



Tree Removal and Revegetation Plan
including Botanical Initial Study
16750 HERRINGTON
LAKE COUNTY, CALIFORNIA

SUBMITTED TO:
Lake County Planning
Consultants
16750 Herrington Road
Middletown, CA 95461

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1.0 Introduction

1.1 Purpose

Need for Tree Removal and Alternatives Considered

This report is dual purpose. An initial Botanical review summary has determined no special status species after two site survey visits. The additional purpose of this report is to establish a cultivation area for We Grow, that minimizes the exposure to surrounding developed areas. Two areas have been identified by different qualified professionals as suitable locations since the inception of the project. Both areas were evaluated based on the following criteria: topography (slope of the areas), surrounding special features of the land, vegetation density, biological habitat, proximity to neighboring parcels and line of sight viewing from neighboring parcels.

Two optional suitable locations were identified. One location at the center of the parcel and the other is at the north west part of the parcel. The center area has been chosen based on the following criteria: area consists of a natural flat area, scattered Oak woodland existing trees, vegetation is sparse consisting of only Blue Oak tree species, no understory development, view can be obstructed by tree planting to block neighboring parcel's view. The northwest location, that was not chosen, in the northwest section of the parcel and consists of mostly understory plants with native shrubs as the primary vegetation, scotch broom and other species are persistence throughout the area. This north eastern location, while superior biologically, is directly in the line of site view of multiple neighboring parcels. Due to concerns for neighboring parcels the center area of the parcel has been chosen as the future cultivation area. The center area is the most suitable location on the property for development of cannabis cultivation. One hundred thirty Blue Oak trees will be removed and replanted in four areas throughout the subject property at a 3:1 mitigation rate. Although the Oak stand could potentially provide habitat the trees are at the end of their lifespan trees are mature replanting will provide lasting habitat into the future decades. An additional location on the northern part of the parcel as being adequate as well if the tree removal is not accepted.

2.0 Project Location

APN: 013-060-40

Acreage: 154.02

Legal Description: Section 8, Township 11 North, Range 6 West, on the USGS
Middletown 7.5-minute quadrangle

Lake County Zoning: Split zoned RL/RR-WW; Rural Land/Rural Residential - Waterway

Site Address: 16750 Herrington Road in unincorporated Lake County

Landowner: Zarina Otchkova

The project site is located at, 1 mile east of Hidden Valley Lake, and 25 miles southeast of Lakeport. The approximate latitude and longitude of the centroid of the parcel is 38.8185, -122.5421.

3.0 Parcel Description

3.1 Site Characteristics

The parcel consists of level and mildly sloping terrain, with vegetation including but not limited to oak woodland, bunchgrass grassland, chamise chaparral, northern coastal scrub, and northern coyote brush scrub. Also present to a lesser degree are Central Coast riparian scrub, northern coastal scrub, non-native grassland. The property is primarily dominated by large mature oak trees and expanses of unburned manzanita chaparral and consists of approximately 50% mixed *Quercus-Pinus* woodland, 40% oak and manzanita chaparral, and 10% annual grassland. The lowest elevation is 1,427 feet above sea level along the center of the southern parcel line and the highest elevation of the parcel is 1,756 feet above sea level in the far northeastern corner of the parcel.

3.2 Habitat

Woodland portions of the site include mature medium sized oak trees with scattered minimal pines. Canopy trees include Blue Oak (*Quercus douglasii*), Interior Live Oak (*Quercus wislizeni*), Madrone (*Arbutus menziesii*), Ponderosa Pine (*Pinus ponderosa*), Gray Pine (*Pinus sabiniana*), and Black Oak (*Quercus kelloggii*). Area to be removed is Blue Oak *Quercus douglasii*. Area has been maintained and has no understory development or additional rare or endangered habitat.

