



# FOUNTAINGROVE II

## OPEN SPACE MAINTENANCE ASSOCIATION

Planning and Economic Development Department  
(formerly Community Development Department)  
City of Santa Rosa  
100 Santa Rosa Avenue  
Santa Rosa, CA 95404  
Attn: William Rose

February 1, 2017

Dear Bill:

Following is the Annual Report (REPORT) due February 1, 2017 by the Fountaingrove II (FGII) Open Space Maintenance Association (OSMA) that is prepared per the requirements of Section 10 of the Open Space Management Plan of the Fountaingrove II Design Program as amended July 7, 2011 (PLAN). This PLAN is herein incorporated as Exhibit C. Accompanying this report is a check in the amount of \$668.00, which covers the annual tree permit fee. This REPORT will be made available to the 591 resident members of the Fountaingrove II Open Space Maintenance Association (OSMA), and the general public, on its website [www.FountaingroveII.com](http://www.FountaingroveII.com).

**The REPORT details OSMA's management efforts and issues encountered during 2016 with regard to meeting its obligations for managing Open Space as outlined in Elements (Sections) 1 – 10 of the PLAN noted below, and the supplemental Elements 11 - 13 that provide additional disclosures.**

<u>Section #</u>	<u>PLAN Element Description</u>
1.	Sensitive Plant Management, including Revegetation of Common Open Space Landscape Areas
2.	Tree Preservation and Visual Screening from Valley Floor
3.	Woodland Management (Includes Compliance Summary for Annual Tree Permit)
4.	Grassland Management
5.	Chaparral Management
6.	Exotic and Noxious Vegetation
7.	Wildlife Management
8.	Fire and Fuel Management
9.	Erosion and Sedimentation Control
10.	Annual Reporting and Communication to its Association Members and the Extended Community
11.	Discussion of "Lessons Learned" and New Procedures
12.	Maintenance of Fountaingrove II Wildland Parks
13.	Summary of OSMA Plans for 2017 and Beyond

**The REPORT discusses OSMA's achievements and issues it encountered while managing the PLAN Elements towards the Objectives stipulated in the PLAN as listed below:**

1. To retain a maximum of the natural values embodied in the site's existing vegetation and associated wildlife.
2. To preserve existing resource features of concern and restore or enhance selected communities and habitats.
3. To preserve the visual quality of the natural landscape in open space areas considering views from offsite as well as onsite.
4. To minimize the potential fire hazard associated with the open space/development interface.
5. To control erosion in areas where it occurs currently and to minimize the potential for future erosion.
6. To provide for certain recreational uses, such as hiking, consistent with the other natural resource protection and management objectives.

## OSMA Certification of REPORT

This REPORT is accompanied by a certification, under penalty of perjury, by an authorized Director of OSMA, that the REPORT represents a complete and accurate report of all major issues required to be disclosed for the year, and it includes attachments of all reports with the required certifications from Qualified Authorities regarding the cutting, removal or alteration of any standing trees (Exhibit A).

### Scope of OSMA Management for Year 2016 REPORT

On December 4, 2012, OSMA and the City of Santa Rosa (CITY) executed an Agreement for OSMA to commence maintaining the Wildlands of the City Parks, in return for a Conservation Preservation Easement to protect the conservation and habitat values of the property. Element 12 discusses OSMA's 2016 accomplishments in the maintenance of the City Wildland Parks in FGII.

OSMA now manages the following approximate acreage in Fountaingrove II:

- Wildlands owned by OSMA 201.7
- Wildland Parks owned by CITY 13.5 (Wildlands total 215.2 acres for both City and OSMA)
- Landscape areas owned by OSMA 18.3
- **Total Acres under management** **233.5**

OSMA manages trees under the Use Permit granted by the CITY. The required compliance and reporting for Year 2016 is included in Element 3 of this REPORT.

### Highlights of Year 2016 REPORT

1. Weed abated approximately 115 acres of fuel-reduced acreage in the spring of 2016. This FGII acreage was comprised of 104 acres of OSMA Parcels and 11 acres of City Park Wildlands.
2. Increased fuel reduced Wildlands by approximately 1.5 acres to approximately 117 fuel reduced acres, or 54% of its managed 215.2 Wildland Urban Interface "WUI" acres. The combined WUI and Landscaped acreage managed for fire safety is approximately 135 acres, or 58% of the Open Space managed by OSMA.
3. During mid-2016, OSMA Directors consulted with Santa Rosa Fire and Urban Forestry Associates, Inc. "UFA" to review its present status of fire safety and obtain an opinion of what should be its near term priorities. Both parties concurred that emphasis should be placed on the eastern boundary of FGII. This area had been previously identified by the City and OSMA as having the greatest risk if a fire approached FGII from the east, which can happen when the fire season is at its highest risk. A concern is that the high concentration of dead and dying trees in this area would become ember generators and treatment of these fuels would benefit the surrounding community if a wildfire occurs.
4. OSMA treated regrowth in Firebreaks 1, 3, and 4, plus the Rincon Ridge and Parker Hill Wildland Parks in conjunction with fuel reduction of trees that were dead, dying, or which had inadequate crown to crown separation.
5. During 2016 OSMA expanded its use of Drop Box as a means of communication and backup resource for its legal and operating documents. The database in Drop Box now contains OSMA's legal documents, FGII subdivision and assessor parcel maps, OSMA's Annual Reports and vendor contracts, plus significant documentation of its management issues with fuel reduction, safety, and erosion. The cloud storage in Drop Box provides a safe and permanent storage of both hard copy and digital records. This resource will enable the OSMA Board and Association Members to have permanent access to these files to assist with managing the association's property and its obligations under the PLAN and Use Permits.
6. On October 31, 2016, OSMA had Carlile Macy update FGII's three subdivision maps that include: (a) a recent aerial view, (b) the present configuration of its fuel reduced acreage, and (c) the annual weed abatement priority plan. These Maps are used to show the progression of OSMA's fire breaks as well as the location of other items in its infrastructure such as erosion control resources that includes V-Ditches, swales and catch basins.

## Highlights of Year 2016 REPORT (continued)

7. Significant volunteer hours were contributed to save dues revenues and assist OSMA's consulting firms providing services such as:
  - a. Maintaining the Rincon Ridge Wildland Parks.
  - b. Assisting Urban Forestry Associates, Inc., "UFA" with performing their field and administrative services
  - c. Assisting the firm of Hitmen Pest Control with their field work in spraying oaks to reduce the risk of infection from the plant pathogen *Phytophthora ramorum* which causes Sudden Oak Death Syndrome "SOD".
  - d. Assisting Carlile Macy with surveying and setting property line markers where the boundary was unknown.
  - e. Maintaining the 100 oak seedlings and saplings that had wire cages installed around them during 2015 and which are located in the OSMA and Park Wildlands. Cages will be removed when the oaks mature, and the cages can be moved to other locations if the previously caged oak dies or a better oak specimen is identified near a caged plant.
  - f. Managing the vendors who provide fuel reduction, weed abatement, landscaping, surveying, and erosion control services.
  
