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May 22, 2018  
Lilburn Corporation  
Attn: Cheryl Tubbs  
1905 Business Center Dr.  
San Bernardino, CA 92408

RE: UPDATED BIOLOGICAL RESOURCES ASSESSMENT  
VICTORVILLE RESIDENTAL CARE FACILITY  
CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, CALIFORNIA

Dear Ms. Tubbs:

Jericho Systems, Inc. (Jericho) is pleased to provide brief update to the general biological resources assessment (BRA) previously prepared in August 2016 for the Victorville Residential Care Facility (Project), located in Victorville, California. The purpose of this update is to evaluate impacts from changes in the Project footprint, evaluate current biological conditions on-site, and to determine if any project-related impacts to biological resources would occur.

### **Project Description**

Fairway Equity, LLC is proposing to develop a residential care facility consisting of assisted living, sub-acute rehab, basic skilled nursing and independent living units.

### **Project Location**

The project site is generally located in the southern portion of Section 22 & 23, Township 5 North, Range 4 West and is depicted on the *Victorville* U. S. Geological Survey's (USGS) 7.5-minute topographic map. The project site is specifically located east of Interstate 15, on Yates Rd., south of Horseshoe Ln., and west of Park Rd., described as Assessor's Parcel Numbers (APNs) 0479-131-08 and 0479-131-09 in an unincorporated area of San Bernardino County, California.

APN 0480-02-163 located within the City of Victorville, San Bernardino County, California is no longer a part of the proposed project site.

### **Environmental Setting**

The previous BRA identified the following the site characteristics within APNs 0479-131-08 and 0479-131-09 none of which have changed.

Soils on site consist of Cajon sand, Kimberlina loamy fine sand and Victorville sand.

Hydrologically, the site is located within an undefined Hydrologic Sub-Area (HSA 628.20) which comprises a 556,821-acre drainage area within the larger Mojave Watershed (HUC 18090208).

The habitat on site consists primarily of a mix of big sagebrush (Holland code 35210) and desert saltbush scrub (Holland code 36110) and desert wash habitats. The site has been subject to historic human disturbances and showed signs of recent disturbances such as OHV trails, dirt road, and trash. Surrounding land uses include: undeveloped, residential development and rail road.

### **Methods**

Jericho biologist, Shay Lawrey conducted the site update on April 1, 2017. The survey area encompassed APNs 0479-131-08 and 0479-131-09. The main focus of the faunal species surveys was to identify potential habitat for special status wildlife within the project area.

### **Results**

The habitat on site consists primarily of a mix of big sagebrush and desert saltbush scrub and desert wash habitats. The same result was found as in the previous survey with much of the vegetative cover onsite consisting of big sagebrush (*Artemisia tridentata*) and fourwing saltbush (*Atriplex canescens*), and Joshua tree (*Yucca brevifolia*) scattered mostly throughout the northern portion of the project site. The riparian vegetation (approx. 5 acres) remains intact consisting mostly of Fremont cottonwood (*Populus fremontii*) with some willow (*Salix* sp.). The updated site plan layout shows that the riparian habitat will be avoided and no impacts will result.

The project site is located adjacent to the unincorporated neighborhood community of Spring Valley Lake. The site and surrounding area has been subject to historic human disturbances and showed signs of recent disturbances such as OHV trails, dirt road, and trash. It is surrounded by a mixture of residential development, a park, railway and disturbed undeveloped land.

No new additional species information was obtained during the updated survey. No special wildlife was observed.

The site still provides nestable vegetation for nesting birds and contains a few Joshua trees.

The large (roughly 50 – 200 feet in width) desert wash that flows south of the project site will be avoided according to the new site plan.

### **Conclusions and Recommendations**

Based on the previous and updated survey, no State and/or federally listed threatened or endangered species are documented/or expected to occur within the survey area (project site). No other sensitive species were observed within the project area.

Although no burrowing owl were observed in either survey, a 30-day preconstruction BUOW survey is recommended prior to the commencement of any project-related work activities. Additionally, since there is some habitat within the project site and adjacent area that is suitable for nesting birds in general, a preconstruction nesting bird survey is recommended prior to the commencement of any project-related work activities to avoid any potential project-related impacts to nesting birds.

Five Joshua trees were observed within the project footprint of APNs 0479-131-08 and 0479-131-09. Joshua tree and cacti are protected under specific sections of the Codes of Regulations for the Cities of

Hesperia, Apple Valley, and Adelanto and County of San Bernardino. If the Joshua trees on site cannot be avoided, a Relocation-Protected Plant Plan will be required before the project can be initiated.

