BOTANICAL SURVEY REPORT FOR THE DISNEY'S BOAT RENTALS PROJECT AT 2200 LAKESHORE BOULEVARD, LAKEPORT, CALIFORNIA, CALIFORNIA

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1. PROJECT LOCATION AND DESCRIPTION

Property address, APN, acreage, etc.: a 7-acre parcel (APN 026-031-29) at 2200 Lakeshore Boulevard, Lakeport

Brief project description: a boat rental facility by Disney's Boat Rentals ("Project") Disney's Boat Rentals is proposing to relocate their existing business from downtown Lakeport to the Lakeshore Boulevard property and construct a boat rental office, dock, and fuel facility.

2. BOLOGICAL SETTING

Floristic region: Inner North Coast Range geographic subregion; Northwestern California geographic subdivision; California Floristic Province (Baldwin et al. 2012).

Climate: Climate Zone 14 "Northern California's Inland Areas with Some Ocean Influence", with maritime air moderating temperatures that would otherwise be hotter in summer and colder in the winter (Sunset, 2022).

Topography (see topo map in Exhibits): a portion of the valley floor adjacent to a natural lake

Elevation Range: approximately 1,320 feet to 1,340 feet above mean sea level

Land used of the Property and immediate vicinity: The land uses of the Study Area are: undeveloped lakefront land bisected by a transportation corridor and associated easements for sanitary sewer, water, and stormwater. Surrounding land uses are residential and commercial and water recreation.

3. SURVEY METHODOLOGY

Survey methodology followed the following protocols:

- California Department of Fish and Wildlife. 2018. Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities.
- U.S. Fish and Wildlife Service. 1996. Guidelines for conducting and reporting botanical inventories for federally listed, proposed and candidate plants. Sacramento Fish and Wildlife Office, Sacramento, California. 2 pp.
- California Native Plant Society. 2001. CNPS botanical survey guidelines.

3.1. PRELIMINARY DATA GATHERING AND RESEARCH

Prior to conducting the field survey, the following information sources were reviewed:

- Aerial photography of the Study Area (current and historical)
- United States Geologic Service 7.5 degree-minute topographic quadrangles
- USFWS National Wetland Inventory
- USDA Natural Resources Conservation Service soil survey maps
- California Natural Diversity Database (CNDDB), electronically updated monthly by subscription
- California Native Plant Society's database *Inventory of Rare and Endangered Plants of California* (online edition).

The following reference sites were visited: Deemed not necessary.



3.2. FIELD SURVEYS

Dates of botanical field surveys (indicating the botanical field surveyor(s) that surveyed each area on each survey date):

- Dr. Geo Graening, June 5, 2023.
- Kristen Ahrens, M.S. August 18, 2024

Note: The qualifications of the botanical field surveyors and report authors are summarized at the end of this report.

Description of Survey Area: The survey area was the entire 7-acre property.

Variable-intensity pedestrian surveys were performed, and modified to account for differences in terrain, vegetation density, and visibility. All visible taxa observed were recorded in a field notebook. Survey efforts emphasized the search for any special-status species that had documented occurrences in the CNDDB within the vicinity of the Study Area and those species on the CNPS or USFWS species lists.

Taxa were identified to the taxonomic level necessary to determine whether or not they are a special status plant. When a specimen could not be identified in the field, a photograph was taken and/or a specimen was pressed and identified in the laboratory using a dissecting scope where necessary. Dr. Graening holds the following scientific collection permits: CDFW Scientific Collecting Permit No. SC-006802; and CDFW Plant Voucher Specimen Permit 09004. Tim Nosal holds CDFW Plant Voucher Specimen Permit 2081(a)-16-102-V. Taxonomic determinations were facilitated by referencing museum specimens or by various texts, including the following: Powell and Hogue (1979); Pavlik (1991); (1993); Brenzel (2012); Stuart and Sawyer (2001); Lanner (2002); Sibley (2003); Baldwin et al. (2012); Calflora (2022); CDFW (2022b,c); NatureServe 2022; and University of California at Berkeley (2022a,b).

