



**Development Services Department
Planning Division**

**135 North "D" Street, Perris
CA 92570**

**NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION
FOR THE CITY OF PERRIS, CALIFORNIA**

PROJECT DESCRIPTION:

SPA 23-05321, DPR 23-00022, and CUP 24-05125 – The Barker Business Park Project would develop two currently vacant parcels with two separate but complementary uses providing rental, lease, sale, and maintenance of heavy equipment and commercial trailers. The Project Development Concept apportions the Project site into 3 lots, to be developed as summarized below.

Lot 1, approximately 5.0 acres, is located in the northwest portion of the western Project site, and south of E. Frontage Road. Lot 1 would be developed with a 25,750-square-foot building, an employee parking area with 80 stalls, and landscaping totaling approximately 15 percent or 32,660 square feet. The proposed building would accommodate vehicle/heavy equipment maintenance activities and supporting office/administrative functions. Access to Lot 1 would be provided by three driveways onto adjacent E. Frontage Road.

Lot 2, approximately 10.3 acres, is located in the southeast portion of the western Project site and south of E. Frontage Road. Lot 2 would be developed with a 14,139-square-foot building, heavy equipment and trailer holding/display lot, an employee parking area with 15 stalls, and landscaping totaling approximately 15.1 percent or 67,947 square feet. The proposed building would accommodate vehicle/heavy equipment maintenance activities and supporting administrative functions. Access to Lot 2 would be provided by one driveway onto adjacent E. Frontage Road.

Lot 3, approximately 9.6 acres, is located in the eastern Project site, east of E. Frontage Road. Lot 3 would be developed as a heavy equipment/trailer display lot that would support operations of the Lot 2 tenant. Access to Lot 3 would be provided by one driveway onto adjacent E. Frontage Road. Landscaping of Lot 3 would total approximately 15.6 percent, or 65,182 square feet.

PROJECT LOCATION:

The Project site totals approximately 25.6 gross acres (24.9 net acres), located northeast of the Interstate 215 (I-215)/Placentia Avenue interchange, between Walnut Avenue to the north and Placentia Avenue to the south. The Project site comprises two parcels (APNs 305-050-051 and 305-050-055) bisected by [I-215] E. Frontage Road.

PUBLIC HEARINGS: The City of Perris will hold a formal public hearing with the City Planning Commission on the above-noted project and the Mitigated Negative Declaration. The specific public hearing date will be noticed 10 days prior to the hearing, in accordance with the Perris Municipal Code.

PUBLIC REVIEW AND WRITTEN COMMENTS: The Initial Study/Mitigated Negative Declaration is being circulated for a **30-day review period**, which will commence on **March 21, 2025 and close on April 21, 2025**. Due to the time limits mandated by State Law, your comments must be received at the earliest date but by **April 21, 2025**. Please send your comments to the project planner:

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ADDRESS: City of Perris,
Development Services Department | Planning Division
135 North "D" Street
Perris, CA 92570

DOCUMENT AVAILABILITY: The Mitigated Negative Declaration is available at the City Planning Division, located at the address above, and may also be viewed on the City's website at <http://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>.