SUMMERHOUSE AT THE LAKES	CENTEX HOMES	TM 30422	SF	RB	57			57				269-445	1492-2820	951.246.7687	LAKES @ MENIFEE	PROJECT SOLD OUT
COUNTY	13	RIVERSIDE COUNTY SUBDIVISION	SAN PEDRO FARMS RANCON LLC	TM 36467	SF	DP	421						421					156.12 ACRES. RECENTLY SUBMITTED
COUNTY	14	MARIGOLD	WOODSIDE HOMES	TM 31347	SF	UC	44	23	15	6				440-450		951.777.2525		21 ACRES
MENIFEE	15	CANTALENA	BLUESTONE COMMUNITIES / RALPH EMERSON	TM 33732	SF	TM	296					296				949.475.4110	CANTALENA	APPROX. 94 ACRES.

RB=RECENTLY BUILT; UC=UNDER CONSTRUCTION; FM=FINAL MAP APPROVAL; TM=TENTATIVE MAP APPROVAL; DP=DESIGN PLAN CHECK

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	16	RIVERSIDE COUNTY SUBDIVISION	LEON ROAD LLC	TM 31008	SF	TM	366					366				951.699.2631		160 ACRES. EXPIRES 4/18
MENIFEE	17	NAUTICAL COVE	RANCON 155	TM 31229	SF	TM	242					242				951.676.6664		78 ACRES WITH A LAKE
COUNTY	18	RIVERSIDE COUNTY SUBDIVISION	SIERRA LINDA DEVELOPMENT	TM 33145	CONDO	TM	378					378						TM EXPIRES 7/18
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 3/18
COUNTY	22	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	23	MENIFEE HEIGHTS	CV COMMUNITIES LLC	TM 32277	SF	TM	411					411				951.232.9641		
MENIFEE	24	TERRA BELLA AND MOSAIC	DR HORTON	TM 28206	SF	FM	180	60	40		80			335-353	2796-3175			PROJECT PENDING START UP
MENIFEE	25	MENIFEE SUBDIVISION	BC HAUN ROAD, LLC	TM 33371	CONDO	TM	226					226				858.217.3144		17 ACRES
MENIFEE	26	MENIFEE SUBDIVISION	SOUTHERN CALIFORNIA PROPERTIES, INC.	PAR 2014-188	SF	DP	128						128					PROJECT IN PRE-APPLICATION REVIEW
MENIFEE	27	MENIFEE TOWN CENTER	STARK MENIFEE LAND, LLC / REGENT PROPERTIES	TM 36303	SF	DP	1,052						1,052			310.806.9860	MENIFEE TOWN CENTER	MAP IS FOR 97 UNITS AND IS UNDER REVIEW. BALANCE OF UNITS WILL BE SUBMITTED SOON
MENIFEE	28	CHRISTIANSON RANCH	BRENSON 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

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	30	MARKET RATE APARTMENTS	STRATA HOLLAND, LLC	PAR 2014-254	MIX	DP	304						304					APPROX. 34.5 ACRES. PROJECT TO INCLUDE 236 APTS, 100 SENIOR UNITS AND 68 SF
COUNTY	31	RIVERSIDE COUNTY SUBDIVISION	JOSEPH RIVANI	TM 36785	MIX	DP	523						523					170.8 ACRES. SUBMITTED 11/2014
COUNTY	32	WILLOW RIDGE AT MORNING STAR RANCH	LENNAR		SF	UC	90		23	10	57			466-521	3120-4157	888.444-4875	WINCHESTER 1800	
COUNTY	33	MORNING STAR RANCH	STANDARD PACIFIC		SF	FM	200				200						WINCHESTER 1800	REMAINING FM LOTS IN PROJECT
COUNTY	34	IRONWOOD AND ACACIA AT MAHOGANY HILLS	KB HOME	TM 32289	SF	UC	198		3	34	161			343-417	2343-4715	951.923-4150	SPENCER'S CROSSING	ACACIA 951.923.4057
MURRIETA	35	GOLDEN CITY	GOLDEN CITY / ARGENT MANAGEMENT	TM 28532-3-5	SF	FM	419				419					949.777-4000		SOME LOTS GRADED
COUNTY	36	CAPISTRANO	MERITAGE HOMES	TM 32049	SF	UC	40		15	25				415-443		877.815-6374		18.5 ACRES. FINAL UNITS OUT OF 162
COUNTY	37	SWEETWATER RANCH	MERITAGE HOMES	TM 32272	SF	UC	130	80	25	25				348-390	2200-3250	877.815-6374		2 HOMES LEFT FOR SALE
COUNTY	38	BELLA SOL	MERITAGE HOMES		CONDO	FM	125		20		105					888.711-2577		PROJECT COMING SOON
MURRIETA	39	MEADOWLARK	PINNACLE COMMUNITIES	TM 33231	SF	TM	35					35						TM EXPIRES 12/2017
COUNTY	40	ACACIA, HAWTHORNE & IRONWOOD AT MAHOGANY HILLS	KB HOME	TM 30433	SF	UC	498		70	25	403			350+	UP TO 4700	951.923-4150		167 ACRES. 3 COMMUNITIES IN PROJECT
COUNTY	41	LIBERTY AT MORNING STAR RANCH	BROOKFIELD HOMES		SF	UC	85		40	25	20			400+	3120-4157	951.926-7971	WINCHESTER 1800	
COUNTY	42	LEGACY AND TRADITIONS AT HERITAGE RANCH	BEAZER HOMES	32185	SF	UC	128		29	20	79			335-410	1691-3748	951.200-4654		TRADITIONS 951.200.4108
COUNTY	43	HERITAGE RANCH	BEAZER HOMES	TM 32185	SF	FM	398				398					714.549-6972		163.57 ACRES. PROJECT GRADED AND ON HOLD
COUNTY	44	SPENCER'S CROSSING	LENNAR	TM 32289, 90	SF	TM	1,005					1,005				951.676-8042	SPENCER'S CROSSING	APPROX. 340 ACRES. TM EXPIRES 3/2018