3.3. MAPPING AND OTHER ANALYSES

The locations of any special-status species or vegetation communities sighted were marked on aerial photographs and/or georeferenced with a geographic positioning system (GPS) receiver. Vegetation community types occurring in the Survey Area were mapped on aerial photographs, and information on habitat conditions and the suitability of the habitats to support special-status species was also recorded. Locations of any species' occurrences and sensitive natural community boundaries detected within the Study Area were digitized to produce the final maps. Geographic analyses were performed using geographical information system software (ArcGIS 11, ESRI, Inc.). Vegetation communities (assemblages of plant species growing in an area of similar biological and environmental factors), were classified by Vegetation Series (distinctive associations of plants, described by dominant species and particular environmental setting) using the CNPS Vegetation Classification system (Sawyer and Keeler-Wolf, 1995). Species' habitat requirements and life histories were identified using the following sources: Baldwin et al. (2012); CNPS (2022), Calflora (2022); CDFW (2022a,b,c); and University of California at Berkeley (2022a,b).

3.4. Previous Studies

No previous studies are known.

3.5. List of Sensitive Natural Communities with Potential to Occur in the Region

No critical habitat for any federally-listed plant species occurs within the Study Area or the surrounding Property. According to the results of a spatial query of the CNDDB, there are no reported no special-status habitats within the Study Area or surrounding Property boundary.

Within the surrounding region (County-level), the CNDDB has mapped the following special-status habitats: Serpentine Bunchgrass; Northern Volcanic Ash Vernal Pool; Coastal and Valley Freshwater Marsh; Northern Basalt Flow Vernal Pool; Northern Volcanic Ash Vernal Pool; Northern Interior Cypress Forest; and Northern Vernal Pool.

Within the Lake County region, the following California Sensitive Natural Communities occur (listed in higher-order primary life forms: CDFG 2003; CDFW 2019):

- 32.000.00 Coast Scrub
 - o 32.xxx.xx scrub with dominant Artemisia, Baccharis, Eriogonum, etc.
- 37.000.00 Chaparral
 - o 37.1xx.xx Chamise Chaparral [Adenostoma fasciculatum]
 - o 37.2xx.xx Chaparral with Ceanothus as principal indicator
 - o 37.3xx.xx Chaparral with Manzanita [*Arctostaphylos* spp.] as principal indicator
 - o 37.4xx.xx Chaparral with Oak [Quercus spp.] as principal indicator
- 40.000.00 Grass & Herb Dominated Communities
 - 41.xxx.xx Native Grassland
- 42.000.00 Non-native Grassland
 - o certain rare associations
- 44.000.00 Vernal pools
 - all associations
- 45.000.00 Meadow and seeps not dominated by grasses
 - o 45.11x.xx Carex marsh, meadow
 - o 45.2xx.xx *Eleocharis* marsh, meadow
- 52.000.00 Marsh
 - all associations
- 64.000.00 Unvegetated Habitat (open water, sandbar, mudflats, etc.)
 all associations
- 61.00.00 Riparian Forests
- 62.000.00 Riparian Woodlands
- 63.000.00 Riparian scrub
- 64.000.00 Unvegetated Habitat (open water, sandbar, mudflats, etc.)
- 71.000.00 Oak Woodlands and Forests
 - o 71.100.15 Quercus agrifolia Quercus garryana Quercus kelloggii
 - o 71.060.xx Coast live oak woodland and forest
 - o 71.050.xx Canyon live oak forest and woodland
 - o 71.020.xx Blue oak woodland and forest
 - o 71.070.xx Engelmann oak woodland and forest
 - 71.040.xx Valley oak woodland and forest
 - o 71.080.xx Interior live oak woodland and forest
- 72.000.00 Upland Walnut Woodlands and Forests [Juglans spp.]
- 73.000.00 Tanoak Forest and Woodland
- 73.200.00 Pacific Madrone [Arbutus menziesii]
- 74.000.00 California bay forest and woodland
- 75.000.00 California Buckeye Woodland [Aesculus californica]
- 80.000.00 Coniferous Upland Forest and Woodland
 - various associations of *Calocedrus*, *Pinus*, or *Abies*

Some of these sensitive natural communities could occur specifically in the Study Area, and specifically, the following:

- 71.000.00 Oak Woodlands and Forests
- 52.000.00 Marsh

3.6. List of Special Status Plants with Potential to Occur in the Region

A list of special-status plant species with potential to occur in the region was compiled based upon the following:

- A spatial query of the CNDDB using a 10-mile buffer around the Property boundary.
- A 9-quadrangle query of the California Native Plant Society's database *Inventory of Rare and Endangered Plants of California* (online edition).

The databases were queried and any reported occurrences of special-status species were plotted in relation to the Study Area boundary using GIS software (see exhibits). The CNDDB reported no special-status species occurrences within the Study Area or the surrounding Property. Within a 10-mile buffer of the Property boundary, the CNDDB reported several special-status species occurrences, summarized below.



