



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 01, 2019

Dear Bill:

Following is the Annual Report (REPORT) due February 1, 2019 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 B. Accompanying this report is a check in the amount of \$715.00, which covers the annual tree permit fee. This REPORT will be made available to the 591 OSMA members and general public on its website www.Fountaingrovell.com.

The REPORT details OSMA's management efforts and issues encountered during 2018 with regards 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 2019 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 visual quality of the natural landscape in Open Space 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 2018 REPORT

OSMA manages the following 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 Parks and OSMA)
- Landscape areas owned by OSMA 18.3
- **Total Acres under management** **233.5**

On December 4, 2012, the OSMA and City of Santa Rosa (CITY) executed an Agreement for OSMA to maintain the Wildlands of the City Parks in FGII into perpetuity, in return for a Conservation Preservation Easement to protect the conservation and habitat values of the property. Element 12 discusses OSMA's 2018 accomplishments in the maintenance of the City Wildland Parks in FGII. OSMA manages trees under the Use Permit granted by the CITY. The required compliance and reporting for Year 2018 is included in Element 3 of this REPORT.

Highlights of Year 2018 REPORT

The OSMA focused its efforts in Year 2018 on cleaning up or repairing damages to its Open Space created by the Tubbs Fire on October 9, 2017. Major efforts included:

- Fire cleanup of its approximate 18 acres of landscape parcels and 30 acres of wildlands within it fuel breaks adjacent to existing homes or burned lots. Cutting was limited to trees destroyed in the Tubbs Firestorm, rather than cutting any live trees for reasons of spacing and crown-to-crown separation.
- Repairing its irrigation system destroyed by the Tubbs Firestorm.
- Planting approximately 400 indigenous native trees or shrubs with the assistance of a \$55,000 donation from the Arbor Day Foundation funded by Comcast and assistance of nearly 900 hours of volunteer help to manage the project.
- Reviewing its Open Space with foresters, arborists, and civil engineers to identify issues it needed to address for reasons of safety, erosion and water quality; and requesting these professional consultants to provide advice in prioritizing and completing the numerous issues created by the Tubbs Firestorm that: (1) burned 80% of the homes on the 591 lots of the subdivision, (2) destroyed about 90% of OSMA's landscape infrastructure of plant and drip irrigation, and (3) torched much of its 215 acres of wildlands in varying degrees of severity.
- Evaluated Cal Fire grants to assist with replanting or fire prevention on Open Space:
 - Submitted a Cal Fire ReLeaf Grant in November 2018 to add 100 new plants on irrigation parcels in Year 2019. On January 29, 2019, Cal Fire informed the OSMA that its grant application of \$40,260 was approved.
 - Communicated with Cal Fire and possible grant partners about submitting a Fire Prevention Grant up to a maximum of \$1 million. Cal Fire informed the OSMA it was eligible to submit a grant, but OSMA needed to allocate more time documenting its plan and getting the appropriate recommendations from consultants in fire safety. The OSMA plans to complete the necessary work to submit a Fire Prevention Grant in late 2019.
 - Weed abating 137 acres of in the spring of 2018, comprised of: (a) 106 acres – OSMA Wildlands, (b) 13 acres – City Park Wildlands, and (c) 18 acres – Landscape Parcels; totaling 58% of OSMA's Open Space.
- Monitoring the Open Space to prevent damages to Open Space from owners and/or contractors who are/were rebuilding without regard to damaging the Open Space maintained by the OSMA.
- Conducted OSMA's 10th annual Firewise Meeting on September 27, 2018 for the purpose of maintaining status as a national Firewise Community and educating the community about fire safety. The OSMA expanded the program to an Outreach Meeting that included participation by leaders of nearby communities and homeowner associations. Speakers providing valuable insights and "lessons learned" from the Tubbs Firestorm or other wildfires included:
 - Ray Moritz, Principal of Urban Forestry Associates and Consultant to OSMA since 2010
 - Steve Quarles, recently retired Chief Scientist for Wildfire and Durability for Insurance Institute for Business & Home Safety (IBHS)
 - Ben Nicholls, Cal Fire Division Chief (Pre-Fire) for Sonoma-Lake-Napa Unit
 - Ethan Foote, (retired) CALFIRE Assistant Fire Chief & fire scientist
- Obtained significant assistance from volunteers to manage the projects and administration of the OSMA.

