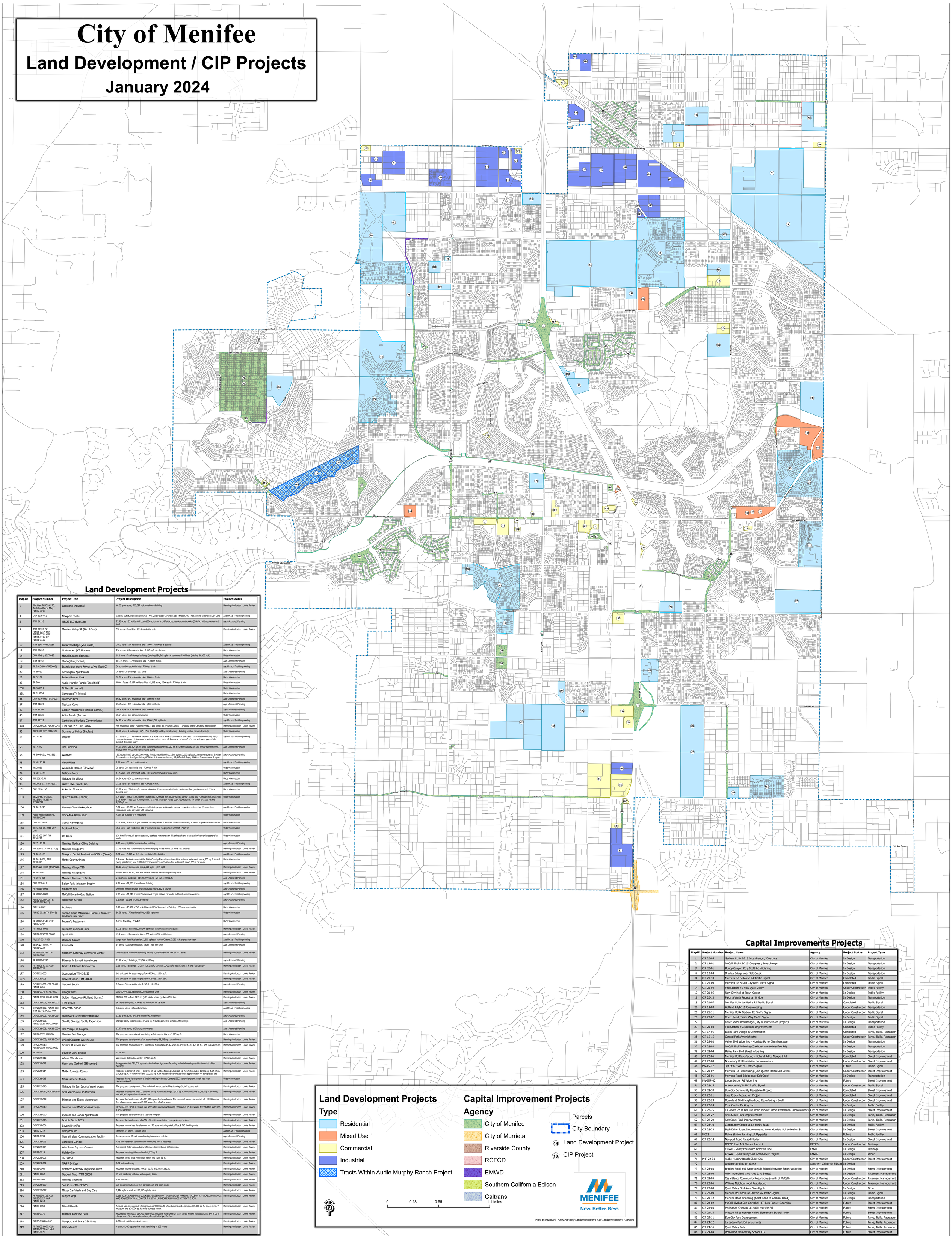
City of Menifee

Land Development / CIP Projects

January 2024



Land Development Projects

MapID	Project Number	Project Title	Project Description	Project Status
1	Plot Plan PLN21-0370, Tentative Parcel Map PLN22-0041	Capstone Industrial	40.03 gross acres, 700,037 sq ft warehouse building	Planning Application - Under Review
3	DEV 2019-053	Newport Pointe	Grocery Outlet, Weinersnitzel Drive Thru, Quick Quack Car Wash, Eos Fitness Gym, The Learning Experience Day Care	App Pln Ap - Final Engineering
5	TTM 34118	MR-27 LLC (Rancon)	27.58 acres - 85 residential lots - 4,000 sq ft min. and 87 attached garden court condos (6 du/ac) with rec center and pool	App - Approved Planning
9	TTM 37537, SP PLN21-0217, SPA PLN21-0221, GPA PLN21-0336, CZ PLN21-0335	Menifee Valley SP (Brookfield)	590 acres - Mixed Use, 1,718 residential units	Planning Application - Under Review
10	TTM 36657/PM 36658	Cimarron Ridge (Van Daele)	240.3 acres - 756 residential lots - 5,000 - 10,000 sq ft lot sizes	App Pln Ap - Final Engineering
12	TTM 29835	Underwood (KB Homes)	236 acres - 543 residential lots - 5,000 sq ft min. lot size	Under Construction
14	CUP 3549 / 2017-089	McCall Square (Rancon)	18.1 acres - 7 self-storage buildings (totaling 150,541 sq ft) - 6 commercial buildings (totaling 84,200 sq ft)	Under Construction
18	TTM 31456	Stonegate (Enclave)	161.34 acres - 177 residential lots - 7,200 sq ft min.	App - Approved Planning
19	TR 2015-108 (TR36803)	Estrella (formerly Rowland/Menifee 80)	30 acres - 80 residential lots - 7,200 sq ft min.	App Pln Ap - Final Engineering
20	PP 19469	Kensington Apartments	20 acres - 26 Buildings - 221 Units	App - Approved Planning
23	TR 32102	Pulte - Banner Park	82.06 acres - 256 residential lots - 6,000 sq ft min.	Under Construction
26	SP 209	Audie Murphy Ranch (Brookfield)	Noble - Totals - 2,157 residential lots - 1,113 acres, 5,000 sq ft - 7,200 sq ft min	Under Construction
26H	TR 36485-F	Noble (Richmond)		Under Construction
26L	TR 31822-F	Compass (Tri Pointe)		Under Construction
34	DEV 2019-007 (TR37671)	Diamond Bros.	69.32 acres - 197 residential lots - 6,000 sq ft min.	App - Approved Planning
37	TTM 31229	Nautical Cove	77.15 acres - 239 residential lots - 6,000 sq ft min.	App - Approved Planning
42	TTM 31194	Golden Meadows (Richland Comm.)	206.8 acres - 474 residential lots - 6,000 sq ft min.	App - Approved Planning
45	TTM 32628	Adler Ranch (Tricon)	30.54 acres - 327 condominium units	Under Construction
47	TTM 33732	Cantelena (Richland Communities)	94.30 acres - 296 residential lots - 4,500-5,000 sq ft min.	App Pln Ap - Final Engineering
47B	DEV2022-008, PLN22-0043	TTM 38372 & TTM 38682	406 residential units - Planning Areas 2 (135 units), 3 (154 units), and 7 (117 units) of the Cantalena Specific Plan	Planning Application - Under Review
53	2009-006 / PP 2016-126	Commerce Pointe (PacTen)	10.60 acres - 2 buildings - 157,147 sq ft total (1 building constructed, 1 building entitled not constructed)	Under Construction