8. Conducted OSMA's 9th annual Firewise Meeting on November 9, 2016, and maintained the requirements for status as a national Firewise Community. Santa Rosa Fire and UFA were in attendance to provide fire safety input and update us on the improved emergency response system in Sonoma County (SoCoAlert).
  
9. In May 2016, four OSMA Volunteers participated in the SOD Blitz managed by Matteo Garbelotto and his UC Lab. Volunteers collected SOD symptomatic leaves from 34 California Bays and sent them to the Lab for test for presence of the SOD pathogen. One of the samples taken in the Rincon Ridge Park tested as positive by the UC Lab.
  
10. Continued to increase the number of California Live Oaks and Black Oaks it sprays to protect them from the SOD pathogen. The spraying history is summarized below:
 

404	Sprayed for Year 2012 Program – between 12/28/2012 and 1/8/2013
762	Sprayed for Year 2013 Program – between 2/19/2014 and 2/20/2014
682	Sprayed for Year 2014 Program – between 12/22/2014 and 12/23/2014
768	Sprayed for Year 2015 Program – between 12/15/2015 and 12/17/2015
945	Sprayed for Year 2016 Program – between 12/13/2016 and 12/19/2016
  
11. OSMA discontinued a research study that omitted spraying of a selected control sample of 106 oaks, or spraying a second sample of 106 oaks every other year. The study was started in 2014 to provide research input to the Matteo Garbelotto Lab of UC. No research support was provided by UC. The study was complex and time consuming, and difficult to manage with OSMA's limited volunteer pool. Another factor in the decision to discontinue the study was that the cost benefit to OSMA was minimal. The cost to spray each tree had declined due to the volume of trees being sprayed and the organized manner in which OSMA assisted the vendor spraying the trees.
  
12. OSMA expanded the number of oaks and area where it sprays to prevent the infection from SOD. It currently has identified 965 oaks which it is monitoring to spray in the future, and they are located in the following locations:

<u>Location of Oaks</u>	<u>Year added</u>	<u># Oaks</u>
FB 11 and FB12	2012 – 2014	773
FB 2	2015	117
FB13	2016	62
Rincon Ridge Park	2016	<u>13</u>
Total Oaks to spray		965

The pool of oaks being sprayed includes approximately 150 deciduous Black Oaks. In December 2016, the OSMA Board decided to switch to spraying these oaks in the spring as they come out of dormancy and begin to leaf out, making the spraying of the herbicide Agri-Fos more beneficial to them at that time.

The number of oaks sprayed each year can vary for numerous reasons, and spraying can be carried over to the next calendar year if there are weather issues. Of the 965 oaks identified, 945 were sprayed in December 2016.

## Highlights of Year 2016 REPORT (continued)

13. Continued its location-finding of the boundaries of OSMA to enable it to ensure it is maintaining the correct property in a fire safe manner, and to reduce risk from damages that could occur from falling trees, wildfires, or some other matter that would be a financial liability of the HOA.
14. Continued to document, monitor, and manage co-owned trees that straddle Open Space and adjacent private property with the intent of mitigating OSMA's risk and making the homeowners aware of their joint obligation and liability to maintain these trees in a safe and proper manner.
15. OSMA rebuilt an erosion catch basin in FB6 below Rocky Point Way that collects and dissipates water from the street and homes adjacent to this street. OSMA engaged the consulting services of the civil engineering firm of Carlile Macy to design and monitor the work that needed to be completed.
16. Volunteer efforts continued to maintain and improve the habitat and fire safety of the Wildland Parks with nearly 500 hours contributed towards their maintenance or management of habitat and safety issues.

## REPORT DETAILING COMPLIANCE WITH PLAN ELEMENTS 1 – 13

### Management of Plan Element 1 – Sensitive Plants and Landscape Revegetation

#### Use of Native Plants on Wildland and Landscape Open Space Parcels:

OSMA maintained the required compliance with its PLAN (Exhibit C) and during 2016 it only installed new or replacement plants as specified in Appendix A of the PLAN.

#### Year 2016 Native Plant Propagation and Planting Efforts by OSMA:

The drought required OSMA to cut back on planting, as the water necessary to ensure successful transplantation was being conserved. In the year 2016, 73 propagated native plants were placed into the ground, comprised of 67 Manzanita and 6 Coffeeberry. OSMA intends to continue to propagate native plants for new and replacement plantings in Open Space, particularly the Rincon Manzanita.

In 2015, the OSMA took approximately 100 cuttings of the endangered Rincon Manzanita. Cal Flora was employed to grow the cuttings. The propagation effort netted 45 plants. The previous year, Cal Flora instructed OSMA to try to find cuttings that were free from visible disease. Finding "clean" cuttings for propagation is difficult, as most of the plants in Fountaingrove II seem to have the same leaf spot problem, which appears to be hampering our ongoing efforts. In 2016, OSMA provided Cal Flora approximately 50 cuttings of its Rincon Manzanita and 50 cuttings of Rincon Ridge Ceanothus to propagate for its 2017 or 2018 growing program.

The table below provides a seven (7) year summary of plantings of its endemic endangered Rincon species:

<u>Year of Planting</u>	<u>Manzanita</u>	<u>Ceanothus</u>	<u>Both Species</u>
Year 2016 Total	67	0	67
Year 2015 Total	0	0	0
Year 2014 Total	118	6	124
Year 2013 Total	21	10	31
Year 2012 Total	80	20	100
Year 2011 Total	168	76	244
Year 2010 Total	100	61	161
<b>Cumulative 7 Year Total</b>	<b>554</b>	<b>173</b>	<b>727</b>

### **Management of Plan Element 1 – Sensitive Plants and Landscape Revegetation (continued)**

At the close of the year 2016, there was an inventory of native propagated plants comprised of 45 Rincon Manzanita. Although it has been difficult to establish new plants in the ground during the extended drought, it appears keeping them alive in pots can be even more difficult. Going forward, OSMA will place more effort on planting when the plants are healthy, rather than holding them in hopes of better weather

### **Management of Plan Element 2 – Tree Preservation and Protection of Views from Valley Floor**

OSMA's policies for managing trees are controlled by a Use Permit issued by the CITY, and the PLAN as adopted by the CITY on April 17, 1992 and amended by OSMA and the CITY on July 7, 2011. These documents forbid the cutting or alteration of trees on Open Space for the sole purpose of view. OSMA strictly enforces this policy, which was created to screen ridge homes from view from the valley floor or nearby Fountaingrove II residences.