RB=RECENTLY BUILT; UC=UNDER CONSTRUCTION; FM=FINAL MAP APPROVAL; TM=TENTATIVE MAP APPROVAL; DP=DESIGN PLAN CHECK

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	45	HORIZON AND SUNRISE AT MORNING STAR RANCH	STANDARD PACIFIC		SF	UC	170		58	40	72			407-521	2909-3369	951.926.7971	WINCHESTER 1800	
COUNTY	46	RIVERSIDE COUNTY SUBDIVISION	CAPITAL PACIFIC HOMES	TM 33303	SF	TM	24					24				951.279.2447		APPROX. 7.4 ACRES. TM EXPIRES 4/17
COUNTY	47	RIVERSIDE COUNTY SUBDIVISION	ION COMMUNITIES	TM 33423	SF	TM	134					134				909.469.2800		APPROX. 46.15 ACRES. TM EXPIRES 1/17
COUNTY	48	RIVERSIDE COUNTY SUBDIVISION	GRANITE HOMES	TM 34150	SF	DP	82						82					APPROX. 38.9 ACRES. SUBMITTED 10/2005
MURRIETA	49	PACIFIC LANDING	ALANTIC PACIFIC		APTS	RB	325		325							305.438.7386		APPROX. 35 ACRES. PROJECT ALMOST COMPLETE. PacificLanding.com
MURRIETA	50	MURRIETA HILLS	MURRIETA HILLS, LLC	TM 35853	MIX	DP	532						532				MURRIETA HILLS	UNDER CITY REVIEW
COUNTY	51	RIVERSIDE COUNTY SUBDIVISION	BC YATES ROAD LLC	TM 33307	SF	TM	41					41				858.217.3144		TM EXPIRES 5/2018
COUNTY	52	WINCHESTER 1800	CV COMMUNITIES LLC	TM 36437	SF	TM	102					102					WINCHESTER 1800	APPROX. 40 ACRES. TM EXPIRES 4/2017
COUNTY	53	WINCHESTER 1800	JOSEPH TURLEY	TM 35161	SF	TM	51						51				WINCHESTER 1800	APPROX. 20 ACRES
MURRIETA	54	MURRIETA SUBDIVISION	HUNSAKER ASSOCIATES	TM 33904	SF	TM	22					22						TM EXPIRES 5/17
MURRIETA	55	MURRIETA SUBDIVISION	GOLDEN CITY / ARGENT MANAGEMENT	TM 34445	SF	DP	13						13					UNDER CITY REVIEW
MURRIETA	56	ADDISON POINTE	DR HORTON / EXPRESS HOMES	TM 28532-1-2	SF	UC	82		22	10	50			359-393	2200-2800	951.679.3226		
MURRIETA	57	MURRIETA SUBDIVISION	MELIA HOMES	DP 2014-301	APTS	DP	251						251					UNDER CITY REVIEW
MURRIETA	58	MURRIETA SUBDIVISION	MELIA HOMES	DP 2014-354	APTS	DP	80						80					UNDER CITY REVIEW
COUNTY	59	RIVERSIDE COUNTY SUBDIVISION	KEITH GARDNER	TM 36687	SF	TM	71					71					WINCHESTER 1800	18.48 ACRES. TM EXPIRES 2/2018
COUNTY	60	RIVERSIDE COUNTY SUBDIVISION	J & A INVESTMENTS	TM 29098	SF	TM	39					39						80.4 ACRES. TM EXPIRES 10/2016