Blue Oak Quercus douglasii is a medium-sized tree with sparse foliage, generally 6–20 m (20–66 ft) tall, with a trunk 36–60 cm (1–2 ft) in diameter at breast height. Trunks are typically solitary, but some trees have multiple trunks. The tallest recorded specimen was found in Alameda County, at 28.7 m (94 ft). The trees grow slowly, about 30 cm (12 in) per year. Individual trees over 500 years old have been recorded. The bark is light gray with many medium-sized dark cracks. The blue-green leaves are tough and leathery, deciduous, 4–10 cm (1.6–3.9 in) long, and entire or shallowly lobed. The acorns are 2–3 cm (0.8–1.2 in) long, with a moderately sweet kernel, and mature in 6–7 months from pollination. *Q. douglasii* is monoecious and wind pollinated. Flower buds take a growing season to develop into catkins.

3.3 Existing Infrastructure

Existing Infrastructure includes a two-story barn. Water for infrastructure and proposed project is sourced by one groundwater well.

3.4 Water Features

A Class II/III network that drains the eastern portion of the site has been identified in previously submitted reports and Lake and Stream Alteration Agreement.

“As described in the Notification, the Project is located at 16750 Herrington Rd., Middletown, CA 95461. The Project includes cultivation of cannabis with water provided by an existing well. The Project does not include within or adjacent to the property boundaries any: water discharge, surface water diversion, or riparian vegetation trimming or removal, or construction.

CDFW finds the Project will not substantially divert or obstruct the natural flow of any river, stream, or lake; substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or deposit or dispose of debris, waste, or other material where it may pass into any river, stream, or lake.”

4.0 Project Description

One proposed cultivation site, one cannabis related area and four regeneration areas were inspected during the field assessment on April 13 ,2021. The following table lists the inspected sites, tree removal count, planting counts and their overall acreages; see detailed site descriptions below.

Cultivation Site/ Associated Area	Total Acreage	Total Trees for Removal	Total Trees to be Planted
Proposed Cultivation Area	9	130	0
Processing Area	0.5	0	0
Regeneration/ Mitigation Area Site	5.34	0	300
Regeneration Compensation Area Site 1	0.6	0	30
Regeneration Compensation Area Site 2	0.13	0	10

Regeneration Compensation Area Site 3	1.27	0	50
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4.1 Proposed Cultivation Area

Proposed Cultivation Area to be mitigated at a 3:1 ratio with plantings to compensate for neighboring properties. These areas are identified as Regeneration/ Mitigation Area and Regeneration Compensation Area Sites 01-03. A small < 200 ft² pile of untreated slash, woody debris, and logs from previous maintenance was observed. The site consisted of scattered Blue Oak (*Quercus douglasii*), hairgrass (*Aira caryophyllea*), common bedstraw (*Galium aparine*), Queen Anne's lace (*Daucus carota*), bull thistle (*Cirsium vulgare*), wild oats (*Avena barbata*). 130 Blue Oak (*Quercus douglasii*) trees have been identified and selected for removal. Perimeter trees have been marked with orange field paint. Disturbed area boundaries are marked with flagging and survey tape. Riparian edge trees marked with blue survey tape are not to be disturbed. 300 Blue Oak saplings as well as an addition 90 5" tall Blue Oak immature trees will be planted to mitigate the Blue Oak removal in Proposed Cultivation Area.

4.2 Proposed Processing Area

Proposed processing area is flat and consists of common grasses. No Tree removal will occur in this area. Regeneration Compensation Sites 01-03 are adjacent to the processing area.

4.3 Regeneration Compensation Areas 01 - 03

Regeneration Compensation Areas 01 – 03 consist of the areas adjacent to the proposed processing facilities. These sites total 2 acres. Area sits at the top of a hill with views of several neighboring houses. 40 Blue Oak (*Quercus douglasii*) shall be planted along the driveway entrance and following into the processing area. 50 Blue Oak (*Quercus douglasii*) shall also be planted behind proposed processing facilities as well to prevent line of site from neighboring parcels into the cultivation area. A total of 90 Blue Oak (*Quercus douglasii*) will be planted at a minimum between these three regeneration areas. In accordance with Lake County Cultivation Regulations the applicant shall plant trees prior to cultivation. They shall be planted no more than 25 feet apart from other new or existing trees; shall be 5' tall (or taller) at the time of planting and shall be maintained for the life of the project. Any trees that die during the life of the project shall be immediately replaced. All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.

