



STATE OF CALIFORNIA
DEPARTMENT OF FISH AND WILDLIFE

GAVIN NEWSOM, Governor
MEGHAN HERTEL, Director

South Coast Region
3883 Ruffin Road
San Diego, CA 92123
wildlife.ca.gov

May 6, 2026

Brenda Magana
City of Palmdale
38250 Sierra Highway
Palmdale, CA 92550
bmagana@cityofpalmdaleca.gov

Subject: Mitigated Negative Declaration for the Brixx Development Palmdale Self Storage Project, SCH No. 2026040377, City of Palmdale, Los Angeles County, CA

Dear Brenda Magaña:

The California Department of Fish and Wildlife (CDFW) reviewed the Mitigated Negative Declaration (MND) from the City of Palmdale (City) for the Brixx Development Palmdale Self Storage Project (Project) pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.

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, CDFW appreciates 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 (Fish & G. Code, § 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

Brenda Magaña
City of Palmdale
May 6, 2026
Page 2

projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW may also act as a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority (Fish & G. Code, § 1600 et seq.). Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.) or the Native Plant Protection Act (NPPA; Fish & G. Code, § 1900 et seq.), the Project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

Proponent: Brixx Development (Brixx)

Objective: The proposed Project consists of the construction of a mini-storage facility. The facility would include eight buildings totaling 97,333 sq. ft., including 900 sq. ft. of office space, on a five-acre site. Landscaping, including a proposed infiltration basin, would consist of drought-tolerant vegetation. The infiltration basin would be located in the northwest portion of the Project site and would have a capacity of 38,500 cubic feet.

Location: The Project site encompasses five acres in northern Los Angeles County (County). The Project is located northeast of the intersection of 58th Street and Palmdale Boulevard in the city of Palmdale. The Assessor's Parcel Number is 3023-001-084.

Timeline: The Project is proposed to be constructed in six phases over a nine-month period with phased site clearance, grading, utilities installation, paving, and landscaping between September 2026 to May 2027.

Biological Setting: The Project site is vacant and vegetated with Joshua tree woodland. Developed areas are located south of the Project site, including Palmdale

Brenda Magaña
City of Palmdale
May 6, 2026
Page 3

Boulevard and residential properties. Ornamental vegetation is present on residential properties south of the site.

The Project site has the potential to support a variety of sensitive wildlife species, including, Southern California legless lizard (*Anniella stebbinsi*; California Species of Special Concern [SSC]), Blainville's horned lizard (*Phrynosoma blainvillii*; SSC), California glossy snake (*Arizona elegans occidentalis*; SSC), Crotch's bumble bee (*Bombus crotchii*; CESA candidate), burrowing owl (*Athene cunicularia*; CESA candidate), LeConte's thrasher (*Toxostoma lecontei*; CESA candidate), Swainson's hawk (*Buteo swainsoni*; CESA-listed endangered), loggerhead shrike (*Lanius ludovicianus*; SSC), coastal cactus wren (*Campylorhynchus brunneicapillus*; SSC), mountain plover (*Charadrius montanus*; SSC), ferruginous hawk (*Buteo regalis*; CDFW Watch List Species [WL]), prairie falcon (*Falco mexicanus*; WL), short-eared owl (*Asio flammeus*; SSC), California horned lark (*Eremophila alpestris actia*; WL), Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*; WL), and merlin (*Falco columbarius*; WL).

Additionally, the Project site may support several common native and nonnative bird species, including western meadowlark (*Sturnella neglecta*), white-crowned sparrow (*Zonotrichia leucophrys*), turkey vulture (*Cathartes aura*), common raven (*Corvus corax*), California quail (*Callipepla californica*), mourning dove (*Zenaida macroura*), greater roadrunner (*Geococcyx californianus*), mountain bluebird (*Sialia currucoides*), and red-tailed hawk (*Buteo jamaicensis*).

Two special-status mammal species—the American badger (*Taxidea taxus*; SSC), and the desert kit fox (*Vulpes macrotis arsipus*), which are protected by Title 14, section 460 of the California Code of Regulations (furbearing mammals)—have the potential to occur on the Project site.

Two special-status plant and tree species have a high potential to occur in the Project area and are state-listed with a California Rare Plant Rank (CRPR). These include the western Joshua tree (*Yucca brevifolia*; CESA candidate) and silver cholla (*Cylindropuntia echinocarpa*; protected under California Desert Native Plants Act).

Brenda Magaña
City of Palmdale
May 6, 2026
Page 4

COMMENTS AND RECOMMENDATIONS

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

Comment #1: Impacts to Swainson's Hawk

Issue: The Project may adversely impact Swainson's hawk nesting and foraging habitat.

Specific impacts: Swainson's hawks are regularly observed nesting and foraging throughout the Antelope Valley. The Project may result in the loss of nesting and foraging habitat for this CESA-listed raptor species.

Why impacts would occur: According to the MND, the Project area contains five acres of potential foraging habitat and suitable nesting trees that will be directly impacted. The Joshua trees provide potential nesting sites for migratory birds including Swainson's hawk and other raptor species. According to California's Natural Diversity Database (CNDDDB), Swainson's hawks have been documented nesting within 5 miles of the Project site (CDFW 2026a).

The MND does not provide avoidance measures to minimize impacts to Swainson's hawk, despite nesting and foraging habitat present within the Project area. Protocol-level focused surveys (CDFW 2010) were also not conducted for Swainson's hawk. Project activities, absent appropriate surveys and avoidance and minimization measures, could result in injury or mortality to unidentified Swainson's hawks. Construction activities could also result in a loss of foraging habitat.

Evidence impacts would be significant: Consistent with CEQA Guidelines, section 15380, the status of Swainson's hawk as a threatened species under CESA qualifies it as an endangered, rare, or threatened species under CEQA. The estimated historical population of Swainson's hawk was nearly 17,000 pairs; however, in the late 20th century, the population declined to an estimated 375 pairs (CDFW 2016). The decline was primarily due to habitat loss from development (CDFW 2016). The most recent survey (conducted in 2009) estimated the population at 941 breeding pairs. The species is currently threatened by the loss of nesting and foraging habitat (e.g.,

Brenda Magaña
City of Palmdale
May 6, 2026
Page 5

agricultural shifts to crops that provide less suitable habitat), urban development, environmental contaminants (e.g., pesticides), and climate change (CDFW 2016).