54	2017-189	Legado	332 acres - 1,022 residential lots on 216.9 acres - 20.1 acres of commerical land uses - 12.9 acres community park/ community center - 1.9 acres of private recreation center - 7.9 acres of parks - 6.3 of conserved open space - 26.4 acres of detention quali*	App Pln Ap - Final Engineering
55	2017-287	The Junction	54.01 acres - 268,824 sq. ft. retail commerical buildings; 85,282 sq. ft. 5-story hotel & 304 unit senior assisted living, independent living, and memory care facility	App - Approved Planning
56	PP 2009-121, PM 35261	Walmart	30.3 acres into 7 parcels: 240,980 sq ft major retail building, 3,200 sq ft & 3,000 sq ft quick serve restaurants, 2,800 sq ft convenience store/gas station, 6,500 sq ft sit-down restaurant, 13,800 retail shops, 6,680 sq ft auto service & repair	App - Approved Planning
58	2018-225 PP	Vista Ridge	2.73 acres - 30 condominium units	App Pln Ap - Final Engineering
74	TR 28859	Woodside Homes (Skyview)	25 acres - 246 residential lots - 7,200 sq ft min	Under Construction
79	PP 2015-164	Del Oro North	17.2 acres - 238 apartment units - 100 senior independent living units	Under Construction
90	TM 2015-250	McLaughlin Village	14.34 acres - 126 condominium units	Under Construction
96	TR 2015-211 (TR 36911)	Valley Blvd. Tract Map	21.95 acres - 68 residential lots, 7,200 sq ft min.	App Pln Ap - Final Engineering
102	CUP 2016-130	Krikorian Theatre	13.27 acres, 170,410 sq ft commercial center: 12-screen movie theater, restaurant/bar, gaming area and 22-lane bowling alley	Under Construction
103	TR 28786, TR28791, TR28792, TR28793 &TR28794	Quartz Ranch (Lennar)	379 Lots - TR28791: 22.2 acres - 80 res lots, 7,200sqft min, TR28792-23.8 acres - 85 res lots, 7,200sqft min. TR28793: 21.4 acres- 77 res lots, 7,200sqft min.TR 28794: 24 acres - 72 res lots - 7,200sqft min. TR 28794 27.5.5ac res lots - 7,200sqft min	Under Construction
106	PP 2017-225	Harvest Glen Marketplace	5.04 acres - 18,501 sq. ft. commercial buildings (gas station with canopy, convenience store, two (2) drive thru restaurants and a car wash with vacuums	App Pln Ap - Final Engineering
109	Major Modification No. PLN21-0393	Chick-fil-A Restaurant	4,929 sq. ft. Chick-fil-A restaurant	Under Construction
115	CUP 2017-055	Goetz Marketplace	2.06 acres, 3,800 sq ft gas station & C-store, 960 sq ft attached drive-thru carwash, 3,200 sq ft quick-serve restaurant	Under Construction
120	2016-286 SP, 2016-287 GPA	Rockport Ranch	78.8 acres - 305 residential lots - Minimum lot size ranging from 5,000 sf - 7,000 sf	Under Construction
121	2016-290 CUP, PM 2016-291	On-Deck	120 Hotel Rooms, sit down resturant, fast food resturant with drive through and a gas station/convenience store/car wash	Under Construction
130	2017-123 PP	Menifee Medical Office Building	2.47 acres, 33,800 sf medical office building	App - Approved Planning
141	PM 2018-118 (PM 33703)	Menifee Village PM	27.73 acres into 10 commercial parcels ranging in size from 1.09 acres - 12.24acres	Planning Application - Under Review
