

CITY OF MURRIETA

RESIDENTIAL ACTIVITY AS OF SEPT 2025									
SINGLE FAMILY RESIDENTIAL									
TRACT/ FILE #	PROJECT NAME/ APPLICANT	CONTACT	PENDING PLANNING APPROVAL	TENTATIVE MAP APPROVED	FINAL MAP RECORDED	MAP RECORDED & UNDER CONST	RECENTLY COMPLETED	# OF AC	COMMENTS
29981-1	PASHA INV. LLC	Not Available			25				Recorded 12/4/07 See TTM 37621
34439 TTM-2021-2428 RP-2021-2429 MDP-2021-2430	MURRIETA B STREET / DIVERSIFIED PACIFIC DEV GROUP LLC	Jason Holt DIVERSIFIED PACIFIC DEVELOPMENT GROUP, LLC. 10621 Civic Center Dr Rancho Cucamonga (909) 481-1150		62				22	Approved 5/6/08 Revised Permit Approved 10/17/23 AB 2729 extends Expiration to 7/17/26 Tent. Expir. 1/17/25 (EXT-2022-2703) Modification to DP-005-1825 APN: 906-193-001; 906- 200-001, 002; 906-212-001; 906-221-001, 002
36385 TTM-2011-3028	SAUER LIVING TRUST	Markham & Assoc. (951) 296-3466		54				64	Approved 1/20/15 Exp. 3/17/26 (EXT-2022-2702- Apprvd 9/15/23)
35853	MURRIETA HILLS / PULTE	Richard Robotta BENCHMARK PACIFIC 550 Laguna Dr., #B Carlsbad, CA 92008 (760) 450-0444		522				970	Approved by CC 11/10/21 (2nd Reading 12/7/21) Tent Expir. 1/5/32 per Dev. Agreement (EXT-2024- 00015) APN: 384-210-001, 384- 190-001 - 003, 005 - 014 Includes Annexation & Murrieta Hills Specific Plan - See specific plan for multi- family & traffic
37430 TTM-2016-782	LEMON & ADAMS / MURRIETA HOLDINGS 2012-12, LLC	Dave Thomas MURRIETA HOLDINGS 2012-12, LLC. 213 Park Ave. Laguna Beach, CA 92651 (619) 704-2700		12				8	Approved 5/9/18 Tent Expiration 5/9/23 EXT- 2020-2095 (EP&L: EXT- 2023-00001) APN:906-060-039 & -041
37621 TTM-2020-2156	KALMIA EQUESTRIAN (FORMERLY KNOWN AS PIMLICO RANCH, LLC.)	Jordan Brusch CORMAN LEIGH 32823 Temecula Parkway Temecula, CA 92592		35				21	Revised Map Approved 9/6/22 To replace TTM 29981 Approved 6/25/19 AB 2729 extends expir. to 2/25/27 (+18 mo.) Tent Expir. 6/25/25 (EXT 2022-2556) APN: 906-250-048
37981 TTM-2021-2302	XIONG WU HO	Wilfredo Ventura VENTURA ENGINEERING, INC. 27393 Ynez Rd. #159 Temecula, CA 92591 (951) 252-7632	7					20	Submitted 4/14/21 APN: 909-200-002 EP&L: MAP-2023-00017
38069 TTM-2021-2275	VINCA COURT / THE ADELE HOLMAN GREER "B TRUST", RICHARD GREER	Grant Becklund GRANT BECKLUND CIVIL ENGINEERING 30811 Garbani Rd. Winchester, CA 92596 (951) 288-0601	5					4	Submitted 2/3/21 APN: 392-190-020 EP&L: MAP-2023-00016
38555 DP-2022-2655 (Formerly 28903)	VINEYARD VISTA GRENHILL INVESTMENT COR	Sarwono Sutrisno GRENHILL INVESTMENT CORP. 560 West Main Street Suite C808 Alhambra, CA 91801 (818) 987-9868	877					463	Formerly 28903 SPA-2022-2656 Submitted 09/01/2022 See TTM 28903 APN: 904-060-061, 904-070-092 & 093
SINGLE FAMILY RESIDENTIAL ACTIVITY			889	685	25	-	-	1,572	
MULTI-FAMILY CONDOS									
TRACT / FILE #	PROJECT NAME DESC. / OWNER	CONTACT	UNITS PENDING APPROVAL	UNITS APPROVED	FINAL MAP	UNITS UNDER CONST	RECENTLY COMPLETED	# OF AC	COMMENTS

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TTM 36779 DP-2015-616	WILLOW SPRINGS (FORMERLY ADOBE SPRINGS)	LENNAR Scott Myers (760) 715-0064					283	36	Approved by CC 12/20/16 Recorded 12/22/22 Recently Completed Sept 2025 (283 building permits issued as of 8/25) APN: 963-070-051 Detached condo units