CDFW considers a Swainson's hawk nest to be active if it has been used at least once within the past five years. CDFW also considers impacts to suitable nesting or foraging habitat, or to individual birds, within a five-mile radius of an active nest to be potentially significant under CEQA. Based on this information, the proposed Project could result in significant impacts to Swainson's hawk by:

1. Reducing the number of individuals or restricting the range of the species;
2. Contributing to the abandonment of active nests;
3. Resulting in the loss of critical foraging habitat within an established territory; and/or,
4. Resulting in "take" as defined under CESA.

Recommended Potentially Feasible Mitigation Measure(s):

Recommendation #1: CEQA Analysis. CDFW's issuance of an Incidental Take Permit for a Project is subject to CEQA. As a Responsible Agency, CDFW may consider the MND from the Lead Agency/Project Proponent for the Project. However, additional documentation may be required as part of an Incidental Take Permit application to enable CDFW to adequately develop an accurate take analysis and identify measures that fully mitigate take of CESA-listed species. To minimize additional requirements by CDFW, pursuant to Fish and Game Code, section 2081 and/or under CEQA, the Project's MND should fully identify the potential impacts to CESA-listed species and provide adequate avoidance, mitigation, monitoring, and reporting measures to support issuance of an Incidental Take Permit.

Mitigation Measure #1: Protocol Level Surveys. CDFW has released guidance for Swainson's hawk entitled Swainson's Hawk Survey Protocols, Impact Avoidance, and Minimization Measures for Renewable Energy Projects in the Antelope Valley of Los Angeles and Kern Counties, California (2010). The Project Proponent shall conduct focused surveys for Swainson's hawk in accordance with the 2010 guidance and disclose the results in the Project's MND. Survey results, including negative findings, shall

Brenda Magaña
City of Palmdale
May 6, 2026
Page 6

be submitted to CDFW and the City prior to implementing any Project ground-disturbing activities associated with the Project.

Mitigation Measure #2: *Incidental Take Permit.* If Swainson's hawk is detected, the Project Proponent shall coordinate with CDFW and obtain appropriate take authorization from CDFW (pursuant to Fish & G. Code, § 2080 et seq). The Project Proponent shall comply with the mitigation measures detailed in the take authorization issued by CDFW. The Project Proponent shall provide a copy of a fully executed take authorization to the City prior to implementing Project ground-disturbing activities and/or vegetation removal.

Comment #2 Impacts to LeConte's Thrasher

Issue: The Project may adversely impact LeConte's thrasher.

Specific impacts: The Project may result in temporary or permanent loss of suitable nesting and foraging habitat for LeConte's thrasher. Project ground-disturbing activities may cause death or injury to adults, and eggs; nest abandonment; and reduced nest success.

Why impacts would occur: According to CNDDDB, there have been historical observations of LeConte's thrasher within a five-mile radius (CDFW 2026a). In addition to regional observations, the Project area lies within the range of LeConte's thrasher (CDFW 2026b). LeConte's thrasher may occur throughout the County and utilize areas that have suitable nesting habitat. LeConte's thrasher primarily nests from late February through late August. Because avian nests are present on the Project site, suitable habitat for LeConte's thrasher is present.

The MND does not address the potential presence of LeConte's thrasher or provide species-specific measures to reduce impacts to less than significant if present during Project activities. Ground disturbance and vegetation removal associated with Project implementation during the breeding season could disrupt breeding success, and/or lead to nest abandonment within and adjacent to the Project site. Potential habitat loss, as a result of the proposed Project, may also reduce foraging habitat for this species in the broader landscape as development increases throughout the County.

Brenda Magaña
City of Palmdale
May 6, 2026
Page 7

Evidence impacts would be significant: On April 16, 2026, The California Fish and Game Commission accepted a petition to list the LeConte's thrasher as endangered under CESA, determining the listing "may be warranted," and advancing the species to the candidacy stage of the CESA listing process. The Project may substantially reduce and adversely modify habitat as well as reduce and potentially impair the viability of populations of LeConte's thrasher. The Project may also reduce the number and range of the species without considering the likelihood that special status species on adjacent and nearby natural lands may rely upon the habitat that occurs on the proposed Project site. Accordingly, LeConte's thrasher meets the CEQA definition of rare, threatened, or endangered species (CEQA Guidelines, § 15380). Therefore, take of LeConte's thrasher could require a mandatory finding of significance by the City (CEQA Guidelines, § 15065).

Recommended Potentially Feasible Mitigation Measure(s):

Recommendation #2: Habitat Assessment. The MND should be revised to provide a discussion on habitat suitability for LeConte's thrasher within and adjacent to the Project site. The discussion should also disclose the Project's potential direct and indirect impacts on LeConte's thrasher. If the Project may impact LeConte's thrasher, the MND should provide measures to minimize, and/or mitigate potential impacts to the species, as well as to habitat that supports the species. The discussion should be of a depth and scope that a CESA Incidental Take Permit can be issued based on the analysis provided in the MND.

Recommendation #3: CEQA Analysis. CDFW's issuance of an ITP for a Project is subject to CEQA. As a Responsible Agency, CDFW may consider the MND from the City for the Project's impacts to LeConte's thrasher.

Mitigation Measure #3: Protocol Level Surveys. Focused surveys shall also be conducted throughout the Project site during the appropriate survey season to ensure detection of LeConte's thrasher, if present. Survey results, including negative findings, shall be submitted to CDFW and the City prior to implementing Project ground-disturbing activities.

Mitigation Measure #4: Incidental Take Permit. If LeConte's thrasher is detected, the Project Proponent shall coordinate with California Department of Fish and Wildlife

Brenda Magaña
City of Palmdale
May 6, 2026
Page 8

(CDFW) and obtain appropriate take authorization from CDFW (pursuant to Fish & G. Code, § 2080 et seq). The Project Proponent shall comply with the mitigation measures detailed in the take authorization issued by CDFW. The Project Proponent shall provide a copy of a fully executed take authorization to the City prior to implementing Project ground-disturbing activities and/or vegetation removal.

Comment #3 Impacts to Crotch's Bumble Bee

Issue: The Project may adversely impact Crotch's bumble bee.