RB=RECENTLY BUILT; UC=UNDER CONSTRUCTION; FM=FINAL MAP APPROVAL; TM=TENTATIVE MAP APPROVAL; DP=DESIGN PLAN CHECK

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	61	RIVERSIDE COUNTY SUBDIVISION	FRENCH VALLEY ASSOCIATES, LLC	TM 36722	MIX	TM	146					146						40.6 ACRES. SUBMITTED 6/2017
WILDOMAR	62	WILDOMAR SUBDIVISION	NOVA HOMES	TM 36952	MIX	DP	77						77			562.355.0835		11.25 ACRES
WILDOMAR	63	WILDOMAR SUBDIVISION	DIVERSIFIED PACIFIC #2	TM 22952	SF	TM	13					13				858.546.0900		3.64 ACRES
WILDOMAR	64	WILDOMAR SUBDIVISION	BAXTER / SUSAN	TM 36956	SF	DP	48						48			951.279.4877		
MENIFEE	65	GALARY OAKS	GALARY HOMES	TM 30664	SF	FM	32	7	2		23							8 ACRES
MENIFEE	66	MENIFEE SUBDIVISION	WOODSIDE MENIFEE	TM 31194	SF	TM	483					483				949.768.2532		206 ACRES
MENIFEE	67	MENIFEE SUBDIVISION	TRUMARK COMPANIES	TM 33883	SF	TM	47					47				949.375.3645		15.07 ACRES
MENIFEE	68	PEPPER TREE AT HIDDEN HILLS	KB HOME	TM 30142, 33620	SF	FM	511	85			426							166 ACRES. PROJECT TO START SOON
MENIFEE	69	ALASIA	MERITAGE HOMES	TM 30554	SF	UC	87			10	77			371-467	2386-3438	888.626.0608		35.4 ACRES
MENIFEE	70	CALDER RANCH	CAPITAL PACIFIC HOMES	TM 29636	SF	UC	75	42	12	3	18			370+	2986-4250	951.679.8533		76.8 ACRES
LAKE ELSINORE	71	VIEWPOINTE, OVERLOOK, VANTAGE AND SUMMERFIELD AT WESTRIDGE IN CANYON HILLS	PARDEE HOMES	TM 30494	SF	UC	649		95	40	350	164		200-500		951.244.9583	CANYON HILLS	
LAKE ELSINORE	72	CYPRESS	RICHMOND AMERICAN		SF	RB	109	74	35					290-344	1846-2993	951.672.3581	CANYON HILLS	
LAKE ELSINORE	73	WESTRIDGE	PARDEE HOMES		APTS	FM	678				678						CANYON HILLS	PLANNING AREAS 1 AND 2. GRADING UNDERWAY
COUNTY	74	WILLOW AT SPENCER'S CROSSING	RICHMOND AMERICAN	TM 32289, 90	SF	RB	22		22						2500-3800	909.579.3288	SPENCER'S CROSSING	
COUNTY	75	WINCHESTER HILLS	PIM / BLUECAP WINCHESTER	TM 31892	SF	TM	379					379					WINCHESTER HILLS	241.8 ACRES. TM EXPIRES 11/17
COUNTY	76	WINCHESTER HILLS	WINCHESTER MEADOWS LLC	TM 36417	MIX	TM	243					243					WINCHESTER HILLS	51.43 ACRES. SUBMITTED 3/12

RB=RECENTLY BUILT; UC=UNDER CONSTRUCTION; FM=FINAL MAP APPROVAL; TM=TENTATIVE MAP APPROVAL; DP=DESIGN PLAN CHECK

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	77	TALAVERA	TTLC TALAVERA, LLC - THE TRUE LIFE COMPANIES	TM 29777	SF	TM	173					173				951.676.6726		63.48 ACRES. PROJECT FOR SALE
MENIFEE	78	UNDERWOOD	CV COMMUNITIES	TM 29835	SF	TM	543					543				909.898.1692		236 ACRES
MENIFEE	79	LAKEVIEW I	CALATLANTIC HOMES	34406, 34180	SF	UC	97		54	15	28			332-365	1848-2743	951.679.1011	HERITAGE LAKE	
MENIFEE	80	LAKEVIEW II	CALATLANTIC HOMES	34406, 34180	SF	FM	118				118					951.679.1011	HERITAGE LAKE	
MENIFEE	81	NEWBRIDGE	CALATLANTIC HOMES	34406, 34180	SF	UC	116		30	15	71			380-420		951.898.5510	HERITAGE LAKE	
MENIFEE	82	CARMEL	STANDARD PACIFIC	34406, 34180	SF	UC	110		38	15	57			360-400		951.672.7773	HERITAGE LAKE	
MENIFEE	83	SOUTHPORT	STANDARD PACIFIC	TM 34180	SF	RB	98	68	30					360-400	2320-2900	951.679.8294	HERITAGE LAKE	PROJECT SOLD OUT
MENIFEE	84	HERITAGE LAKE	BROOKFIELD CALIFORNIA LAND CO.	TM 31811, 12, 34406, 34180	SF	TM	1,700					1,700				714.505.6360	HERITAGE LAKE	MAY BE REVISING TM TO 2,250 UNITS. FM EXPECTED TO RECORD IN SUMMER 2017. HOME CONSTRUCTION EXPECTED 2018
MENIFEE	85	MENIFEE HILLS	LENNAR	TM 31582	SF	UC	147		36	15	96			360-400		951.246.6299		
MENIFEE	86	DIAMOND CROSSING	DIAMOND BROTHERS FIVE PART.	TM 32100-02	SF	TM	630					630						
COUNTY	87	LA VENTANA	LA VENTANA 242, LLC	TM 31100	SF	TM	243					243				951.233.0075	WINCHESTER HILLS	77 ACRES. TM EXPIRES 7/16
MENIFEE	88	MAHOGANY CREEK	DR HORTON	TM 32186	SF	UC	108		86	12	10			390-450	2800-3866	951.679.0319		
COUNTY	89	MOUNTAIN GATE	WOODSIDE HOMES	TM 28801	SF	UC	116		9	15	92			280-335	1732-2472	951.777.2525	MENIFEE NORTH	
MENIFEE	90	MCCALL 71, LLC	STRATA MCCALL, LLC	TM 31098	SF	TM	258					258						71 ACRES
MENIFEE	91	ELDORADO	ELDORADO RIVERSIDE VENTURES, LLP	TM 31582	SF	FM	122				122					951.246.6299		
COUNTY	92	RIVERSIDE COUNTY SUBDIVISION	STONE STAR RIVERSIDE, LLC	TM 30972	SF	TM	91					91					MENIFEE NORTH	72.9 ACRES. READY TO RECORD FM. EXPECT TO SALE TO BUILDER

