



# FOUNTAINGROVE II

## OPEN SPACE MAINTENANCE ASSOCIATION

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

February 1, 2018

Dear Bill:

Following is the Annual Report (REPORT) due February 1, 2018 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 \$693.00, 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 2017 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 2018 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 2017 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 2017 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 2017 is included in Element 3 of this REPORT.

## Highlights of Year 2017 REPORT

1. The Tubbs Fire, which started in Calistoga on October 8, 2017, created a Firestorm that reached Fountaingrove II on the morning of October 9, 2017. It destroyed about 80% of the homes built on the 591 lots of the subdivision. The Firestorm destroyed about 90% of OSMA's landscape infrastructure which had drip irrigation, and burned the approximate 215 acres of wildlands in varying degrees of severity. The OSMA engaged Urban Forestry Associates, Inc. (UFA) to commence evaluating trees on November 6, 2017. OSMA volunteers worked with UFA, and as of the date of this Report, have evaluated thousands of trees. Nearly 700 trees have been verified as being dead and need of being cut. To date, UFA's tree evaluations have focused on landscape parcels or wildland parcels where trees are alongside streets or within the 100' fuel breaks that border residences. UFA's evaluations were not only visual, but included chiseling into trees to ascertain if the cambium layer was damaged and whether the tree was capable of surviving. A conservative wait and see approach was used to ensure the trees with thick bark, such as oaks and redwoods, had a chance to show they were capable of surviving.
2. The OSMA Board engaged the services of Carlile Macy to review erosion issues and make recommendations for OSMA to implement. Carlile Macy commenced their evaluations on November 1, 2017 and provided a report dated November 17, 2017, which included their findings and suggestions for implementing erosion control measures. The OSMA has requested Carlile Macy to make supplemental visits to monitor the erosion control measures that have been implemented, and to report their findings of any new issues.
3. Through a contact initiated by an OSMA Director, the OSMA Board was introduced to the Regional Water Quality Control Board (RWQCB). This introduction generated the granting of nearly 5 miles of wattles to OSMA for installation along sidewalks, curbs and selected downslope locations to protect water quality. The RWQCB subsequently introduced the OSMA to other companies that donated their services to install these wattles with the assistance of volunteer labor. The volunteer labor included people managed by the Russian River Clean River Alliance and wineries that donated the services of their employees to assist with the proper installation on the wattles. The RWQCB contact also generated the donation of hydroseeding onto Open Space parcels in the FGII West alongside Parker Hill Road and Crown Hill Drive and their cul-de-sacs, plus alongside Rincon Ridge Drive in the FGII East. The OSMA estimates that these contributions amounted to a minimum \$75,000.

