

PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 500, LOS ANGELES, CA 90013



October 27, 2025

ENVR 20251000008

Russell Brown
Senior Planner
City of Menifee
29844 Haun Road
Menifee, CA 92584

Re: Trumble and Watson Warehouse - Plot Plan No. PLN22-0190 [SCH 2025100303](#) – Mitigated Negative Declaration (MND)

Dear Russell Brown,

The California Public Utilities Commission (Commission/CPUC) has jurisdiction over rail crossings (crossings) in California. The CPUC ensures that crossings are safely designed, constructed, and maintained. The Commission's Rail Crossings Engineering Branch (RCEB) is in receipt of the *Mitigated Negative Declaration (MND)* for the Trumble and Watson Warehouse - Plot Plan No. PLN22-0190 Project. The City of Menifee (City) is the lead agency.

The project site is located at 25675 Trumble Road in the City of Menifee. The proposed project will include a 328,227 square foot warehouse building (inclusive of 15,000 square feet of office space) along with 33 dock-high doors. The project consists of 126 trailer parking spaces and 296 automobile parking spaces. Access to the site would be provided by two driveways off Trumble Road. Additional improvements include site/parking lot landscaping, on-site walls and fencing, onsite infrastructure and construction of frontage and associated roadway improvements.

The site can be accessed from two routes, one of which crosses the [Watson Road at-grade highway-rail crossing](#) (DOT# 027354X, CPUC# 101PV-86.79) on the Southern California Regional Rail Authority (SCRRA) Perris Valley Subdivision. The Watson Road at-grade highway-rail crossing consists of a 2-lane roadway with passive railroad warning devices.

The City should investigate the impact of increased vehicular and pedestrian traffic through the at-grade highway-rail crossing and any necessary supplemental measures to mitigate this increase, such as but not limited to; the installation of active railroad warning devices, installation of concrete track panels, repaving of Watson Road, signalization of the intersection of Hwy 74 and Watson Rd, reprofiling the approaches to the crossing to reduce the steep grade north of the crossing, and installation of street lighting at the crossing. The City should also consider other mitigations, such as closing the crossing or relocating the crossing further north to better accommodate turn radii and improve the available line of sight for approaching trains. Additionally, mitigations should be provided along Watson Road to prevent vehicles from parking on the SCRRA right-of-way and near the existing tracks. These measures can be accomplished through a capital project funded by the City or a condition of approval for the development, and should also bring the crossings up to current standards and in compliance with ADA requirements.

Any proposed crossing modifications will require authorization from the CPUC through a [General Order 88-B request](#) and must also conform to the goals of the CPUC's Environmental and Social Justice

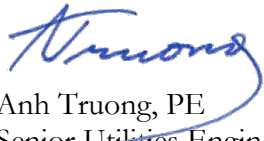
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Action Plan. This includes improving safety and access to transportation, improving local air quality and public health, and expanding outreach and public participation opportunities in disadvantaged communities. For more information, please visit <https://www.cpuc.ca.gov/esjactionplan>.

RCEB staff is available to discuss any potential safety impacts or concerns at the crossings and address any questions from the City.

If you have any questions, please contact Sergio Licon at (213) 503-4866, or sergio.licon@cpuc.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Anh Truong', with a stylized flourish at the end.

Anh Truong, PE
Senior Utilities Engineer (Supervisor)
Rail Crossings Engineering Branch
Rail Safety Division

cc: State Clearinghouse, state.clearinghouse@opr.ca.gov
Maria Leible, Metrolink, LeibleM@scrra.net
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