Specific impacts: The Project may result in temporary or permanent loss of suitable nesting and foraging habitat for Crotch's bumble bee. Project ground-disturbing activities may cause death or injury to adults, eggs, and larva; burrow collapse; nest abandonment; and reduced nest success.

Why impacts would occur: According to CNDDDB, there have been historical observations of Crotch's bumble bee throughout the Antelope Valley (CDFW 2026a). In addition to regional observations, the Project area lies within the home range of Crotch's bumble bee (CDFW 2026c). Crotch's bumble bee may occur throughout the County and utilize areas that have suitable nesting habitat and floral resources. Crotch's bumble bee primarily nests from late February through late October, underground in abandoned small mammal burrows. With small mammal burrows present on the Project site, suitable habitat for Crotch's bumble bee is present. Crotch's bumble bee may also nest under perennial bunch grasses, thatched annual grasses, brush piles, as well as in old bird nests, dead trees, or hollow logs (Williams et al. 2014). Overwintering sites utilized by Crotch's bumble bee mated queens include soft, disturbed soil (Goulson 2010), or areas under leaf litter or other debris (Williams et al. 2014).

The MND does not adequately provide species-specific measures to reduce impacts to less than significant if present during Project activities. Ground disturbance and vegetation removal associated with Project implementation during the breeding season could result in the incidental loss of the colony, disrupt breeding success, and/or lead to nest abandonment in areas within and adjacent to the Project site. Potential habitat loss, as a result of the proposed Project, may also reduce foraging

Brenda Magaña
City of Palmdale
May 6, 2026
Page 9

habitat for this species in the broader landscape as development increases throughout the County.

Evidence impacts would be significant: The California Fish and Game Commission accepted a petition to list the Crotch's bumble bee as endangered under CESA, determining the listing "may be warranted," and advancing the species to the candidacy stage of the CESA listing process. The Project may substantially reduce and adversely modify habitat as well as reduce and potentially impair the viability of populations of Crotch's bumble bee. The Project may also reduce the number and range of the species without considering the likelihood that special status species on adjacent and nearby natural lands may rely upon the habitat that occurs on the proposed Project site. In addition, Crotch's bumble bee has a state ranking of S1/S2. This means that the Crotch's bumble bee is considered critically imperiled or imperiled and is extremely rare (often 5 or fewer populations). Crotch's bumble bee is also listed as an invertebrate of conservation priority under the California Terrestrial and Vernal Pool Invertebrates of Conservation Priority (CDFW 2017). Accordingly, Crotch's bumble bee meets the CEQA definition of rare, threatened, or endangered species (CEQA Guidelines, § 15380). Therefore, take of Crotch's bumble bee could require a mandatory finding of significance by the City (CEQA Guidelines, § 15065).

Recommended Potentially Feasible Mitigation Measure(s):

Recommendation #4: Habitat Assessment. The MND should be revised to provide a discussion on habitat suitability for Crotch's bumble bee within and adjacent to the Project site. The discussion should also disclose the Project's potential direct and indirect impacts on Crotch's bumble bee. If the Project may impact Crotch's bumble bee, the MND should provide measures to minimize, and/or mitigate potential impacts to Crotch's bumble bee as well as habitat supporting the species. The discussion should be of a depth and scope that a CESA Incidental Take Permit can be issued based on the analysis provided in the MND.

Recommendation #5: CEQA Analysis. CDFW's issuance of an ITP for a Project is subject to CEQA. As a Responsible Agency, CDFW may consider the MND from the City for the Project's impacts to Crotch's bumble bee (see Recommendation #1).

Brenda Magaña
City of Palmdale
May 6, 2026
Page 10

Mitigation Measure #5: Protocol Level Surveys. The Project Proponent shall retain a qualified entomologist with the appropriate handling permits to conduct focused surveys. Focused surveys shall follow CDFW's Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species (CDFW 2023). Focused surveys shall also be conducted throughout the Project site during the appropriate flying season to ensure no missed detection of Crotch's bumble bee occurs. Survey results, including negative findings, shall be submitted to CDFW and the City prior to implementing Project ground-disturbing activities.

Mitigation Measure #6: Incidental Take Permit. If Crotch's bumble bee is detected the Project Proponent shall coordinate with California Department of Fish and Wildlife (CDFW) and obtain appropriate take authorization from CDFW (pursuant to Fish & G. Code, § 2080 et seq). The Project Proponent shall comply with the mitigation measures detailed in the take authorization issued by CDFW. The Project Proponent shall provide a copy of a fully executed take authorization to the City prior to implementing Project ground-disturbing activities and vegetation removal.

BIO-16: Mitigation Measure Revision. CDFW recommends that BIO-16 is revised to incorporate the underlined language and omit the language in strikethrough:

Pre-Construction Crotch's Bumble Bee Surveys. The applicant shall have a qualified entomologist familiar with the species behavior and life history conduct a survey for Crotch's bumble bee (CBB) within 30 days prior to the start of any construction-related activities. ~~Ideally, s~~ Surveys should shall be conducted during the species peak detection season from April to August, ~~although surveys may be constrained to the month prior to construction.~~ Surveys should include meandering transects through suitable habitat (e.g. open grasslands, scrub areas, with blooming native vegetation), with particular attention to floral resources and potential nesting sites (e.g. rodent burrows or dense thatch). Survey results, including negative findings, shall include coordinates of floral resources (known host plants, and other potential food plants), nest burrows, figures, and photo documentation, shall be submitted to CDFW within 10 days of completion, with approvals received by CDFW, prior to initiation of ground disturbing project activities. If CESA-protected bumble bees are observed, Project proponents shall propose site-specific measures to avoid take through consultation with CDFW to obtain an Incidental Take Permit (ITP), if take of CESA-protected bumble bees may occur during project activities (CDFW, 2023).

