

PROJECTS RECENTLY BUILT			
AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
7	STANDARD PACIFIC	SF	184
24	FIDELITY FAMILY HOLDINGS	APTS	178
66	VAN DAELE HOMES	SF	103
67	RICHMOND AMERICAN	SF	71
68	WOODSIDE HOMES	SF	60
77	MERITAGE HOMES	SF	95
135	RICHMOND AMERICAN	SF	129
160	RICHMOND AMERICAN	SF	126

PROJECTS UNDER CONSTRUCTION			
AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
5	STANDARD PACIFIC	SF	184
6	STANDARD PACIFIC	SF	97
8	STANDARD PACIFIC	SF	98
11	LENNAR	SF	271
14	DR HORTON	SF	108
36	CENTEX HOMES	SF	988
69	DR HORTON	SF	88
70	KB HOME	SF	198
73	MERITAGE HOMES	SF	130
78	DR HORTON	SF	150
80	BROOKFIELD HOMES	SF	85
81	BEAZER HOMES	SF	128
83	WOODSIDE HOMES	SF	44
88	STANDARD PACIFIC	SF	170
96	GLJ AND TRAMMELL CROW	APTS	312
124	KB HOME	SF	358
133	DR HORTON	SF	180
141	PACIFIC COMMUNITIES	SF	856
142	RICHMOND AMERICAN	SF	22
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
161	PARDEE HOMES	SF	216
162	RICHMOND AMERICAN	SF	109
163	PARDEE HOMES	SF	495

PROJECTS WITH FINAL MAP APPROVAL			
AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
15	LANSING & ASSOCIATES	SF	200
29	DRAKE DEVELOPMENT	SF	28
30	MENIFEE SUBDIVISION	APTS	221
41	GRIFFIN COMMUNITIES	SF	202
61	OSBORNE DEVELOPMENT	SF	216
71	GOLDEN CITY	SF	403
72	BARRATT AMERICAN	SF	38

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	LAND ADVISORS	SF	173
4	ASHBY FINANCIAL	SF	543
9	BROOKFIELD CALIFORNIA LAND	SF	562
10	BROOKFIELD CALIFORNIA LAND	SF	732
12	DIAMOND BROTHERS FIVE PART. / RANCON	SF	638
13	RANCON, LA VENTANA PARTNERS 77, LLC	SF	243
16	RANCON	SF	264
17	RSP PLANNING AND	APTS	130
19	PADEPA HEIGHTS	SF	422
20	FIDELITY FAMILY HOLDINGS	MIX	179
21	K. HOVNANIAN	SF	1,001
22	DMW HOLDINGS	APTS	228
25	STONEGATE DEVELOPMENT CO., 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 36, 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	TRANS-PACIFIC CONSULTANTS	SF	326
44	STONEGATE DEVELOPMENT LLC	SF	127
45	SIMPSON IV, LLC	SF	160
46	RANCON	SF	123
47	BELEFE 64, LLC	SF	207
48	J AG, LLC	SF	52
49	MOUNTAIN VISTA HOMES	SF	128
53	LANPHERE & ASSOCIATES	SF	35
54	RANCON WINCHESTER VALLEY LLC	SF	295
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	08
64	RANCON WINCHESTER VALLEY 200	SF	298
74	TMD INLAND EMPIRE	SF	30
76	PINNACLE COMMUNITIES	SF	35
79	KB HOME	SF	498
84	LENNAR	SF	983
85	GRANITE MENIFEE FARMS LLC	SF	71
86	BLUESTONE COMMUNITIES / RALPH 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
95	RANCON ST	SF	51
100	GLEN DAIGLE	SF	50
101	JOSEPH TURLEY	SF	51
102	LEON ROAD LLC	SF	366
103	RANCON	SF	242
104	SIERRA LINDA DEVELOPMENT	CONDO	378
105	WESCO HOMES & DEVELOPMENT	SF	33
108	OAK CREEK CANYON LLC	SF	275
110	OMNI FINANCIAL	SF	101
114	CORMAN LEIGH COMMUNITIES	SF	56
117	WESTCAP HOMEBUILDERS	SF	76
118	STONEGATE DEVELOPMENT L, LLC	SF	177
120	MS LAND, LLC	SF	123
123	ARTISAN COMMUNITIES, LLC	SF	157
125	CV COMMUNITIES LLC	SF	411
131	BENCHMARK PACIFIC	SF	712
134	WOODSIDE MENIFEE	SF	483
136	BC HAUR ROAD, LLC	CONDO	226
138	TRUMARK COMPANIES	SF	47
140	GREG & RUTH SPONSELLER	SF	15
143	STANDARD PACIFIC	SF	783
145	ROMOLAND RANCH LLC	SF	17
146	REFE	SF	152
152	BROOKFIELD HOMES	SF	250
153	BROOKFIELD HOMES	SF	250
154	BROOKFIELD HOMES	SF	1,117
156	FAHMAN TRACT	SF	13
158	ABBACY HOLDING CORP.	SF	153
159	PARDEE HOMES	APTS	678
164	PARDEE HOMES	SF	649
165	MORRELL FAMILY LTD	SF	198