RB=RECENTLY BUILT; UC=UNDER CONSTRUCTION; FM=FINAL MAP APPROVAL; TM=TENTATIVE MAP APPROVAL; DP=DESIGN PLAN CHECK

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	93	WINCHESTER HILLS	RANCHOS PROPERTY LTD - RANCON	TM 34677	SF	TM	422					422					WINCHESTER HILLS	73.22 ACRES. TM EXPIRES 6/2018
MENIFEE	94	BAYPORT NORTH	BAYPORT NORTH LLC	TM 33905	APTS	TM	240					240						
MENIFEE	95	FLEMING RANCH	FLEMING RANCH	TM 34104, 34105	SF	TM	1,588					1,588				949.852.8288	FLEMING RANCH	333.6 ACRES. PROJECT FOR SALE
MENIFEE	96	CHAPARRAL	CHAPARRAL MENIFEE, LLLP	PP 2013-040	APTS	TM	228					228						SENIOR CITIZEN APTS ON 46 ACRES
MENIFEE	97	MENIFEE SUBDIVISION	TRIP HORD & ASSOC.	TM 33308	SF	DP	44						44			951.684.9615		39 ACRES. NO ACTIVITY FOR SOMETIME
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 5/2018
COUNTY	99	MENIFEE NORTH	MR 27 LLC	TM 34118	SF	TM	172					172					MENIFEE NORTH	27.58 ACRES. TM EXPIRES 2/2017
COUNTY	100	WINCHESTER HILLS	RANCON WINCHESTER VALLEY 85 LLC	TM 30806	SF	TM	180					180					WINCHESTER HILLS	
COUNTY	101	MENIFEE NORTH	WATSON 206, LLC - DIVERSIFIED PACIFIC	TM 29326	SF	TM	54					54				909.898.1692	MENIFEE NORTH	APPROX. 39 ACRES. TM EXPIRES 12/2016
MENIFEE	102	MENIFEE NORTH	MR-27, LLC	TM 34600	SF	TM	153					153				951.696.0600	MENIFEE NORTH	APPROX. 19.9 ACRES. TM EXPIRES 2/17
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 EXPIRES 7/17
MENIFEE	106	MENIFEE NORTH	MR 56, LLC.	TM 33738	SF	TM	52					52					MENIFEE NORTH	
COUNTY	107	RIVERSIDE COUNTY SUBDIVISION	ASHBY FINANCIAL	TM 31545	SF	TM	55					55				909.898.1692	MENIFEE NORTH	17 ACRES. TM EXPIRES 7/17
COUNTY	108	RIVERSIDE COUNTY SUBDIVISION	PASSCO 2M, LLC	TM 31536	SF	TM	44					44				909.757.8199		APPROX. 49.47 ACRES. TM EXPIRES 12/17