TPM 38199 DP-2021-2406	RUSTIC MEADOW / MURRIETA II MULTIFAMILY LLC (FORMERLY WHITEWOOD APARTMENTS (AND CONDOS))	Taylor Clark Century Communities 4695 MacArthur Court, Suite 300 Newport Beach, CA 92660 (949) 234-8952				153		10	Permits Issued for 39 of 153 units as of Aug. 2025 Approved 10/13/22 Tent. Exp. 10/13/25 AB 2729 (+18mo) extends expir. to 4/13/27 Assoc w/ DP 2022-2355 & TPM 38185 APN: 900-030-036 See also apartment section for additional units
DP-2023-2771 TTM 38534	CALLE FORTUNA TOWNHOMES / EICHENBERG HOLDINGS, LLC.	Steve Galvez MHs 98, LLC. 20 Paseo Verde San Clemente, CA 92673 (951) 297-8120	72					4	Submitted 1/18/23 APN: 913-350-009, 011 Associated with GPA-2023-2773, ZC-2023-2774
DP-2024-00078 TTM 38228/ Master DP-2025- 00095	DISCOVERY VILLAGE / DISCOVERY VILLAGE LLC	Justin Brown 41951 Remington Ave. Ste 220 Temecula, CA 92591 (951)-594-9300	365						Submitted 09/20/24 (8/27/25) APN: 392-290-049 72 detached units & 293 townhome units
MULTI-FAMILY APARTMENTS									
DP-2013-3335	ALEXAN MURRIETA HOT SPRINGS (FORMERLY BEL AIR APARTMENTS MURRIETA 196, LLC) / MAHASTI MASHHOON	Greg Moiseve Murrieta Apartments LLC. 5790 Fleet St., Ste. 140 Carlsbad, CA 92101 (858) 774-7292		196				10	Approved 2/7/17 EXT 2022-2481 Tent. Exp. 02/07/2025 AB 2729 (+18 mo) extends expir to 8/7/26 APN: 913-160-040
DP-2014-490 TTM 36863	THE BRIDGES / LOS ALAMOS COMMUNITY (MURRIETA) ASLI VII, LLLP	Garrett Borges ANTON DEVCO, INC. 1610 R Street, Suite 250 Sacramento, CA 95811 (650) 249-6615			225		317	22	Recently Completed-Aug. 2025 Approved by PC 11/4/15 Tent Expir 5/4/23 (EXT-2018-1785+AB1561) 317 building permits issued as of 5/23 APN: 949-200-020 thru - 024 & 949-170-014
DP-2017-1397	THE RANCH / WOLFF COMPANY	Greg Albert KIW MURRIETA VENTURE, LLC. 6710 E Camelback Rd. Suite 100 Scottsdale, AZ 85251 (480) 315-9595				324		11	Under Construction Approved 5/29/18 Tent Expir. 5/29/23 (EXT-2020-2165 Approved 9/30/20) APN: 906-080-004, -052, -053
DP-2018-1741	DOWNTOWN MARKETPLACE APARTMENTS / WILHELM SAULS INVESTMENTS, LLC.	Jack Stouse JG STOUSE CONSTRUCTORS, INC. 24630 Washington Ave, Suite 102 (951) 696-9354		39				2	Downtown Marketplace Commercial/Residential Submitted to Building 8/19/22 APN: 949-170-037
DP-2018-1761	DEL HAVEN POINTE APARTMENTS	Pete Navarro BRANDYWINE HOMES 16580 Aston Ln. Irvine, CA 92606 (949) 324-2085					234	8	Recently Completed July 2025 Approved 6/2/2020 Tent Expir: 6/2/2023 (APN: 913-210-005, -006, - 007, -010 thru -013, -032 (por.), -033 thru -035)
DP-2019-1997	NUTMEG APARTMENTS/ NUTMEG/WASHINGTON DEVELOPMENT LP	Barton Buchalter NUTMEG/ WASHINGTON DEVELOPMENT, LP. 7210 Jordan Ave, #B7 Canoga Park, CA 91303 (818) 266-7871				210		14	Approved 1/26/22 Tent. Expir. 1/26/25 AB 2729 (+18 mo) extends expir to 7/26/26 Permits issued: 210 units APN's 906-020-012, -013, & -092