145	PP 2018-189	Newport Dental Professional Office (Baker)	0.64 acres - 5,417 sq. ft. 3-story medical office building	App Pln Ap - Final Engineering
146	PP 2018-300, TPM 2018-320	Motte Country Plaza	3.8 acres - Redevelopment of the Motte Country Plaza - Relocation of the train car restaurant; new 4,700 sq. ft. 6-dual pump gas station; new 3,838 sf Concoinience store with drive-thru restaurant; new 1,050 sf car wash	Under Construction
147	TR PLN20-0055 (TR37828)	Menifee Village TTM	18.17 acres, 91 residential lots, 2,720 sq ft - 4,819 sq ft	Planning Application - Under Review
148	SP 2019-017	Menifee Village SPA	Amend SP158 PA 3-1, 3-2, 4-3 and 4-4 increase residential planning areas	Planning Application - Under Review
151	PP 2019-005	Menifee Commerce Center	2 warehouse buildings - (1) 385,970 sq. ft - (2) 1,254,160 sq. ft.	App - Approved Planning
154	CUP 2019-013	Bailey Park Irrigation Supply	4.26 acres - 19,603 sf warehouse building	App Pln Ap - Final Engineering
156	PP PLN19-0065	Kingdom Hall	Demolish existing church and construct a new 3,312 sf church	App - Approved Planning
157	PP PLN20-0003	McCall-Encanto Gas Station	2.10 acres - 11,340 sf retail development of gas station, car wash, fast food, convenience store	App Pln Ap - Final Engineering
162	PLN20-0023 (CUP) & PLN20-0024 (PP)	Montesori School	1.6 acres - 13,648 sf childcare center	App - Approved Planning
164	PLN 20-0167	Boulders	9.92 acres - 25,402 sf Office Building - 8,223 sf Commerical Building - 236 apartment units	Under Construction
165	PLN19-0012 (TR 37668)	Sumac Ridge (Merritage Homes), formerly Lindenberger Tract	56.58 acres, 175 residential lots, 4,835 sq ft min.	Under Construction
166	PP PLN20-0348, CUP PLN20-0347	Popeye's Restaurant	1-acre, 1 building, 2,364 sf	Under Construction
167	PP PLN21-0002	Freedom Business Park	17.55-acres, 5 buildings, 283,000 sq ft light industrial and warehousing	Planning Application - Under Review
168	PLN21-0057 TR 37692	Quail Hills	43.4 acres, 145 residential lots, 4,050 sq ft - 8,870 sq ft lot sizes	App - Approved Planning
169	PP/CUP 2017-060	Ethanac Square	Large truck diesel fuel station, 3,800 sq ft gas station/C-store, 2,080 sq ft express car wash	App Pln Ap - Final Engineering
170	TR PLN21-0238, PP PLN21-0239	Riverwalk	14 acres, 199 residential units, 1,600-1,800 sqft units	App - Approved Planning
173	PP PLN21-0281, TM PLN21-0282	Northern Gateway Commerce Center	One industrial warehouse building totaling 1,286,607 square feet on 63.3 acres	Planning Application - Under Review
174	PP PLN21-0290	Ethanac & Barnett Warehouse	13.89 acres, 2 buildings, 125,000 sq ft/bldg	App - Approved Planning
175	PP PLN21-0319, CUP PLN21-0320	Goetz & Ethanac Commercial	3.81 acres, 4 buildings - C-Store-7,250 sq ft, Car wash 2,790 sq ft, Retail 7,040 sq ft and Fuel Canopy	Planning Application - Under Review
177	DEV2021-005	Countryside TTM 38132	169 unit tract, lot sizes ranging from 4,250 to 11,801 sqft.	Planning Application - Under Review
