



**Development Services Department  
Planning Division**

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

**NOTICE OF INTENT TO ADOPT  
MITIGATED NEGATIVE DECLARATION (MND No. 2404)  
FOR THE CITY OF PERRIS, CALIFORNIA**

**PROJECT DESCRIPTION: The Baker Business Park**

- **Specific Plan Amendment (SPA) 23-05321**– Amend the Perris Valley Commerce Center Specific Plan (PVCCSP to: 1) revise the definition of “Large Equipment Retail” to include heavy equipment (flatbeds, trailers, cranes, earth moving equipment, etc.); 2) amend Circulation Plan (Figure 3.0-1) of the PVCCSP; and 3) to amend the Land Use Designation Map (Figure 2.0-1) to revert the Basin land use designation to the surrounding BPO land use designation as permitted in Section 2.1.5 (Public Uses) of the PVCCSP.
- **Conditional Use Permit (CUP) 24-05125** – To allow rental, lease, sale, and maintenance of heavy equipment and commercial trailers as defined in the PVCCSP.
- **Development Plan Review (DPR) 23-00022** –Proposal to develop a 5-acre vacant parcel into a 25,750-square-foot building (Parcel 1) and a 14,139-square-foot building on a 10-acre vacant site (parcel 2 ) both with their supporting parking and landscaping. In addition, develop 9.6 acres of vacant land for sales and rental of commercial trailers.

**NOTES:** *The proposed Project site is located within Airport Overlay C2 Zone, “Flight Corridor Zone”, of the March Air Reserve Base/Inland Port Airport (MARB/IP) Land Use Compatibility Plan (ALUCP). The proposed development does not conflict with the MARB/IP ALUCP and is required to comply with the standard Conditions of Approval for this Airport Zone. In addition, Tribal Consultations have been conducted.*

**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.

**HAZARDOUS WASTE SITES:** Pursuant to Section 15087c6 of the Guidelines for California Environmental Quality Act the City acknowledges the non-existence of hazardous waste sites within the project area reviewed by this Mitigated Negative Declaration (MND 2404).

**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 review period for submitting written comments on the Mitigated Negative Declaration (MND 2404), pursuant to State CEQA Guidelines Section 15105, commences on March 21, 2025, and will close on April 21, 2025, at 5:00 p.m. Please submit comments regarding the project or Mitigated Negative Declaration (MND 2404) via regular mail or e-mail to the following:

**PROJECT CONTACT:**

Alfredo Garcia, Associate Planner  
(951) 943-5003 Extension #287

**PHONE:**

**E-MAIL:**

[Algarcia@cityofperris.org](mailto:Algarcia@cityofperris.org)

**ADDRESS:**

City of Perris,  
Development Services Department | Planning Division 135 North  
“D” Street Perris, CA 92570

**DOCUMENT AVAILABILITY:** The Mitigated Negative Declaration (2404) 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>.