State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
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GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

November 26, 2025
Sent via email

Delanie Garlick
Senior Planner
San Bernardino County Land Use Services
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0182
Delanie.Garlick@lus.sbcounty.gov

Dear Delanie Garlick:

Bear Valley Solar Energy Project (Project)
MITIGATED NEGATIVE DECLARATION (MND)
SCH# 2025101328

The California Department of Fish and Wildlife (CDFW) received a Notice of Intent to Adopt an MND from San Bernardino County Land Use Services (County) for the Project pursuant the California Environmental Quality Act (CEQA) and CEQA Guidelines.[1]

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statute for all the people of the state. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

PROJECT DESCRIPTION SUMMARY

[1] CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

Proponent: Bear Valley Electric Services, Inc.

Objective: The objective of the Project is to construct a 5 megawatt (MW) alternating current solar photovoltaic facility owned by Bear Valley Electric Services, Inc. Primary Project activities include site preparation, foundations installation, module installation, electrical installation, commissioning, operations and maintenance, decommissioning. The Project will include stormwater features, perimeter fencing, and gravel access drive installation all occur during the Site Preparation stage. Foundation work will include the installation of support posts, single-axis trackers, and an above-ground messenger wire cable management system or trenching for underground electrical cable and collection system. Electrical cables will be installed via an above-grade wire cable management system or in trenches which will then be backfilled. Modules will be mounted to the tracking system and connecting cables. Inverters, pad-mounted transformers, and combiner boxes will be installed during the Electrical Install phase. The Project would interconnect to an existing BVES Circuit adjacent to the Project site.

Location: The project is located on a 29.53-acre parcel (Assessor's Parcel Number 031440129), located at 21551 Erwin Ranch Road, near the City of Big Bear Lake in unincorporated San Bernardino County, California. The Project is located approximately 0.15 miles southeast of the unincorporated community of Big Bear City in the United States Geologic Survey (USGS) 7.5-minute quadrangle for Big Bear City, California, within Section 17 of Township 2 North, Range 2 East.

Timeframe: Construction is estimated to occur over 9 months and become operational by the quarter 4, 2026.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist San Bernardino County Land Use Services in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources.

I. Project Description and Related Impact Shortcoming

Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by CDFW or USFWS?

COMMENT 1:

Section 2.3.2 Water Supply, Page 6; Section 5.3.3.3 Notification Requirements under SCAQMD Rule 403, Page 22-25

Issue: The MND does not identify or analyze the Project's potential to directly or indirectly impact a population of unarmored threespine stickleback (*Gasterosteus aculeatus williamsoni;* UTS) located in close proximity to the Project site.

Specific impact: The MND does not identify a critical population of UTS, nor analyze the potential direct or indirect Project-related impacts to UTS associated with the construction or operation of the Project, including but not limited to, the use of soil binders, soil palliatives, or dust control surfactants (collectively dust suppressants).

Why impact would occur: The Project will require dust suppression measures which may include the use of dust suppressants and additives to minimize fugitive dust and comply with other local and state air quality regulations. In accordance with Section 2.3.2 "a[A] minimal amount of water would be required during construction for earthwork operations, primarily related to dust control for road construction, grading, and other site work. Water will be applied via water truck during construction activities…" indicating that dust suppressants will be utilized within the project site including access roads. Dust suppressants are available in many formulations, many containing chemicals that are acutely toxic or indirectly contribute to fish stress and mortality. For example, dust suppressants commonly contain phosphorus and ammonia. Phosphorus is an essential macronutrient for plant and algal growth including physiological and biochemical processes. Similarly, ammonia can increase plant and algal growth in moderate concentrations, and toxic at higher concentrations for both plant and fish life.