Based on the field survey and a review of aerial imagery, it appears that the adjacent desert wash would be impacted by the proposed Project. The updated site plan proposes one entrance to the residential care facility from Yates Road, which is situated along the south side of the project site. This entrance, as well as a portion of the south westernmost corner of the project site, would likely result in impacts to the adjacent wash, as identified in Figure 5.

Any project-related impacts to waters potentially subject to regulation by the U.S. Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act (CWA), the Regional Water Quality Control Board (RWQCB) under Section 401 of the CWA and Porter Cologne Water Quality Control Act, and/or the California Department of Fish and Wildlife (CDFW) under Section 1602 of the California Fish and Game Code (FGC), respectively, would require regulatory approvals.

Therefore, it is recommended that a Jurisdictional Delineation be conducted to determine the extent of State and/or federal jurisdictional waters within the project area that may be impacted by the proposed project, as well as the extent of those impacts.

Sincerely,

A handwritten signature in black ink, appearing to read "Shay Lawrey", is written over a light gray rectangular background.

Shay Lawrey, President  
Ecologist/Regulatory Specialist

Attachments:

- Attachment A – Updated Figures
- Attachment B – Updated Site Photos

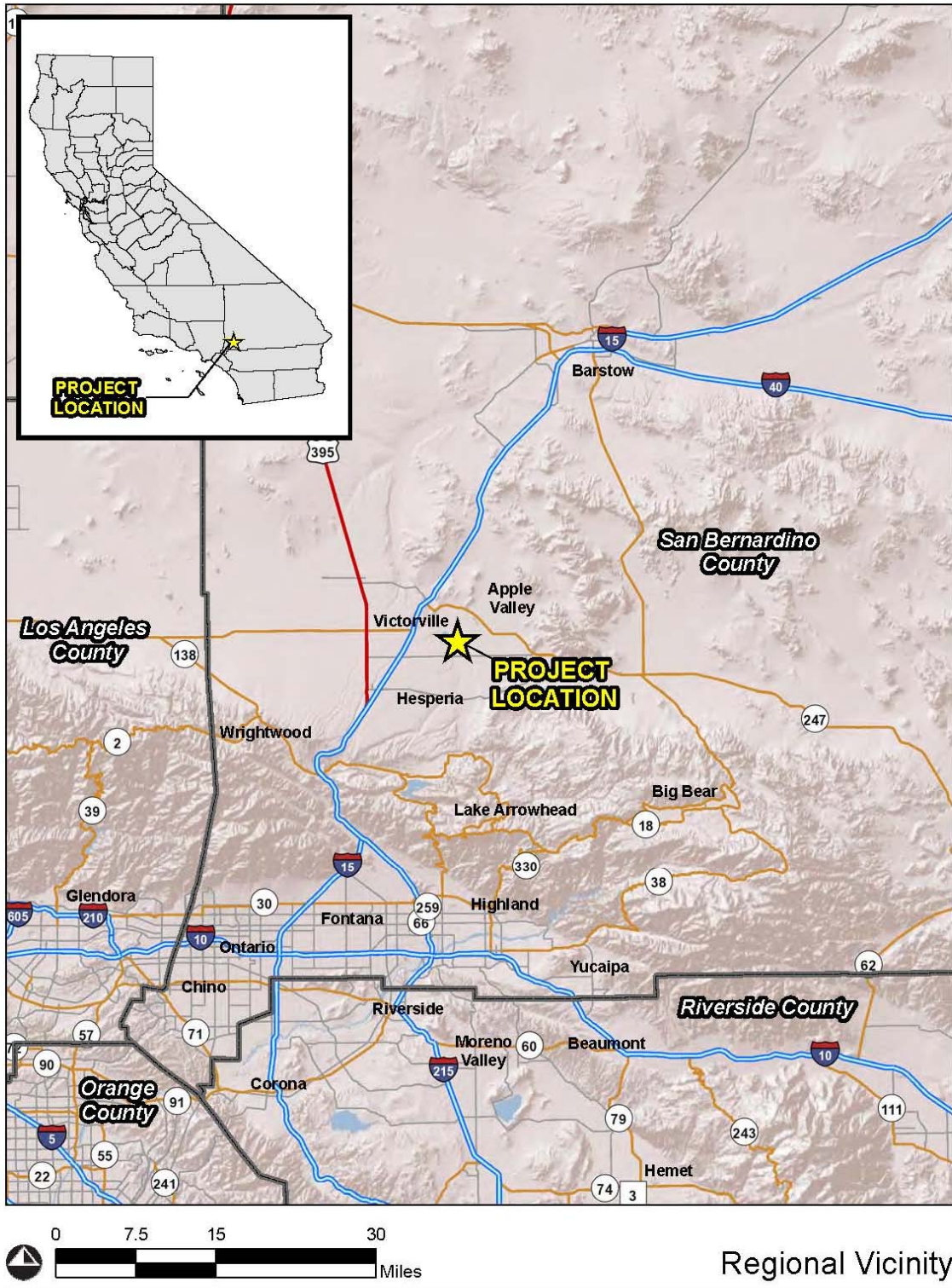


Figure 1

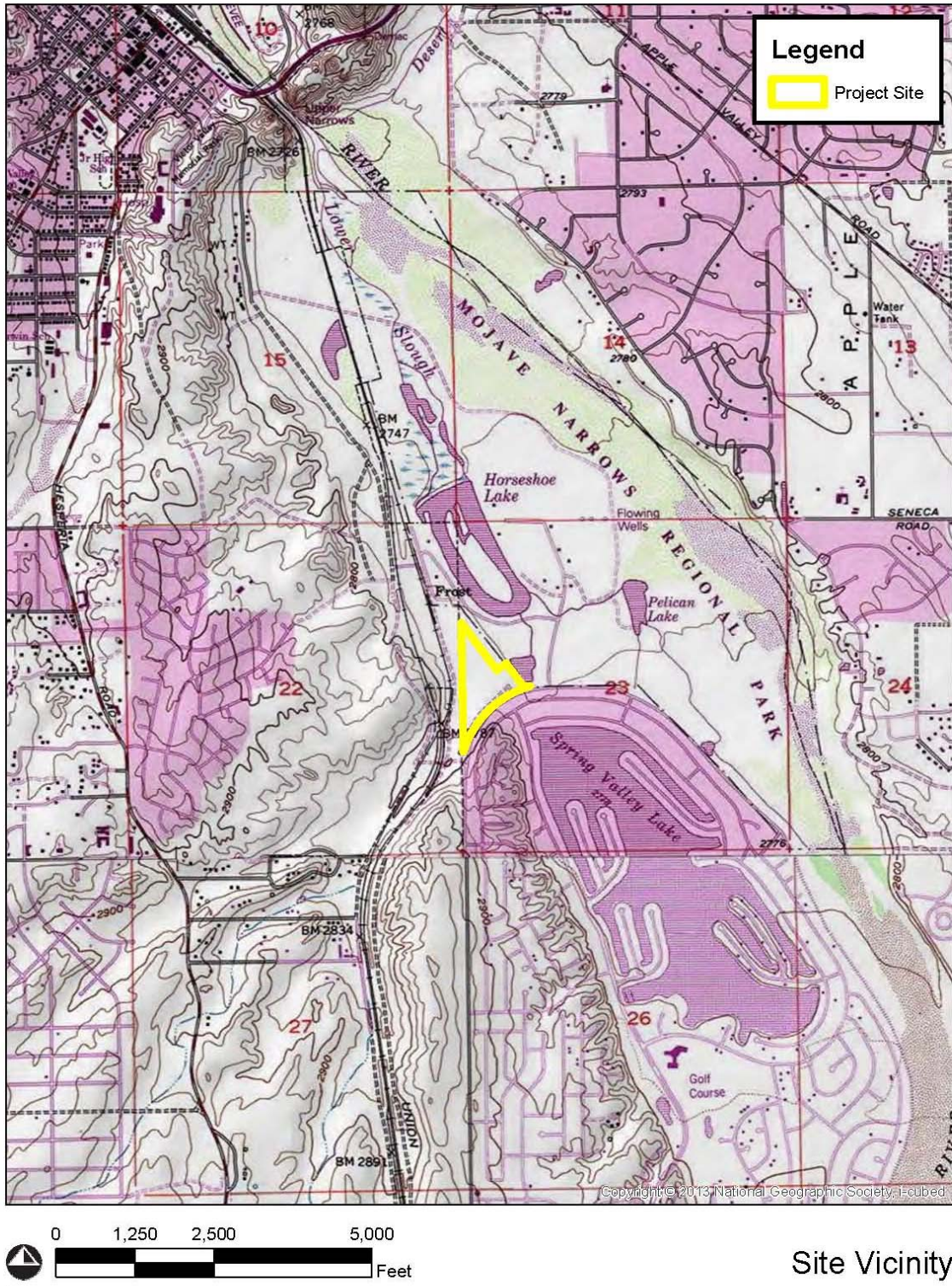


Figure 2

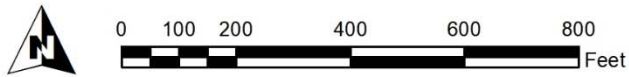


Project Site

Figure 3



Figure 4



### Habitat Types

Figure 5





Photo 1. Southern boundary of project site, facing northeast across unnamed wash.



Photo 2. Representative desert scrub habitat with Joshua trees present onsite.