Brenda Magaña
City of Palmdale
May 6, 2026
Page 11

- Time of Year – Ideally, pre-construction surveys would be conducted during the peak flight period from May through July, for the highest detection probability.
- Weather – Ideally, preconstruction surveys shall take place when temperatures range from 65 to 90 degrees Fahrenheit on warm, but not hot, sunny days, with low wind (less than 8 miles per hour). Surveys shall not be conducted during wet conditions (e.g., foggy, raining, or drizzling). Wait at least 1 hour after rain subsides before conducting a survey. Sunny days with low wind speeds (less than 8 mph) are optimal. Partially cloudy days or overcast conditions are permissible if a person's shadow is visible.
- Result Expiration - Focused survey results are only valid for one year and shall be repeated if the survey results expire.
- Note: In June 2019, the CBB, a California near-endemic, became a candidate species for listing under the California Endangered Species Act (CESA; CDFW 2019). At the time of this writing, a formal vote by the California Fish and Game Commission has not occurred. If the status of the CBB is downgraded to non-status, then this survey requirement may be omitted prior to survey, unless required by the regulatory agencies as a condition of approval.

Comment #4: Impacts to Western Burrowing Owl

Issue: The Project may adversely impact burrowing owl.

Specific impacts: The Project may result in the loss of foraging and nesting habitat for burrowing owl. Project activities may result in loss of refugia, nest abandonment, and/or decreased feeding frequency. This could result in increased nestling mortality, constituting a significant impact on this imperiled species.

Why impacts would occur: According to CNDDDB, burrowing owls have been documented nesting within a five-mile radius of the study site (CDFW 2026a) and is within burrowing owls historic range (CDFW 2026c).

Project activities include vegetation and tree removal, grading, and construction. Project activities are likely to result in elevated levels of noise, human activity, dust, ground vibrations, and vegetation disturbance. These disturbances and stressors

Brenda Magaña
City of Palmdale
May 6, 2026
Page 12

occurring near potential nests could cause individuals to abandon their nests, resulting in the loss of fertile eggs or nestlings.

The MND does not provide adequately species-specific measures to reduce impacts to less than significant if present during Project activities. Ground disturbance and vegetation removal associated with Project implementation during the breeding season could result in the incidental loss of fertile eggs, disrupt breeding success, and/or lead to nest abandonment in areas within and adjacent to the Project site. Potential habitat loss, as a result of the proposed Project, may also reduce foraging habitat for this species in the broader landscape as development increases throughout the County.

Evidence impacts would be significant: CDFW considers adverse impacts to a species protected by CESA, absent appropriate mitigation, to be significant under CEQA. Under CESA, take of any endangered, threatened, candidate species that results from the Project is prohibited, except as authorized by State law (Fish & G. Code, §§ 86, 2062, 2067, 2068, 2080, 2085; Cal. Code Regs., tit. 14, § 786.9).

CDFW considers impacts to CESA-listed species a significant direct and cumulative adverse effect without implementing appropriate avoidance and/or mitigation measures. In addition, nests of all native bird species are protected under State laws and regulations, including Fish and Game Code sections 3503 and 3503.5.

Recommended Potentially Feasible Mitigation Measure(s):

Recommendation #6: *Protocol Level Surveys.* CDFW has released guidance for burrowing owls titled 2012 Staff Report on Burrowing Owl Mitigation . CDFW recommends that focused surveys for burrowing owl be conducted in accordance with the CDFW 2012 guidance, with the results disclosed in the Project's MND, including additional mitigation measures provided for the Project.

Mitigation Measure #7: *Incidental Take Permit.* If burrowing owl is detected, the Project Proponent shall coordinate with California Department of Fish and Wildlife (CDFW) and obtain appropriate take authorization from CDFW (pursuant to Fish & G. Code, § 2080 et seq). The Project Proponent shall comply with the mitigation measures detailed in the take authorization issued by CDFW. The Project Proponent shall provide a copy of

Brenda Magaña
City of Palmdale
May 6, 2026
Page 13

a fully executed take authorization to the City prior to implementing Project ground-disturbing activities and/or vegetation removal.

Comment #5: Impacts on the western Joshua tree

Issue: The Project may adversely impact western Joshua tree.

Specific impacts: Project implementation and decommissioning include grading and vegetation clearing activities, which may result in direct mortality, population declines, or local extirpation of western Joshua tree.

Why impacts would occur: The Project proposes to remove several western Joshua trees. The Project will also impact western Joshua tree seedbank by eliminating and modifying the habitat which will impact soil moisture availability and drainage patterns. Grading and topsoil removal will significantly impact the seedbank. Project activities that do not minimize disturbance to vegetation and soil could result in population declines, or local extirpation of sensitive plant species. The MND does not provide adequately species-specific measures to compensate for Joshua tree impacts.

Evidence impacts would be significant: The western Joshua tree is a species designated as candidate for listing as threatened pursuant to CESA (Fish & G. Code, § 2050 et seq.). Take of western Joshua tree is defined as any activity that results in the removal of a western Joshua tree, or any part thereof, or impacts the seedbank surrounding one or more western Joshua trees (CDFW 2023). The western Joshua tree is granted full protection as a threatened species under CESA. Take of any endangered, threatened, candidate species that results from the Project is prohibited, except as authorized by State law (Fish & G. Code, §§ 86, 2062, 2067, 2068, 2080, 2085; Cal. Code Regs., tit. 14, § 786.9). Impacts on western Joshua tree require a mandatory finding of significance under CEQA (CEQA Guidelines, § 15065).

CDFW considers impacts to CESA-listed species a significant direct and cumulative adverse effect without implementing appropriate avoidance and/or mitigation measures.

Recommended Potentially Feasible Mitigation Measure(s):

Brenda Magaña
City of Palmdale
May 6, 2026
Page 14

BIO-8: Mitigation Measure Revision. CDFW recommends that BIO-8 is revised to incorporate the underlined language for western Joshua Tree and omit the language in strikethrough:

Western Joshua Tree Conservation Act. Prior to the initiation of Joshua trees encroachment, trimming, pruning, or any activity that may result in take of Joshua trees (including removal of live and dead Joshua trees), the project proponent should obtain a California Endangered Species Act (CESA) ITP under § 2081b of the CESA, or under the Western Joshua Tree Conservation Act (WJTCA) of Fish and Game Code (§§ 1927-1927.12). California Fish and Game Code § 86 defines “take” as “hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill”. ~~Mitigation for CESA will occur at a minimum 1:1 or per the stem count per the WJTCA census in lieu fee, or as required by the ITP and WJTCA.~~ Mitigation for direct impacts to all applicable western Joshua tree individuals will be fulfilled through payment of the elected fees as described in section 1927.3 of The Western Joshua Tree Conservation Act. In conformance with the fee schedule, mitigation will consist of payment of \$2,500 for each western Joshua tree five meters or greater in height, \$500 for trees 1 meter or greater but less than 5 meters in height, and \$340 for each western Joshua tree less than 1 meter in height. CDFW determines the final fee for mitigation for each western Joshua tree. Alternatively, mitigation will occur through off-site conservation or through a CDFW-approved mitigation bank, or as required by a Fish and Game Code section 2081 Incidental Take Permit, if received.