4. OSMA weed abated approximately 117 acres of fuel-reduced acreage in the spring of 2017. This FGII acreage was comprised of 106 acres of OSMA Parcels and 11 acres of City Park Wildlands. The 117 fuel reduced acres represent 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.
5. During 2017, OSMA continued to perform fuel reduction in its fuel breaks behind homes or along streets or fire roads. The most significant projects included tree and chaparral work in FB3, FB4, FB11, FB12, and FB13. Most of the fuel reduction in FB13 included the removal of dense stands of coyote brush and broom and the removal of Monterey Pines that had invaded Open Space from neighboring private property. About 250 oaks were limbed up along the interior streets and Fountaingrove Parkway to improve their fire resistance, form, and health. In December, OSMA removed about 50 trees along the fire road in FB11 and FB12 that had been marked with large green dots and/or caution tape by the City or FEMA during the timeframe FGII was evacuated. The OSMA will report the statistics for these tree removals in its 2018 Annual Report since the removals are comingled with additional trees prescribed for removal by UFA that could not be performed in 2017 due to weather or the ability for a tree vendor to provide staffing to perform the work.
6. In December 2012, the OSMA commenced spraying Coast Live Oaks and Black Oaks with a mix of Agri-Fos and Pentra Bark to protect them from the Sudden Oak Death pathogen. The oaks were normally sprayed in late December and the number of trees sprayed increased from 404 in December 2012 to 945 in December 2016. The OSMA changed its spraying time policy for Black Oaks early last year and sprayed 144 of this species in April 2017. Since the fire, the OSMA suspended its oak spraying which would normally have been conducted in December 2017. The OSMA must evaluate its forest to determine which oak trees survived, and if it has the financial resources to continue this project in the near term.
7. Significant volunteer hours were contributed by a small group of dedicated volunteers. This contribution saved the Association significant dollars and helped accomplish important tasks without an increase in member dues. The volunteer contributions included the following services:
  - a. Maintaining the Rincon Ridge Wildland Parks and contributing approximately 500 hours in the process.
  - b. Assisting Urban Forestry Associates, Inc., “UFA” with performing their field and administrative services.
  - c. Assisting Carlile Macy with surveying and setting property line markers where the boundary was unknown.
  - d. Managing the vendors who provide fuel reduction, weed abatement, landscaping, surveying, and erosion control services.
  - e. Fuel reduction and invasive plant removal in several landscape and wildland parcels, with one project located in the Summit valued at \$7,500 by a vendor bid.
8. Conducted OSMA’s 9th annual Firewise Meeting on November 9, 2017, and maintained the requirements for status as a national Firewise Community.

### **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 2017 it only installed new or replacement plants as specified in Appendix A of the PLAN.

**Year 2017 Native Plant Propagation and Planting Efforts by OSMA:** During 2017 the OSMA planted 45 Rincon Manzanita it held in inventory from the prior year. Of the 100 (50 Rincon Manzanita and 50 Rincon Ceanothus) cuttings taken in 2016 for Cal Flora to propagate, it yielded 48 Rincon Manzanita and 8 Rincon Ridge Ceanothus, which OSMA intended to plant in the fall of 2017. The Firestorm destroyed these 56 new propagated plants just a few days after they had been retrieved from Cal Flora. During the seven (7) year span from 2010 – 2016 the OSMA planted 727 of these indigenous and sensitive plants (554 Rincon Manzanita and 173 Rincon Ceanothus). At this time it is not known if any of those plants will sprout from their root systems. In November, cuttings from surviving Rincon Manzanita and Rincon Ceanothus were taken by OSMA and delivered to Cal Flora for repopulating the landscape in 2018.

## **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. 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. 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 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. The OSMA must also comply with city, state and federal laws regarding fuel management of its WUI that is located in a designated Very High Fire Hazard Severity Zone (VHFHSZ).

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 as of 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 was 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.

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 obtains professional 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, making recommendations whether trees should be cut, limbed up or left in place with no treatment. If UFA specifies a live native tree that exceeds the authorized diameter at breast height (DBH) be removed for safety reasons, it contacts an appropriate CITY Department for approval of UFA's Tree Hazard Report.

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 Proposal (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.

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

The Use Permit and PLAN require the recommendation of a Qualified Authority for cutting 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 are 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.

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. Except for reasons of emergency, habitat nesting dates (February 15<sup>th</sup> – August 14<sup>th</sup>) must be observed.
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 as of 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 Administrative Procedures when evaluating trees in FGII, with OSMA volunteers providing assistance to reduce consulting fees/dues:**

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

#### 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 approved 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

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

**Map and Fuel Break Abbreviations**

The Map, which is an Exhibit of this REPORT, shows the location of OSMA’s 15 designated fuel breaks/firebreaks where tree work is performed. These fuel breaks 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 Map is incorporated as Exhibit E.

**Summary of Tree Work Done in FGII during Year 2017 by OSMA**

All tree work was recommended and Certified by UFA as Qualified Authority, and all tree removals were under authority of the existing Use Permit and PLAN for FGII Open Space. The Certification Report of UFA for Year 2017 is attached as Exhibit A to this REPORT along with UFA’s detail Tree Prescription Reports herein attached as Exhibit 1. The UFA reports referenced herein contain the details for the statistical summary compilation for this REPORT shown below.

