3. Revisions to the Public Review MND

This section contains revisions to the Public Review MND based upon: (1) clarifications required to prepare a response to a specific comment; and/or (2) typographical errors. These revisions do not alter any impact significance conclusions as disclosed in the MND. Changes made to the MND are identified here in ~~strikeout~~ text to indicate deletions and in **bold underlined** text to signify additions.

Revisions in Response to Written Comments and City Changes to Text

The following text, organized by MND Chapters and Sections, has been revised in response to comments received on the MND and corrections identified by the City.

Section 1.1, Introduction and Scope

The following text will be included after the last paragraph on page 4 as follows:

The MND, which was circulated for Public Review from February 3, 2023 to March 6, 2023, was prepared using a previous site plan which has since been updated with minor revisions including the following changes:

- **The building would be reduced to 121,000 square feet with a 116,000-square-foot coverage and a 5,000-square-foot mezzanine.**
- **The building footprint would move 5 feet north to allow for a greater setback along the Redlands Avenue and Placentia Avenue street frontages. The setbacks would equal 40 feet.**
- **The building would measure a maximum height of 45 feet along Redlands Avenue and a maximum height of 43 feet along Placentia Avenue. The maximum height at the northeast corner office of the building would be reduced to 50 feet, though it would not be visible along the public right-of-way.**

The above-mentioned revisions to the site plan would not result in changes to the existing technical analyses completed and analyzed within this MND aside from Noise, as the updates to the site plan are minor in nature and would not result in new or previously undisclosed environmental impacts. As the building would move slightly north, an updated Noise Analysis was completed in June 2023 to ensure that any noise level changes to the sensitive receptors would be properly analyzed and is included in Section 5.13 of this Final MND.

Section 5.4, Biological Resources

Mitigation Measure BR 1 on pages 68 through 69 will be revised as follows:

MM BR 1. In order to avoid violation of the **Migratory Bird Treaty Act** (MBTA) and the California Fish and Game Code **Sections 3503, 3503.5, and 3513**, site-preparation activities (**such as ground disturbance, construction activities, and/or** removal of trees and vegetation) for the Project shall be avoided, to the greatest extent possible, during the nesting season of potentially occurring native and migratory bird species.

If site-preparation activities are proposed during the nesting/breeding season, the Project proponent shall retain a qualified biologist to conduct a pre-activity field survey prior to the issuance of grading permits for the Project to determine if active nests of species protected by the MBTA or the California Fish and Game Code are present in the construction zone.

If active nests are not located within the Project site and an appropriate buffer of 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected bird nests (non-listed), or 100 feet of sensitive or protected songbird nests, construction may be conducted during the nesting/breeding season.

However, if active nests are located during the pre-activity field survey, the biologist shall immediately establish a conservative avoidance buffer surrounding the nest based on their best professional judgement and experience. The biologist shall monitor the nest at the onset of Project activities, and at the onset of any changes in such Project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. If the biologist determines that such Project activities may be causing an adverse reaction, the biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these buffers will be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest). The on-site qualified biologist will review and verify compliance with these nesting avoidance buffers and will verify the nesting effort has finished. Work can resume within these avoidance areas when no other active nests are found. Upon completion of the survey and nesting bird monitoring, a report shall be prepared and submitted to the City of Perris Planning Division for mitigation monitoring compliance record keeping.

Mitigation Measure MM BR 2 on page 69 will be revised as follows:

MM BR 2. T**o avoid project-related impacts to burrowing owls potentially occurring on or in the vicinity of the Project site, t**he Project proponent shall retain a qualified biologist to conduct a pre-construction survey for resident burrowing owls within 30 days prior to commencement of **construction activities (e.g., vegetation clearing, clearing and grubbing, tree removal, site watering)** ~~grading and construction activities on the Project site~~. The survey shall include the Project site and all suitable burrowing owl habitat within a 500-foot buffer. The results of the survey shall be submitted to the City of Perris Planning Division prior to obtaining a grading permit. In addition, if burrowing owls are observed during the MBTA nesting bird survey **(MM BR 1)**, to be conducted within three days prior to ground disturbance or vegetation clearance, the observation shall be reported to the Wildlife Agencies. If ground disturbing activities in these areas are delayed or suspended for more than 30 days after the pre-construction survey, the area shall be resurveyed for owls. **An additional preconstruction survey for resident burrowing owls within 3 days prior to commencement of construction shall also be conducted.** The preconstruction survey and any relocation activity will be conducted in accordance with the current Burrowing Owl Survey Instructions for the Western Riverside MSHCP.