177B	DEV2021-005	Harvest Glenn TTM 38133	145 unit tract, lot sizes ranging from 4,250 to 11,801 sqft.	Planning Application - Under Review
179	DEV2021-009 - TR 37450 - PLN21-0361	Garbani South	9.8 acres, 33 residential lots, 7,200 sf - 11,200 sf	App - Approved Planning
180	PLN21-0375, 0376, 0377	Villago Villas	GPA/ZCA/PP Add 2 Buildings, 24 residential units	Planning Application - Under Review
181	PLN21-0199, PLN21-0201	Golden Meadows (Richland Comm.)	MJMOD-ZCA to Tract 31194-4 (+79 lots to phase 4), Overall 552 lots	Planning Application - Under Review
182	DEV2022-001, PLN22-002	TTM 38128	96 single family lots, 7,200 sq. ft. minimum, on 28 acres	App - Approved Planning
183	DEV2022-002, PLN22-003 TTM 38346, PLN22-004	LDW TTM 38346	9.5 gross acres, 162 condominiums	App Pln Ap - Final Engineering
184	DEV2022-003, PLN22-015	Mapes and Sherman Warehouse	13.35 gross acres, 277,578 square foot warehouse	App - Approved Planning
185	DEV2022-005, PLN22-0026, PLN22-0027	StaxUp Storage Facility Expansion	Storage facility expansion one 14,375 sq. ft building and two 2,800 sq. ft buildings	App - Approved Planning
186	DEV2022-006, PLN22-0030	The Village at Junipero	17.87 gross acres, 240 luxury apartments	App - Approved Planning
187	PLN21-0372, MJMOD	Menifee Self Storage	The proposed expansion of an existing self storage facility by 45,075 sq. ft.	Under Construction
188	DEV2022-009, PLN22-0045	United Carports Warehouse	The proposed development of an approximatley 58,643 sq. f.t warehouse	Planning Application - Under Review
189	DEV2022-010, PLN22-0058, PLN22-0060	Corsica Business Park	The proposed development of 3 warehouse buildings on 15.47 acres 30,873 sq. ft., 81,129 sq. ft. , and 164,680 sq. ft.	Planning Application - Under Review
190	TR32934	Boulder View Estates	15 lot tract	Under Construction
191	DEV2022-012	Wheat Warehouse	Warehouse distribution center - 87,676 sq. ft.	Planning Application - Under Review
192	DEV2022-013	Haun and Garbani (SE corner)	An approximately 291,020 square foot mixed use light manufacturing and retail development that consists of ten buildings	Planning Application - Under Review
193	DEV2022-014	Motte Business Center	Proposes to construct one (1) concrete tilt-up building totaling 1,138,638 sq. ft. which includes 10,000 sq. ft. of office, 928,638 sq. ft. of warehouse and 200,000 sq. ft. of mezzanine warehouse on an approximately 44 acre project site	Planning Application - Under Review
194	DEV2022-015	Nova Battery Storage	Proposes the re-development of the Inland Empire Energy Center (IEEC) generation plant, which has been decommissioned.	Under Construction
195	DEV2022-016	McLaughlin San Jacinto Warehouses	The proposed development of five industrial warehouse building totaling 491,467 square feet.	Planning Application - Under Review
196	DEV2022-017, PLN22-0179	Ares Warehouse on Murrieta	Proposes to construct one (1) concrete tilt-up building totaling 517,720 sq. ft. which includes 20,320 sq. ft. of office, and 497,400 square feet of warehouse	Planning Application - Under Review