The tree work completed in 2017 was from prescription work performed in 2016 and 2017.

**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	11	8	7	0	26		
Bay SOD Control	6	1	1	1	9		
Dead Trees Safety/Disease	3	2	9	0	14		
	4	4	9	3	20		
<b>Total for year</b>	<b>24</b>	<b>15</b>	<b>26</b>	<b>4</b>	<b>69</b>	<b>2</b>	<b>25</b>

Use Permit Authority: All of the above 69 trees removed were under the authority of the Use Permit and Design Program Guidelines for the Fountaingrove II Open Space Maintenance Association. Of the 2 standing Snags set aside for habitat, 2 were greater than 16” DBH.

**Hazard Trees Removed for Safety Reasons**

During Year 2017 OSMA removed 20 trees for safety reasons. These trees were reviewed by UFA and the written recommendations from their reports dated attached as Exhibits B-1 to B-7 were reviewed and approved by the Santa Rosa Fire Department, and Exhibit B-8 for Wildland Park tree removals were approved by the Santa Rosa City Parks Department.

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

During 2017, UFA, with assistance of OSMA Volunteers, inspected hundreds of trees located on Open Space in FGII following Administrative Procedures noted above on page 5. The recommendations of UFA on Exhibit 1 include the purpose of the tree removal, plus location, species and DBH. UFA also provides counsel for trees OSMA should monitor or treat for disease or safety, including input to provide to Vendors, such as danger situations with hangers, ground wasps, yellow jackets, or "widow-makers." During 2017, tree work 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 2017, OSMA weed abated nearly 117 acres of Wildlands, which included 11 acres located in the FGII Wildland Parks. 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 fewer than 5 acres. Weed abatement started on May 9, 2017 and was completed on July 28, 2017. 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 has no turf or manicured lawns on its approximate 18 acres of landscape parcels.

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

## **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:

- 1.2 acres in the northern portion of Parcel L (FB13) in the FGII West
- 0.5 acre in the Summit landscape parcels where work was performed by OSMA Volunteers
- Broom and coyote brush were removed at numerous locations along streets of FGII by OSMA Volunteers

### **Objectives for OSMA Chaparral Management:**

OSMA contracted with Sandborn Tree Services, Inc. to perform the Year 2017 chaparral work in FB13 because it could be completed on a cost effective basis utilizing the efficiency of a Track Chipper, and without damaging the soil or creating erosion issues. When removing chaparral, OSMA has an objective to fuel reduce the Open Space by 50% and leave healthy native plants that are properly spaced for fire safety. Its objectives include those it also follows for Woodland Management which is to: (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 allocates a portion of its annual budget to remove invasives, but a significant number of volunteer hours are contributed to remove invasives. When treating common thistles, OSMA uses a broadleaf chemical that is not harmful to grasses. Since a strong chemical is needed to kill the star thistle, the OSMA has been having its volunteers remove it with hand tools. 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 purchased six weed wrenches in prior years for its volunteers or vendors to use, and with this tool, broom can be removed with its root intact. OSMA will continue to sponsor workdays where its volunteers can remove invasive plants from the Open Space it manages for itself and City Parks. It will also continue to educate homeowners about the invasive and fire safety issues of broom. Information on broom is disseminated on its website, E-newsletters and targeted mailings.

## **Management of Plan Element 7 – Wildlife Management**

OSMA respects the habitat of animals in its maintenance of the Open Space, and except for emergency situations, it 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.

When doing tree work, the OSMA makes an effort to comply with its PLAN and often creates Habitat Trees (Snags) from trees that were dead, or prescribed for removal. OSMA reports its creation of Snags under Element 3 (Woodland Management) of this Report. 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. While the Firestorm burned some standing Snags, it created numerous dead standing trees. The OSMA will thin out the excess dead trees for fire safety on a prioritized basis, and as funds can be allocated to this task.