RB=RECENTLY BUILT; UC=UNDER CONSTRUCTION; FM=FINAL MAP APPROVAL; TM=TENTATIVE MAP APPROVAL; DP=DESIGN PLAN CHECK

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	109	MENIFEE NORTH	WATSON 206, LLC - DIVERSIFIED PACIFIC	TM 29327, 28	SF	TM	152					152				951.898.1692	MENIFEE NORTH	APPROX. 40 ACRES. TM EXPIRES 4/2017 AND 7/17
MENIFEE	110	CAMELLIA AT THE LAKES	LENNAR	TM 30422	SF	UC	178		35	20	123			368-401	2000-2700	951.461.5990	LAKES @ MENIFEE	LAST PROJECT IN SPECIFIC PLAN
COUNTY	111	MEADOWLANDS	SAGE COMMUNITIES	TM 30976, 30977	SF	TM	576					576				951.676.6664	WINCHESTER HILLS	313 ACRES. TM EXPIRES 6/18
COUNTY	112	WINCHESTER HILLS	COPPER SKYE, LLC	TM 33145	APTS	TM	378					378					WINCHESTER HILLS	
COUNTY	113	THE WOODS	WOODS VENTURE, LLLP	TM 32818	MIX	TM	613					613					WINCHESTER HILLS	MAP CALLS FOR 120 SF UNITS AND 493 MULTI
COUNTY	114	WINCHESTER HILLS	RANCON WINCHESTER VALLEY 200 LLC	TM 30807	SF	TM	194					194					WINCHESTER HILLS	APPROX. 201.67 ACRES. TM EXPIRES 7/18
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
COUNTY	116	RIVERSIDE COUNTY SUBDIVISION	EMPIRE LAND, LLC.	TM 31537	SF	DP	726						726			951.987.7788		211.50 ACRES. NO ACTIVITY SINCE 2003
COUNTY	117	RIVERSIDE COUNTY SUBDIVISION	TRANSPACIFIC CONSULTANTS	TM 31857, 8	SF	TM	325					325				951.676.7000		98 ACRES. TM EXPIRES 8/16
COUNTY	118	EUCALYPTUS GROVE	STONE STAR RIVERSIDE, LLC	TM 32394	SF	TM	127					127				949.367.9400		39.9 ACRES. TM EXPIRES 8/16
COUNTY	119	QUAIL MEADOWS WEST	RHEINGANS	TM 31101	SF	TM	160					160				951.676.7000		49 ACRES. TM EXPIRES 6/18
COUNTY	120	OLIVE ROAD ESTATES	MIGHTY DEVELOPMENT, INC.	TM 32282, 32679	SF	TM	124					124				909.944.8181		TM EXPIRES 9/16
COUNTY	121	QUAIL MEADOWS EAST	MIGHTY DEVELOPMENT, INC.	TM 31099	SF	TM	207					207				909.944.8181		64 ACRES. TM EXPIRES 6/18
COUNTY	122	RIVERSIDE COUNTY SUBDIVISION	TAGHDIRI HUSHMAND TRUST	TM 32679	SF	TM	62					62				951.855.3338		19.44 ACRES. TM EXPIRES 7/18
COUNTY	123	RIVERSIDE COUNTY SUBDIVISION	MOUNTAIN VISTA HOMES	TM 33700	SF	TM	128					128				949.429.5693		TM EXPIRES 1/17
COUNTY	124	RIVERSIDE COUNTY SUBDIVISION	BEELEER GRAND, LLC	TM 31857	SF	TM	140					140						41 ACRES. TM EXPIRES 4/2018
COUNTY	125	RIVERSIDE COUNTY SUBDIVISION	SHEILA BORNEMAN	TM 33958	SF	DP	36						36			951.676.7000		APPROX. 20.13 ACRES. NO ACTIVITY SINCE 2005

RB=RECENTLY BUILT; UC=UNDER CONSTRUCTION; FM=FINAL MAP APPROVAL; TM=TENTATIVE MAP APPROVAL; DP=DESIGN PLAN CHECK

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	126	WINCHESTER HILLS	RANCHO BRIDGES III LLC	TM 31633	SF	TM	128					128				951.676.6664	WINCHESTER HILLS	94.24 ACRES
COUNTY	127	RIVERSIDE COUNTY SUBDIVISION	LANPHERE & ASSOCIATES	TM 34842	SF	TM	35					35				909.229.0125		APPROX. 10.24 ACRES. TM EXPIRES 4/17
COUNTY	128	WINCHESTER HILLS	RANCON WINCHESTER VALLEY 63 LLC	TM 30322	SF	TM	123					123				951.676.6664	WINCHESTER HILLS	
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. RANCON TOOK OVER THE RYLAND HOMES PORTION OF THIS MAP. TM EXPIRES 9/2017
COUNTY	130	WINCHESTER HILLS	MEADOW VISTA HOLDINGS	TM 36288	SF	TM	72					72					WINCHESTER HILLS	APPROX. 10 ACRES. TM EXPIRES 11/17
COUNTY	131	RIVERSIDE COUNTY SUBDIVISION	STONE STAR RIVERSIDE LLC	TM 36365, 36711	SF	DP	224						224					APPROX. 72 ACRES. SUBMITTED 6/12
COUNTY	132	MENIFEE NORTH	STRATA EQUITY GROUP LLC	TM 36430	SF	TM	340					340					MENIFEE NORTH	APPROX. 180 ACRES
COUNTY	133	RIVERSIDE COUNTY SUBDIVISION	OF 10, LLC.	TM 33263	SF	TM	30					30				951.676.7000		10 ACRES. TM EXPIRES 11/16
COUNTY	134	WINCHESTER TRAILS	OSBORNE DEVELOPMENT	TM 30351	SF	FM	216	56			160			300+	1551-2964	949.275.6573		80 ACRES
COUNTY	135	WINCHESTER HILLS	SF-150 LLC	TM 31632	SF	TM	186					186				951.676.6664	WINCHESTER HILLS	55.59 ACRES. TM EXPIRES 11/17
COUNTY	136	WINCHESTER HILLS	WINCHESTER 68 LLC	TM 31141	SF	TM	64					64				951.676.6664	WINCHESTER HILLS	
COUNTY	137	WINCHESTER HILLS	RANCON WINCHESTER VALLEY 155 LLC	TM 31142	SF	TM	167					167				951.676.6664	WINCHESTER HILLS	
COUNTY	138	CROSSROADS AT WINCHESTER	REGENT WINCHESTER		SF	TM	260					260				951.676.6664	CROSSROADS AT WINCHESTER	SF = 106 UNITS AND MULTI = 154
COUNTY	139	WINCHESTER MEADOWS	WINCHESTER MEADOWS, LLC	TM 33498	MIX	TM	282					282					WINCHESTER HILLS	MAP CALLS FOR 57 SF UNITS AND 225 MULTI