COMMENT #6: Impacts to Sensitive Reptiles

Issue: The Project could impact sensitive reptile species such as the Southern California legless lizard, Blainville’s horned lizard, and/or California glossy snake.

Specific impacts: Project activities could result in direct injury or mortality (e.g., trampling, crushing) during vegetation and sediment removal. The Project may also result in loss of breeding and/or foraging habitat.

Why impact would occur: The Project area contains suitable habitat and high likelihood of occurrences for sensitive reptile species. Sensitive reptile species occur in sparsely vegetated habitat types including Joshua tree woodland and desert scrub.

Brenda Magaña
City of Palmdale
May 6, 2026
Page 15

Project activities have the potential to directly impact the habitat occupied by these species.

Evidence impact would be significant: Southern California legless lizard, Blainville's horned lizard, and California glossy snake, are designated a California SSC. CEQA provides protection not only for ESA or CESA listed species, but for any species including but not limited to SSC that can be shown to meet the criteria for State listing. SSC meets the CEQA definition of rare, threatened, or endangered species (CEQA Guidelines, § 15380). Inadequate avoidance, minimization, and mitigation measures for impacts to sensitive or special status species can result in the Project continuing to have a substantial adverse direct, indirect, and cumulative effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species by CDFW.

Recommended Potentially Feasible Mitigation Measure(s)

Recommendation #7: *Additional Minimization Measure.* CDFW recommends that the Project Proponent identify and implement measures that prevent sensitive reptile species from accessing the construction area. These measures should be developed in coordination with CDFW and be implemented prior to ground-disturbing activities.

Mitigation Measure #8: *Sensitive Reptile Surveys.* A qualified biologist shall be retained to conduct focused surveys for Southern California legless lizard, Blainville's horned lizard, and California glossy snake. Survey findings should be submitted to CDFW and the U.S. Fish and Wildlife Service prior to Project activities for review and approval. If sensitive reptile species are observed, Project activities in their immediate vicinity should cease and individuals be allowed to leave the Project area on their own accord.

Mitigation Measure #9: *Injured or Dead Wildlife.* If any sensitive reptile species are harmed or a dead or injured animal is found, work in the immediate area shall stop immediately, the qualified biologist shall be notified, and the dead or injured wildlife will be documented. A report shall be sent to CDFW within three calendar days of the incident or finding. The report shall include the date, time of the finding or incident (if known), and location of the carcass or injured animal, and circumstances of its death or injury (if known). Work in the immediate area may only resume once the proper

Brenda Magaña
City of Palmdale
May 6, 2026
Page 16

notifications have been made and potential additional mitigation measures have been identified to prevent additional injury or death. All incidents should be tracked and summarized in a post-construction compliance report submitted to CDFW.

Comment #7: Impacts of Light-Emitting Diode (LED) Lights

Issue: The Project's installation of LED lights may impact a wide range of wildlife species.

Specific impacts: The installation of LED lights may impact wildlife movement and may result in reduced reproductive capacity, population declines, or local extirpation of rare, special-status, and/or threatened and endangered species.

Why impacts would occur: The MND states that LED lights would be installed at all driveway entrances, inverters, substation, and BESS facilities. Artificial night lighting can affect plants and wildlife through attraction and disorientation, loss of connectivity, interference with pollination and foraging, and disruption of circadian rhythms (Barrientos et al. 2023). These impacts are most pronounced with white or blue-rich lighting, which contains shorter wavelengths (below 560 nm) that are especially disruptive to nocturnal species. Without appropriate design features, such lighting may extend into adjacent habitat areas, altering behavior, reproduction, and survival of wildlife species. To reduce lighting impacts on wildlife, fixtures should be fully shielded, downcast, and utilize long wavelength spectra (e.g., red or amber light) where feasible to avoid illumination of habitat areas outside of the Project area and minimize distribution to wildlife.

Evidence impacts would be significant: CDFW considers adverse impacts to wildlife and wildlife movement, for the purposes of CEQA, to be significant without mitigation or consideration of additional project design features. CDFW recommends that the MND specify mitigation that is proportionate to the level of impacts, consistent with CEQA (CEQA Guidelines, §§ 15126.4(a)(4)(B), 15064, and 15065).

Recommended Potentially Feasible Mitigation Measure(s):

Recommendation #8: Lighting Plan. To ensure that lighting-related impacts are adequately under CEQA, CDFW recommends that the final environmental document include a Lighting Plan, as a separate, enforceable mitigation measure. The Lighting

Brenda Magaña
City of Palmdale
May 6, 2026
Page 17

Plan should evaluate lighting impacts on wildlife and other biological resources during both construction and operation. Methods to minimize adverse effects of artificial lighting may include using motion-activated fixtures outside, limiting fixtures to the lowest necessary lumen output, using full-shield fixtures (i.e., full cutoff so that no light is emitted above the 90-degree horizontal plane), directing light downward, and orienting lights toward the interior of the site. These methods will minimize the light source from impacting wildlife species utilizing wildlife corridors between each fenced solar array area of the Project.

Where feasible, use of long-wavelength lighting (e.g., red or amber LEDs) is also encouraged, provided they are true monochromatic or narrow spectrum sources (i.e., minimal emissions below 560 nm). Long-wavelength red/amber light is less disruptive to many nocturnal species than white or blue-rich light. Together these measures will further reduce impacts on wildlife moving through corridors between fenced solar arrays by minimizing light trespass and glare.