OSMA monitors its Open Space. If it discovers instances of illegal pruning of plants or trees, it investigates the issue. This investigation includes a review by a Qualified Authority, such as licensed Arborists or Foresters who document their findings in a report with recommendations. Based upon such reports and findings, OSMA conducts an investigation to discover additional facts. If sufficient facts are uncovered, OSMA seeks recovery of damages or fines that can be enforced by the authority it has under its governing documents, or existing laws or ordinances. Fines or Settlements for Open Space violations with illegal pruning or dumping have ranged from a few hundred dollars to in excess of \$50,000, depending upon the magnitude of the damage. Money OSMA recovers from illegal action is used to perform reconstructive pruning and planting, and to cover the cost of Qualified Experts or legal counsel, if required. OSMA's Common Open Space Use Policy and its Enforcement Policy and Schedule of Fines revised November 18, 2015, are published on its website.

### **Management of Plan Element 3 – Woodland Management**

Woodland Management is a major responsibility for OSMA. The Open Space contains thousands of trees located on the 233.5 acres of wildlands, firebreaks, and landscaped parcels that it manages. This includes land OSMA owns (220 acres) and land the CITY owns (13.5 acres). The Open Space is spread out in the FGII Development on fifty (50) OSMA parcels and four (4) CITY parcels, and the land is not contiguous and often has limited access. Some areas are remote with difficult access and steep terrain that makes it impossible to access by vehicles. The Use Permit and PLAN require that Woodland Management be performed in both an environmental and fire safe manner. In addition, OSMA must comply with city, state and federal laws that require the WUI of FGII comply with fuel management standards of a designated Very High Fire Hazard Severity Zone.

The Use Permit (Exhibit D) granted to OSMA by the CITY's Planning and Economic Development Department (PEDD) on July 7, 2011 is the controlling authority for OSMA to manage its Open Space on an ongoing basis. The Use Permit incorporates the PLAN under its governing authority for OSMA to manage its fifty (50) Parcels uniformly with regards to the Elements of the Plan noted above, which includes cutting trees, vegetation management, use of native plants, and erosion control. The Use Permit remains in place as long as OSMA complies with its terms, which includes, providing a Certified Annual Report to the CITY PEDD by the 1<sup>st</sup> of each February, along with a detail of all tree work for the prior year with certifications of a Qualified Authority that the prescribed work is performed in accordance with the Use Permit and PLAN. The Use Permit requires doing tree work outside of Habitat Season, unless such work is considered an emergency, or has the written opinion of a Qualified Habitat Authority. The filing fee for the REPORT and its tree report statistics is equal to the current cost of a multiple tree permit. If OSMA fails to file a report with the fee and required tree documentation, the CITY could cause the Use Permit to lapse. The Use Permit can be amended, or renewed, but this requires a public notification process that includes notification and possible input from all landowners within a certain distance from the FGII Open Space Parcels, including landowners who are not homeowners in FGII. The governing authority of the Use Permit and PLAN were extended to management of the Wildland Parks under the terms of the December 2012 Maintenance and Conservation Preservation Easement Agreement executed by the CITY and OSMA.

### Management of Plan Element 3 – Woodland Management (continued)

The REPORT and all supporting Qualified Authority Reports are made under penalty of perjury. The OSMA Board, or its authorized representative, must sign the REPORT submitted to the CITY PEDD. The CITY PEDD refers the REPORT to several other CITY Departments for comment, and then responds to OSMA with an approval of the REPORT, or a request for clarification or additional input.

OSMA continues to refine its forest management practices as it benefits from lessons learned and input from its professional consultants, and changes in circumstances. These practices are incorporated into its Requests for Proposals (RFPs) and Contracts, which prescribe how the work is to be performed by its Vendors. OSMA closely monitors the performance of its Vendors and their adherence to the specifications in its RFPs and Contracts.

The Use Permit and PLAN require the recommendation of a Qualified Authority for cutting of trees. Native trees can be cut if they are:

1. Dead or diseased.
2. Hazards that are a threat to the safety of people or animals, or can damage nearby residences and property.
3. Live Douglas firs that represent a fire safety issue, such as serving as a fuel ladder, or spaced too close together with inadequate crown-to-crown separation from other trees or large shrubs. Douglas firs up to 24" Diameter at Breast Height (DBH) can be cut, but only 10 cut trees per acre can exceed 12" DBH.
4. Bay Laurels that are within 15' of a healthy native oak susceptible to SOD.

OSMA's objective is to obtain the best professional and competent advice to assist with its management of Open Space for both fire safety and forest health. Since 2010, the OSMA Board has utilized Urban Forestry Associates, Inc. (UFA) as its principal Qualified Authority on forest management, and making recommendations whether trees should be cut, limbed up or left in place with no treatment. If UFA specifies a healthy native tree above 6" in DBH to be removed for safety reasons, OSMA contacts the CITY's Fire Department for a prompt review and request for approval of the UFA's Tree Hazard Report, unless OSMA determines the tree has been improperly planted in a landscaped area near infrastructure, or it has been unlawfully planted by a homeowner in the Wildlands.

The Use Permit and PLAN have restrictions on OSMA's practices and procedures to cut trees. They include:

1. Certifications under penalty of perjury, as indicated above.
2. Habitat nesting dates (February 15<sup>th</sup> – August 14<sup>th</sup>) must be observed as outlined in the governing documents.
3. When cutting trees, OSMA will leave two trees per acre as snags for habitat, with at least half of those being 16" DBH or greater, whenever feasible. Snags and Habitat Trees are used synonymously in this REPORT.
4. Erosion concerns will be considered when removing trees.
5. Maintaining procedures to ensure no trees will be cut or altered for the sole purpose of enhancing views.
6. A Certified Annual Report will be submitted to the City's PEDD by February 1<sup>st</sup> of each year.
7. Cutting of live trees native to the area in excess of 6" is limited to Douglas firs, and diseased, dying or safety-risk (hazard) trees, except for live Bay trees, which a Qualified Authority recommends removal to protect native oaks from SOD.