RB=RECENTLY BUILT; UC=UNDER CONSTRUCTION; FM=FINAL MAP APPROVAL; TM=TENTATIVE MAP APPROVAL; DP=DESIGN PLAN CHECK

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	140	HERITAGE LAKE	STANDARD PACIFIC	34406, 34180	SF	FM	486				486					951.898.5529	HERITAGE LAKE	PROJECT GRADED
COUNTY	141	HOMESTEAD SOUTH	RANCON WINCHESTER VALLEY LLC	TM 30322	SF	TM	285					285				951.676.6664	WINCHESTER HILLS	PROJECT GRADED. RANCON TOOK PROJECT BACK FROM D.R. HORTON. TM EXPIRES 4/18
COUNTY	142	CROSSROADS AT WINCHESTER	RANCON CROSSROADS LLC	TM 37119	SF	DP	443						443			951.676.6664	CROSSROADS AT WINCHESTER	159 ACRES
COUNTY	143	MENIFEE NORTH	STONESTAR RIVERSIDE LLC	TM 31500	SF	TM	182					182					MENIFEE NORTH	53.7 ACRES. TM RECENTLY APPROVED
COUNTY	144	RIVERSIDE COUNTY SUBDIVISION	EVAN & ELLEN MAI	TM 32400	SF	DP	27						27			951.721.6519		10 ACRES
MENIFEE	145	MENIFEE SUBDIVISION	ROMOLAND RANCH LLC	TM 35876	SF	TM	17					17						
COUNTY	146	TRAILMARK	BENCHMARK PACIFIC	TM 35045	SF	TM	796					796				760.450.0441	TRAILMARK	PROJECT FOR SALE TO MERCHANT BUILDERS
COUNTY	147	MENIFEE SUBDIVISION	WESCO HOMES & DEVELOPMENT	TM 32314	SF	TM	33					33				951.672.6777		9.7 ACRES
MENIFEE	148	MENIFEE SUBDIVISION	ENGINEERING SOLUTIONS	TM 32283	SF	DP	38						38			951.784.0286		10.15 ACRES
MENIFEE	149	HOLIDAY	JOHN LAING HOMES		SF	FM	144	65			79							40 ACRES. NEW DEVELOPER ON PROJECT
MENIFEE	150	MCLAUGHLIN VILLAGE	CORMAN LEIGH COMMUNITIES	TM 33648	SF	TM	56					56				951.296.5070		14.42 ACRES
MENIFEE	151	CIMMARON RIDGE	VAN DAELE HOMES	TM 36658	SF	FM	782				782					951.354.2121	CIMMARON RIDGE	240 ACRES. PROJECT COMPLETELY GRADED AND DEVELOPER RECENTLY SUBMITTED NEW TM TO CITY.
MENIFEE	152	MENIFEE SUBDIVISION	SUNWOOD	TM 31856	SF	TM	76					76				909.208.2971		24.11 ACRES
MENIFEE	153	MENIFEE SUBDIVISION	STONEGATE DEVELOPMENT I, LLC	TM 31456	SF	TM	177					177				949.367.9400		162 ACRES.