197	DEV2022-018	Ethanac and Evans Warehouse	Proposes the development of a 137,896 square foot warehouse. The proposed warehouse consists of 131,896 square feet of warehouse space and 6,000 square feet of office space	Planning Application - Under Review
198	DEV2022-019	Trumble and Watson Warehouse	DEV2022-019 (327,631 square foot speculative warehouse building (inclusive of 15,000 square feet of office space) on a 17.62 acre site	Planning Application - Under Review
199	DEV2022-020	Cypress and Sands Apartments	The proposed development of a 136 unit complex	Planning Application - Under Review
201	DEV2022-026	Double Butte BESS	Proposes the development of a 500 MW utility scale battery energy storage system	Planning Application - Under Review
202	DEV2023-004	Beyond Menifee	Proposes a mixed use development on 17.3 acres including retail, office, & 240 dwelling units.	Planning Application - Under Review
203	PLN22-0212	Hampton Inn	Proposes a 4-story, 71-room hotel	App Pln Ap - Final Engineering
204	PLN22-0194	New Wireless Communication Facility	A new proposed 60 foot mono-Eucalyptus wireless cell site	App - Approved Planning
205	DEV2022-023	Coronado Condos	A 73 unit dettached condominium community on 6.5 net acres	Planning Application - Under Review
206	DEV2022-024	Washbank Express Carwash	A proposed 2 story carwash and office development on a 1.65 acre site.	Planning Application - Under Review
207	PLN23-0014	Holiday Inn	Proposes a 4-story, 98 room hotel 68,523 sq. ft.	Planning Application - Under Review
208	DEV2023-003	TR 38651	Proposes a tract of 36 New single family lots 7,200 sq. ft.	Planning Application - Under Review
209	DEV2023-002	TR/PP Di Capri	A 61 unit condo map	Planning Application - Under Review
210	PLN23-0040	Northern Gateway Logistics Center	Proposes two warehouses; 109,757 sq. ft. and 302,072 sq. ft.	Planning Application - Under Review
211	PLN23-0062	Garbani North TTM 38683	39 unit tract map with one water quality basin	Planning Application - Under Review
212	PLN23-0063	Menifee Coastline	A 52 unit tract	Planning Application - Under Review
213	DEV2022-029	Salt Creek TTM 38625	325 single family homes, 8.36 acres of park and open space	Planning Application - Under Review
214	DEV2022-027	Mister Car Wash and Day Care	5,444 sqft car wash and 10,000 sqft day care	Planning Application - Under Review
215	PP PLN23-0126, CUP PLN23-0127, VAR PLN23-0214	Burger King	2,158 SQ. FT. DRIVE-THRU QUICK-SERVE RESTAURANT INCLUDING 17 PARKING STALLS ON 0.57-ACRES, A VARIANCE WAS REQUESTED TO ALLOW FOR THE 12'-4" LANDSCAPE ALLOWANCE WITHIN THE ROW.	Planning Application - Under Review
216	PLN23-0150	Fitwell Health	A mixed-use development which includes a 9,000 sq. ft. office building and a combined 35,000 sq. ft. fitness center / museum, and a 34,200 sq. ft. multi-purpose center.	Planning Application - Under Review