4.4 Regeneration/ Mitigation Area

Regeneration/ Mitigation Area Site is located at the southeast corner of the parcel. The site is approximately 5.34 acres to be replanted. Area consists of rolling meadows at 10 to 25% slopes. Ideal location and setting for Blue Oak (*Quercus douglasii*) replanting. The replanting will consist of a minimum of 300 Blue Oak (*Quercus douglasii*) saplings with a success rate of 85% over 3 years.

5.0 Limitations

5.1 Roads and Access Points

The subject property is currently accessed by a private gravel driveway off Herington Road. Existing roads and driveways onsite are consisting of gravel and compacted earthen materials in moderately good condition. Roads providing access to new cultivation areas shall be graveled and maintained per Site Management Plan specifications and county regulations. The existing access driveway on the property leads to the center of the property where the cultivation area is proposed. At minimum the driveway will be 20 ft wide with 14 ft of unobstructed horizontal clearance and 15 feet of unobstructed vertical clearance.

5.2 Slash, Woody Debris and Refuse Treatments

All non-biodegradable litter, trash, and debris resulting from tree removal, and other activity in connection with the project shall be disposed of concurrently with the conduct of the project.

Fill slash and woody debris treatment may only include chipping and mulching.

5.3 Biological Assessment

A Biological Assessment for the property was completed on March 1, 2020 prepared by Pinecrest Environmental Consulting Inc., 5627 Telegraph Avenue Suite 420, Oakland, California 94609. The results of the Biological Assessment are described below, however for the complete results please see previously submitted documents.

No special status plant species were observed, and no impacts were expected to occur based on a lack of sightings and lack of suitable habitat at the proposed cultivation area.

No special status animal species were observed, and no impacts are expected to occur. There is a potential area of wetlands on the eastern portion of the parcel that may be suitable for sensitive frog species and should not be disturbed.

No impacts are predicted for sediment discharge to watercourses or wetlands due to the absence of the features near the proposed cultivation area. No impacts are predicted for habitat conservation or with local ordinances and no further mitigations are required. Please refer to previously submitted Biological Assessment.

5.4 Cultural Resources

On February 6th, John W. Parker, Ph.D., RPA conducted a Cultural Resource Evaluation of less than 20 acres on a parcel northeast of Hidden Valley Lake. The cultural inspection found two isolated historic artifacts within the project area and a historic rock wall outside the project area. No evidence of prehistoric cultural activity was discovered during the inspection. Since no "significant" historic resources were found within the project area, John W. Parker, PH.D. RPA recommended that the proposed project be approved. The cultivation and processing area included in the Cultural Study Area.

The Cultural Resource Evaluation requires that “In the event that undiscovered cultural sites are encountered during the ground clearing process, these should be evaluated for significance by a qualified archaeologist and either preserved or mitigated as outlined in the California Environmental Quality Act (CEQA)” This shall also apply to Regeneration/ Mitigation Area Site and Regeneration Compensation Area Sites which were not included in the Cultural Resource Evaluation.

5.5 Botanical Field Survey Results

Two botanical field surveys have been completed on the subject parcel. First field visit conducted by Pinecrest Environmental Consulting Inc and the findings are included in the Biological Assessment that was completed on March 1, 2020. An additional Botanical Field Survey was completed on April 12, 2021 by Emerald Triangle Associates One spring season site survey has been conducted.

Pinecrest Environmental Consulting Inc determined the following.

“No special-status plant species were observed during the surveys performed at the site in February 2020. No impacts are predicted for any of the State or Federal special-status plant species in Appendix A based on lack of actual sightings, and lack of suitable habitat in the proposed cultivation activity areas. Activities are largely proposed to be limited to existing cleared areas of chaparral and will observe all required setbacks from jurisdictional watercourses, of which we did not observe any onsite. There are no wetlands, vernal pools,

serpentine outcrops, or other special habitat types that possess a high likelihood of containing special-status plant species in the proposed cultivation areas despite the presence of a volcanic basalt vernal pool to the north of the parcel with a high abundance of special-status plants. All of these plants are considered endemic to these unique soil types in the vernal pool, and no vernal pool habitats exist in the proposed cultivation areas or anywhere else onsite. There are some wetland plants in the eastern oak woodland surrounding the seasonal watercourse, however these would be protected by required Water Board setbacks in any case and will not be disturbed.”