If burrowing owl are detected, the CDFW shall be sent written notification by the City within three days of detection of burrowing owls. If active nests are identified during the pre-construction survey, the nests shall be avoided and the qualified biologist and Project proponent shall coordinate with the City of Perris Planning Division, the USFWS, and the CDFW to develop a Burrowing Owl Plan to be approved by the City in consultation with the CDFW and the USFWS prior to commencing Project activities. The Burrowing Owl Plan shall be prepared in accordance with guidelines in the CDFW Staff Report on Burrowing Owl (March 2012) and the **Western Riverside County Multiple Species Habitat Conservation Plan** (MSHCP). The Burrowing Owl Plan shall describe proposed avoidance, minimization, relocation, and monitoring as applicable. The Burrowing Owl Plan shall include the number and location of occupied burrow sites and details on proposed buffers if avoiding the burrowing owls and/or information on the adjacent or nearby suitable habitat available to owls for relocation. If no suitable habitat is available nearby for relocation, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls may also be required in the Burrowing Owl Plan.

The Project proponent shall implement the Burrowing Owl Plan following CDFW and USFWS review and concurrence. A final letter report shall be prepared by the qualified biologist documenting the results of the Burrowing Owl Plan. The letter shall be submitted to the CDFW prior to the start of Project activities. When the qualified biologist determines that burrowing owls are no longer occupying the Project site per the criteria in the Burrowing Owl Plan, Project activities may begin.

If burrowing owls occupy the Project site after Project activities have started, then construction activities shall be halted immediately. The Project proponent shall notify the City of Perris Planning Division and the City

shall notify the CDFW and the USFWS within 48 hours of detection. A Burrowing Owl Plan, as detailed above, shall be implemented.

Section 5.13, Noise

The following text on page 127 will be revised as follows:

Tables N-4 and N-5 below show the combined hourly noise levels generated by the proposed Project at the closest off-site land uses. The Project-related noise level impacts would range from ~~44.1~~ **44.2** dBA CNEL to ~~54.8~~ **55.1** dBA CNEL at the surrounding sensitive receptors. These levels would be below the City's exterior noise level standard of 60 dBA CNEL and would not result in an increase of 5 dBA CNEL or more.

Furthermore, the maximum noise levels generated would range from ~~57.8~~ **58.7** dBA Lmax and 69.8 dBA Lmax at the surrounding sensitive receptors during daytime hours and would range from ~~45.9~~ **46.3** dBA Lmax and ~~57.8~~ **57.7** dBA Lmax during nighttime hours. These levels would be below the City's exterior maximum noise level standard of 80 dBA Lmax and 60 dBA Lmax for daytime and nighttime, respectively. Because Project noise levels would not exceed the City's exterior noise level standards or result in an increase of 5 dBA CNEL or more, the impact would be less than significant, and no noise reduction measures are required.

Table N-4: Daily Exterior Noise Level Impacts

Receptor	Direction	Existing Daily Noise Level (dBA Leq)	Daytime Noise Level (dBA Leq)	Nighttime Noise Level (dBA Leq)	Daily Noise Level (dBA CNEL)	Daily Noise Level Increase (dBA CNEL)	Potential Operational Noise Impact?[1]
Residential	North	59.7	~~49.0~~ **49.3**	~~48.3~~ **48.6**	~~54.8~~ **55.1**	~~1.2~~ **1.1**	No
Residential	West	55.9	~~46.0~~ **44.9**	~~45.8~~ **44.7**	~~52.2~~ **51.2**	~~1.5~~ **1.2**	No
Residential	South	62.4	~~38.6~~ **38.7**	37.6	~~44.1~~ **44.2**	<0.1	No

[1] A potential operational noise impact would occur if (1) the daily ambient noise level in hour is less than 60 dBA CNEL and an increase of 5 dBA or more occurs, OR (2) the daily ambient noise level in hour is greater than 60 dBA CNEL and an increase of 3 dBA or more occurs.
dBA = A-weighted decibels
CNEL = Community Noise Equivalent Level
Leq = equivalent noise level
Source: LSA 2023 (Appendix I)

Table N-5: Maximum Exterior Noise Level Impacts

Receptor	Direction	Daytime Maximum Noise Level (dBA Lmax)	Daytime Maximum Noise Level Standard (dBA Lmax)	Nighttime Maximum Noise Level (dBA Lmax)	Nighttime Maximum Noise Level Standard (dBA Lmax)	Potential Operational Noise Impact?
Residential	North	69.8	80	~~57.8~~ **57.7**	60	No
Residential	West	~~59.4~~ **59.7**		~~51.7~~ **50.8**		No
Residential	South	58.7		~~45.9~~ **46.3**		No

dBA = A-weighted decibels
Leq = equivalent noise level
Source: LSA 2023 (Appendix I)