217	PLN23-0171	Ethanac Business Park	Proposal to construct a 264,710 square foot industrial warehouse on 11.47 acres. Project includes a GPA, SPA & CZ to change one of the parcels from Heavy Industrial to Specific Plan.	Planning Application - Under Review
218	PLN23-0185 to 187	Newport and Evans 326 Units	A 326-unit multifamily development.	Planning Application - Under Review
219	PP PLN23-0069, CUP PLN23-0070 and VAR PLN23-0071	Home2Suites	4-story, 65,463 square foot hotel, consisting of 106-rooms	Planning Application - Under Review

Capital Improvements Projects

MapID	Project Number	Project Name	Agency	Project Status	Project Type
1	CIP 20-05	Garbani Rd & I-215 Interchange / Overpass	City of Menifee	In Design	Transportation
2	CIP 14-01	McCall Blvd & I-215 Overpass / Interchange	City of Menifee	In Design	Transportation
3	CIP 20-01	Bundy Canyon Rd / Scott Rd Widening	City of Menifee	In Design	Transportation
4	CIP 13-04	Bradley Bridge over Salt Creek	City of Menifee	In Design	Transportation
8	CIP 21-10	Murrieta Rd & Rouse Rd Traffic Signal	City of Menifee	Completed	Traffic Signal
13	CIP 21-09	Murrieta Rd & Sun City Blvd Traffic Signal	City of Menifee	Completed	Traffic Signal
14	CIP 21-04	Fire Station #5 New Quail Valley	City of Menifee	Under Construction	Public Facility
17	CIP 21-05	New City Hall at Town Center	City of Menifee	In Design	Public Facility
18	CIP 20-13	Paloma Wash Pedestrian Bridge	City of Menifee	In Design	Transportation
19	CIP 21-07	Menifee Rd & La Piedra Rd Traffic Signal	City of Menifee	Completed	Traffic Signal
20	CIP 13-03	Holland Rd/I-215 Overcrossing	City of Menifee	Under Construction	Transportation
21	CIP 21-11	Menifee Rd & Garbani Rd Traffic Signal	City of Menifee	Under Construction	Traffic Signal
21	CIP 23-02	Goetz Road / Vista Way Traffic Signal	City of Menifee	In Design	Traffic Signal
22		Keller Road Interchange (City of Murrieta-led project)	City of Murrieta	In Design	Transportation
23	CIP 21-03	Fire Station #68 Interior Improvements	City of Menifee	Completed	Public Facility
34	CIP 17-01	Evans Park Design & Construction	City of Menifee	Completed	Parks, Trails, Recreation
35	CIP 19-15	Central Park Amphitheatre	City of Menifee	Under Construction	Parks, Trails, Recreation
36	CIP 22-02	Valley Blvd Widening - Murrieta Rd to Chambers Ave	City of Menifee	In Design	Transportation
37	CIP 22-03	McCall Blvd Widening (Oakhurst Ave to Menifee Rd)	City of Menifee	In Design	Transportation
38	CIP 22-04	Bailey Park Blvd Street Widening	City of Menifee	In Design	Transportation
41	CIP 22-06	Menifee Rd Resurfacing - Holland Rd to Newport Rd	City of Menifee	Completed	Street Improvement
42	CIP 22-08	Normandy Rd Pedestrian Improvements	City of Menifee	Under Construction	Street Improvement
46	PW-TS-02	3rd St & HWY 74 Traffic Signal	City of Menifee	Future	Traffic Signal
47	CIP 23-07	Murrieta Rd Resurfacing (San Quintin Rd to Salt Creek)	City of Menifee	Under Construction	Street Improvement
48	CIP 23-01	Murrieta Road Bridge over Salt Creek	City of Menifee	In Design	Transportation