Emerald Triangle Associates recorded the following observations:

All proposed disturbed areas have been surveyed for the presence of rare or endangered plants. Data has been collected in preparation for a comprehensive floristic study due to the new ground disturbance that is being proposed. However, a Comprehensive Floristic Analysis of the property is not required due to the absence of rare and or endangered plant species identified in the proposed disturbed areas/ property entirety during spring season field survey. The previously submitted Biological Assessment written by Pinecrest Environmental Consulting confirms that no rare or endangered plant or animal species would be disturbed if these sites were to be developed. Species that were identified on the property were determined to be commonly occurring vascular plants with no Federal or State protection listing. The Botanical and Floristic initial review of the subject properties revealed plant communities including but not limited to oak woodland, chamise chaparral, northern coastal scrub, and northern coyote brush scrub. Also present to a lesser degree are Central Coast riparian scrub, northern coastal scrub, non-native grassland, and native bunchgrass grassland.

6.0 Regeneration Plan

The area identified as Proposed Cultivation Area where tree removal will occur, will be mitigated at a 3:1 ratio. These areas are identified as Regeneration/ Mitigation Area and Regeneration Compensation Area Sites 01-03. 130 trees have been marked for removal. 300 Blue Oak saplings as well as an addition 90, 5’ tall immature trees will be planted to mitigate the Blue Oak removal in Proposed Cultivation Area.

Whenever possible, topsoil onsite shall be separated and stored, protected from erosion and storm water runoff utilizing approved BMPs appropriate to the site conditions, in preparation of revegetation.

All land clearing that is not intended to support a structure shall be revegetated, preferably with native species consistent with fire safe practices, unless otherwise determined by the Administrative Official to be impractical due to site characteristics.

Temporary vegetation such as annual grasses and legumes shall be planted on sites that will not be brought to final grade by the end of the grading season or for sites that are likely to be re-disturbed.

Vegetation shall be maintained until permanent establishment is achieved. Temporary or permanent irrigation shall be provided where necessary to assure the successful establishment of vegetation.

7.0 Erosion Control and Mitigation Measures

7.1 Water quality Protection

No heavy equipment will be operated in the live stream, or Riparian zone at any time throughout the life of this project. Any equipment or vehicles driven or operated adjacent to the stream will be cleaned of all external oil, grease, and materials that may be deleterious to aquatic life, wildlife or riparian habitat. Staging and storage areas for equipment, materials, fuels, lubricants and solvents, will be located in an appropriate area observing preferred setbacks of 200 ft from any or all watercourses. Any equipment or vehicles driven adjacent to the stream will be checked and maintained daily to prevent leaks of materials deleterious to aquatic life. Vehicles will be moved away from the stream prior to refueling and lubrication. All construction debris and associated materials will be removed from the work site upon completion of this project. Erosion control measures will be monitored for effectiveness throughout the monitoring period and repaired or replaced as needed. Upon completion of operations and the onset of wet weather, all disturbed shall be seeded and mulched for erosion control.

Spoils (earthen fill from tree removal) will be incorporated into the farm, at least 200 ft from any and all stream channels upon completion of the project.

Erosion control measures will be utilized throughout each element of the project including the tree removal and revegetation so that silt and silt-laden water will be prevented from entering Waters of the State. No work will be conducted within 50 ft of the riparian edge of any stream channel. Riparian dripline vegetation marked with blue survey tape.

7.2 Specifications for Erosion Control

All bare soils will be treated with the following erosion control measures during tree removal and replanting.

Site Preparation

Proper soil preparation is essential to ensure proper revegetation of grasses. Prepare seedbed by loosening 2 to 3 in. of topsoil.