The US Environmental Protection Agency found that "a[A]quatic ecosystems are affected by direct contamination from spills or runoff from off-site applications of dust suppressants. Fish may be affected by direct ingestion of toxic constituents or their degradation products. They are also sensitive to increased salinity from salts and brine applications. Dust Suppressants that result in an increase in biochemical oxygen demand (BOD) can result in decreased DO [dissolved oxygen] concentrations in nearby streams, which may affect fish health and survival. Dust suppressants that affect macroinvertebrates could cause a decrease in food supplies for fish. Dust suppressants that result in increased suspended solids concentration, either directly or indirectly, via erosion, can potentially degrade

aquatic habitat. At the micro level, suppressants can potential be toxic to soil and water microorganisms."[2]

Furthermore, the EPA found that direct and indirect impacts to surface and ground waters from these contaminants occur from runoff, infiltration, application error, and other mechanisms[3].

Evidence impact would be significant: UTS is a State Fully Protected Species (Fish & G. Code, § 5515) and Federal Endangered Species Act (ESA), endangered species (35 FR 16047) that have experienced significant population and habitat declines and threats. Throughout the UTS range, the loss of habitat associated with reduced water quantities received by streams and unreliable water supplies and prevalence of non-native species are a primary threat to its persistence. The Shay Creek/Baldwin Lake population of UTS is one of 3 known locations within San Bernardino County. In 2025, CDFW native fisheries biologist found the Shay Pond UTS population to be robust.[4] The current physical expression of Shay Pond is limited to approximately 2 acres of land[5] although evidence indicates that historically, Shay Pond was approximately 4.5 acres[6], and Shay Creek flowed year-round and that UTS-occupied the top of Shay Creek down to the edge of Baldwin Lake.[7]

Recommended Potentially Feasible Mitigation Measure(s) (Regarding Project Description and Related Impact Shortcoming)

CDFW recommends that the MND include enforceable mitigation measures that: 1. prohibit the use of chemicals for washing solar panels and other infrastructure, dust suppression, and other ancillary Project uses without the prior written approvals from CDFW, the County; and 2. require notification of, and CDFW's written approval of any dust suppression measures.

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[2] US Environmental Protection Agency, 2002. Potential Environmental Impacts of Dust Suppressants: "Avoiding Another Times Beach." An Expert Panel Summary, Las Vegas Nevada. May 30-31, 2002.
[3] *Ibid.*
[4] M. Burnett, personal communication, November 20, 2025.
[5] Harder and Van De Water, 2018. DRAFT Shay Pond Area Hydrogeologic Assessment for the Unarmored Threespine Stickleback Fish. Prepared for California Department of Fish and Wildlife. February 2nd
[6] *Ibid.*
[7] US Fish and Wildlife Service, 2002. Biological Opinion on Forest Service Special Use Permits for Water Collection and Conveyance Facilities in the Baldwin Lake Watershed, San Bernardino National Forest, San Bernardino County, California (1-6-01-F-1980). FWS-SB-1980.1 June 5th

Mitigation Measure BIO-3 Dust Suppressants and Additives

For the life of the Project, no chemicals or additives shall be used for dust suppression, panel washing, or ancillary uses without the prior written approval of CDFW and the County.

Mitigation Measure BIO-4 Water Infiltration and Detention Basins

Water infiltration and/or percolation basins will be free of chemicals deleterious to fish, amphibians and plant species.

COMMENT 2:

Section 5.4.1.3 Special-Status Species, Page 30

Issue: The MND does not identify consumptive water uses that can be reasonably anticipated for solar photovoltaic systems, nor identify reasonable precautionary measures to protect a critical population of UTS and its habitat at Shay Pond.

Specific impact: The MND does not identify or analyze the potential for the Project's consumptive water uses to reduce natural water sources supporting Shay Pond, or the pond's population of UTS. The Project's consumptive water uses include, but are not limited to, the use of soil binders, dust control surfactants, solar panel washing, landscaping irrigation, and ancillary uses during construction, operations, maintenance, and decommissioning phases. Cumulative groundwater reductions, not originally anticipated by Harder and Van De Water, and/or fluctuations in surface waters and groundwater within the Basin could substantially impact water inputs received by Shay Pond and negatively impact UTS.

