



**NOTICE OF PUBLIC HEARING
AND
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

TIME OF HEARING: **6:00 p.m. or as soon as possible thereafter.**
DATE OF HEARING: **November 12, 2025**
PLACE OF HEARING: **MENIFEE CITY COUNCIL CHAMBERS
29844 HAUN ROAD MENIFEE, CA 92586**

A PUBLIC HEARING has been scheduled, pursuant to the City of Menifee Municipal Code, before the **CITY OF MENIFEE PLANNING COMMISSION** to consider the project shown below:

Project Title:

**Trumble and Watson Warehouse Project –
Plot Plan (PP) No. PLN22-0190**

Project Location:

The project site is south of Watson Road, north of Ethanac Road, west of Sherman Road and east of I-215 and Watson Road (APN 329-240-046, -048, -049 & -051).

General Plan Land Use and Zoning:

Economic Development Corridor –
Northern Gateway (EDC-NG)

The Planning Commission will consider the following project at a public hearing:

Plot Plan (PP) No. PLN22-0190 Trumble and Watson Warehouse proposes a 328,227 square foot speculative 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 (totaling 422 spaces). Access to the site would be provided by two driveways off Trumble Road. The project site is located on a 17.19-acre site near the southeast corner of Watson Road and Trumble Road. Additional improvements include site/parking lot landscaping (13% or 96,975 square feet), on-site walls and fencing, onsite infrastructure and construction of frontage and associated roadway improvements.



Background:

The Project Site, formerly known as the Trumble Pit Site (or Trumble Road Open Pit), was originally operated as an open pit mine and soil hauling (import and export) facility and was more recently used as a soil and concrete recycling area. The former open pit was subject to rough grading and restoration between 2019 and 2023. The pit restoration involved approximately 200,000 cubic yards of fill import to fill the pit and level the site as it currently sits today.

Environmental Information:

Public Review Period: **October 8, 2025 – November 6, 2025**

The City of Menifee Community Development Department has determined that the above project will not have a significant effect on the environment with mitigation and has recommended adoption of a Mitigated Negative Declaration (MND). The City of Menifee Planning Commission will consider the proposed project and the proposed MND at the public hearing. In addition, the project site is not included on a list of hazardous materials

sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

The MND is being circulated for a review period pursuant to State law. All comments on the MND must be submitted in writing to the address or e-mail provided below and received no later than **Thursday, November 6, 2025**. The MND can be found at the following web address: <http://www.cityofmenifee.us/325/Environmental-Notices-Documents>.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing and be heard at the time and place noted above. All comments must be received prior to the time of public hearing. All such comments will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

For further information regarding this project, please contact Russell Brown, at (951) 723-3745 or e-mail rbrown@cityofmenifee.us, or go to the City of Menifee's agenda web page at <http://www.cityofmenifee.us>. To view the case file for the proposed project contact the Community Development Department office at (951) 672-6777 Monday through Friday, from 8:00 A.M. to 5:00 P.M. Please send all written correspondence to:

CITY OF MENIFEE COMMUNITY DEVELOPMENT DEPARTMENT
Attn: Russell Brown, Senior Planner
29844 Haun Road
Menifee, CA 92584