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 B) and during 2018 it only installed new or replacement plants as specified in Appendix A of the PLAN.

Because the Tubbs Firestorm destroyed OSMA's propagated plants in stock on October 2017, no new plantings of the Rincon Manzanita or Rincon Ceanothus were installed in year 2018. Cal Flora took about 100 cuttings of the Rincon Manzanita in Year 2018 but abandoned growing them because the plants showed signs of disease. The OSMA hopes to take cuttings of the sensitive Rincon Manzanita and Rincon Ceanothus in Year 2019, so it can continue its propagation program and have plants to install in Year 2020. Cal Flora is reevaluating its propagation program because of its limited success recently. 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).

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. 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 C), 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 1st 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.

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 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 management practices are incorporated into the work performed by Vendors which are closely monitored by the OSMA Board.

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 15th – August 14th) 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 1st 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 assistance of OSMA volunteers to help 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

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 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

Map and Fuel Break Abbreviations

The Map, which is an Exhibit D 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 D.

Summary of Tree Work Done in FGII during Year 2018 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 2018 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.

Following is a summary of Dead Trees Removed for Fire Safety by DBH and Species:

<u>Dead Trees Cut by Species</u>		<u>Dead Trees Cut by DBH</u>	
Douglas fir	347	6.0” to 9.0”	343
Native Oaks	294	9.1” to 11.9”	216
California Bay Laurel	461	12.0” to 24.0”	461
Madrone	40	Over 24.0”	<u>101</u>
Big Leaf Maple	6		
Redwood	<u>26</u>		
Total Dead Trees Cut	<u>1,121</u>		<u>1,121</u>

The tree work completed in 2018 was from prescription work performed by UFA in 2017 and 2018. In accumulating the number of trees cut, the OSMA considered the stems cut of Bays as a single tree. This decision was made since many of the cut bays were in clumps, yet separated by each other, and were probably the result of regrowth from a prior wildfire. This tracking also enabled the OSMA to plan their tree work in areas that were only accessible by a Track Chipper that could not chip/process trees or limbs in excess of 12” in diameter.

Use Permit Authority: All 1,121 trees cut in 2018 were destroyed during the Tubbs Firestorm and were removed under the authority of the Use Permit and Design Program Guidelines for the Fountaingrove II Open Space Maintenance Association. Of the 11 standing Snags set aside for habitat, all were greater than 16” DBH. The OSMA accounted for 383 logs which it embedded for habitat because they were too large to be cut by a Track Chipper that could not chip/process logs or branches in excess of 12” in diameter.

Management of Plan Element 3 – Woodland Management (continued)

Fuel Reduction for Fire Cleanup, Crown to Crown Separation and Diseased Trees

During 2018, UFA, with assistance of OSMA Volunteers, inspected hundreds of trees located on Open Space in FGII, focusing on the removal of trees that were damaged or destroyed by the 2017 Tubbs Firestorm. UFA and OSMA Volunteers followed the administrative procedures noted above in performing the work for prescribing tree removals. The recommendations of UFA on Exhibit 1 include the purpose of the tree removal, plus location, species and DBH. No healthy live trees were removed for crown-to-crown separation in 2018.

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 2018, tree work was performed by Sandborn Tree Services, Inc. or The Tree Man Inc., both of which are licensed and insured tree companies with many years of experience.