RB=RECENTLY BUILT; UC=UNDER CONSTRUCTION; FM=FINAL MAP APPROVAL; TM=TENTATIVE MAP APPROVAL; DP=DESIGN PLAN CHECK

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	154	MENIFEE SUBDIVISION	CAPSTONE	TM 34037	SF	TM	122					122				949.412.9861		
MENIFEE	155	MENIFEE SUBDIVISION	ASCHO	TM 28859	SF	TM	246					246				951.672.6777		101.21 ACRES
COUNTY	156	MENIFEE SUBDIVISION	ARTISAN COMMUNITIES, LLC	TM 33419	SF	TM	157					157				714.516.4443		APPROX. 36.4 ACRES. TM EXPIRES 5/2017
PERRIS	157	SEQUOIA AND CABRILLO AT MONUMENT PARK	KB HOME	TM 31926	SF	UC	358	180	40	15	123			246-295	1800-3000	951.238.1965		CABRILLO 951.238.1202
PERRIS	158	RIVERWOODS	BENCHMARK PACIFIC	TM 32666	SF	FM	663				663						RIVERWOODS	NO BUILDING PERMITS PULLED YET
COUNTY	159	RIVERSIDE COUNTY SUBDIVISION	SOUTHERN CALIF. LAND MANAGEMENT	TM 31687	SF	FM	65				65					951.244.1006		40.17 ACRES. PROJECT GRADED
COUNTY	160	RIVERSIDE COUNTY SUBDIVISION	CROWN WEST HOMES, LP	TM 32748	SF	DP	22						22			213.622.3636		20 ACRES. NO ACTIVITY FOR SOMETIME
COUNTY	161	PACIFIC ROSE	PACIFIC COMMUNITIES		SF	FM	124	20	10		94			200+	2379-3996			PER DEVELOPER, PROJECT ON HOLD
MENIFEE	162	BOULDER CREEK	JCA HOMES	TM 30812	SF	FM	29				29							18.75 ACRES. PROJECT IS GRADED AND ON HOLD
COUNTY	163	RIVERSIDE COUNTY SUBDIVISION	GREG & RUTH SPONSELLER	TM 32934	SF	TM	15					15				951.212.7820		9.85 ACRES. TM EXPIRES 1/2017
MENIFEE	164	COTTONWOOD AND ORCHID AT PACIFIC MAYFIELD	PACIFIC COMMUNITIES	TM 28786-94, 34164	SF	UC	856	65	108	20	265	398		360-460	2008-4600	951.246.8695	PACIFIC MAYFIELD	ORCHID IS 55+ COMMUNITY #951.723.8678. pacificmayfield.com
MENIFEE	165	QUAIL HILL	REPKE	TM 32794	SF	TM	152					152						
MENIFEE	166	CIMARRON	WOODSIDE HOMES	TM 31391	SF	RB	107	79	28					245-280	1662-2465		AUDIE MURPHY RANCH	PROJECT SOLD OUT
MENIFEE	167	LAREDO	WOODSIDE HOMES	TM 31092	SF	RB	96	69	27					280+	2300-3100		AUDIE MURPHY RANCH	
MENIFEE	168	PALOMINO	RICHMOND AMERICAN	31391	SF	RB	112	50	62					299-332	2320-3100		AUDIE MURPHY RANCH	
MENIFEE	169	BIG SKY	BROOKFIELD HOMES	TM 31391	SF	RB	95	10	85					320-360	2790-3800		AUDIE MURPHY RANCH	

RB=RECENTLY BUILT; UC=UNDER CONSTRUCTION; FM=FINAL MAP APPROVAL; TM=TENTATIVE MAP APPROVAL; DP=DESIGN PLAN CHECK

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	170	PROVINCE	BROOKFIELD RESIDENTIAL	TM 31822-3,3139 0, 91, 92, 93	SF	UC	82			6	76			421-428	2949-3488	888.335.9701	AUDIE MURPHY RANCH	
MENIFEE	171	DAKOTA	WOODSIDE HOMES	TM 31822-3,3139 0, 91, 92, 93	SF	FM	168				168				2136-2716		AUDIE MURPHY RANCH	PROJECT IS COMING SOON
MENIFEE	172	SILVERCREEK	KB HOME	TM 31822-3,3139 0, 91, 92, 93	SF	UC	98		6	8	84			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	UC	113		10	7	96			391-434	2805-3849	951.672.3581	AUDIE MURPHY RANCH	
MENIFEE	174	REMINGTON	WOODSIDE HOMES	TM 31822-3,3139 0, 91, 92, 93	SF	UC	65		6	7	52			418-436	2351-3199	951.777.2525	AUDIE MURPHY RANCH	
MENIFEE	175	AUDIE MURPHY RANCH	BROOKFIELD HOMES	TM 36484, 36485	SF	TM	1,254					1,254					AUDIE MURPHY RANCH	330 ACRES. BALANCE OF UNITS IN SPECIFIC PLAN
LAKE ELSINORE	176	CANYON ESTATES	CITY OF LAKE ELSINORE		SF	DP	302						302					PROJECT RECENTLY SUBMITTED
COUNTY	177	CANYON COVE	MORRELL FAMILY LTD PARTNERSHIP	TM 32025	SF	TM	198					198				951.885.8500		APPROX. 130 ACRES. TM MAY HAVE EXPIRED
MENIFEE	178	MENIFEE SUBDIVISION	ROWLAND DEVELOPMENT	PA 2014-218	SF	DP	80						80			951.672.6777		UNDER CITY REVIEW
MENIFEE	179	VICTORIA GARDENS	RGP PLANNING AND DEVELOPMENT SERVICES	PP 22678	APTS	TM	130					130						FILED 3RD TM EXTENSION
LAKE ELSINORE	180	SOUTHSHORE 1	CITY OF LAKE ELSINORE		SF	TM	519					519						PROJECT RECENTLY APPROVED
PERRIS	181	PERRIS SUBDIVISION	CITY OF PERRIS	TM 33900	SF	TM	198					198				951.943.5003		116 ACRES. TM WAS APPROVED IN 5-2008
LAKE ELSINORE	182	PERRIS SUBDIVISION	CITY OF PERRIS	TM 33973	SF	TM	384					384				951.943.5003		116 ACRES. TM WAS APPROVED IN 5-2008
TOTALS							44,512	1,534	1,925	509	8,329	24,265	7,950					