Common Name Scientific	Status*	General Habitat**	Microhabitat**
Name			
Big-scale balsamroot	1B.2	Chaparral, valley and foothill grassland,	Sometimes on serpentine. 90-1555 m.
Balsamorhiza macrolepis		cismontane woodland.	
Small-flowered calycadenia	1B.2	Chaparral, valley and foothill grassland,	Rocky talus or scree; sparsely vegetated areas.
Calycadenia micrantha		meadows and seeps.	Occasionally on roadsides; sometimes on
		• · · ·	serpentine. 5-1500 m.
Greene's narrow-leaved daisy	1B.2	Chaparral.	Serpentine and volcanic substrates, generally in
Erigeron greenei			shrubby vegetation. 80-1005 m.
Burke's goldfields	FE/CE/1B.1	Vernal pools, meadows and seeps.	Most often in vernal pools and swales. 15-600 m.
Lastnenia burkei	10.0	Changemal elementane weedland wellow and	Coettored colonies in fields and means clance in
Colusa layla	IB.Z	Chaparral, cismontane woodland, valley and	Scattered colonies in fields and grassy slopes in
Layla septentitorialis	10.0	Ciamoptopo woodland valley and footbill	Open grappy meadows within ask weadland and
Tracvina rostrata	ID.Z	cisitionitatie woodiand, valley and tootinii	crassland babitats 90-790 m
Bent-flowered fiddleneck	1B 2	Cismontane woodland valley and footbill	50-500m
Amsinckia lunaris	10.2	arassland	50-500m.
Serpentine cryptantha	1B 2	Chaparral	Serpentine outcrops 330-730m
Cryptantha dissita	10.2	onapartai.	
Mayacamas popcornflower	1A	Meadows? Valley and foothill grassland,	Moist sites. 285-450m.
Plagiobothrys lithocaryus		cismontane woodland, chaparral?	
Watershield	2B.3	Freshwater marshes and swamps.	Aquatic from water bodies both natural and
Brasenia schreberi			artificial in California.
Konocti manzanita	1B.3	Chaparral, cismontane woodland, lower	Volcanic soils. 395-1615 m.
Arctostaphylos manzanita ssp.		montane coniferous forest.	
elegans			
Anthony Peak lupine	1B.2	Upper montane coniferous forest, lower	Open areas with surrounding forest; rocky sites.
Lupinus antoninus	(5.0	montane coniferous forest.	1220-2285 m.
Napa bluecuris	1B.2	Cismontane woodland, chaparral, valley and	Often in open, sunny areas. Also has been found
Trichostema ruygtii		foothill grassland, vernal pools, lower montane	in vernal pools. 30-590m.
Glandular western flax	10.0	Changeral eismontane woodland valley and	Serpenting soils: generally found in corporting
Hosporalinan adapantulum	ID.Z	footbill grassland	chaparral 150,1315 m
Two-carpellate western flax	1B 2	Serpentine chanarral	Sementine barrens at edge of chaparral 60,1005
Hesperolinon bicarpellatum	10.2	Serpentine chapanal.	m
Marsh checkerbloom	1B.2	Meadows and seeps, riparian forest	Wet soil of streambanks, meadows, 1100-2300
Sidalcea oregana ssp. hvdrophila			m.
Brandegee's eriastrum	1B.1	Chaparral, cismontane woodland.	On barren volcanic soils; often in open areas.
Eriastrum brandegeeae		1 /	425-840 m.
Tracy's eriastrum	CR/3.2	Chaparral, cismontane woodland.	Gravelly shale or clay; often in open areas. 315-
Eriastrum tracyi		•	760 m.
Few-flowered navarretia	FE/CT1B.1	Vernal pools.	Volcanic ash flow, and volcanic substrate vernal
Navarretia leucocephala ssp.			pools. 400-855 m.
pauciflora			
Rincon Ridge ceanothus	1B.1	Closed-cone coniferous forest, chaparral,	Known from volcanic or serpentine soils, dry
Ceanothus confusus		cismontane woodland.	shrubby slopes. 75-1065 m.
Boggs Lake hedge-hyssop	FE/1B.2	Marshes and swamps (freshwater), vernal	Clay soils; usually in vernal pools, sometimes on
Gratiola heterosepala	05.0	pools.	lake margins. 10-2375 m.
Eel-grass pondweed	2B.2	Marshes and swamps.	Ponds, lakes, streams. 0-1860 m.
Potamogeton zosteriformis			

*Definitions of Status Codes: FE = Federally listed as endangered; FT = Federally listed as threatened; FPE = Federally proposed for listing as endangered; FPT = Federally proposed for listing as threatened; FC = Candidate for Federal listing; MB = Migratory Bird Act; CE = California State listed as endangered; CT = California State listed as threatened; CSSC = California species of special concern; CR = California rare species; CFP = California fully protected species; CNPS (California Native Plant Society) List 1A = Plants presumed extinct in California by CNPS; CNPS List 1B = CNPS designated rare or endangered plants in California, but more common elsewhere.