Following is a summary of the significant areas treated for Fire Cleanup and fuel reduction during Year 2018:

- All Landscape Parcels bordering Streets or FG Parkway, approximating 18 acres
- Fuel Breaks in Wildland, approximating 30 acres
 - FB2 – Entire Parcel
 - FB3 – 100' fuel break behind homes from Ray Crest to 3884 Sage Hill
 - FB3 and FB4 – lower fuel break near Deer Trail or Twin Pillar Way and fire/maintenance roads linking FB3 to FB4
 - FB9 – Entire Parcel
 - FB10 – 100' fuel break behind homes on Banbury Court
 - FB11 – 50' fuel break behind homes off Parker Hill and Alongside Fire Road
 - FB12 – 150' fuel break below Parker Hill Road and Between 3903 and 3933 Parker Hill Road, alongside fire road running from Manor Park Place to below FG Parkway, and 50' alongside homes off Manor Park Place
 - FB14 – 100' fuel break behind 3615 – 3657 Crown Hill, 3600 & 3608 Incantare and 3638 & 3642 Bellagio
 - Fire roads that link Fuel Breaks 6, 7, 8, and 13
 - Rincon Ridge Park – Former fenced park, 50' perimeter alongside homes off Sedgemoore and Park Gardens, and west side of Park between Sedgemoore and children play structures in developed park

Management of Plan Element 4 – Grassland Management

In 2018, OSMA weed abated nearly 137 acres of Wildlands or Landscape Parcels, which included 13 acres located in the FGII Wildland Parks. Weed abatement started on May 14, 2018 and was completed on June 22, 2018. 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. Since over 80% of the OSMA's 18 acres of landscape parcels were damaged by the Tubbs Firestorm, the OSMA weed abated this acreage which had been previously maintained with drip irrigation under an annual maintenance contract with a landscape vendor.

OSMA provides Santa Rosa Fire Department (SRFD) with a copy of its annual weed abatement plan and periodically updates the SRFD of the status of its weed abatement work.

Management of Plan Element 5 – Chaparral Management

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.

Management of Plan Element 5 – Chaparral Management (continued)

Chaparral fuel reduction is integrated with the tree work it performs in the Wildlands of its Open Space, and the thinning of chaparral acreage has increased from 14 acres to 119 acres under the management of the OSMA.

A significant percentage of the chaparral burned during the October 2017 Tubbs Firestorm so during 2018 the OSMA focused on fire cleanup of burnt chaparral. The OSMA cuts excessive chaparral regrowth under ¼” in diameter during its annual weed abatement program of its 119 acreage of fuel breaks in its Wildlands. Chaparral regrowth that cannot be weed abated is treated on a targeted 3-year to 5-year cycle.

Management of Plan Element 6 – Exotic and Noxious Vegetation

OSMA has an objective to eliminate 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, plus 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 for its volunteers or vendors to use to remove broom with its root intact. OSMA sponsors workdays for recruiting volunteers to remove invasive plants from Open Space which it manages for itself and City Parks. Information on broom and other invasive plants, including their pyrophytic tendencies, is disseminated by OSMA’s 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 15th to August 14th) 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.

When doing tree work, the OSMA tries 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 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. 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

Review of OSMA’s WUI after the Tubbs Firestorm indicated 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. The OSMA pursued a Fire Prevention Grant that was announced in June 2018, but Cal Fire suggested it defer its application to October 2019 to ensure it has accumulated all the required documentation to be awarded a grant. 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 currently considering a dues increase or special assessment.

OSMA created a Community Wildfire Protection Plan (CWPP) in October 2009 that will need to be updated. There is the possibility that a Cal Fire grant could provide funds to assist with an update of the CWPP.

To maintain its Firewise USA 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 – 2018 have included representatives from SFRD, 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.

The Tubbs Firestorm damaged nearly 80% of the infrastructure of the 585 previously built homes on 591 private lots in FGII, including utilities such as water lines. In some cases the utilities were constructed through Open Space to exit to public access at streets. The OSMA is working with property owners who are rebuilding to provide access to rebuild or repair damaged utilities, but ensure the infrastructure is rebuilt to ensure water continues to flow through engineered rock swales and concrete V-Ditches in a manner to prevent erosion and ensure good water quality as required by the Regional Water Quality Control Board and City Storm Water & Creeks.