RB=RECENTLY BUILT; UC=UNDER CONSTRUCTION; FM=FINAL MAP APPROVAL; TM=TENTATIVE MAP APPROVAL; DP=DESIGN PLAN CHECK

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	208	224	28	476	1,254		0		SP 209. APPROX 991.04 ACRES. WOODSIDE AND RICHMOND AMERICAN ARE ADDITIONAL BUILDERS UNDERWAY
COUNTY	BELLE TERRE	REGENT PROPERTIES	MIX	1,200							1,200	310.806.9888	SP 382. APPROX. 343.6 ACRES. PROJECT IS APPROVED
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. INCLUDES MENIFEE ECONOMIC CORRIDOR PARCEL UP FOR SALE
LAKE ELSINORE	CANYON HILLS	PARDEE CONSTRUCTION	MIX	4,275	2,400	280	50	1,028	164		353	310.475.3525	FOUR COMMUNITIES UNDERWAY WITH RICHMOND AMERICAN AND PARDEE
MENIFEE	CIMMARON RIDGE	VAN DAELE HOMES	MIX	782				782			0		VAN DAELE RECENTLY SUBMITTED NEW TM TO CITY FOR REVIEW. PROJECT IS COMPLETELY GRADED
COUNTY	CROSSROADS AT WINCHESTER	REGENT PROPERTIES	MIX	802					260	443	99	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							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	LAND ADVISORS	MIX	1,588					1,588		0		SP 346. ON APPROXIMATELY 333 ACRES. PROJECT RECENTLY UP FOR AUCTION
PERRIS	GREEN VALLEY	RAINTREE INVESTMENTS	MIX	4,210							4,210	858.350.9261	SP. 89-25. 1,194 ACRES. TM TO BE SUBMITTED FOR 300 UNITS
MENIFEE	LAKES @ MENIFEE	CENTEX HOMES	MIX	988	670	92	20	123			83	951.279.4000	SP 247. APPROX 250 ACRES. STRONG SALES AND PROJECT IN FINAL STAGES
MENIFEE / COUNTY	MENIFEE NORTH	PROPERTY OWNER'S ASSOCIATION	MIX	2,815	253	9	15	92	2,127		319		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							1,052	310.806.9860	SP 194. PROJECT VERY ACTIVE
MENIFEE	MENIFEE VALLEY RANCH / HERITAGE LAKE	BROOKFIELD MENIFEE, INC. / STANDARD PACIFIC	SF	4,359	1,702	152	45	760	1,700		0		MENIFEE VALLEY RANCH OWNED BY BROOKFIELD. THE SOUTHERN HALF IS HERITAGE LAKE WHICH IS UNDERWAY BY STANDARD PACIFIC

SPECIFIC PLAN LISTING

AREA	SPECIFIC PLAN	DEVELOPER	UNIT TYPE	TOTAL UNITS	EXIST-ING	RB	UC	FM	TM	DP	TO BE SUB.	DEV. #	OTHER
MURRIETA	MURRIETA HILLS	PULTE/BP MURRIETA HILLS	MIX	1,778						532	1,246	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	65	108	20	265	398		0	951.246.8695	SP. 140 AKA NEWPORT ESTATES.
PERRIS	RIVERWOODS	TMP INVESTMENTS	SF	900				663			237		SP 89-70
COUNTY	SPENCER'S CROSSING	NEWLAND	MIX	1,793	578	25	34	161	1,005		0		SP 312. 607 ACRES. PROJECT VERY ACTIVE. AKA FRENCH VALLEY AREA
WILDOMAR	SPRING MEADOW RANCH	ALI SHAPOURI	MIX	1,192						1,192	0	858.756.8340	SP. 315. APPROX. 792 ACRES. MIX USE PROJECT TO INCLUDE COMMERCIAL, CIVIC, PARK, RESIDENTIAL AND OPEN SPACE
COUNTY	TRAILMARK	BENCHMARK PACIFIC	MIX	796					796		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	CONSCAN STEWART PART.	MIX	4,774	2,270	121	75	349	173	51	1,735		SP 286. 1889 ACRES. PROJECT VERY ACTIVE
COUNTY	WINCHESTER HILLS	THE RANCON GROUP	MIX	5,991					4,928		1,063	951.676.6664	SP 293. APPROX 2,891 ACRES. MANY TMs ARE IN PROCESS FOR DEVELOPMENT
TOTALS				50,110	9,181	1,011	287	4,699	15,420	3,270	16,252		

BASIS OF ESTIMATES

(A). POPULATION ESTIMATES JUNE 2014:

Housing units multiplied by Average Persons Per Household estimate.

(B). NUMBER OF HOUSING UNITS JUNE 2014:

DDS counted roof tops on June 2014 aerial.

(C). AVERAGE PERSONS PER HOUSEHOLD ESTIMATES 2016:

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

(D). MEDIAN HOUSEHOLD INCOME ESTIMATES 2016:

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

(E). MEDIAN VALUE OF HOUSING ESTIMATES 2016:

2010 Census figures adjusted by DDS 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.