Mitigation and Monitoring Reporting Plan

CDFW recommends the City adopt the mitigation measures and recommendations in this letter into the MND. Mitigation measures must be fully enforceable through permit conditions, agreements, or other legally binding instruments [(Pub. Resources Code, § 21081.6; CEQA Guidelines, § 15126.4(a)(2)]. As such, CDFW has provided comments and recommendations to assist the City in developing mitigation measures that are (1) consistent with CEQA Guidelines, section 15126.4; (2) specific; (3) detailed (i.e., responsible party, timing, specific actions, and location), and (4) clear to ensure successful implementation through a mitigation, monitoring, and/or reporting program (Pub. Resources Code, § 21081.6; CEQA Guidelines, § 15097).

The City is welcome to coordinate with CDFW to further review and refine the Project's mitigation measures. Per Public Resources Code, section 21081.6(a)(1), CDFW has provided the City with a summary of our suggested mitigation measures and recommendations in the form of an attached Draft Mitigation and Monitoring Reporting Plan (MMRP; Attachment 1).

Environmental Data

Brenda Magaña
City of Palmdale
May 6, 2026
Page 18

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database (i.e., CNDDDB), which may be used to inform subsequent or supplemental environmental determinations (Pub. Resources Code, § 21003, sub. (e)). Accordingly, please report any special status species and natural communities detected during Project surveys to the CNDDDB. The CNDDDB field survey form can be filled out and submitted online (CDFW 2026d). Please visit CDFW online to access the types of information reported to CNDDDB. Information on special status native plant populations and sensitive natural communities and the Combined Rapid Assessment and Relevé Form should be completed and submitted to CDFW's Vegetation Classification and Mapping Program (CDFW 2026e).

Filing Fees

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is required. 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 and to support the City in identifying and mitigating Project impacts to biological resources. To ensure significant impacts are adequately mitigated to less-than-significant level, we recommend incorporating the feasible mitigation measures described above should be incorporated as enforceable conditions in the MND for the Project. CDFW requests the opportunity to coordinate with the City on responses to these comments prior to adoption of the final environmental document. We also request notification of any forthcoming hearing date(s) for the Project [CEQA Guidelines, § 15073(e)].

Brenda Magaña
City of Palmdale
May 6, 2026
Page 19

Questions regarding this letter or further coordination should be directed to Mary Ngo¹, Senior Environmental Scientist (Specialist).

Sincerely,

DocuSigned by:

5991E19EF8094C3...

5/6/2026

Victoria Tang
Environmental Program Manager
South Coast Region

ATTACHMENTS

ec: California Department of Fish and Wildlife
Victoria Tang, Environmental Program Manager
Baron Barrera, Senior Environmental Scientist (Supervisory)
Cindy Hailey, Staff Services Analyst
CEQA Program Coordinator – Sacramento

Office of Land Use and Climate Innovation
State Clearinghouse – State.Clearinghouse@lci.ca.gov

REFERENCES

Barrientos, R., Vickers, W., Longcore, T., Abelson, E. S., Dellinger, J., Waetjen, D. P., & Shilling, F. M. 2023. Nearby night lighting, rather than sky glow, is associated with habitat selection by a top predator in human-dominated landscapes. *Philosophical Transactions of the Royal Society B*, 378 (1892), 20220370.

[CDFW] California Department of Fish and Wildlife. June 2, 2010. Swainson's Hawk Survey Protocols, Impact Avoidance, and Minimization Measures for Renewable Energy Projects in the Antelope Valley of Los Angeles and Kern Counties, California Available from: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83991&inline>

¹ Phone: (562) 477-0743; Email: Mary.Ngo@wildlife.ca.gov

Brenda Magaña

City of Palmdale

May 6, 2026

Page 20

[CDFW] California Department of Fish and Wildlife. 2012 Staff Report on Burrowing Owl Mitigation. Available at: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83843>

[CDFW] California Department of Fish and Wildlife. 2016. Status review: Swainson's hawk (*Buteo swainsoni*) in California. Report to the California Fish and Game Commission, Sacramento, CA, USA.

[CDFW] California Department of Fish and Wildlife. 2017. California Terrestrial and Vernal Pool Invertebrates of Conservation Priority. Available from: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=149499&inline>

[CDFW] California Department of Fish and Wildlife. 2023. Western Joshua Tree Conservation Act. Available at: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=213498&inline>

[CDFW] California Department of Fish and Wildlife. 2023. CDFW's Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species. Available at: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=213150&inline>

[CDFWa] California Department of Fish and Wildlife. 2026a. California Natural Diversity Database. Available at: <https://wildlife.ca.gov/Data/CNDDDB>

[CDFWb] California Department of Fish and Wildlife. 2026b. Petition Evaluation for LeConte's Thrasher (*Toxostoma lecontei*): Report to Fish and Game Commission. Available at <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=239897&inline>

[CDFWc] California Department of Fish and Wildlife. 2026c. Crotch's Bumble Bee Range Dataset 3095. Available at CDFW's Biogeographic Information and Observation System, <https://wildlife.ca.gov/Data/BIOS>

[CDFWd] California Department of Fish and Wildlife. 2026d. Western Burrowing Owl Range Dataset 907. Available at CDFW's Biogeographic Information and Observation System, <https://wildlife.ca.gov/Data/BIOS>

[CDFWa] California Department of Fish and Wildlife. 2026e. Vegetation Classification and Mapping Program. Available at: <https://wildlife.ca.gov/Data/VegCAMP/Natural-Communities/Submit>

[CNPS] California Native Plant Society. 2025. California Rare Plant Ranks. Available at: <https://www.cnps.org/rare-plants/california-rare-plant-ranks>

Brenda Magaña

City of Palmdale

May 6, 2026

Page 21

Goulson, D. 2010. Introduction. In: Goulson, D., Ed., *Bumblebees: Behaviour, Ecology, and Conservation*, Oxford University Press, Oxford, 1-12.

Williams, P.H., R.W. Thorp, L.L. Richardson, and S.R. Colla. 2014. *Bumble bees of North America: an Identification Guide*. Princeton University Press. 208 pp.