In addition to leaving standing Snags, the OSMA embeds logs of logs 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. The creation of this habitat source is also reported in Element 3 of this Report. The Firestorm burned some previously embedded logs but others were created at the same time. The number of embedded logs will increase as OSMA cuts excess standing dead trees to improve fire safety in its WUI.

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

Although the OSMA was proactive with its fuel management practices and considered a role model by the SRFD and Cal Fire, it was not spared from damages by the October 2017 Firestorm which created its own weather environment, spread rapidly, and acted erratically. Review of OSMA’s WUI after the fire indicated that its fuel management practices operated as expected where the fire acted as predicted. OSMA will make its best efforts to continue managing its WUI towards its previously established standards as financial resources allow. It is pursuing grants as a means of obtaining funds to address the dead trees created by the Firestorm, however many of the large grants offered by Cal Fire are not available to the OSMA because it is located within the boundaries of the City of Santa Rosa, plus it is not considered a financially distressed area which is usually a criterion for these grants. The OSMA will pursue grants from other agencies such as the USDA or FEMA to see if it can qualify under the parameters established for such grants. If OSMA cannot obtain grant money or receive assistance from inmate crews on an exception basis, it will have to implement its fuel reduction measures on a prioritized basis to parcels with existing nearby residences and to keep fire and service roads safe to use. The OSMA is not considering a dues increase or special assessment because at this point in time. OSMA created a Community Wildfire Protection Plan (CWPP) in October 2009 that will need to be updated. OSMA’s continued fire safety practices will enable it to maintain its status as a national Firewise Community which it achieved in 2009. To maintain its Firewise status, OSMA 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. OSMA’s Annual Firewise Meetings held from 2009 – 2017 have included representatives from SRFD, Cal Fire, Sonoma Fire, Fire Safe Sonoma, USDA, and UFA, OSMA’s fire safety consultants.

## **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 recreational foot traffic as much as possible. It does not allow association members or their vendors any access to Open Space for other uses without permission and a review and approval of any proposed vehicle or non-recreational foot traffic access plan. In addition to limiting vehicle access to Open Space, the OSMA prohibits use of bicycles, skateboards, motorcycles or other devices that can damage the soil and induce erosion.

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

The OSMA will commence posting signs on its Open Space to remind its association members of the limited use of its Open Space, and encourage them to report any violations to the OSMA Board or Santa Rosa Police Department. If the OSMA discovers any unauthorized use of Open Space it provides proper notice to its Association (HOA) Members, or other non FGII parties, including vendors working for HOA members.

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 firm of RGH Consulting. OSMA volunteers have taken pictures and videos of many erosion issues they have noted on Open Space. The OSMA has supplemented this data with memos or e-mails. The OSMA Board requests the engineering firms to provide a written report when it wants to document issues to share with other parties, or have available for reference to monitor or implement suggestions made by the engineers. The OSMA continues to add/transfer important data to its cloud-based storage in Drop Box. This improves its record sharing capability, and prevents accidental loss of the database it has accumulated on drainage and erosion issues.

In October 2017, the OSMA Board requested the civil engineering firm of Carlile Macy to review several Open Space parcels and provide input on steps to take with erosion or drainage issues created by the Tubbs Firestorm. Carlile Macy issued a Report on November 17, 2017 which the Board has utilized to implement or monitor recommendations of the engineering firm. It has requested Carlile Macy to revisit FGII to observe the work performed under the above report, plus review any other new issues that have been brought to the attention of the OSMA Board. The Board will have Carlile Macy return in 2018 to review noted issues, plus engage RGH Engineering to review its parcels that have a documented history of unstable soil to determine if any preexisting situations were impacted or exacerbated by the Firestorm.