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DP-2021-2311	OAK VIEW RANCH (ADAMS AVE AFFORDABLE HOUSING) / NATL. COMMUNITY RENAISSANCE OF CA	Alexa Washburn NATL. COMMUNITY RENAISSANCE 9421 Haven Ave. Rancho Cucamonga, CA 91730 (949) 394-7996				200		6	Approved 1/12/22 Tent. Expir. 1/12/25 AB 2729 (+18 mo) extends expir to 7/12/26 200 Units proposed as 100% affordable Bldg 2-Senior (81 units- permit issued 7/7/25) APN: 906-080-018
DP-2021-2347	THE VILLAS / JEFFERSON WHITEWOOD, LLC.	Sunti Kumjim Jefferson Whitewood, LLC (JPI) 11988 El Camino Real, Suite 200 San Diego, CA 92130 (858) 771-9119				322		18	Permits issued for 2 units as of 8/2025 Approved 4/27/23 Tent Expir 4/27/26 APN: 392-320-014
DP-2021-2355 TPM 38185	VINTAGE FARMS (FORMERLY WHITEWOOD APARTMENTS (AND CONDOS))	Troy Furniss Murrieta II MultiFamily LLC Park Plaza, Suite 1700 Irvine, CA 92614 (714) 801-2723				330		19	Bldg Permits Issued for 330 units (as of 7/10/25) Approved 10/13/22 Tent Expir 10/13/25 AB 2729 (+18mo) extends expir. to 4/13/27 APN: 900-030-036 See also condo section for additional units (TPM 38199 and DP-2021-2406)
DP-2021-2385	MONAMOS TERRACE APTS. / THOMAS & INES HO	Kyle Paine MONAMOS TERRACE, LP. 3416 Via Oporto, Suite 301 Newport Beach, CA 92663 (714) 330-9987					139	4	Recently Completed July 2025 Approved 3/18/22 Tent Expir. 3/18/25 APN: 949-200-006 & 949- 200-025 Units proposed as 100% affordable
DP-2022-2562 TPM-2022-2568 (EP&L: DP-2023-00033/ MAP-2023-00018)	VISTA MURRIETA APTS. / ALLIANT STRATEGIC DEV	Allison Levy ALLIANT STRATEGIC DEVELOPMENT 26050 Mureau Rd, Suite 101 Calabasas, CA 91302		214				8	Approved 3/12/25 Tent Expr. 3/12/28 APN: 949-190-020, 021 & 024 100% of the Units proposed as affordable (low income)
DP-2022-2579 TPM 38369 (EP&L DP-2023-00015/ MAP-2023-00009/ ER-2023-00001)	RANCON MHS 20, LLC	Dan Long RANCON GROUP 41391 Kalmia St. Suite 200 Murrieta, CA 92562 (951)200-2367	151					10	Submitted 5/24/22 APN: 913-350-017 Assoc w/ GPA-2022- 2580/ZC-2022-2581
DP-2022-2480 (EP&L: DP-2023-00036)	JEFFERSON 68 / THIRD AVENUE STORAGE	Dan Leigh CORMAN LEIGH 32823 Temecula Pkwy Temecula CA 92592 (951) 491-6018		82				2	Approved 5/16/25 Tent Expir. 5/16/28 APN: 909-030-032 & -033 100% of the Units proposed as affordable (Very Low)
DP-2022-2601	SANDSTONE VALLEY APARTMENTS / MICHAEL WEEKS, MICHELLE DOKOLAS	Paul Salib CRP AFFORDABLE HOUSING 122 E 42nd St, Suite 1903 New York NY 10168 (212) 776-1914		96				4	Approved by PC 2/22/23 Tent Expir. 2/22/25 AB 2729 (+18 mo.) extends expir to 8/22/26 Units proposed as 100% Affordable APN: 909-020-020, 021 & 052
DP-2022-2605 (EP&L: DP-2023-00006)	LMC MURRIETA MULTI-FAMILY APARTMENTS	Dan Ferguson LMC MURRIETA HOLDINGS, LLC. 95 Enterprise, #200 Aliso Viejo CA 92656 (949) 606-5536		387				18	Approved 3/27/24 Tent Expir 3/27/27 Related to EA 2022-2613 APN: 910-410-011
DP-2022-2612	KENSINGTON APARTMENTS / ARCH K. LINDSAY	Darren Berberian PACIFIC WEST COMMUNITIES 430 E State St, #100 Eagle ID 83616 (949) 599-6069				126		5	Permits issued for all units as of June 2025 Approved 12/30/22 Tent Expir. 12/30/25 AB 2729 (+18 mo.) extends expir to 6/30/26). Workforce Units/100% Affordable Units APN: 906-780-004