Seeding/Planting

Seed any bare soils for erosion control and re-vegetation.

Seed Mix:

Late Season November/December use: Bearded Barley Seed: 5 pounds covers 2000 sqft

Mid-Season Summer/early fall use: Golden State Native Grass Erosion Control Mix: By Larner Seeds: 1 pound covers 2000 ft²

Road approaches within the project site to all non-abandoned encroachment sites will be treated with applications of water to prevent the generation and transport of fine sediments as a method of dust control.

7.3 Equipment Type, Fueling and Maintenance

Dump Truck, hand tools, general construction equipment will be utilized for this project. All maintenance on vehicles and equipment will happen off-site.

If fueling or maintenance must be performed at the job site, obtain authorization for an assigned area or areas for these activities before using them. Minimize mobile fueling and maintenance activities. Perform fueling and maintenance activities on level ground in areas protected from stormwater run-on and runoff. Use containment berms or dikes around fueling and maintenance areas. Keep enough absorbents and spill kits in the fueling or maintenance area and on fueling trucks to handle potential spills. Dispose of spill-cleanup material and kits immediately after use. Use drip pans or absorbent pads during fueling or maintenance.

Do not leave fueling or maintenance areas unattended during fueling and maintenance activities. Fueling nozzles must be equipped with (1) an automatic shutoff control and (2) vapor recovery where required by the Air Quality Management District. Secure nozzles in an upright position when not in use. Do not top off fuel tanks. Recycle or properly dispose of used batteries and tires.

If leaks cannot be repaired immediately, remove the vehicle or equipment from the job site.

8.0 Planting Plan

Site Preparation

Site preparation is a widely used method to facilitate the establishment of a desirable stand of trees. Site preparation activities remove or reduce competing vegetation, reduce or remove unwanted trees and logging debris, and prepare the soil to promote the growth and

survival of desired tree species. There are many methods of site preparation that fall under either chemical or mechanical site preparation. The primary objective is to have an area suitable for planting and establishing a new stand of trees. If heavy equipment is available, it is recommended to first subsoiling/ripping the planted sites. Subsoiling/ripping is a mechanical site prep method for heavy soils on cutover or agricultural lands that have a compacted layer at or below the soil surface that limits root growth and development. Subsoiling/ripping increases aeration and water-holding capacity of compacted soils and breaks up root restricting hardpans and/or traffic pans.

Planting

Plant the seedlings the following winter in a sunny location and water the transplants to ensure sufficient moisture and eliminate air pockets. Be careful to keep the soil from falling off of the roots. Place the seedlings in the ground such that the top of the soil from the container is even with the ground line. Use a pick mattock for planting, which has a pick on one surface and a triangular wedge on the other surface. Break up the soil, which will foster root growth. Protect the seedlings from weeds, drying winds, grasshoppers, and small and large mammals that might feed on the roots, leaves, or trunks. Also, water the seedlings deeply the first summer. A good seedling protector is essential and can be a simple wire window screen mesh and wooden stake. Bend the mesh into a cylinder that is about 6-8 inches in diameter and 3 feet tall. Attach the mesh cylinder onto the wooden stake with staples or carpet tacks. Place the tube over the seedling and pound the stake into the ground. Seedlings should be kept free of vegetation for 2 to 3 feet surrounding each seedling.

Seedlings

Most seedlings that come from the nursery are usually available in two forms; bareroot seedlings and containerized seedlings. Bareroot seedlings are essentially stock whose roots are exposed at the time of planting. Bareroot seedlings are grown in nursery seedbeds and lifted from the soil in which they are grown to be planted in the field. Containerized seedlings are grown in a variety of hard-walled vessels or in peat pots from seed. Given the conditions of the site and the higher survival rate associated with containerized stock, we suggest using containerized seedlings. Seedling care and handling is extremely important to ensure post planting survival. For long-term storage (more than 3 days) store at 33-36 degrees Fahrenheit. For short-term storage (several hours to less than 3 days) store below 42 degrees Fahrenheit. At the planting site take care to not let the roots dry out and avoid exposure to the sun or warmer temperatures.