The OSMA installed “no trespassing” signs on many of its parcels adjacent to burned lots or streets. This has been helpful to prevent damages; however, there has been a percentage of the owners rebuilding that appear to have purposely avoided efforts to protect the Open Space or governmental concerns about water quality or erosion.

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 OSMA has engaged the services of a civil engineering firm to help assess the issues it encounters with rebuilding and attempts to meet with the owners and their general contractors in person to review the issues and resolve the matters in a timely and amicable manner. The OSMA requires that the owners pay for any work required to repair Open Space, as well as any consulting fees the OSMA incurs in resolving issues. If the owner is not cooperative, the OSMA Board engages its legal counsel and levies fines and reimbursement assessments to recover its costs that will provide funds to ensure the Open Space is repaired in the proper manner.

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.

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

Since May 2016, the OSMA Board has periodically followed up with the engineering section at the City of Santa Rosa Planning and Economic Development Department to discuss how both parties can jointly perform required seismic monitoring in the FGII West and share the expenses and reported results of this testing performed by geotechnical engineers. Previous to 2016, the OSMA paid for all testing, unaware that some monitoring sites were on City property. Since the OSMA never received a response from the City PEDD, it engaged RGH to perform seismic monitoring solely on OSMA-owned parcels commencing April 24, 2017. RGH issued a report to the OSMA Board dated June 15, 2017 which includes readings of three inclinometers and two monitoring wells located on OSMA's FGII parcels.

The OSMA requested RGH to perform similar testing during Year 2018 and a final report will be issued to OSMA in early 2019. The report has not been finalized because several readings were required to be taken for Inclinometer K4 which showed erratic readings. RGH stated the measuring instrument taking the readings is very sensitive and it appears the well casing was probably slightly warped during the Tubbs Firestorm. It is the opinion of RGH that accurate benchmark readings can be taken using the year 2018 readings for K4 as the new baseline.

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 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 started sending E-Newsletter to association members on May 24, 2017, utilizing software provided by MailChimp. It discontinued printed newsletters to save costs. Over 67% of its members have provided primary consent to receive communications via this e-mail, and 26% of its members have provided secondary e-mails for their family or shared property ownership. The OSMA published 20 E-Newsletters in 2018 and 15 in Year 2017.
2. The OSMA Board engaged the services of the firm who designed its present website to upgrade the site to improve navigation and ease of use to access content. It 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 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 750 registered persons on that site.

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

3. The OSMA installed a Notice Board near the center of its community at the corner of Rincon Ridge West and the Fountaingrove Parkway. This Board 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 in the 4th quarter of the calendar year, 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 the October Firestorm severely disrupted the lives of its association members, the OSMA Board expanded the program of its Annual Business and Firewise Meeting in November 2017 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. During Year 2018, the OSMA sponsored two more community outreach meetings (January 25, 2018 and September 27, 2018 which shared a program with its Annual Firewise Meeting). The OSMA invited leaders from the surrounding communities to its September 27, 2018 meeting to share the knowledge presented by its speakers, plus open a platform to share “lessons learned” and probe whether the surrounding communities should pool their resources to leverage their knowledge base and ability to get solutions enacted by local and state agencies that will improve issues of fire safety.

Element 11- Lessons Learned and New Practices

During 2018, the following “lessons learned” were noted, implemented, or remain under further consideration:

- Initiated contact with local government agencies to obtain input on how feedback could be provided to assist with implementing laws or practices that would save lives and reduce future damages from a wildfire. Issues discussed were:
 - Hardening the home by creating a 5’ noncombustible zone around the structure
 - Mitigating the damages from wooden privacy fences by using noncombustible materials
 - Limiting the use of mulch
 - Retrofitting homes that survived the fire with vents of mesh 1/8” or less that is the current fire code
 - Retrofitting electric garage doors with a battery backup
 - Establishing an enforcement plan for maintaining defensible space that would include periodic inspections by qualified authorities
- The rebuild of homes has resulted in an increase of access or trespass issues to manage by the OSMA Board. The installed “no trespassing” signs have helped communicate the issue, but a proactive monitoring of the Open Space will have to continue to reduce volunteer time or HOA dues spent on the problems.
- New practices or improvements that were started before the Tubbs Firestorm, but have been put on hold, include:
 - Completing 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.
 - Seeking City approval for a list of indigenous native plants that the OSMA Board 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. Prior to the Tubbs Firestorm, the OSMA completed fuel reduction of approximately 11 acres of the 13.5 acres of Wildland Parks it maintains for the CITY. The OSMA was in the process of fuel reducing the remaining 2.5 acres of Rincon Ridge Wildland Park when the Tubbs Firestorm occurred. After the Tubbs Firestorm, all 13.5 acres of the Wildland Park acreage is now fuel reduced and will be weed abated on an annual basis.