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TPM-2022-2525 DP-2022-2518 (EP&L: DP-2023-00011/ MAP-2023-00005)	THE TERRACES / GS PARKS AT MURRIETA, LLC.	Adam Covington COVINGTON - GS PARKS AT MURRIETA 380 Stevens Ave Suite 305 Solana Beach CA 92075 (858) 245-1937			899			39	Permits issued for 449 units as of Feb 2025 Approved by Director's Decision 9/22/23 Tent Expir. 9/22/26 45 units (5%) Very Low- Income Units APN: 949-190-012 to 019, 910-031-001 to 005, 910- 031-007 to 010, 910-031- 017 and 018, 910-031-021 to 026
DP-2022-2551 TTM 38310 (EP&L: DP-2023-00007/ MAP-2023-00010)	GIERSON RANCH / ESTHER GIERSON	Eric Higuchi OTM MURRIETA, LLC. 3121 Michelson Drive, Suite 200 Irvine, CA 92612 (949) 290-7510		107				16	Approved by PC on 12/13/23 Tent. Expir. 12/13/26 APN: 909-190-001 78 Junior ADU's included
DP-2022-2685 TPM-2022-2686 TPM 38568 (EP&L: DP-2023-00009/ MAP-2023-00007)	JEFFERSON MURRIETA HOT SPRINGS APTS.	Conner Kloeppel JPI 11988 El Camino Real, Suite 200 San Diego, CA 92130 (314) 302-2469		851				32	Approved by PC 7/26/2023 Tent Expir. 7/26/25 EXT-2025-00018 submitted on 7/22/25) APN: 949-670-008 & 009
DP-2022-2737 TTM-2022-2739 (EP&L: DP-2023-00024 /MAP-2023-00014)	WHITEWOOD & CLINTON KEITH RD. / JOACHIM BEGHER, SAM DARYANI, LONG NGUYEN, GEORGE TOGO	Adam Smith SANCERRA 240 Newport Center Dr. Newport Beach, CA 92660 (949) 466-9604		243				17	Approved 7/24/24 Tent Expir 7/24/26 APN: 392-330-003, 007, 020, 021
DP-2023-2786 (EP&L: DP-2023-00019) SC-2025-00049	ALLIANCE VISTA MURRIETA AT LOS ALAMOS / SWC VISTA MURRIETA, LLC.	Jim McMenamin ALLIANCE DEVELOPMENT SERVICES 17828 Villamoura Dr. Poway, CA 92064 (858) 705-0242		120				3	Approved by PC 12/13/23 Tent. Expir. 12/13/26 APN: 949-170-037 SB 330 11 units affordable (very low) SC-20205-00049 in process
DP-2024-00070	VISCAR TERRACE APARTMENTS /	TUNG TRAN ETAPES CORPORATION 13681 NEWPORT AVE STE 8230 TUSTIN, CA 92780 (714)-330-9987				172			Permits Issued Aug 2025 for all units Approved 6/18/24 Tent Expir. 6/18/27 APN: 949-180-022, 023, 025
DP-2024-00080/ TTM 39177 (TTM- 2025-00026)	GREENBERG RESIDENTIAL/ KNE REAL ESTATE, LLC	Sunti Kumjim KNE Real Estate, LLC 999 Corporate Center Dr., Suite 100 Ladera Ranch, CA 92694 (949) 285-5521	112						Submitted 11/20/24 (Map submitted 7/30/25) duplex units APN: 392-320-004, -005
DP-2025-00093	TA PARTNERS/ DIAMOND VALLEY HEALTH HOLDINGS, LLC	Sherrie Monroe 4M Engineering & Development, Inc. 41635 Enterprise Circle, Ste B Temecula, CA 92590 (951) 296-3466	200					7	Submitted Sept 2025 APN: 949-190-022, 949- 190-0023, 949--180-014
	MULTI-FAMILY RESIDENTIAL ACTIVITY		900	2,335	1,124	1,837	973	325	
		PENDING PLANNING APPROVAL	APPROVED BY PLANNING		RECORDED MAP		MAP RECORDED & UNDER CONSTRUCTION	RECENTLY COMPLETED	
SINGLE FAMILY ACTIVITY		889	685		25		0		-
MULTI-FAMILY ACTIVITY		900	2,335		1124		1,837		973
RESIDENTIAL GRAND TOTAL:		1,789	3,020		1149		1,837		973
Recorded Map = Map is recorded, but no construction commenced									
Under Construction= Map is recorded (if applicable) & construction has commenced									Amended 09/10/2025
All expiration dates are tentative and subject to potential extensions filed with the city									