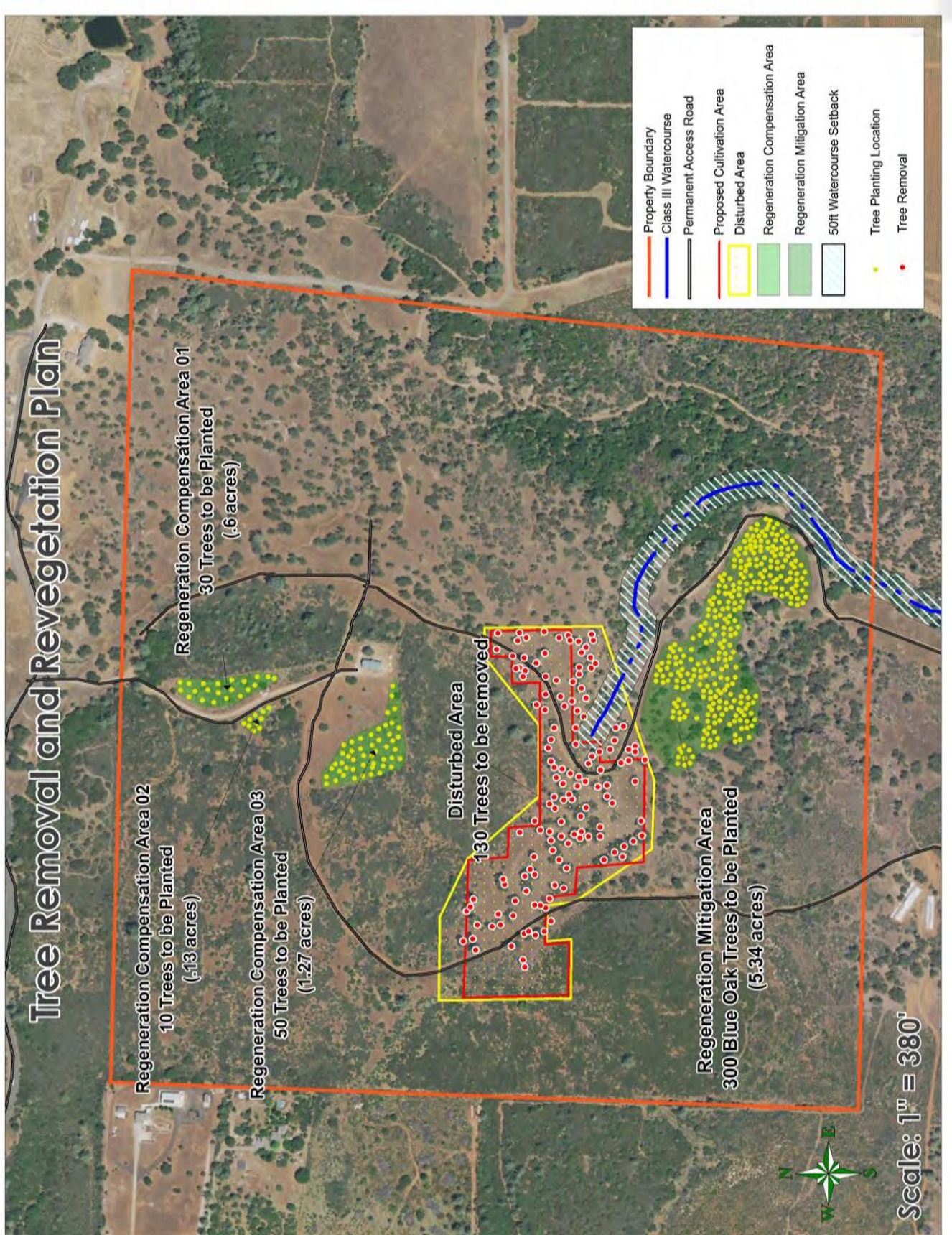
Planting Instructions

1. Tree planting shall only occur in winter or early spring. Tree planting should not occur if the ground is frozen, or during unusually warm periods.
2. Dig a hole at least one inch deeper and wider than the seedling roots. If planting from a container, dig the hole an inch deeper and wider than the container.
3. Place the seedling into the hole taking care not to bend the taproot, or main vertical root, and cover with soil.
4. Pack the soil down firmly around the seedling to remove any air pockets.
5. See Appendix for illustrations for correct planting techniques.