2. As noted above, the OSMA was awarded a donation/grant from the Arbor Day Foundation that was funded by a grant of \$55,000 from Comcast to purchase plants and supplies. The cash grant was supported by nearly 900 hundred volunteer hours to manage and perform the work. Near 100 volunteers participated in the planting project on April 21, 2018 of which nearly 75 volunteers were from the extended community outside FGII. The Arbor Day Event received national coverage. Volunteers installed 99 trees or shrubs in the Rincon Ridge Wildland Park, which included 89 one-gallon indigenous native plants installed in Cocoons and 10 indigenous native tree species planted from 15-gallon containers which have been watered using refillable water (gator) bags that have been refilled on a weekly basis by OSMA volunteers. Planting with Cocoons is a relatively new patented concept of Land Life that allows plants up to one gallon in size to be installed into a biodegradable container that receives about 7 gallons of water that is “wicked” to the plant to provide it with enough water to grow without receiving any additional water other than what is provided by natural weather patterns. The success of the Cocoon planting has exceeded the 75% survival rate projected by the manufacturer of the product who donated resources to help install the Cocoons during the Arbor Day planting.

3. The deer fencing surrounding a portion of the Rincon Ridge Wildland Park burned and the debris was removed by OSMA Volunteers and placed in recycle bins sourced through City Parks from the local waste management company. The bins were considered a donation to the City and the OSMA.

4. The OSMA taped off the area of the park that contained the highest concentration of the sensitive Rincon Manzanita and Rincon Ceanothus. It plans on placing plant cages around and within the area where there is regrowth of these sensitive plants to protect individual plants from harm by various sources, including the rebuilding process of nearby homes. Regrowth of the sensitive plants has shown promising results.

4. The Agreement approved by the CITY Council on December 4, 2012 provides OSMA with the authority to maintain the 13.53 acres of undeveloped CITY Wildland Parks (CWP) into perpetuity. In exchange for OSMA providing acceptable maintenance to the CWP, it received a perpetual Conservation Preservation Easement over the CWP, except for the CITY’s limited right/option to convert up to one acre of CWP for additional CITY park usage.

5. Volunteers and OSMA Board members contributed over 300 hours to manage or fuel reduce the CWP.

6. The specific Wildland Park maintenance and the locations where it was performed in 2018 are noted above with 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 2019 and Beyond

Following is a brief summary of OSMA’s current 2019 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 2019 or future years. The Plan is supported by the financial commitment of the Board’s operating budget for 2019 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.

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 indigenous native plants to the FGII Plant List. The OSMA was informed such a request would be a minor modification of its Use Permit CUP09-083. In 2017, the Board compiled data to submit to the City but was not able to act upon the plan due to distraction of the Tubbs Firestorm. The Board hopes to complete this amendment to its Conditional Use Permit during 2019.