CITY OF MENIFEE
RIVERSIDE COUNTY, CALIFORNIA

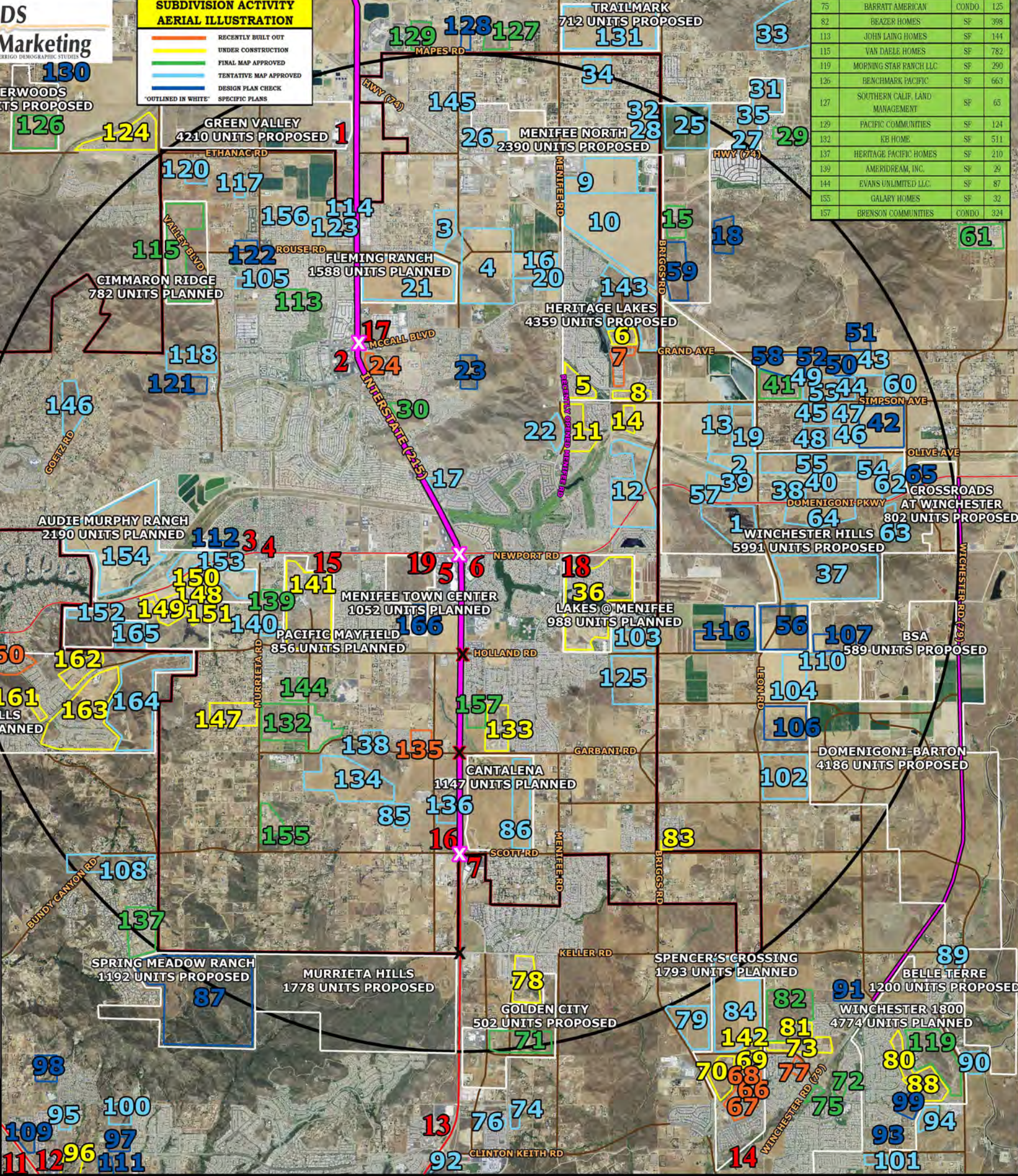
STUDY ELEMENTS

- CITY OF MENIFEE BOUNDARIES
- 5-MILE RADIUS OF INTERSTATE (215) AND NEWPORT ROAD
- UNDER CONSTRUCTION OR PLANNED MAJOR ARTERIAL
- NEWPORT ROAD / DOMENIGONI PARKWAY
- INTERSTATE (215) / WINCHESTER ROAD UNDER CONSTRUCTION FOR WIDENING
- PROPOSED INTERCHANGE
- PROPOSED OVERCROSSING
- INTERCHANGE EXPANSION
- ONE MILE SCALE

PREPARED FOR: CITY OF MENIFEE
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760.310.9904 / www.derrigostudies.com

PREPARED BY:

STUDY DATE: SEPTEMBER 2014
AERIAL FLOWN: JUNE 2012



AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
75	BARRATT AMERICAN	CONDO	125
82	BEAZER HOMES	SF	398
113	JOHN LAING HOMES	SF	144
115	VAN DAELE HOMES	SF	782
119	MORNING STAR RANCH LLC	SF	290
126	BENCHMARK PACIFIC	SF	663
127	SOUTHERN CALIF. LAND MANAGEMENT	SF	65
129	PACIFIC COMMUNITIES	SF	124
132	KB HOME	SF	511
137	HERITAGE PACIFIC HOMES	SF	210
139	AMERIDREAM, INC.	SF	29
144	EVANS UNLIMITED LLC	SF	87
155	GALARY HOMES	SF	32
157	BRENSON COMMUNITIES	CONDO	324

AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
166	STARK MENIFEE LAND, LLC	SF	97