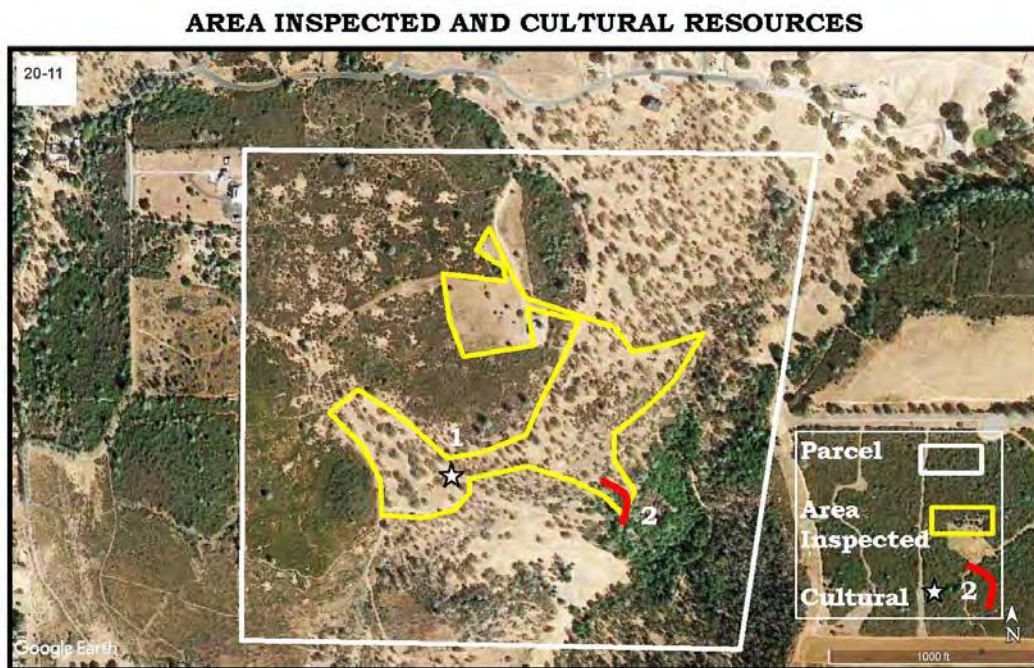
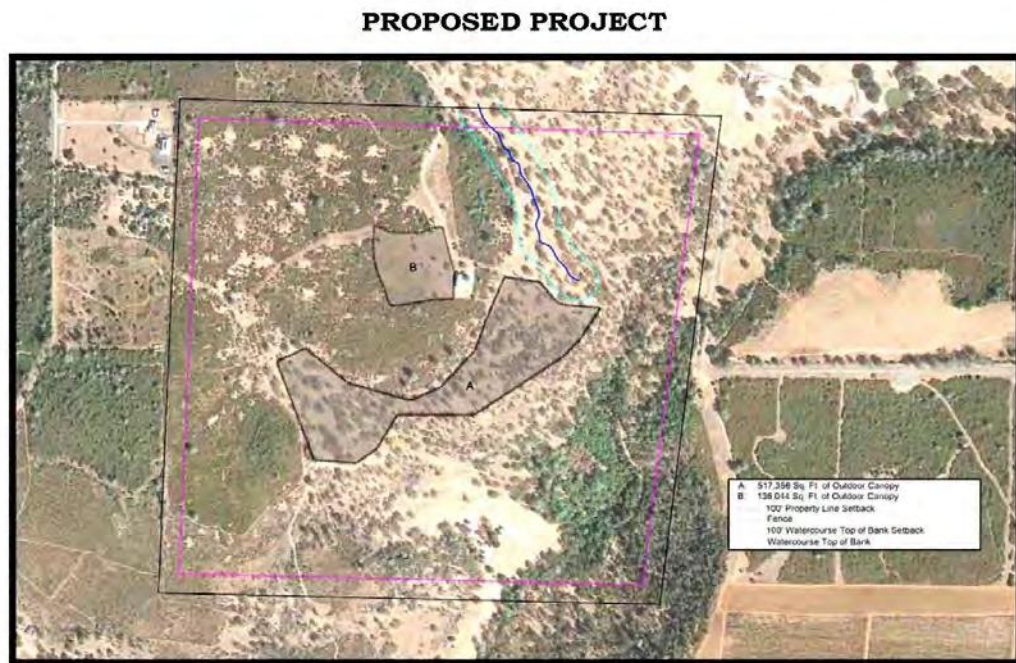
9.0 Vegetation Retention and Monitoring