In May 2016, The OSMA Board sent follow up e-mail communications to the engineering section at the City of Santa Rosa Planning and Economic Development Department regarding its request for how to jointly perform presently required seismic monitoring in the FGII West, and additionally how to share the expenses and reported results of this testing performed by geotechnical engineers. Since the OSMA did not receive a response to this request or its prior requests, it engaged RGH to perform seismic monitoring on OSMA parcels. RGH performed its testing on April 24, 2017 and it included three inclinometers and two monitoring wells located on OSMA's FGII parcels. RGH issued a report to the OSMA Board dated June 15, 2017, which was discussed at its July 9, 2017 Board Meeting. At the request of the OSMA Board, RGH prepared a report dated September 12, 2017 that outlined its findings and recommended procedures for the City and OSMA to continue performing annual seismic testing. OSMA offered that the two parties could either share the costs of a single engineering firm, or share the reports from their selected engineering firm. The OSMA Board transmitted this letter to the City of Santa Rosa Planning and Economic Development Department on October 4, 2017, or a few days before the Tubbs Firestorm. The OSMA plans to engage RGH to do its portion of the presently required seismic testing in the April 2018 timeframe. It will follow up with the City to see if it can resolve whether the two responsible parties can either: (1) share the costs of a single geotechnical firm to perform the presently required work, (2) share the reports of their independently hired geotechnical firms, or (3) agree that the testing is no longer needed to be performed by either the OSMA or City.

The OSMA manages erosion while it is performing fuel reduction work on its parcels. 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, logs are embedded 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. The OSMA launched its first E-Newsletter to its association members on May 24, 2017, utilizing software provided by MailChimp. It discontinued producing and mailing printed newsletters to save costs, and take into account that over 60% of its members have provided consent to receive communications via this method versus regular mail. About 20% of its members have provided a secondary e-mail for their family or shared ownership of the property. During year 2017 the OSMA distributed 15 E-Newsletters, and this communications tool was extremely useful both during the two weeks all its association members were evacuated after the Firestorm, or subsequently with nearly 80% of its members having to change their mailing addresses due to the loss of their homes.
2. The OSMA Board engaged the services of the firm who designed its present website to upgrade its website to improve navigation and ease of use to access content, but has delayed completing the project due to limited volunteer resources at the present time. When completed, the website upgrade will include changing the platform from Drupal to WordPress. The website contains information about OSMA and how it manages the Open Space in a balanced manner that addresses both environmental and fire safety concerns. The website also has copies of legal documents, OSMA's REPORTs, Mission Statement, and links to several agencies and organizations that contain information about forest management and fire safety. There is also a FGII social website, not affiliated with OSMA, which is available to verified residents within the FGII development boundaries, including homes that are not members of the FGII OSMA HOA. 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 800 registered persons on that site.
3. In December 2017, the OSMA reinstalled the Notice Board damaged by the October Firestorm. This Notice Board is located near the center of its community at the corner of Rincon Ridge West and the Fountaingrove Parkway, and is used to post disclosure of Board Meetings and other important notices.
4. Copies of the minutes of OSMA's Annual Firewise Meeting, normally held each November, 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.
5. 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.
6. Recognizing that the October Firestorm had severely disrupted the lives of its association members, the OSMA Board expanded the program of its Annual Business and Firewise Meeting to become an outreach program where members could share information on important topics for the rebuilding of Fountaingrove II that were not under the management guidelines for the OSMA. The November meeting was delayed one day and held on November 9, 2017 at the Friedman Event Center because the previously noticed meeting location of the Fountaingrove Golf and Athletic had burned during the Firestorm. Nearly 200 homeowners attended this Meeting that was conducted in a town hall format that encouraged participation from the members in attendance. The meeting focused on issues faced in rebuilding FGII and an Erosion Control Specialist from the USDA provided comments about erosion and what to expect from recovery of the plants and trees in the future months and years.