Why impact would occur: Shay Pond's water levels are highly influenced by surface waters, sheet flow, and annual fluctuations in precipitation and groundwater levels. Geoscience previously described a hydrologic divide within the Erwin subunit distinguishing the western and eastern sections. The topographic divide within the middle of the "Shay Pond Drainage Basin" drains the eastern section of the valley toward Lake Erwin while the western section drains south toward Shay Pond. According to Thomas and Harder, "t[T]he majority of groundwater flow that occurs in the western portion of the valley ultimately discharges through the Shay Meadow area towards Baldwin Lake. Groundwater is derived from precipitation and subsequent recharge." Historically, municipal groundwater pumping was identified as a potential threat to groundwater levels beneath Shay Pond that sustains the UTS population. Accordingly, municipalities developed alternative water sources to service the area surrounding Shay Pond, leading to reduced groundwater pumping within the vicinity of Shay Pond. This current low-level rate of groundwater pumping was found to not significantly impact groundwater elevations beneath Shay Pond.

Avoiding future significant impacts to groundwater levels by limiting the incremental increase of current groundwater pumping in the vicinity of Shay Pond is a viable and prudent precaution against unintended consequences to a critical population of UTS.

Evidence impact would be significant: Shay Pond lies on coalescing fans of alluvium and colluvium with localized meadow deposits.[8] Harder and Van De Water describe Shay Pond as "… a spring that is naturally fed by groundwater periodically rising above the land surface. Groundwater levels fluctuate depending on available recharge from precipitation and groundwater pumping from public and private groundwater production wells…." The surface and subsurface water sources supporting Shay Pond are relatively limited in capacity and extent. Shay Pond is currently sustained via supplemental in-basin well water pumping. Unanticipated reductions to the basin's hydrology and groundwater should be avoided and minimized.

Recommended Potentially Feasible Mitigation Measure(s) (Regarding Project Description and Related Impact Shortcoming): The MND should identify, quantify, and evaluate the potential need for panel washing, a known if not infrequent requirement common to photovoltaic solar projects. All consumptive water uses, particularly supplemental irrigation, dust suppression, and panel washing, should be minimized. Where necessary, consumptive water uses should be prohibited from using groundwater sources associated with the Shay Pond Drainage Basin Boundary (Geoscience, 2004[9]) and the Erwin Subunit of the Baldwin Lake sub-watershed HUC 12 180702030101)[10]

CDFW recommends including the following mitigation measure in the MND.

Mitigation Measure BIO-4 Shay Pond Hydrology

All consumptive water uses including supplemental irrigation, dust suppression, and panel washing are prohibited from using groundwater sources associated with the Shay Pond Drainage Basin Boundary (Geoscience, 2004[11]) and the Erwin Subunit of the Baldwin Lake Sub-watershed HUC 12 180702030101).[12]

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[8] Harder and Van De Water, 2018. DRAFT Shay Pond Area Hydrogeologic Assessment for the Unarmored Threespine Stickleback Fish. Prepared for California Department of Fish and Wildlife. February 2nd
[9] Geoscience, 2004. Geohydrologic Analysis of Shay Pond. Prepared for Big Bear City Community Services District. April 29th
[10] US Geological Survey (USGS). 2015. USGS Links for HUC 180702030101 - Baldwin Lake. Retrieved from: https://water.usgs.gov/lookup/getwbd?180702030101
[11] Geoscience, 2004. Geohydrologic Analysis of Shay Pond. Prepared for Big Bear City Community Services District. April 29th
[12] US Geological Survey (USGS). 2015. USGS Links for HUC 180702030101 - Baldwin Lake. Retrieved from: https://water.usgs.gov/lookup/getwbd?180702030101

II. Environmental Setting and Related Impact Shortcoming

Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by CDFW or USFWS?

COMMENT 3:

Section 5.4.1.3. Special Status Species, Pages 32-38

Issue: The MND relies on improperly conducted surveys that do not follow generally accepted survey methodologies or timing for establishing the presence or numbers of rare plants potentially impacted by the Project.