167	STARK MENIFEE LAND, LLC	SF	97
168	STARK MENIFEE LAND, LLC	SF	97
169	STARK MENIFEE LAND, LLC	SF	97
170	STARK MENIFEE LAND, LLC	SF	97
171	STARK MENIFEE LAND, LLC	SF	97
172	STARK MENIFEE LAND, LLC	SF	97
173	STARK MENIFEE LAND, LLC	SF	97
174	STARK MENIFEE LAND, LLC	SF	97
175	STARK MENIFEE LAND, LLC	SF	97
176	STARK MENIFEE LAND, LLC	SF	97
177	STARK MENIFEE LAND, LLC	SF	97
178	STARK MENIFEE LAND, LLC	SF	97
179	STARK MENIFEE LAND, LLC	SF	97
180	STARK MENIFEE LAND, LLC	SF	97
181	STARK MENIFEE LAND, LLC	SF	97
182	STARK MENIFEE LAND, LLC	SF	97
183	STARK MENIFEE LAND, LLC	SF	97
184	STARK MENIFEE LAND, LLC	SF	97
185	STARK MENIFEE LAND, LLC	SF	97
186	STARK MENIFEE LAND, LLC	SF	97
187	STARK MENIFEE LAND, LLC	SF	97
188	STARK MENIFEE LAND, LLC	SF	97
189	STARK MENIFEE LAND, LLC	SF	97
190	STARK MENIFEE LAND, LLC	SF	97
191	STARK MENIFEE LAND, LLC	SF	97
192	STARK MENIFEE LAND, LLC	SF	97
193	STARK MENIFEE LAND, LLC	SF	97
194	STARK MENIFEE LAND, LLC	SF	97
195	STARK MENIFEE LAND, LLC	SF	97
196	STARK MENIFEE LAND, LLC	SF	97
197	STARK MENIFEE LAND, LLC	SF	97
198	STARK MENIFEE LAND, LLC	SF	97
199	STARK MENIFEE LAND, LLC	SF	97
200	STARK MENIFEE LAND, LLC	SF	97