#### **OSMA engages UFA on a time and materials basis to perform the following work with trees in FGII, with OSMA volunteers providing administrative assistance:**

1. Evaluating trees and making recommendations; documenting the reason for any tree work
2. Identifying trees needing work with a number and color-coding procedure for cutting, limbing up or habitat:
  - a. Orange or red number and an orange or red dot at the base of a tree, indicates tree is to be removed
  - b. Blue number indicates the tree is to remain as a snag (habitat tree)
  - c. Green dot is placed at the base of a tree trunk if it is to be limbed up
3. Recording GPS Waypoints of tree location
4. Taking videos and/or pictures of the tree and recording field notes for transcribing to prescription reports
5. Measuring the DBH of the trees
6. Transcribing UFA's prescriptions/notes into reports for:
  - a. Exhibits in the REPORT to support the Certification of the Qualified Authority for tree work
  - b. Vendors to obtain quotes to OSMA for its RFPs for tree work
  - c. Monitoring the health or disease issues with trees that are not removed

**Management of Plan Element 3 – Woodland Management (continued)**

**Summary of OSMA’s Objectives for Tree Removal:**

1. Remove trees for safety reasons
2. Reduce the population of excess live or dead Douglas fir trees that are too numerous for a fire safe environment.
3. Remove excess Douglas fir seedlings and saplings
4. Limb up trees to 10’ from the ground, size permitting
5. Create more biodiversity for the area by enabling the Oaks and Madrone trees to regain their historical representation in the environment
6. Protect the beauty of the wildlands and create a park-like setting in the area, if possible
7. Remove invasive and nonnative trees on Open Space that are not on the required planting list of the PLAN
8. Ensure the project work does not injure desirable native plants, or create erosion issues
9. Reduce the likelihood of a fire moving up or down the slope to spread to adjacent properties
10. Follow the PLAN and Use Permit to maintain two habitat snag trees per acre
11. Follow the recommendations of its Qualified Authorities
12. Communicate openly with its Association Members; posting its REPORTs and Exhibits thereto on OSMA’s website within 60 days of filing date for each REPORT

**Map and Firebreak Abbreviations**

The Map, which is an Exhibit of the attached Design Program and this REPORT, shows the location of the firebreaks where tree work was performed in Year 2016. OSMA has 15 designated firebreaks, and they are referenced on the Map and this REPORT and its Exhibits as FB1 – FB15. On October 31, 2016 OSMA updated its Fountaingrove II Map, and this new Map has been incorporated as Exhibit E.

**Summary of Tree Work Done in FGII during Year 2016**

**All tree work of OSMA in 2016 was recommended and Certified by UFA as Qualified Authority.** All tree removals were performed under authority of the existing Use Permit and PLAN for FGII Open Space. The Certification and supporting reports of Urban Forestry Associates, Inc. (UFA) for Year 2016 are attached as Exhibit A to this REPORT of OSMA, as well as UFA’s Tree Prescription Reports herein attached as Exhibit 1. The UFA Report is referenced herein to facilitate the understanding of the compilation of the data for this REPORT.

The following tree work was completed in 2016 from prescription work performed in 2012, 2014, 2015 and 2016. This work is detailed in the attached Exhibit A and Exhibit 1.

**Following is a summary of Trees Removed for Fire Safety Mitigation or Disease by DBH and Species:**

\*\*\* Trees Removed for Fire Safety or SOD Control \*\*\*\*\*      \*\*\*\*\* Habitat \*\*\*\*\*

<u>Species</u>	<u>6” – 9”</u>	<u>9.1” – 11.9”</u>	<u>12”– 24”</u>	<u>&gt; 24”</u>	<u>Total Removed</u>	<u>Snag Count</u>	<u>Embedded Count</u>
Douglas fir							
Fire Mitigation	39	27	33	0	99		
Bay SOD Control	20	13	6	0	39		
Dead Trees	14	11	23	4	52		
Safety/Disease	1	1	5	2	9		
<b>Total for year</b>	<b>74</b>	<b>52</b>	<b>67</b>	<b>6</b>	<b>199</b>	<b>14</b>	<b>61</b>

Use Permit Authority: All of the above 199 trees removed were under the authority of the Use Permit and Design Program Guidelines for the Fountaingrove II Open Space Maintenance Association. Of the 14 standing Snags set aside for habitat, 11 were greater than 16” DBH.

### **Management of Plan Element 3 – Woodland Management (continued) Hazard Trees Removed for Safety Reasons**

During Year 2016 UFA evaluated trees and drafted prescriptions for the removal or pruning prescriptions in FB2 and landscape parcels along the Fountaingrove Parkway and Parker Hill Road. OSMA has contracted to have these trees removed during 2017, and will report there statistics in its 2017 Annual Report.

During Year 2016 OSMA removed 9 trees for safety reasons. These trees were reviewed by UFA and the written recommendations from their reports dated 5/27/2016 and 12/8/2016 were reviewed and approved by the Santa Rosa Fire Department. These reports are included as Exhibit B to this Annual Report.

### **Fuel Reduction for Crown to Crown Separation and Diseased Tree Removals**

During 2016, Urban Forestry Associates, Inc. (UFA), with assistance of OSMA Volunteers, inspected hundreds of trees located on Open Space in FGII. Pictures, audio videos, GPS Waypoints, and taped and/or written notes were recorded to assist with preparation of UFA's recommendations for tree work in FGII. This documentation is summarized in reports that are included as Exhibit 1 to UFA's Summary Report (Exhibit A). The recommendations of UFA on Exhibit 1 include the purpose of the tree removals prescribed for fuel reduction, safety, disease, or forest health, plus the location, species and DBH of the tree.

UFA also provides counsel to OSMA for trees that OSMA should monitor or treat for disease or safety, or where input should be provided to Vendors, such as danger situations with hangers, ground wasps, yellow jackets, or "widow-makers." Tree removal work during 2016 was performed by Sandborn Tree Services, Inc., a licensed and insured tree company with over 30 years of experience and a satisfactory performance of prior work for OSMA.

### **Management of Plan Element 4 – Grassland Management**

In 2016, OSMA weed abated nearly 115 acres of Wildlands, and this included 11 acres located in the Wildland Parks of FGII. Due to the extended drought and the increased fuel reduced acreage of shaded fuel breaks, OSMA was able to reduce the second pass of weed abatement to approximately 5 acres. The first pass started on May 11, 2016 and was completed on July 12, 2016. The second pass of weed abatement commenced on July 13, 2016 and was completed on July 14, 2016. OSMA has created a stratified priority to its weed abatement practices where it focuses its initial efforts on defensible space near homes and roadways. This stratification procedure enables OSMA to treat the WUI acreage not classified as firebreaks over a longer period of time, and reduces the need for a second pass on significant acreage.

OSMA provides an annual weed abatement plan to Santa Rosa Fire Department (SRFD) for review and approval. SRFD is kept apprised of the status of the annual weed abatement work and notified when the first and second passes are completed.

No major actions were taken for Grassland Management in the Wildlands, since they are not close to residences and comprise a very small part of the OSMA Open Space. OSMA has no turf or manicured lawns on its approximate 18 acres of landscape parcels.

### **Management of Plan Element 5 – Chaparral Management**

OSMA performed three significant Chaparral fuel reduction projects that treated about 2.0 acres for excess fuel loads. This work was performed upon the recommendation of UFA, and the locations of the projects are noted below:

- 0.5 acres in Parker Hill Park (Regrowth)
- 0.2 acres in Parcel A on its southern border near FB1 and the Chanate onramp to the FG Parkway
- 1.3 acres alongside the Fire Roads located in FB3 and FB4

Of the above 2 acres treated for chaparral removal, 1.5 acres were in the Wildlands to create additional fuel breaks, and 0.5 acres were treatment of Regrowth in the Parker Hill Park.