Attachment A: Mitigation and Monitoring Reporting Plan		
Mitigation Measures	Timing	Responsible Party
<p>Mitigation Measure #1: <i>Protocol Level Surveys.</i> CDFW has released guidance for Swainson's hawk entitled Swainson's Hawk Survey Protocols, Impact Avoidance, and Minimization Measures for Renewable Energy Projects in the Antelope Valley of Los Angeles and Kern Counties, California (2010). The Project Proponent shall conduct focused surveys for Swainson's hawk in accordance with the 2010 guidance and disclose the results in the Project's MND. Survey results, including negative findings, shall be submitted to CDFW and the City prior to implementing any Project ground-disturbing activities associated with the Project.</p>	<p>Prior to finalizing CEQA document; and Prior to construction.</p>	<p>Project Proponent / Lead Agency</p>
<p>Mitigation Measure #2: <i>Incidental Take Permit.</i> If Swainson's hawk is detected, the Project Proponent shall coordinate with CDFW and obtain appropriate take authorization from CDFW (pursuant to Fish & G. Code, § 2080 et seq). The Project Proponent shall comply with the mitigation measures detailed in the take authorization issued by CDFW. The Project Proponent shall provide a copy of a fully executed take authorization to the City prior to implementing Project ground-disturbing activities and/or vegetation removal.</p>	<p>Prior to finalizing CEQA document; and Prior to construction.</p>	<p>Project Proponent / Lead Agency</p>
<p>Mitigation Measure #3: <i>Protocol Level Surveys.</i> Focused surveys shall also be conducted throughout the Project site during the appropriate survey season to ensure detection of LeConte's thrasher, if present. Survey results, including negative findings, shall be submitted to CDFW and the City prior to implementing Project ground-disturbing activities.</p>	<p>Prior to finalizing CEQA document; and Prior to construction.</p>	<p>Project Proponent / Lead Agency</p>
<p>Mitigation Measure #4: <i>Incidental Take Permit.</i> If LeConte's thrasher is detected, the Project Proponent shall coordinate with California Department of Fish and Wildlife (CDFW) and obtain appropriate take authorization from CDFW (pursuant to Fish & G. Code, § 2080 et seq). The Project Proponent shall comply with the</p>	<p>Prior to finalizing CEQA document; and Prior to construction.</p>	<p>Project Proponent / Lead Agency</p>

<p>mitigation measures detailed in the take authorization issued by CDFW. The Project Proponent shall provide a copy of a fully executed take authorization to the City prior to implementing Project ground-disturbing activities and/or vegetation removal.</p>		
<p>Mitigation Measure #5: Protocol Level Surveys. The Project Proponent shall retain a qualified entomologist with the appropriate handling permits to conduct focused surveys. Focused surveys shall follow CDFW's Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species (CDFW 2023). Focused surveys shall also be conducted throughout the Project site during the appropriate flying season to ensure no missed detection of Crotch's bumble bee occurs. Survey results, including negative findings, shall be submitted to CDFW and the City prior to implementing Project ground-disturbing activities.</p>	<p>Prior to finalizing CEQA document; and Prior to construction.</p>	<p>Project Proponent / Lead Agency</p>
<p>Mitigation Measure #6: Incidental Take Permit. If Crotch's bumble bee is detected the Project Proponent shall coordinate with California Department of Fish and Wildlife (CDFW) and obtain appropriate take authorization from CDFW (pursuant to Fish & G. Code, § 2080 et seq). The Project Proponent shall comply with the mitigation measures detailed in the take authorization issued by CDFW. The Project Proponent shall provide a copy of a fully executed take authorization to the City prior to implementing Project ground-disturbing activities and vegetation removal.</p>	<p>Prior to finalizing CEQA document; and Prior to construction.</p>	<p>Project Proponent / Lead Agency</p>
<p>Mitigation Measure #7: Incidental Take Permit. If burrowing owl is detected, the Project Proponent shall coordinate with California Department of Fish and Wildlife (CDFW) and obtain appropriate take authorization from CDFW (pursuant to Fish & G. Code, § 2080 et seq). The Project Proponent shall comply with the mitigation measures detailed in the take authorization issued by CDFW. The Project Proponent shall provide a copy of a fully executed take</p>		

<p>authorization to the City prior to implementing Project ground-disturbing activities and/or vegetation removal.</p>		
<p>BIO-16: Mitigation Measure Revision. CDFW recommends that BIO-16 is revised to incorporate the underlined language and omit the language in strikethrough:</p> <p>Pre-Construction Crotch's Bumble Bee Surveys. The applicant shall have a qualified entomologist familiar with the species behavior and life history conduct a survey for Crotch's bumble bee (CBB) within 30 days prior to the start of any construction-related activities. Ideally, s <u>urveys should shall</u> be conducted during the species peak detection season from April to August, although surveys may be constrained to the month prior to construction. Surveys should include meandering transects through suitable habitat (e.g. open grasslands, scrub areas, with blooming native vegetation), with particular attention to floral resources and potential nesting sites (e.g. rodent burrows or dense thatch). Survey results, including negative findings, shall include coordinates of floral resources (known host plants, and other potential food plants), nest burrows, figures, and photo documentation, shall be submitted to CDFW within 10 days of completion, with approvals received by CDFW, prior to initiation of ground disturbing project activities. If CESA-protected bumble bees are observed, Project proponents shall propose site-specific measures to avoid take through consultation with CDFW to obtain an Incidental Take Permit (ITP), if take of CESA-protected bumble bees may occur during project activities (CDFW, 2023).</p> <ul style="list-style-type: none"> • Time of Year – Ideally, pre-construction surveys would be conducted during the peak flight period from May through July, for the highest detection probability. 	<p>Prior to finalizing CEQA document; and Prior to construction.</p>	<p>Project Proponent / Lead Agency</p>

<ul style="list-style-type: none"> • Weather – Ideally, preconstruction surveys shall take place when temperatures range from 65 to 90 degrees Fahrenheit on warm, but not hot, sunny days, with low wind (less than 8 miles per hour). Surveys shall not be conducted during wet conditions (e.g., foggy, raining, or drizzling). Wait at least 1 hour after rain subsides before conducting a survey. Sunny days with low wind speeds (less than 8 mph) are optimal. Partially cloudy days or overcast conditions are permissible if a person’s shadow is visible. • Result Expiration - Focused survey results are only valid for one year and shall be repeated if the survey results expire. • Note: In June 2019, the CBB, a California near-endemic, became a candidate species for listing under the California Endangered Species Act (CESA; CDFW 2019). At the time of this writing, a formal vote by the California Fish and Game Commission has not occurred. If the status of the CBB is downgraded to non-status, then this survey requirement may be omitted prior to survey, unless required by the regulatory agencies as a condition of approval. 		
<p>BIO-8: Mitigation Measure Revision. CDFW recommends that BIO-8 is revised to incorporate the underlined language for western Joshua Tree and omit the language in strikethrough:</p> <p><i>Western Joshua Tree Conservation Act.</i> Prior to the initiation of Joshua trees encroachment, trimming, pruning, or any activity that may result in take of Joshua trees (including removal of live and dead Joshua trees), the project proponent should obtain a California Endangered Species Act (CESA) ITP under § 2081b of the CESA, or under the Western Joshua Tree Conservation Act (WJTCA) of Fish and Game Code (§§ 1927-1927.12). California Fish and Game Code § 86 defines “take” as “hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch,</p>	<p>Prior to finalizing CEQA document; and Prior to construction.</p>	<p>Project Proponent / Lead Agency</p>