AERIAL #	PROJECT NAME/APPLICANT	TYPE	TOTAL UNITS
18	EVAN & ELLER MAU	SF	27
23	TRIP HORD & ASSOC	SF	44
42	EMPIRE LAND, LLC	SF	736
50	TRANS-PACIFIC CONSULTANT	SF	57
51	SHEILA BORNEMAN	SF	36
52	MOUNTAIN VISTA HOMES	SF	31
56	SUNCAL CLIMAVES	SF	178
58	STONE STAR RIVERSIDE LLC	SF	224
59	STRATA EQUITY GROUP LLC	SF	392
65	REGENT PROPERTIES / RANCON	MIX	358
87	ALI SHAPOURI	SF	1,192
91	GRANITE HOMES	SF	82
93	TONY & JACK AMBER	SF	17
97	AHMED RASBI	SF	50
98	D.E. HORTON	SF	64
99	CV COMMUNITIES LLC	SF	102
106	310 ASSOCIATES	SF	310
107	SUNCAL COMPANIES	SF	396
108	WESTPARK PROMENADE	APTS	322
111	STRATA / CLINTON KEITH	APTS	192
112	ENGINEERING SOLUTIONS	SF	38
116	SAN PEDRO FARMS RANCON LLC	SF	421
121	SIGNATURE REALTY CAPITAL	SF	71
122	ARMSTRONG & PROGOS CONSULTING	SF	54
128	CROWN WEST HOMES, LP	SF	22
130	RIVERWOODS, LLC	SF	51

SUBDIVISION AERIAL ILLUSTRATION

MAJOR ANCHOR RETAILERS

- WINCO, HOME DEPOT
- VONS, STATER BROS, RITE AID, WALGREENS
- STATER BROS, RITE AID, O'RIELLY AUTO PARTS (WALGREENS ACROSS STREET)
- 99c ONLY, AUTO ZONE, FITNESS 19
- COUNTRYSIDE MARKETPLACE: LOWE'S, SUPER TARGET, KOHL'S, BEST BUY, BEVMO, STAPLES, FAMOUS FOOTWEAR, LANE BRYANT, TJ MAXX, SPORT CHALET, MICHAELS, PETCO, TILLY'S, GAME STOP, SLEEP TRAIN, ULTA BEAUTY, JUSTICE CLOTHING, PROPOSED LA FITNESS
- RALPHS, ROSS, DOLLAR TREE, AUTO ZONE, LIVING SPACES FURNITURE
- ALBERTSONS, WALGREENS
- STATER BROS, CVS PHARMACY
- WALMART, VONS, O'RIELLY AUTO PARTS
- STATER BROS, DOLLAR TREE, CVS PHARMACY, WALGREENS, BIG LOTS
- STATER BROS
- ALBERTSONS, ACE HARDWARE
- SUPER TARGET, WALGREENS
- PROPOSED TARGET, (STATER BROS, CVS PHARMACY ACROSS 79)
- CVS PHARMACY
- PROPOSED WALMART SUPERCENTER
- PRELIMINARY PROPOSED WALMART
- PRELIMINARY PROPOSED STATER BROS
- PROPOSED KRICKORIAN, 16-LANE BOWLING ALLEY, PETSMART, KIRKLAND'S, PARTY CITY, ALDI'S