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## Management of Plan Element 5 – Chaparral Management (continued)

### Objectives for OSMA Chaparral Management:

OSMA contracted with Sandborn Tree Services, Inc. to perform the Year 2016 chaparral work because it could be completed on a cost effective basis utilizing the efficiency of a Track Chipper. The objectives continued to be to those of fuel reducing the Open Space by 50% and leaving native plants to exist after the work is completed. Other objectives include: (a) create a shaded fuel break to minimize future maintenance, (b) leave less room for invasives, (c) remove small Bay trees that are near Oaks susceptible to SOD, (d) provide an area that will be suitable habitat for animals and plants, (e) leave an attractive setting that can be scenically enjoyed by residents, and (f) maintain an environmentally balanced forest environment.

Although the target for fuel reduction is 50%, the initial fuel reduction sometimes exceeds this objective where brush is thick and there is excessive dead wood. There is a priority for maintaining native plants, and it includes most chaparral species, including coyote brush and scrub oak. In general, most chaparral can be kept in open areas where they are not ladder fuels, except Chamise is being discouraged because of its pyrophytic issues.

### Management of Plan Element 6 – Exotic and Noxious Vegetation

OSMA continues to take steps to reduce invasive, non-native plants, such as broom, pampas grass, eucalyptus, acacia, Himalayan blackberry, Harding grass, dill, euphorbia, thistle and star thistle. It has established an annual budget to combat thistles, and uses a broadleaf chemical that is not harmful to grasses to eliminate the common thistle. Since a stronger chemical is needed to kill the star thistle, OSMA has been currently having its vendors remove this plant by hand methods. OSMA has strict procedures on chemical usage. It requires all vendors applying chemicals to be licensed, insured, spray when the winds are nil, and to use a color marker in their spray, so the vendor and OSMA can monitor the accuracy and extent of their work.

OSMA is concerned about the aggressive nature of broom, and continues to prioritize fuel reduction projects where it exists. During 2016, OSMA continued to treat broom with chemicals where regrowth was not desirable and pulling was not feasible, especially where the plants were near streets and sidewalks, and where the plant creates sightline problems at the intersections of streets.

OSMA has purchased six weed wrenches to pull broom from the ground with its root intact. These tools are used by volunteers working on Open Space owned by the OSMA or the City Parks, and are loaned to its vendors who perform fuel reduction. OSMA plans to continue to sponsor workdays where its volunteers can pull the invasive broom plants. OSMA continues its efforts to educate its homeowners and the neighboring property owners about the invasive and fire safety issues of broom. Information on broom is disseminated on its website, newsletters, e-mails, and targeted mailings.

### Management of Plan Element 7 – Wildlife Management

OSMA respects the habitat of animals in its maintenance of the Open Space, and honors the habitat season (February 15<sup>th</sup> to August 14<sup>th</sup>) when doing tree work in Open Space. OSMA contacts the California Department of Fish and Wildlife (CDFW) when it has questions about issues such as how to manage near waterways, or what type of protected species might be in a project area. OSMA plans to keep an open line of communication with CDFW for the advice and knowledgebase they can provide to OSMA for no fees. OSMA has consulted with a qualified Botanist in the past that was recommended by CDFW to review nesting issues when it considered work within Habitat Season.

When doing tree work OSMA makes an effort to comply with its PLAN and created 14 Habitat Trees (Snags) from trees that were dead, or prescribed for removal; of which 11 were greater than 16” DBH. Included in these statistics are 3 Habitat Trees created in the Rincon Ridge or Parker Hill Wildland Parks and all were greater than 16” DBH. In Year 2016, OSMA also embedded the logs of 61 trees into the earth that were either cut for safety reasons or had fallen from natural causes. These logs create habitat for animals, reptiles, insects and plants to utilize, plus the decomposition of the logs will add nutrients to the soil.

### **Management of Plan Element 7 – Wildlife Management (continued)**

The Habitat Trees created in the prior years have attracted birds, including hawks that have been enjoyed by the community. Habitat Trees (Snags) will continue to be created as OSMA removes trees in Open Space. OSMA targets a minimum of two Habitat Trees per acre, with one being in excess of 16” DBH.

### **Management of Plan Element 8 – Fire and Fuel Management**

The SRFD and Cal Fire continue to consider OSMA a role model because of its proactive action with fuel management. OSMA completed a Community Wildfire Protection Plan (CWPP) in October 2009. The CWPP, and OSMA’s demonstrated track record of fire safety practices, enabled FGII to qualify as a national Firewise Community in 2009. This Firewise qualification required the supporting endorsements of SRFD and Cal Fire at the local and state level. FGII is one of two communities in Sonoma County that has achieved Firewise status, and the only such community in Santa Rosa. OSMA’s CWPP was drafted by a Vegetation Specialist with Sonoma Fire and was approved by Santa Rosa Fire and Cal Fire at both the local and State level. OSMA continues to maintain its Firewise status, and must resubmit an annual renewal application that verifies it has continued its fire safe practices, including the holding of an Annual Firewise Meeting with its residents about fire safety. The Annual Firewise Meetings held from 2009 – 2016 have included representatives from SRFD, Cal Fire, Sonoma Fire, Fire Safe Sonoma and UFA, OSMA’s fire safety consultants.

OSMA has an objective to update its CWPP, and have a Stakeholders Meeting of interested parties, such as Santa Rosa Fire, Cal Fire, Sonoma Fire, OSMA’s Board and Fire and Safety Committee, adjacent HOAs, CDFW, Santa Rosa Parks Department, and other interested organizations or departments of the CITY.

With the approval of SRFD, OSMA installed "No Parking" signs on its Fire Gates to ensure that vehicles were refrained from blocking emergency access to fire roads. OSMA’s fire safety measures are interrelated with its management of the Woodlands and Chaparral, and more detailed information is noted in these sections of the REPORT.

### **Management of Plan Element 9 – Erosion and Sedimentation Control**

Erosion and land slippage is monitored and addressed as deemed necessary with input OSMA receives from consulting engineers. OSMA restricts access to its Open Space to foot traffic as much as possible, and does not allow vendors access without permission, and a review and approval of their vehicle access plan to protect the Open Space and its roads and trails. It does not allow homeowners to access open space with vehicles, including bicycles. If it discovers misuse of the Open Space by vehicles or bicycles, it notifies the residents near the area, and will levy fines per its published schedule if the offender can be identified. OSMA has installed fire gates to stop illegal access and damage to Open Space by vehicles.

The Board, with the assistance of OSMA Volunteers, is monitoring several erosion issues that have been identified during the past decade. OSMA receives advice from the civil engineering firm of Carlile Macy and the geotechnical firms of Kleinfelder, Inc. and RGH Consulting.

