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August 4, 2025

VB BTS II, LLC  
Mr. Brandon St. Michael  
750 Park of Commerce Drive  
Boca Raton, Florida 33487

**Subject: 2025 Botanical Survey for US-CA-7286 North Lakeport Telecommunications Facility  
5017 Terrace Avenue, Lakeport, Lake County, California 95453**

Mr. St. Michael,

This letter contains the findings of a Special-Status Plant Species Survey conducted by Trileaf Corporation (Trileaf) on a proposed VB BTS II, LLC candidate, US-CA-7286 North Lakeport, in Lake County, California. This survey was part of a larger overall Biological Assessment conducted on the site in May of 2025. This project is being undertaken to provide improved telecommunications services to the local area through the installation of a new communication tower and associated equipment. The project site is located generally east of California State Route 29, and is depicted on the Lakeport, California U.S. Geological Survey (USGS) 7.5-minute topographic map. The scope of work consists of the installation of a stealth telecommunications tower and associated ground-based equipment.

Two protocol-level special-status plant surveys were conducted within and adjacent to the US-CA-7286 North Lakeport project area to assess the potential presence of rare, threatened, or endangered plant species. Surveys were conducted on May 16 and July 10, 2025 to encompass the full blooming periods of all special-status plant species with potential to occur in the region, in accordance with the California Department of Fish and Wildlife (CDFW) 2018 Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities and the California Native Plant Society (CNPS) Botanical Survey Guidelines (2001).

A thorough review of available biological databases and literature was completed to develop a target species list, including consultation of the California Natural Diversity Database (CNDDDB), CNPS Inventory of Rare and Endangered Plants, and other relevant resources. Field surveys covered all accessible habitats within the project footprint and adjacent buffer areas, with particular attention given to microhabitats with potential to support special-status species.

No special-status plant species were observed during either survey. The site is lightly disturbed; the undisturbed portions of the survey area support primarily grass species, and canopy-forming species is dominated by Blue Oak (*Quercus douglasii*) and Coast live oak (*Quercus agrifolia*), and other understory shrubs and saplings. Based on the timing, methods, and extent of surveys, it is concluded that special-status plant species are absent from the project site and surrounding surveyed areas.

No further botanical surveys or mitigation measures are recommended at this time.

Sincerely,

*Samantha Neary*

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**Samantha Neary**

Principal Biologist / Project Manager  
Trileaf Corporation

Attachments: Species List, Site Photos



**Table 1: Complete Wildlife Inventory List – 5017 Terrace Avenue**

<b>Scientific Name</b>	<b>Common Name</b>
<i>Sequoia sempervirens</i>	Coast Redwood
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Quercus berberidifolia</i>	California Scrub Oak
<i>Arctostaphylos manzanita</i>	Common Manzanita
<i>Arctostaphylos viscida</i>	Whiteleaf Manzanita
<i>Heteromeles arbutifolia</i>	Toyon
<i>Phytolacca decandra</i>	American Pokeweed
<i>Daucus carota</i>	Wild Carrot
<i>Lupinus bicolor</i>	Miniature Lupine
<i>Briza maxima</i>	Greater Quaking Grass
<i>Acmispon americanus</i>	Spanish Clover
<i>Aira caryophylla</i>	Silver Hairgrass
<i>Micranthes californica</i>	California Saxifrage
<i>Castilleja attenuata</i>	Valley Tassels
<i>Vicia villosa</i>	Hairy Vetch
<i>Galium porrigens</i>	Graceful Bedstraw
<i>Avena barbata</i>	Slender Wild Oat
<i>Briza minor</i>	Little Quaking Grass
<i>Madia gracilis</i>	Grassy Tarweed
<i>Trifolium dubium</i>	Lesser Hop Trefoil
<i>Juncus bufonius</i>	Toad Rush
<i>Juncus effusus</i>	Common Rush
<i>Juncus patens</i>	Spreading Rush
<i>Hypericum perforatum</i>	Common St. John's Wort
<i>Sphagnum flexuosum</i>	Peat Grass
<i>Phalaris aquatica</i>	Harding Grass
<i>Taeniatherum caput-medusae</i>	Medusa Head
<i>Croton setigerus</i>	Turkey Mullein
<i>Galium parisiense</i>	Wall Bedstraw
<i>Lotus corniculatus</i>	Birds Foot Trefoil
<i>Achillea millefolium</i>	Common Yarrow
<i>Rumex crispus</i>	Curled Dock
<i>Navarretia intertexta</i>	Needleleaf Navarretia
<i>Kickxia elatine</i>	Sharp Leaved Fluellen



**Site Photograph 1** – Looking north at the proposed Site, May 15, 2025



**Site Photograph 2** – Looking north at the proposed Site, July 9, 2025

## **Site Photographs**

**VB BTS II, LLC –**  
**US-CA-7286 North Lakeport**  
5017 Terrace Avenue  
Lakeport, California 95453





**Site Photograph 3** – Looking south at the proposed Site, May 15, 2025



**Site Photograph 4** – Looking south at the proposed Site, July 9, 2025

### **Site Photographs**

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**Site Photograph 5** – Looking east at the proposed Site, May 15, 2025



**Site Photograph 6** – Looking east at the proposed Site, July 9, 2025

## **Site Photographs**

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**Site Photograph 7** – Looking west at the proposed Site, May 15, 2025



**Site Photograph 8** – Looking northwest at the proposed Site, July 9, 2025

## **Site Photographs**

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**Site Photograph 9** – Looking north away from the proposed Site, May 15, 2025



**Site Photograph 10** – Looking north away from the proposed Site, July 9, 2025

## **Site Photographs**

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**Site Photograph 11** – Looking south away from the proposed Site, May 15, 2025



**Site Photograph 12** – Looking south away from the proposed Site, July 9, 2025

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**Site Photograph 11** – Looking east away from the proposed Site, May 15, 2025



**Site Photograph 12** – Looking south away from the proposed Site, July 9, 2025

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**Site Photograph 11** – Looking south away from the proposed Site, May 15, 2025



**Site Photograph 12** – Looking south away from the proposed Site, July 9, 2025

## **Site Photographs**

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**Site Photograph 11** – Looking east along proposed access route, May 15, 2025



**Site Photograph 12** – Looking east along proposed access route, July 9, 2025

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**Site Photograph 11** – Looking west along proposed access route, May 15, 2025



**Site Photograph 12** – Looking west along proposed access route, July 9, 2025

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**Site Photograph 11** – Looking south away from the proposed Site, May 15, 2025



**Site Photograph 12** – Looking south away from the proposed Site, July 9, 2025

## **Site Photographs**

**VB BTS II, LLC –**  
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**Site Photograph 11** – Looking west at seasonal riverine crossing south fork of access road, May 15, 2025



**Site Photograph 12** – Looking east at seasonal riverine crossing south fork of access road, July 9, 2025

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