Specific impact: The Project's Biological Resources Technical Report does not rely on established survey methodologies and inappropriately concludes the potential presence, absence, and number of sensitive native plant species within the Project. The surveys were not performed during an appropriate time of year for a number of species known to occur within or adjacent to the Project site, nor do the surveys follow the *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities*[13]. Absent protocol surveys, potential Project impacts to candidate, sensitive, or special status species may be mischaracterized, resulting in avoidable, unminimized, or unmitigated impacts not adequately analyzed in the MND.

Based on the California Natural Diversity Database (CNDDB) the Project has the potential to result in direct (e.g., grading, crushing, pile driving) or indirect impacts (e.g., water availability, herbicide drift, dusting) to rare plant species, including but not limited to, ash-gray paintbrush (*Castilleja cinerea*) (California rare plant Ranking (CRPR) 1.B.2), San Bernardino blue grass (*Poa atropurpurea*) (CRPR 1.B.2), Big Bear Valley milk-vetch (*Astragalus lentiginosus* var. *sierrae*) (CRPR 1.B.2), Big Bear Valley woollypod (*Astragalus leucolobus*) (CRPR) 1.B.2), Big Bear Valley sandwort (*Eremogone ursina*) (CRPR) 1.B.2), San Bernardino Mountains dudleya (*Dudleya abramsii ssp. affinis*) (CRPR) 1.B.2), pinyon rockcress (*Boechera* dispar) (CRPR 2Parish's rockcress (*Boechera parishii*), grey-leaved violet (*Viola pinetorum ssp. grisea*) (CRPR 1.B.2), silver-haired ivesia (*Ivesia argyrocoma* var. *argyrocoma*) (CRPR 1.B.2), southern mountain buckwheat (*Eriogonum kennedyi* var.

[13] Department of Fish and Wildlife, 2018. Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities.

austromontanum) (CRPR 1.B.2), and Baldwin Lake linanthus (*Linanthus killipii*) (CRPR 1.B.2).

Why impact would occur: CDFW is concerned that the MND has not accurately described or fully established the biological resources present onsite, limiting both the CEQA Lead Agency's and CDFW's ability to analyze the Project's potential impacts, avoidance, and/or mitigation measures on candidate, sensitive, or special status plant species. The MND relies on only two site visits, neither of which correspond with established survey methodologies or timing to establish the presence or absence of sensitive plant species. The MND's Biological Resources Report[14] states that the first July 1, 2024 site visit was intended to establish the Project's aquatic resource delineation and site constraints. The second site visit was conducted on September 4, 2024 to map existing vegetation communities, aquatic resources, habitat that could support special-status species, and if present, develop a compendium of floral *and* [emphasis added] faunal species *present at the time of the survey* [emphasis added].[15]

Evidence impact would be significant: Special-status plants with CNPS CRPR ranking series 1B and 2B meet the definition for CEQA listing as rare, threatened, and/or endangered. Many CNPS CRPR listed plants have not been reassessed from the time of their listing and said listing ranks may not currently reflect their status in a manner that is up to date with stochastic weather events, extreme heat, and anthropogenic impacts. The Project may result in direct or indirect take of species with a CRPR ranking of 1B.2 and in the loss of the habitats to these rare species.

Recommended Potentially Feasible Mitigation Measure(s) (Regarding Environmental Setting and Related Impact Shortcoming)

To reduce impacts to less than significant: CDFW recommends botanical field surveys following the *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities*[17] be conducted by qualified personnel prior to the start of construction. One botanical field survey may be insufficient to detect plants that are not evident and identifiable every year, therefore CDFW recommends multiple surveys. Appropriate surveys will identify the species present to allow development of effective mitigation measures.