## Element 11- Lessons Learned and New Practices

During 2017, the following were noted, implemented, or remain under further consideration for 2018:

1. The OSMA Board held a second Community Outreach Meeting on January 25, 2018 at the Friedman Event Center that was attended by nearly 100 association members. The meeting included a brief update of OSMA's issues and what it had accomplished or has planned for the future. The OSMA Board disseminated the content of the presentation to the members who have provided e-mail consent approval to the association.
2. With the assistance of its legal counsel, the OSMA Board has 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. Due to the disruption of the Firestorm, the Board has delayed its plans to solicit its Members for approval of the restated and simplified documents.
3. The OSMA experienced an increase in unauthorized use of Open Space from homeowners or their vendors. The OSMA will post signs on its Open Space that its use is restricted to passive recreational user, unless a variance is approved by the OSMA Board.
4. The OSMA Board prepared a list of indigenous native plants that it wants to add to its currently authorized list included in its PLAN. The Board will be submitting this revised list, along with a revised list of invasive plants, to the City with a request for a minor change to its existing Use Permit.

## 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. Volunteers and OSMA Board members contributed over 500 hours to manage or fuel reduce the CITY Wildland Parks. A volunteer effort, coupled with the use of vendors, to reduce the chaparral in the Rincon Ridge Park south of Sedgemoore was interrupted by the October 2017 Firestorm.
3. The specific Wildland Park maintenance and the locations where it was performed in 2017 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 2018 and Beyond

Following is a brief summary of OSMA's current 2018 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 2018 or future years. The Plan is supported by the financial commitment of the Board's operating budget for 2018 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.

## Element 13 - Summary of OSMA Open Space Plans for 2018 and Beyond (continued)

**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 a request would be a minor modification of its Use Permit CUP09-083. The Board compiled data to submit to the City and hopes to complete this amendment to its Conditional Use Permit during 2018.

**3. Woodland and Chaparral Management:** OSMA will continue to manage its Wildland Urban Interface (WUI) located within a Very High Fire Hazard Severity Zone in a responsible manner, balancing its available finances with environmental and fire safety concerns and compliance with governing laws. 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. The October Firestorm devastated a significant percentage of OSMA's Open Space. The OSMA is evaluating the extent of the damages with the assistance of consultants and is developing a plan to prioritize the work that needs to be done to minimize damages if another wildfire should occur in the near term.

**4. Safety and Tree Management:** Since the Tubbs Firestorm, the OSMA Board has been operating under an emergency status with regards to removal of trees that target adjacent streets, fire roads, and private property with a priority on treatment placed on risks to the adjacent locations. The objective is to continue to operate in an emergency status through at least the end of Year 2018. During this timeframe, OSMA will cut dead trees along streets and in the adjacent firebreaks behind or alongside residences. The objective is to fall the standing dead trees while they can still be climbed by tree company personnel and the direction of the tree fall can be controlled to assist with erosion control and to ensure the tree will not fall onto adjacent residences, streets, or infrastructure of private or public property. Larger logs will be embedded into the ground and smaller logs and brush will be set aside for chipping; either at the time the tree is cut, or later when a Track Chipper can access the worksite. If no vehicle/chipper access is possible because of limited access, the brush and limbs will be piled into slash piles that are located near the edge of the firebreaks. These slash piles will not be located under the canopy of standing trees or within 10' of adjacent plants/chaparral. The cutting of the trees will reduce the fire danger and embedding the logs will speed up their decaying process and create habitat for insects and animals.

**5. Mulch in Landscape Parcels:** The OSMA had implemented a cyclical 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. The OSMA is reconsidering its alternatives to mulch, since nearly 90% of its mulch burned to the point it was evaporated during the October Firestorm and may have contributed to the destruction of landscape plants.

**6. Weed Abatement and Grassland Management:** OSMA weed abated about 117 acres of its Open Space parcels in 2017, including approximately 11 acres of the CWP. In the spring of 2018, OSMA will reevaluate its needs for controlling weeds and grasses to comply with City ordinances and its needs for fire safety. Due to financial constraints and conflicting priorities, it may have to scale back its weed abatement acreage to primary defensible space near homes and streets, and forego weed abating the supplemental acreage it had been performing beyond the required setbacks of the weed abatement ordinances.