OSMA volunteers have taken pictures and videos of many erosion issues, and supplemented this data with memos or e-mails. OSMA has maintained copies of the input it has received from the geotechnical or civil engineering firms. OSMA is compiling a database of its photos, videos, reports and findings so it can take action now, or monitor the issue for future changes in circumstances.

OSMA plans to transfer the important data to its cloud-based storage in Drop Box. This improves its record sharing and retention of the database it has accumulated on drainage and erosion issues. This will prevent accidental loss of data and help ensure it meets the maintenance obligations of its Open Space Declaration Trust. It will solicit Volunteers to help with the building of this electronic database.

On December 18, 2014, OSMA requested the civil engineering firm of Carlile Macy to visit several sites with erosion or drainage issues in the FGII East. Carlile Macy issued a Report on January 15, 2015 that included their observations, recommendations and priorities. During Year 2015 OSMA completed Carlile Macy’s suggested repair and improvements to the swale and drainage issues recommended in FB9, and during 2016 it completed the repair of an erosion catch basin in FB6 below Rocky Point Way in FGII East.

## Management of Plan Element 9 – Erosion and Sedimentation Control (continued)

OSMA will continue to study the Report and recommendations not implemented to date which include:

1. Erosion issues of Fire Roads in FB3 and FB13
2. Drainage and erosion issues of an improperly constructed energy dissipater in FB10 behind 3672 Banbury Court
3. Drainage and erosion issues of a water channel in FB10 between Banbury Court and Newbury Court

Most of the logs from cut or fallen trees are embedded into the soil on Open Space in a manner to both help control erosion, and/or to block illegal activities on steep hillsides, such as unauthorized use by motorcycles, ATVs and bicycles. Following the advice of its forest consultants, the logs are installed at either 90 degrees or 180 degrees of the hillside so they do not act as a water bar to create a water channel.

OSMA attempts to limit access to Open Space to rubber tracked vehicles, such as a track chipper. OSMA has discovered that a rubber track chipper creates the least impact or damage to Open Space. Since this vehicle chips the trees and plants onsite, it can limit its route to a fuel reduction project to: (a) one trip in, and (b) one trip out.

## Management of Plan Element 10 – Reporting and Communications

### OSMA Recognizes the Importance of Communication to Accomplish its Objectives

OSMA provides informative and frequent communications to its residents and extended community. This enables OSMA to convey its messages and accomplish its stated objectives. OSMA communicates in the following manner:

1. Newsletters have been a means to communicate since the OSMA became active in 2002, but are becoming less frequent as e-mails and websites become a more common and efficient way to communicate. The OSMA Board engaged the services of the firm who designed its present website to add upgrades to improve navigation, ease of use, content, and the ability to use Mail Chimp to generate Newsletters. The website upgrade includes changing the platform from Drupal to WordPress is planned for completion during 2017.
2. E-mail updates have become the predominant means of directing communications to Association Members. OSMA continues to add to its base of e-mail consents from its Association Members who receive all allowable communications by this means that is permitted by the Davis Stirling Common Interest Development Act. The only business matter that cannot be conducted by e-mail is mailings of secret ballot issues governed by the California Code. OSMA will continue to send reminders to their members about the e-mail consent communication option, which will improve communications and save mailing costs.
3. To date, about 40% of Association Members have provided e-mail consents to the OSMA. It is anticipated the number of e-mail consents will increase as OSMA increases the frequency of its e-Newsletters through the undergoing improvement of its website. OSMA published its first e-Newsletter in December 2016 and has an objective of sending future ones on at least a quarterly basis.
4. OSMA continues to update its website content and engages professional help to assist with maintaining it. The website contains information about OSMA and includes copies of all legal documents, newsletters, Fountaingrove II's Community Wildfire Protection Plan (CWPP) and many important or informational topics on FGII and how it relates to OSMA's role in responsibly managing the Open Space in a balanced manner that addresses both environmental and fire safety concerns. OSMA's REPORTs are posted on this website, and made available to all homeowners and the general public.
5. In January 2016, OSMA installed a Notice Board near the center of its community at the corner of Rincon Ridge West and the Fountaingrove Parkway to post disclosure of Board Meetings and other importance notices.
6. A concise and informative Mission Statement is posted on the front page of OSMA's website. It is supported by supplemental mission statements, which further explain OSMA's complex responsibilities.

### **Management of Plan Element 10 – Reporting and Communications (continued)**

7. OSMA holds an Annual Firewise Meeting so Fountaingrove II can maintain its national Firewise status. Last year's meeting was held on November 9, 2016 in connection with its Annual Business Meeting. Copies of the Firewise minutes are posted on OSMA's website. OSMA's status as a Firewise Community qualifies its Association Members for a 5% discount on their homeowners insurance if their policies are underwritten with USAA. The OSMA Board also participated in two booth presentations held at the Rincon Ridge Park in an effort to make the Association Members more aware of fire safety measures. One of the meetings was conducted on 5/7/2016, which was the date Firewise USA set for a national participation of its member communities.
8. Special mailings and e-mails are often sent to homeowners to provide notice of Projects being completed in FGII or nearby selected residences. This is done to both inform the homeowners of what is being accomplished, but also make them aware that OSMA will have authorized vendors working near their residences.
9. Homeowners are provided annual budgets, forecasts, and annual compiled financial statements by OSMA's CPA firm. This action meets the compliance prescribed for OSMA by its governing documents. Annual Meetings are held where members of the association can review these reports, and any other matter, with the OSMA Board. New homeowners are also provided a package that introduces them to FGII and the OSMA policies and obligations of both the homeowner and the OSMA.
10. OSMA's website contains links to several agencies and organizations that contain information about forest management and fire safety. There is also a social website, not affiliated with OSMA, which is available to verified residents within the Fountaingrove II development boundaries and homes within those boundaries that are not a part of Fountaingrove II. This social website enables residents to communicate on an informal basis about any matter of common interest, including alerts about criminal matters such as thefts, prowlers or suspicious activity. Currently, there are over 580 registered persons on that site.
11. OSMA could provide association members access to its larger databases such as pictures, videos, engineering drawings or reports. OSMA will study whether this access should be from its current Drop Box capabilities, or whether its website can be modified to provide this capability.

### **Element 11- Lessons Learned and New Practices**

During 2016, the following were noted, implemented, or remain under further consideration for 2017:

1. OSMA expanded its use of GPS tracking and Google Earth mapping to include not only Maps of tree and chaparral fuel reduction locations, but also numerous projects it communicated with vendors or the OSMA Board.
2. With the assistance of its legal counsel, the OSMA Board has nearly completed the restatement of its outdated legal documents (Articles of Incorporation, Bylaws and Open Space Maintenance Declaration) that were designed before the Development was built and which contain obsolete or pro forma language that is confusing to the current and future Board and its Members, making it difficult to understand the obligations to manage the Open Space. The Board plans to solicit its Members for approval of the restated and simplified documents in Year 2017.
3. The OSMA will continue to identify and resolve issues with co-owned trees, including reviewing them for proper maintenance and any apparent safety issues. It is sharing this joint responsibility with the adjacent homeowners who co-own the trees. This documentation and notification process started in 2015 and will continue into future years.