Permanent impacts (i.e., areas that will not return to their baseline ecological state and form within one calendar-year of impacts occurring) to non CESA-listed rare, sensitive, special-status plants, shall be mitigated at a minimum 3:1 (mitigated to

[14] ERM, 2024. Biological resources Assessment, Bear Valley Solar Energy Project. Prepared for EDF Renewables Distribution-Scale Power. October 10, 2024.
[15] *Ibid.*

impacted) ratio by acreage area. Compensatory mitigation for impacts to non CESA-listed rare, sensitive, special status plant species and Sensitive Natural Communities by total area (i.e., the combined total acreage of permanent and temporary impacts calculated post-ratios) shall be conducted through purchase of mitigation credits from a CDFW-approved bank and/or land acquisition, or a combination of both, in coordination with CDFW. If CESA-listed plants are present and impacts cannot be fully avoided, a CESA ITP shall be obtained.

Section 5.4.3 Environmental Evaluation, Page 34

Issue: The project has the potential to impact southern rubber boa (*Charina bottae umbratical)*. Project activities may result in direct take of southern rubber boa.

Specific impact: The Project includes the potential for direct take of southern rubber boa through crushing, vehicle, or equipment strike during construction, operations and maintenance, or decommissioning activities.

Why impact would occur: The MND identifies that the Project site contains southern rubber boa habitat, and the CNDDB identifies species occurrences within the Project vicinity. While the MND indicates that southern rubber boa habitat will not be impacted given the footprint of the Project excludes the south facing hillslope, and the nocturnal nature of southern rubber boa, the MND does not specifically exclude the hillslopes as a biological avoidance measure. Lowe[16] characterizes southern rubber boa as nocturnal and crepuscular, frequently observed in damp draws near streams, seeps, and springs during the summer months and may be associated with the Project site during seasonal movements. This seasonal habitat association is likely attributed to annual migrations between ridges and canyon bottoms.[17]

Evidence impact would be significant: Southern rubber boa is a state listed threatened species. The primary threat to southern rubber boa is habitat loss and disturbance. The Project occurs within Big Bear, one of two geographic areas where southern rubber boa is known.

Recommended Potentially Feasible Mitigation Measure(s): The Project Proponent shall ensure that impacts to southern rubber boa are fully avoided absent take authorization. CDFW recommends that avoidance of the southern hillslope be incorporated as an avoidance measure. Furthermore, CDFW recommends the project proponent obtain incidental take coverage should the Project have the

[16] Lowe, 1985. Habitat Management Guide for Southern Rubber Boa (Charina bottae umbratical) on the San Bernardino National Forest. Prepared for US Department of Agriculture San Bernardino National Forest.
[17] *Ibid.*

potential to result in take of the southern rubber boa. CDFW appreciates the inclusion of mitigation measures MM BIO-1 and MM BIO-2 and recommends in concorporating the following language (in **bold**).

Mitigation Measure 1:
To reduce impacts to less than significant:

MM BIO-1: Pre-construction clearance surveys

- A qualified biologist, **experienced in identifying southern rubber boa habitat and conducting southern rubber boa surveys using appropriate survey methodology, determining/establishing appropriate avoidance and minimization measures, and monitoring the efficacy of implemented avoidance and minimization measures** will conduct pre-construction surveys for southern rubber boa within all disturbance areas plus a ~~100-foot~~ **500 foot** buffer no more than 3 days prior to any ground disturbance during the active/breeding season (1 April through 31 October). Should southern rubber boa be observed, work shall be halted within ~~100 feet~~ **500 feet** of the individual until it has moved out of area. **If any individuals are identified within or adjacent to the project area, Project Proponent shall immediately (within 24 hours) notify CDFW and submit avoidance measures that when implemented, will fully avoid impacts to the southern rubber boa. If southern rubber boa is found within the project footprint or full avoidance of impacts to adjacent individuals cannot be accomplished, Project Proponent shall postpone the project until appropriate authorizations are obtained (i.e., CESA ITP).**

- Prior to construction, the applicant shall construct a reptile exclusion fence around the perimeter of the Project area to avoid potential impacts to rubber boa. Additionally, the contractor shall shield and angle any necessary lighting away from the adjacent undeveloped land to the north of the Project site to avoid disturbing wildlife, including rare bats.