**Copied verbatim from CNDDB, unless otherwise noted.

4. RESULTS

4.1. LIST OF PLANT TAXA DETECTED DURING FIELD SURVEY(S)

All plant taxa detected during the botanical field surveys are listed in the table below. During the botanical field surveys, no special-status plant taxa were detected within the Study Area.

Deposition locations of voucher specimens: n/a

4.2. LIST OF VEGETATION COMMUNITIES DETECTED DURING FIELD SUVERY(S)

General vegetation communities occurring in the Study Area and surrounding Property boundary were mapped (see Exhibits).

The following terrestrial vegetation communities occur in the Study Area (see Exhibits):

Ruderal/Disturbed / Oak woodland / Non-native grassland. Some of the upland areas of the Property consists of disturbed or converted natural habitat that is now either in a ruderal state, paved, or otherwise urbanized with gravel and fill dirt. Vegetation within this habitat type consists of native valley oaks (*Quercus lobata*) mixed with a variety of non-native ornamental species. The understory is largely non-native European grasses (*Bromus, Festuca, Hordeum, Avena*). This habitat type provides limited resources for wildlife and is utilized primarily by species tolerant of human activities; however, the canopy of the valley oak trees is utilized by a variety of birds. The disturbed and altered condition of these lands greatly reduces their habitat value and ability to sustain rare plants or diverse wildlife assemblages.

Riparian Forest.

Riparian vegetation is located along the intermittent drainage and along the shoreline, and consists primarily of stands of Goodding's willows (*Salix gooddingii*) and western buttonwillow (*Cephalanthus occidentalis*), with an understory of poison oak, wild rose, and blackberry brambles. The riparian vegetation can be classified as the Holland Type "Great Valley Mixed Riparian Forest," or as "61.216.00 Goodding's Willow – Red Willow Riparian Woodland" (CDFW 2019). On the lakeshore, The overstory contains primarily willow species and cottonwood.

Open Water.

The shoreline of Clear Lake contains aquatic plants, such as coontail (*Ceratophyllum* sp.), and emergent marsh (tule). The overstory contains willow species and cottonwood.

Freshwater marsh (lacustrine).

Patches of common tule (*Schoenoplectus acutus*) occurs along the shoreline and extends into open water. The freshwater marsh vegetation can be classified as the Holland Type "Coastal and Valley Freshwater Marsh," and "52.122.01 Schoenoplectus acutus" (CDFW 2019).

During the field survey, the following sensitive vegetation communities were detected within the Study Area:

- 71.000.00 Oak Woodlands and Forests
- 52.000.00 Marsh

Scientific Name	Common Name			
Acmispon americanus	American deerweed			
Artemisia ludoviciana	white sagebrush			
Avena barbata	Slender wild oat			
Brassica sp.	wild mustard			
Briza minor	Little quaking grass			
Bromus spp.	brome grasses			
Catalpa sp.	Catalpa			
Centaurea solstitialis	yellow star thistle			
Cephalanthus occidentalis	common buttonbush			
Ceratophyllum sp.	coontail			
Crataegus sp.	Hawthorn			
Croton setiger	Dove weed			
Cynodon dactylon	bermudagrass			
Cyperus eragrostis	Tall flatsedge			
Cyperus rotundus	nutgrass			
Cytisus sp.	Broom			
Dichelostemma sp.	Wild hyacinth			
Digitaria sanguinalis	crabgrass			
Dipsacus sativus	Fuller's teasel			
Dysphania ambrosioides	epazote			
Echinochloa sp.	barnyardgrass			
Epilobium sp.	willowherb			
Erigeron bonariensis	fleabane			
Euphorbia prostrata	green creeping spurge			
Festuca sp.	fescue			
Hedera helix	English ivy			
Hirschfeldia incana	hoary mustard			
Hordeum sp.	barley			
Hydrilla verticillata	Hydrilla			
Juncus sp.	Rush			
Lactuca serriola	Prickly lettuce			
Lathyrus sp.	Wild pea			
Lotus tenuis	narrowleaf trefoil			
Ludwigia grandifloraa	purselane			
Lythrum hyssopifolia	loosestrife			
Melilotus sp.	sweetclover			
Mentha pulegium	pennyroyal			
Nasturtium sp.	watercress			
Persicaria sp.	smartweed			