## Element 12 - OSMA Management of CITY Park Wildlands

1. OSMA continued to expand its fuel reduction efforts within the FGII Parks it manages under the terms of an Agreement approved by the CITY Council on December 4, 2012. The Agreement provided OSMA with the authority to maintain the 13.53 acres of CITY Wildland Parks (CWP) in perpetuity. As long as OSMA provides this maintenance in an acceptable manner, OSMA will have a perpetual Conservation Preservation Easement over the CWP requiring they remain in their present undeveloped state, except for the CITY's right to convert up to one acre of CWP for additional CITY park usage.

2. In 2016, OSMA spent \$24,041 in fuel reduction by vendors; comprised of \$10,749 for weed abatement, with the balance spent for tree work or expanding the fuel breaks in the Parks by removing chaparral or invasives. OSMA spent additional money for forestry consulting to evaluate and manage the CWP acres and SOD spraying, but did not track it.

3. Volunteers and OSMA Board members contributed about 500 hours to manage or fuel reduce the CITY Wildland Parks. This included assistance with fuel reduction of the Rincon Ridge Wildland Park of 400 hours, and 100 hours to manage the maintenance and reporting of work performed by vendors, or assisting the forestry consultants evaluating the CWP for safety and forest health, or the vendor who sprayed trees in the Rincon Ridge Wildland Park to prevent SOD.

4. OSMA continued to establish and rearrange its priorities to manage the Parks for fire safety, forestry health, habitat and scenic beauty. It continued to document the status of the CWP and the progress of its work with pictures, audio visual movies, GPS waypoints, and hard copy notes.

5. The specific Wildland Park maintenance and the locations where it was performed in 2016 are noted above with the similar steps taken on OSMA Parcels such as work performed for weed abatement, chaparral or trees. The significant actions taken in the Parks are noted separately as the above Plan Elements are described in this REPORT.

## Element 13 - Summary of OSMA Open Space Plans for 2017 and Beyond

Following is a brief summary of OSMA's current 2017 Plan for managing its Open Space in FGII. The Plan will be reviewed and modified as the Board obtains input from consultants on priorities and from Vendors bids responding to RFPs for projects which OSMA targets for completion in 2017 or future years. The Plan is supported by the financial commitment of the Board's operating budget for 2017 that has been provided to its association members. Monthly dues remained at \$67, and provide the funds for OSMA's maintenance of its Open Space.

**1. Sensitive Plant Management, including Revegetation of Common Open Space Landscape Areas:** OSMA plans to continue to propagate new native plants endemic to the area, and use them for new plantings or for infill plantings to replace dead or nonnative species that exist in Open Space, and if possible using multiple Vendors to grow the plants and increase the number of species it propagates.

**2. Authorized Native Plant List for FGII:** The OSMA Board contacted the Planning and Economic Development Department of the CITY about amending its PLAN to add more native plants that are indigenous to FGII area. The OSMA was informed such request would be a minor modification of its Use Permit CUP09-083. The Board is compiling its data to submit to the City and hopes to complete this amendment to its Conditional Use Permit during 2017.

**3. Woodland and Chaparral Management:** OSMA manages its Wildland Urban Interface (WUI) in a responsible manner, balancing environmental and fire safety concerns, and in compliance with local, state and federal laws governing a designated Very High Fire Hazard Severity Zone. Based upon input from Qualified Authorities, it will continue to reduce fuel loads of chaparral and excessive Douglas fir trees that are too dense and where crown-to-crown separation is inadequate. Working with UFA, the OSMA Board continues to review the OSMA and Park Parcels to identify safety issues and establish priorities to manage the Open Space to improve fire safety. OSMA is continually prioritizing the work as conditions change, and as financial resources are available for the projects. FB3 and FB4 is a large contiguous parcel with a high concentration of Douglas fir that could be subject to a crown fire based upon input from both Santa Rosa Fire and UFA. OSMA is studying if it can expand its fire roads in these locations so it can treat the areas for fuel reduction in 2017 and future years.

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**Element 13 - Summary of OSMA Open Space Plans for 2017 and Beyond (continued)**

**4. Mulch in Landscape Parcels:** In 2012, OSMA created a 4 year plan to re-mulch its Landscape areas to improve plant health, reduce water usage, control weeds, and make the 18 acres of landscape parcels more attractive. No re-mulching was deemed necessary during 2016, but the OSMA Board plans to top up the mulch to 3” in depth in about 2% of its landscape acreage.

**5. Weed Abatement and Grassland Management:** OSMA will weed abate about 117 acres of its Open Space parcels in 2017, and this will include approximately 11 acres of the CWP. In the spring of 2017, OSMA will create its plan to weed abate all of the fuel reduced acreage at least once, and what portion of the acreage will require a second pass of weed abatement.

**6. Erosion Control and Fire Road Maintenance:** OSMA plans to install Water Bars and a Gully Stabilization System on a Fire Roads located in FB3 and FB13 in Year 2017 or a future date. This work will follow the recommendations and plans developed by Carlile Macy in Year 2012 and which will be modified further when the work is scheduled for completion. The Fire Road in FB13 below the homes of Crown Hill Drive has extensive erosion in portions of it. OSMA will have Carlile Macy review these Fire Roads again in 2017 and update their recommendations. OSMA will evaluate the updated input from Carlile Macy and determine when to schedule the completion of any project work recommended by the civil engineering firm. See comments above in the Annual Report for action taken on erosion issues in 2016 and planned for completion in Year 2017.

**6. Exotic and Noxious Vegetation:** OSMA will continue to maintain and expand its program to treat Open Space for broom, thistles and star thistles. A broad leaf chemical can be used on the common thistle, which will not harm any grasses. OSMA will continue to remove broom, pampas grass, blackberry, acacia, euphorbia, eucalyptus and other invasives that are on the “do not plant list” for FGII.

**7. Wildlife Management:** OSMA will continue to respect the habitat of animals, and will curtail its tree work during the Habitat Season in 2017 and future years.

**8. Fire and Fuel Management:** OSMA would like to update its Community Wildfire Protection Plan (CWPP) created in 2009, and conduct a stakeholders meeting with its fire safety partners and neighboring HOAs. It will continue to communicate to its residents the importance of being Firewise since FGII is located within a designated Very High Fire Hazard Severity Zone. Updating the CWPP and holding of an Annual Firewise Meeting will enable FGII to maintain its national Firewise status, plus make FGII eligible for certain matching grants from the State of California and US Government. OSMA will continue to treat fuel-reduced areas for regrowth under its existing 3 to 5 year rotation cycle.