MM BIO-2: Construction monitoring

- A qualified biologist shall be onsite to conduct daily (pre-work) sweeps for rubber boa during ground-disturbing activities initiated between 1 April and 31 October. ~~Once a reptile exclusion fence around the perimeter of the Project is constructed, daily (pre-work) sweeps would not be required. In the event of unanticipated discovery of rubber boa within the site,~~ construction personnel shall follow the guidance within the worker education program, including but not limited to halting construction and contacting a qualified biologist, etc.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a data base which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDB). The CNNDB field survey form can be filled out and submitted online at the following link: https://wildlife.ca.gov/Data/CNDDB/Submitting-Data. The types of information reported to CNDDB can be found at the following link: https://www.wildlife.ca.gov/Data/CNDDB/Plants-and-Animals.

ENVIRONMENTAL DOCUMENT FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

CDFW appreciates the opportunity to comment on the MND to assist the County in identifying and mitigating Project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Eric Weiss, Senior Environmental Scientist, Specialist at (909) 844-2769 or Eric.Weiss@Wildlife.ca.gov.

Sincerely,

DocuSigned by:
Brandy Wood
4D759253408941E...

Brandy Wood
Environmental Program Manager

Attachments

A. Mitigation Monitoring and Reporting Plan

ec: Office of Planning and Research, State Clearinghouse, Sacramento

CDFW
Russel Barabe, Senior Environmental Scientist
Richard Kim, Senior Environmental Scientist

Attachment A

Draft Mitigation Monitoring and Reporting Program and Draft Recommendations

Draft Mitigation Monitoring and Reporting Program (MMRP)

CDFW provides the following language to be incorporated into the MMRP for the Project.

Biological Resources (BIO)		
Mitigation Measure (MM) Description	**Implementation Schedule**	**Responsible Party**
MM-BIO-1: Pre-construction clearance surveys • A qualified biologist, experienced in identifying southern rubber boa habitat and conducting southern rubber boa surveys using appropriate survey methodology, determining/establishing appropriate avoidance and minimization measures, and monitoring the efficacy of implemented avoidance and minimization measures will conduct pre-construction surveys for southern rubber boa within all disturbance areas plus a 500 foot buffer no more than 3 days prior to any ground disturbance during the active/breeding season (1 April through 31 October). Should southern rubber boa be observed, work shall be halted within 500 feet of the individual until it has moved out of area. If any individuals are identified within or adjacent to the project area, Project Proponent shall immediately (within 24 hours) notify CDFW and submit avoidance measures that when implemented, will fully avoid impacts to the southern rubber boa. If southern rubber boa is found within the project footprint or full avoidance of impacts to adjacent individuals cannot be accomplished, Project Proponent shall postpone the project until appropriate authorizations are obtained (i.e., CESA ITP). • Prior to construction, the applicant shall construct a reptile exclusion fence around the perimeter of the Project area to avoid potential impacts to rubber boa. Additionally, the contractor shall shield and angle any necessary lighting away from the adjacent undeveloped land to the north of the Project site to avoid disturbing wildlife, including rare bats.	Prior to and throughout Construction	Project Proponent
MM-BIO-2: Construction monitoring • A qualified biologist shall be onsite to conduct daily (pre-work) sweeps for rubber boa during ground-disturbing activities initiated between 1 April and 31 October	During Construction	Project Proponent

construction personnel shall follow the guidance within the worker education program, including but not limited to halting construction and contacting a qualified biologist, etc.		
MM BIO-4: Shay Pond Hydrology • All consumptive water uses including supplemental irrigation, dust suppression, and panel washing are prohibited from using groundwater sources associated with the Shay Pond Drainage Basin Boundary (Geoscience, 20041) and the Erwin Subunit of the Baldwin Lake Sub-watershed HUC 12 180702030101).	During Construction, Operations, Maintenance, and Decommissioning	Project Proponent

1 Geoscience, 2004. Geohydrologic Analysis of Shay Pond. Prepared for Big Bear City Community Services District. April 29th