<p>capture, or kill". Mitigation for CESA will occur at a minimum 1:1 or per the stem count per the WJTCA census in lieu fee, or as required by the ITP and WJTCA. Mitigation for direct impacts to all applicable western Joshua tree individuals will be fulfilled through payment of the elected fees as described in section 1927.3 of The Western Joshua Tree Conservation Act. In conformance with the fee schedule, mitigation will consist of payment of \$2,500 for each western Joshua tree five meters or greater in height, \$500 for trees 1 meter or greater but less than 5 meters in height, and \$340 for each western Joshua tree less than 1 meter in height. CDFW determines the final fee for mitigation for each western Joshua tree. Alternatively, mitigation will occur through off-site conservation or through a CDFW-approved mitigation bank, or as required by a Fish and Game Code section 2081 Incidental Take Permit, if received.</p>		
<p>Recommendation #1: CEQA Analysis. CDFW's issuance of an Incidental Take Permit for a Project is subject to CEQA. As a Responsible Agency, CDFW may consider the MND from the Lead Agency/Project Proponent for the Project. However, additional documentation may be required as part of an Incidental Take Permit application to enable CDFW to adequately develop an accurate take analysis and identify measures that fully mitigate take of CESA-listed species. To minimize additional requirements by CDFW, pursuant to Fish and Game Code, section 2081 and/or under CEQA, the Project's MND should fully identify the potential impacts to CESA-listed species and provide adequate avoidance, mitigation, monitoring, and reporting measures to support issuance of an Incidental Take Permit.</p>	<p>Prior to finalizing CEQA document; and Prior to construction.</p>	<p>Project Proponent / Lead Agency</p>
<p>Recommendation #2: Habitat Assessment. The MND should be revised to provide a discussion on habitat suitability for LeConte's thrasher within and adjacent to the Project site. The discussion</p>	<p>Prior to finalizing CEQA document;</p>	<p>Project Proponent /</p>

<p>should also disclose the Project's potential direct and indirect impacts on LeConte's thrasher. If the Project may impact LeConte's thrasher, the MND should provide measures to minimize, and/or mitigate potential impacts to the species, as well as to habitat that supports the species. The discussion should be of a depth and scope that a CESA Incidental Take Permit can be issued based on the analysis provided in the MND.</p>	<p>and Prior to construction.</p>	<p>Lead Agency</p>
<p>Recommendation #3: <i>CEQA Analysis.</i> CDFW's issuance of an ITP for a Project is subject to CEQA. As a Responsible Agency, CDFW may consider the MND from the City for the Project's impacts to LeConte's thrasher.</p>	<p>Prior to finalizing CEQA document; and Prior to construction.</p>	<p>Project Proponent / Lead Agency</p>
<p>Recommendation #4: <i>Habitat Assessment.</i> The MND should be revised to provide a discussion on habitat suitability for Crotch's bumble bee within and adjacent to the Project site. The discussion should also disclose the Project's potential direct and indirect impacts on Crotch's bumble bee. If the Project may impact Crotch's bumble bee, the MND should provide measures to minimize, and/or mitigate potential impacts to Crotch's bumble bee as well as habitat supporting the species. The discussion should be of a depth and scope that a CESA Incidental Take Permit can be issued based on the analysis provided in the MND.</p>		
<p>Recommendation #5: <i>CEQA Analysis.</i> CDFW's issuance of an ITP for a Project is subject to CEQA. As a Responsible Agency, CDFW may consider the MND from the City for the Project's impacts to Crotch's bumble bee (see Recommendation #1).</p>	<p>Prior to finalizing CEQA document; and Prior to construction.</p>	<p>Project Proponent / Lead Agency</p>
<p>Recommendation #6: <i>Protocol Level Surveys.</i> CDFW has released guidance for burrowing owls titled 2012 Staff Report on Burrowing Owl Mitigation . CDFW recommends that focused surveys for burrowing owl be conducted in accordance with the CDFW 2012 guidance, with the results disclosed in the Project's MND, including additional mitigation measures provided for the Project.</p>	<p>Prior to finalizing CEQA document; and Prior to construction.</p>	<p>Project Proponent / Lead Agency</p>

<p>Recommendation #7: <i>Additional Minimization Measure.</i> CDFW recommends that the Project Proponent identify and implement measures that prevent sensitive reptile species from accessing the construction area. These measures should be developed in coordination with CDFW and be implemented prior to ground-disturbing activities.</p>	<p>Prior to finalizing CEQA document; and Prior to construction.</p>	<p>Project Proponent / Lead Agency</p>
<p>Recommendation #8: <i>Lighting Plan.</i> To ensure that lighting-related impacts are adequately under CEQA, CDFW recommends that the final environmental document include a Lighting Plan, as a separate, enforceable mitigation measure. The Lighting Plan should evaluate lighting impacts on wildlife and other biological resources during both construction and operation. Methods to minimize adverse effects of artificial lighting may include using motion-activated fixtures outside, limiting fixtures to the lowest necessary lumen output, using full-shield fixtures (i.e., full cutoff so that no light is emitted above the 90-degree horizontal plane), directing light downward, and orienting lights toward the interior of the site. These methods will minimize the light source from impacting wildlife species utilizing wildlife corridors between each fenced solar array area of the Project.</p>	<p>Prior to finalizing CEQA document; and Prior to construction.</p>	<p>Project Proponent / Lead Agency</p>