**9. Safety and Communication:** OSMA will continue to prioritize its maintenance of Open Space, and will place a priority on safety issues that could harm people or property. It will continue to communicate matters of safety to its association members, and attempt to get more residents involved with providing input and assistance with volunteer work performed by its standing or ad hoc committees.

**10. Fuel Reduction in the Wildlands of FGII Parks:** As noted in Plan Element 12 above, OSMA developed a plan to maintain the 13.53 acres of the CWP. The maintenance plan for the Parks will be continually monitored and updated for changes in priorities to the necessary responsibilities, such as annual weed abatement and management of trees and chaparral.

**11. Drop Box Data Base:** During 2017 the OSMA will continue to expand and update the legal documents, maps, reports, vendor contracts and other written and digital documentation it maintains in Drop Box to ensure it has redundant and secure cloud storage of important documents that can be accessed when needed by the OSMA’s Board an Association Members to manage the property and obligations of its PLAN and Use Permits.

**12. Caging Native Oak Seedlings and Reducing Water Usage:** OSMA will continue to turn off water to established plants and trees in 2017 as the circumstances warrant. Many of the natives, such as the established Rincon Manzanita, enjoy a healthier life if their irrigation is discontinued. See the discussion above about OSMA’s accomplishments with caging Oaks and its plan to continue the monitoring and maintenance of this program into future years.

### **Element 13 - Summary of OSMA Open Space Plans for 2017 and Beyond (continued)**

**13. Spraying Oaks to prevent the infection of SOD:** The OSMA will continue to spray its approximate database of 1000 oaks to prevent infection by the pathogen for SOD. It will spray its census of approximately 150 Black Oaks between February – April 2017, rather than when the Live Oaks are sprayed in December 2017. The OSMA Board will review its census of oaks being sprayed to determine if the health or size determines an addition or deletion to the annual spraying program. It will also study if the number of oaks being sprayed in the CWP should be increased from the current 13 oaks located in the Rincon Ridge CWP.

**14. Cleaning V-Ditches, Swales and spring-fed well in WUI Open Space:** In 2014 OSMA expanded the areas in which it removes leaves, dirt and other debris from the V-Ditches and swales that exist in its WUI. It also started a semiannual practice of removing debris that accumulates in the spring-fed well it converted to a safe water hole for animals to obtain year round drinking water. OSMA plans to continue these practices to 2017 and future years.

**15. Erosion, Drainage and Sedimentation Control:** OSMA will continue to review several erosion issues with civil engineering and geotechnical firms, obtaining advice as necessary to remedy the situations and identify if problems were created by natural causes, developers or homeowners. Several years ago OSMA requested PEDD and Carlile Macy for any records that were available to help OSMA obtain information to manage the maintenance of Open Space waterways or engineered drainage pipes. Unfortunately, neither party could provide OSMA with any input.

**16. Monitoring Wells for Ancient Slide in FGII West:** OSMA met with Kleinfelder, Inc. at a Board Meeting on January 21, 2015 and reviewed their Geotechnical Maintenance Report and Recommendations provided to the City Community Development on December 21, 2001. The review disclosed that OSMA had been following the recommended steps of annual maintenance and monitoring, utilizing the consulting services of Kleinfelder to perform the work.

At a January 2015 OSMA Board Meeting, Kleinfelder reviewed its last Monitoring Report for the FGII West Units 1 and 2 dated August 19, 2014. It was noted that work had not been performed at the suggested April date. It was agreed that Kleinfelder would be responsible for calendaring any future annual review in the month of April.

An OSMA Board Member observed the April 24, 2015 monitoring well work performed by Kleinfelder and recorded a portion of the work on a video camera. The work included inspection work of the slope inclinometers, monitoring wells, horizontal drains, and sub-drains that were originally to be checked annually as part of the monitoring of the ancient slide in the area. During this observation, OSMA noted that some of Kleinfelder's work was performed on CITY or private property. Upon further review, OSMA noted that the original Kleinfelder Report specified that the cost of the monitoring services would be shared by all the parties, not charged 100% to OSMA, as has been the practice for the last several years.

In May 2016, The OSMA Board had e-mail communications with the engineering section at the City of Santa Rosa Planning and Economic Development Department regarding its request for additional input on the required need for the annual monitoring and how the consulting engineering costs to do the monitoring should be shared among the responsible parties. OSMA has not received a response to its last request, and will follow up for input by March 2017. The OSMA hopes to receive a response before April 2017 when the monitoring would normally be performed per the existing suggested guidelines.

OSMA has copies of two Kleinfelder Reports and will follow up for additional reports, which it will study. A digitized copy will be placed in a Drop Box File for ready access and permanent storage.

**17. Drainage Systems located on FGII Open Space and possible long-term maintenance needs:** In 2015, OSMA requested Kleinfelder to review available plans and provide OSMA a map of any drainage systems it could locate on FGII Open Space, as well as any additional recommendations it might have for maintenance. It will follow up to see when it can receive this input.

## **Certification of 2016 Annual Report by Fountaingrove II Open Space Maintenance Association**

To the best of our knowledge and understanding, this Annual Report of Fountaingrove II Open Space Maintenance Association is herein certified, under penalty of perjury, to represent a complete and accurate report of all major issues during the year ending December 31, 2016 required to be disclosed under the most recent governing Use Permits and Design Program for its Open Space. To the best of our knowledge and understanding, it includes all supporting reports from Qualified Authorities that were required to provide a certification regarding the cutting, removal or alteration of any standing trees for work performed during the year ending December 31, 2016.

With authority of the Board of Directors of the Fountaingrove II Open Space Maintenance Association, this Annual Report is signed and certified by:



Dennis Searles, Board President  
Fountaingrove II Open Space Maintenance Association  
February 1, 2017

### **Exhibits to REPORT**

- A. Urban Forestry Associates, Inc. (UFA) January 27, 2017 Certification as Qualified Authority for recommendations to OSMA for work completed by OSMA in Year 2016
  - With Exhibit 1 that includes UFA's prescriptions for tree work completed by OSMA in Year 2016
- B. UFA Arborist Reports recommending emergency tree removals for safety reasons that were approved by the Santa Rosa Fire Department

### **Exhibits for both OSMA REPORT and UFA Qualified Authority Reports**

- C. Design Program for Fountaingrove II Open Space Management amended as of July 7, 2011
- D. Use Permit approving July 7, 2011 changes to Design Program for Fountaingrove II
- E. Fountaingrove II Composite Map updated by Carlile Macy on October 31, 2016

### **OSMA Mission Statement**

OSMA is charged with responsibly managing its Wildland Urban Interface (WUI) as a scenic treasure, balancing preservation of a self-sustainable environment of native vegetation and habitat, with the concerns of fire safety for the Community. It must also protect rare indigenous plants, and promote native plants in the re-vegetation of its landscaped parcels that transition residences to the Open Space Wildlands.