Plant Taxa Detected During The Botanical Field Survey

Scientific Name	Common Name			
Phyla nodiflora	frogfruit			
Populus fremontii	Fremont's cottonwood			
Prunus sp.	plum			
Quercus lobata	Valley oak			
Rosa gymnocarpa	Wood rose			
Rubus armeniacus	Himalaya blackberry			
Rubus leucodermis	Whitestem raspberry			
Rumex crispus	Curly dock			
Rumex pulcher	fiddle dock			
Salix laevigata	Red willow			
Salix lasiolepis	Arroyo willow			
Schoenoplectus acutus	Tule			
Scirpus sylvaticus	wood club-rush			
Setaria sp.	foxtail			
Toxicodendron diversilobum	Poison-oak			
Trapogon sp.	Salsify			
Typha latifolia	Broad leaf cattail			
Vachellia farnesiana	sweet acacia			
Veronica serpyllifolia	thyme speedwell			
Vicia sp.	Vetch			
Xanthium strumarium	Cocklebur			

4.3. Adequacy of Botanical Field Survey(s)

Two botanical field surveys were performed on different years in different seasons; the survey dates allowed for the detection of plants blooming early in the season and late in the season. Additional botanical surveys are deemed not necessary.

5. POTENTIAL PROJECT IMPACTS

No regionally-occurring special-status plant species were determined to have a medium or high potential to occur within the Study Area. The upland portions of the Project Area is urbanized and contains imported fill dirt and gravel and is dominated by non-native European grasses and forbs. Soils found within the Study Area are derived from alluvium, and lacustrine deposits. No soils derived from volcanic or serpentine parent materials are mapped in or adjacent to the Study Area. Special-status plants are not expected to thrive in the Study Area because of the preponderance of invasive and non-native plants, the dominance of oaks which suppress other plants with allelopathic tannins, and habitat degradation associated with urbanization. Aggressive colonizers dominate aquatic habitats: tule, blackberry, coontail, and willows. No special-status plant species are likely to occur within the Study Area, and no adverse impacts to special-status plant species are expected.

6. QUALIFICATIONS OF BOTANICAL FIELD SURVEYORS AND REPORT AUTHORS

G.O. GRAENING, Ph.D., M.S.E.

Dr. Graening holds a PhD in Biological Sciences and a Master of Science in Biological and Agricultural Engineering. Dr. Graening is an adjunct Professor at California State University at Sacramento, and is an active researcher in the area of conservation biology; his publication list is available online at http://www.csus.edu/indiv/g/graeningg/pubs.htm. Dr. Graening is also a Certified Arborist (ISA # WE-6725A). Dr. Graening has 24 years of experience in environmental assessment, including previous employment with The Nature Conservancy, Tetra Tech Inc., and CH2M Hill, Inc.

KRISTEN AHRENS, M.S.

Kristen Ahrens holds a B.S. and M.S. in Biological Sciences. Ms. Ahrens has experience performing delineations and sensitive plant and animal surveys and is currently a part-time instructor at California State University at Sacramento in the Department of Biological Sciences a full-time researcher in the CDFW Genetics Lab. Ms. Ahrens has over 18 years of experience in environmental assessment, research, and biology teaching with employers that include Brusca Associates, Inc., California Department of Fish and Wildlife, and U.S. Fish and Wildlife.

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EXHIBITS



Inion High Sch	Rum Bay	sey			
Topographic Map 2200 Lakeshore Boulevard, Lakeport	1337				
Graening & Associates, LLC	15	0	480	960 Feet	Study Area



Vegetation Communities

2200 Lakeshore Boulevard, Lakeport

Graening & Associates, LLC



Parcel boundaries

Vegetation Community

Mixed oak woodlandOpen water / wetlandsUrbanized/developed

PA S

Riparian

100 ft

N





Lange St

Aquatic Resources Delineation Map 2200 Lakeshore Boulevard, Lakeport

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5

Lange St

Parcel boundaries Road ditch (non-jurisdictional) Pipe culvert Culvert inlet/outlet

Jurisdictional Water Resources

Channel - Intermittent

200 ft

- OHWM: Max. pool height
- 🗩 Open water
- > Shoreline Marsh (Emergent wetland)

Ν



Potential Area for Vegetation Restoration 2200 Lakeshore Boulevard, Lakeport

Lange St

Graening & Associates, LLC

Lange St

Parcel boundaries

Potential re-vegetation area

200 ft



SITE PHOTOS