49	PW-IMP-02	Lindenberger Rd Widening	City of Menifee	Future	Street Improvement
51	CIP 22-15	Antelope Rd / MSJC Traffic Signal	City of Menifee	Under Construction	Traffic Signal
52	CIP 22-20	Sun City Community Pedestrian Project	City of Menifee	Completed	Street Improvement
53	CIP 22-21	Lazy Creek Pedestrian Project	City of Menifee	Completed	Street Improvement
58	CIP 22-23	Romoland Grid Neighborhood Resurfacing - South	City of Menifee	Under Construction	Street Improvement
59	CIP 22-24	Civic Center Parking Lot	City of Menifee	In Design	Public Facility
60	CIP 22-25	La Piedra Rd at Bell Mountain Middle School Pedestrian Improvements	City of Menifee	In Design	Street Improvement
61	CIP 22-27	AMR Skate Park Improvements	City of Menifee	In Design	Parks, Trails, Recreation
62	CIP 22-29	Salt Creek Trail Improvements	City of Menifee	In Design	Parks, Trails, Recreation
63	CIP 23-10	Community Center at La Piedra Road	City of Menifee	In Design	Public Facility
64	CIP 22-28	Beth Drive Street Improvements, from Murrieta Rd. to Melvin St.	City of Menifee	In Design	Street Improvement
66	F-002	Police Station Parking Lot Upgrades	City of Menifee	Future	Public Facility
67	CIP 22-14	Newport Road Raised Median	City of Menifee	In Design	Street Improvement
68		RCFCD Line A-3 Phases 4 and 5	RCFCD	Under Construction	Drainage
69		EMWD - Valley Boulevard Brackish Line	EMWD	In Design	Drainage
70		EMWD - Quail Valley Grid Area Sewer Project	EMWD	In Design	Other
71	PMP 22-01	Audie Murphy Ranch Slurry Seal	City of Menifee	Under Construction	Street Improvement
72		Undergrounding on Goetz	Southern California Edison	In Design	
73	CIP 23-03	Bradley Road and Paloma High School Entrance Street Widening	City of Menifee	In Design	Street Improvement
74	CIP 23-04	ATP - Romoland Grid Area (3rd Street)	City of Menifee	In Design	Pavement Management
75	CIP 23-05	Casa Blanca Community Resurfacing (south of McCall)	City of Menifee	Under Construction	Pavement Management
76	CIP 23-06	Willows Neighborhood Resurfacing	City of Menifee	Under Construction	Pavement Management
77	CIP 23-08	Quail Valley Grid Area Streetlights	City of Menifee	In Design	Other
78	CIP 23-09	Menifee Rd. and Fire Station 76 Traffic Signal	City of Menifee	In Design	Traffic Signal
79	CIP 23-12	Menifee Road Widening (Scott Road to Garbani Road)	City of Menifee	In Design	Transportation
80	CIP 24-02	McCall Blvd at Sun City Blvd - LT Turn Pocket Extension	City of Menifee	Future	Street Improvement
81	CIP 24-03	Pedestrian Crossing at Audie Murphy Rd	City of Menifee	Future	Street Improvement
82	CIP 24-15	Watson Rd at Harvest Valley Elementary School - ATP	City of Menifee	Future	Street Improvement
83	CIP 24-11	Sun City Park Development	City of Menifee	Future	Parks, Trails, Recreation
84	CIP 24-12	La Ladera Park Enhancements	City of Menifee	Future	Parks, Trails, Recreation
85	CIP 24-16	Quail Valley Park	City of Menifee	Future	Parks, Trails, Recreation
86	CIP 24-04	Romoland Elementary School ATP	City of Menifee	Future	Street Improvement