Element 13 - Summary of OSMA Open Space Plans for 2019 and Beyond (continued)

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, regrowth, and excessive Douglas fir and Bay trees that are too dense and where crown-to-crown separation is inadequate. Working with consultants, 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 2017 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 2019. OSMA will continue to remove dead or dangerous trees along streets and in the adjacent firebreaks behind or alongside residences. Although the OSMA made significant progress in removing dead or safety trees during 2018, it still has a significant portion of its fuel breaks behind homes to treat. The OSMA considered dropping trees in these fuel breaks and treating the cut debris later. After consulting with Cal Fire and its foresters, OSMA will leave the dead trees standing until it has a plan in place to manage the fuel generated by the logs and branches of the trees. Cal Fire has encouraged the OSMA to put together a Fire Prevention Grant that will probably be open for applications in December 2019. Cal Fire has also encouraged the OSMA to propose using burn piles to dispose of the brush, versus creating habitat or slash piles. Under the parameters of the grant, the OSMA is limited to an application of \$1 million. During Year 2018 the tree and fire cleanup work in the Wildlands utilized a Track Chipper. As the OSMA continues its work in the fuel breaks, much of the terrain is too remote or steep to utilize a Track Chipper.

5. Mulch in Landscape Parcels: The OSMA has no plans to re-mulch its 18 acres of Landscape Parcels in the same manner as it existed before the Tubbs Firestorm. It will probably use mulch sparingly, and keep it focused around new plantings that can benefit from the protection mulch will provide to keep the plants from drying out during the hotter seasons of the year.

6. Weed Abatement and Grassland Management: OSMA will continue to weed abate about 119 acres of its Wildland Open Space Parcels in 2019 as well as the 18 acres of Landscape Parcels.

7. Erosion Control and Fire Road Maintenance: The OSMA 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. During Year 2019 it will remove and/or replace wattles that were installed in late 2017 after the Tubbs Firestorm.

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. The OSMA will continue to closely monitor any use of chemicals to treat invasives, and the application will be monitored closely under OSMA's policies which include the use of a dye marker to track the spraying, plus ensuring all work is performed in still weather conditions with proper licensing authorization. The OSMA will consider expanding the controlled use of chemicals to eliminate invasive species that are growing rapidly after the Tubbs Firestorm.

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 2019.

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

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. Irrigation Repair: During Year 2018, the OSMA repaired a significant portion of its drip irrigation systems if the FGII East. In Year 2019, the OSMA will focus on repair the drip irrigation and required electrical hooks for restarting the drip irrigation systems in the FGII West and FGII Summit.

12. Drop Box Data Base: During 2019 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.

13. 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 temporarily turned off all water connections. The OSMA is working to repair the damaged irrigation system and obtaining City approval for new hookups to manage the irrigation system to be installed by OSMA. The OSMA is caging regrowth of plants that are susceptible to deer browsing, or which need to be caged to protect them from construction during the rebuild of FGII. It appears that most of the native plant regrowth will be able to be sustained in a healthy manner without the installation of any drip irrigation.

14. Planting with Cocoons: The OSMA will continue to utilize the Cocoon method of planting in areas where drip irrigation will not be installed. It has an inventory of about 70 Cocoons and one-gallon container plants which it plans to install by May 2019.

15. Additional Grants or Donations for New Plantings: The OSMA will pursue an additional grant/donation from the Arbor Day Foundation. As noted above, the OSMA received recent notice that its 2019 ReLeaf Grant application of \$40,260 with Cal Fire was approved. This will provide money to install 100 new trees on Open Space by May 2019.

16. Spraying Oaks to prevent the infection of SOD: The OSMA wants to complete a survey of the damage to 900 plus oaks it had previously sprayed to prevent infection by the pathogen for SOD. It will determine in late 2019 whether it has the financial and volunteer resources to continue this spraying program for its oaks.

17. 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.

18. 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 2018 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, 2018 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, 2018.

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, 2019

Exhibits to REPORT

- A. Urban Forestry Associates, Inc. (UFA) January 30, 2019 Certification as Qualified Authority for recommendations to OSMA for work completed by OSMA in Year 2018
- With Exhibit 1 that includes UFA's prescriptions for tree work completed by OSMA in Year 2018

Exhibits for both OSMA REPORT and UFA Qualified Authority Reports

- B. Design Program for Fountaingrove II Open Space Management amended as of July 7, 2011
- C. Use Permit approving July 7, 2011 changes to Design Program for Fountaingrove II
- D. 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.