**7. Erosion Control and Fire Road Maintenance:** As noted in Plan Element 9 above, the recent Fire Storm requires OSMA to reevaluate its priorities for erosion control. It will evaluate the steps taken after the Firestorm with the input from its civil and geotechnical engineers, with supplemental advice from USDA's erosion control specialists.

**8. Exotic and Noxious Vegetation:** OSMA will continue to manually remove broom, pampas grass, blackberry, acacia, euphorbia, eucalyptus, star thistle and other invasives that are on the "do not plant list" for FGII, plus treat the common thistle with a chemical that will not harm any grasses. If OSMA uses chemicals to treat any invasive, the application thereof will be monitored closely under OSMA's policies which will include the use of a dye marker to track the spraying, plus ensure that all work is performed in still weather conditions with proper licensing authorization.

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

**9. Wildlife Management:** OSMA will continue to respect the habitat of animals and it will curtail its tree work during the Habitat Season, except for emergency situations. As noted above in Item 4 (Safety and Tree Management) on page 12 of this REPORT, the OSMA anticipates it will be operating in an emergency status through at least the end of Year 2018.

**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 is 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 2018 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 and Association Members to manage the property and obligations of its PLAN and Use Permits.

**12. Caging Native Oak Seedlings and Reducing Water Usage:** OSMA has followed the practice of turning off water to established plants and will continue this practice. Nearly 90% of OSMA's landscape infrastructure was destroyed by the recent Firestorm and the City has temporarily turned off all water connections. The OSMA Board is putting together a prioritized plan to reestablish water to the surviving plants, and the highly visible areas along the FG Parkway and interior streets that it will start replanting with indigenous trees and shrubs in April 2018. Of the new plantings scheduled for April 2018, at least 150 will be installed inside of a "Cocoon" that will enable the plant to grow without receiving any water other than that provided at the time of the planting. The Cocoon system from Land Life Company is being utilized worldwide and the company has provided input that it has a success/survival rate of nearly 90%. The OSMA will continue its practice of caging native plants, such as oaks or madrones, to enable them to be protected from damage from animals and humans as they mature to an established tree or plant.

**13. Spraying Oaks to prevent the infection of SOD:** The OSMA will survey the damage to the 900 plus oaks it had previously sprayed to prevent infection by the pathogen for SOD. It will determine in late 2018 whether it has the financial and volunteer resources to continue this spraying program for its oaks.

**14. Cleaning V-Ditches, Swales and spring-fed well in WUI Open Space:** The OSMA will continue to maintain its V-Ditches and swales, assisting with water quality and erosion control by removing leaves, dirt and other debris from them. It will also continue its 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.

**15. Monitoring Wells for Ancient Slide in FGII West:** As noted in Plan Element 9 above, the OSMA Board will continue to work with the City to develop a plan where the OSMA and City either: (1) abandons currently required seismic testing of infrastructure located on their adjacent properties, or (2) the two parties share the costs and results of test results to monitor an ancient slide located in the FGII West. The work includes inspection work of slope inclinometers, monitoring wells, horizontal drains, and sub-drains that were installed during development to monitor the ancient slide in the area.

## **Certification of 2017 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, 2017 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, 2017.

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, 2018

### **Exhibits to REPORT**

- A. Urban Forestry Associates, Inc. (UFA) February 1, 2018 Certification as Qualified Authority for recommendations to OSMA for work completed by OSMA in Year 2017
  - With Exhibit 1 that includes UFA's prescriptions for tree work completed by OSMA in Year 2017
- B. UFA Arborist Reports recommending emergency tree removals for safety reasons that were approved by either the Santa Rosa Fire Department or Santa Rosa City Parks Department – Exhibits B-1 to B-8

### **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.