The We Grow Revegetation Project will be monitored for a minimum of 5 years. Photo-documentation of the vegetation growth taken from marked photo points will be performed yearly and will be submitted Lake County Community Development Department in the form of an annual report. Annual report shall be prepared by a qualified biologist. Performance criteria for the project will be a minimum 85% survival rate for the tree plantings. The plantings will be monitored for 5 years to ensure that the vegetation is establishing as intended and that an overall percent cover of 85% is achieved.

Tree Removal and Revegetation Site Plan Figure 1



Cultural Resource Study Area from Cultural Resource Report Figure 2



- 1) Cultivators
- 2) Rock Wall

John Parker

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2/28/2020

Photos of Proposed Cultivation Area Figures 3-20

























Photos of Proposed Processing Area Figures 21-22



Photos of Riparian No Disturbance Area Figures 23-24



Regeneration/ Mitigation Area Figures 25-36













Regeneration Compensation Area 01 Figures 27-29





Regeneration Compensation Area 02 Figure 30



Regeneration Compensation Area 03 Figure 31



Regeneration Compensation Area 03 Figures 32-33



Goosefoot violet, a species of
Violets

Also known as: Pine violet, Smooth leaved violet, Golden violet, Goose-foot yellow violet, Oakwoods violet, Mountain violet, Purple-marked yellow violet

Botanical name: *Viola purpurea*



Blue dicks, a species of **Wild hyacinths**

Also known as: Desert hyacinth,
Few-flowered bluedicks, Purplehead,
Brodiaea

Botanical name: *Dichelostemma capitatum*



Twolobe larkspur, a species of **Larkspurs**

Also known as: Low larkspur, Meadow larkspur, Sonne's larkspur, Nuttall's larkspur

Botanical name: *Delphinium nuttallianum*



Death camas, a species of
Toxicoscordion

Also known as: Death chamomile,
Meadow death camas

Botanical name: *Toxicoscordion*
venenosum



Creeping sage, a species of **Sages**

Also known as: Sonoma sage

Botanical name: *Salvia sonomensis*



Foothill pine, a species of **Pines**

Also known as: California foothill pine, Bull pine, Ghost pine, Digger pine, Gray pine

Botanical name: *Pinus sabiniana*



Timothy-grass, a species of **Timothy**

Also known as: Common timothy,
Common cat's tail, Meadow cat's-tail,
Herdsgrass

Botanical name: *Phleum pratense*



Blue-eyed grass, a species of **Blue-eyed grasses**

Also known as: Narrow-leaf blue-eyed grass, Stout blue-eyed grass, Common blue-eyed grass, Pointed blue-eyed grass, Blue pigroot

Botanical name: *Sisyrinchium*

bellum



Blue oak, a species of **Oaks**

Also known as: Iron oak, Mountain oak

Botanical name: *Quercus douglasii*



Buckbrush, a species of **California lilacs**

Also known as: Lompoc ceanothus,
Cuneate ceanothus, Wedgeleaf
ceanothus

Botanical name: *Ceanothus cuneatus*



Greenleaf manzanita, a species of **Manzanitas**

Botanical name: *Arctostaphylos patula*

